

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

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

**Monday, April 7, 2025**

**CALL TO ORDER**

President of Council Kevin Stokes called the meeting to order at 6:04pm.

**ROLL CALL**

Present were President Stokes, Vice President Gavin DeVore Leonard and Council members Brian Housh and Trish Gustafson. Solicitor Blankenship, Village Manager Johnnie Burns, Planning, Zoning and Economic Development Coordinator Meg Leatherman, Police Chief Burge and Finance Director Michelle Robinson were also present. Carmen Brown was absent.

Housh MOVED TO EXCUSE THE ABSENCE OF COUNCILMEMBER BROWN. DeVore Leonard SECONDED, and the MOTION PASSED 4-0 ON A VOICE VOTE.

**ANNOUNCEMENTS**

Jonathan Platt spoke regarding the Storychain project, highlighting involvement of members of the Emerge Springs program and local donors.

Housh reported that Community Gardens are still accepting sign-ups. He noted that the Village Goals session has been moved to April 11<sup>th</sup>. Housh noted that MVRPC will be commissioning a region-wide active transportation study.

**CONSENT AGENDA**

1. Minutes of March 17, 2025 Regular Meeting
2. Minutes of March 31, 2025 Special Meeting

Gustafson MOVED and Housh SECONDED a MOTION TO APPROVE THE MINUTES of March 17, 2025. The MOTION PASSED 4-0 ON A VOICE VOTE.

DeVore Leonard MOVED and Gustafson SECONDED a MOTION TO APPROVE THE MINUTES of March 31, 2025. The MOTION PASSED 4-0 ON A VOICE VOTE.

**REVIEW OF AGENDA**

There were no changes made.

**PETITIONS/COMMUNICATIONS**

The Clerk will receive and file:

- Greene CATS re: Free Ride Day
- Meg Leatherman re: Small Business Support Flyer

DeVore Leonard reviewed communications.

**PUBLIC HEARINGS/LEGISLATION**

**Reading of Resolution 2025-20** Enacting a Policy to Permit Reasonable Fees for Record Requests for Body Camera Footage. Gustafson MOVED and Stokes SECONDED a MOTION TO APPROVE.

Blankenship introduced the legislation, noting that permission to charge for preparation of a public record is a first for the Ohio General Assembly. Being a first, she said, there will be some uncertainties when legislation is passed. She then asked for Council input into the policy provided.

Council discussed the policy, hearing from both the Clerk and Police Chief regarding, among other things, staff hours required to redact and prepare video requests, number of requests and types of requesters.

Chief Burge suggested that the “up to \$75/hour” amount be made exact, and this change was agreed-upon.

In response to a question from Housh, Blankenship opined that one driver of the legislation permitting these fees was the rise in content creators seeking to profit from body and cruiser cam videos.

Council discussed the proposed categories of those exempted from fees, touching on the suggestion that Village residents be exempted, that the Yellow Springs News be exempted, and that fees be waived in the event of “an event of significant interest”.

Blankenship noted that the residency exemption could be a challenge, since public records requests are permitted to be made anonymously.

No changes were finalized, Council determining that they would like to review an amended policy.

Housh MOVED TO TABLE RESOLUTION 2025-20. Gustafson SECONDED, and the MOTION PASSED 4-0 ON A VOICE VOTE.

**Reading of Resolution 2025-23** Authorizing the Village Manager to Renew Health Insurance for Village Employees. Housh MOVED and Gustafson SECONDED a MOTION TO APPROVE.

Robinson described the three options provided, noting the recommended plan, which allows employees to remain on the same plan with the same deductibles. Robinson noted some lowering of in-network costs and some of the rates.

Robinson noted that there will be a second renewal period in 2025 for deductibles, since the calendar year for this plan runs September 1-August 31.

Robinson stated that employees have been apprised of the recommended plan and will have the opportunity to meet with the insurance broker in the next week.

DeVore Leonard commented that because there is no employee union, this is one of the rare times that staff are encouraged to go directly to Council if they have concerns regarding the health care package.

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

**Reading of Resolution 2025-24** Authorizing the Village Manager to Enter into a Two Year Contract with Delta Dental for Dental Insurance for Village Employees. DeVore Leonard MOVED and Housh SECONDED a MOTION TO APPROVE.

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

## **CITIZEN CONCERNS**

Jennifer Rosengarten, Environment Commission member, read a list of EC suggestions, stating that it is the job of the Environmental Commission to advise Council regarding policy on environmental matters. The goals referenced will be reviewed during Council's goals session on April 11<sup>th</sup>.

New resident Sheena Fuson stated that she was present to introduce herself as an activist who is moving to the area with her family.

