



Village staff members Preston Harris and Tanner Bussey installing the new 365 Project Black history commemorative plaques

Photograph by Ben Guenther

Manager's Report

Johnnie Burns, Village Manager

November 3, 2025

Village of Yellow Springs

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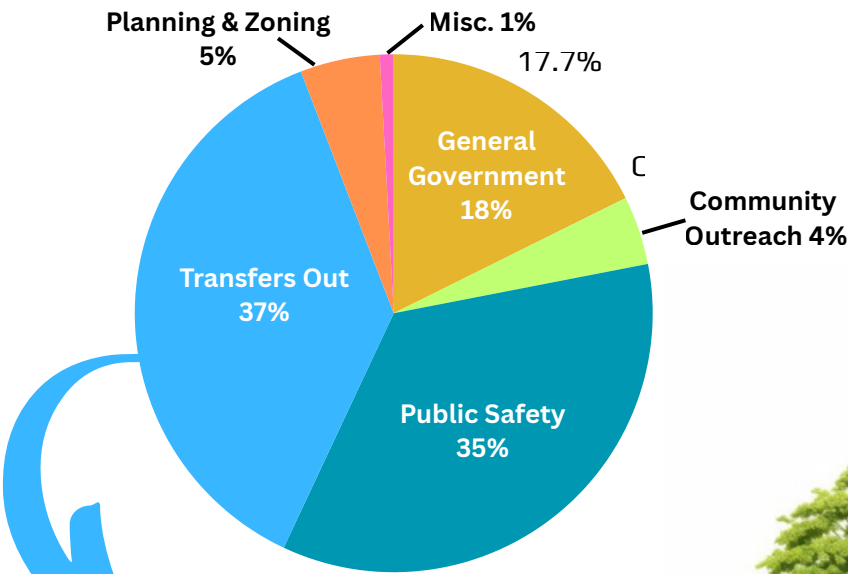
2025 Renewal Levy Information

- **What is Issue 10?** – Issue 10 is a 5-year property tax levy renewal at the current rate of 8.4 mills. A mill is a unit used to calculate property taxes. This renewal does not increase taxes, except for new construction, and is estimated to generate approximately \$850,000 annually for the Village’s General Fund.
- **How is the General Fund used?** – In 2024, the General Fund totaled \$5,471,725. These dollars support essential Village services and provide transfers to other areas such as streets, parks, and capital improvements that do not generate enough funding on their own.
- **How has state funding changed?** – State funding for local governments has decreased significantly over time. In 2008, the Village received \$487,323 in state and local support; by 2024, this amount is \$130,269 due to reductions in local government funds and the elimination of the Estate Tax.

2024 General Fund Revenue Sources			
Income Tax	Property Tax	Levy Proceeds	Other Sources
\$2,623,729	\$387,057	\$848,842	\$1,612,097

THE LEVY PROVIDES
15.5% OF THE
GENERAL FUND’S
TOTAL FUNDING

What did the General Fund support in 2024?



Homeowners would pay
\$168 per \$100,000 of
assessed value each year

- Affordable Housing
- Facilities Improvement Fund
- Parks & Recreation
- Police Pension Fund
- Public Safety Capital
- Streets



ICMA Annual Conference – Tampa, FL | October 24–29, 2025

I attended the ICMA Annual Conference, participating in keynote presentations and breakout sessions focused on governance, organizational culture, public engagement, elected official transitions, capital improvement planning, and professional resilience. Key takeaways include:

- **Effective Governing Body Meetings:** Preparation is critical. Visualize the meeting, anticipate challenges, ensure staff reports are thorough, and communicate clearly with council and the public. Practice transparency, have contingency plans, and follow up promptly on action items.
- **Organizational Culture:** A positive culture values employees, encourages creativity, normalizes feedback, and ensures accountability. Consistency, recognition of innovation, and patience are essential for long-term change.
- **Public Engagement & Communication:** Define engagement goals clearly, target affected audiences, and report back on outcomes. Engagement should support decision-making, improve trust, and provide residents with clear information.
- **Elected Official Transitions:** Plan and coordinate briefings, tours, and training for newly elected officials. Provide a single point of contact, clear documentation, and maintain professional boundaries to ensure a smooth transition.
- **Capital Improvement Planning:** Successful initiatives align with community goals, involve comprehensive outreach, and ensure fiscal responsibility and transparency. Leveraging diverse engagement tools strengthens trust and voter support.
- **Resilience in Local Government:** Managers face a polarized political environment; maintaining professionalism, taking the high road, and developing resiliency through optimism, adaptability, and strong relationships are key. Preparedness and robust contracts protect both managers and staff.

