

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

In Council Chambers @ 6 P.M.

Monday, December 15, 2025

CALL TO ORDER

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

ROLL CALL

Present were Council President Kevin Stokes, Vice President Gavin DeVore Leonard and Council members Brian Housh, Carmen Brown and Trish Gustafson. Solicitor Amy Blankenship, AVM/Project Lead Elyse Giardullo, Chief Paige Burge and Village Manager Johnnie Burns were also present.

SWEARINGS IN

Kevin Stokes swore in Ruth Hoff: Environmental Commission
Mayor Conine swore in Steve McQueen: Mayor
Mayor Conine swore in Stephanie Pearce: Council Member
Mayor Conine swore in Senay Semere: Council Member
Mayor Conine swore in Angie Hsu: Council Member

ANNOUNCEMENTS

Ena Neron read a lengthy proclamation honoring outgoing Mayor Conine.

Housh asked that the new Council make several appointments to Commissions in January.

Dorothee Bouquet announced information related to wanting Council to make an appointment to Active Transportation Committee.

Carmen Brown related information regarding making donations to the Hatian

CONSENT AGENDA

1. Minutes of December 1, 2025 Regular Meeting
2. Credit Card Statement for November

Gustafson MOVED and Housh SECONDED a MOTION TO APPROVE THE MINUTES of December 1, 2025 Regular Council Meeting. The MOTION PASSED 5-0 ON A VOICE VOTE.

DeVore Leonard MOVED and Gustafson SECONDED a MOTION TO APPROVE THE CREDIT CARD STATEMENT FOR NOVEMBER. The MOTION PASSED 5-0 ON A VOICE VOTE.

REVIEW OF AGENDA

There were no changes made.

PETITIONS/COMMUNICATIONS

The Clerk will receive and file:

Mayor's Clerk re: Mayor's Report (2)
Council Clerk re Annual Meeting Calendar
Bethany Gray re: Habitat Community Status (2)
Sherri Ihle re: Support for Windsor CRA
Luisa Bieri re: Support for Windsor CRA
Matthew Raska re: Support for Windsor CRA
Alice Robrish re: Support for Windsor CRA
Daniel Robrish re: Support for Windsor CRA
Toni Dosik re: Support for Windsor CRA
Council Clerk: New Council Oaths (3)
Phillip O'Rourke re: Chamber Announcement
Dorothee Bouquet re: Request for Active Transportation Rep
Brian Housh re: Sample Anti-Discrimination Ordinance

DeVore Leonard reviewed communications.

PUBLIC HEARINGS/LEGISLATION

DeVore Leonard MOVED and Brown SECONDED a MOTION TO READ BY TITLE ONLY ALL EMERGENCY AND SECOND READ LEGISLATION. The MOTION PASSED 5-0 ON A VOICE VOTE.

Second Reading and Public Hearing of Ordinance 2025-29 Approving a Right of Way Vacation Off of East Center College Street. Brown MOVED and Housh SECONDED a MOTION TO APPROVE.

Burns noted that the alley needs to be vacated because there are structures on top of it and it cannot be

used as a right of way.

Stokes OPENED THE PUBLIC HEARING.

Jon Hudson, neighboring property owner, expressed appreciation for the vacation.

Stokes CLOSED THE PUBLIC HEARING AND CALLED THE VOTE. The MOTION PASSED 5-0 ON A ROLL CALL VOTE.

Emergency Reading of Ordinance 2025-30 Approving a Third Fourth Quarter Supplemental Appropriation and Declaring an Emergency. Brown MOVED and Gustafson SECONDED a MOTION TO APPROVE.

Giardullo presented the supplemental for the Finance Director, who is out on leave. She explained that this is a year-end close out to assure that there is enough in all lines to cover wages, legal expenses, contractual increases, and to account for grants and donations received.

Giardullo called out the \$30,000 addition to upgrade the Village server, which is old enough that it can no longer support updates. This is phase I of a plan to upgrade the system over time, she said.

DeVore Leonard received confirmation that legal expenses have indeed gone up. Burns noted LIHTC, CRA and the Personnel Policy Manual as several cost-drivers.

DeVore Leonard commented that it would be wise to check in soon regarding legal fees so that Council has an ongoing sense of where those stand.

Stokes OPENED THE PUBLIC HEARING.

Reilly Dixon, Yellow Springs News, asked whether the numbers listed for legal fees represented all departments or just Council, and was told the number reflects all department legal fees.