## **SPECIAL REPORTS**

**AMP Smart Thermostat Program.** Erin Miller, AMP's Vice President of Smart Programs and Sustainability, presented a Powerpoint on the smart thermostat program available through AMP. Participation is geared to impact peak shaving efforts.

Following the presentation and several questions, Council indicated their interest in bringing legislation for participation in the program to Council's next meeting.

**End of Year Report: Finance.** Robinson presented the year-end financial picture for 2024. Following the report, Housh MOVED and Gustafson SECONDED a MOTION TO APPROVE THE 2024 FINANCIALS. The MOTION PASSED 4-0 ON A VOICE VOTE.

**Treasurer End of Year Report.** Kintner presented the 2024 year-end Treasurer Report.

## **MANAGER'S REPORT**

Burns presented the Manager's report, highlighting that the Lawson Place lottery is in process, with two persons selected.

Burns noted that Hyper Reach alerts for tornadoes originate from the National Weather Service and are not under the control of local dispatch.

DeVore Leonard asked for a consistent approach as to when the tornado sirens are set off, since the most recent alarm was activated when the tornadic activity was in southern Greene County.

## **OLD BUSINESS**

**There was no Old Business.**

## **NEW BUSINESS**

**Consideration of a PUD on Less than Five Acres.** Stokes recused from consideration of the PUD on less than five acres and left the dais. Devore Leonard took over as Chair.

Leatherman introduced the topic, noting that the zoning code requires that Council authorize submittal of any PUD proposed for an area of less than five acres. An affirmative vote simply allows a developer to apply to Planning Commission.

The location, Leatherman said, is the Antioch Kettering building, which is comprises 1.256 acres. The Windsor Company's current plan is to renovate the existing structure into apartment units for persons age 55 and over.

Leatherman noted that Council may vote in favor if the proposal will "advance the purpose of the PUD district". She stated that her assessment of the project is that it will serve in this capacity, and read through several of these purposes, specifically; "to achieve economy and efficiency in the use of land; to promote efficient provision of public services and utilities; to provide better housing, and to encourage the use and improvement of

existing sites when the uniform regulations contained in other zoning districts alone do not provide adequate protection and safeguards for the property and surrounding areas.”

Leatherman responded to a question from Housh, stating that the three properties being considered for development are not contiguous, and thus must be considered separately.

Housh MOVED TO ALLOW FOR THE CONSIDERATION OF A PUD ON LESS THAN FIVE ACRES. Gustafson SECONDED, and the MOTION PASSED 3-0 on a VOICE VOTE.

**Water Reclamation Facility Update.** Burns presented information provided by Brad Ault, Water and Wastewater Supervisor, regarding upcoming plant upgrade and maintenance needs as follows:

Wessler Engineering has recently submitted a general need plan for the Water Reclamation plant and Bryan Lift Station, outlining some future needs. This plan will study current flows and capacity of the plant and outline any upgrades or updates needed to handle the flow from any projected future growth. Currently the plant is operating between 60% and 70% of design capacity: OEPA will mandate a capacity study to be completed once 80% of the design capacity threshold is met.

One of the most critical aspects of the plant is the air blowers for aeration treatment. These critical pieces of equipment were not updated during the 2012 plant upgrade and are currently 37 years old. Failure of one or more of the three blowers is likely within the next one-to-three years.

Burns noted a loan opportunity through the Ohio EPA for a study, which would then roll into a loan if there is need to expand.

In response to a question from DeVore Leonard, Burns stated that the plant is approaching capacity for normal use. He noted that a study will also provide information needed for re-piping to allow for some needed sliplining.

Burns stated that he will arrange for an in-depth presentation on the matter at an upcoming Council meeting.

**CBE Update.** Burns reported that Allison Moody has two prospective buyers for two parcels at the CBE, and Council will likely have an Executive Session to discuss one or both offers at their next Council meeting.

#### **FUTURE AGENDA ITEMS**

- April 21: Village End of Year Report  
Executive Session re: Real Estate  
**Ordinance 2025-07** Accepting Utility Easements for Center Circuit  
**Resolution 2025-20** Adopting a Law Enforcement Video Records Policy for Fees and Processing  
**Resolution 2025-25** Approving an Annexation Agreement with Miami Township  
**Resolution 2025-26** Approving a Smart Thermostat Agreement with American Municipal Power to Assist in Peak Shaving Efforts
- May 5: Executive Session Purpose of Employment or Compensation of Public Employee  
Resolution 2025-xx Approving a Developers Agreement  
Quarterly Financials  
Treasurer Report  
Council Process for Projects
- May 19:

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

**ADJOURNMENT**

At 8:35pm, Gustafson MOVED TO ADJOURN. Housh SECONDED, and the MOTION PASSED 4-0 ON A VOICE VOTE.

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

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