

**COUNCIL FOR THE VILLAGE OF YELLOW SPRINGS
REGULAR COUNCIL MEETING
AGENDA**

IN COUNCIL CHAMBERS @ 7:00 P.M.

Monday, October 15, 2018

Comments from the Public are welcomed at two different times during the course of the meeting: (1) Comments on items not on the Agenda will be heard under Citizens Concerns, and (2) Comments on all items listed on the Agenda will be heard during Council's consideration of said item. A Sign-In sheet will be made available on the small table at the rear of the Council Chambers. Please write your name and the topic you wish to discuss. NOTE: Agenda items may be changed at the pleasure of Council during Review of Agenda. This is done with attention to the need to give the public time to engage, and is kept to a minimum.

CALL TO ORDER

ROLL CALL

ANNOUNCEMENTS

Beth Rubin, Director of Greene County Dept. of Job and Family Services re: Upcoming GCCS Levy

CONSENT AGENDA (7:10)

1. Minutes of October 1, 2018 Regular Meeting
Zoning Ordinances:
2. **Ordinance 2018-40** Repealing Section 1284.09 Definitions: T-U of the Codified Ordinances of the Village Of Yellow Springs, Ohio and Adopting New Section 1284.09 Definitions: T-U
3. **Ordinance 2018-41** Repealing Section 1260.04 Uses of the Codified Ordinances of the Village of Yellow Springs, Ohio and Adopting New Section 1260.04 Uses
4. **Ordinance 2018-42** Repealing Section 1260.03 Parking And Storage of the Codified Ordinances of the Village of Yellow Springs, Ohio and Adopting New Section 1260.03 Driveway Standards, Access Easements, Parking And Storage
5. **Ordinance 2018-43** Repealing Section 1260.02 Dimensional Provisions of the Codified Ordinances of the Village Of Yellow Springs, Ohio and Adopting New Section 1260.02 Dimensional Provisions
6. **Ordinance 2018-44** Repealing Section 1226.11 Minor Subdivisions Of The Codified Ordinances Of The Village Of Yellow Springs, Ohio And Adopting New Section 1226.11 Minor Subdivisions
7. **Ordinance 2018-45** Repealing Section 1226.12 Replats Of The Codified Ordinances Of The Village Of Yellow Springs, Ohio And Adopting New Section 1226.12 Replats
8. **Ordinance 2018-46** Repealing Section 1226.13 Subdivision Fees Of The Codified Ordinances Of The Village Of Yellow Springs, Ohio And Adopting New Section 1226.13 Subdivision Fees

REVIEW OF AGENDA (7:15)

I. PETITIONS/COMMUNICATIONS (7:20)

The Clerk will receive and file:

GCPH re: Billboard Contest; Mosquito Report; Hepatitis A Report and Free Infant Feeding Classes
Housh re: Issue 1 Opposition Statement from OML
Greene Co. JFS re: Children's Services Levy
MacQueen re: Domestic Violence Awareness Month
Deton Brookshire re: Officer Charles

GC Board of Elections re: Early Voting Hours
Village Manager re: Electricity Usage
Vickie Hennessey re: Glass Farm Management Budget Request

II. PUBLIC HEARINGS/LEGISLATION (7:25)

Second Reading and Public Hearing of Ordinance 2018-35 Creating a Utility Roundup Program for the Village of Yellow Springs

Second Reading and Public Hearing of Ordinance 2018-38 Repealing Old Section 288.01 of Establishment and Purpose of Chapter 288.01 of the Public Art Commission of Title Eight Boards And Commissions of Part Two Administration Code of the Codified Ordinances of the Village of Yellow Springs, Ohio and Enacting New Section 288.01 of Establishment and Purpose

First Reading of Ordinance 2018-39 Approving a Supplemental Appropriation for the Third Quarter of 2018

III. CITIZEN CONCERNS (7:40)

This time is held for citizens wishing to comment upon items NOT listed on the agenda. Comments are limited to 3 minutes, please.

IV. SPECIAL REPORTS (7:50)

Wheeling Gaunt Sculpture Presentation (10 min.)

Review and Approval of Third Quarter Financials (Harris: 5 min.)

General Fund Presentation (Harris: 30 min.)

V. OLD BUSINESS (8:35)

Justice System Commission Discussion (Hempfling: 20 min.)

Housing Goals Presentation (MacQueen: 20 min.)

VI. NEW BUSINESS (9:15)

Zoning Administrator Request for Consideration of Preliminary PUD Plan on Less than Five Acres (Home, Inc. Senior Housing). (Swinger: 10 min.)

VII. MANAGER'S REPORT (9:25)

(Reports from Planning/Zoning; PD and Mayor's Court)

VIII. SOLICITOR'S REPORT (9:30)

IX. CLERK REPORT (9:35)

X. BOARD AND COMMISSION REPORTS (9:40)

Report Outs from Council Liaisons (Alternate Liaison in parenthesis):

MacQueen	Planning Commission (Kreeger)
Kreeger	Economic Sustainability Commission (Stokes)
Stokes	Community Access Panel (Housh)
Kreeger	Arts and Culture Commission (Housh)
Hempfling	Energy Board (Stokes)
Hempfling	Library Commission (Stokes)
Hempfling	Justice System Task Force (Kreeger)
MacQueen	Village Mediation Program (Kreeger)
MacQueen	School Board Liaison (Housh)
Stokes	Human Relations Commission (MacQueen)
MacQueen	Environmental Commission (Kreeger)
MacQueen	Glass Farm Conservation Management Committee (Kreeger)

Housh
Housh

Greene County Regional Planning Commission (MacQueen)
Miami Valley Regional Planning Commission (Bates)

XI. FUTURE AGENDA ITEMS (9:50)*

- Nov. 5: Enterprise and Special Revenue Fund Presentation
First Reading of Ordinance 2018-31 Mandating that the Use of Any Form of Surveillance Technology by Village of Yellow Springs Entities be Approved by Village Council
Second Reading and Public Hearing of Ordinance 2018-39 Approving a Supplemental Appropriation
DCIC Ordinance
Second Reading of Myriad Zoning Ordinances
Citizen Advisory Board Proposal Continued
Council Open Seat Process
ESC Special Report
- Nov. 19: **Second Reading and Public Hearing of Ordinance 2018-31** Mandating that the Use of Any Form of Surveillance Technology by Village of Yellow Springs Entities be Approved by Village Council
Candidate Q&A with Council in Open Session
Executive Session re: Council Open Seat Candidate Discussion
Budget Workshop with Revisions
DCIC Ordinance
Presentation and First Reading of Ordinance Approving the 2019 Budget for the Village of Yellow Springs and Declaring an Emergency
- Dec. 3: First Reading of Ordinance Approving the 2019 Budget for the Village of Yellow Springs and Declaring an Emergency

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

EXECUTIVE SESSION

ADJOURNMENT

The next regular meeting of the Council of the Village of Yellow Springs will be held at 7:00 p.m. on **Monday, November 5, 2018** in Council Chambers, John Bryan Community Center, 100 Dayton Street.

The Village of Yellow Springs is committed to providing reasonable accommodations for people with disabilities. The Council meeting is wheelchair accessible. Any person requiring a disability accommodation should contact the Village Clerk of Council's Office at 767-9126 or via e-mail at clerk@yso.com for more information.

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

In Council Chambers @ 7:00 P.M.

Monday, October 1, 2018

CALL TO ORDER

President of Council Brian Housh called the meeting to order at 7:00pm.

ROLL CALL

Present were President Housh, Vice President Marianne MacQueen and Council members Kevin Stokes and Lisa Kreeger. Also present were Village Manager Patti Bates, Finance Director Colleen Harris and Village Solicitor Chris Conard. Not present was Councilperson Judith Hempfling, who was out of town.

ANNOUNCEMENTS

NECCO of Dayton re: Foster Families Needed (Amber Smith, Foster Parent Recruiter)
Soin and Greene Hospitals Presentation (Jeff Brock, President Greene Medical Foundation)

Kreeger announced the first Yellow Springs PorchFest this weekend from noon to 7pm. The event features local musicians and is sponsored by the Arts and Culture Commission on behalf of the Village.

MacQueen announced that Monday is Indigenous People's Day in the Village.

Housh announced Street Fair for October 13th. He noted that the Villages of Yellow Springs & Clifton and Miami Township will have an informational booth highlighting the YS-Clifton Connector trail project as well featuring renderings related to the YS Active Transportation Plan.

Housh asked that the Ohio Municipal League notice regarding support for Issue 1 be addressed. Stokes explained that OML is opposing the reduction in drug offense sentences as an amendment to the Ohio Constitution and suggests making the measures changes to the Ohio Revised Code rather than to the constitution. Housh asked that the materials be placed in the next packet.

MacQueen noted that the Planning/Zoning office walk-in hours are now 10-2pm M-F.

Trick-or-Treat will be October 31 from 6-8pm.

Bates announced that earlier in the day, Officer Neel had resigned his position with the Yellow Springs Police Department.

CONSENT AGENDA

1. Minutes of September 17, 2018 Regular Meeting

Kreeger MOVED and MacQueen SECONDED a MOTION TO APPROVE the Consent Agenda. Housh CALLED THE VOTE, and the MOTION PASSED 4-0 on a voice vote.

REVIEW OF AGENDA

There were no changes made.

PETITIONS/COMMUNICATIONS

MacQueen reviewed communications received as follows:

Greene County Public Health re: Community Coalition and West Nile Virus
Patti Bates re: Utility Round Up Program
Senator Hackett re: Water Plant Congratulations

Bates announced that the Utility Round Up Fund has been approved by the State Auditor, and will be in operation as of October 8 to begin accepting funds.

Bates noted that disbursements should begin in January of 2019.

Harris stated that the donation information should be printed on utility bills in late October/early November.

Stokes urged citizens to opt in and to consider giving more than just the "round up" amount.

MacQueen noted a communication from Jim Hammond regarding his utility bills. Bates noted her response to his concerns, which clarify the costs of energy in the Village. Bates noted that Hammond's Xenia business may have a negotiated rate, noted that DP&L will increase rates next month, noted DP&Ls

far larger customer base, and noted that Village energy costs reflect an intentionally green portfolio. Bates also highlighted the better service that the Village crew can provide to resolve issues more quickly.

Hammond responded he had negotiated his Xenia business contract with DP&L. He stated that the high rates are a deterrent to businesses in the Village. Hammond stated that the rate in the Village is 14.9 cents per KWH, while his Xenia business pays 6.9 cents per KWH. Hammond stated that “Yellow Springs shouldn’t have a monopoly”.

Bates responded that the Village has long-term energy contracts it has to honor.

Hammond argued that the Village should get out of the contracts, and suggested the Village sell its power grid to DP&L and invest the money.

Housh asked that a document be created that explains the power contracts as well as the reasoning behind our sustainable energy choices for the Village.

MacQueen announced that the Village Crew has received the American Municipal Power Transmission and Distribution Safety Award for 2018.

PUBLIC HEARINGS/LEGISLATION

Second Reading and Public Hearing of Ordinance 2018-36 Adding a New Section (b) to Section 452.20 of the General Offenses Code Prohibiting the Parking of Mobile Homes and Recreational Vehicles on Any Village Street, Alley, Highway or Other Public Place for Other Than the Expeditious Loading or Unloading of Said Vehicle. MacQueen MOVED and Stokes SECONDED a MOTION TO APPROVE.

The Clerk explained that the addition of the prohibition to the General Offenses Code was supported by the Village Crew, the Police Department and Planning Commission as a way to better address the issue of vehicles being parked—or stored—on public streets for long periods of time. Currently, the Zoning Administrator has to address complaints in a series of communications, and the method is slow and not particularly efficacious.

Bates added that it is also more expedient in the event of an emergency.

Housh OPENED THE PUBLIC HEARING. There being no comment, Housh CLOSED THE PUBLIC HEARING.

Housh CALLED THE VOTE, and the MOTION PASSED 4-0 ON A ROLL CALL VOTE.

First Reading of Ordinance 2018-35 Creating a Utility Round Up Program for the Village of Yellow Springs. Kreeger MOVED and Stokes SECONDED a MOTION TO APPROVE.

Kreeger noted that the program is an opt-in program, but welcomes more substantial donations when possible. She noted that the account had to be created prior to establishment of the program.

Kreeger noted that the Village will be working with a partner, the Yellow Springs Senior Center, to promote confidentiality and fairness as well as provide capacity.

Bates noted the procedure set forth in the procedures she had drafted. Bates noted that if a renter is prohibited by her or his landlord from participating in a payment plan, she or he must have this noted in the file, but will not be required to be on a payment plan.

Bates noted that the Senior Center will not know who is selected for funding, as the applications will be anonymized, so that the Village does not make that determination.

Stokes noted that there is an educational component to the program, which includes information regarding other options for those with financial needs.

MacQueen objected to the need for renters to obtain proof from their landlords that they are prevented from going on a payment plan, and expressed dismay that landlords would set this condition.

Bates noted that the Utility Department has a list of such landlords, and a renter would not need to obtain proof if they rent from one of these landlords.

