

**COUNCIL FOR THE VILLAGE OF YELLOW SPRINGS
WORK SESSION AND REGULAR COUNCIL MEETING
AGENDAS**

In Council Chambers @5:00 P.M.

Monday, August 17, 2026

Anyone can observe meetings live via cable Channel 5, (Community Access Yellow Springs) or on YouTube. ZOOM participation will be offered only for virtual meetings. Please contact the Council Clerk at 937-767-9126 or clerk@yellowsprings.gov for any questions regarding the Council meeting.

WORK SESSION

CALL TO ORDER (5:00)

ROLL CALL

WORK SESSION

Bowen Housing Study Presentation and Discussion. (Patrick Bowen)

ADJOURNMENT

REGULAR MEETING

CALL TO ORDER (6:00)

ROLL CALL

SWEARINGS IN

Matt Raska and Chad Runyon; BZA

ANNOUNCEMENTS

CONSENT AGENDA

1. Minutes of July 20, 2026 Regular Meeting
2. Minutes of July 20, 2026 Special Meeting: Work Session
3. Minutes of July 24, 2026 Special Meeting: Executive Session
4. Minutes of July 30, 2026 Special Meeting: Executive Session
5. Minutes of August 13, 2026 Special Meeting: Executive Session
6. Credit Card Statement for July, 2026

REVIEW OF AGENDA

I. PETITIONS/COMMUNICATIONS (6:10)

The Clerk will receive and file:

Jeff Szkody re: Opposition to Glass Farm Development
Kaitlyn Alavattam-Grulick re: Opposition to Glass Farm Development
Mayor's Clerk re: Monthly Report (2)

II. CITIZEN CONCERNS (6:15)

III. PUBLIC HEARINGS/LEGISLATION (6:30)

Second Reading and Public Hearing of Ordinance 2026-14 Repealing and Replacing Section 206.04 “Credit Card Policy” of the Codified Ordinances of the Village of Yellow Springs, Ohio

Second Reading and Public Hearing of Ordinance 2026-15 Renewing a Franchise for Operation of a Gas Utility in the Village of Yellow Springs, Ohio to the Vectren/Center Point Energy Company and Specifying the Terms and Conditions Thereof

Second Reading and Public Hearing of Ordinance 2026-17 Approving a Bad Debt Write-Off Policy for Village Accounts

Reading of Resolution 2026-30 Accepting Amounts and Rates as Determined by the Budget Commission and Authorizing the Necessary Tax Levies and Certifying Them to the County Auditor

IV. SPECIAL REPORTS (6:40)

Sewer Capacity Study Update (Wessler Engineering: 30 min.)

V. MANAGER’S REPORT (7:10)

VI. OLD BUSINESS (7:20)

Housing Mission Statement (Hsu: 5 min.)

Strategic Plan RFQ Update (DeVore Leonard: 5 min.)

VII. NEW BUSINESS

VIII. BOARD AND COMMISSION REPORTS

Planning Commission	Leonard	Brown
Finance Committee	Leonard	Semere
Yellow Spring Development Corporation (YSDC)	Pearce	Semere
Public Arts & Culture Commission	Brown	Pearce
Library Commission (LC)	Hsu	Semere
Environmental Commission (EC) (TBD)	Brown	Hsu
Village Mediation Program (VMP)	Brown	
YS School Liaison	Pearce	
YS Chamber Liaison	Leonard	
Active Transportation Liaison	Pearce	
Miami Valley Regional Planning Commission (MVRPC)	Semere	Brown
Greene County Regional Planning Commission (GCRPC)	Brown	Semere
Housing Committee	Hsu	TBD

IX. FUTURE AGENDA ITEMS* (7:30)

Sep. 8: Updated Glass Farm Timeline
Economic Development Progress Update (Semere: 10 min.)
Goals Update

Sept. 21:

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

EXECUTIVE SESSION

ADJOURNMENT

The next regular meeting of the Council for the Village of Yellow Springs will be held at 6:00 p.m. on **Tuesday, September 8, 2026.**

**COUNCIL FOR THE VILLAGE OF YELLOW SPRINGS
SPECIAL COUNCIL MEETING: WORK SESSION
MINUTES**

Council Chambers 5pm.

Monday, July 20, 2026

CALL TO ORDER

President of Council Gavin DeVore Leonard called the meeting to order at 5:00 pm.

ROLL CALL

Present were Council President DeVore Leonard, Vice President Angie Hsu and Council members Senay Semere and Stephanie Pearce. AVM/Project Lead Elyse Giardullo, Digital Media Manager Ben Guenther Solicitor Amy Blankenship and Village Manager Johnnie Burns were also present. Brown joined the meeting at 5:04 pm.

WORK SESSION

Rollout of New Village Website. Elyse Giardullo described updated features available on the new website, addressed questions and explained required accessibility features. She noted the leadership of Digital Media Manager Ben Guenther, who has taken lead on this initiative, and the support of Council.

Giardullo noted that Revize was selected for a number of reasons, in large part their familiarity with municipal platforms, and for ease of site usage.

Guenther and Giardullo then walked Council through various features and specific improvements over the current site.

The rollout was positively received overall, with several comments made regarding adding other features.

The plan is for the site to go live on July 27th.

DeVore Leonard asked for an annual report on website analytics.

Giardullo noted that Revize offers an every-four-years revision to the site to keep it modern and relatable.

ADJOURNMENT

At 5:41pm, Brown MOVED and Hsu SECONDED a MOTION TO ADJOURN. The MOTION PASSED 5-0 ON A VOICE VOTE.

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

In Council Chambers @ 6 P.M.

Monday, July 20, 2026

CALL TO ORDER

President of Council Gavin DeVore Leonard called the meeting to order at 6:01 pm.

ROLL CALL

Present were Council President DeVore Leonard, Vice President Angie Hsu and Council members Carmen Brown, Senay Semere and Stephanie Pearce. Solicitor Amy Blankenship, Assistant Village Manager Elyse Giardullo and Village Manager Johnnie Burns were also present.

ANNOUNCEMENTS

Brown noted the fourth in a series of five America 250 speaker events focused on Black Patriots coming up on July 31st.

Semere thanked the Village team for their help in closing Short Street for the World Cup Final community celebration.

Pearce noted Landlord and Tenant listening sessions set for July 28th and 29th, respectively.

CONSENT AGENDA

1. Minutes of July 6, 2026 Regular Meeting
2. Credit Card Statement for June, 2026

Hsu MOVED and Semere SECONDED a MOTION TO APPROVE THE CONSENT AGENDA. 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:

Benjamin Valley re: Animal Control Contract Question
Pam Nelson re: Concern re: Development on Glass Farm
Mayor's Clerk re: Mayor's Reports (3)

CITIZEN CONCERNS

Carrie Stogler stated she was targeted by a tree company recently and wanted to bring it to general attention. She is running an information session on this type of scam and resources available next week.

Liz Porter read a letter of complaint regarding the alley behind her home which she states has potholes which redevelop after filling. She commented that 12 homes use the alley, often for parking, and asked for a more permanent repair, calling past remediations "worthless".

Eric Clark spoke against any development on the Glass Farm, noting other projects planned or underway in the village. He asked that Council "step back from the Glass Farm."

Nicole Stout stated opposition to housing on the Glass Farm. She asked for a community vote on development on Glass Farm. She opined that "everybody at Spring Meadows is opposed to development at Glass Farm."

Robert Hycamp asked that the cost to each household for affordable housing be mapped out before there is any development of the Glass Farm.

Pam Nelson stated that input be gathered from the community before there is any development of the land. She stated that “greenspace is most of the reason we moved to this community.”

PUBLIC HEARINGS/LEGISLATION

Hsu MOVED and Brown SECONDED a MOTION TO READ EMERGENCY LEGISLATION BY TITLE ONLY. The MOTION PASSED 5-0 ON A VOICE VOTE.

Emergency Reading of Ordinance 2026-13 Approving a Third Quarter 2026 Supplemental Appropriation and Declaring an Emergency. Brown MOVED and Pearce SECONDED a MOTION TO APPROVE.

Giardullo explained that the adjustments reflect reimbursements and donations.

DeVore Leonard OPENED THE PUBLIC HEARING. There being no comment, DeVore Leonard CLOSED THE PUBLIC HEARING AND CALLED THE VOTE. The MOTION PASSED 5-0 ON A ROLL CALL VOTE.

First Reading of Ordinance 2026-14 Repealing and Replacing Section 206.04 “Credit Card Policy” of the Codified Ordinances of the Village of Yellow Springs, Ohio. Brown MOVED and Hsu SECONDED a MOTION TO APPROVE.

Blankenship explained the ordinance, noting that State law requires a credit card policy be in place. This ordinance reflects additions to the policy required by State law.

DeVore Leonard declined to call a vote on the first reading.

First Reading of Ordinance 2026-15 Renewing a Franchise for Operation of a Gas Utility in the Village of Yellow Springs, Ohio to the Vectren/Center Point Energy Company and Specifying the Terms and Conditions Thereof. Brown MOVED and Semere SECONDED a MOTION TO APPROVE.

Blankenship explained that a number of years ago, a franchise agreement was granted to Vectren’s predecessor for natural gas operations in the Village. CenterPoint Energy Ohio is now selling the Vectren Energy Delivery of Ohio operations to National Fuel Gas Company. That sale is expected to close in the fourth quarter of 2026. CenterPoint is currently doing due diligence with respect to its franchise agreements with municipalities in Ohio. The agreement has an automatic renewal clause unless terminated.

DeVore Leonard declined to call a vote on the first reading.

Emergency Reading of Ordinance 2026-16 Approving the Editing and Inclusion of Certain Ordinances and Resolutions as Parts of the Various Component Codes of the Codified Ordinances; Approving, Adopting and Enacting New Matter in the Updated and Revised Codified Ordinances; Repealing Ordinances and Resolutions in Conflict Therewith; Publishing the Enactment of New Matter; and Declaring an Emergency. Semere MOVED and Brown SECONDED a MOTION TO APPROVE.

The Clerk explained that codified ordinances have been sent to American Legal Publishing and vetted against State law. Those ordinances as updated to reflect State law where necessary have now been reviewed by staff. Once Council approves the ordinance, American Legal can proceed to update the Village’s codified ordinances.

DeVore Leonard OPENED THE PUBLIC HEARING. There being no comment, DeVore Leonard

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

First Reading of Ordinance 2026-17 Approving a Bad Debt Write-Off Policy for Village Accounts. Brown MOVED and Pearce SECONDED a MOTION TO APPROVE.

Blankenship explained that the Village currently writes off unpaid utility bills and there is occasionally other bad debt for which best practice would be to have a write-off policy in place. Per the attached ordinance Village Council will be presented with debt write-offs for legislative approval.

DeVore Leonard declined to call a vote on the first read.

Reading of Resolution 2026-29 Approving a Grant to Yellow Springs Senior Center. Hsu MOVED and Semere SECONDED a MOTION TO APPROVE.

DeVore Leonard explained that this is another resolution providing the same grant to the Senior Center with conditions that they will be able to meet to access the funds, given that the previous resolution's stipulations were not able to be met.

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

SPECIAL REPORTS

There were no Special Reports.

MANAGER'S REPORT

Burns presented the Manager's Report, noting a number of staff level initiatives underway.

Burns noted that Glass Farm appraisals should be in the second week of August.

Community Outreach Coordinators have been very busy this summer, he noted.

The Village received funding to support the Active Transportation update.

June water loss was a record low at 18.6.

The electric department has asked for additional trimming work to try to stay ahead of the large number of young and reckless squirrels.

Social media outreach continues to grow.

DeVore Leonard asked for details about Holt's Glass Farm community engagement memo.

Holt noted that the 12-week plan covers a number of outreach techniques which will allow staff to gather and distill information collected.

Giardullo added that the new website will help in the outreach efforts.

DeVore Leonard asked that Council be able to visit the site first so they have a handle on questions to be asked.

OLD BUSINESS

Housing Mission Statement. Hsu noted that the statement is meant as a statement to the community as a means of explanation regarding Council's housing efforts.

Brown explained her rewrite of the statement and asked for feedback.

Council decided as a group to have Hsu and Brown work together to craft a combined statement that specifies the need for workforce and affordable (as defined). This will return to Council on August 17th.

NEW BUSINESS

Bowen Housing Study Work Session Discussion. DeVore Leonard asked Council members to get comments on the study to the Clerk by August 10th, and asked the Clerk to send a reminder about three days prior to that date.

BOARD AND COMMISSION REPORTS

Brown reported on upcoming PACC and EC activities.

DeVore Leonard commented on Finance Committee activities.

Semere reported on YSDC's economic development activities.

MVRPC; Pearce attended this meeting, which covered dark skies and air quality.

Pearce commented that the Active Transportation Plan needs to be in to ODOT by February.

DeVore Leonard received confirmation that this plan will drive non-automobile transportation plans in the village for next five years.

FUTURE AGENDA ITEMS

Aug. 3: CANCELLED

Aug. 17: Work Session: Bowen Housing Study

Aug. 17: **Second Reading and Public Hearing of Ordinance 2026-14** Repealing and Replacing Section 206.04 "Credit Card Policy" of the Codified Ordinances of the Village of Yellow Springs, Ohio

Second Reading and Public Hearing of Ordinance 2026-15 Renewing a Franchise for Operation of a Gas Utility in the Village of Yellow Springs, Ohio to the Vectren/Center Point Energy Company and Specifying the Terms and Conditions Thereof

Second Reading and Public Hearing of Ordinance 2026-17 Approving a Bad Debt Write-Off Policy for Village Accounts

Reading of Resolution 2026-31 Providing VYS Job Descriptions

Recommendation of Strategic Planner

Economic Development Progress Update

Updated Glass Farm Timeline

Housing Mission Statement Update

Sep. 8: Executive Session for Evaluation of Personnel

Reading of Resolution 2026-30 Accepting Amounts and Rates as Determined by the Budget Commission and Authorizing the Necessary Tax Levies and Certifying Them to the County Auditor

EXECUTIVE SESSION

At 7:25pm Pearce MOVED to enter Executive Session under Ohio Revised Code 121.22(G)(1) To consider the appointment and employment of public officials and employees. Hsu SECONDED, and the MOTION PASSED 5-0 on a ROLL CALL VOTE.

