

**COUNCIL FOR THE VILLAGE OF YELLOW SPRINGS**  
**SPECIAL COUNCIL MEETING**  
**AGENDA**

**In Rooms A&B, 5:00 P.M.**

**Monday, March 31, 2025**

**CALL TO ORDER**

**ROLL CALL**

**I. PUBLIC HEARINGS/LEGISLATION**

**Reading of Resolution 2025-21** Approving Victim Advocate Service Provision to the Village of Cedarville

**Reading of Resolution 2025-22** Approving Victim Advocate Service Provision to the Village of Jamestown

**II. WORK SESSION: VILLAGE GOALS**

- \* Goal-Setting & Discussion: Introduction (5 min.)
  - \* Community Engagement & Communications (20 minutes)
  - \* Financial Sustainability & Fiscal Responsibility (20 minutes)
  - \* Municipal Infrastructure & Utility Development (20 minutes)
  - \* Economic Development (20 minutes)
  - \* Housing Development (20 minutes)
  - \* Leadership & Professional Development (20 minutes)
- \* Wrap-Up (5 minutes)

**ADJOURNMENT**

The next regular meeting of the Council of the Village of Yellow Springs will be held at 5:00 p.m. on **Monday, April 7, 2025**.

The Village of Yellow Springs is committed to providing reasonable accommodations for people with disabilities. Any person requiring a disability accommodation should contact the Village, Clerk of Council's Office at 767-9126 or via e-mail at [clerk@yso.com](mailto:clerk@yso.com) for more information.

**VILLAGE OF YELLOW SPRINGS, OHIO  
RESOLUTION 2025-21**

**APPROVING PROVISION OF VICTIM ADVOCACY SERVICES TO THE VILLAGE OF  
CEDARVILLE**

WHEREAS, effective April 1, 2025, the Xenia Law Department will no longer provide victim advocacy services for victims of misdemeanor crimes of violence committed in Yellow Springs, Jamestown and Cedarville; and

WHEREAS, it is the recommendation of the Chief of Police and Village Manager that these services be provided by a trained staff person employed by the Village of Yellow Springs; and

WHEREAS, the Village of Cedarville, being in a similar predicament regarding provision of victim advocacy services, wishes to contract with the Village of Yellow Springs to provide services to their eligible residents,

**NOW, THEREFORE, COUNCIL FOR THE VILLAGE OF YELLOW SPRINGS, OHIO HEREBY  
RESOLVES THAT:**

Section 1. Council authorizes the Village Manager to enter into a contract with the Village of Cedarville in a form substantially similar to the attached Exhibit A.

\_\_\_\_\_  
Kevin Stokes, President of Council

Passed:

Attest: \_\_\_\_\_  
Judy Kintner, Clerk of Council

ROLL CALL:

Kevin Stokes	Gavin DeVore Leonard_____
Carmen Brown_____	Brian Housh _      Trish Gustafson____

**CONTRACT FOR VICTIM ADVOCACY SERVICES**

This Contract for Victim Advocacy Services (“**Contract**”) is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2025 by and between the Village of Yellow Springs (“**Yellow Springs**”) and the Village of Cedarville (“**Cedarville**”) for the provision of victim advocacy services by Yellow Springs in certain cases before the Xenia Municipal Court.

**I. SCOPE OF SERVICES:**

1. Yellow Springs will provide information regarding the practices and procedures of the criminal justice system to victims coming before the Xenia Municipal Court, arising out of alleged violations of the criminal ordinances of Cedarville and the Ohio Revised Code, relative to misdemeanor charges of crimes of violence or those resulting in restitution which occur within the jurisdictional limits of Cedarville.
2. Yellow Springs will designate a trained staff person employed by Yellow Springs to provide services in accordance with its duties including, but not limited to, the following: act as support for the victims and/or witnesses; act as liaison between the victims and the prosecutor assigned to the case; provide information to the victims about the court system and of their rights as victims of crime under the Ohio Revised Code and the Ohio Constitution; make referrals to social service agencies; notify victims of trial dates, continuances, hearings, sentencing dates, and any other hearings; assist victims in preparing victim impact statements; and assist victims in obtaining Temporary Protection Orders in domestic violence/stalking cases.
3. Yellow Springs reserves the right to decline assistance in a particular case filed in Xenia Municipal Court upon giving written notice to Cedarville at least ten (10) days before a scheduled court date in that particular case.