MacQueen asked that the program be made available to people who are not delinquent yet, but who know that they will not be able to pay their bills.

Bates stated that this may become possible at a later point, once the program is more established.

Housh noted that such a program is very rare for a municipality to be able to run. He commented that the end goal, through education, is to enhance energy conservation solutions so that there are fewer instances of citizens unable to pay their bills.

Bates noted that the Energy Board is gathering a complement of energy information to distribute.

Housh wondered if the Village could make a general “ask” if they were in receipt of a large number of requests. Bates responded that this would be possible.

Kreeger asked if there was any way, if a customer was not selected for the Round Up, if shut off could be deferred.

Bates responded that the utility ordinance prevents this exception, but that the Utility Office provides information about other available programs.

Kreeger noted that she will follow up on this, stating that she would like to get to a point at which no customer is shut off during the winter months.

Kreeger asked for permission from Council to write a grant request to the Community Foundation asking for a matching grant of \$2,500.00 if \$2,500.00 is raised by Village citizens. This was met with approval.

Housh OPENED THE PUBLIC HEARING.

Tim Baum noted that payment plans are available upon request.

Laurie Stauber asked when the RV issue would be discussed. Housh directed her to wait until Ordinance 2018-35 had been voted upon.

There being no further comment, Housh CLOSED THE PUBLIC HEARING.

Housh CALLED THE VOTE, and the MOTION PASSED 4-0 ON A ROLL CALL VOTE.

Re: Ordinance 2018-36.

Laurie Stauber read a letter objecting to vehicles and cars and people “near RVs”. She described “getting no answers from the Police Department or Zoning”. She commented that the presence of the camper(s) is a safety concern and a potential health concern.

Housh responded that the intent of the legislation is to be more responsive to the very concerns Stauber was raising, but stated that if further discussion is warranted at a later point, that could occur.

Bates reiterated the change to the code.

Kathy van Horn read a statement noting agreement with Stauber’s point. She argued that they are tax paying residents, while the owners parking RVs on the street are not.

Athena Fannin, stated that she is terrified at the prospect of this ordinance being enforced by the Police Department. She asked Council to consider how its policies will affect those unable to afford homes.

First Reading of Ordinance 2018-38 Repealing Old Section 288.01 “Establishment and Purpose” of Chapter 288.01 of the Arts & Culture Commission of Title Eight Boards And Commissions of Part Two Administration Code of the Codified Ordinances of the Village of Yellow Springs, Ohio and Enacting New Section 288.01 “Establishment and Purpose”. Stokes MOVED and Kreeger SECONDED a MOTION TO APPROVE.

Kreeger read in the amended statement, and explained the term “navigate”, noting that the new statement reflects how the Arts & Culture Commission, formerly the Public Art Commission, has evolved over time.

Housh CALLED THE VOTE, and the MOTION PASSED 4-0 ON A ROLL CALL VOTE.

Reading of Resolution 2018-38 Adopting a Policy for Charging Misdemeanor Cases Into Mayor’s Court. MacQueen MOVED and Stokes SECONDED a MOTION TO APPROVE.

Kreeger explained that she has been shepherding the resolution through on behalf of the JSTF. She lauded the level of cooperation the subcommittee has brought to crafting the resolution.

Kreeger explained that the resolution has been edited to clarify violations that will be charged into Mayor’s Court (Section 1) and exceptions to the policy (Section 2). She noted that Section 2 (v) does not limit officer discretion. It does not require the officer to cite under the YS ordinances if an officer decides to take a person to jail for a *non-violent* misdemeanor.

Kreeger pointed out that the group discussed that citing under the YS ordinances means the Village pays the cost of the incarceration. However, the committee had no data on which to decide if the financial cost of citing such a case under Yellow Springs ordinances (enabling the case to come to Mayor’s Court) is so high as to justify the police practice of citing people taken to jail using the Ohio Revised Code (thus putting the case into Xenia Municipal Court).

Kreeger recommended that Council pass the resolution and then direct the Committee to continue work on this issue to get numbers on how often *non-violent* people who commit a misdemeanor are taken to jail and how long the average stay is, noting that it is not clear whether these types of arrests occur weekly or a few times a year. The cost of administering local justice in these cases may be relatively low, but it is unknown at this time.

Kreeger pointed out that the Village “loses the sight line” for non-violent individuals who are incarcerated, since they are cited under the ORC and are incarcerated in Xenia. This, she opined, is a situation that needs to be looked into and information gathered as to the frequency of these occurrences.

Kreeger commented that the community policing Council wishes it to occur is better assured with a clear policy that remains in place through any leadership changes.

Housh recommended that the reporting occur monthly rather than quarterly. He agreed that the risk involved in having to pay for jail time needs to be assessed. He asked that Council require an explanation as to why cases are referred to Xenia Municipal Court (XMC).

Bates referred to a document provided by the Police Department, which indicates that in May 2018, 6% of eligible charges were sent to XMC; in June, 1%; in July, 3% and in August, 2%.

Housh MOVED to AMEND THE RESOLUTION as Stated below:

“Section 3. The Chief of Police will present a report to Council, **on a monthly basis**, the number and types of cases (by name and code section) that are being charged into Yellow Springs Mayor’s Court and how many to other jurisdictions, **and why that decision was made.**”

MacQueen SECONDED.

MacQueen received clarification as to situations that could include incarceration but would be minor misdemeanors.

Conard opined that these would most likely be in the case of an existing warrant or in the case of intoxication with other conditions.

Stokes asked that the question of the degree of financial exposure be discovered.

Stokes mentioned that the definition of community policing should be clearly defined.

Housh referenced the “Guidelines for Village Policing” which, he commented, defines the parameters for what is referred to as “local” or “Village” policing, as opposed to “community policing” for which Housh noted the avoidance of using the term due to negative connotations that had been brought up in the past and confused the intent of Council and community partners.

Kate Hamilton stated that this policy highlights the value of having a Justice System Commission.

Ken Odiorne referenced the traffic stop involving Officer Neel and asked whether Council was aware.

Megan Bachman from the Yellow Springs News asked about the incarceration issue in the resolution, commenting that it appears the police still have full discretion.

Kreeger agreed that this is the case when the cited offense is one of the five listed as exceptions in the resolution.

Bates clarified that if the individual cited poses any danger to him/herself or others, he or she must be incarcerated.

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

CITIZEN CONCERNS

Tania Rush Jilson commented that she was disappointed to hear both about the incident in which an officer drew his service weapon and to hear that that officer had resigned. She commented that she believed an opportunity for training had been missed, and that those opportunities are what make the Village better.

Athena Fannin claimed the Village has experienced “three police related shootings”, characterizing these as abusive, and blamed the “three long term officers”, calling two of them “bad supervisors”.

Robert Paschell commented that he was troubled by the incident, although he did not know the details, he stated that a gun should only be pulled “in a life or death situation”, and that he could not imagine how such an elderly person would incite such a response.

Donna Silvert stated her concern around the situation, stating that every innocent person should be safe, and that clearly changes in policy are not effective if this kind of situation is still occurring. She inquired as to whether the resignation was “clean” or whether he had been paid out in any fashion. She asked what the terms of the resignation had been.

Bates addressed Silvert’s questions, stating first that Neel’s resignation was just that, and there was no “package” offered. She continued, stating that attention to training issues and department policies continues, as does the scrutiny of and support for the police department as they work to create cultural change.

Housh stated that when Council and the Village Team hears of such an incident, “we are upset”. He stated that he and other Council members had been aware of and concerned about the incident throughout the weekend.

Housh commented that it is important to remember that what Council is doing “is uncharted territory.” The Village is attempting to undo the kind of militaristic training that police officers currently receive, which can instill practices that we do not want in Yellow Springs. He stated that the process may seem slow, but “we are working non-stop” and this type of change in institutional mindset takes time and is not easy. Housh noted that comments from citizens are important in the process.

SPECIAL REPORTS

General Fund Budget Presentation: Current Budget Overview and 2019 Budget Discussion Parameters. Harris presented year-to-date revenues and expenditures.

Harris noted that investments are doing well, and explained some of the budgeting in Personnel, which has impacted Expenditures.

Harris noted that costs in Electric and for Legal Services are coming in higher than projected. She noted that pool revenue was strong, although that service always runs at a deficit, she noted, and is viewed as a community service.

MacQueen asked whether the Village is likely to show an overall budget deficit for the year, and was told that that is unlikely.

Harris cautioned that money is being pulled from the General Fund, which is decreasing as a result.

Housh noted that budgeting needs should be as specific and intentional as possible so that supplementals are kept to a minimum. He noted several strategies for revenue generation, and stated that he wants to start matching revenue generation to expenses as much as is possible moving forward.

MacQueen commented that she will be working on decreasing the Police Department budget where possible. She stated that she would like to not implement the planned electric service increase slated for 2019 if possible. She asked for a line item for affordable housing.

Stokes agreed that affordable housing should be addressed in the budget. He opined that the commission budgets may need to be increased and should be examined.

Kreeger agreed with a look at the PD budget. She commented that electric rates should be examined, but she noted that Council is in possession of an unprecedented level of information regarding major projects upcoming or that need to be scheduled. Kreeger asked that line items that have consistently shown variance should be carefully looked at and accurately budgeted for. She noting not liking to under-budget and then having to come back for additional funds, stating that she would rather over-budget in these lines than under-budget.

Harris responded that the General Fund is critical in that it is the only fund that can issue revenue out to other funds. Harris stated that she would recommend looking first at the capital expenses for infrastructure, and commented that just offhand she sees about a half a million dollars worth of projects there.

Housh stated that he would like to confirm details about the Economic Development funds mentioned in the past at approximately \$120,000.

OLD BUSINESS

Discussion of Home, Inc. Request for Capital Campaign Funding. Housh reminded Council that the discussion had begun at the previous meeting with a request and preliminary consideration. He noted that the discussion has a number of implications, but that he had heard the desire for a fund line for affordable housing.

MacQueen commented upon the need for affordable housing in the Village, and commented that Home, Inc. is the only provider for that market in the Village. She urged funding Home, Inc. as requested, starting in 2019.

Kreeger commented that the uncertainty of the other housing initiatives in play concerns her, and wondered how soon the Village may be moving forward with affordable housing. How much funding is likely to be needed, and when, she said, is important to the decision. Kreeger noted other issues of affordability, such as those impacting current residents who are struggling to afford to stay in town. Kreeger cautioned that giving money to any organization is Council deciding to expend taxpayer money to a particular group. This should only be done with an abundance of due diligence, she said, and with awareness of what other supports for other causes are needed.

MacQueen responded that development on the Glass Farm is not imminent, and that the Home, Inc. housing project is closer to fruition.

Bates read from her brief, noting the amount of support the Village has consistently provided to Home, Inc. and pointing out that in the case of a tap fee forgiveness, the Village is still responsible to provide the parts necessary for the taps, both water and electric. Village staff still perform the labor for installation of meters. Forgiveness of zoning fees does not alleviate the necessary work by zoning staff to prepare reports and letters to adjacent property owners, the postage to send out those letters or the cost of the public advertisements in the paper to properly notice hearings. Noting these fee-forgivenesses as unrealized monies the Village is willing to forgo does not truly recognize the costs the Village incurs in each instance.

Bates stressed that while the long-term goal is for the Village to provide affordable housing on the Glass Farm, the infrastructure additions and improvements necessary to do this require that money be set aside for those costs.

Home, Inc. representatives spoke to the request, noting its necessity and worth and the value of Home, Inc. as an affordable housing provider, and the value to obtaining grant funding of a Village contribution. Those speaking were Chris Bongorno, Board President; David Seitz, Co-Vice President; Brittany Keller, Staff Member; and Jackie Anderson, Board Secretary.

Council received confirmation that while the contribution is needed, Home, Inc. will proceed with its plans with or without a 2018 contribution. Home, Inc. confirmed that it does not require Village funding to apply for any grants for the project in question.

Kreeger asked whether there is any place in the current budget from which funds could be taken for a 2018 contribution, and was told that there is not.

Jackie Anderson spoke in favor of the Village funding the request, stating that, “if you move forward with a budget document that does not reflect your stated values, you will have an issue with the public trust.”

MacQueen conflated the commitment to green space with a commitment to affordable housing. She opined that no presentation is required of Tecumseh Land Trust, and wondered why such a presentation is required of Home, Inc.

Housh stated that the Village has made a commitment to a budget line for the protection of the watershed. “By no means have we failed to show our commitment to affordable housing,” he stated, noting that this is a new request and fits with Council goals, and will be further considered in the budget process.

Kreeger commented that Council’s deliberation and careful consideration of the request, “is not about Home, Inc. as an organization, it’s about the bigger picture.” Kreeger advised that there needs to be a line item for such requests so that they can all be considered equally, and with awareness of what may or may not be available in terms of funding at any given point.

Housh stated that if requests can be considered annually, it is far easier to budget for these requests, opining that Council approval of a line item for requests is a good possibility. There may be an affordable housing fund, he said, for any affordable housing requests, but it is important not to take revenue out of the General Fund.

Draft Village Manager Search Consultant RFQ. Housh sought feedback on his draft from Council, and this was gathered, with the end result that Housh will work with the Clerk and Village Manager to revise the document and get it out.