Blankenship, Burns, the Clerk and Holt were present for the first 35 minutes of the session. Burns and Blankenship were present for the entirety of the session.

At 8:57, Semere MOVED and Hsu SECONDED a MOTION TO EXIT EXECUTIVE SESSION. The MOTION PASSED 5-0 on a VOICE VOTE.

MOTION TO ENTER REGULAR SESSION

At 8:59, Hsu MOVED and Semere SECONDED a MOTION TO ENTER REGULAR SESSION. The MOTION PASSED 5-0 on a VOICE VOTE.

NOMINATION/VOTE FOR BZA POSITIONS

DeVore Leonard NOMINATED Chad Runyon as a Full Member of BZA. Hsu SECONDED, and the MOTION PASSED 5-0 on a VOICE VOTE.

DeVore Leonard NOMINATED Matt Raska as a Full Member of BZA. Brown SECONDED, and the MOTION PASSED 5-0 on a VOICE VOTE.

NOMINATED Kate Levesconte as an Alternate Member of BZA. Hsu SECONDED, and the MOTION PASSED 5-0 on a VOICE VOTE.

DeVore Leonard MOVED TO HOLD A SPECIAL MEETING OF COUNCIL at 2pm JULY 24, 2026 for the purpose of EXECUTIVE SESSION. Semere SECONDED, and the MOTION PASSED 5-0 ON A VOICE VOTE.

ADJOURNMENT

At 9:03pm Hsu MOVED and Pearce SECONDED a MOTION TO ADJOURN. The MOTION PASSED 5-0 ON A VOICE VOTE.

Signed: _____

Gavin DeVore Leonard, Council President

Attest: _____

Judy Kintner, Council Clerk

**COUNCIL FOR THE VILLAGE OF YELLOW SPRINGS
SPECIAL COUNCIL MEETING: EXECUTIVE SESSION MINUTES**

Council Chambers 2pm.

Friday, July 24, 2026

CALL TO ORDER

President of Council Gavin DeVore Leonard called the meeting to order at 2:05 pm.

ROLL CALL

Present were Council President DeVore Leonard, Vice President Angie Hsu (via ZOOM) and Council members Senay Semere and Stephanie Pearce. Village Manager Johnnie Burns was also present. Carmen Brown was absent.

SWEARING IN

DeVore Leonard MOVED and Pearce SECONDED a MOTION TO DEPUTIZE Johnnie Burns as DEPUTY CLERK. The MOTION PASSED 4-0 ON A VOICE VOTE.

EXECUTIVE SESSION

At 2:02pm, Semere MOVED and Pearce SECONDED a MOTION TO ENTER EXECUTIVE SESSION Under Ohio Revised Code 121.22(G)(1) To consider the appointment and employment of public officials. The MOTION PASSED 4-0 ON A ROLL CALL VOTE.

Burns was present for the first 10 minutes of the session.

MOTION TO ENTER REGULAR SESSION

At 4:32 Pearce MOVED and Semere SECONDED a MOTION TO ENTER REGULAR SESSION. The MOTION PASSED 4-0 ON A VOICE VOTE.

ADJOURNMENT

At 4:25 pm, Semere MOVED and Pearce SECONDED a MOTION TO ADJOURN. The MOTION PASSED 4-0 ON A VOICE VOTE.

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**COUNCIL FOR THE VILLAGE OF YELLOW SPRINGS
SPECIAL COUNCIL MEETING: EXECUTIVE SESSION MINUTES**

Council Chambers 3pm.

Thursday, July 30, 2026

CALL TO ORDER

President of Council Gavin DeVore Leonard called the meeting to order at 3:05 pm.

ROLL CALL

Present were Council President DeVore Leonard, Vice President Angie Hsu (via ZOOM) and Council members Carmen Brown, Senay Semere and Stephanie Pearce. Village Manager Johnnie Burns was also present.

SWEARING IN

DeVore Leonard MOVED and Pearce SECONDED a MOTION TO DEPUTIZE Johnnie Burns as DEPUTY CLERK. The MOTION PASSED 5-0 ON A VOICE VOTE.

EXECUTIVE SESSION

At 3:02pm, DeVore Leonard MOVED and Pearce SECONDED a MOTION TO ENTER EXECUTIVE SESSION Under Ohio Revised Code 121.22(G)(1) To consider the appointment and employment of public officials. The MOTION PASSED 5-0 ON A ROLL CALL VOTE.

Burns was present for the first 10 minutes of the session.

MOTION TO ENTER REGULAR SESSION

At 5:32 DeVore Leonard MOVED and Semere SECONDED a MOTION TO ENTER REGULAR SESSION. The MOTION PASSED 5-0 ON A VOICE VOTE.

ADJOURNMENT

At 5:33 pm, Semere MOVED and Pearce SECONDED a MOTION TO ADJOURN. The MOTION PASSED 5-0 ON A VOICE VOTE.

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**COUNCIL FOR THE VILLAGE OF YELLOW SPRINGS
SPECIAL COUNCIL MEETING: EXECUTIVE SESSION MINUTES**

Council Chambers 10am.

Friday, August 7, 2026

CALL TO ORDER

President of Council Gavin DeVore Leonard called the meeting to order at 10:10am.

ROLL CALL

Present were Council President DeVore Leonard, Vice President Angie Hsu and Council members Carmen Brown and Stephanie Pearce. Village Manager Johnnie Burns and Solicitor Amy Blankenship were also present. Senay Semere arrived at 10:15.

EXECUTIVE SESSION

At 10:11, Pearce MOVED and Hsu SECONDED a MOTION TO ENTER EXECUTIVE SESSION Under Ohio Revised Code 121.22(G)(1) To consider the appointment and employment of public officials. The MOTION PASSED 4-0 ON A ROLL CALL VOTE.

MOTION TO ENTER REGULAR SESSION

At 12:52 Hsu MOVED and Semere SECONDED a MOTION TO ENTER REGULAR SESSION. The MOTION PASSED 5-0 ON A VOICE VOTE.

REGULAR SESSION

DeVore Leonard announced that another Special Meeting would be held at 4:30pm on Thursday, August 13th.

ADJOURNMENT

At 12:53 pm, DeVore Leonard MOVED and Pearce SECONDED a MOTION TO ADJOURN. The MOTION PASSED 5-0 ON A VOICE VOTE.

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**COUNCIL FOR THE VILLAGE OF YELLOW SPRINGS
SPECIAL COUNCIL MEETING: EXECUTIVE SESSION MINUTES**

Council Chambers 4:30pm.

Thursday, August 13, 2026

CALL TO ORDER

President of Council Gavin DeVore Leonard called the meeting to order at 4:33pm.

ROLL CALL

Present were Council President DeVore Leonard, Vice President Angie Hsu and Council members Carmen Brown, Senay Semere and Stephanie Pearce. Village Manager Johnnie Burns and Solicitor Amy Blankenship were also present.

EXECUTIVE SESSION

At 4:34pm, DeVore Leonard MOVED and Hsu SECONDED a MOTION TO ENTER EXECUTIVE SESSION Under Ohio Revised Code 121.22(G)(1) To consider the appointment and employment of public officials. The MOTION PASSED 5-0 ON A ROLL CALL VOTE.

MOTION TO ENTER REGULAR SESSION

At 8:00 DeVore Leonard MOVED and Pearce SECONDED a MOTION TO ENTER REGULAR SESSION. The MOTION PASSED 5-0 ON A VOICE VOTE.

ADJOURNMENT

At 8:00pm, Hsu MOVED and Pearce SECONDED a MOTION TO ADJOURN. The MOTION PASSED 5-0 ON A VOICE VOTE.

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Date	Transaction	Name	Memo	Amount
7/3/2026	DEBIT	SPRINGS MARKET	YELLOW SPRING OH 24231686184808656486058; 05411; 8414; ; ; 8414STEWART,S	\$12.98
7/7/2026	DEBIT	SPRINGS MARKET	YELLOW SPRING OH 24231686188813210067051; 05411; 8414; ; ; 8414STEWART,S	\$12.98
7/8/2026	DEBIT	SPRINGS MARKET	YELLOW SPRING OH 24231686189814378050425; 05411; 8414; ; ; 8414STEWART,S	\$19.47
7/9/2026	DEBIT	WISESTAMP.COM	WISESTAMP.COM DE 24011346190100071026829; 05734; 8382; ; ; 8382ROBINSON	\$29.17
7/10/2026	DEBIT	SAMSLUB #6517	BEAVERCREEK OH 24455016190141010912804; 05300; 8414; ; ; 8414STEWART,S	\$593.60
7/16/2026	DEBIT	BULKAPPAREL.COM	888-269-9477 CA 24692166197402674837730; 05651; 9730; ; ; 9730BURGE,PAI	\$137.15
7/17/2026	DEBIT	MENARDS 3369	FAIRBORN OH 24137466197100358801025; 05200; 8398; ; ; 8398BUSSEY,TA	\$34.97
7/20/2026	DEBIT	WALGREENS #11510	BEAVERCREEK OH 24445006200001112783218; 05912; 8033; ; ; 8033HIGHLAND	\$30.51
7/20/2026	DEBIT	MENARDS 3369	FAIRBORN OH 24137466198100389677161; 05200; 8398; ; ; 8398BUSSEY,TA	\$75.54
7/20/2026	DEBIT	SAMSLUB #6517	BEAVERCREEK OH 24226386199027200363245; 05300; 8414; ; ; 8414STEWART,S	\$377.31
7/22/2026	DEBIT	WAL-MART #2429	SPRINGFIELD OH 24455016202141004889360; 05411; 2075; ; ; 2075BEAM,JEFF	\$73.76
7/23/2026	DEBIT	MENARDS 3369	FAIRBORN OH 24137466203100347606933; 05200; 8398; ; ; 8398BUSSEY,TA	\$63.88
7/24/2026	DEBIT	TOS/CPIM	614-752-8484 OH 24445006205001041579617; 09399; 8448; ; ; 8448KINTNER,JI	\$100.00
7/27/2026	DEBIT	PARKSTORE TRIAD TECH	SPRINGFIELD OH 24632696205500725934163; 05085; 8398; ; ; 8398BUSSEY,TA	\$165.55
7/27/2026	DEBIT	MENARDS 3369	FAIRBORN OH 24137466206100584193584; 05200; 8398; ; ; 8398BUSSEY,TA	\$5.88
7/27/2026	DEBIT	MENARDS 3369	FAIRBORN OH 24137466206100584193667; 05200; 8398; ; ; 8398BUSSEY,TA	\$219.99
7/27/2026	CREDIT	MENARDS 3369	FAIRBORN OH 74137466206100621302235; 05200; 8398; ; ; 8398BUSSEY,TA	-\$299.99
7/27/2026	DEBIT	MENARDS 3369	FAIRBORN OH 24137466206100584193410; 05200; 8398; ; ; 8398BUSSEY,TA	\$299.99
7/28/2026	DEBIT	AGO LEC FEE	614-466-2000 OH 24445006208300766079820; 09399; 8372; ; ; 8372WATSON,N	\$349.00
7/30/2026	DEBIT	SAMSLUB #6517	BEAVERCREEK OH 24226386211027773266738; 05300; 8414; ; ; 8414STEWART,S	\$558.86
7/31/2026	DEBIT	PARKSTORE TRIAD TECH	937-771-6169 OH 24632696211500718907228; 05085; 8406; ; ; 8406SPARKS,BE	\$119.04
7/31/2026	DEBIT	SAMS CLUB #6517	BEAVERCREEK OH 24445006212400237001785; 05300; 8414; ; ; 8414STEWART,S	\$401.66
8/3/2026	DEBIT	WIN*WINSUPPLY XENIA	OH XENIA OH 24692166212407841894556; 05074; 8509; ; ; 8509MARTIN,KE	\$924.51
				\$4,305.81



Bricker Graydon Wyatt LLP
2 East Mulberry Street
Lebanon, OH 45036
513.870.6700 Office
www.bricker.com

Amelia Blankenship
Of Counsel
513 870 6579 Direct Phone
ablankenship@bricker.com

To: Village Council
From: Amy Blankenship, Village Solicitor
Re: Credit Card Policy Update
Date: August 17, 2026

Ohio Revised Code Section 717.31 requires municipalities to maintain a credit card policy that addresses all of the following:

- (1) The officers or positions authorized to use a credit card account;
- (2) The types of expenses for which a credit card account may be used;
- (3) The procedure for acquisition, use, and management of a credit card account and presentation instruments related to the account including cards and checks;
- (4) The procedure for submitting itemized receipts to the village clerk or city auditor or the clerk's or auditor's designee;
- (5) The procedure for credit card issuance, credit card reissuance, credit card cancellation, and the process for reporting lost or stolen credit cards;
- (6) The municipal corporation's credit card account's maximum credit limit or limits;
- (7) The actions or omissions by an officer or employee that qualify as misuse of a credit card account.

In consultation with the Finance Director, I am recommending the attached revisions to the Village's Credit Card Policy to address all provisions in R.C. 717.31.