**II. CONTRACT TERM:**

The term of this Contract shall commence on April 1, 2025, and shall continue for a period of six months, subject to prior termination as hereinafter provided. The Parties acknowledge that this is a new area of services for the Village of Yellow Springs and that due to unforeseen circumstances, victim advocate services may prove to not be sustainable by the Village of Yellow Springs for the long term. In July of 2025, the parties shall meet to discuss and consider changes, if necessary. This Contract may be renewed in writing agreed upon by both parties before the end date of this Contract.

**III. BILLING AND PAYMENT TERMS:**

Cedarville shall pay Yellow Springs \$404.56 per month to be paid within 30 days of the date of invoice. Yellow Springs will request reimbursement for any and all additional necessary expenses in the provision of services set forth this Contract.

**IV. TERMINATION:**

Notwithstanding anything to the contrary in this Contract, both parties may terminate this Contract without liability upon written notice to the other party at least 30 days prior to termination.

**V. APPLICABLE LAW:**

The parties hereto agree that this Contract and the performance hereunder shall be construed in accordance with the laws of the State of Ohio.

*[Signature Page Follows]*

IN WITNESS WHEREOF, the parties have signed this Contract on the day and year written above.

<b>VILLAGE OF YELLOW SPRINGS, OHIO</b>	<b>VILLAGE OF CEDARVILLE, OHIO</b>
By _____ Village Manager	By _____ Village Manager
Approved as to form:	Approved as to form:
_____ Village Solicitor	_____ Village Solicitor

**VILLAGE OF YELLOW SPRINGS, OHIO  
RESOLUTION 2025-22**

**APPROVING PROVISION OF VICTIM ADVOCACY SERVICES TO THE VILLAGE OF  
JAMESTOWN**

WHEREAS, effective April 1, 2025, the Xenia Law Department will no longer provide victim advocacy services for victims of misdemeanor crimes of violence committed in Yellow Springs, Jamestown and Cedarville; and

WHEREAS, it is the recommendation of the Chief of Police and Village Manager that these services be provided by a trained staff person employed by the Village of Yellow Springs; and

WHEREAS, the Village of Jamestown, being in a similar predicament regarding provision of victim advocacy services, wishes to contract with the Village of Yellow Springs to provide services to their eligible residents,

**NOW, THEREFORE, COUNCIL FOR THE VILLAGE OF YELLOW SPRINGS, OHIO HEREBY  
RESOLVES THAT:**

Section 1. Council authorizes the Village Manager to enter into a contract with the Village of Jamestown in a form substantially similar to the attached Exhibit A.

\_\_\_\_\_  
Kevin Stokes, President of Council

Passed:

Attest: \_\_\_\_\_  
Judy Kintner, Clerk of Council

ROLL CALL:

Kevin Stokes	Gavin DeVore Leonard_____
Carmen Brown_____	Brian Housh _      Trish Gustafson_____

**CONTRACT FOR VICTIM ADVOCACY SERVICES**

This Contract for Victim Advocacy Services (“**Contract**”) is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2025 by and between the Village of Yellow Springs (“**Yellow Springs**”) and the Village of Jamestown (“**Jamestown**”) for the provision of victim advocacy services by Yellow Springs in certain cases before the Xenia Municipal Court.

**I. SCOPE OF SERVICES:**

1. Yellow Springs will provide information regarding the practices and procedures of the criminal justice system to victims coming before the Xenia Municipal Court arising out of alleged violations of the criminal ordinances of Jamestown and the Ohio Revised Code, relative to misdemeanor charges of crimes of violence or those resulting in restitution which occur within the jurisdictional limits of Jamestown.
2. Yellow Springs will designate a trained staff person employed by Yellow Springs to provide services in accordance with its duties including, but not limited to, the following: act as support for the victims and/or witnesses; act as liaison between the victims and the prosecutor assigned to the case; provide information to the victims about the court system and of their rights as victims of crime under the Ohio Revised Code and the Ohio Constitution; make referrals to social service agencies; notify victims of trial dates, continuances, hearings, sentencing dates, and any other hearings; and assist victims in preparing victim impact statements.
3. Yellow Springs reserves the right to decline assistance in a particular case filed in Xenia Municipal Court upon giving written notice to Jamestown at least ten (10) days before a scheduled court date in that particular case.