Lawson Place Apartments – Fully Occupied

For the first time since the Village purchased Lawson Place Apartments, all units are now fully occupied, marking a significant milestone in the property's management.



Lawson Place Apartments, 10-12 Lawson Place.

Halloween Bonfires

On October 31, the Village will host bonfires at eight locations, including a new site this year. Many thanks to the Police Department and Public Works for delivering firewood, hot dogs, and condiments to each location, helping make this community event a success.

YELLOW SPRINGS
BEGGARS' NIGHT
FRIDAY, OCTOBER 31
6-8 PM

YELLOW SPRINGS
HALLOWEEN BONFIRES
FRIDAY, OCTOBER 31

Northwood & Whitehall Drives
224 W. Davis Street
The Triangle (Whiteman, Livermore & Davis Streets)
1415 Meadow Lane

300 block of Union Street
270 Kingsfield Court
Edgefield & Southgate Drives
693 Omar Circle

• firewood courtesy of YS Public Works Department •
• hot dogs and condiments provided by YSPD •

Beggars' Night and Bonfire information.

Police Update: 10/16/25 - 10/30/25

Calls for Service	1426
9-1-1 Calls	26
Non-emergency Calls	758
Noise Complaints	3
Traffic Stops	19
Business Checks & Community Policing	808 (764/44)

Trunk or Treat

Trunk or Treat, hosted by the Youth Center, was a huge success this year! We appreciate the invite from our Parks and Recreation Director Sam Stewart. Our officers and COS team had a great time seeing all the costumes and local youth. A couple even got into the spirit themselves!

ALICE Training

Public Relations Officer Jeff Beam and Community Liaison Officer Andrew Bluma hosted ALICE training on 10/27/2025 at Antioch College. ALICE stands for: Alert, lockdown, inform, counter, evacuate.



ALICE Training 2025

Community Outreach Officer Update: 10/16/25 - 10/29/25

Bus Tokens	4
Case Follow-Ups	3
COS Referrals	31
Food Vouchers	81
Gas Cards	5
Homeless / Housing	8
Mental Health Needs	26
Rent Assistance	4
Utility Assistance	4
Use of Phone	2
Welfare Check	13
Victim Advocate	21

YS or Township Residents Served	159
Visitors or Non-Residents Served	9
Homeless or At-Large Served	20
TOTAL SERVED	198

Potential Smoke Shop Temporary Moratorium

Village staff is evaluating the potential establishment of a temporary moratorium on new “smoke shops” or similar tobacco- and vape-related retail establishments. The purpose of this moratorium would be to allow time for the Village to review and, if necessary, update its zoning regulations to ensure that such uses are appropriately defined, located, and consistent with community goals and health objectives.

This action would temporarily pause the acceptance of new applications while staff conducts research, drafts potential code amendments, and seeks public input. The goal is to ensure that future regulations reflect best practices and protect the character and economic vitality of Yellow Springs’ commercial districts.

Exploring Tax Increment Finance (TIF) & Community Reinvestment Areas (CRA)

Village Staff and Council are considering establishing a Community Reinvestment Area (CRA) under Ohio Revised Code (ORC) §3735.65–3735.70. The CRA is a locally controlled economic development tool that provides real property tax exemptions for projects involving new construction or rehabilitation of existing buildings.

The CRA framework can help advance Village goals related to housing production, downtown reinvestment, and adaptive reuse of underutilized properties. A Community Reinvestment Area is a designated district within which property owners can receive real property tax exemptions for improvements to residential, commercial, or mixed-use properties.

The establishment of a CRA supports key objectives of the Village of Yellow Springs Comprehensive Plan, including:

- Encouraging diverse and affordable housing options.
- Supporting infill development and adaptive reuse.
- Promoting sustainable economic growth consistent with community values.

