

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

Council Chambers @ 5:00 P.M.

Monday, December 16, 2024

CALL TO ORDER

President of Council Kevin Stokes called the meeting to order at 5:04pm.

ROLL CALL

Present were President Stokes, Vice President Gavin DeVore Leonard and Council members Brian Housh and Trish Gustafson. Also present was Solicitor Amy Blankenship.

Carmen Brown joined Executive Session at 5:30pm.

EXECUTIVE SESSION

Gustafson MOVED and DeVore Leonard SECONDED a MOTION TO ENTER EXECUTIVE SESSION to Consider the Appointment of a Public Official. The MOTION PASSED 4-0 ON A ROLL CALL VOTE. The Solicitor was present in Executive Session.

Gustafson left the meeting immediately following the end of Executive Session.

MOTION TO ENTER REGULAR SESSION

DeVore Leonard MOVED and Housh SECONDED a MOTION TO ENTER REGULAR SESSION. The MOTION PASSED 4-0 ON A VOICE VOTE.

ANNOUNCEMENTS

Housh announced the following:

December birthday congratulations; MVRPC upcoming Spring Dinner for April; Who's Hungry Soup Kitchen, open 3-6 M/W.

CONSENT AGENDA

1. Minutes of December 2, 2024 Regular Meeting
2. Credit Card Statement for November

DeVore Leonard MOVED and Brown SECONDED a MOTION TO APPROVE THE MINUTES of December 2, 2024. The MOTION PASSED 4-0 ON A VOICE VOTE.

Brown MOVED and Housh SECONDED a MOTION TO APPROVE THE CREDIT CARD STATEMENT FOR NOVEMBER. The MOTION PASSED 4-0 ON A VOICE VOTE.

REVIEW OF AGENDA

There were no changes to the Agenda.

PETITIONS/COMMUNICATIONS

The Clerk will receive and file:

- Received Late for 12/2/24 Meeting:
- Luisa Beiri re: Support Affordable Housing
- Kevin McGruder re: Continued Support for Cascades
- Robin Hull re: Continued Support for Cascades

Steven Conn: re: Dishonesty from Home, Inc./Request Council Action
Beth Knepper re: Support Affordable Housing
Jim Leonard re: Continued Support for Cascades Funding
Kate LeVesconte re: Continued Support for Cascades Funding
Bob Lucas re: Continued Support for Cascades Funding
Marianne MacQueen re: Continued Support for Cascades Funding
Dorothy Smith re: Continued Support for Cascades Funding
Barbara Stewart re: Continued Support for Cascades Funding
YS Home, Inc. re: Intention to Pursue Funding

Received for 12/16/24:

Matt Raska re: Consequences to Actions
Mayor's Clerk re: Monthly report (2)
Dino Pallotta re: Thanks for Fiscal Responsibility and Caution
Brittany Keller re: Clarifying Home, Inc. Current Residents and Rental Interest List

DeVore Leonard summarized the communications.

PUBLIC HEARINGS/LEGISLATION

Brown MOVED to permit emergency legislation to be read by title only. Housh SECONDED, and the MOTION PASSED 4-0 ON A VOICE VOTE.

Emergency Reading of Ordinance 2024-21 Approving a Fourth Quarter Supplemental and Declaring an Emergency. Housh MOVED and Brown SECONDED a MOTION TO APPROVE.

Robinson explained the need for the supplemental.

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

Second Reading and Public Hearing of Ordinance 2024-20 Requiring Surety Bond for Certain Village Employees and Officials Per Section 84 of Yellow Springs Village Charter and Declaring an Emergency. Brown MOVED and DeVore Leonard SECONDED a MOTION TO APPROVE.

Blankenship reminded Council that they had requested to add Council to the list of those being bonded at their prior meeting.

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

Reading of Resolution 2024-71 Authorizing the Village Manager to Enter into a Development Agreement. Brown MOVED and Housh SECONDED a MOTION TO APPROVE.

Burns noted that four RFPs were received by the Village, and were then sent to the review committee of six. He stated that the committee is recommending that Woda Cooper be selected as the developer for a potential LIHTC project on 3.6 acres. He noted that he would like prior approval for the ability to move to the second place candidate should negotiations with Woda Cooper not work out, given the tight turn around necessary to apply for LIHTC funding.

DeVore Leonard noted that the committee was pleased to receive four submissions, all of which were strong candidates.

Housh thanked the Village team for providing a strong RFP rapidly.

Blankenship stressed that the Development Agreement is being approved as in terms “substantially similar to” the provided document, noting that those terms may change once negotiations begin, but will not change substantively.

Leatherman stated that specifics of the site plan as well as rent rates and accessibility, identification of a CHDO and the number of bedrooms per unit will become more specific through this process. She stated that being able to qualify for the maximum amount of grant funding is a priority.

Responding to a question from Stokes, Leatherman said that it is in the best interests of the developer to partner with a CHDO, in that it would render the project eligible for an additional million dollars in funding.

Emily Seibel, YS Home, Inc., noted that Woda Cooper is not a CHDO, and that the million dollar set-aside is for developments in which both partners are CHDOs. She read a statement to the effect that Home, Inc., which she also stated is not a CHDO, would be willing to assist any developer selected as a local development partner.

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

Housh MOVED to allow the Village Manager to engage in negotiations with the second place developer, Pennrose, as needed. Brown SECONDED and the MOTION PASSED 4-0 ON A VOICE VOTE.

Reading of Resolution 2024-72 Approving a Wage Adjustment for Village Employees for 2025. Housh MOVED and Brown SECONDED a MOTION TO APPROVE.