Vote 16/Local Gun Control Proposal Feedback. Housh asked Council whether there is any

aspect of the Vote 16 issue that any Council member is uncomfortable with, and received very positive feedback and a green light to continue the effort.

Housh commented that he will keep Council in the loop with information.

Conard noted that the Board of Election may need to be contacted, and that if any new Charter language will need to be added to the Charter, via ballot, that any other possible changes needed to the Charter might be considered for placement on the ballot at the same time.

Bates asked how the ballot might work in terms of separating out issues a 16-17 year old voter could vote on vs. those they might not.

Council Open Seat Replacement Process. Council discussed the open seat notice, and agreed to the draft provided with a minor change.

Council expressed agreement to the notion of Hempfling participating in the selection process.

Housh asked that in terms of a process, candidates come to the second November meeting prepared to be vetted by Council. Council would then enter Executive Session at the end of the evening and come out of that session ready to make a decision at the end of the November 19th meeting. Council was agreeable to this suggestion.

NEW BUSINESS

There was no New Business.

MANAGER'S REPORT

Bates reported that she had recently attended the International City-County Management Association Conference in Baltimore, Maryland. The conference included sessions on Affordable Housing, Building Resilient Communities, Implicit Bias, Unleashing the Potential of Teams and Individuals, Mental Illness and the Criminal Justice System, Managing Your Investments in Turbulent Times and being Crisis Ready. While all sessions provided new information, Bates noted that the Affordable Housing session was the most informative. Bates stated that she had spoken with the presenter of the Implicit Bias session, who promised to correspond with information and possible next steps for the Village Team. She also made contact with some Ohio administrators who will be in contact to tour the new water plant.

Bates noted that blacktopping in the Village has been delayed until October 15th and 16th due to weather.

Installation of new ADA compliant curbs ramps began this week. This work is being done under an ODOT grant and will, when complete, provide a curb-accessible circuit around the Village for everyone. The next step is to work on the sidewalks themselves.

Gray Tree Service is still trimming trees around Village electric lines.

Valve exercising is still in progress.

The rear shelter house at Ellis Park will be partially disassembled over the next couple of weeks before Shook Construction installs a new roof. This new roof is a donation to the community from Shook and is at no expense to the Village.

Bates reported that staff is currently reviewing the evaluation process and various methods of performing evaluations that help staff improve professionally and personally. Information has been requested from other municipalities and is being assessed. Councilpersons Hempfling and Stokes are also involved in the discussion, along with staff. The end goal is a method to make the evaluations more relevant, and thereby helpful, to each department, instead of the somewhat generic evaluation currently in use.

SOLICITOR'S REPORT

Conard reported that he, Ellis Jacobs and Jennifer Grewe continue to work on crafting the surveillance technology ordinance. Ellis had some follow-up questions based on discussions with his ACLU contact. Conard stated that the three have discussed and incorporated concepts the ACLU recommended into the last draft. Late this week, the draft should be ready for circulation.

Discussions have centered on the interplay of record retention, reporting process and what information is necessary to present to Council when surveillance technology is being considered for use in the Village. In addition, the group is discussing under what circumstances would limited use of unapproved technology be appropriate without Council approval during some type of public emergency.

CLERK'S REPORT

There was no Clerk report.

FUTURE AGENDA ITEMS

- Oct. 15: Beth Rubin, Director of Greene County Dept. of Job and Family Services re: Upcoming GCCS Levy (Announcements)
Second Reading and Public Hearing of Ordinance 2018-35 Creating a Utility Roundup Program for the Village of Yellow Springs
Second Reading and Public Hearing of Ordinance 2018-38 Repealing Old Section 288.01 “Establishment and Purpose” of Chapter 288.01 of the Public Art Commission of Title Eight Boards And Commissions of Part Two Administration Code of the Codified Ordinances of the Village of Yellow Springs, Ohio and Enacting New Section 288.01 “Establishment and Purpose”
Amend Chapter 1226.11 Minor Subdivisions – to add formal action by the Planning Commission in certain circumstances as determined by the Zoning Administrator.
Amend Chapter 1226.12 Replats – to add formal action by the Planning Commission in certain circumstances as determined by the zoning administrator.
Amend Chapter 1226.13 Subdivision Fees – to add fees for minor subdivisions and replats when Planning Commission approval is required.
Amend Chapter 1260.02 (e) Minimum Lot Frontage - to clarify the zoning code regarding minimum lot frontage requirements.
Amend Chapter 1260.03 (a) Parking and Storage – adding driveway standards to the zoning code.
Amend Chapter 1260.03 (b) Parking and Storage – making it unlawful to park a mobile home or recreational vehicle on any public street, alley or public place in the Village, except for the expeditious loading and unloading of the vehicle.
Amend Chapter 1260.03 (c) Recreational Vehicle Parking
Amend Chapter 1260.04 (a) (13) Uses – striking driveway setback language from this section of the zoning code.
Amend Chapter 1260.04 (h) Uses – adding clarifying language regarding tiny homes on wheels.
Amend Chapter 1284.09 Definitions T-U Adding a definition of tiny homes.
Enterprise and Special Revenue Presentation
Zoning Administrator Request for Zoning Change re: R-B to R-C/PUD (Home, Inc. Senior Housing)
Citizen Advisory Board Proposal Continued
Proposal
DCIC Update
Housing Goals Presentation
Recommendation re: Legal Services
Wheeling Gaunt Sculpture Presentation
Nov. 5: Budget Workshop with Revisions
Ordinance 2018-31 Mandating that the Use of Any Form of Surveillance Technology by Village of Yellow Springs Entities be Approved by Village Council
Nov. 19: Presentation and First Reading of Ordinance Approving the 2019 Budget for the Village of Yellow Springs and Declaring an Emergency
Mayor’s Court: JSTF Recommendation re: Establishment of a Diversion and Restorative Justice (DRJ) Program
Dec. 3: Second Reading and Public Hearing of Ordinance Approving the 2019 Budget for the Village of Yellow Springs and Declaring an Emergency

Kreeger made the statement that meetings are consistently running over time, and suggested that the times be more realistic.

MacQueen suggested that times for each topic be reviewed at the end of the meeting for the following meeting.

Stokes noted that he will continue working on the projector issue.

Bates suggested starting earlier as a possibility.

EXECUTIVE SESSION

There was no Executive Session.

ADJOURNMENT

At 10:21pm, MacQueen MOVED and Kreeger SECONDED a MOTION TO ADJOURN. The MOTION PASSED 4-0 ON A VOICE VOTE.

Please note: These notes are not verbatim. A DVD copy of the meeting is available for viewing in the Clerk of Council's office between 9am and 3pm Monday through Friday or any time via youtube link from the Village website:

Brian Housh, Council President

Attest: Judy Kintner, Clerk of Council



TO: VILLAGE COUNCIL
FROM: DENISE SWINGER, PLANNING & ZONING
MEETING DATE: OCTOBER 15, 2018
RE: TEXT AMENDMENTS

Following the 2013 update to the Village of Yellow Springs zoning code and the results of the visioning process directing growth through infill development, staff noticed an increase in inquiries from residents asking what they could do with their properties. Each inquiry had its own unique circumstances and staff began a discussion with the Planning Commission in April, 2018 on sections of the zoning code in need of further clarification. This process stretched over a six month period as amendments to one section of the zoning code often required amendments to other sections. Presented in the following amendments is an interpretation that will allow property owners to subdivide their properties using the already established lot requirements for Residential A, B and C in the zoning code, as well as the existing requirements for uncommon lot configurations, minor subdivisions and replats in the planning code.

Although the amendments are presented to you on the agenda in numerical order with sections from the planning code first and zoning code after, it is important to note that most of the amendments are the result of clarification to Chapter 1260.02 (e) Minimum Lot Frontage.

Chapter 1260.02 (e) Minimum Lot Frontage states:

Any lot created after the effective date of this code shall have frontage on an improved public street or approved private street or access easement, equal to the minimum required lot width in the zoning district in which it is located.

Although this language seems easy to interpret at first reading, staff found that it needed further interpretation because of property owners' differing visions for their land. In order to clarify intent, amendments were also necessary to other sections of both the zoning and planning codes.

After consulting with the Village's legal representative regarding how to interpret *Minimum Lot Frontage*, staff understood its meaning in the following way: Because a lot can have frontage on an access easement, as well as on a public or private road, a lot that sits behind another lot and has no access to the road can still be used as long as there is an access easement that runs along the new lot for the required distance/frontage in that district.

In trying to further understand this, staff asked if the access easement to the landlocked lot stops at the lot line boundary or extend the appropriate frontage width for that district along the landlocked lot line. For example, if the property line width for R-A requires 60-foot frontage, would the easement need to run an additional 60-feet in order to show that there is the required width along the landlocked lot? The answer was yes, it has to be extended 60-feet as there needs to be 60-feet of frontage within the easement. As part of the text amendments before you, an illustration of this extension of lot frontage was added by staff in order to provide clarification.

In the Planning Code's Subdivision Regulations, Chapter 1226.06 (a) (5) Design Standards, there is a section for undeveloped land that states:

Uncommon lot configurations may be incorporated into a development where such division poses no apparent nuisance and the Commission deems it appropriate. Approval of such lots shall be granted upon review of the following additional criteria:

A. Adequate access to such lots is provided and poses no nuisance to adjoining lots. Adequate access shall accommodate emergency needs, parking and any other requirements specific to the location.

B. The relation to the adjoining lots is acceptable in that required setbacks can be maintained, adequate privacy is preserved and apparent nuisances (light, noise) are avoided.

C. A minimum frontage of twenty feet shall be required for all such lots.

D. Uncommon lot configurations are permitted access on local streets only.

The Planning Commission reviewed this existing language in the Planning Code for major subdivisions and decided to apply it to minor subdivisions in order to stimulate infill development. By allowing for the subdivision of land without an access easement, a minimum of twenty feet of lot frontage must be available to split from the existing property for the access road leading to the newly created lot.

The following are the specific sections the Planning Commission is recommending for amendment:

Chapter 1226.11 Minor Subdivisions: This amendment to the planning code will allow for the subdivision of land located along a private street or access easement if certain requirements are met. The amendment will also add an additional 10 days to allow staff time to prepare a report for minor subdivisions that require Planning Commission approval. Neighbors will also be noticed of any proposed subdivision that requires Planning Commission approval.

Chapter 1226.12 Replats. This amendment to the planning code will allow for the replat of land located along a private street or access easement with the same requirements as in Chapter 1226.11.

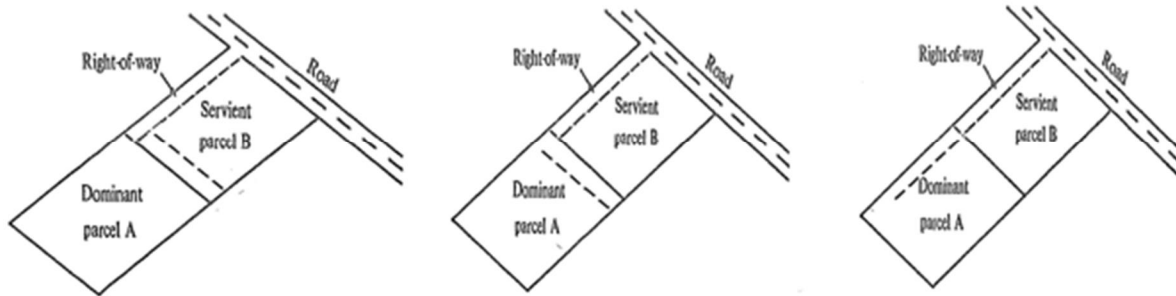
Chapter 1226.13 Subdivision Fees. This amendment to the planning code will require a fee of \$100 if a minor subdivision or a replat requires approval by the Planning Commission. This fee will offset costs for the notification process. It also raises the fee for a replat from \$10 to \$25 when Planning Commission approval is not required.

Chapter 1260.02 (e) Minimum Lot Frontage. This amendment to the zoning code clarifies the use of private streets or access easements to reach an existing lot or a newly created lot.

Chapter 1260.03 Driveway Standards, Access Easements, Parking and Storage.

As part of the clarification of Minimum Lot Frontages, driveway standards were added to ensure private driveways or private streets were constructed so that they would be accessible for essential services and utilities. Staff requested input from the Fire Chief, which he provided to ensure these access driveways or private streets to land-locked lots were wide enough and capable of supporting up to 40,000 lbs. gross vehicle weight. The zoning code currently addresses only the driveway setback to a property line, driveway requirements for a single or two-family dwelling (parking strip and parking apron) and standards for parking lots.

Access easement language was also added requiring access easements be recorded on the deed of all properties subject to the easement, and the illustration showing several ways in which the minimum lot frontage on an access easement can be shown..