**II. CONTRACT TERM:**

The term of this Contract shall commence on April 1, 2025, and shall continue for a period of six months, subject to prior termination as hereinafter provided. The Parties acknowledge that this is a new area of services for the Village of Yellow Springs and that due to unforeseen circumstances, victim advocate services may prove to not be sustainable by the Village of Yellow Springs for the long term. In July of 2025, the parties shall meet to discuss and consider changes, if necessary. This Contract may be renewed in writing agreed upon by both parties before the end date of this Contract.

**III. BILLING AND PAYMENT TERMS:**

Jamestown shall pay Yellow Springs \$404.56 per month to be paid within 30 days of the date of invoice. Yellow Springs will request reimbursement for any and all additional necessary expenses in the provision of services set forth this Contract.

**IV. TERMINATION:**

Notwithstanding anything to the contrary in this Contract, both parties may terminate this Contract without liability upon written notice to the other party at least 30 days prior to termination.

**V. APPLICABLE LAW:**

The parties hereto agree that this Contract and the performance hereunder shall be construed in accordance with the laws of the State of Ohio.

*[Signature Page Follows]*



IN WITNESS WHEREOF, the parties have signed this Contract on the day and year written above.

<b>VILLAGE OF YELLOW SPRINGS, OHIO</b>	<b>VILLAGE OF JAMESTOWN, OHIO</b>
<p>By _____ Village Manager</p> <p>Approved as to form:</p> <p>_____</p> <p>Village Solicitor</p>	<p>By _____ Village Manager</p> <p>Approved as to form:</p> <p>_____</p> <p>Village Solicitor</p>



# The Village of **YELLOW SPRINGS**

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## MEMORANDUM

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TO: Yellow Springs Village Council

FROM: Elyse Giardullo, Project Lead

DATE: March 24, 2025

RE: Council Goals for the Village

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Dear Council Members,

In preparation for our work session scheduled for Monday, March 31st from 5:00 to 7:00 PM in Rooms A&B, I would like to provide an overview of the proposed goals and objectives that will guide our discussion.

Attached to this memo, you will find a list of six "key themes," each accompanied by proposed goals and objectives. As you know, each of you submitted your individual goals to Judy, who then shared them with me. I have since compiled and reviewed the goals, and through this process, I identified six key themes that emerged from your submissions:

1. Community Engagement & Communications
2. Financial Sustainability & Fiscal Responsibility
3. Municipal Infrastructure & Utility Development
4. Economic Development
5. Housing Development
6. Leadership & Professional Development

To make efficient use of our time during the work session, I encourage each of you to thoroughly review all of the proposed goals and objectives in advance. As we work through the discussion, please keep in mind that we will need to reach a consensus on the final set of goals for each theme. While all the proposed goals are important, we will need to prioritize and ultimately narrow them down to no more than 3-5 per theme. Please come prepared to engage in thoughtful discussion and collaborate as we refine our focus.

## **Proposed Council Goals for the Village**

### **Key Theme #1: Community Engagement & Communications**

#### **Proposed Goals/Objectives:**

- Continue to improve communication re: Village activities, elevating website enhancements (*Proposed by Brian Housh*).

### **Key Theme #2: Financial Sustainability & Fiscal Responsibility**

#### **Proposed Goals/Objectives:**

- Upgrade/make changes to VIP so that custom reports are fluid and easily available; conduct annual training with vendor (*Proposed by Trish Gustafson*).
- Continue identifying revenue opportunities and close gaps in uncollected taxes and fees (*Proposed by Kevin Stokes*).
- Pursue additional grant funding for infrastructure, housing, and public safety projects (*Proposed by Kevin Stokes*).
- Develop and implement a long-term financial sustainability plan, including strategic budget adjustments (*Proposed by Kevin Stokes*).
- Explore options for cost-sharing agreements and partnerships to reduce financial burdens (*Proposed by Kevin Stokes*).
- Conduct periodic financial audits to ensure fiscal responsibility and efficiency (*Proposed by Kevin Stokes*).

### **Key Theme #3: Municipal Infrastructure & Utility Development**

#### **Proposed Goals/Objectives:**

- Create plan to resolve status of existing municipal broadband utility (*Proposed by Brian Housh*).
- Continue focus on improvements in utility infrastructure (*Proposed by Brian Housh*).
- Finalize the Village's Capital Improvement Plan (*Proposed by Trish Gustafson*).
- Align capital needs and prioritization of projects (*Proposed by Gavin DeVore Leonard*).