VILLAGE OF YELLOW SPRINGS, OHIO
Ordinance 2026-14

**ENACTING NEW SECTION 206.04 “CREDIT CARD POLICY” OF THE CODIFIED
ORDINANCES OF THE VILLAGE OF YELLOW SPRINGS, OHIO**

Whereas, the Village enacted a credit card use policy in 2022 in response to R.C. 717.31, enacted by House Bill 312 in November of 2018 which required all municipalities in Ohio to update credit card use policies to contain certain provisions; and

Whereas, several revisions are needed to that policy,

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

Section 1. Section 206.04 of the Codified Ordinances of the Village of Yellow Springs is enacted to read as set forth in Exhibit A, which is attached hereto and incorporated herein; with deleted text marked in ~~strikeout~~ and new text in **bold**.

Section 2. This ordinance will be in full force and effect from the earliest time permitted by law.

Gavin DeVore Leonard, President of Council

Passed:

Attest: _____
Judy Kintner, Clerk of Council

Roll Call:

Gavin DeVore Leonard____ Angie Hsu____ Carmen Brown____
Senay Semere____ Stephanie Pearce____

Exhibit A to Ordinance 2026-14

CHAPTER 206

206.04 CREDIT CARD POLICY

(a) Definitions. As used in this section,

1. "Account" means any bank-issued credit card account, store-issued credit card account, financial institution-issued credit card account, financial depository-issued credit card account, affinity credit card account, or any other card account allowing the holder to purchase goods or services on credit or to transact with the account, and any debit or gift card account related to the receipt of grant moneys. "Account" does not include a procurement card account, gasoline or telephone credit card account, or any other card account where merchant category codes are in place as a system of control for use of the card account.
2. "Agreement" means the Credit Card Agreement form for authorized users in use since October of 2020 and subject to administrative amendments.
3. "Compliance Officer" means a person authorized by the Village Manager to perform the duties herein established to assure that all employees are educated as to their responsibilities regarding credit card use, including those of proper authorization and documentation.
4. "Authorized user" means a person authorized to access an account.
5. "Card" and "credit card" means "account" as used in this section.
6. "Invoice" means a record showing delivery of tangible or intangible goods or performance of a service including the date of the purchase or rendering of the service; an itemization of the work done, material supplied, or labor furnished, and the sum due pursuant to any contract or order.
7. "Order" means a copy of a contract or a statement of the nature of a contemplated expenditure, a description of the property or goods to be purchased or service(s) to be performed.
8. "Purchase order" means a requisition made in compliance with OAC § 117-2-02(C)(2) and R.C. 5705.41 (D). Purchase orders are not effective unless the Finance Director's certificate is attached.
9. "Receipt" means a paper or digital record of payment for a transaction by credit card for purposes of this section.
10. "Rewards" means points or other card-related bonuses or incentives (for example, frequent flyer miles or discounts) received from vendors as the

result of Village business, which shall be used for the future benefit of the Village only and treated like cash receipts and expenditures.

- (b) Authorized Users of Village Credit Card. The Authorized Users are the Clerk of Council, the Village Manager, Chief of Police, Finance Director, Public Works Director, Department heads and certain procurement staff subject to the discretion of the Village Manager. Each Authorized User shall have access to the credit cards issued to the Village imprinted with the Village's name and the Authorized User's name, upon completion of an Agreement witnessed by the Village Manager, agreeing to comply with this Chapter and other applicable rules and regulations. Upon issuance, each card is to be utilized only by that authorized user.
- (c) Authorized expenses. The Village credit card may be only used for expenses related to Village operations, travel and meeting expenses, equipment and maintenance, and fuel for Village vehicles. Use of Village-issued credit cards is strictly limited to transactions for proper public purposes.
- (d) **Acquisition. New cards can only be acquired by concurrence of the Village Manager and the Finance Director.**
- (e) Management of Credit Card Accounts.
 - 1. Bank Credit Cards. The "Bank Credit Cards" are general spending cards issued by Wesbanco in the name of the Village of Yellow Springs. Each purchase must be approved by the Village Manager and/or the relevant Department Head and a purchase order must be issued by the Finance Director before any purchase is made.
 - 2. Store Credit Cards. The Village maintains several "Store Credit Cards" issued in the name of the Village of Yellow Springs which may or may not include the names of Authorized Users, including Sam's Club, Speedway and other vendors. These are also known as "fleet cards" when used for Village vehicle-related purchases.
 - 3. Security. Each Authorized User is solely responsible for securing every Card, signing the physical card, and shall immediately report any loss, suspicious activity, or theft to the Finance Director, who shall be responsible for notifying the issuer, cancellation, and obtaining a replacement card.
 - 4. Credit Card Checks. The Village does not authorize the use of checks associated with Cards.
 - 5. Revocation of Privileges. All cards are the property of the Village and privileges as an Authorized User may be revoked at any time.
 - 6. Retention of account information. Under no circumstances shall a vendor be permitted to retain card information after a transaction, and Authorized Users shall not retain account information apart from the physical card such as cached data on a browser or mobile app, or a paper copy of a card number.

7. Renewals. Upon receipt of a renewal Card (generally within 30 days of expiration of the existing Card), the Authorized User shall submit the old card to the Finance Director for destruction.
 8. Rewards and Points. At no time will any employee of the Village receive personal rewards or points for any purchase made using Village Cards.
 9. Unauthorized charges and fees. Authorized users are personally liable for unauthorized charges and any associated fees.
- (f) Purchase Authorization and Submission of Receipts. When a purchase is anticipated, a purchase order must be prepared by the Finance Director before any purchase can be made. The Departmental Head or the Village Manager must authorize the purchase. Once the purchase has been made, the authorized user making the purchase must submit the receipt or online order confirmation to the Finance Director for attachment to the purchase order. If a cash register receipt does not contain an itemized description of the item(s) purchased, the Authorized User shall write it on the receipt or a separate record prior to submission. All receipts should be submitted to the Finance Director within five business days of purchase to be considered timely, absent extenuating circumstances.
- (g) Credit Card Credit Limits. Each Card will be assigned a unique number and will be billed separately by the issuer. Each Card shall have a predetermined spending limit (no card shall have a limit in excess of \$10,000) and Authorized Users are responsible for maintaining spending under that limit.
- (h) Tax Exempt Status. The Village is exempt from Ohio sales taxes and authorized users shall inform in-state suppliers of this exempt status and provide a copy of the Village's Tax Exempt Certificate if necessary. The Finance Director will provide the tax exempt certificate upon request.
- (i) Misuse of Credit Card Accounts. The following acts or omissions constitute misuse of the Credit Card Account and may be subject to disciplinary action and/or criminal prosecution:
1. Any purchase not authorized in advance, or, in an emergent situation, within 24 hours of purchase.
 2. Any purchases of alcohol or tobacco, or entertainment.
 3. Purchases that are for personal use and not Village business.
 4. Cash advances or traveler's checks.
 5. Allowing any individual other than the Authorized User to use the card.
 6. Failure to return a Card upon termination of Village employment.
 7. Use of the credit card to make any purchase that violates Ohio Ethics Law and Chapter 212 of the Village Codified Ordinances prohibiting transactions which are or may be perceived as a conflict of interest (i.e., purchases from a

business in which the Authorized User, a family member or any business associate has a direct financial or other interest).

8. Receipt of cash refunds or in-store credit for any returns or exchanges. Such amounts must be credited back to the credit card account. If a supplier issues a refund by check or other means, it must be submitted to the Finance Director within five (5) days of receipt by the Authorized User.
 9. The Authorized User is liable in person and upon any official bond he/she has given to the Village to reimburse any and all amounts for which the Authorized User does not provide itemized receipts.
 10. Use of a credit card account for expenses beyond those authorized by Council constitutes misuse of a credit card. An officer or employee of the Village or a public servant as defined under R.C. 2921.01 who knowingly misuses a credit card held by the Village violates R.C. 2913.21 and may be subject to criminal prosecution.
- (j) Review. On a monthly basis, the Finance Director shall present to Council the credit card statement and shall have Council approve each payment cycle for the credit cards. The Finance Director shall annually present a report with the Council detailing all rewards received based on the use of the Village's credit card accounts pursuant to R.C. 717.31(H) **(G). The compliance officer and the legislative authority at least quarterly shall review the number of cards and accounts issued, the number of active cards and accounts issued and the credit limits and expiration dates associated with those cards and accounts.**



Bricker Graydon Wyatt LLP
2 East Mulberry Street
Lebanon, OH 45036
513.870.6700 Office
www.bricker.com

Amelia Blankenship
Of Counsel
513 870 6579 Direct Phone
ablankenship@bricker.com

To: Village Council
From: Amy Blankenship, Village Solicitor
Re: Vectren Energy/ dba Centerpoint - Franchise Agreement Ordinance
Date: August 17, 2026

Per Section 56 of the Village Charter Council may, by ordinance, grant permission to construct and operate a public utility in the streets and public grounds of the Village or across private property when right of way has been acquired by agreement or condemnation.

Many years ago, a franchise agreement was granted to Vectren's predecessor for natural gas operations in the Village. CenterPoint Energy Ohio is now selling the Vectren Energy Delivery of Ohio operations to National Fuel Gas Company. That sale is expected to close in the fourth quarter of 2026. CenterPoint is currently doing due diligence with respect to its franchise agreements with municipalities in Ohio. The Village's franchise agreement, it was discovered, has expired.

This attached ordinance enters into a new franchise agreement with an "evergreen" provision which will allow the agreement to continue without expiration. The terms of the agreement are very similar to the previous franchise agreement. The agreement reserves significant authority to the Village to direct the franchisee to remove or relocate lines as needed to accommodate public work. This agreement has an initial term of 25 years and will automatically renew for additional 5 year periods unless terminated.



The Village of **YELLOW SPRINGS**

MEMORANDUM

TO: Village Council

FROM: Johnnie Burns, Village Manager

DATE: July 17, 2026

RE: Natural Gas Franchise Ordinance – Vectren Energy Delivery of Ohio, LLC

The attached ordinance renews the Village's natural gas franchise agreement with Vectren Energy Delivery of Ohio, LLC, granting the company the non-exclusive right to construct, operate, and maintain natural gas infrastructure within the Village's public rights-of-way for an initial term of twenty-five (25) years. The franchise automatically renews in five-year increments unless the Village provides notice of its intent to terminate after the twenty-third year, as outlined in the agreement.

The ordinance incorporates applicable provisions of the Village Charter and Public Utilities Commission of Ohio regulations governing natural gas service. It also establishes operational requirements intended to protect the Village's interests, including:

- Restoration of public rights-of-way following construction activities.
- Annual construction and major maintenance planning upon request.
- Coordination with the Village through permitting requirements, except during emergencies.
- Provision of utility mapping information upon request.
- Relocation of facilities at the Company's expense when necessary for municipal improvement projects.
- Indemnification of the Village for claims arising from the Company's operations.
- Compliance with applicable local, state, and federal laws.

This franchise is non-exclusive and does not limit the Village's authority to grant similar rights to other providers. Staff recommends approval of the ordinance to continue uninterrupted natural gas service while maintaining the Village's oversight of utility work within the public right-of-way.

VILLAGE OF YELLOW SPRINGS, OHIO
Ordinance 2026-15

**GRANTING TO VECTREN ENERGY DELIVERY OF OHIO, LLC, ITS
SUCCESSORS AND ASSIGNS, A GAS FRANCHISE IN THE VILLAGE
OF YELLOW SPRINGS, STATE OF OHIO, FOR A PERIOD OF
TWENTY-FIVE (25) YEARS, AUTOMATICALLY RENEWING FOR
ADDITIONAL PERIODS OF FIVE (5) YEARS UNLESS NOTICE IS
GIVEN, COMMENCING ON THE EFFECTIVE DATE OF THIS
ORDINANCE**

WHEREAS, it is necessary to adopt an ordinance granting Vectren Energy Deliver of Ohio, LLC, its successors and assigns, a gas franchise allowing the right and privilege of transacting business with the Village of Yellow Springs,

**NOW THEREFORE BE IT ORDAINED BY COUNCIL FOR THE VILLAGE OF
YELLOW SPRINGS, STATE OF OHIO, THAT:**

SECTION 1: Subject to the terms and conditions hereof, Vectren Energy Delivery of Ohio, LLC. ("the Company"), its successors and assigns, are granted the right and privilege for the period of twenty-five (25) years, commencing on the effective date of this ordinance, to do, carry on and transact in the Village of Yellow Springs ("the municipality") including any area annexed thereto, the authorized business of the Company, including the business of supplying natural gas to the municipality and its inhabitants for the purposes for which natural gas is now or may hereafter be used, and to that end to enter upon and in, use and occupy the streets, alleys, avenues, public places and ways of the municipality to install, maintain and operate all necessary and proper lines, equipment and devices for carrying on its business pursuant to the terms and conditions listed herein. The rights granted to the Company pursuant to this Ordinance shall automatically renew for five (5) year periods. The municipality may give two (2) years notice of its intent to terminate this Agreement any time after the twenty-third (23) year.

This grant shall apply to all such lines, equipment and devices used or useful for the aforesaid purposes, which are now owned by the Company in said municipality, and to such as hereafter may be installed, placed or erected by the Company.

SECTION 2: The Company's Natural Gas Service General Service Rules and Regulations filed with and approved by The Public Utilities Commission of Ohio currently in effect, and as may be amended from time to time pursuant to the authority of The Public Utilities Commission of Ohio, shall apply to and shall control the furnishing of natural gas services to the Company's customers. Those sections of the Village of Yellow Springs Charter relating to public utility franchises: Section 56. Granting Franchises, Section 57. Limitations on Franchises, Section 58 Quality and Rates of Service, Section 59 Right to Purchase, Section 60 Extension of Service, Section 61 Consent Not Required, Section 62 Control of Location, are incorporated herein by reference.