Also in this section of the zoning code, the issue of recreational vehicle parking is addressed. Although the language has been added to the general offenses code, the Planning Commission didn't delete it from the zoning code because of the provision allowing for recreational vehicle parking on lots in residential districts. See below:

(b) Recreational Vehicle Parking. It shall be unlawful for any person to park or cause to be parked any mobile home or recreational vehicle on any street, alley, highway, or other public place in the Village, ~~and to use the same as a dwelling; except for the expeditious loading and unloading of the vehicle.~~ This provision shall not prohibit the temporary occupancy for periods up to 72 hours of a recreational vehicle; provided the recreational vehicle contains sleeping accommodations, is parked on a lot in a Residential District, and is for the use of the owner of that lot or guests of the owner.

Chapter 1260.04 (a) (13) below was removed and added to 1260.03 (a) (1) D – Driveway Standards.

~~(13) Residential access driveways shall be at least three feet from side property lines and construction shall ensure that drainage is sloped away from adjacent properties.~~

Chapter 1260.04 (h) Tiny Home. This amendment to the zoning code was added as the result of numerous inquiries. Along with two Planning Commission members, staff met with Greene County Building Regulations to understand what is required from them when a person purchases a tiny home.

Chapter 1284.09 Definitions: T-U.

Amended the zoning code to add the definition of a tiny home.

Respectfully submitted,

Denise Swinger
Planning & Zoning Administrator

**VILLAGE OF YELLOW SPRINGS, OHIO
ORDINANCE 2018-40**

**REPEALING SECTION 1284.09 “DEFINITIONS: T-U” OF THE CODIFIED
ORDINANCES OF THE VILLAGE OF YELLOW SPRINGS, OHIO AND ADOPTING
NEW SECTION 1284.09 “DEFINITIONS: T-U”**

Whereas, Codified Ordinance Section 1284.09 of the Village of Yellow Springs, Ohio defines terms utilized in the Village of Yellow Springs Zoning Code that begin with letters “T” through “U”; and

Whereas, the Village Council has determined that it would be in the best interest of the Village to adopt a new Section 1284.09 entitled “Definitions: T-U” of the Codified Ordinances of the Village of Yellow Springs, Ohio to include the definition of a “tiny home.”

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

Section 1. Section 1284.09 entitled “Definitions: T-U” of the Codified Ordinances of the Village of Yellow Springs, Ohio be repealed.

Section 2. A new Section 1284.09 entitled “Definitions: T-U” of the Codified Ordinances of the Village of Yellow Springs, Ohio be enacted to read as set forth on Exhibit A, which is attached hereto and incorporated herein by reference, with the new language underlined and **bolded**.

Section 3. This ordinance shall take effect and be in full force at the earliest date permitted by law.

Brian Housh, President of Council

Passed:

Attest: _____
Judy Kintner, Clerk of Council

ROLL CALL

Brian Housh _____ Marianne MacQueen _____ Judith Hempfling _____
Kevin Stokes _____ Lisa Kreeger _____

EXHIBIT A

1284.09 DEFINITIONS: T-U.

Temporary structure. A structure erected for a period of time not to exceed 18 months for such use as construction offices or storage buildings at a construction site.

Tiny home. A dwelling unit built on a permanent chassis with or without wheels and designed to be used as a single-family dwelling, with a permanent foundation, when connected to utilities.

Transient Guest Lodging. A dwelling unit, a room or rooms in a dwelling unit, or an accessory dwelling unit where sleeping accommodations are offered for consideration to persons occupying a room or rooms for less than thirty consecutive days.

Use. The specific purposes for which land or a building is designed, arranged or intended, or for which it is or may be occupied or maintained.

**VILLAGE OF YELLOW SPRINGS, OHIO
ORDINANCE 2018-41**

**REPEALING SECTION 1260.04 “USES” OF THE CODIFIED ORDINANCES OF THE
VILLAGE OF YELLOW SPRINGS, OHIO AND ADOPTING NEW SECTION 1260.04
“USES”**

Whereas, Codified Ordinance Section 1260.04 of the Village of Yellow Springs, Ohio establishes guidelines and regulations for the acceptable and prohibited uses of accessory buildings and structures situated in the Village; and

Whereas, the Village Council has determined that it would be in the best interest of the Village to adopt a new Section 1260.04 entitled “Uses” of the Codified Ordinances of the Village of Yellow Springs, Ohio to include regulations regarding tiny homes.

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

Section 1. Section 1260.04 entitled “Uses” of the Codified Ordinances of the Village of Yellow Springs, Ohio be repealed.

Section 2. A new Section 1260.04 entitled “Uses” of the Codified Ordinances of the Village of Yellow Springs, Ohio be enacted to read as set forth on Exhibit A, which is attached hereto and incorporated herein by reference, with the new language underlined and **bolded**.

Section 3. This ordinance shall take effect and be in full force at the earliest date permitted by law.

Brian Housh, President of Council

Passed:

Attest: _____
Judy Kintner, Clerk of Council

ROLL CALL

Brian Housh _____ Marianne MacQueen _____ Judith Hempfling _____

Kevin Stokes _____ Lisa Kreeger _____

EXHIBIT A

1260.04 USES.

(a) Accessory Buildings and Structures.

(1) Accessory buildings or garages shall be considered to be part of the principal building and subject to all setback requirements of the principal building, if structurally and architecturally integrated into the building or if attached by an enclosed breezeway or similar enclosed structure not greater than ten feet in length. Detached accessory buildings shall be located at least ten feet from any principal building.

(2) Accessory buildings and structures shall not be erected in any front yard.

(3) Accessory buildings and structures may be erected in a rear yard if set back at least ten feet from the rear and five feet from the side property lines.

(4) An accessory building or structure designed for and containing a vehicle entrance to be accessed from an existing publicly dedicated and commonly used alley may be located on the rear lot line, if parking space plans have been approved by the Zoning Administrator.

(5) The height of an accessory structure shall not exceed 18 feet when a hip or gable roof is used, 15 feet when a mansard or gambrel roof is used and 12 feet when a flat or shed roof is used, except when a dwelling unit is included in the structure, in which case the height shall not exceed 24 feet.

(6) Accessory structures shall not exceed 66% of the principal building floor area or 800 square feet, whichever is less.

(7) An accessory building or accessory structure shall not be constructed or occupied on a lot before the principal building or use on the lot is constructed.

(8) Accessory buildings and structures in planned unit developments shall be subject to the same requirements as in the Residential Districts.

(9) Accessory structures located in a designated flood hazard area shall comply with the additional provisions set forth in [Chapter 1282](#).

(10) Swing sets, playground equipment, garden trellises, well-head covers, portable or temporary pools less than 24 inches in depth, and similar above-ground yard equipment accessory to a residential use shall be exempt from the provisions of this zoning code, except for height limitations, or unless specific provision is made for such equipment by Village ordinance.

(11) Buildings and structures accessory to nonresidential uses shall meet the minimum setback requirements and height limitations for principal buildings in the respective zoning district.

(12) Accessory structures and buildings shall share all public utilities (water/ sewer/electric) with the principal building. Accessory structures and buildings will not be separately metered.

~~(13) Residential access driveways shall be at least three feet from side property lines and construction shall ensure that drainage is sloped away from adjacent properties.~~

(13 14) Private swimming pools and spas. All private swimming pools and spas shall be considered accessory structures and may be constructed in any rear yard not closer than five feet from any property line or building, excluding zoning districts Conservation and I-2 (Industrial) and must meet the following criteria:

A. Every person owning land on which there is situated a swimming pool or spa shall erect an adequate enclosure or fence surrounding either the property or pool area, sufficient to make such body of water inaccessible to small children. Such enclosure or fence, including gates therein, shall not be less than four feet above the outside underlying ground and shall be of a type of construction which cannot be easily climbed by small children. All gates shall be self-closing and self-latching with latches placed at least 42 inches above the outside underlying ground or otherwise made inaccessible from the outside to small children. A dwelling structure, garage or accessory building of at least four feet in height may constitute a portion of such enclosure. A natural barrier, hedge, removable ladder or other protective device may be used so long as the degree of protection afforded by the substituted devices or structures is not less than the protection afforded by the enclosure, fence, gate, and latch described herein.

B. A hot tub or spa secured by means of a rigid and locking cover shall not require a fence.

C. Any lighting used to illuminate the pool shall be so arranged and shaded as to reflect light away from adjoining properties and public streets.

D. All swimming pools and spas shall be maintained in good condition so as to prevent the growth of organisms which constitute a health hazard and to prevent the breeding of insects.

(b) Essential Services. The installation and maintenance of essential service equipment is exempt from this zoning code.

(c) Illegal Dwellings. The use of any basement for dwelling purposes is prohibited in any zoning district, unless the basement meets the appropriate Village building codes. Buildings erected as garages or accessory buildings shall not be occupied for dwelling purposes, except in conformance with the requirements of Section [1262.08\(e\)\(1\)](#) for accessory dwellings.

(d) Principal Use per Lot. A lot or parcel shall not be devoted to more than one principal use, or contain more than one principal building, except for groups of multiple family dwellings, agricultural buildings, approved mixed use developments, planned unit developments (PUDs), pocket neighborhood developments (PNDs), or commercial or industrial buildings determined by the Planning Commission to be a principal use collectively.

(e) Prohibited Uses. Uses not specifically permitted by right or conditional approval by this zoning code shall be prohibited.

(f) Uses in Conformance. No building, structure or land shall be used or occupied, and no building, structure or part thereof shall be erected, constructed, reconstructed, moved, enlarged or structurally altered, unless in conformity with the provisions of this code.

(g) Uses on a Lot. Every building, structure or use erected or established within the Village shall be located on a legally recorded lot or parcel and shall conform to all applicable requirements of this code.

(h) Tiny Home. A structure built on a permanent chassis with or without wheels which must receive a certificate of occupancy from Greene County Building Regulations in order to be used as a dwelling unit or accessory dwelling unit on a single-family zoned lot. Greene County Building Regulations will only issue a certificate of occupancy with proof of the following:

- 1) **Built as a manufactured home, proof of certification with a HUD seal is required.**
- 2) **Built as an industrialized unit, proof of the industrialized home compliance certificate is required.**
- 3) **Built in another state, proof of their former certificate of occupancy is required.**
- 4) **Built/constructed in another manner, proof of certification by a registered Ohio design professional.**

**VILLAGE OF YELLOW SPRINGS, OHIO
ORDINANCE 2018-42**

**REPEALING SECTION 1260.03 “PARKING AND STORAGE” OF THE CODIFIED
ORDINANCES OF THE VILLAGE OF YELLOW SPRINGS, OHIO AND ADOPTING
NEW SECTION 1260.03 “DRIVEWAY STANDARDS, ACCESS EASEMENTS,
PARKING AND STORAGE”**

Whereas, Codified Ordinance Section 1260.03 of the Village of Yellow Springs, Ohio establishes guidelines and regulations for parking and storage of vehicles and other property situated in the Village; and

Whereas, the Village Council has determined that it would be in the best interest of the Village to adopt a new Section 1260.03 entitled “Driveway Standards, Access Easements, Parking and Storage” of the Codified Ordinances of the Village of Yellow Springs, Ohio to include regulations regarding driveway standards and access easements.

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

Section 1. Section 1260.03 entitled “Parking and Storage” of the Codified Ordinances of the Village of Yellow Springs, Ohio be repealed.

Section 2. A new Section 1260.03 entitled “Driveway Standards, Access Easements, Parking and Storage” of the Codified Ordinances of the Village of Yellow Springs, Ohio be enacted to read as set forth on Exhibit A, which is attached hereto and incorporated herein by reference, with the new language underlined and **bolded**.

Section 3. This ordinance shall take effect and be in full force at the earliest date permitted by law.

Brian Housh, President of Council

Passed:

Attest: _____
Judy Kintner, Clerk of Council

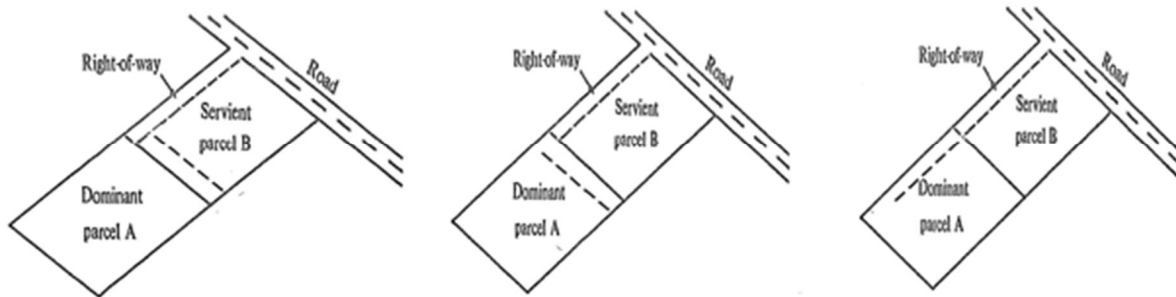
ROLL CALL

Brian Housh _____ Marianne MacQueen _____ Judith Hempfling _____
Kevin Stokes _____ Lisa Kreeger _____

EXHIBIT A

1260.03 DRIVEWAY STANDARDS, ACCESS EASEMENTS, PARKING AND STORAGE.

(a) **On a legally zoned lot, there shall be no more than one driveway, unless the lot is part of a Planned Unit (PUD) or Pocket Neighborhood Development (PND). If the frontage of the lot will be located along an access easement, the access easement shall be recorded on the deed of all properties which are subject to the easement and shall clearly specify the party or parties that shall be responsible for the maintenance of the easement area. An additional curb cut for a second driveway shall only be permitted if the lot frontage exceeds by 15 feet the minimum lot frontage requirement of the respective zoning district. The access easement shall provide lot frontage at least equal to the minimum required lot frontage of that zoning district (see diagram).**



The Village of Yellow Springs shall have no responsibility for maintenance of the private drive and/or turn-around.

