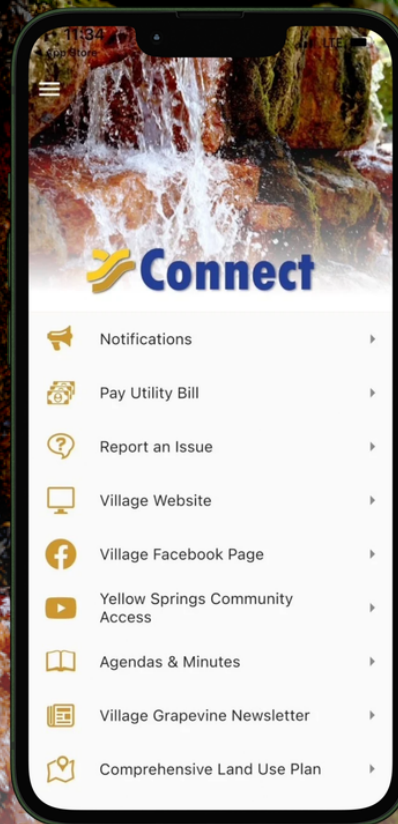




YSConnect, the Village's new citizen notification app

Photograph by Ben Guenther

Manager's Report

Johnnie Burns, Village Manager

June 2, 2025

Village of Yellow Springs

TABLE OF CONTENTS

MANAGER'S DESK	3-8
POLICE	9-11
PLANNING & ECONOMIC DEVELOPMENT	12-13
FINANCE & UTILITIES	14
WATER PLANT	15-16
WASTEWATER PLANT	17
WATER DISTRIBUTION	18-19
ELECTRIC	20-21
METERING	22
STREETS & SEWER COLLECTION	23-24
YOUTH CENTER & PARKS	25
DIGITAL MEDIA	26

LIHTC Update – Enon Greene Project

The Enon Greene project was not selected for funding in the 2025 9% Low-Income Housing Tax Credit (LIHTC) round administered by the Ohio Housing Finance Agency (OHFA). The project was submitted under the Community Housing Development Organization (CHDO) set-aside, a category that received 10 applications this cycle. Only the top two CHDO applications were awarded funding.

Enon Greene received 93 percent of the available points. However, five of the ten CHDO applications scored 95 percent or higher, with the awarded projects earning 95 and 97 percent, respectively. One of the primary differentiating factors in scoring was the level of supplemental financing. For example, one successful project in Cincinnati included approximately \$5 million in gap funding, which allowed it to request fewer tax credits per unit and achieve a higher score. While Enon Greene proposed a lower overall development cost and included more units, it did not include comparable supplemental financing.

Woda Cooper Companies has identified three potential next steps for continued evaluation:

- **Resubmission in the 2026 9% Round** – OHFA is expected to release draft scoring guidelines on July 1, 2025. Once available, we can assess how Enon Greene may score under the new criteria. The next application round is anticipated to open in early 2026.
- **Ohio LIHTC Paired with 4% Credits** – Under the current draft guidelines, Yellow Springs sites are not positioned competitively in this program. However, this may change depending on the final guidelines.
- **4% Credits with Bond Gap Financing (BGF)** – At this time, the BGF program is limited to preservation projects and does not support new construction. Future updates to program eligibility may affect its applicability to Enon Greene.

These options are dependent on future changes to scoring criteria, funding priorities, and program guidelines. Woda Cooper Companies has indicated continued interest in identifying viable paths forward for this project.

Morris Bean & Company Site Visit

On Tuesday, May 20, Meg Leatherman and I conducted a site visit to Morris Bean & Company, along with representatives from the Greene County Economic Development Department. We toured the facility and met with company representatives to learn more about their operations, workforce, and economic contributions to the region.

Morris Bean & Company is a specialty foundry with a strong local history, originally founded 79 years ago at the Antioch College campus in the former Foundry Theatre building on Corry Street. The company currently employs approximately 65 individuals, a reduction from pre-pandemic staffing levels of 120, with some workforce losses attributed to international competition. Five current employees live in Yellow Springs, and around 80 percent of the workforce resides in Clark County. The company partners with Sinclair Community College and recruits through Emerge, offering a variety of entry-level positions that require only a GED. They operate on two shifts and maintain a high safety rating within the foundry industry.