Burns addressed Dixon's question regarding the increase to solid waste, explaining that an increase in the Rumpke contract had not been accounted for in the budget, but that the funds are there and simply need to be moved so that they can be used to pay Rumpke.

Housh commented that the shift from a retainer model to a contract model for legal services has not resulted in significantly higher cost, noting several areas that have needed more legal consultation this year which have increased expenditures.

Stokes CLOSED THE PUBLIC HEARING AND CALLED THE VOTE. The MOTION PASSED 5-0 ON A ROLL CALL VOTE.

Reading of Resolution 2025-61 Authorizing the Village Manager to Enter into a Contract with Hocking Athens Perry Community Action and Barons Bus for Go Bus Services. Brown MOVED and Housh SECONDED a MOTION TO APPROVE.

Burns noted the previous meeting's presentation, stating that more information will follow as the project moves forward.

Stokes CALLED THE VOTE, and the MOTION PASSED 5-0 ON A VOICE VOTE.

Reading of Resolution 2025-62 Authorizing the Village Manager to Enter into a Contract with Axon for Dashcam and Bodycam Services. Brown MOVED and DeVore Leonard SECONDED a MOTION TO APPROVE.

Blankenship noted that the provider will be changed in 2026. She noted that while the resolution uses "in a form substantially similar to" for the attached contract, the vendor has accepted all of the proposed redlines shown in the provide version.

Chief Burge commented that the department has had ongoing issues with equipment provided by the current contractor, but that learning of an issue with the battery pack exploding without warning was the "nail in the coffin" prompting a search for an alternative provider. Burge noted that Axon is an industry leader and had provided the lowest/best bid, adding that the switch will result in an annual savings of about \$3,800.

Stokes CALLED THE VOTE, and the MOTION PASSED 5-0 ON A VOICE VOTE.

Reading of Resolution 2025-63 Approving Vacation Time Pay Out for the Village Manager. Brown MOVED and Gustafson SECONDED a MOTION TO APPROVE.

Blankenship explained that while the Manager can carry over 80 hours, his contract permits payout for those hours he is unable to use as vacation during the year.

Brown noted that the number of hours was not as high this year, which is a step in the right direction.

Housh agreed that vacation hours are meant to be used and enjoyed.

Stokes CALLED THE VOTE, and the MOTION PASSED 5-0 ON A VOICE VOTE.

Reading of Resolution 2025-64 Appreciation for Trish Gustafson's Service as a Council Member. Housh MOVED and DeVore Leonard SECONDED a MOTION TO APPROVE.

The resolution was read in full, and prompted appreciative remarks.

Stokes CALLED THE VOTE, and the MOTION PASSED 5-0 ON A VOICE VOTE.

Reading of Resolution 2025-65 Appreciation for Kevin Stokes' Eight Years of Service as a Council Member. DeVore Leonard MOVED and Housh SECONDED a MOTION TO APPROVE.

The resolution was read in full. Stokes expressed his appreciation to citizens and his fellow Council members.

Stokes CALLED THE VOTE, and the MOTION PASSED 5-0 ON A VOICE VOTE.

Reading of Resolution 2025-66 Appreciation for Brian Housh's Twelve Years of Service as a Council Member. DeVore Leonard MOVED and Stokes SECONDED a MOTION TO APPROVE.

The resolution was read in full.

Stokes asked new Council members to "do as well as Brian has done" in representing the Village in the region.

Brown lauded Housh for his ability to collaborate.

Gustafson remarked on Housh's extensive connections in both local and state government.

Housh made remarks regarding his interest in local government and added some advice to incoming Council members.

Stokes CALLED THE VOTE, and the MOTION PASSED 5-0 ON A VOICE VOTE.

Reading of Resolution 2025-67 Condemning the Practice of Conversion Therapy. MOVED and SECONDED a MOTION TO APPROVE.

Housh read the resolution in full. He made a pitch for a more extensive anti-discrimination ordinance in the new year.

Stokes CALLED THE VOTE, and the MOTION PASSED 5-0 ON A VOICE VOTE.

Reading of Resolution 2025-68 Authorizing the Village Manager to Enter into a Residential Community Reinvestment Area Agreement for Real Property Located Within the Village of Yellow Springs Community Reinvestment Area; and Authorizing and Approving Related Matters. Brown MOVED and DeVore Leonard SECONDED a MOTION TO APPROVE.