- (1) **All driveways shall be constructed and subsequently maintained to meet the following standards:**
 - A. **A driveway must commence at a dedicated road**
 - B. **Shall be a minimum width of 15 feet constructed with a base substantial enough to support vehicles to 40,000 lbs. gross vehicle weight (GVW)**
 - C. **Curb cuts and driveway aprons must be made of concrete per Village of Yellow Springs Public Works Department standards.**
 - D. **Residential access driveways shall be at least three feet from side property lines and construction shall ensure that drainage is sloped away from adjacent properties**
 - E. **Utility easements for storm, sewer, water, electric and gas are to be maintained along the back and side yard property lines as it was in the original subdivision.**

- F. Free from overhead obstructions to a height of 13 feet 6 inches and side-to-side obstructions to a width of eight (8) feet from the center line of the driveway
 - G. Any incline, decline, dip, hump and/or curve must take into consideration the turning radius, ground clearance, and traveling envelope of all vehicles to include emergency vehicles
 - H. Addresses for properties on private drives or road access easements must be clearly marked and visible from the public street
- (2) Any driveway in excess of 1,000 feet in length shall, in addition to the conditions/standards outlined in section 1, be required to also meet the following conditions:
- A. Have a vehicle pull-off near the mid-point, and additional pull-offs for every 500 feet thereafter
 - B. Have a turnaround at the end suitable for use by emergency vehicles
- (3) Driveway connections crossing drainage swales must conform to Greene County specifications complete with concrete headwalls as called for by Sections 816 and 817 of the Greene County Subdivision Regulations, as amended. Should the driveway require a culvert, pipe or bridge, no zoning permit will be issued until a recommendation is received from the Village of Yellow Springs Public Works Department. It is recommended that a pre-manufactured culvert, pipe or bridge be used. If a custom design is used, then it must be designed by a professional engineer and approved by the Village of Yellow Springs Public Works Department before construction.

(~~ab~~) Outdoor Storage. Outdoor storage of merchandise, equipment, supplies, products or other materials shall only be permitted in those districts and under the conditions specifically authorized by this code. Storage of household items in Residential Districts is permitted in the rear yard only and if not in violation of other laws (nuisance, litter and trash).

(~~b~~c) Recreational Vehicle Parking. It shall be unlawful for any person to park or cause to be parked any mobile home or recreational vehicle on any street, alley, highway, or other public place in the Village, ~~and to use the same as a dwelling.~~ except for the expeditious loading and unloading of the vehicle. This provision shall not prohibit the temporary occupancy for periods up to 72 hours of a recreational vehicle; provided the recreational vehicle contains sleeping accommodations, is parked on a lot in a Residential District, and is for the use of the owner of that lot or guests of the owner.

(ed) Storage and Repair of Vehicles.

(1) The repair, restoration and maintenance of vehicles in any Residential District shall be conducted entirely within an enclosed building, except for those activities that can be and are completed in less than seven days. All such repair shall take place on private property and may not be conducted within the public right-of-way.

(2) It shall be unlawful for the owner, tenant or lessee of any building or lands within the Village to permit the open storage or parking of any inoperable motor vehicle, machinery or equipment, or parts thereof, outside of an enclosed garage or enclosed building, for a period of more than 48 hours. An inoperable motor vehicle for purposes of this subsection shall include motor vehicles which, by reason of dismantling, disrepair or other cause, are incapable of being propelled under their own power, or are unsafe for operation on the streets and highways of this state because of the inability to comply with the State Motor Vehicles and Traffic Code, or do not have a current license and registration, as required for operation by the State Motor Vehicles and Traffic Code.

(3) It shall be unlawful for the owner, tenant or lessee of any lot or building in a Residential District to permit the open storage or parking outside of a building of semi-truck tractors and/or semi-truck trailers, bulldozers, earth carriers, cranes or any other similar equipment or machinery, unless parked for purposes of construction being conducted on that lot.

**VILLAGE OF YELLOW SPRINGS, OHIO
ORDINANCE 2018-43**

**REPEALING SECTION 1260.02 “DIMENSIONAL PROVISIONS” OF THE CODIFIED
ORDINANCES OF THE VILLAGE OF YELLOW SPRINGS, OHIO AND ADOPTING
NEW SECTION 1260.02 “DIMENSIONAL PROVISIONS”**

Whereas, Codified Ordinance Section 1260.02 of the Village of Yellow Springs, Ohio establishes guidelines and regulations for the dimensions, setback and frontage of lots, buildings and structures situated in the Village; and

Whereas, the Village Council has determined that it would be in the best interest of the Village to adopt a new Section 1260.02 entitled “Dimensional Provisions” of the Codified Ordinances of the Village of Yellow Springs, Ohio to address minimum lot frontage where access easements are required.

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

Section 1. Section 1260.02 entitled “Dimensional Provisions” of the Codified Ordinances of the Village of Yellow Springs, Ohio be repealed.

Section 2. A new Section 1260.02 entitled “Dimensional Provisions” of the Codified Ordinances of the Village of Yellow Springs, Ohio be enacted to read as set forth on Exhibit A, which is attached hereto and incorporated herein by reference, with the new language underlined and **bolded**.

Section 3. This ordinance shall take effect and be in full force at the earliest date permitted by law.

Brian Housh, President of Council

Passed:

Attest: _____
Judy Kintner, Clerk of Council

ROLL CALL

Brian Housh _____ Marianne MacQueen _____ Judith Hempfling _____

Kevin Stokes _____ Lisa Kreeger _____

EXHIBIT A

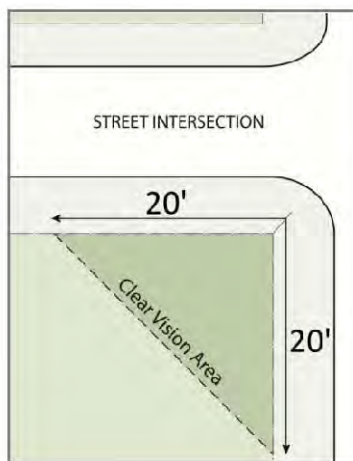
1260.02 DIMENSIONAL PROVISIONS.

(a) Average Front Setback. The minimum front setback requirements for a principal building in any Residential District may be reduced in accordance with the following:

(1) Where two or more lots entirely or partially within 200 feet of a subject lot, on the same side of the street and the same block, are occupied by principal buildings whose existing front setback is less than required by the zoning district, the average of the established setbacks for those buildings shall be the minimum required front setback for the subject lot.

(2) In no case, however, shall the front yard setback for a garage, whether attached or detached, be less than 20 feet in order to provide adequate vehicle parking space in front of the garage without blocking a sidewalk or otherwise impeding pedestrian movement.

(b) Clear Vision Corner. Fences, walls, structures, shrubbery or other potential obstructions to vision, except utility poles, lights and street signs, shall not be permitted to exceed a height of three feet within a triangular area formed by the intersection of the street right-of-way lines and a line connecting two points located on those intersecting right-of-way lines 20 feet from the point of intersection with the right-of-way lines.



(c) Cul-de-sac Lots. In the case of lots abutting the turn-around radius of a cul-de-sac street, the minimum required lot width shall be measured at the required front setback line, provided all such cul-de-sac lots shall have a minimum width of 40 feet at the front lot line.

(d) Height Exceptions. Height limits specified elsewhere in this zoning code shall not apply to:

(1) Churches, schools, hospitals and public buildings including, but not limited to: libraries, museums, art galleries, fire stations or public buildings of a cultural, recreational or administrative nature.

(2) Barns, silos or other buildings or structures on farms; church spires, belfries, cupolas and domes; monuments; transmission towers; windmills; chimneys; smokestacks; flagpoles; and radio towers, masts and aerials. These structures shall be limited to 100 feet in height in any case, unless otherwise permitted in this code.

(3) Structures needed as part of an industrial facility where the manufacturing process requires a greater height; provided, however, that all such structures shall be limited to 25% of the area of the lot and shall meet all yard setback requirements for a principal building, but in no case less than 25 feet.

(e) Minimum Lot Frontage. Any lot created after the effective date of this code shall have frontage on an improved public street or approved private street or access easement, equal to the minimum required lot width in the zoning district in which it is located. **If an access easement is required to reach the lot, the minimum required lot frontage may run along the inside property line of the lot being accessed. If the lot is located on a private street or access easement, specific requirements for ingress/egress will apply (1260.03). Approval for private street or access easements must be granted by the Planning Commission.**

(f) Required Yards or Lots. No lot or lots in common ownership and no yard, court, parking area or other space shall be so divided, altered or reduced as to make the area or space less than the minimum size required by this code. If already less than the minimum size required, the area or space shall not be further divided or reduced.



PLANNING COMMISSION

MEETING DATE: Monday, September 10, 2018

STAFF REPORT: Denise Swinger, Zoning Administrator

HEARING NOTICE: *The Village of Yellow Springs is applying for amendments to the planning code for minor subdivisions, replats and subdivision fees, and to the zoning code for minimum lot frontage requirements, tiny homes on wheels, and the addition of driveway standards.*

Amend Chapter 1226.12 Replats – to add formal action by the Planning Commission in certain circumstances as determined by the zoning administrator.

1226.12 REPLATS.

(a) Approval of a replat by the Zoning Administrator, without formal action by the Planning Commission and Council, may be granted if a submitted record plan meets all of the following conditions:

(a 1) The proposed replat is not contrary to applicable subdivision and zoning regulations, including, but not limited to, the runoff control/sediment abatement regulations.

(b 2) The same number of lots as in the original plat, or less, are created.

~~—(c) Upon approval, the replat shall be submitted by the applicant to the Greene County Recorder for incorporation into the Official Tax Map records within 90 days.~~

~~—(d) The applicant will be held responsible for any negative impact on surrounding lots which becomes apparent within one year from the date of recordation of the plat.~~

(b) Approval of a replat by the Zoning Administrator with formal action by the Planning Commission shall be required in the following circumstances, along with additional conditions:

- (1) The proposed replat is located along a private street or access easement. Approval by the Planning Commission may be granted upon review of additional criteria specified in 1260.02 (e) and 1260.03 (a) of the Yellow Springs Zoning Code.
- (2) The proposed replat has a minimum frontage of twenty (20) feet available to access an existing land-locked lot. Approval by the Planning Commission may be granted upon review of additional criteria specified in 1226.06 (a) (5).

- (3) The proposed replat creates an uncommon lot configuration. Uncommon lot configurations may be incorporated into a replat if it poses no apparent nuisance and the Planning Commission deems it appropriate. Approval by the Planning Commission may be granted upon review of additional criteria specified in 1226.06 (a) (5).
- (4) Approval of the replat shall be made to the Planning Commission in writing, on a form for that purpose, and shall be filed with the Zoning Administrator at least 20 days before the next regularly scheduled meeting at which it is to be heard. The application must be accompanied by a fee, as established by the Village Council, and such other material the Planning Commission determines is necessary.
- (5) Public Notice. When an application has been filed in proper form with the required data, the Zoning Administrator shall cause notice of the time, place and purpose of the hearing to be given, in writing by first class mail, to the applicant(s), to owners of property contiguous to and directly across the street from the property that is the subject of the replat application. The notice shall be given at least seven days in advance of the hearing, noting the request and the property location. The name and address of any property owner on the most recent property record of the Greene County Auditor shall be the address used for public notification. If the address is unclear or uncertain, the property owner may be notified by legal notice published one time at least seven days in advance of any hearing, listing the address of the property to receive notification.

(c) Upon approval, the replat shall be submitted by the applicant to the Greene County Recorder for incorporation into the Official Tax Map records within 90 days.

(d) The applicant will be held responsible for any negative impact on surrounding lots which becomes apparent within one year from the date of recordation of the plat.

(Ord. 91-12. Passed 12-2-91; Ord. 2004-2. Passed 1-20-04.)

**VILLAGE OF YELLOW SPRINGS, OHIO
ORDINANCE 2018-44**

**REPEALING SECTION 1226.11 “MINOR SUBDIVISIONS” OF THE CODIFIED
ORDINANCES OF THE VILLAGE OF YELLOW SPRINGS, OHIO AND ADOPTING
NEW SECTION 1226.11 “MINOR SUBDIVISIONS”**

Whereas, Codified Ordinance Section 1226.11 of the Village of Yellow Springs, Ohio establishes guidelines and regulations for minor subdivisions in the Village; and

Whereas, the Village Council has determined that it would be in the best interest of the Village to adopt a new Section 1226.11 entitled “Minor Subdivisions” of the Codified Ordinances of the Village of Yellow Springs, Ohio to include regulations for formal action by the Planning Commission in certain circumstances as determined by the Zoning Administrator.