Morris Bean specializes in low-volume aluminum casting and also performs plastic molding. They hold 27 patents and serve clients in the marine sector, with product shipments extending to Mexico and Canada. The company operates a subsidiary in Clark County and uses very little automation, instead relying on skilled craftsmanship throughout their production process.

We are grateful for the opportunity to tour the facility and speak with the team. It was inspiring to see the level of skill and dedication behind a long-standing local business with deep ties to Yellow Springs and the region.



Aluminum foundry at Morris Bean & Company.

Gaunt Park Pool – Opening Update

The Parks & Recreation team has been diligently preparing Gaunt Park Pool for the upcoming summer season. Preparations included successfully completing the Greene County Public Health inspection, ensuring that all operational standards were met. However, during final checks, staff observed inconsistent performance from the pool's circulation pump, an essential component for maintaining water quality. A professional assessment confirmed that the pump was beginning to fail.

Rather than risk an unexpected breakdown during peak season, staff made the proactive decision to send the pump for repair immediately. Taking advantage of the cooler weather and lower expected attendance over Memorial Day weekend, this decision is aimed at ensuring a safe and uninterrupted pool experience throughout the summer.

As a result, the pool's opening is now tentatively scheduled for Tuesday, June 3. Pool passes will still be available for purchase at the facility on Saturday, May 24, and Sunday, May 25, from 12:00 PM to 6:00 PM, with additional sales times to be announced next week. Staff will continue to provide updates as the situation develops.



Gaunt Park Pool preparation.

Thank You to Lucky Bunny Tattoo

We extend our sincere thanks to Lucky Bunny Tattoo for their generous donation of \$1,000 toward the cost of repairing the circulation pump at Gaunt Park Pool. Their support is a meaningful contribution to the success of the summer pool season, and we are grateful for their commitment to the community.



Thank you, Lucky Bunny! (Photo credit: Lucky Bunny Tattoo Facebook page)

Street Fair – Village Booth

The Village will host an official booth at the upcoming Street Fair on Saturday, June 14. Village staff will be on hand to take donations in support of the Parks Department, specifically the Youth Center. Those who donate will receive a t-shirt designed by Village staff. We will also distribute materials that help residents stay informed, such as how to sign up for both non-emergency and emergency alerts. The booth will be staffed by Village employees, so we encourage community members to stop by, say hello, and learn more about Village services and initiatives. The exact booth location is still being finalized.



Street Fair booths. (Photo credit: Dayton Local)

Yellow Springs Police Department – New Facebook Page

The Yellow Springs Police Department will launch its new Facebook page on Friday, May 30. The page will be used to share timely updates, safety tips, and community news. This platform supports Chief Burge's longstanding goal of increasing transparency and strengthening community engagement.

Community members are encouraged to follow the page to stay informed:
www.facebook.com/YellowSpringsPD



YSPD Facebook Page

Ohio Deferred Compensation Presentation

On Friday, May 23, Steve Schmittauer from Ohio Deferred Compensation delivered a presentation to Village staff focused on retirement planning and the benefits of participating in a deferred compensation program. The session provided valuable information to help employees better understand their options and make informed decisions about long-term savings and financial security.

Blood Drive - July 2

The Village is partnering with Versiti Blood Center of Ohio to host a community blood drive on Wednesday, July 2, from 2:00 to 6:00 p.m. outside the John Bryan Center. Versiti collects blood from volunteer donors across an 18-county service area, and the donations made here directly benefit local and regional hospitals. With blood donations on the decline, community participation is more important than ever.

Appointments are preferred to help manage flow and reduce wait times. To schedule your donation, please visit donate.versitidayton.org and use Sponsor Code: 349.



LOCAL LIFESAVER

JUNE 30TH TO AUGUST 30TH

Donate blood to receive this tumbler*.

*All gifts are available while supplies last and are subject to change. Color and design are also subject to change at any time and are based on availability from the manufacturer.

Be a local lifesaver and help avoid critical blood shortages when you give the most important gift of all, the gift of life!

Be a hero for someone in need, give blood today.