Blankenship noted that Council had passed enabling legislation on November 17th, designating the entirety of the village as a Community Reinvestment Area. She added that any entity seeking a tax abatement in the village will have to receive approval from Council. She noted that because the Union building and Kettering building projects are separate and distinct, they require separate resolutions.

Blankenship described the attachments to each resolution, then explained the requested abatements as follows:

Both abatements are 75% abatements, meaning that 25% of the real property taxes due on the entire Project will continue to be paid to the appropriate taxing jurisdictions, notwithstanding the CRA. The Village will still get 25% of what it would have gotten, as will the school district and the Township. When the CRA falls off in year 16, all taxing jurisdictions will get everything they would have gotten but for the CRA (i.e., transforming an unproductive asset into a productive asset) [UNLESS Village authorizes a TIF later].

No income tax levies will be impacted, she stated. The Village, School Districts, etc. will continue to receive all of those benefits. No real property taxes regarding land value are impacted, again unless the Village authorizes a TIF later. In accordance with the Village's previously approved CRA Ordinance, both agreements require 15% of units be "affordable" in accordance with the Village Zoning Code definition.

Tyler Bridge of Bricker Graydon further explained how the abatement will work. He stressed that because the property was previously designated educational, no entity received any property tax, so even with an abatement, all taxing entities are improved.

Housh asked for clarification, receiving confirmation that at year 16 all entities begin to receive taxes based on the improved value of the property but do not receive “back taxes” for the previous 15 years.

Responding to Housh, Bridge explained that the CRA only applies to new construction, so the increased value of the properties in question will result in some income, for the Union property in the next tax cycle and for the Kettering property following purchase and subsequent tax cycle.

Erik Alfieri, representing the Windsor Companies, noted that the CRA tool is intended to incentivize development that might not occur without such incentives.

Alfieri noted two pressures exacerbating the need for abatement, those being rising cost of development in general and rising interest rates, which combine to increase the difficulty of securing construction financing.

Housh asked why the projects are contingent upon one another and was told that economy of scale was the reason.

Alfieri stressed that without the incentive structure the projects cannot happen. He asserted that the village will experience an increase in revenue due to the increased value of the properties and stated that the projects will drive economic growth in the community.

Alfieri affirmed that the required traffic and stormwater studies are in process.

Brown asked what the cost to tear down the Union building will be and was informed by Alfieri that it is estimated at “upwards of a million.”

Housh asked why the abatement agreement states that the 15% affordable units requirement ends after 15 years, stating his understanding that this was to have been a permanent promise of affordability.

After checking minutes for Planning Commission for the PUD approval and the Council minutes for their approval of the PUD recommendation, Blankenship confirmed that the agreement was for “15% permanently affordable” units for both Kettering and Union projects, which “lives in the conditions of approval laid out in the Planning Commission’s approval of the PUD and subsequent recommendation to Council for their approval.

Blankenship added that an enforcement mechanism regarding the affordable units will need to be worked out in the PUD agreement between Council and the developer.

Housh requested again that East North College Street be returned to the Village and opened to traffic as a best practice in mitigating traffic.

Blankenship stated that the Village cannot legally require a developer to acquire Right of Way.

Housh commented that he will vote for the CRA because housing is needed, but expressed his disappointment that Antioch and the developer could not work something out regarding the Right of Way.

Stokes CALLED THE VOTE, and the MOTION PASSED 5-0 ON A ROLL CALL VOTE.

Reading of Resolution 2025-69 Authorizing the Village Manager to Enter into a Residential Community Reinvestment Area Agreement for Real Property Located Within the Village of Yellow Springs Community Reinvestment Area; and Authorizing and Approving Related Matters. Brown MOVED and Gustafson SECONDED a MOTION TO APPROVE.

Stokes asked whether a commitment to 15% affordable units had been built into the PUD agreement for the Kettering property.

Burns stated that yes, this was the case.

Stokes asked whether there was anything notably different regarding the Kettering property PUD that should be noted.

Bridge identified two differences of note, one being that this property will consist of a rebuild rather than a new construction, and the second being that the CRA will not be in effect until the Windsor Companies takes possession of the property.

Alfieri attested to the accuracy of Bridge’s observation.

Stokes CALLED THE VOTE, and the MOTION PASSED 5-0 ON A ROLL CALL VOTE.

Reading of Resolution 2025-70 Authorizing the Village Manager to Submit a Grant Application to the Ohio Department of Transportation for Active Transportation Plan Development Assistance. DeVore Leonard MOVED and Housh SECONDED a MOTION TO APPROVE.

