

**Council for the Village of Yellow Springs  
Regular Session Minutes**

**In Council Chambers @6:00 P.M.**

**Monday, June 2, 2025**

**CALL TO ORDER**

President of Council Kevin Stokes called the meeting to order at 6:00pm.

**ROLL CALL**

Present were President Stokes, Vice President DeVore Leonard and Council member Brian Housh. Solicitor Blankenship, Project Lead Elyse Giardullo and Village Manager Johnnie Burns were also present. Carmen Brown arrived at 6:14pm.

DeVore Leonard MOVED TO EXCUSE THE ABSENCE OF COUNCIL MEMBER Gustafson. Stokes SECONDED, and the MOTION PASSED 2-0 ON A VOICE VOTE, with Housh recusing.

**ANNOUNCEMENTS**

Dr. McGruder presented information regarding local Juneteenth Activities.

Phillip O'Rourke presented information on updated village Wayfinding Signage and Visitor Guides, all with scannable QR codes.

Water and Wastewater Superintendent Bradley Ault presented the Village's trophy received for best tasting water in rural Ohio, thanking the entire water treatment team.

Housh reported attendance at Tecumseh Land Trust's 35<sup>th</sup> annual meeting.

Council members are invited to participate in the annual Pride March, Housh noted.

Housh noted Chief Powell's memorial celebration held Saturday.

Housh noted good interaction with RITA over the phone and encouraged calls for those with issues.

Housh congratulated recent YSHS graduates.

**CONSENT AGENDA**

1. Minutes of May 19, 2025 Regular Meeting

Brown MOVED and Housh SECONDED a MOTION TO APPROVE THE MINUTES of May 19, 2025. The MOTION PASSED 4-0 ON A VOICE VOTE.

**REVIEW OF AGENDA**

Stokes raised the need for a meeting before the meeting set for June 23<sup>rd</sup>. This was discussed at some length, with a decision finally being made to have Housh and DeVore Leonard work with the Clerk and staff on an agenda for that meeting which was meant to discuss growth potential and limitations in the village.

**PETITIONS/COMMUNICATIONS**

- Phillip O'Rourke re: Chamber Wayfinding Signage (3)
- Joan Northway re: Objection to Short Street Closure
- Matt and Julie Jones re: Open Letter Responding to Annexation Concerns
- Leslie Singstock re: Objection to Future Annexation

Monica and Rob Hohl re: Objection to Future Annexation  
Emma Robinow and Jacob Schmidt re: Objection to Future Annexation  
Pat Robinow re: Objection to Future Annexation  
Kami Berkey and Steve Shaw re: Objection to Future Annexation

**PUBLIC HEARINGS/LEGISLATION**

DeVore Leonard MOVED and Housh SECONDED a MOTION TO READ ORDINANCE 2025-08 IN BY TITLE. The MOTION PASSED 4-0 ON A VOICE VOTE.

**Second Reading and Public Hearing of Ordinance 2025-08** Repeal and Replace Chapter 220.02 “Remote Meetings”. Brown MOVED and Housh SECONDED a MOTION TO APPROVE.

Blankenship noted that superfluous language has been removed, and that the substantive changes address public access and participation and under what conditions a meeting may be partially or fully remote.

Stokes OPENED THE PUBLIC HEARING. There being no comment, Stokes CLOSED THE PUBLIC HEARING and CALLED THE VOTE. The MOTION PASSED 4-0 ON A ROLL CALL VOTE.

**Reading of Resolution 2025-33** Authorizing the Village Manager to Enter into an Agreement with M&L Tree Services & Lawncare, LLC for 2025 Utility Line Clearance (Section 3) of the Village. Brown MOVED and DeVore Leonard SECONDED a MOTION TO APPROVE.

Burns explained that this clearance will affect section 3 of the village, and is part of an ongoing effort to reduce power outages through improved maintenance.

Stokes CALLED THE VOTE, and the MOTION PASSED 4-0 ON A ROLL CALL VOTE.

**Reading of Resolution 2025-34** Resolution of Necessity to Levy a Renewal Tax in Excess of the Ten-Mill Limitation Per Ohio Revised Code Sections 5705.03, 5705.19 and 5705.25. Housh MOVED and DeVore Leonard SECONDED a MOTION TO APPROVE.

Blankenship explained this as the first of two steps taken by Council to place the 8.4 general operating renewal levy on the November ballot.

Housh received confirmation that this will be the fifth renewal.

Stokes CALLED THE VOTE, and the MOTION PASSED 4-0 ON A ROLL CALL VOTE.

**CITIZEN CONCERNS**

Jimmy Kingsolver, Township resident, objected to annexation of Jones property on the basis of opposing development as a threat to the wetlands located on his property.

Rosemary Shaw, Township resident, objected to annexation, stated that a lawyer would be consulted on the matter and requested a referendum.

Barbara Krabec, Township resident, objected to annexation, to the possibility of a road from East Enon Road into the property in question and to the Expedited Type One form of annexation.