Schedule your next donation today.
Donor Time App | 937-461-3220
donate.versitidayton.org

Village of Yellow Springs

100 Dayton Street, Yellow Springs, OH
Donor Coach

Wednesday, July 2, 2025
2:00pm – 6:00pm

Appointment Preferred
Scan QR code or go to:
Donate.versitidayton.org
Sponsor code: 349



Police Update: 5/15/25 - 5/29/25

Calls for Service	896
9-1-1 Calls	26
Non-emergency Calls	529
Noise Complaints	2 - (1) Audible Alarm – unfounded; (1) Barking dog – contact made with dog owner and advisement
Traffic Stops	27

4Paws for Ability Partnership - Porter's New Home

It's with full hearts and a few happy tears that we share the news: Porter, our beloved 4 Paws for Ability service dog in training, has officially been matched with his forever companion!

Over the past year, Porter has lived and trained alongside our team, becoming more than just a trainee — he has become family. His journey has been filled with belly rubs, learning moments, and the love of a whole community.

We want to express our deepest gratitude to everyone who supported the 4 Paws initiative — your kindness, generosity, and encouragement helped shape Porter into the incredible service dog he is today. From staff members and community volunteers who spent countless hours with him (you know who you are), to the families who stopped by just to say hello — you all played a part in his success.

A huge thank you to our Village Staff, Village Manager, and Village Council for their support. The Community Foundation for your unwavering support and assistance in taking in donations for the program. Your commitment made this possible.

And finally, an especially heartfelt shout-out to our Police Department team, who were Porter's day-to-day family. You gave him structure, love, and purpose — and now he's ready to bring that same energy and care to someone who truly needs him. We'll miss his wagging tail in the halls, but we know he's off to do amazing things.



Porter, a very good boy!

Community Outreach Officer Update: 5/15/25 -5/28/25

Bus Tokens	18
Case Follow-Ups	7
COS Referrals	21
Food Vouchers	12
Gas Cards	4
Homeless / Housing	4
Mental Health Needs	5
Rent Assistance	2
Utility Assistance	6
Use of Phone	5
Welfare Check	6
Victim Advocate	9

YS or Township Residents Served	85
Visitors or Non-Residents Served	4
Homeless or At-Large Served	10
TOTAL SERVED	99

BusinessFirst! Update

During the BusinessFirst! May Outreach Meeting on May 22, Yellow Springs was officially voted into the program. Aaron Arellano attended the meeting and represented the Village, receiving a warm welcome from current members who expressed enthusiasm about Yellow Springs joining the initiative.

As part of the program, future plans include conducting business walks focused on the downtown area, improving alignment of resources to better support local businesses, and utilizing BusinessFirst!'s ExecutivePulse CRM system to systematically track and organize business-related information. These steps will help strengthen engagement with the business community and enhance economic development efforts. Additional collaborative opportunities and initiatives are expected to develop as the Village becomes more integrated into the program.

Dark Skies Meeting

Village staff members Aaron Arellano, Cameron Fortin, and Ben Sparks attended a recent presentation by Brad Kerry of Dark Sky Ohio on May 21st, focusing on best practices for outdoor lighting. The presentation emphasized the environmental, health, and safety benefits of adopting shielded, warm-colored, low-level, and motion-controlled lighting. A key takeaway was that any existing fixtures that are not fully shielded should be prioritized for replacement, and future installations should use bulbs with a natural, warm color temperature.

Shielding and warm-colored lighting are the most important ways Yellow Springs can support Dark Sky and its broader initiatives. Additional recommendations included starting with a feasibility study, updating the lighting code, and implementing community education and incentive programs. The session also highlighted opportunities for regional collaboration and potential economic benefits through Dark Sky certification.

It was also noted that all current Yellow Springs streetlights operate at 4000K, and Brad recommended lowering this to 3000K to better align with Dark Sky standards. Dark Sky Ohio offers lighting audits for municipalities, although the process may take a couple of months as the organization is volunteer run. For those looking to identify compliant fixtures, the website darksky.org includes a helpful directory. Under the tabs "What We Do," then "Dark Sky Approved," and "Find Approved Luminaires," users can browse certified options suitable for public and private use.

PLANNING & ECONOMIC DEVELOPMENT

Planning Commission (PC)

On June 10th at 6pm, the next Planning Commission for the Preliminary PUD for the Old Student Union property will be revisited showcasing an updated plan after the owner committed to reducing the total number of units from 128 to 96.