Village staff and Council are exploring utilizing Tax Increment Financing tool for several properties within the Village. TIF exempts owners from the real property taxes on the increased property value from a development project. The key distinction here is although property owners are exempted from paying real property taxes on improved values, they must pay service payments in lieu of taxes (commonly referred to as PILOTs) in amounts equal to the real property taxes they would have paid but for the authorization of a TIF.

Remitted service payments (PILOTS) are collected by the county treasurer, just as with traditional tax obligations, but instead of payments being distributed to various taxing districts across the county, they are provided directly to the municipality. From the TIF fund, service payments are used to pay the costs of public infrastructure improvements related to the development. The Village may authorize TIF'S to fund a number of infrastructure needs including public roads, highways, water and sewer lines, (and the maintenance of such roads, highways, water and sewer lines), remediation, provision of gas, electric and the enhancement of waterways (note-that police may sometimes be included after careful review). Most importantly, the Village can authorize TIF's that hold harmless impacted school districts and joint vocational school districts.

Please note that there are different types of TIFs available to municipalities, including TIF's for commercial projects that include multi-family structures, residential TIFs for single-family developments, and other, unique applications. A Work Session will be held on October 20th with Council, Staff, Solicitor, and public finance attorneys from Bricker Graydon to evaluate these in more detail.

BusinessFirst! Update

Aaron and Elyse will participate in ExecutivePulse training on November 6th. ExecutivePulse is the CRM system used by members of the BusinessFirst! Program, a regional initiative designed to support business retention and expansion (BR&E) efforts. This system will help track engagement with local businesses, identify opportunities and challenges, and connect business owners with relevant resources, enhancing Yellow Springs' capacity to provide coordinated economic development support.

YSDC Meeting

Next meeting November 4th at 4:30pm at 101 E. Herman St.

Planning Commission

The Village of Yellow Springs Planning Commission will be held on Tuesday, November 11th, 2025, at 6:00p.m. Applications to be considered include a Right-of-Way Vacation request by John Hudson for an unused alley at 212 W. Whiteman St. and a Preliminary Plat Major Subdivision application by DDC Management LLC for 190 dwelling units on 28.3 acres at 4359 E. Enon Rd.

Active Transportation Meeting

The next meeting of the Yellow Springs Active Transportation Advisory Committee is scheduled for November 5th. At the October 8th meeting, the committee discussed ongoing sidewalk and accessibility projects, pedestrian and bicycle safety improvements, and preparation for the ODOT Active Transportation Plan (ATP) grant due December 1st.

Safe Routes for All

Meg and Aaron attended the agency and stakeholder meeting for the Safe Routes for All Plan, which focuses on improving transportation safety and accessibility across the region. MVRPC has passed a resolution supporting the plan, with public open houses scheduled for November 18th and 19th and an online survey available from November 17th through December 17th. The meeting included discussion on network prioritization, emphasizing high-injury and high-risk areas, underserved communities, and both rural and urban needs. Upcoming work will focus on reviewing countermeasures and safety strategies in November, with the next stakeholder meeting scheduled for December 18th and a draft Safety Action Plan expected by December 2025.

Greene County Demolition & Site Revitalization

Meg and Aaron attended webinars regarding the Demolition & Site Revitalization Program. Greene County has announced the program and provided application materials for review and completion. Applications, including all required attachments, must be submitted by 4:00 PM on November 7, 2025. The program provides an opportunity for partnership and support in revitalizing vacant or underutilized sites throughout the county.

Permits

Since last reported:

6 Zoning permits: 1 replat, 1 solar, 1 shed, 1 working in ROW, 1 accessory structure, 1 fence.

10 Building permits: 2 revisions, 1 solar, 1 garage remodel, 1 CofO, 1 duplex, 1 temp pole, 1 fire alarm, 1 heat pump, 1 extension.

Utility Round-Up

For the month of October, we processed \$560.52 in utility round-up assistance. Our current balance in the Utility Round-Up fund is \$15,114.

SSI Conference

Lynda attended the annual Software Solutions Impact Conference in Sandusky, October 22-24. While attending the SSI conference, Lynda learned about mastering job changes in VIP, best practices for payroll and payroll corrections & grids. She also spoke with other payroll and audit officers about their payroll issues and solutions. There was also a class about the end of year reports for W-2s and 1099s. Lynda said, "All the things I learned about will benefit me and the Village."

