

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

**In Council Chambers @5:00 P.M.**

**Tuesday, February 18, 2025**

**CALL TO ORDER**

President of Council Kevin Stokes called the meeting to order at 5:07pm.

**ROLL CALL**

Present were President Stokes, Vice President Gavin DeVore Leonard and Council members Brian Housh and Trish Gustafson. Carmen Brown joined the meeting at 5:12.

**EXECUTIVE SESSION**

DeVore Leonard MOVED and Gustafson SECONDED a MOTION TO ENTER EXECUTIVE SESSION for the Purpose of Consideration of the Compensation of a Public Employee. The MOTION PASSED 4-0 ON A ROLL CALL VOTE.

The Village Manager joined Executive Session at 5:48pm.

**MOTION TO ENTER REGULAR SESSION**

At 6:07, Brown MOVED and Gustafson SECONDED a MOTION TO ENTER REGULAR SESSION. The MOTION PASSED 5-0 ON A VOICE VOTE.

**ANNOUNCEMENTS**

Stokes noted the recent groundbreaking for Mills Lawn and YSHS building improvements.

Housh lauded the Village team for smooth handling of recent snow events.

**CONSENT AGENDA**

1. Minutes of February 3, 2025 Regular Meeting
2. Credit Card Statement for January

Brown MOVED and DeVore Leonard SECONDED a MOTION TO APPROVE THE MINUTES of February 3, 2025. The MOTION PASSED 5-0 ON A VOICE VOTE.

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

**REVIEW OF AGENDA**

There were no changes made.

**PETITIONS/COMMUNICATIONS**

The Clerk will receive and file:

- Mayor's Clerk re: Monthly Report (2)
- Brian Housh re: CAFCO Map
- Brian Housh re: Letter to NHP and Woda Cooper
- Al Schleuter re: Questions re: Affordable Housing
- Kevin Stokes re: Resubmission of Letters from Home, Inc. and St. Mary
  - \*Tim Bete, St. Mary Development/May 28, 2024
  - \*Home, Inc Board and Executive Director/May 30, 2024

Jon Hudson re: Opposition to Village Expenditure for Affordable Housing  
YS Senior Citizens, Inc. re: Replat Concerns

DeVore Leonard summarized the communications.

Stokes recused from Ordinances 2025-04 and 2025-05. He left the dais. DeVore Leonard took over the hearing.

#### **PUBLIC HEARINGS/LEGISLATION**

DeVore Leonard MOVED and Housh SECONDED a MOTION TO READ IN ALL SECOND-READ ORDINANCES BY TITLE ONLY. The MOTION PASSED 4-0 ON A VOICE VOTE.

**Second Reading and Public Hearing of Ordinance 2025-04** Approving a Right of Way Vacation Request to Vacate One Alley Off of East Center College Street. Housh MOVED and Gustafson SECONDED A MOTION TO APPROVE.

Leatherman explained the requests for vacation as follows: Antioch College Corporation has submitted a Right-of-Way Vacation application for portions of two existing alleys adjacent to their property near the intersection of Livermore and East Center College Streets. Planning Commission held public hearings on this application on January 14, 2025 and recommended approval for both requests.

Antioch College wishes to vacate the two alleys in question, one of the alleys in particular so that it would no longer have a structure located outside of the property line. Both alleys are grass-covered and are not used by the Village.

Yellow Springs Senior Citizens, Inc., is the sole abutting property owner to the vacation of the Livermore Street Right-of-Way, Leatherman stated, and a petition has been provided by that entity.

Leatherman added that she is working with Antioch College and the YS Senior Center on the terms of a replat for the area abutting the Senior Center, which will be Antioch's next step should the alley vacations be approved.

Leatherman noted that if the alleys are vacated, each abutting property owner would receive 7.5 feet (to the center line) of each alley.

Leatherman further noted that despite submission of a petition agreeing to the vacation, the Senior Center has submitted a letter of objection to vacation of the alley abutting their property.