Also on the agenda is a Conditional Use application for a "Sale of New Vehicle Parts" use at 185 Yellow Springs-Fairfield Road, commonly known as the Mill Works property.

Ohio Economic Development Course

Aaron Arellano will attend the Ohio Economic Development Course in Dublin, Ohio, from June 2 to June 5. Upon completion, he will earn a certificate and gain training in a wide range of topics, including regional economic development strategies, business retention and expansion (BR&E), small business and entrepreneurial development, professional ethics, and more. The course draws economic development professionals from across the state and offers daily opportunities for networking with peers from a variety of municipalities.

Permits

Since last reported:

- **5 Zoning permits:** 2 fence, 2 single family home, 1 solar.
- **5 Building permits:** 2 single family homes, 1 fire suppression, 1 solar, 1 temp pole.

FINANCE & UTILITIES

New Time Keeping System

Lynda and Michelle have started working biweekly with EPNB Solutions on updating and checking the employee data that EPNB has installed for our new time-keeping software. We are hoping for a July 1st start date for the new time-keeping software. It will be a staggered roll out with training first for the manager and supervisors. Then training with each department with the supervisor and employees.

OAPT Finance Training

Michelle will be attending the 44th annual Public Finance Officer's Training program next week in Sandusky, Ohio. The training will cover various topics concerning governmental accounting.

Utility Office Cross-Training

The utility office staff have begun cross-training to better support one another and ensure smooth operations during absences or busy periods.

IT Audit-Ohio Auditor of State

The IT Audit conducted by the Auditor of State has been completed. We will now begin implementing the recommendations to improve our systems and processes.

Utilities Department

- **Pool Fills:** Any Villagers who are filling a pool may apply for a credit for sewer by contacting the utility office and giving 24 hours notice. They will then have 48 hours to fill up their pool before we take a second read.
- **Summer Sewer/Gardening Program:** Our Summer Sewer program sign-up is open and applications are due by August 15th for any new participants.
 - This is a program where homeowners (or renters with landlord permission) who garden may receive a sewer credit for extra water used for gardening, watering plants, outdoor water usage, etc.
 - If you have registered at your current address at any time since May 2018, you do not need to re-register. There is a short form to fill out available online or at the Utility Office. Please feel free to contact us with any questions.

Water Plant Update

Completed	• Changed oil and greased both high service pumps 1 & 2. • Changed oil on gearbox on sand slurry machine. • Changed oil and greased backwash pump. • Greased transfer pumps 1 & 2. • Ran plant faster to keep up while filling the swimming pool. • Hauled away spent sand. • Submitted 2024 Metrics data for OEPA on 5/21/25. • Submitted 2024 water quality report (CCR) to OEPA on 5/15/25. There were no violations and everything was good. OEPA did recommend we put a phone number on the notice for people to request a written copy in the future.
Ongoing	• Visit the link below to view the 2024 Water Quality Report. To request a hard copy please call 767-7208. https://www.yellowsprings.gov/egov/documents/1744898163_02282.pdf • Blew down softener and added sand to the other one. • Conduct daily and weekly cleaning, monitoring, and sampling.
Upcoming	• Working with OEPA to start the process of drilling new monitoring wells outlined in the Village source water protection plan. • Preparing to start acid washing softeners and pipe. • Rawdon Myers coming out to maintenance valve actuators.

Water Plant and Billing Totals (2025)

MONTH	WTP TOTAL (MG)	BILLING TOTAL (MG)	WATER LOSS (MG)	WATER LOSS %
JAN	10.019	6.064	3.955	39.47%
FEB	9.027	6.185	2.842	31.48%
MAR	9.768	5.948	3.82	39.11%
APR	9.428	6.754	2.674	28.36%
MAY				
JUN				
JUL				
AUG				
SEP				
OCT				
NOV				
DEC				
TOTAL	38.242	24.951	13.291	34.75%