2025 Village Fiscal Officer Training

Michelle attended the 2025 Fiscal Officer Training in Miamisburg on October 16. The one-day training covered audit preparation, cybersecurity, financial statement information, and findings for recovery and adjustment information.

Utilities Department

Electric Power Cost Adjustment

Inserts regarding the Electric Power Cost Adjustment went out with the November billing.

Yard Waste

November is the last month of the year for yard waste pickup. Bags are available at the Utility Office. Yard Waste Pickup is the last Friday of the month. Friday trash/recycling pickup is delayed one day, but yard waste will be picked up on Friday, November 28th

Community Assistance

If you are in need of other assistance, please take a look at our list of local resources on the website or contact Florence Randolph or Dani Steck, our Community Outreach Specialists.

Water Plant Update

Completed	• Dan Markle out to troubleshoot RAW well meter troubles. Put in PLC logic to stop chemical pumps going on and off at the plant start up. • All staff completed monthly calibration on lab test equipment. • Cleaned high service pump room.
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. • Mowing and weed trimming around plant. • Received permission from Tecumseh Land Trust to drill 2 monitoring wells outside of well fields. Working with Moody's to complete the drilling. • Working with Ben Sparks on water loss. Created a new spreadsheet taking into consideration the total amount of unbilled water. • Conduct daily and weekly cleaning, monitoring, and sampling.
Upcoming	• Acid washing softener #1 to remove buildup hardness scaling. • Video and cleaning of well #5. • OEPA lab analysis operator certification.

WATER PLANT

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	10.33	6.145	4.185	40.51%
JUN	9.478	7.188	2.29	24.16%
JUL	9.772	6.623	3.149	32.22%
AUG	10.04	7.3	2.74	27.29%
SEP	11.171	8.486	2.685	24.04%
OCT				
NOV				
DEC				
TOTAL	89.033	60.693	28.34	31.83%

Wastewater Update

Completed	• Treated 7.64 million gallons in September. • 1.55 inches of rain in September. • Lower 48 out to complete yearly calibration on all flow meters and level indicators at WRF, RT 68 LS and Spring Meadows LS. • Prepping sludge press for final runs for the year. • 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. • Cutting grass and trimming weeds around 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. • Completing yearly maintenance around WRF. • Completing prepping and painting of air header for aeration tank and digesters. • Running sludge press to empty sludge storage for the year. • Installing new level sensors for sludge digesters. • Installing weather enclosures on SM LS equipment to protect them from the elements.

Water Distribution Update

Completed	• Keep up with locates. • Continue with GIS • Read AFLX sensors. • 120 S Walnut hydrant repair. • 304 West South College hydrant repair. • Mills Lawn hydrant repair. • Laundry mat meter changeout. • 634 Robinwood curb stop turn. • New employee training. • Water class online training for water license. • Onboarding of new employee.
Ongoing	• Keeping up with locates. • Finding the rest of the curb stops for meter changeout. • Installing the rest of the water meters (approximately 23). • Reading the ALFX sensors every two weeks. • Paint fire hydrants. • Installing new large water meters.
Upcoming	• Valve exercising (Springtime). ◦ This is on hold at this time. • Changing out fire hydrants. ◦ Have one more scheduled. ◦ This will be on Wright St. to accommodate an area with no hydrant. ▪ We just received the materials for this. • GIS more of our water system. ◦ Crew is GISing all assets street by street making maps more accurate. • Painting fire hydrants all over Village. • Draining fire hydrants next week.

WATER DISTRIBUTION



Recent fire hydrant improvements.