DeVore Leonard commented that when the matter came before Planning Commission, there was a hope that any disagreement between Antioch and the Senior Center would be resolved by this time. He asked for clarification as to whether any aspect of vacation of the alley off of East Center College Street could be used as leverage or as an assist in gaining agreement between the Senior Center and Antioch regarding the alley off of Livermore Street.

Blankenship clarified that Council can only determine to vacate or to deny vacation, and in the case of vacation, the alley splits down the middle. There are no other options available.

DeVore Leonard received further clarification that if Council does vacate, any need to amend that 50% split would need to be done as a replat, which would require agreement among the parties. He wondered if there was any possibility of a shared solution if, for example, the Village had any ability to grant an easement or the like.

Blankenship reiterated that the only action Council can take “on this or any other night” is to vacate.

DeVore Leonard asked whether not vacating the alleys would allow greater latitude to the property owners in terms of options.

Blankenship commented that DeVore Leonard could be referring to a license agreement to allow the structure encroachment. She reiterated that the vacation does need to occur before any further action can occur.

Housh MOVED TO TABLE. Gustafson SECONDED, and the MOTION PASSED 4-0 on a VOICE VOTE.

**Second Reading and Public Hearing of Ordinance 2025-05** Approving a Right of Way Vacation Request to Vacate One Alley Off of Livermore Street. Housh MOVED and Gustafson SECONDED A MOTION TO APPROVE.

DeVore Leonard OPENED THE PUBLIC HEARING.

Jerry Sutton, representing the YS Senior Center Board, requested that Council delay a decision on the matter, stating that the YS Senior Center has not yet reached an agreement with Antioch College regarding a replat agreement.

Sutton stated that the YSSC is currently in the design phase for a new Senior Center on their abutting lot. Sutton stated that the YSSC has had the “expectation of the use of the existing alley” and alleged that the YSSC will be harmed because they will need to build a 15’ access drive on their own property “constituting 10% of our lot.”

Sutton stated that the YSSC does not know what infrastructure runs under their lot with service to Antioch buildings and wants an agreement to remove that infrastructure prior to their starting construction.

Caroline Mullin, Executive Director of YSSC, Inc., stated that this is the only opportunity that the YSSC has to ensure that Antioch College will agree to remove infrastructure from the lot, and while they want to be helpful, they do not want to lose the opportunity to remedy their parking and driveway issues.

In response to a question from Housh, Burns stated that all the infrastructure referenced as under the current YSSC lot belongs to Antioch College. He added that the Village installed curb stops in front of the dormitory areas at the street for use if the College needed to re-route their water or sewer lines.

Leatherman noted that both parties are aware of this situation.

Jane Fernandes, President of Antioch College, stated that while she is not opposed to the request from YSSC, she needs approval from the Antioch Board of Trustees.

Brown MOVED TO TABLE. Housh SECONDED.

DeVore Leonard CLOSED THE PUBLIC HEARING.

The MOTION TO TABLE PASSED 4-0 ON A VOICE VOTE.

**Reading of Resolution 2025-13** Repealing Resolution 2018-14 “Economic Development Incentive Policy”. Brown MOVED and Gustafson SECONDED A MOTION TO APPROVE.

Blankenship noted the array of incentives available under Ohio law, which accompany the legislation. She noted that Housh had provided information on Village incentives, and opined that these are two separate types of initiatives. She recommended repealing the policy in its current form on the grounds that it creates limitations, but agreed that the two types of incentives should be separately conditioned.

All incentives will come before Council, Blankenship stated. If Council wants something addressing fee waivers and the like, she said, that can be separately drafted.

Blankenship suggested redlining the current policy to more specifically address local incentives and taking state-level incentives out of consideration.

Housh commented that he would like to see a plan to replace the existing policy. He recommended waiting on repeal until there is another plan in place.