Burns stated that this is a grant to update the Active Transportation plan, an effort which is currently underway.

Housh MOVED to revise the second Whereas to add “safe walking biking and rolling infrastructure for all ages and abilities” in place of the words “sidewalk and street crossing”. Brown SECONDED.

Stokes CALLED THE VOTE ON THE MOTION. The MOTION TO AMEND PASSED 5-0 ON A VOICE VOTE.

Housh MOVED to replace the words “Active Transportation Committee” with “Village of Yellow Springs” in the second Whereas. Brown SECONDED.

Stokes CALLED THE VOTE ON THE MOTION. The MOTION TO AMEND PASSED 5-0 ON A VOICE VOTE.

Stokes CALLED A VOTE ON THE MOTION TO APPROVE AS AMENDED. The MOTION PASSED 5-0 ON A VOICE VOTE.

Reading of Resolution 2025-71 Approving Grant Funds to the 365 Project in Support of 2025 Kwanzaa Activities. Brown MOVED and Housh SECONDED a MOTION TO APPROVE.

Kevin McGruder spoke in favor of the request, providing background on the celebration and noting activities that would be funded through Council’s grant. Kwanzaa is a secular event open and welcoming to all members of the community, McGruder stated.

Stokes CALLED A VOTE ON THE MOTION TO APPROVE. The MOTION PASSED 5-0 ON A VOICE VOTE.

Reading of Resolution 2025-72 Authorizing a One-Time Bonus for the Council Clerk. Brown MOVED and Housh SECONDED a MOTION TO APPROVE.

Stokes CALLED A VOTE ON THE MOTION TO APPROVE. The MOTION PASSED 5-0 ON A VOICE VOTE.

CITIZEN CONCERNS

Shernaz Reporter asked that Short Street be reopened during the winter.

Mitzie Miller noted that High School seniors are volunteering to shovel snow for village seniors.

Rebecca Potter spoke to the CRA agreements just passed, stating that the schools receive the same amount regardless unless there is new construction.

Jessica Thomas asked that Council pass legislation opposing ICE activities in the community.

Judith Hempfling stated her agreement with Thomas regarding opposition to ICE.

Lisa Abel stated that as of January 1 there will be no Council members on YSDC, and asked that new members be appointed as soon as possible.

SPECIAL REPORTS

There were no Special Reports.

MANAGER’S REPORT

Burns made note of the multiple call-outs on Friday evening with a power outage compounded by heavy snow and plowing needs. He asked that people not call the Village or 9-1-1 in such situations, since the switchboard was flooded with calls and people came to the lobby to express concerns, further complicating the matter.

Burns showed a photo of tire tracks covering the Gaunt Park playing fields which have destroyed the fields and will need to be repaired.

Upon request from Housh, Burns clarified that CRAs are indeed tax abatements, but TIF’s do not constitute an abatement.

OLD BUSINESS

There was no Old Business.

NEW BUSINESS

There was no New Business.

BOARDS AND COMMISSIONS

There were no Board and Commission Reports.

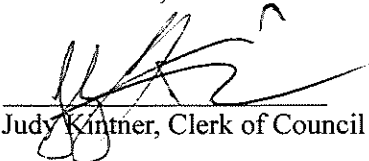
FUTURE AGENDA ITEMS

- Jan. 5: Nomination/Vote for Council President
 Nomination/Vote for Council Vice President
 First Reading of Resolution 2026-01 Authorizing the Sale During Calendar Year 2025 of
 Municipally Owned Personal Property Which is Not Needed for Public Use, or Which is Obsolete
 or Unfit for the Use for Which It was Acquired, by Internet Auction, Pursuant to Ohio Revised
 Code Section 721.15(D)
 Resolution 2026-02 Approving Grant Funds to the 365 Project for MLK Day and Juneteenth
 Activities for Calendar Year 2026
 Temporary Appointment of Council Representatives to YSDC
 Council Retreat Agenda
- Jan. 20: Work Session @5pm "Short Street"
 Regular Session @6pm
- Jan. 23: Council Retreat (9-4pm)
- Feb. 2:
- Feb. 17: Work Session @5pm "Village Goals"
 Regular Meeting @6pm
 Village End of Year Reports

ADJOURNMENT

At 8:35pm Brown MOVED and Housh SECONDED a MOTION TO ADJOURN. The MOTION PASSED 5-0 ON A VOICE VOTE.

Signed: 
Kevin Stokes, Council President

Attest: 
Judy Kintner, Clerk of Council