SECTION 3: Upon the installation, removal or relocation of any such lines, equipment and devices, the surface of each street or public way, which may have been disturbed or broken, shall be replaced in good and workmanlike condition by the Company.

SECTION 4: Nothing in this ordinance shall be construed as granting to the Company an exclusive right or privilege.

SECTION 5: Upon request of the municipality made no later than November 1st of each calendar year, under this franchise, the Company agrees to file with the municipality a Construction and Major Maintenance Plan ("Plan"), in a format mutually agreeable to the municipality and the Company, that includes the Company's currently scheduled and/or anticipated construction or major maintenance projects for the next calendar year located within the geographical boundaries of the municipality. Said Plan shall be filed on or before January 15th of the calendar year for which the Plan is applicable or on another mutually agreeable date.

SECTION 6: The Company recognizes that it owns numerous facilities and real property within the municipality and recognizes its commitment to maintain these facilities in a manner befitting the surrounding environment of each facility.

SECTION 7: Upon request of the municipality but not more than once annually, the Company shall provide to the municipality in the most advanced mapping format and in as much detail as currently available to the Company, maps covering the location of all of the Company's natural gas facilities located within the public rights of way within the municipality.

SECTION 8: Prior to the commencement of any construction activity by the Company within the public rights of way that requires a permit and otherwise is not exempted by this franchise, the Company agrees to take all reasonable steps to secure all applicable permits from the municipality. The municipality may impose reasonable conditions upon the issuance of any permit and the performance of the Company thereunder to protect the public health, safety and welfare of its constituents.

SECTION 9: The Company shall not be required to secure a permit for construction activity required as a result of any condition involving Company natural gas facilities located within the public rights of way, that poses a clear and immediate danger to life, health or safety to any person or a significant loss of real or personal property (an "Emergency"). Company shall notify the municipality as soon as reasonably possible upon learning of any event regarding Company natural gas facilities located within the public rights of way that the Company considers to be an Emergency. The Company agrees to restore the impacted public rights of way to its pre-Emergency condition or functional equivalent as soon as practicable after the Emergency ends.

SECTION 10: The Company, upon request by the municipality, shall remove, adjust or relocate any and all natural gas pipes, main, service pipes, conduits, valve, drips, curb boxes, manholes, vaults, regulators, or any other natural gas devices or appliances located within the public rights of way at no cost to the municipality when such removal, adjustment or relocation is requested to accommodate a municipal improvement involving streets, alleys, avenues, public places and ways of the municipality.

Section 11: The Company agrees to indemnify and hold the municipality harmless from any claims arising from the franchisee's operations within the Village.

Section 12: As a condition of this franchise, the Company represents that it presently is, to the best of its knowledge, and shall remain during the term of this franchise, in compliance with all applicable local, state and federal laws and regulations, including those relating to discrimination in the workplace.

SECTION 13: This ordinance shall take effect and be in force from and after the earliest period allowed by law.

Gavin DeVore Leonard, President of Council

Passed:

Attest: _____
Judy Kintner, Clerk of Council

Roll Call:

Gavin DeVore Leonard____ Angie Hsu____ Carmen Brown____
Senay Semere____ Stephanie Pearce____

CERTIFICATE

I, _____, Clerk of the _____ of _____, Ohio, do hereby certify that the foregoing is a true and correct copy of Ordinance No. _____, passed by the Council of said _____ on the _____ day of _____, 20__.

WITNESS my hand at the _____ of _____, Ohio, this _____ day of _____, 20__.

COUNCIL CLERK



Bricker Graydon Wyatt LLP
2 East Mulberry Street
Lebanon, OH 45036
513.870.6700 Office
www.bricker.com

Amelia Blankenship
Of Counsel
513 870 6579 Direct Phone
ablankenship@bricker.com

To: Village Council
From: Amy Blankenship, Village Solicitor
Re: Debt Write-off Ordinance
Date: August 17, 2026

As discussed at the July 6th Village Council meeting, the Finance Director and I are recommending Council approve an ordinance addressing debt write off in the Village. The Village currently writes off unpaid utility bills and there is occasionally other bad debt for which best practice would be to have a write-off policy in place.

Per the attached ordinance Village Council will be presented with debt write-offs for legislative approval.

**VILLAGE OF YELLOW SPRINGS
ORDINANCE 2026-17**

**AUTHORIZING “BAD DEBT” WRITE-OFF OF ACCOUNT BALANCES FOR
VILLAGE OF YELLOW SPRINGS ACCOUNTS IDENTIFIED AS UNCOLLECTIBLE**

WHEREAS, the Village of Yellow Springs provides electricity, water, sewer and sanitation service to its citizens in accordance with the rates and terms set forth in Part 10, Title 4, of the Codified Ordinances of Yellow Springs; and

WHEREAS, the Village of Yellow Springs operates an affordable apartment complex and acts as a landlord in that capacity; and

WHEREAS, it is inevitable that, from time to time, there are accounts that fall into debt and despite best efforts to collect, the Village is unable to obtain payment through usual means; and

WHEREAS, upon the recommendation of the Village Manager and Finance Director, Village Council wishes to permit ongoing write-off of uncollectable utility account balances as deemed necessary,

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

Section 1. Council hereby approves the writing-off of bad debt as deemed necessary by the Finance Director and Village Manager subject to the following process:

- (a) Each Village department is responsible for analyzing their respective outstanding accounts receivable and identifying accounts that are reasonably determined to be uncollectible for recommendation to be written-off. As deemed necessary, or once annually, each department head shall compile an uncollectible account listing containing the following information: the originating department; name and signature of the department head submitting the request for write-off; the date of the request; the name and address of each debtor associated with the subject account; the nature of the debt or other relevant particular information of the debt; the date in which the receivable or amount was due for each subject account; the affected general ledger account number that applies; the amount determined to be uncollectible; and the methods/measures taken to collect the debt.
- (b) Identified account listings shall be submitted to the Finance Director for review. In consultation with the Village Manager and Village Solicitor, the Finance Director shall present requested write-offs to Village Council for approval.

(c) Department heads shall submit any and all write-off requests for the year to the Finance Director no later than September 30th to ensure timely processing. All approved write-offs must be completed by the department head no later than sixty (60) days from the date of approval by Council, as the case may be. Upon completion, each department head shall provide documentation evidencing such write-offs to the Finance Director.

Section 2. This Ordinance shall be in effect at the earliest time permitted by law.

Gavin Devore Leonard, President of Council

Passed:

Attest: _____
Judy Kintner, Clerk of Council

ROLL CALL:

Gavin DeVore Leonard____	Angie Hsu____	Carmen Brown____
Senay Semere____	Stephanie Pearce__	



The Village of **YELLOW SPRINGS**

MEMORANDUM

TO: Council

FROM: Michelle Robinson, Finance Director

DATE August 12, 2026

RE: 2027 Tax Budget

Dear Council,

The Greene County Budget Commission has voted to waive the requirement to file a formal tax budget for 2027. While the filing and approval process is not required this year, the statutory requirements regarding the authorization and certification of tax levies remain in effect.

Accordingly, I am requesting Council's approval of a resolution to accept the amounts and rates as determined by the Greene County Budget Commission, authorize the necessary tax levies, and certify those levies to the Greene County Auditor.

Thank you for your consideration.

RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY
TAX LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR

Ohio Revised Code 5705

The legislative authority of

Village of Yellow Springs
Subdivision Name

Greene County, Ohio, met in

Regular
Regular/Special

session on

August 17, 2026
Date

at the office of

Council Chambers
Subdivision Name

with the following members

present:

Gavin DeLore Leonard
Angie Hsu
Carmen Braun
Senay Semere
Stephanie Pearce

_____ moved the adoption of the following resolution:

2026-30

Who made the motion

RESOLVED, by the legislative authority of

Village of Yellow Springs
Name of Subdivision

Greene County, Ohio in accordance with

the provisions of law has previously adopted a tax budget for the next succeeding fiscal year commencing January 1, 2026 and

Whereas, the Budget Commission of Greene County, Ohio has certified its action thereon to this legislative authority together

with an estimate by the County Auditor of the rate of each tax necessary to be levied by this legislative authority, and what

part thereof is without, and what part within, the ten mill limitation; therefore be it

Resolved, by the legislative authority of

Village of Yellow Springs
Subdivision Name

Greene County, Ohio, that the amounts and

rates, as determined by the Budget Commission in its certification, be and the same are hereby accepted, and be it further

Resolved, that there be and is hereby levied on the tax duplicate of said

Village of Yellow Springs
Subdivision Name

the rate of each tax necessary to be levied within and without the ten mill limitations as follows:

_____ ; called upon its adoption the vote resulted as follows:

Motion Seconded

<u>Gavin DeVore Leonard</u>	-
Legislative Member	
<u>Angie Hsu</u>	-
Legislative Member	
<u>Carmen Brown</u>	-
Legislative Member	
<u>Senay Semore</u>	-
Legislative Member	
<u>Stephanie Pearce</u>	-
Legislative Member	
_____	-
Legislative Member	
_____	-
Legislative Member	

_____	Vote
_____	Vote
_____	Vote
_____	Vote
_____	Vote
_____	Vote
_____	Vote

Adopted on _____
Date

Judy Kinder
Clerk/Fiscal Officer
Village of Yellow Springs
Subdivision Name
Greene County Ohio

CERTIFICATE OF COPY
ORIGINAL ON FILE

The State of Ohio, Greene County, ss.

I, Judy Kinder, Clerk of Council for the Village of Y.S.
Clerk/Fiscal Officer's Name Subdivision Name
in said County, and in whose custody the Files and Records of Village of Yellow Springs
Subdivision Name
are required by the laws of the State of Ohio to be kept, do hereby certify that the foregoing is taken and copied from the
original minutes now on file with Village of Yellow Springs me with said
Subdivision Name
original document, and that the same is a true and correct copy thereof.

Witness my signature _____
Date

Clerk/Fiscal Officer
Village of Yellow Springs
Subdivision Name
Greene County Ohio

Yellow Springs Village

	Values:	Totals:
	F19	
	Agricultural 469,110	469,110
	Residential 181,932,420	181,932,420
Class 1	Total 182,401,530	182,401,530
	Commercial 15,607,460	15,607,460
	Industrial 6,724,080	6,724,080
	PU Real -	-
Class 2	Total 22,331,540	22,331,540
	PUPP 1,434,166	1,434,166
Full	Total 1,434,166	1,434,166
	TOTAL 206,167,236	206,167,236

Levy Name	FULL	CLASS 1	CLASS 2	Estimated Tax	GDP Inflation Cap	LESS 3%	Net Tax Estimate	Type	Voled	TY Begin	# Years	TY Expires	Original Levy Year	Qualifying Levy
General Inside	2.300000	2.300000	2.300000	474,186	447,751	13,433	434,318	N/A	N/A	N/A	N/A	N/A	N/A	Y
Police Pension Inside	0.300000	0.300000	0.300000	61,849	58,697	1,761	56,936	N/A	N/A	N/A	N/A	N/A	N/A	Y
Total Inside	2.600000	2.600000	2.600000	536,035	506,448	15,194	491,254							
Current Expense	8.400000	4.134998	5.000250	877,940	-	26,338	851,602	R	11/2/2020	2021	5	2025	2006	Y
Total Current Expense	8.400000	4.134998	5.000250	877,940	-	26,338	851,602							
Total Outside	8.400000	4.134998	5.000250	877,940	-	26,338	851,602							
Total	11.000000	6.734998	7.600250	1,413,975	\$ 506,448	41,532	1,342,856							



VILLAGE OF YELLOW SPRINGS, OHIO

Wastewater System Evaluation

August 17, 2026

Ryan Brauen, P.E. // Vice President

WESSLER PRESENTERS



Ryan Brauen, P.E.
Vice President &
Project Manager

- B.S. in Civil Engineering, Ohio Northern University (2005)
- 21+ years of professional experience in water engineering

Bluffton, OH



Vini de Souza, E.I.
Project Engineer

- B.S. in Civil Engineering, Ohio Northern University (2023)
- 3+ years of professional experience in water engineering

Dublin, OH

ABOUT WESSLER

Working with our clients to provide better quality of life by **improving** and **preserving** water resources

- » Founded in 1975 (50+ years)
- » Headquartered in Indianapolis
- » Two offices in Ohio (Bluffton, Dublin)
- » Six offices in Indiana
- » Specialists in water engineering
- » 129 employees (~47 engineers)
- » Employee owned

There is no water problem we can't solve
together



WHY ARE WE ALL HERE?