Wastewater Update

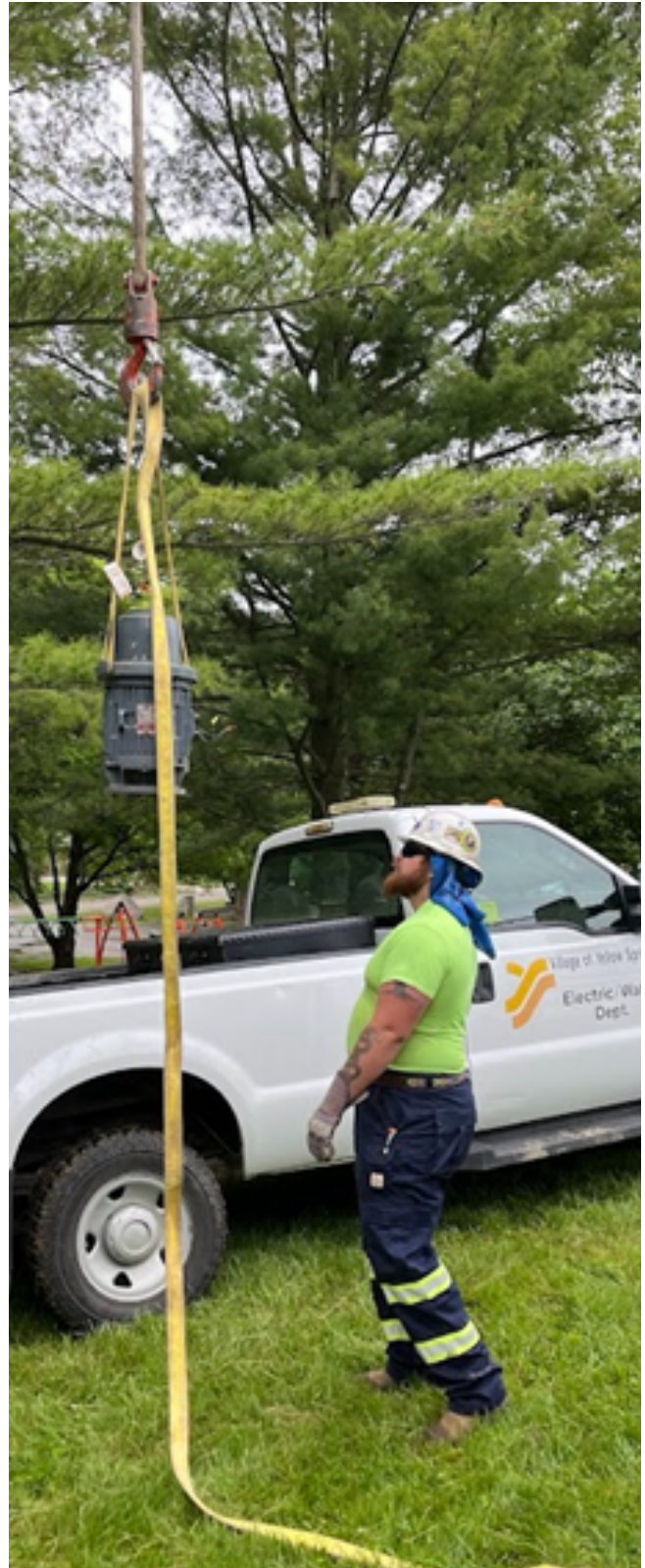
Completed	• Treated 38.82 million gallons in April. • 6.46 inches of rain in April. • Completed NPDES renewal for WRF. • Scott from HP Thompson out to install new PLC for muffin monster. The jam light is now out and everything is running fine. • MSD installed a new backflow device at LS replacing the failed one. • Ran sludge press to remove over 59,000 gal of liquid sludge. • Completed weekly sampling for Covid-19.
Ongoing	• Looking to replace ORP probes in aeration tanks. This will help us better monitor the phosphorous treatment process. • Chris Davis out to repair effluent sampler. Have loaner sampler in place and operating until parts arrive for repair. • Cutting grass at the plant. • Waiting for quotes to repair seals on LS pump, Phosphorous supernatant pumps. • Continuing to run microscopic bug counts on MLSS. Microorganisms look good. • Running daily samples of aeration to check operation/effectiveness of biological phosphorous removal. Adjusting treatment based on results. • Conduct daily tests to determine plants detention time, treatment time and F/M ratio to monitor plant performance and operation. • Conduct daily and weekly cleaning, monitoring, and sampling.
Upcoming	• Trimming up trees around the plant to complete mowing. • Besco sales are coming out to look at malfunctioning pressure relief valve and flow meter at Spring Meadows lift station. • Xenia Glass is installing new doors at Xenia Ave. Lift Station.