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

Section 1. Section 1226.11 entitled “Minor Subdivisions” of the Codified Ordinances of the Village of Yellow Springs, Ohio be repealed.

Section 2. A new Section 1226.11 entitled “Minor Subdivisions” of the Codified Ordinances of the Village of Yellow Springs, Ohio be enacted to read as set forth on Exhibit A, which is attached hereto and incorporated herein by reference, with the new language underlined and **bolded**.

Section 3. This ordinance shall take effect and be in full force at the earliest date permitted by law.

Brian Housh, President of Council

Passed:

Attest: _____
Judy Kintner, Clerk of Council

ROLL CALL

Brian Housh _____ Marianne MacQueen _____ Judith Hempfling _____

Kevin Stokes _____ Lisa Kreeger _____

EXHIBIT A

1226.11 MINOR SUBDIVISIONS.

(a) Approval of a minor subdivision by the Zoning Administrator, without formal action by the Planning Commission ~~and Council~~, shall be granted if a record plan meets all of the following conditions:

(1) The proposed subdivision is located along an existing public road and involves no opening, widening or extension of any street or road or public utilities.

(2) The proposed subdivision is not contrary to applicable subdivision or zoning regulations.

(3) No more than five lots will be created following division of the original parcel.

(4) A tract of land proposed for minor subdivision has not been involved previously in minor subdivision approval during the last two years and appears unlikely to be further subdivided subsequently.

(5) The Village is provided sufficient guarantee of necessary easements and the property owner has specifically dedicated the same.

(6) The recording instrument has a notation stating that each buildable lot will be provided with separate and adequate water and sewerage connection laterals.

(7) An appropriate recording instrument has been prepared by a registered surveyor showing the minor subdivision, a vicinity sketch of the location of the subdivision, bearings and distances along each lot line and a certification that proper iron pins have been driven at each lot corner to delineate property boundaries.

(8) A copy of the recording instrument has been submitted to the Planning Commission by the Zoning Administrator at least ~~ten~~ 20 days prior to a regularly scheduled Planning Commission meeting, and, if the Planning Commission takes no action at that meeting, the minor subdivision is deemed approved.

(b) Approval of a minor subdivision by the Zoning Administrator, with formal action by the Planning Commission shall be required in the following circumstances, along with additional conditions:

(1) The proposed subdivision is located along a private street or access easement. Approval by the Planning Commission may be granted upon review of additional criteria specified in 1260.02 (e) and 1260.03 (a) of the Yellow Springs Zoning Code.

(2) The proposed subdivision creates an uncommon lot configuration. Uncommon lot configurations may be incorporated into a minor subdivision if such division poses no

apparent nuisance and the Planning Commission deems it appropriate. Approval may be granted upon review of additional criteria specified in 1226.06 (a) (5).

(3) Approval of the minor subdivision shall be made to the Planning Commission in writing, on a form for that purpose, and shall be filed with the Zoning Administrator at least 20 days before the next regularly scheduled meeting at which it is to be heard. The application must be accompanied by a fee, as established by the Village Council, and such other material the Planning Commission determines is necessary.

(4) Public Notice. When an application has been filed in proper form with the required data, the Zoning Administrator shall cause notice of the time, place and purpose of the hearing to be given, in writing by first class mail, to the applicant(s), to owners of property contiguous to and directly across the street from the property that is the subject of the minor subdivision application. The notice shall be given at least seven days in advance of the hearing, noting the request and the property location. The name and address of any property owner on the most recent property record of the Greene County Auditor shall be the address used for public notification. If the address is unclear or uncertain, the property owner may be notified by legal notice published one time at least seven days in advance of any hearing, listing the address of the property to receive notification.

~~(b)~~ c) If approval is given under terms of the above provisions, the Zoning Administrator shall, within 14 working days after submission, approve such proposed division of land and, upon presentation of a conveyance for said parcel and a properly prepared survey sheet of the property, shall sign the conveyance.

**VILLAGE OF YELLOW SPRINGS, OHIO
ORDINANCE 2018-45**

**REPEALING SECTION 1226.12 “REPLATS” OF THE CODIFIED ORDINANCES OF
THE VILLAGE OF YELLOW SPRINGS, OHIO AND ADOPTING NEW SECTION
1226.12 “REPLATS”**

Whereas, Codified Ordinance Section 1226.12 of the Village of Yellow Springs, Ohio establishes guidelines and regulations for replats in the Village; and

Whereas, the Village Council has determined that it would be in the best interest of the Village to adopt a new Section 1226.12 entitled “Replats” of the Codified Ordinances of the Village of Yellow Springs, Ohio to include formal action by the Planning Commission in certain circumstances as determined by the Zoning Administrator.

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

Section 1. Section 1226.12 entitled “Replats” of the Codified Ordinances of the Village of Yellow Springs, Ohio be repealed.

Section 2. A new Section 1226.12 entitled “Replats” of the Codified Ordinances of the Village of Yellow Springs, Ohio be enacted to read as set forth on Exhibit A, which is attached hereto and incorporated herein by reference, with the new language underlined and **bolded**.

Section 3. This ordinance shall take effect and be in full force at the earliest date permitted by law.

Brian Housh, President of Council

Passed:

Attest: _____
Judy Kintner, Clerk of Council

ROLL CALL

Brian Housh _____ Marianne MacQueen _____ Judith Hempfling _____
Kevin Stokes _____ Lisa Kreeger _____

EXHIBIT A

1226.12 REPLATS.

(a) Approval of a replat by the Zoning Administrator, without formal action by the Planning Commission and Council, may be granted if a submitted record plan meets all of the following conditions:

(a 1) The proposed replat is not contrary to applicable subdivision and zoning regulations, including, but not limited to, the runoff control/sediment abatement regulations.

(b 2) The same number of lots as in the original plat, or less, are created.

(c) ~~Upon approval, the replat shall be submitted by the applicant to the Greene County Recorder for incorporation into the Official Tax Map records within 90 days.~~

(d) ~~The applicant will be held responsible for any negative impact on surrounding lots which becomes apparent within one year from the date of recordation of the plat.~~

(b) Approval of a replat by the Zoning Administrator with formal action by the Planning Commission shall be required in the following circumstances, along with additional conditions:

(1) **The proposed replat is located along a private street or access easement. Approval by the Planning Commission may be granted upon review of additional criteria specified in 1260.02 (e) and 1260.03 (a) of the Yellow Springs Zoning Code.**

(2) **The proposed replat has a minimum frontage of twenty (20) feet available to access an existing land-locked lot. Approval by the Planning Commission may be granted upon review of additional criteria specified in 1226.06 (a) (5).**

(3) **The proposed replat creates an uncommon lot configuration. Uncommon lot configurations may be incorporated into a replat if it poses no apparent nuisance and the Planning Commission deems it appropriate. Approval by the Planning Commission may be granted upon review of additional criteria specified in 1226.06 (a) (5).**

(4) **Approval of the replat shall be made to the Planning Commission in writing, on a form for that purpose, and shall be filed with the Zoning Administrator at least 20 days before the next regularly scheduled meeting at which it is to be heard. The application must be accompanied by a fee, as established by the Village Council, and such other material the Planning Commission determines is necessary.**

(5) **Public Notice. When an application has been filed in proper form with the required data, the Zoning Administrator shall cause notice of the time, place and purpose of the hearing to be given, in writing by first class mail, to the applicant(s), to owners of property contiguous to and directly across the street from the property that is the subject of the replat application. The notice shall be given at least seven days in**

advance of the hearing, noting the request and the property location. The name and address of any property owner on the most recent property record of the Greene County Auditor shall be the address used for public notification. If the address is unclear or uncertain, the property owner may be notified by legal notice published one time at least seven days in advance of any hearing, listing the address of the property to receive notification.

(c) Upon approval, the replat shall be submitted by the applicant to the Greene County Recorder for incorporation into the Official Tax Map records within 90 days.

(d) The applicant will be held responsible for any negative impact on surrounding lots which becomes apparent within one year from the date of recordation of the plat.

**VILLAGE OF YELLOW SPRINGS, OHIO
ORDINANCE 2018-46**

**REPEALING SECTION 1226.13 “SUBDIVISION FEES” OF THE CODIFIED
ORDINANCES OF THE VILLAGE OF YELLOW SPRINGS, OHIO AND ADOPTING
NEW SECTION 1226.13 “SUBDIVISION FEES”**

Whereas, Codified Ordinance Section 1226.13 of the Village of Yellow Springs, Ohio establishes the requisite fees for subdivisions in the Village; and

Whereas, the Village Council has determined that it would be in the best interest of the Village to adopt a new Section 1226.13 entitled “Subdivision Fees” of the Codified Ordinances of the Village of Yellow Springs, Ohio to include fees for minor subdivisions and replats when Planning Commission approval is required.

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

Section 1. Section 1226.13 entitled “Subdivision Fees” of the Codified Ordinances of the Village of Yellow Springs, Ohio be repealed.

Section 2. A new Section 1226.13 entitled “Subdivision Fees” of the Codified Ordinances of the Village of Yellow Springs, Ohio be enacted to read as set forth on Exhibit A, which is attached hereto and incorporated herein by reference, with the new language underlined and **bolded**.

Section 3. This ordinance shall take effect and be in full force at the earliest date permitted by law.

Brian Housh, President of Council

Passed:

Attest: _____
Judy Kintner, Clerk of Council

ROLL CALL

Brian Housh _____ Marianne MacQueen _____ Judith Hempfling _____

Kevin Stokes _____ Lisa Kreeger _____

EXHIBIT A

1226.13 SUBDIVISION FEES.

(a) Preliminary Plats. Concurrently, upon submission of any preliminary plat for Village review, the developer or his or her agent shall make payment for review services in the amount of two hundred dollars (\$200.00). Such fee is nonrefundable and is applicable to each preliminary plat upon which specific action to approve or disapprove is taken by the Planning Commission. Resubmission of a previously disapproved preliminary plat shall require another payment of the fee provided for herein.

(b) Final Plats.

(1) Concurrently, upon submission of any final plat for Village review, the developer or his or her agent shall make payment for review services in the amount of one hundred dollars (\$100.00) and, in addition, shall pay for review services of twenty dollars (\$20.00) for each developable lot.

Such fees are nonrefundable and are applicable to each final plat upon which specific action to approve or disapprove is taken by the Planning Commission. Resubmission of a previously disapproved final plat shall require another payment of the fees provided for herein.

(2) Before final approval signatures are placed upon a final record plat, the developer or his or her agent shall deposit with the Village an amount of money to be used to defray the cost of inspection, review and legal services borne by the Village and directly attributable to the development. This sum shall normally be equal to four percent of the approved estimate of construction costs for bonding purposes. Upon acceptance of public improvements by the Village, this four percent fund shall be adjusted in accordance with actual expenditures for review and inspection services. If the money deposited exceeds the cost incurred by the Village, the balance shall be returned to the developer; alternatively, if costs incurred by the Village exceed the four percent deposit, additional money shall be paid by the developer before improvements are accepted.

(c) Minor Subdivisions. Before approval of any minor subdivision, the developer or his or her agent shall make payment for review services in the amount of fifty dollars (\$50.00), for each new lot created (the residual of the original parcel shall be excluded). **If the minor subdivision requires Planning Commission approval, a payment in the amount of one hundred dollars (\$100.00) shall additionally be required.**

(d) Replats. Before approval of any replat, the developer or his or her agent shall make payment for review services in the amount of ~~ten~~ **twenty five** dollars (\$~~10~~ **25**). **If the replat requires Planning Commission approval, a payment in the amount of one hundred dollars (\$100.00) shall additionally be required.**

**VILLAGE OF YELLOW SPRINGS, OHIO
ORDINANCE 2018-35**

**REPEALING SECTION 1040.12 “UTILITY ROUND UP FUND” AND ENACTING NEW
SECTION 1040.12 ENTITLED “UTILITY ROUND UP PROGRAM” CREATING A
UTILITY ROUND UP PROGRAM**

WHEREAS, the Village of Yellow Springs accepts payments from customers for each of its utilities, and

WHEREAS, Council for the Village of Yellow Springs, through Ordinance 2018-34 established a fund whereby utility customers can choose to overpay their utility bills by rounding their payments up to a whole dollar amount and such overpayments are then allocated to a designated fund with monies held for the benefit of qualifying utility customers of the Village who are in need and who request financial assistance in paying a delinquent utility bill, and

WHEREAS, new Section 1040.12 establishes the program whereby funds may be administered,

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

Section 1. A Utility Round Up Program is hereby enacted to read as set forth in the attached Exhibit A.

Section 2. The Village Finance Director shall establish procedures relating to the administration of the Utility Round Up Program.

Section 3. This Ordinance shall take effect at the earliest time allowed by law.