## **Key Theme #4: Economic Development**

### **Proposed Goals/Objectives:**

- Collaborate with YSDC and other partners to execute actions highlighting that YS is Open for Business (*Proposed by Brian Housh*).
- Strengthen partnerships with local businesses and organizations to promote sustainable economic growth and address any business concerns that are in Village staff purview (*Proposed by Kevin Stokes*).
- Clarify role and responsibilities of YSDC vis a vis Village economic development, including expectations for inter-governmental communication (amongst taxing entities) for the purpose of long-term planning (*Proposed by Gavin DeVore Leonard*).

## **Key Theme #5: Housing Development**

### **Proposed Goals/Objectives:**

- Oversee affordable family rentals project and prioritize future residential development opportunities (*Proposed by Brian Housh*).
- Facilitate the next phases of affordable housing projects, including the Cascades and Glass Farm developments (*Proposed by Kevin Stokes*).
- Establish clear policies and incentives for developers that align with Village values (refer to existing state law) (*Proposed by Kevin Stokes*).
- Continue strategic zoning improvements to support diverse housing options (*Proposed by Kevin Stokes*).
- Continue to advance the Low-Income Housing Tax Credit (LIHTC) project to secure funding and approvals, and development plan execution, if grant is awarded (*Proposed by Kevin Stokes*).
- Run a functional Housing Committee and agree upon clear goals for our housing-related work as a Village, including concrete, measurable expectations for low-income housing as well as benchmarks around overall growth and density (*Proposed by Gavin DeVore Leonard*).
- Determine and implement a housing strategy that encourages and sponsors the development of affordable housing in the village--based on a Council/Staff agreed-upon definition of affordable housing--through incentives and policies (*Proposed by Carmen Brown*).
- Broaden decision-making by seeking external expertise and input on affordable housing options, consulting with professionals and experts outside the village to ensure a well-

rounded and informed approach to policy and strategy development (*Proposed by Carmen Brown*).

### **Key Theme #6: Leadership & Professional Development**

#### **Proposed Goals/Objectives:**

- Complete a Village Strategic Plan (*Proposed by Trish Gustafson*).
- Develop and run a thoughtful strategic planning process and complete a Council and staff supported plan (timeline and process agreed upon in 2025) (*Proposed by Gavin DeVore Leonard*).
- Complete a comprehensive wage study for all Village Positions using appropriate comparables; use this information to prepare pay ranges for each position (*Proposed by Trish Gustafson*).
- Create a clear process for Council-managed staff evaluation and contracts/pay, including check-ins during the year/between evaluations (including Solicitor) (*Proposed by Gavin DeVore Leonard*).
- Achieve clarity regarding Village staff salaries and benefits that impact Council-managed decisions (payrates, longevity, contracts, etc.) (*Proposed by Gavin DeVore Leonard*).

## Judy Kintner, Clerk of Council

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**From:** Susan Stiles <sastiles@att.net>  
**Sent:** Friday, March 21, 2025 10:47 AM  
**To:** Judy Kintner, Clerk of Council  
**Subject:** Consideration for Council Planning Session  
**Attachments:** InclusionaryZoningforCouncil.pages

March 21, 2025

Dear Council Members:

I would like you to consider approving an Inclusionary Zoning policy in your goals. The Planning Commission had planned to take up the discussion last spring/summer and you asked us to hold off for 6 months. We discussed it briefly at our last Planning Commission meeting and Gavin felt that Council needed to decide if they are interested in it. He wasn't sure if there is the support on Council.

I am interested in Inclusionary Zoning. It is a good way to insure income diversity in a neighborhood/development. It has been used successfully in a number of smaller communities around the country. It increases the number of affordable units while market rate numbers also increase.

In a nutshell, inclusionary zoning would require a developer to have a percentage (ie 5%) of units affordable for a specific income range within their development. For homeownership buyers you might target 80% to 120% of the AMI. This income range would probably include a lot of public employees, teachers and small business owners. For rental units, you could target below 80% of the AMI.

Inclusionary zoning works best with incentives. The offer of annexation if the developer agrees to inclusionary zoning would be one such incentive. An idea suggested by Meg Leatherman was to make it apart of the PUD. Incentives may include increased density and fewer parking spaces.

I know staff are concerned about monitoring it. I would suggest contracting with Yellow Springs Home, Inc. They have the expertise on income qualifying, support services, and tracking housing. They can also help with very low interest loans through the USDA.

At the Planning meeting, one of the members commented that there is a lot of support for inclusionary zoning in the community.

I hope you will consider this. Thank you.

Susan Stiles

also below as an attachment