Water Distribution Update

The Water Department recently conducted a demonstration of advanced leak detection tools that we plan to implement over the next few months. These technologies were first introduced to us at the Rural Water Conference held three weeks ago. As part of the deployment, we will install acoustic monitoring devices on 100 fire hydrants throughout the system. These recorders will operate during the early morning hours to detect potential leaks. We anticipate that this initiative will significantly aid in identifying sources of water loss within our distribution network.

Completed	• Keep up with locates. • Keep up with GIS. • Continue meter change out project. • Clean and power wash shop floors. • Mow Sutton Farm twice. • Pump out pit at Friends Care. • Demo water loss prevention tool. • Prep for Street Fair. • Burn all brush at Sutton Farm, haul away all dirt and grade. • Mow paths at solar field. • Auger holes at train station for banner poles. • Assist in removal of pool pump. • Power wash all heavy equipment and clean insides.
Ongoing	• Keeping up with locates. • Finding the rest of the curb stops for meter changeout. • Installing the rest of the water meters (approximately 26).
Upcoming	• Valve exercising (Springtime). ◦ This is on hold. • Changing out fire hydrants. ◦ Have changed out two in the last two weeks. • GIS more of our water system. ◦ Crew is GISing all assests street by street making maps more accurate.

WATER DISTRIBUTION



Water Department assisting with pool pump installation.

Electric Update

Completed	• Juneteenth and Street Fair over the road banners. • Street Fair banners on decorative streetlight poles. • Repair and replacement for banner on south end of town. • Brookside OVHD temp service. • Drilling for six concrete pole bases for new steel banner poles. • S. High St AT&T pole secondary transfer. • PD fan motor. • Herman St Collector card replacement. • Northwoods daytime outage. • Northwoods overnight outage / wire down back of property. • Spillan Rd daytime outage. • Pool motor and pump removal. • Spring Meadows GIS. • East and West one-shot protection for tree trimmers. • Heavy equipment clean-up.
Ongoing	• Center circuit build out of switch station. ◦ Choice One engineering is working on Right of way. ◦ Received and reviewing new drawings from Encompass. • Poly phase and Demand meters are being changed out. ◦ Should be done by end of July. ◦ Had meeting with Tunenet and we will be installing two new VCs in town to gather the meter information. ◦ Delivery date for materials is June 20.
Upcoming	• Set new Three Phase pole at corner of Dayton and Kenneth Hamilton for new center circuit. • Keep working with AT&T on new poles on Dayton St. • Keep working on PRP (pole replacement packets). • Planning out installation of new banner poles. • Installing reclosers at switch station. • Installing reclosers on main line. • Installing voltage regulators and controls in switch station. • Installation of transformer on Brookside.

ELECTRIC



Recent Electric Department projects.

Metering Update

Water Meter Replacement Update

If you haven't yet had your inside water meter changed out, you can expect the Water Dept to knock on your door and leave a notice to schedule a time to come change your meter at no cost to you. The Water Department will be turning off the outside "curb stop" valve and will quickly change out your inside meter.