Signed: Brian Housh, Vice President of Council

Passed:

Attest: _____
Judith Kintner, Clerk of Council

Roll Call: Housh ____ MacQueen ____ Hempfling ____
 Stokes _____ Kreeger _____

EXHIBIT A

1040.12 Utility Round Up Program

- (a) The Village hereby creates a Utility Round Up Program for the purpose assisting qualified Village utility customers.
- (b) The Village Finance Director, is hereby authorized to review and amend the procedures by which the program is administered as needed.
- (c) To be eligible for the program, a customer must:
 - 1. Be a residential customer of Village utility services. Commercial customers are not eligible.
 - 2. Be under threat of disconnection of utility services due to non-payment
 - 3. Agree to go on a payment plan of up to six (6) months for the remaining balance of the past due amount, and adhere to that plan. Failure to adhere to the plan may result in ineligibility for future assistance from the Utility Round Up Program. This requirement shall be waived if written documentation prohibiting participation in a payment plan is provided by a landlord.
 - 4. Must not have received assistance from the Utility Round Up Program within the last twelve (12) months.
 - 5. Applications must be received by the Village Utility Office no later than noon the 20th day of each month to ensure consideration for that month.
- (d) Current procedures are maintained on file with the Village Utility Office.

Utility Round Up Program Policy and Procedures

The Utility Round Up Program (URUP) was created to assist Village residential customers under threat of disconnection of services to remain in service. The program is to be supported entirely through donations. To be eligible for the program, a resident must:

1. Be under threat of disconnection of utility services due to non-payment
2. Agree to go on a payment plan of up to six (6) months for the remaining balance of the past due amount, and adhere to that plan. Failure to adhere to the plan may result in ineligibility for future assistance from the URUP. This requirement shall be waived if written documentation prohibiting participation in a payment plan is provided by a landlord.
3. Must not have received assistance from the URUP within the last twelve (12) months.
4. Applications must be received by the Village Utility Office no later than noon the 20th day of each month to ensure consideration for that month.

Assistance is provided in the form of a credit on the user account not to exceed \$200, one time annually.

The following procedures shall be utilized in administering this account.

Donations: A budget line has been established into which donations to the URUP will be placed. Residents may donate to the URUP by either voluntarily adding additional funds to their utility bill or by making donations directly to the URUP through the Utility Offices window.

Disbursements: In order for a disbursement to be made from the line, the following procedure shall be followed.

1. Any residential user of Village utility services may submit an application to the Utility Office requesting assistance from the URUP.
2. The Utility Office shall process the application in the following manner:
 - The receipt of the application shall be noted on a Master List, maintained by the Utility Office. Said list shall have name, address and account number of applicant; date received; a column for noting whether or not the request was funded.
 - A copy of the original application shall be made. Originals shall be kept by the Utility Office.
 - Copies shall be anonymized. All information which may identify the person applying shall be removed. Anonymized applications shall be identifiable only by account number.
 - No later than 10:00 A.M. on the 21st day of each month, or 10:00 A.M. on the first business day immediately following the 21st of each month, anonymized applications shall be delivered to the Director of the Yellow Springs Senior Center in a sealed enveloped marked confidential.
3. No later than 10:00 A.M. on the third business day following the 21st of each month, the Yellow Springs Senior Center shall return to the Utility Office a list of account numbers to be funded, along with the amounts which they are to receive.

4. The Utility Office shall properly credit the accounts determined by the Yellow Springs Senior Center in the amount so noted for that account.
5. Monies shall be transferred from the URUP donations budget line to the utility enterprise funds in the proper amounts by the Village Finance Director.
6. The Utility Clerks shall ensure that those accounts provided assistance for that month are so noted on the Master List.

DRAFT

**VILLAGE OF YELLOW SPRINGS, OHIO
ORDINANCE 2018-38**

**REPEALING OLD SECTION 288.01 OF CHAPTER 288.01 OF THE PUBLIC ART
COMMISSION “ESTABLISHMENT AND PURPOSE” OF TITLE EIGHT BOARDS
AND COMMISSIONS OF PART TWO ADMINISTRATION CODE OF THE CODIFIED
ORDINANCES OF THE VILLAGE OF YELLOW SPRINGS, OHIO AND ENACTING
NEW CHAPTER 288.01 ARTS & CULTURE COMMISSION “ESTABLISHMENT AND
PURPOSE”**

Whereas, The current Arts and Culture Commission has undertaken a review of the mission statement (“purpose”) of the Arts and Culture Commission; and

Whereas, Based upon their revision of the purpose statement, Council wishes to amend Section 288.01 of the Codified Ordinances to more accurately and clearly delineate the mission of the Arts & Culture Commission and the Commission’s relationship to Village Council,

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

Section 1. That Section 288.01 of Chapter 288 *Public Art Commission* of Title Eight *Boards and Commissions* of Part Two *Administration Code* of the Codified Ordinances of the Village of Yellow Springs, Ohio be repealed.

Section 2. That a new Section 288.01 of Chapter 288 *Arts & Culture Commission* of Title Eight *Boards and Commissions* of Part Two *Administration Code* of the Codified Ordinances of the Village of Yellow Springs, Ohio be enacted to read as set forth on Exhibit A, which is attached hereto and incorporated herein.

Section 3. This ordinance shall take effect and be in full force at the earliest date permitted by law.

Brian Housh, President of Council

Passed:

Attest: _____
Judy Kintner, Clerk of Council

ROLL CALL

Brian Housh _____ Marianne MacQueen _____ Judith Hempfling _____
Kevin Stokes _____ Lisa Kreeger _____

CHAPTER 288

Arts & Culture Commission

[288.01](#) Establishment and Purpose.

CROSS REFERENCES

Power of Council to establish - see CHTR. § [17](#)

288.01 ESTABLISHMENT AND PURPOSE.

There is hereby established in and for the Village a Commission, which shall be known as the Arts & Culture Commission. The Arts & Culture Commission supports the mission of the Council for the Village of Yellow Springs by facilitating, promoting and recognizing that public arts add value by providing educational opportunities, activism, economic sustainability and an improved quality of life. The Commission shall serve to navigate and connect the Village creative community and the arts community with the Village government.

ORDINANCE NO. 2018-39

**APPROVING 2018 SUPPLEMENTAL APPROPRIATIONS FOR THE THIRD QUARTER FOR THE VILLAGE OF YELLOW SPRINGS
VILLAGE OF YELLOW SPRINGS, OHIO**

WHEREAS, Ordinance 2017-41, 2018-07 & 2018-28 were adopted to make appropriations for current expenses and other expenditures of the Village of Yellow Springs, State of Ohio, during the fiscal year ending December 31, 2018, and

WHEREAS, Village Council makes supplemental appropriations to reflect adjustments which occur throughout the fiscal year;

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

Section 1. To provide for expenses and other expenditures of the said Village of Yellow Springs during the fiscal year ending December 31, 2018 the following sums are hereby set aside and appropriated as follows:

Section 2. That there be appropriated from the **GENERAL FUND**:

		CURRENT BUDGET	SUPPLEMENTAL	AMENDED BUDGET
	Council Total	280,800		280,800
	<i>Personal Services</i>	<i>128,550</i>		<i>128,550</i>
	Mayor Total	58,275		58,275
	<i>Personal Services</i>	<i>43,850</i>		<i>43,850</i>
	Administration Total	364,950		364,950
	<i>Personal Services</i>	<i>190,600</i>		<i>190,600</i>
	Auditor	30,600		30,600
	Rental Property	29,700		29,700
	Library	9,250		9,250
	Cable	26,550		26,550
	<i>Personal Services</i>	<i>22,600</i>		<i>22,600</i>
	Council Commissions	25,000		25,000
	Public Safety Total	1,441,602		1,441,602
	<i>Personal Services</i>	<i>1,225,402</i>		<i>1,225,402</i>
	Planning Total	92,808	\$ 13,000	105,808
	<i>Personal Services</i>	<i>73,258</i>	<i>\$ 10,000</i>	<i>83,258</i>
	Mediation	7,575		7,575
	Transfers and Advances	940,932		940,932
	TOTAL GENERAL FUND APPROPRIATIONS	\$ 3,308,042	\$ 13,000	\$ 3,321,042

Section 3. That there be appropriated from the following **SPECIAL REVENUE FUNDS**:

202	Street Maintenance & Repair Total	\$ 661,086	\$ 25,000	\$ 686,086
	Streets	638,786	\$ 25,000	663,786
	<i>Personal Services</i>	<i>212,941</i>		<i>212,941</i>
204	Parks and Recreation Fund Total	\$ 417,750	\$ 5,000	\$ 422,750
	Parks Total	53,875		53,875
	<i>Personal Services</i>	<i>21,150</i>	<i>\$ 5,000</i>	<i>26,150</i>
	Pool Total	110,750		110,750
	<i>Personal Services</i>	<i>74,000</i>		<i>74,000</i>
	Bryan Center Total	246,625		246,625
	<i>Personal Services</i>	<i>115,725</i>		<i>115,725</i>
	Bryan Youth Center Total	6,500		6,500
210	Mayor's Court Computer Fund	\$ 2,000	\$ 200	\$ 2,200
213	Coat & Supply Fund	\$ 3,000		\$ 3,000
216	State Law Enforcement Trust Fund	\$ 21,000		\$ 21,000
903	Police Pension Fund Total	\$ 115,450		\$ 115,450
	<i>Personal Services</i>	<i>115,000</i>		<i>\$ 115,000</i>
	TOTAL SPECIAL REVENUE FUND APPROPRIATIONS	\$ 1,220,286	\$ 30,200	\$ 1,250,486

Section 4. That there be appropriated from the **CAPITAL PROJECT FUNDS**:

302	Cable Capital Improvement Fund	\$ 26,000		\$ 26,000
304	Sewer Capital Improvement Fund	\$ 48,000		\$ 48,000
305	Electric Capital Improvement Fund	\$ 111,500		\$ 111,500
306	Parks and Recreation Capital Improvement	\$ 150,000		\$ 150,000
307	Facilities Improvement Fund	\$ 31,200		\$ 31,200
308	Capital Equipment Fund	\$ 23,000		\$ 23,000
351	USACE - Grant Fund	\$ 288,062		\$ 288,062
355	YS Clifton Connector Trail Project Fund	\$ 17,000		\$ 17,000
	TOTAL CAPITAL PROJECT FUND APPROPRIATIONS	\$ 694,762	\$ -	\$ 694,762

Section 5. That there be appropriated from the **ENTERPRISE FUNDS**:

601	Electric Fund Total	\$ 3,737,723	\$ 200,000	\$ 3,937,723
	<i>Personal Services</i>	<i>472,180</i>		<i>472,180</i>
610	Water Fund Total	\$ 952,386		\$ 952,386
	Water Distribution Total	481,944		481,944
	<i>Personal Services</i>	<i>272,347</i>		<i>272,347</i>
	Water Treatment Total	470,442	\$ 45,250	515,692
	<i>Personal Services</i>	<i>142,906</i>	<i>\$ 20,250</i>	<i>163,156</i>
620	Sewer Fund Total	\$ 953,379		\$ 953,379
	Sewer Collection	416,175		416,175
	<i>Personal Services</i>	<i>236,855</i>		<i>236,855</i>
	Sewer Treatment	573,011	\$ 20,250	593,261
	<i>Personal Services</i>	<i>148,156</i>	<i>\$ 20,250</i>	<i>168,406</i>
630	Solid Waste Fund	\$ 270,300		\$ 270,300
TOTAL ENTERPRISE FUND APPROPRIATIONS		\$ 5,949,596	\$ 265,500	\$ 6,215,096

Section 6. That the appropriation from the Total Fund Budget is as follows:

GRAND TOTAL APPROPRIATIONS ALL FUNDS	\$ 11,172,686	\$ 308,700	\$ 11,481,386
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Section 7. The Finance Director and the Village Manager are hereby authorized to draw warrants on the Village Treasury for payments from any of the foregoing appropriations upon receiving proper certificates and vouchers therefore, approved by an ordinance of Council to make the expenditures; provided that no warrants shall be drawn or paid for salaries or wages except to persons employed by authority of and in accordance with such ordinance.

Section 8. This ordinance shall be in full force and effect at the earliest date permitted by law.