Electric Update

Completed	• LED streetlight installations at Mills Lawn School. • Various residential electric service releases. • Festival banner takedowns and storage. • Friday evening squirrel outage. • Transformer, inspection, and wildlife guard installation on squirrel outage pole. • Sunday morning alley outage due to failed insulator. • Spring Meadows service releases with conduit and cable. • Spring Meadows secondary URD fault and replacement • E. Enon Rd. 3-phase pole replacement. • Vine mitigation – multiple pole locations. • Switch station recloser project planning. • Marshall/Herman thermal scanning. • Pole butt removals. • Coordination with Enoch's tree trimming in alley between Phillips and Stafford. • Continued line recloser protection for Angel and his tree trimming crew. • 180 Miami Dr. outage for tree trimming and for cut out and wildlife guard installation.
Ongoing	• Tree trimming continues on the South side of Village. ◦ Should be done by next week. ◦ Village inspection coming soon. • Center circuit build out of switch station. ◦ Encompass will be getting drawings soon. ▪ Received drawings and reviewing now. ▪ Received all drawing and making plans for installation. • Poly phase and Demand meters are being changed. ◦ Travis has been installing fm2s meters 90% done. ◦ Continuing to change these out

Electric Update

Upcoming

- Keep working on PRP (pole replacement packets).
- 312 West Whiteman service work.
- Install reclosers at the switch station.
 - Crews now have materials at switch station.
 - We are starting this on 10-31-2025.
- Installing voltage regulators in switch station.
 - Get prices for concrete pads.
 - Waiting on engineers on this still.
 - Met with contractors on this and should have pricing next week.
 - Received all pricing and trying to figure out how to do in house.
- Working with ATT on bad poles from section 5.
 - AT&T will be changing out 9 bad poles.
 - They have 7 poles left.



Pole replacement and repair projects continuing in the Village.

Metering Update

Water Meter Replacement Update

- 26 meters have not been upgraded.
- 6 meters with bad valves (all inside, one village owned).
- 15 inside water meter customers have been unresponsive and made no contact to schedule their meter changeout.

Boil Advisory Letters

Boil advisory letters and sample collection for testing and advisory lifted letters delivered for the main break at 100 Dayton St and for the water meter change-out at 10 Lawson Place. All came back fine.

Disconnect Day 10/28/25

29 accounts, 6 needed to be disconnected manually because of Collector Issues.

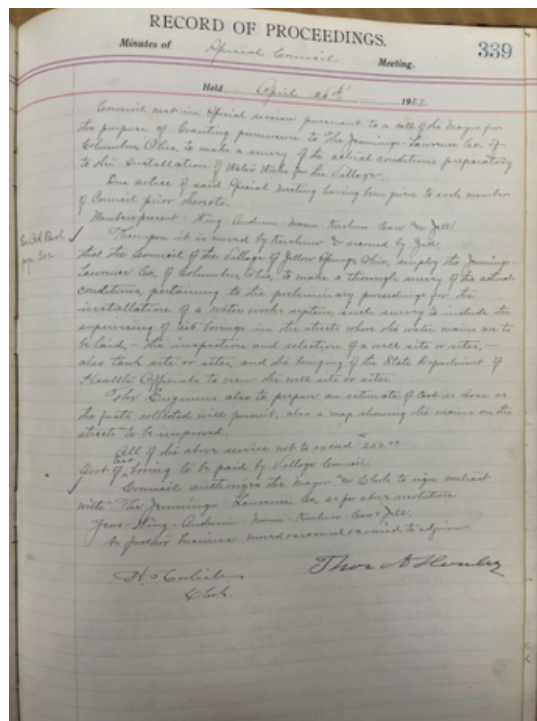
Ongoing

- Add remotes to the large water meters that have wires.
- Water Reads – both manual and electronic
- Daily checks of high reads and potential water leaks and data log 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 leaks.
- Commercial/Demand Electric Meters have all been reprogrammed, including ones that were installed and not reporting, which are working now, and four new Polyphase meters are being changed-out today to check to see if they're picking up now, so we can complete the rest of the change-outs.
- YS News research from 1928 when we built the Water Works at Ellis Pond for \$52,000, and bought the water system that Antioch had installed (water from the Yellow Spring) for \$6,000. I believe that we never put in lead service lines, and we have never found any in the last 11 years, but we have yet to find proof of this in the minutes or ordinances from the time, but there is still a few more places to look to find the specifications from that time.

Metering Update

Ongoing

- Working with Mapped Out to update and streamline Water Meter - Service Line Inventory map.
- Working with Morgan Saunders from Arcadis to have clarification on next steps and meeting all EPA requirements for the service line inventory.
- 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 – inventory acquired, will schedule and create work orders for Water Dept to do changeouts.