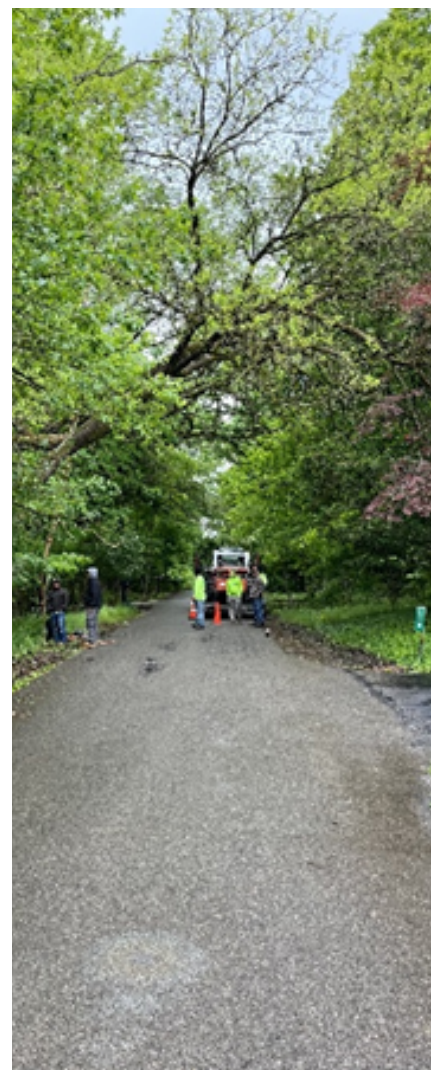
Ongoing

- Disconnect Day 5/28/25 – Total Accounts: 16, total overdue: \$11,272. Two manual disconnects.
- Daily checks of high reads and potential water leaks and datalog high usage and contact customer.
- Potential High Water Use Causes:
- Toilets, Spigots left on, Water Softeners, Whole House Humidifiers, back-up sump pumps, service line leak.
- Need more collectors to collect all the electric reads. We have two new Collectors on order, ETA end of June – working with MVECA to do the fiber connections.
- Residential Electric Meter Change-outs on hold.
- Commercial/Demand Electric Meter Change-outs on hold
- Replacing 5/8" and 1" water meters – Water Dept changing inside water meters. Meter dept updating work orders and billing records and decode values for decimal place.
- Working with Mapped Out to update and streamline Water Meter - Service Line Inventory map.
- EPA Service Line Inventory – send "Galvanized Requiring Replacement" letters and make inventory available to the public with new GIS company Mapped Out
- GIS new water and electric meters
- Inspect and install new water services in Spring Meadows neighborhood.
- Commercial Water Meter Change-out – acquired inventory of five 2" meters, and installed.
- Size and Lay Length on Commercial Water Meters to order new inventory.

Streets & Sewer Update

Completed	• Finished “Community Gardens” fence installation. • Mowed all municipal properties four times. • Repaired broken fence at pool. • Replaced broken pool pump for baby pool. • Pulled main pool pump for repair. • Mulched flower beds at pool. • Repaired broken catwalk in pool pump house. • Replaced two sidewalk trench drains. • Delivered wood chips to Bike Path & Gaunt Park. • Installed 80’ of 12” ADS pipe. • Inspected three driveway/sidewalk installs at Spring Meadows. • Serviced mowers. • Took delivery of new picnic tables & benches for Short Street project. • Trimmed eastern right-of-way on Xenia Ave. • Removed invasive species on the southern side of Beatty-Hughes. • Performed soft surface restorations at JBC & Hilda Rahn. • Repaired entrance door at Lawson Place. • Installed new signs at Lawson Place. • Cleared fallen trees & right-of-way. • Upfitted new village golfcart.
Ongoing	• Street sweeping. • Utility locates. • GIS information gathering of Spring Meadows. • Empty trash/ litter pickup every Monday, Wednesday, and Friday. • Problematic sanitary sewer checks every Friday.
Upcoming	• Remove/replace 20’ of sidewalk on Southview. • Finish asphalt restorations from utility cuts. • Replace flashing bike crossing sign near Ellis spur.

STREETS & SEWER COLLECTION



Recent Streets & Sewers Projects

Youth Center Update

Completed	• Average of 20 youths per day. • 10 dinners per night with some being provided by The Beloved Community Project and Who's Hungry. • We took 2 field trips to watch our friends move onto McKinney Middle school from Mills Lawn and our YSHS kids make their walk across the stage and get their diploma. • Accepted a donation of summer snacks from the Beloved Community Project. • Provided opportunities for local students to get their needed community service hours before the end of school.
Ongoing	• Craft Wednesdays take place from 5:30-7:30pm for ages 10 & up. • Thursday movie nights 5:30-8:30pm for ages 10 & up.



Recent Youth Center activities.

Digital Media Update

Completed	• Covered Village Council meeting on Monday, 5/19. • Finalized YSConnect app and notification setup. • Prepared launch of YSPD Facebook page.
Ongoing	• Finalizing story ideas for next edition of Village newsletter. • Coordinating with other stakeholders for an official Village booth at Street Fair. • Continuing weekly Public Works Updates.
Upcoming	• Producing various internal and external videos. • Creating photographic database of physical Village assets.