Burns noted the research conducted on area median adjustments and voiced his recommendation of a 3.5% wage increase for eligible Village employees for 2025. He reminded Council that this increase was included in the 2025 Village budget.

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

Reading of Resolution 2024-73 Naming Jayson Ruth as Municipal Representative to the Greene County 911 Review Committee. Brown MOVED and Housh SECONDED a MOTION TO APPROVE.

Burns stated that Ruth would be replacing an outgoing representative.

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

Reading of Resolution 2024-74 Authorizing Payout of Vacation Hours for the Village Manager. Housh MOVED and Brown SECONDED a MOTION TO APPROVE.

Blankenship stated that the Village Manager’s contract permits him to receive payout for unused vacation hours in excess of his 80-hour carryover limit. She noted that Burns had been unable to use all of his allotted time due to work requirements.

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

Reading of Resolution 2024-75 Approving a Grant to the 365 Project in Support of Kwanzaa Activities. DeVore Leonard MOVED and Housh SECONDED a MOTION TO APPROVE.

The Clerk noted that the 365 Project had submitted all required paperwork as a part of their request, and the resolution is a reflection of Council's willingness to support this community activity.

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

CITIZEN CONCERNS

Mitzie Miller thanked Village staff for addressing safety issues in the village. She asked that diligence be enacted moving forward with the LIHTC project, given the number of unknowns regarding cost.

Dino Pallotta commented that any LIHTC developer should be willing to give back to the community and should be prepared to cover any gap in financing for replacement soccer fields. He stressed that the School Board would pass any gap in cost on to the Village, and this should be prepared for ahead of time.

SPECIAL REPORTS

There were no Special Reports.

MANAGER'S REPORT

Burns noted the following:

Burns noted a successful community tree-lighting on December 7th.

Burns noted employees celebrating 5, 10 and 15 year anniversaries. He commented that the Village Holiday Gathering was a great event and a lot of fun.

Burns noted winter-readiness at the Water and Water Treatment plants as well as for Public Works.

Pole replacement on Dayton Street in collaboration with ATT is well underway.

New banner poles will be installed this coming Spring.

Youth Center took 26 kids to the Cincinnati Zoo, and is partnering with the pottery workshop to provide pottery classes to Youth Center kids.

OLD BUSINESS

There was no Old Business.

NEW BUSINESS

There was no New Business.

BOARD AND COMMISSION REPORTS

There were no verbal reports.

FUTURE AGENDA ITEMS

Jan. 6: **Executive Session:** Evaluation of an Employee
Emergency Reading of Ordinance 2024-01 Approving a Supplemental Appropriation for the First Quarter of 2025 and Declaring an Emergency

Reading of Resolution 2025-01 Authorizing the Sale During Calendar Year 2024 of Municipally Owned Personal Property Which is Not Needed for Public Use, or Which is Obsolete or Unfit for the Use for Which It was Acquired, by Internet Auction, Pursuant to Ohio Revised Code Section 721.15(D)

First Reading of Ordinance 2025-02 Repealing and Replacing Section 1256.03 “Gateway Overlay District” of the Yellow Springs Zoning Code

First Reading of Ordinance 2025-03 Repealing and Replacing Section 1256.01 “Purpose Statement” of the Yellow Springs Zoning Code

First Reading of Ordinance 2025-04 Repealing and Replacing Section 1260.03 “Driveway Standards, Access Easements, Parking and Storage” of the Yellow Springs Zoning Code

First Reading of Ordinance 2025-05 Repealing and Replacing Section 1268.02 “Applicability” of the Yellow Springs Zoning Code to Remove Requirement of Site Plan Review for Permitted Uses

Reading of Resolution 2025-02 Approving a Pay Increase for the Village Manager

Reading of Resolution 2025-03 Approving a Pay Increase for the Council Clerk

Reading of Resolution 2025-04 Approving Grants to Local Entities for Calendar Year 2025

Jan. 21: **Second Reading and Public Hearing of Ordinance 2025-02** Repealing and Replacing Section 1256.03 “Gateway Overlay District” of the Yellow Springs Zoning Code

Second Reading and Public Hearing Ordinance 2025-03 Repealing and Replacing Section 1256.01 “Purpose Statement” of the Yellow Springs Zoning Code

Second Reading and Public Hearing of Ordinance 2025-04 Repealing and Replacing Section 1260.03 “Driveway Standards, Access Easements, Parking and Storage” of the Yellow Springs Zoning Code

Second Reading and Public Hearing of Ordinance 2025-05 Repealing and Replacing Section 1268.02 “Applicability” of the Yellow Springs Zoning Code to Remove Requirement of Site Plan Review for Permitted Uses

First Reading of Ordinance 2025-06 Repealing and Replacing Chapter 1270 “Landscaping” of the Yellow Springs Zoning Code to Add Greenbelt Requirement for New Development

EC End of Year Report to Council

Feb. 3: **Second Reading and Public Hearing of Ordinance 2025-06** Repealing and Replacing Chapter 1270 “Landscaping” of the Yellow Springs Zoning Code to Add Greenbelt Requirement for New Development

First Reading of Ordinance 2025-XX Establishing Section 1064.04 of the Village Zoning Code to Provide for Waiver of Tap-In Fees for Specific Forms of Economic and Housing and Development

PACC End of Year Report to Council

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

ADJOURNMENT

At 8:00pm, Brown MOVED TO ADJOURN. Housh SECONDED, and the MOTION PASSED 5-0 ON A VOICE VOTE.

Signed: _____
Kevin Stokes, Council President

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