Leatherman responded that the repeal is somewhat time-sensitive. She noted that her change in title and duties was meant to send a signal that the Village is open to business development, and that she is moving forward on that front. She commented that several of the concerns raised by Housh such as visibility of incentive options can be resolved through a new page on the Village website, which is currently underway.

Leatherman noted that the Windsor Companies may be looking for a TIF agreement in the near future, which is lending some urgency to the matter.

Blankenship pointed out that the current policy does in fact apply to abatements and TIFs. She noted that if the matter of a TIF were to be brought before Council, it would have to go through both the State level and the Village level processes, which could create inconsistencies.

Stokes CALLED THE VOTE, and the MOTION PASSED 4-0, with Housh abstaining.

Housh asked Blankenship for more information on several state-level incentive policies. She noted that the Village currently has no CRA (tax abatement) program in place, and requires a number of studies undertaken prior to moving forward.

PACE, she said, is a public-private agreement. She explained the premise of a TIF agreement, and commented that the three methods noted—PACE, TIF and CRA—are the options most likely. The ESID should be followed up upon to lay groundwork for a tax abatement option.

Blankenship commented that all of the above could be tailored to Village Values and could have non-discrimination policies in place.

#### **CITIZEN CONCERNS**

Todd Pultz, local business owner, expressed concerns regarding some communications from Housh regarding the LIHTC effort, characterizing them as inappropriate. He asked that Housh apologize to several School Board members he had commented upon and stated that Council members need to be restricted from contact with the developer.

Dino Pallotta commented that it is inappropriate for any entity to continue to assert that Home, Inc. should be involved with the LIHTC project. He stated that the repeated claims and accusations are unprofessional and need to stop.

Emily Seibel, YS Home, Inc. Executive Director, stated her support for the project. She commented that “we’d probably be in a different place with a higher return to the Village” had Woda Cooper chosen to partner with Home, Inc. Seibel asserted that without the Land Trust model, permanent affordability cannot be assured.

**SPECIAL REPORTS**

**End of Year Report: Bryan Center Youth/Parks Coordinator Samantha Stewart.** Stewart presented on the activities and services held and provided through the Bryan Youth Center and Gaunt Park Pool in 2024.

**End of Year Report: Community Outreach Specialist Florence Randolph.** Randolph highlighted programs offered to citizens through her office and possible with the generosity of Villagers.

**End of Year Report: YSPD.** Burge provided a detailed written report from which she noted the high points.

**MANAGER’S REPORT**

Burns presented his report, noting a meeting he had attended in West Carrollton highlighting the municipality’s use of TIFs, which was useful.

Burns noted that the final 100 water meter installations will be undertaken by the Village.

A report on Main breaks will be presented in March.

Progress continues on the center circuit.

Following renovation, a lottery will be held for an apartment opening at Lawson Place.

Burns expressed his appreciation for the three employees who presented Annual Reports.

**OLD BUSINESS**

**There was no Old Business.**

**NEW BUSINESS**

**There was no New Business.**

**BOARD AND COMMISSION REPORTS**

**There were no Reports presented.**

**FUTURE AGENDA ITEMS**

- March 3: Special Reports: Streets and Parks/Bussey and Water and Wastewater/Ault  
**Ordinance 2025-04** Approving a Right of Way Vacation Request to Vacate One Alley Off of East Center College Street (Tabled)  
**Ordinance 2025-05** Approving a Right of Way Vacation Request to Vacate One Alley Off of Livermore Street (Tabled)  
**Resolution 2025-14** Approving a Salary Increase for the Village Manager  
**Resolution 2025-xx** Authorizing VM to Enter into an Agreement with XX for Prosecution Services
- March 18: Special Reports: Finance Director/Robinson and Water and Electric/Sparks
- April 7: Special Reports: Project Lead/Giardullo and Digital Media Manager/Guenther
- April 21: Village End of Year Report
- May 5:

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

**ADJOURNMENT**

At 8:19pm, DeVore Leonard MOVED TO ADJOURN. Brown SECONDED, and the MOTION PASSED 5-0 ON A VOICE VOTE.

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

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