Present and discuss Wessler's findings from the Yellow Springs Wastewater Preliminary Engineering Report



Photo by Alissa O'Donnell

What Wessler Was Asked to Do

- » Evaluate the existing wastewater treatment plant and collection system conditions and identify capacity and performance limitations
- » Develop and evaluate feasible improvement alternatives, including rehabilitation, replacement, and regional treatment options
- » Recommend improvements, estimate costs, and outline potential funding sources and potential user rate impacts

Your Voice Matters

- » Your voice matters to the Village Council
- » This is your Wastewater Treatment System
- » This potentially impacts your Monthly Sewer Bill/ Sewer Rates

Deciding What's Next for Your Water

- » With input from the public, the Village Council must decide how to move forward with the community's wastewater infrastructure
- » Will have lasting impacts for at least the next 20 years, if not longer

WHAT PROMPTED THE EVALUATION

Operating Constraints



The wastewater treatment plant was built in 1964 and expanded in 2009 to increase capacity and meet new nutrient removal requirements

Last expanded in 2009, when “Avatar” was the biggest movie in theaters and “Parks and Recreation” first aired

Aging Infrastructure



The lift station force main was built in 1964 and carries most village wastewater to the WWTP

Was installed when Beatlemania swept the U.S. and the Ford introduced the Mustang at New York World’s Fair

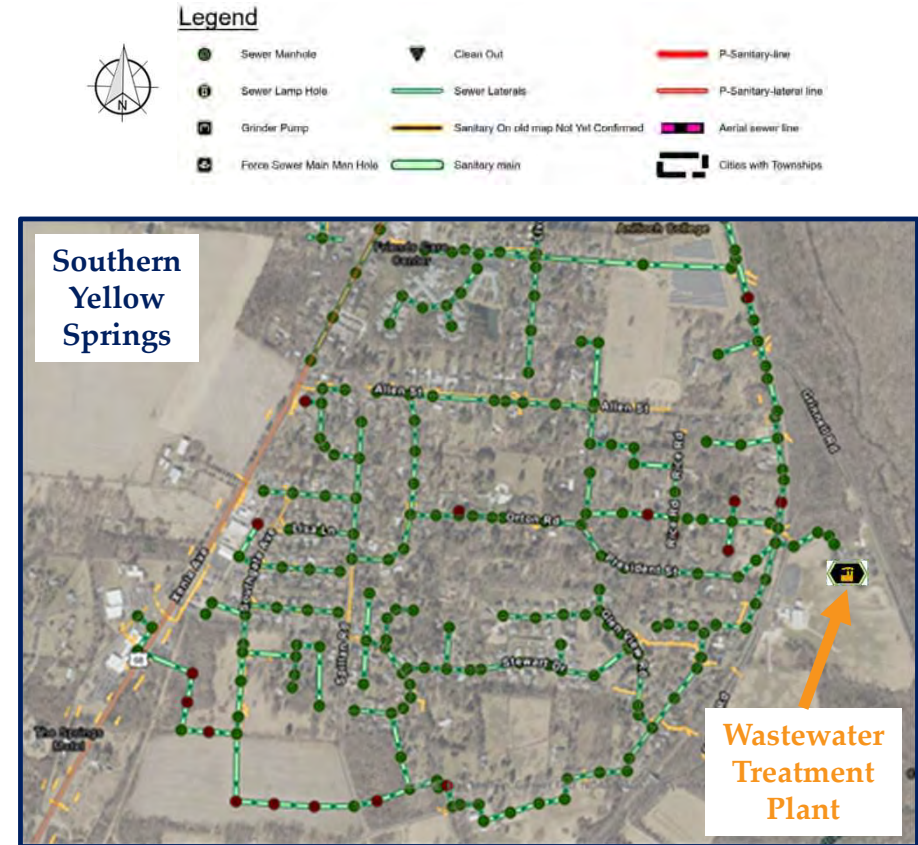
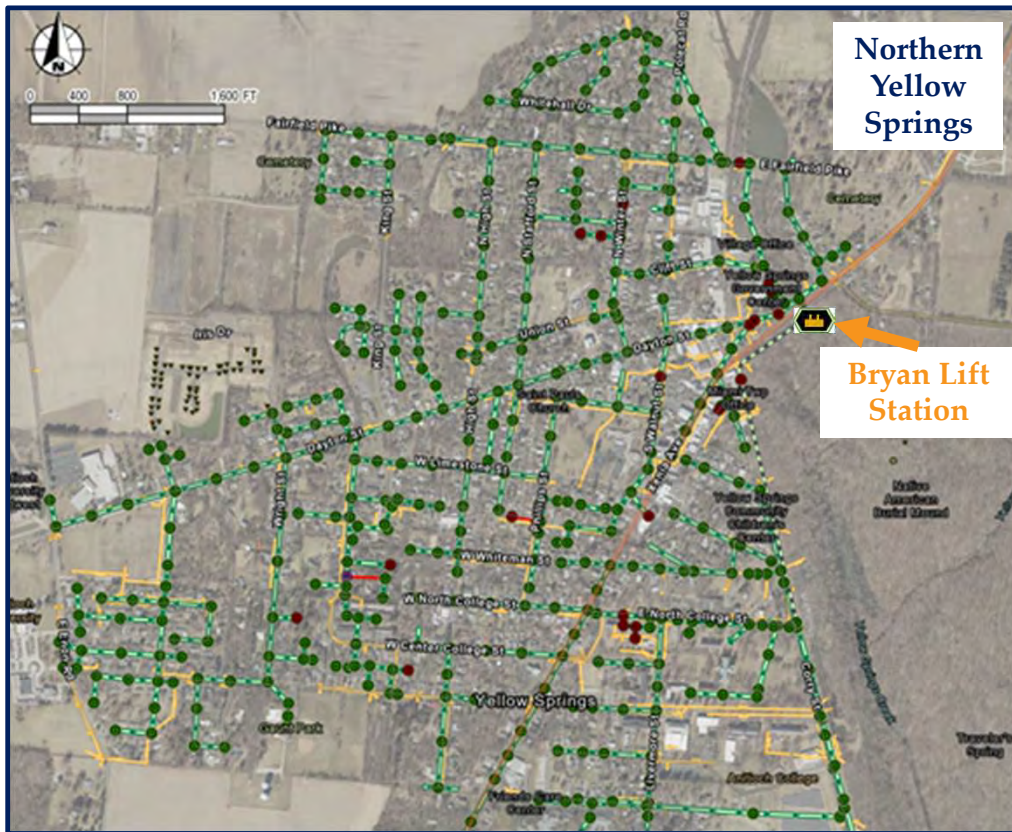
Increased Demand



The Village expects future growth in areas for housing, businesses, public and open spaces, and areas shifting from light industrial use to housing

Future growth over the next 20 years will increase demand on the system, which is experiencing reliability issues

SANITARY SEWER COLLECTION SYSTEM



Legend

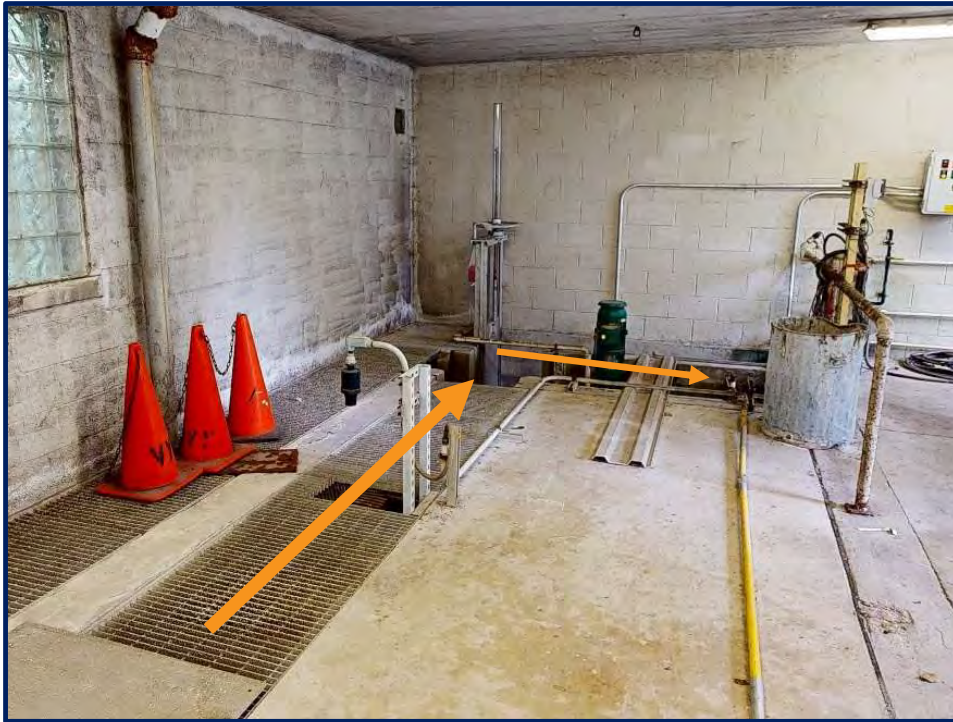


- Sewer Manhole
- Sewer Lamp Hole
- ⊠ Grinder Pump
- ⊠ Force Sower Main Man Hole

- ▼ Clean Out
- Sewer Laterals
- Sanitary On old map Not Yet Confirmed
- Sanitary main

- P-Sanitary-line
- P-Sanitary-lateral line
- Aerial sewer line
- ⊠ Cities with Townships

BRYAN LIFT STATION & FORCE MAIN



Main collection site where flows are measured and recorded before passing through a grinder pump to break down solids



Pumps then move wastewater under pressure through a force main toward the treatment plant

BRYAN LS & FM CURRENT PERFORMANCE

System Configuration

- » Lift station includes 3 pumps with total capacity of 2,600 gpm (3.74 MGD)
- » Flow is discharged through a 16-inch force main approximately 2,900 ft long

Hydraulic (How Much) Overview

- » Averages 0.315 MGD (Jan 2022 – Oct 2025)
- » Max observed at 3.358 MGD (April 2025)

Why Improvements Are Recommended

- » Limited wet well storage provides ~1 minute of response time during high-flow conditions
- » The 16-inch force main is unable to be inspected, cleaned, or rehabilitated due to critical nature

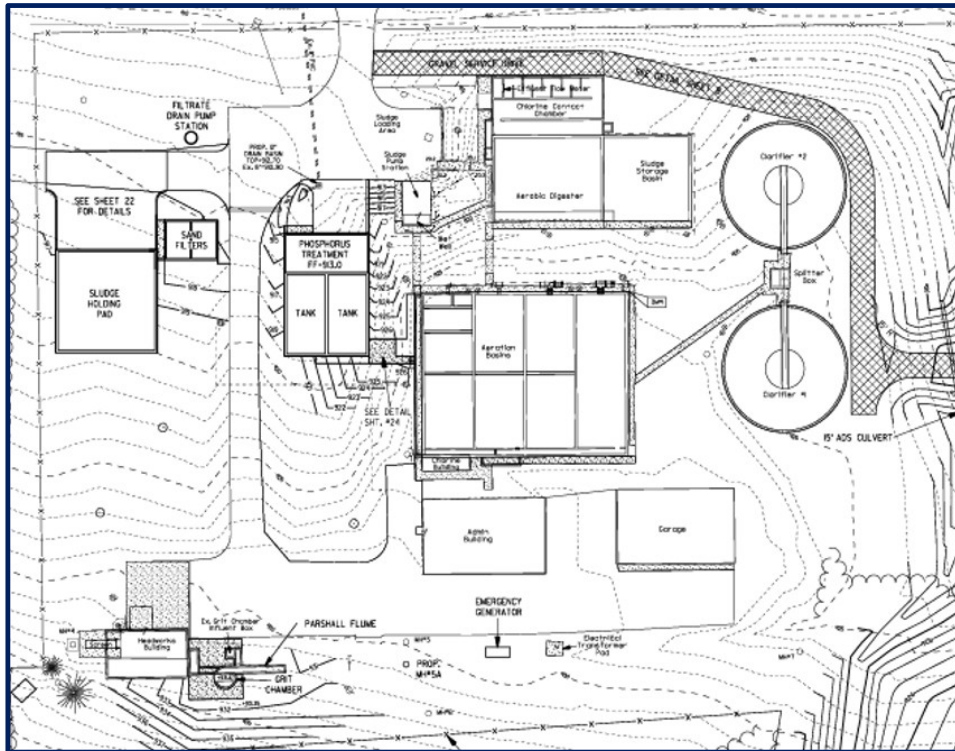


Pressurized flow from the force main discharges into the main gravity sewer carrying wastewater to the treatment plant

BRYAN LS & FM EVALUATION FINDINGS

Finding	Category	Why It Matters	Improvement Approach
Future peak flows may exceed lift station capacity	 Operations	Reliable wastewater conveyance is needed during wet-weather events	Pump replacement alternatives
Critical lift station equipment is approaching its limits	 Reliability	Equipment reliability becomes more important as flows increase	Grinder capacity upgrade
Flow monitoring equipment has limitations during peak events	 Compliance	Accurate flow data supports regulatory reporting and planning	Influent flow metering capacity upgrade
Limited emergency response time during equipment failures	 Operations	Operators have little time to respond before an overflow occurs	Wet well capacity upgrade
Emergency bypass discharges to Yellow Springs Creek	 Safety	Accurate flow data helps identify and report overflows	Bypass flow metering upgrade
Condition of the force main is unknown	 Reliability	Critical infrastructure has not been inspected in 60+ years	Rehabilitation and replacement alternatives