Gregory Lynn, Township resident, asked why Council would act to preserve land through TLT but agree to the development of 84 acres.

Kami Burkey and Steve Shaw, Township residents, objected to development of the 84 acres in question, opposed any road access abutting their property and asked that the process be slowed down.

Mike Breza, Township resident, stated that he owns property abutting the Burkey/Shaw residence and was offered money to permit road access to the 84 acres but had turned it down. He alleged that there would be excessive runoff if the acreage was developed.

Ralita Hilderbrand, village resident, referenced the LIHTC project and stated her belief that annexation would only occur if LIHTC funds were approved. She accused the Village Manager of “covering up” information because the property owner making the land donation and potentially seeking annexation was not identified by name during a meeting she stated occurred on April 21. She stated that she has lost trust in Village leadership.

Patrick Lake stated that he was speaking for his mother, who resides on East Dayton Yellow Springs Road and owns property abutting the Jacoby Branch. Lake alleged that she had not been made aware of the potential for development on the 84 acres in question.

Lisa Crosswhite, Township resident, stated her lack of trust in general and recited a series of Facebook interactions and conflicts regarding the potential annexation. She cited issues of traffic and, leaning into her allegation that there will be 400 houses built, stated that the idea of such a development is insupportable.

#### **SPECIAL REPORTS**

**YSConnect: New Non-emergency Alert and Notification App.** Giardullo presented information on the new app.

#### **MANAGER’S REPORT**

Burns reported on a number of items, including the following:

Burns noted a tour of Morris Bean with Village staff.

Gaunt Park Pool opened for the season, one week late, but with a fully repaired circulation pump: Burns thanked Lucky Bunny Tattoos for donating \$1,000 towards pump repair.

The Village will host a table at Street Fair, with shirts available for a donation towards Village Parks.

#### **OLD BUSINESS**

**There was no Old Business.**

#### **NEW BUSINESS**

**Tecumseh Land Trust Request to Extend Greenspace Fund Availability Through December 31, 2025.** Michelle Burns presented a request to extend Council’s grant of \$113,000.00 to December 31, 2025, stating that TLT has been engaged in a fundraising effort to secure funds needed to secure a conservation easement on property located along Dayton Yellow Springs and Snyppe Roads.

The grant as currently legislated would expire after June 30<sup>th</sup>.

Offers have been made for purchase of the property to date, Burns stated, but none have yet been accepted by the seller. Burns stated her confidence that an acceptable offer would be made on the land in the next several months. She stated that she has been working with two potential buyers recently.

Responding to a question from Housh, Burns stated that TLT has raised upwards of \$800,000.00 and has access to loan funds should they need to access them.

Council requested legislation extending the grant period brought to their next meeting.

**FUTURE AGENDA ITEMS**

- June 16: Executive Session  
**Resolution** for Pride  
**Reading of Resolution 2025-35** Resolution to Proceed with Election on the Question of a Renewal Tax in Excess of the Ten-Mill Limitation Per Ohio Revised Code Sections 5705.03, 5705.19, And 5705.25  
**Reading of Resolution 2025-36** Authorizing the Finance Director to Extend Availability of Greenspace Funds in the Amount of \$113,000.00 to December 31, 2025  
**First Reading of Ordinance 2025-10** Rezoning 11 Parcels Totaling 1.256 Acres of Property Located at 150 East South College Street to Planned Unit Development (PUD) and Amending the Zoning Map Accordingly and Approving the Preliminary Development Plan  
**First Reading of Ordinance 2025-11** Rezoning 1 Parcel Totaling 2.169 Acres of Property Located at 275 East North College Street to Planned Unit Development (PUD) and Amending the Zoning Map Accordingly and Approving the Preliminary Development Plan  
**Emergency Reading of Ordinance 2025-12** Approving a Third Supplemental Appropriation for the Second Quarter of 2025 and Declaring an Emergency  
 Revisit Village Values Document  
 Document Clarifying Annexation
- June 23: 3-5pm. Work Session to Discuss Village Capacity for Expansion (Rooms A&B)
- July 7: **Second Reading and Public Hearing of Ordinance 2025-10** Rezoning 11 Parcels Totaling 1.256 Acres of Property Located at 150 East South College Street to Planned Unit Development (PUD) and Amending the Zoning Map Accordingly and Approving the Preliminary Development Plan  
**Second Reading and Public Hearing of Ordinance 2025-11** Rezoning 1 Parcel Totaling 2.169 Acres of Property Located at 275 East North College Street to Planned Unit Development (PUD) and Amending the Zoning Map Accordingly and Approving the Preliminary Development Plan  
 Health and Dental Renewal Resolutions

\*Future Agenda items are noted for planning purposes only and are subject to change.

**ADJOURNMENT**

At 7:43pm, Housh MOVED TO ADJOURN. DeVore Leonard SECONDED, and the MOTION PASSED 4-0 ON A VOICE VOTE.

Signed: \_\_\_\_\_  
Kevin Stokes, Council President

Attest: -----  
Judy Kintner, Clerk of Council