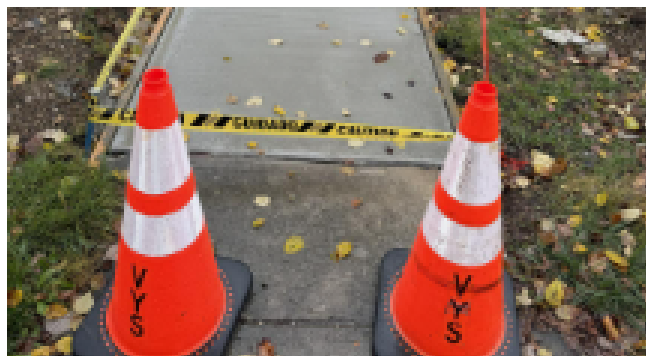
1928 document found by Rose Pelzl.

Streets & Sewer Update

Completed	• Installed new curb and sidewalk on Glen St., also painted curb. • Began onboarding of new employee. • Removed ROW tree on W. Whiteman. • Jetted 330' of sanitary line on Park Place. • Cleaned/ organized shop (tools, materials & equipment. • Installed hardscape at Yellow Springs Community Pottery. • Removed 2 dead deer. • Fabricated two new teeth for 2' bucket on track hoe. • Delivered Glycol for the boiler system upgrade. • Cut & split wood for Halloween. • Delivered wood to 8 Halloween bon fire locations. • Repaired wipers on wheel loader. • Repaired hydraulics on jackhammer attachment for track hoe. • Repaired golf cart electrical issue. • Continued ROW trimming. • Poured concrete/installed plaques for The 365 Project. • Repaired large crack in sidewalk at Xenia & Corry. • Root controlled nearly 2,000 ft of sanitary sewer lines on the east side of Xenia Ave. • Tore out/ repoured 90 ft of sidewalk in 200 block of W. South College St.
Ongoing	• Street sweeping, Utility locates, GIS information. • Empty trash/litter pickup every Monday, Wednesday, and Friday • Problematic sanitary sewer checks every Friday • Empty trashcans/ cleanup Short Street.
Upcoming	• Install fence around softball dugouts • Prepare equipment for winter • Remove pool pump for assessment • Rework Corry Street Community Gardens & install deer fence • Unveiling of "The 365 Project" plaque columns

STREETS & SEWER COLLECTION

Streets & Sewer Update



Various Street Department projects around the Village.

Youth Center Update

Completed	• Halloween crafts galore: painting and carving of craft pumpkins and real ones, haunted snow globes, spooky sun catchers, coloring pages and ceramic figures. • Hosted our 2nd Trunk or Treat with wonderful student volunteers and participants from all around the Village: YSPD, MTFR, Yellow Springs Brewery, C. McCann Services LLC, Tom's Market, MLS PTO, Truitt Fitness, YS Bulldog, Youth Basketball, Singapore Seahorse Coin & Jewelry, YS Senior Center, Antioch School, Mayor Pam, PurdyBuilt, Young's Jersey Dairy, Scott Fleming. • Attended Halloween Haunt at Kings Island with 37 students and 5 chaperones. Thank you to Shannon and Christian Gray and Adrian Coe for helping us with this trip. • With fundraising we were able to additionally supply all attendees with all day dining plans and passes into all the Haunted attractions. • Accepted deliveries of dinners from Who's Hungry.
Ongoing	• Craft night on Wednesday from 5:30-7pm • Movie nights will move to Friday from 5:30-8pm • Free Tutoring with Greene County Public Library Tuesdays & Thursdays 3:30-5 PM

Youth Center Update



Trunk or Treat and Halloween fun!

Digital Media Update

Completed	• Covered Village Council CRA/TIF work session on Monday, October 20. • Covered Village Council meeting on Monday, October 20. • Filmed segments of gun safety video with YSPD on Wednesday, October 22. • Covered Miami Township Fire-Rescue info session on Wednesday, October 29. • Photographed Beggars' Night and YS Halloween Bonfires on Friday, October 31.
Ongoing	• YSPD gun safety video. • Website redesign project.

Digital Media Update

Village Facebook Followers

6,438

+36 Followers



YSPD Facebook Followers

420

+8 Followers



YSConnect Downloads

1,544

+43 Downloads



YouTube Subscribers

789

+10 Subscribers