WASTEWATER TREATMENT PLANT



2009 Wastewater Treatment Plant Improvements



Google Earth Satellite View

WASTEWATER TREATMENT PLANT

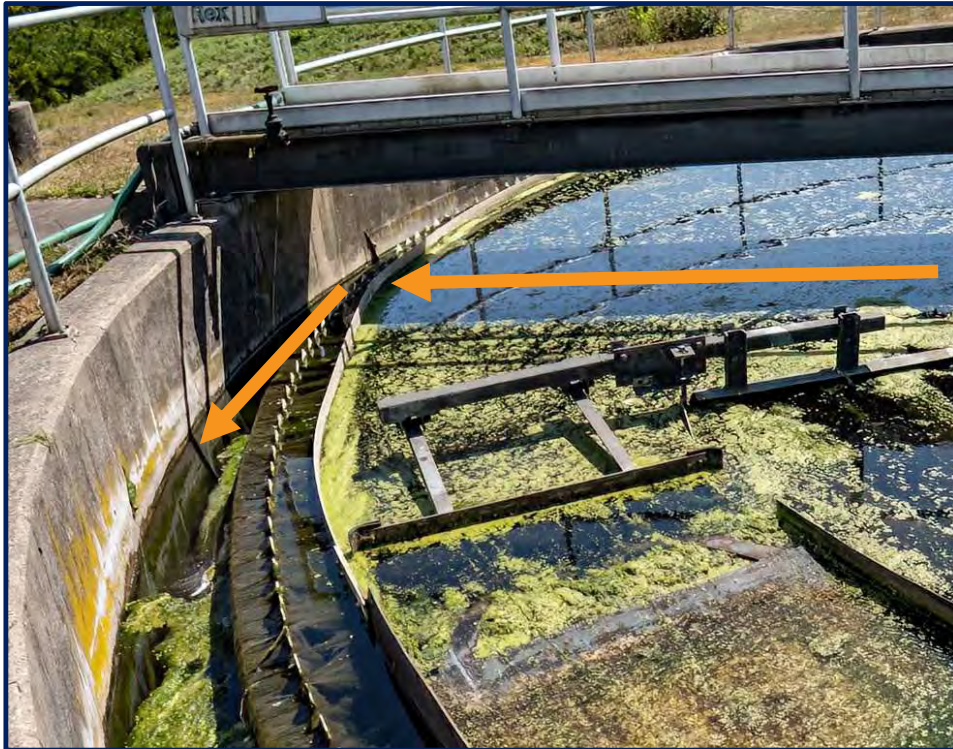


Screens remove large debris before further treatment



Air supports bacteria to break down waste and remove nutrients

WASTEWATER TREATMENT PLANT



Clarifiers settle solids by gravity; weirs direct clean water out



Outgoing flows are disinfected and measured before release

WWTP CURRENT PERFORMANCE

Hydraulic (How Much) Overview

- **Average Design Flow (ADF):**
 - » ADF capacity of 0.6 MGD
 - » Averages 0.445 MGD (Jan 2022 – Oct 2025)
- **Peak Design Flow (PDF):**
 - » PDF capacity of 3.93 MGD
 - » Max observed at 2.903 MGD (April 2024)

Treatment Capacity Assessment

- » Biological treatment capacity exceeds projected ADF from future growth
- » Clarification and equalization capacity exceed projected PDF from future growth

Loadings (How Strong) Overview

- **Conventional Pollutant Loadings (cBOD₅ & TSS):**
 - » cBOD₅ & TSS loadings near design capacity
 - » Removal efficiency of 95% (cBOD₅) and 98% (TSS)
- **Nutrient Loadings (NH₃-N & Total P):**
 - » NH₃-N & Total P remain below design capacity
 - » Removal efficiency of 99% (NH₃-N) and 85% (Total P)

Why Improvements Are Recommended

- » Past permit exceedances were linked to aeration control, DO management, and equipment reliability challenges
- » Operational limitations, code compliance issues, and aging equipment

WWTP EVALUATION FINDINGS

Finding	Category	Why It Matters	Improvement Approach
Headworks electrical equipment does not meet current code	 Safety	Safety and regulatory compliance concerns	Electrical room modifications and equipment relocation
Aeration equipment and process controls require upgrades	 Reliability	Biological treatment performance depends on reliable aeration	Increase blower, diffuser, & mixer capacities and add DO probes
Existing controls limit operational flexibility	 Operations	Operators have fewer tools to optimize treatment performance	Additional automation, actuators, and SCADA improvements
Temporary phosphorus removal system remains in use	 Compliance	Current configuration was not permitted as a long-term solution	Permanent chemical feed facilities
Chlorine gas disinfection remains in use	 Safety	Safety and emergency response considerations	UV disinfection conversion
Existing sludge handling limits winter operations	 Operations	Seasonal operating constraints increase operational effort	Building enclosure, permanent piping, and equipment upgrades

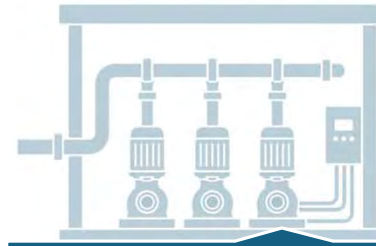
EVALUATED ALTERNATIVES



No Action



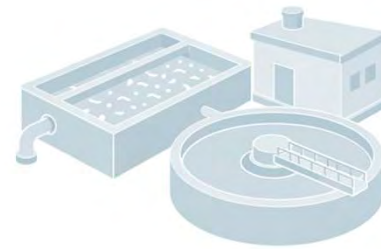
Regionalization with
Neighboring Facilities



Lift Station
Improvements



Force Main
Improvements



Wastewater Treatment
Plant Improvements

NO ACTION



PROS

- » Limits immediate capital cost increases
- » Currently meets permitting requirements

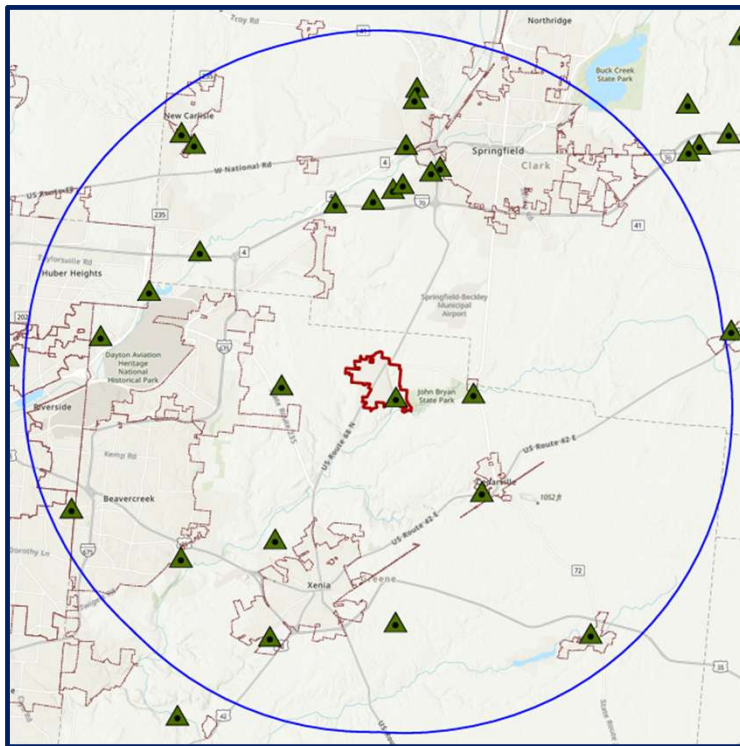
CONS

- » All equipment will continue to deteriorate
- » Passing the burden to the next generation

X Not Recommended

REGIONALIZATION

Wastewater from Yellow Springs would be pumped to another facility for treatment



PROS

- » Modern facilities can meet future standards
- » Reduces local operation and maintenance costs

CONS

- » Requires costly new infrastructure investments
- » Limited local control over decisions

EVALUATION

- » Most don't have treatment capacity to handle
- » Two facilities however met capacity criteria

REGIONALIZATION

WWTP Name	Plant Size (MGD)	Distance To (mi)	Worst Month (%)
New Carlisle	1.0	12.9	203.9%
Xenia Ford Road	3.6	7.0	154.7%
Southwest Regional	4.0	9.2	88.9%
Xenia Glady Run	4.0	10.0	117.3%
Fairborn	6.0	10.0	133.5%
Beavercreek	10.6	10.0	140.6%
Eastern Regional	13.0	12.7	105.7%
Springfield	25.0	9.0	94.8%

Worst Month Percentages Including Yellow Springs' Peak Month Flows

SOUTHWEST REGIONAL

- » Near outer extent of the evaluation radius and requires routing across I-675 and I-70

SPRINGFIELD

- » Near outer extent of the evaluation radius and requires routing along I-68 and across I-70

CONCLUSION

- » Significant cost to construct and maintain long-distance conveyance infrastructure
- » Reduced local control over future treatment costs, capacity, and operations

X Not Recommended

LIFT STATION IMPROVEMENTS

Alternative A: Small Pump Capacity Increase



PROS

- » Increase capacity of two pumps to provide buffer for uncertainty in peak flow measurements
- » Minimal changes to existing infrastructure, with a straightforward implementation

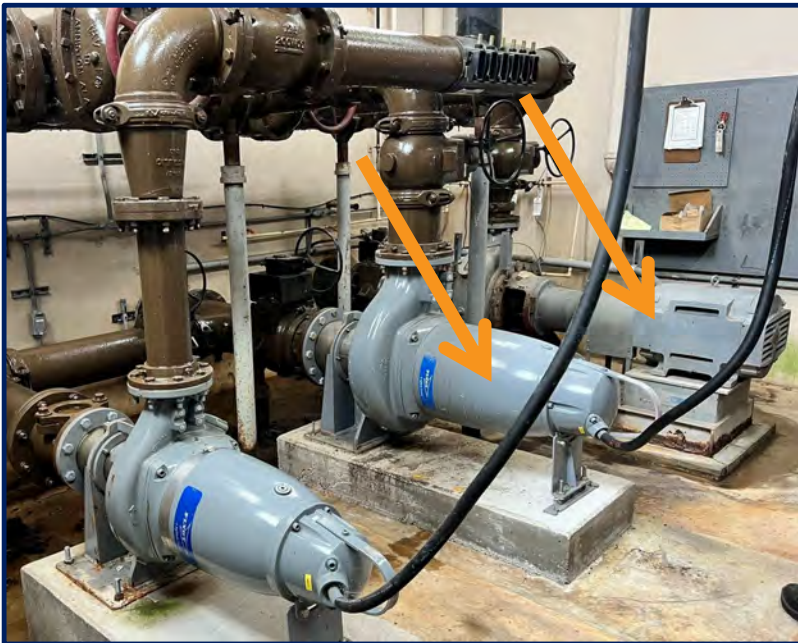
CONS

- » New pump is even more oversized than needed for typical day-to-day operation
- » Does not operate efficiently and can increase energy use and long-term equipment wear

X Not Recommended

LIFT STATION IMPROVEMENTS

Alternative B: Large Pumps Capacity Increase



PROS

- » Increase capacity of two pumps to provide buffer for uncertainty in peak flow measurements
- » Provides additional capacity buffer to account for uncertainty in peak flow measurements

CONS

- » Higher upfront cost with infrastructure that operates infrequently under normal conditions
- » Does not improve efficiency during typical and low-flow conditions

X Not Recommended

LIFT STATION IMPROVEMENTS

Alternative C: Large Pump Replacement



PROS

- » Current pump capacity meets demand with the largest pump out of service
- » Replace oldest large pump to modernize pumping assets and improve resiliency

CONS

- » Does not provide capacity buffer to account for uncertainty in peak flow measurements
- » Does not improve efficiency during typical and low-flow conditions

✓ **Recommended**

FORCE MAIN IMPROVEMENTS

Alternative 4A: Force Main Rehabilitation

A resin-soaked flexible liner is inserted into the existing pipe, then cured in place (CIPP) to form a new, jointless pipe inside the old one



Example of pipe before and after CIPP via NuFlow Technologies

PROS

- » Minimizes surface disturbances because excavation is limited to access points
- » Shorter construction duration with reduced impact to traffic and utilities

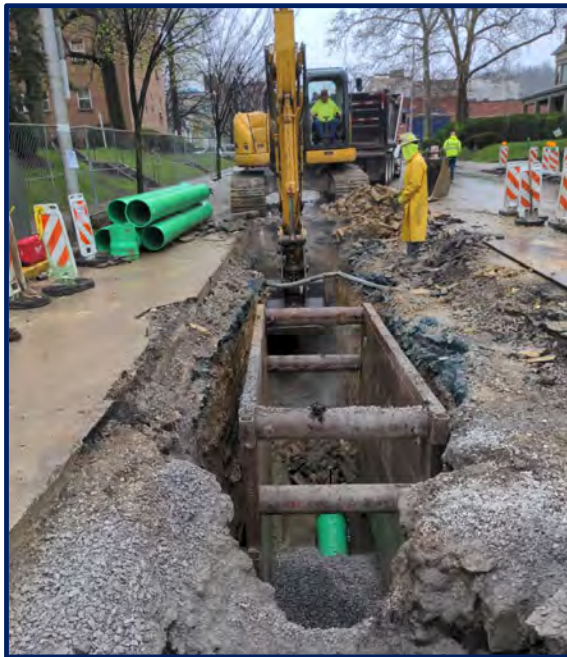
CONS

- » Performance depends on installation quality and existing pipe condition
- » Reduces pipe diameter, which can slightly limit flow capacity depending on pipe roughness

X Not Recommended

FORCE MAIN IMPROVEMENTS

Alternative 4B: Force Main Replacement



Example of installing a new sewer main pipe via Pittsburgh Water

PROS

- » Provides new pipe with full structural integrity and design service life
- » Improves corrosion resistance compared to the existing cast iron pipe

CONS

- » Greater surface disruption from full excavation and restoration
- » Increased construction complexity due to utility conflicts and traffic control

✓ **Recommended**

WWTP IMPROVEMENTS

Upgrades to the existing treatment plant to improve reliability and support long-term operations



PROS

- » Maximizes the value of existing infrastructure while resolving reliability, safety, and compliance
- » Provides a more reliable and resilient treatment process for long-term community needs

CONS

- » Impacts to sewer rates
- » Upgrades must be carefully implemented to maintain treatment throughout construction

✓ **Recommended**

ESTIMATED PROJECT COSTS

Alt.	Main Component	Cost	Status
#1	No Action	\$0	Not recommended
#2	Regionalization	Unknown	Not recommended
#3A	LS: Small Pump	\$900,000	Not recommended
#3B	LS: Large Pumps	\$1,750,000	Not recommended
#3C	LS: Large Pump	\$1,200,000	Recommended
#4A	FM: Rehab	\$2,650,000	Not recommended
#4B	FM: Replace	\$2,000,000	Recommended
#5	WWTP Improvements	\$5,450,000	Recommended

Recommended Project Components

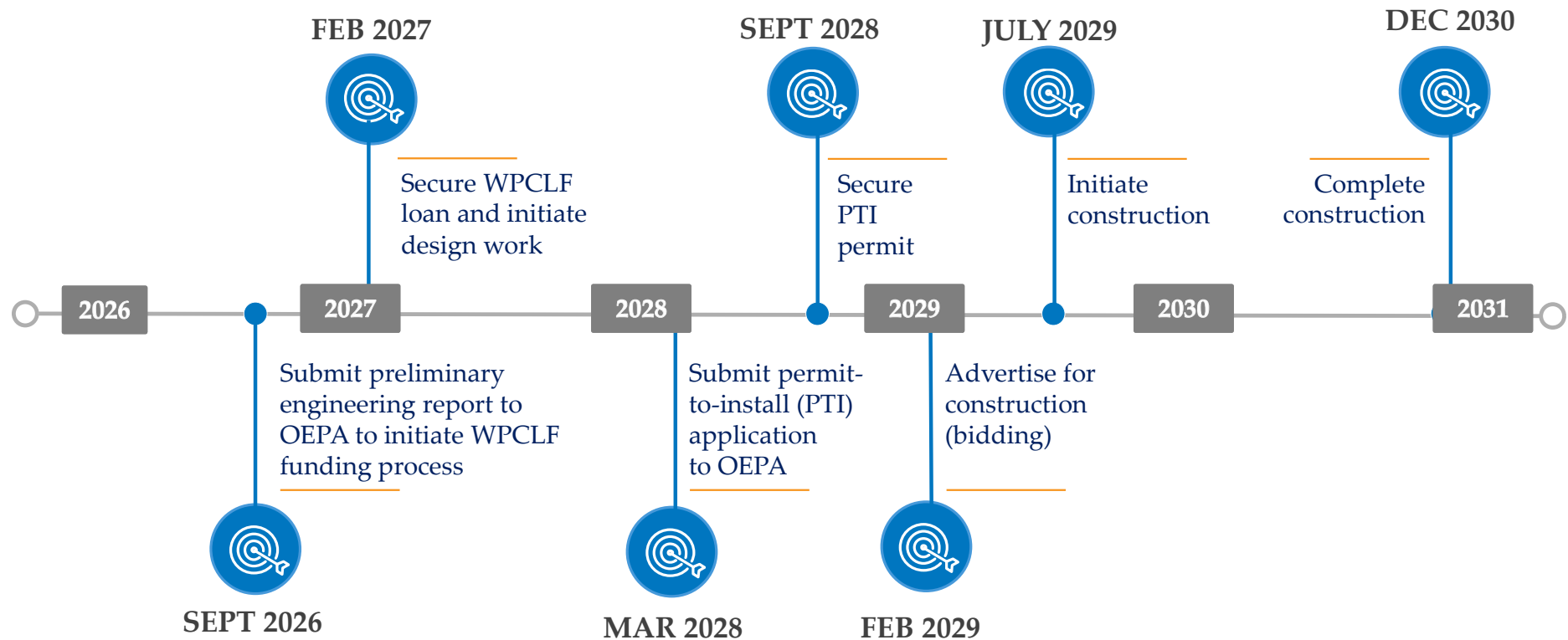
- » Lift Station Pump Replacement (Alt. #3C): \$1,200,000
- » Force Main Replacement (Alt. #4B): \$2,000,000
- » WWTP Improvements (Alt. #5): \$5,450,000

Total Recommended Project Cost: \$8.65 Million

PRELIMINARY FUNDING SCENARIOS

SCENARIO			#1	#2	#3	#4	#5
TOTAL PROJECT COST			\$ 8,650,000	\$ 8,650,000	\$ 8,650,000	\$ 8,650,000	\$ 8,650,000
FINANCING							
Ohio EPA Loan	25	2.99%	\$ 8,650,000	\$ 8,150,000	\$ 7,700,000	\$ -	\$ 2,200,000
OWDA Loan	20	4.36%	\$ -	\$ -	\$ -	\$ 8,650,000	\$ -
OPWC Loan	30	0.00%	\$ -	\$ -	\$ -	\$ -	\$ 5,000,000
OPWC Grant			\$ -	\$ 500,000	\$ -	\$ -	\$ 500,000
U.S. Army Corps Grant 594			\$ -	\$ -	\$ 950,000	\$ -	\$ 950,000
Local Funds			\$ -	\$ -	\$ -	\$ -	\$ -
Total Financing			\$ 8,650,000	\$ 8,650,000	\$ 8,650,000	\$ 8,650,000	\$ 8,650,000
ANNUAL COSTS							
Ohio EPA Loan Payment			\$ 496,198	\$ 467,516	\$ 441,702	\$ -	\$ 126,201
OWDA Loan Payment			\$ -	\$ -	\$ -	\$ 656,936	\$ -
OPWC Loan Payment			\$ -	\$ -	\$ -	\$ -	\$ 166,667
Total Annual Costs			\$ 496,198	\$ 467,516	\$ 441,702	\$ 656,936	\$ 292,867
NUMBERS OF CUSTOMERS OR EDUS			1,893	1,893	1,893	1,893	1,893
AVERAGE INCREASE PER CUSTOMER OR EDU			\$ 21.84	\$ 20.58	\$ 19.44	\$ 28.92	\$ 12.89

PRELIMINARY TIMELINE



Ryan Brauen, P.E.

Phone: 419.358.0521

E-mail: RyanB@wesslerengineering.com

Vini de Souza, E.I.

Phone: 567.200.4119

E-mail: ViniV@wesslerengineering.com

QUESTIONS?

(Please State Your Name)



50 | **W**
WESSLER
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VILLAGE OF YELLOW SPRINGS HOUSING AND AFFORDABILITY

HOUSING MISSION STATEMENT

Village Council recognizes that housing is crucial to the health, stability, and long-term vitality of Yellow Springs. We are committed to expanding access to affordable, sustainable housing through a diverse mix of housing types, thoughtful stewardship of Village-owned land, and strategic partnerships with public, private, and nonprofit organizations.

By increasing housing opportunities that serve residents across a range of ages, household types, and life stages, the Village fosters opportunities for people to live, work, raise families, age in place, and continue contributing to the civic life of Yellow Springs, thus preserving the welcoming and inclusive character that defines our community.

DEFINITION OF AFFORDABLE HOUSING

The definition of affordable housing shall be that not more than 30% of a household's gross income is spent to access stable housing. (Please see "Context on Affordable Housing" on the next page for more information)

HOUSING TARGETS/GOALS

Given the accepted definition, Village leadership is focused on **affordable housing for households making 60% or less of AMI** (\$4,300/month).¹ These are highlighted below in yellow.

HOUSING UNITS ADDED* SINCE COMPLETION OF INITIAL BOWEN STUDY (JAN 2018-JUNE 2026)

Housing Segment	Units Needed Per Bowen	New Added*	Remaining Needed
Rental: Very Low Housing (<40% AMHI) Income less than \$20,000 (Rent less than \$500)	100	0	100
Rental: Low Housing (40-60% AMHI) Income \$20-34,999 (Rent \$500-875)	80	20	60
Rental: Moderate Housing (61-80% AMHI) Income \$35-49,999 (Rent \$875-1,249)	0	0	0
Rental: Workforce Housing ² (81-120% AMHI) Income \$50-74,999 (Rent \$1,250-1,849)	70	141**	0
Rental: Market-rate Housing/High (> 120%AMHI) Income > \$75,000 (Rent > \$1850)	60	2	58

¹ 2024 Area Median Income was \$85,982 according to <https://censusreporter.org/>. This equates to \$4,300/month.

² This has been struck out, as the new definition of "workforce housing" refers to households making less than 60% of AMI.

For-sale: Entry-Level Homes/Low (40-80% AMHI) Income \$30-49,999 (Price <\$150,000)	40	6	34
For-sale: Workforce /Moderate (81-120% AMHI) Income \$50-74,999 (Price \$150-249,999)	30	2	28
For-sale: High (over 120%AMHI) Income > \$75,000 (Price > \$225,000)	120	266	0
	500	108	392

*Includes New Construction only, and those that have Approved Building Permits

**As of June 2025, there were 2 new units. The Windsor Student Union and Kettering apartments equate 96 and 43 apartments, respectively, totaling 139 units. Estimated rents range from \$900-\$1,700.

***As of June 2025, there were 76 new units. The addition of 190 units from Spring Meadows 3 and 4 brings the total to 266.

CONTEXT ON AFFORDABLE HOUSING

According to the 2026 Bowen Housing Study, 498 total households in Yellow Springs - which includes 41.0% of renter households and 20.7% of owner households - are housing cost burdened, meaning that more than 30% of gross income is spent on housing despite the relatively high median household income in the area. Council is focused on provision of **affordable housing for households earning 60% or less of AML (\$4,300/month/individual)**,³ because that is the housing stock that is severely lacking in our community. This means providing housing that costs less than \$1,290/month for a single-earner household (30% of \$4,300). According to the MIT Living Wage Calculator,⁴ the Greene County living wage for a single person with no children is \$21.74/hour (gross monthly income \$3,768). This equates to an affordable housing cost of not more than \$1,130/month.

Additionally, Council believes that the people who work here deserve to live here; hence workforce housing must be a priority. The heart of our downtown businesses - the retail, hospitality and service sectors – have wages that are often between \$11-15/hour (Ohio's minimum wage is \$11/hour). A person earning \$15/hour has a gross monthly income of \$2,600; for that person, affordable housing means less than \$780 spent on housing a month. According to the Bowen Housing Study, the median max monthly affordable rent for cashiers would equate to \$711 and for fast food and counter workers \$704.

² <https://app.communityscale.io/dashboard/municipality/3986940/Yellow-Springs-OH>

³ <https://livingwage.mit.edu/counties/39057>

Planning Commission Regular Meeting Minutes

In Council Chambers @ 6:00pm

Tuesday, June 14, 2026

CALL TO ORDER

The meeting was called to order at 6:00 P.M.

ROLL CALL

Planning Commission members present were Susan Stiles, Chair, Stephen Green, Gary Zaremsky, Gavin DeVore Leonard and Scott Osterholm. Also present were Planning and Zoning Director Nia Holt, and Planning and Economic Development Assistant Aaron Arellano.

REVIEW OF AGENDA

There were no changes made.

REVIEW OF MINUTES

1. Minutes of May 12, 2026 Regular Meeting

Zaremsky MOVED TO APPROVE the Minutes of the May 12, 2026 Regular Planning Commission meeting. Green SECONDED, and the MOTION PASSED 5-0 ON A VOICE VOTE.

COMMUNICATIONS

COUNCIL AND COMMITTEE REPORTS

Active Transportation Committee. Zaremsky reported that update to the Active Transportation Plan is underway and should be complete by early 2027.

Council. DeVore Leonard presented Council information as follows:

May 18: Council held a Work Session with Craig Kleinhenz of American Municipal Power on power contracts and capacity charges.

During regular meeting Council passed, as an emergency, a moratorium on new data center uses. This will now come to PC as we will need to consider how to regulate these uses moving forward so that Village water and infrastructure are protected. The ordinance provides a 12-month period in which text amendments can be brought to Council.

June 1: Council passed, as an emergency, a 180-day moratorium on issuance of use, zoning and building permits for new smoke shop businesses within the village. This will now come to PC to consider text amendments regulating these businesses.

June 25: Housing Retreat. Video of the meeting is available on youtube, and minutes are available on Clerkbase. Council met for 4.5 hours to agree on priorities and agree upon which Council members will be take lead on certain initiatives.

DeVore Leonard described each of the housing goals discussed at the retreat with a brief explanation of each. He noted that Council is set to approve a Housing Mission Statement at our meeting July 20th.

Next up is a Work Session with Bowen as they address questions regarding the updated Housing Study. That work session is set for 5pm August 17th. DeVore Leonard commented that there needs to be a determination of “how much housing of what kind.”

CITIZEN COMMENTS

Heather Hughes asked that PC halt any discussion regarding development of Glass Farm. She cited Chapter 1240.02, and described the Glass Farm as an environmental asset.

Eric Clark asked that when/if Glass Farm is developed construction be highly energy efficient. He added that the Village has many projects on the table which, he asserted, will provide more housing. He stated these as reasons to stop development of “the green belt.”

PUBLIC HEARINGS

There were no Public Hearings.

OLD BUSINESS

Status Update and Timeline for Smoke Shop Text Amendments. Arellano reported on the timeline for these amendments. He noted that on June 1, Council adopted a six-month moratorium on the establishment and expansion of vape and smoke shops. The purpose of the moratorium is to provide staff with adequate time to review the Village's zoning regulations and develop recommendations for potential amendments before additional businesses are established. The moratorium does not affect existing businesses, which may continue operating in accordance with applicable state and local regulations.

Arellano provided information that during the moratorium period, staff will:

- Review and update definitions related to tobacco, vape, CBD, hemp-derived, and cannabis-related businesses.
- Evaluate permitted locations and zoning district standards.
- Assess potential separation and buffer requirements.
- Review operational standards and licensing considerations.
- Compare regulations and best practices from other Ohio communities.
- Conduct public engagement with business owners, residents, and other interested stakeholders.
- Review recent and anticipated changes to Ohio law to ensure any proposed amendments remain consistent with state regulations.

Arellano provided a timeline for the steps outlined, which informed PC as to their role and when to expect text amendments for consideration.

Green asked what the driver for the moratorium was, and DeVore Leonard addressed this, stating that if there was not some regulating factor, it could become the case that these types of businesses would dominate the downtown area.

NEW BUSINESS

Yellow Springs Housing & Zoning SWOT Analysis 2026. Holt provided the analysis she had initially provided for Council's Housing Retreat.

Holt explained that the SWOT analysis was conducted in response to a recommendation in the Housing Chapter of the 2020 Comprehensive Land Use Plan. It evaluates how the Village's planning policies, zoning regulations, and development patterns support housing diversity, affordability, accessibility, aging in place, and future housing needs.

Holt identified strengths within the code as well as areas of code that, as one example, push housing in the direction of single-family homes.

Holt noted the Comprehensive Land Use Plan, which identifies areas appropriate for development.

Among weaknesses identified, Holt pointed out parking requirements, density limits, and some conditional uses. She offered possible solutions to some of these challenges, such as permitting ADUs by right when objective standards are met, reduction of parking requirements, incentive-based approvals, etc.

Stiles expressed concern that housing now being built is market rate and argued that the Village should implement inclusionary zoning. She added that affordable housing “should be required.”

Zaremsky commented that Town Halls could be used to gather information from the public. He agreed that affordable housing incentives should be used to greater effect.

Green commented in favor of retaining conditional uses.

PC engaged in discussion of various aspects of the zoning code.

Stiles asked that “size of the community be added as a threat.”

DeVore Leonard expressed frustration that growth has not been addressed comprehensively as a topic.

Opinions were stated regarding housing.

Stiles asked that a moratorium on single family homes be considered.

Bylaws for Planning Commission. PC reviewed the proposed bylaws.

Holt noted that she has heard a request for more structure for meetings, and noted that it is a best practice to have bylaws in place.

Stiles asked for information on the CRA Housing Council.

Holt explained that PC is tasked with selecting a delegate to the CRA Housing Council.

PC discussed the training requirement listed in the bylaws, agreeing to leave these as “encouraged” rather than “required”.

Holt commented that she will be proactive about providing these opportunities.

PC members expressed agreement with the bylaws as presented.

Stiles called for a motion to approve the bylaws. Osterholm MOVED TO APPROVE THE BYLAWS AS PRESENTED. Green SECONDED, and the MOTION PASSED 5-0 ON A VOICE VOTE.

Training Opportunities for Planning Commission Members. Holt noted an upcoming training, and will send information on that as well as online training opportunities in the next week or so.

AGENDA PLANNING

Conditional Use (Food trucks in E-1).

Findings of Fact Procedure.

Data Center Regulation.

Review of Zoning fees.

Revisit Goals Discussion

Discussion regarding parking requirements.

DeVore Leonard asked that PC discuss goals in more depth, potentially at a work session.

Stiles suggested a housing retreat.

There was lengthy discussion of PC goals and why these had not moved forward.

Several PC members advocated for goals being added to the next agenda.

The Clerk suggested that Stiles and Holt meet for an agenda planning session to clarify what would be on the next agenda.

ADJOURNMENT

At 7:18pm, Green MOVED and Stiles SECONDED a MOTION TO ADJOURN. The MOTION PASSED 5-0 ON A VOICE VOTE.

Susan Stiles, Chair

Attest: Judy Kintner, Clerk

MEMORANDUM

To: Yellow Springs Village Council
From: Council Member Stephanie Pearce
Re: Active Transportation Committee Update
Date: August 14, 2026

The Active Transportation Committee met this month, although there are no major action items to report to Council. Work on the Active Transportation Plan update continues, led by GFT. GFT was at Art on the Lawn gathering public input, and an online survey is also available and has been shared through Village channels.

The committee could use a few more consistent participants. Aaron Arellano has been doing his best to keep the work moving from the staff side in the absence of reliable committee leadership. We had a strong turnout of local community leaders for the July meeting with GFT, but we still need a few solid folks who can regularly attend meetings and help steer the committee's work.

ATC typically meets once a month, although some meetings have been missed because of participation and leadership challenges. Anyone interested in active transportation, pedestrian and bicycle safety, accessibility, or simply helping us make the most of this committee is encouraged to reach out to Aaron or me - or just show up to a meeting.

MEMORANDUM

To: Yellow Springs Village Council
From: Council Member Stephanie Pearce
Re: Yellow Springs School Board Liaison Update
Date: August 14, 2026

I attended Yellow Springs Schools' Convocation last week. The Oscar goes to Superintendent Winston for putting a fun twist on the event with her flight-attendant video.

Due to the construction, the start of school had already been delayed until August 31. Superintendent Winston announced a few additional delays related to classrooms and other learning spaces at the middle/high school campus, but those delays are not expected to affect the August 31 start date.

K–8 students will begin the year at Mills Lawn. Grades 9–12 will be based at the middle/high school campus, with a few classrooms at the neighboring ESC also being used temporarily. The expectation is that the new spaces will be complete and fully operational by October 15. Teachers and students will move into the newly finished spaces as they become available, potentially before that date.



2026 Mayor's Court Report to Council

	January	February	March	April	May	June	July	August	September	October	November	December	TOTALS
Total Charges from PD	14	12	14	22	10	111	26						209
Charges sent to MC	11	11	9	13	6	96	16						162
Percentage of charges sent to MC	79%	92%	64%	59%	60%	86%	62%						72%
Total Incidents	13	12	11	16	8	102	19						181
Total Incidents to MC	11	11	8	10	6	96	14						156
Percentage of Incidents to MC	85%	92%	73%	63%	75%	94%	74%						86%
Total Charges in MC	11	11	9	13	6	96	16						162
Traffic	2	0	5	5	2	4	8						26
Criminal	0	1	1	0	1	0	0						3
Parking	9	10	3	8	3	92	8						133
Payments													
Traffic/Criminal	\$ 220.00	\$ 309.20	\$ 325.00	\$ 345.00	\$ 245.00	\$ 570.00	\$ 555.00						\$ 2,569.20
Parking Tickets	\$ 300.00	\$ 635.50	\$ 160.00	\$ 280.00	\$ 200.00	\$ 1,740.00	\$ 1,510.00						\$ 4,825.50
Weddings	\$ -	\$ -	\$ 200.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00						\$ 600.00
TOTAL	\$ 520.00	\$ 944.70	\$ 685.00	\$ 725.00	\$ 545.00	\$ 2,410.00	\$ 2,165.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,994.70
Expenses pd to State/Co													
Victims of Crime	\$ (9.00)	\$ (9.00)	\$ (27.00)	\$ (18.00)	\$ (18.00)	\$ (36.00)	\$ (36.00)						\$ (153.00)
Indigent Defense Support Fund	\$ (25.00)	\$ (65.00)	\$ (70.00)	\$ (50.00)	\$ (30.00)	\$ (110.00)	\$ (120.00)						\$ (470.00)
Drug Law Enforcement	\$ (3.50)	\$ (3.50)	\$ (7.00)	\$ (7.00)	\$ (7.00)	\$ (14.00)	\$ (14.00)						\$ (56.00)
Child Safety Restraint	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						\$ -
Sealing Records - State	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						\$ -
Seat Belt Fines	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						\$ -
Indigent Drivers Alcohol Treatment - County	\$ (1.50)	\$ (1.50)	\$ (3.00)	\$ (3.00)	\$ (3.00)	\$ (6.00)	\$ (6.00)						\$ (24.00)
Collections	\$ -	\$ (40.50)	\$ -	\$ -	\$ -	\$ -	\$ -						\$ (40.50)
TOTAL	\$ (39.00)	\$ (119.50)	\$ (107.00)	\$ (78.00)	\$ (58.00)	\$ (166.00)	\$ (176.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (743.50)
MC Check to Village	\$ 481.00	\$ 825.20	\$ 578.00	\$ 647.00	\$ 487.00	\$ 2,244.00	\$ 1,989.00						\$ 7,251.20
General Fund	\$ 471.00	\$ 795.20	\$ 548.00	\$ 627.00	\$ 467.00	\$ 2,194.00	\$ 1,949.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,051.20
MC Computer Fund	\$ 10.00	\$ 30.00	\$ 30.00	\$ 20.00	\$ 20.00	\$ 50.00	\$ 40.00						\$ 200.00
TOTAL REVENUE	\$ 481.00	\$ 825.20	\$ 578.00	\$ 647.00	\$ 487.00	\$ 2,244.00	\$ 1,989.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,251.20

Mayor's Court Report on 2026 YSPD Charges

Incidents Eligible for Mayor's Court

	YSPD's Total Incidents	Incidents sent to MC	Incidents Eligible but not Sent to MC	Percentage of Eligible Incidents not sent to MC	Reasons Not Sent to Mayor's Court
Jan.	13	11	0	0%	N/A
Feb.	12	11	0	0%	N/A
Mar.	11	8	0	0%	N/A
Apr.	16	10	0	0%	N/A
May	8	6	0	0%	N/A
Jun.	102	96	0	0%	N/A
Jul.	19	14	0	0%	N/A
Aug.					
Sept.					
Oct.					
Nov.					
Dec.					
Total	181	156	0	0.000%	

Incidents Ineligible for Mayor's Court and Reasons Why Ineligible

	YSPD's Total Incidents	Incidents Ineligible to be heard in MC	Lives out of area or occurred out of YS Jurisdiction	OVI	Jailed/ violent /felony	Juvenile	Child support	ORC requirement/ enhancement	Sex offense
Jan.	13	2	0	1	0	0	0	1	0
Feb.	12	1	0	0	0	0	0	1	0
Mar.	11	3	0	0	1	0	0	2	0
Apr.	16	6	2	0	2	0	0	2	0
May	8	2	0	0	1	0	0	1	0
Jun.	102	6	0	1	2	0	0	3	0
Jul.	19	5	0	0	1	2	0	2	0
Aug.									
Sept.									
Oct.									
Nov.									
Dec.									
Total	181	25	2	2	7	2	0	12	0

Dear Members of Yellow Springs Village Council,

I am writing as a homeowner whose property directly borders Glass Farm to express my concerns regarding the proposed residential development of the property into “mixed-income” housing. My address is 542 Iris Drive.

I wanted to express I can appreciate the Village's commitment to addressing housing affordability and recognize that expanding housing opportunities is an important community objective. However, as someone who will be directly affected by this project, I respectfully ask that Council carefully consider the long-term impacts on neighboring residents, especially those of us in Spring Meadows, which is already adding close to 300 homes to the general population of <4,000.

My primary concern is the uncertainty surrounding the effect this development may have on the value of our adjacent homes. For many families, our homes represent our largest financial investment. Growing up in Fairborn, I have admired the Village since I was a child. The quiet life and small town feel has felt like an unobtainable goal most of my life (as a single income household and as a single parent). Now that I am finally here (18 years after purchasing my first home) I have stressful concerns about my investment.

While studies on mixed-income developments vary, the reality is that homeowners immediately adjacent to another major new development often face uncertainty during the planning, implementation and construction process. That uncertainty alone can influence buyer perception and marketability of current homes, regardless of the final outcome.

Equally important is preserving the character that drew many of us to Yellow Springs. The open space surrounding Glass Farm contributes significantly to the beauty, privacy, and rural atmosphere of our neighborhood. Any development should be thoughtfully designed, and my impression to date is that this project feels rushed, under communicated, and perhaps- personally fueled versus thinking of the current residents overall.

I also encourage Council to carefully evaluate how the scale and design of the project may affect nearby homeowners' quality of life, including traffic, noise, lighting, stormwater management, and overall village compatibility. As one of the closest residents to this development, we will experience these impacts long after construction is complete.

If the Village chooses to move forward with development, I plead that this development is “slow” and planned properly. I respectfully request that Council also:

- Preserve significant green space and natural features wherever feasible.
- Incorporate substantial landscape buffers between the development and existing homes.
- Ensure infrastructure improvements keep pace with growth before construction begins (schools, infrastructure, etc.)

- Engage with neighboring property owners throughout the planning process and meaningfully consider our feedback.
- Prioritize a development scale that complements the existing neighborhoods rather than maximizing density.

Yellow Springs is a special community to me. Exponential growth can be difficult to plan and manage, and I stress we're already growing by ~300 single family homes and condominiums.

Thank you for your time, your service to our community, and your consideration of these concerns as I cannot attend Tuesdays meeting.

Respectfully,

Kaitlyn Alavattam-Grulick

542 Iris Drive

Dear Council Members,

I am writing to submit public comment regarding the proposed development at Glass Farm for tonight's Village Council meeting, as I am unable to attend in person.

As a resident who cares deeply about the future of our neighborhood and wider community, I want to express my serious concerns regarding the planned development of this property:

Ecological and Habitat Preservation: The Glass Farm property currently functions as a vital contiguous habitat and ecosystem for local wildlife. Developing this land risks irreversible habitat loss and severe degradation of a functioning natural sanctuary.

Zoning and Planning Compliance: Any proposed development must strictly adhere to existing local zoning ordinances and environmental guidelines. Moving forward without addressing potential zoning conflicts compromises our community's planning standards.

Balanced and Sustainable Growth: While addressing community needs like housing is important, development should not come at the cost of essential green space.

Sustainable growth requires balancing long-term community goals with the preservation of critical environmental assets.

I urge Council to pause any plat approvals or zoning amendments related to Glass Farm until a comprehensive, independent environmental evaluation is completed and made available for public review.

Thank you for your leadership and for including these comments in the official public record for tonight's meeting.

Sincerely,

Jeff Szkody

135 Kenneth Hamilton Way

937-244-0260