Brian Housh, President

Passed:

Attest:

Judy Kintner, Clerk of Council

ROLL CALL:

Brian Housh

Judith Hempfling

Marianne MacQueen

Kevin Stokes

Lisa Kreeger

SUPPLEMENTAL APPROPRIATION WORKSHEET

SUPPLEMENT TO ORDINANCE 2018-39

GENERAL FUND				
DEPT	AMOUNT	PROJECT	ACCOUNT	ACCT. DESCRIPTION
PLANNING	\$ 10,000.00	Part Time Employee, moved to Full Time	101-1202-51101	Personnel Serv. - Wages
PLANNING	\$ 3,000.00	Legal Expenses not in 2018 Budget	101-1202-53147	Contractual Serv - Legal Services
Total GF	\$ 13,000.00			

SPECIAL REVENUE FUNDS				
DEPT	AMOUNT	PROJECT	ACCOUNT	ACCT. DESCRIPTION
STREETS	\$ 25,000.00	Sidewalk Repairs, not in 2018 Budget	202-1401-55103	Capital - Public Works
PARKS	\$ 5,000.00	Extra hours needed, one FT Emp. Out on SL	204-1601-51101	Personel Serv. - Wages
MAYOR'S COURT COMPUTER	\$ 200.00	Under Estimated Annual Internet & Support Costs	210-1704-53146	Contractual Serv. - Hardware/Software
Total SR Funds	\$ 30,200.00			

ENTERPRISE FUNDS				
DEPT	AMOUNT	PROJECT	ACCOUNT	ACCT. DESCRIPTION
ELECTRIC FUND	\$ 200,000.00	Addtl. Power/Solor Cost, underestimated budget	601-1302-53119	Contractual Serv. - Power Costs
WATER TREATMENT	\$ 25,000.00	Addtl. Chlorine, Sodium Hydroxide & Sand	610-1312-53104	Contractual Serv. Professional Serv.
WATER TREATMENT	\$ 20,000.00	Underestimated Wages & Wage Adjustments	610-1312-51101	Personnel Services - Wages
WATER TREATMENT	\$ 250.00	Additional Uniforms for new employees	610-1312-51120	Personnel Services - Uniforms
SEWER TREATMENT	\$ 20,000.00	Underestimated Wages & Wage Adjustments	620-1322-51101	Personnel Services - Wages
SEWER TREATMENT	\$ 250.00	Additional Uniforms for new employees	620-1322-51120	Personnel Services - Uniforms
Total Enterprise	\$ 265,500.00			

Total Supplemental Appropriations	\$ 308,700.00
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Untitled Map

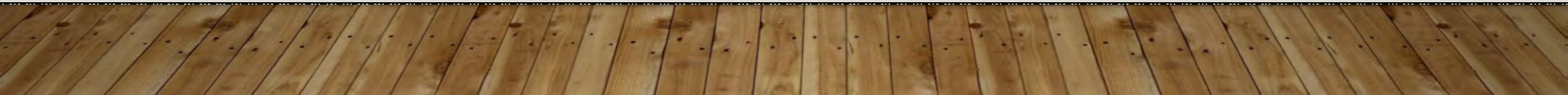
Write a description for your map.

Legend

-  Feature 1
-  Starflower Natural Foods
-  SUBWAY® Restaurants
-  The Import House
-  Yellow Springs Chamber of Commerce
-  Yellow Springs, OH 45387

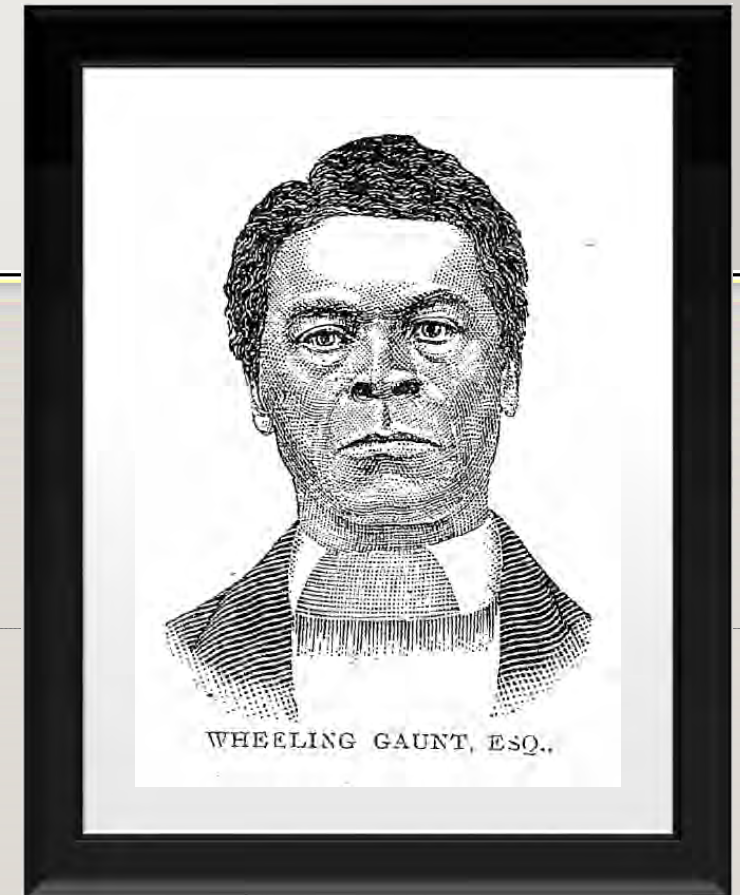


WHEELING GAUNT SCULPTURE PROJECT COMMITTEE



WHEELING GAUNT

- Born between 1812 and 1816 in Carrollton, KY
- Purchased his freedom for \$900
- Moved to Yellow Springs in the 1860s
- Began buying property in Yellow Springs in 1864



PROJECT BACKGROUND

WHEELING GAUNT SCULPTURE PROJECT



Began really as a “kitchen” table discussion about Wheeling Gaunt and his legacy with a group of Yellow Springs residents, including the people who now live in his home and property that he once owned. Official meetings began in Fall 2017 and the anticipated project conclusion date is June 2010



The idea of honoring his legacy with a sculpture was presented to the Yellow Springs Arts Council (YSAC) who then took on the development of the project



Yellow Springs resident and renowned sculptor Brian Maughn (who lives in one of the properties formerly owned by Wheeling Gaunt) has been contracted by the YSAC to create the sculpture. He is currently working on maquettes for the sculpture

COMMITTEE MEMBERS

- The Wheeling Gaunt Sculpture Project Committee is comprised of Yellow Springs residents and individuals with an interest in the life and legacy of Wheeling Gaunt
- Local resident, Dr. John Fleming, the first Director of both the National Afro American Museum and Cultural Center (NAAMCC) and Director Emeritus of the National Underground Railroad Freedom Center and historian Dr. Kevin McGruder, Antioch Professor and director of the “Blacks in Yellow Springs” tours created by Project 365 are notable members

COMMUNITY PARTNER ORGANIZATIONS

- In addition to individual members, organizations are part of the committee and represented by designated individuals who attend the regularly scheduled monthly committee meetings
- James A. McKee Association
- Project 365
- Antioch College
- Yellow Springs Historical Society
- Wilberforce University (Gaunt left several properties)
- National Afro American Museum and Cultural Center (NAAMCC)

SPECIAL PARTNERSHIPS

- Yellow Springs Community Foundation – serves a dual capacity as funding administrator for donations and outside grants and is also a project funder
- Central State University WCSU FM 88.9 – podcast series partner
- Former Yellow Springs resident and Professor Emeritus (in Portland OR) Brenda Hubbard who is 6-9 months from completing a book about the life and legacy of Wheeling Gaunt
- Yellow Springs School District

PROJECT ADDITIONS

- In addition to the sculpture, a mural, children's book (created by Mikasa Sims' first grade class via PBL modules, and ancillary programming related to historical documentation, tourism and educational technology are in various planning and execution stages.

SCULPTURE LOCATION AND NEXT STEPS

1

PRIORITY: Finalize sculpture location

2

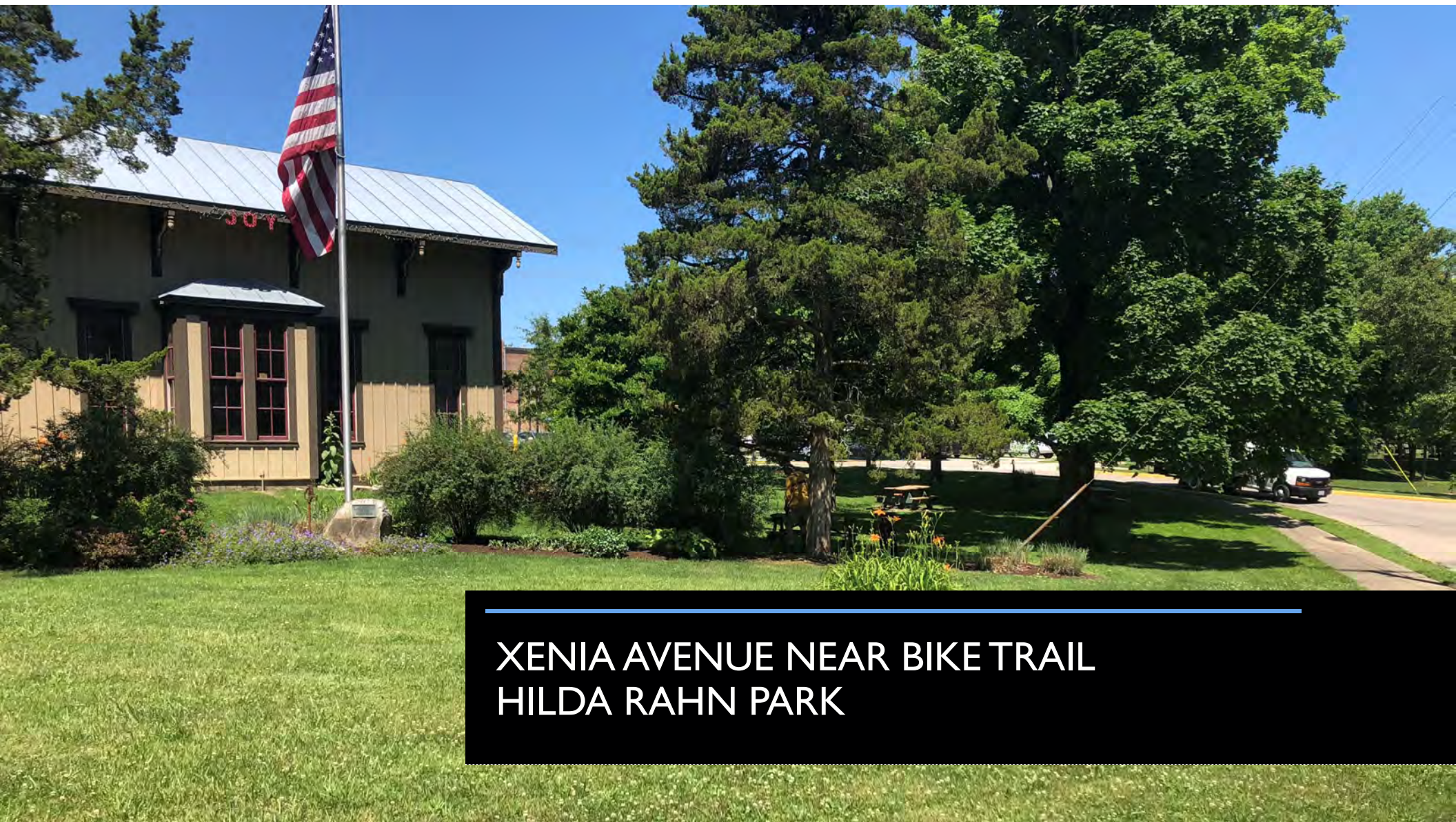
Notified village council Arts Commission of location of proposed location

3

Determine next steps to finalize location agreement

4

Solidify mural location once sculpture location is finalized



XENIA AVENUE NEAR BIKE TRAIL
HILDA RAHN PARK

GAUNT SCULPTURE CONSIDERATIONS:

GAUNT SYMBOLIC OF COMMUNITY

Corridor views from a vehicle and walking

Approximate location to other art/cultural points of interest

Future art/cultural attractions near location that will also be a draw to people

10-15 minute walk from Mills Lawn, Antioch School and Children's Center, 15 minutes from Wilberforce

Optimal Location for Walking/Historical Tours

Village of Yellow Springs Capital Budget 2019

Fund	Project		Est. Costs	Account Code	2019	2020	2021	2022	2023
GENERAL					2019	2020	2021	2022	2023
101	Admin, Manager, Office Staff Car	PB	\$ 25,000.00	101-1003-57102	\$ 25,000				
	New Police Cruiser	BC	\$ 42,000.00	101-1201-55102	\$ 42,000				
A1 of 4	Mapping Utilities, shared costs	DS	\$ 5,000.00	101-1202-55102	\$ 5,000				
	Repairs to back wall on Pottery Shop	JB	\$ 25,000.00	101-1005-55103	\$ 25,000				
	Seal and Paint outside block on Pottery Shop	JB	\$ 2,500.00	101-1005-55103		\$ 2,500			
	Repair Roof Leaks on Pottery Shop	JB	\$ 4,000.00	101-1005-55103		\$ 4,000			
	Install Clean Out on Pottery Shop	JB	\$ 1,000.00	101-1005-55103	\$ 1,000				
	Repair soffit on Pottery Shop	JB	\$ 4,000.00	101-1005-55103			\$ 4,000		
TOTAL GENERAL FUND			\$ 108,500.00	Total General Fund Annual Costs:	\$ 98,000	\$ 6,500	\$ 4,000		
SPECIAL REVENUE									
202	Street Fund				2019	2020	2021	2022	2023
	Sidewalk Repairs	BH	\$ 250,000.00	202-1401-55103	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
	Sidewalk Trip Hazards	JB	\$ 107,000.00	202-1401-55103	\$ 20,500	\$ 20,500	\$ 22,000	\$ 22,000	\$ 22,000
B1 of 2	50% of \$75K for Alley Not Maint, split with Electric	JB	\$ 37,500.00	202-1401-55103	\$ 12,500	\$ 12,500	\$ 12,500		
C1 of 5	Shared costs of \$45,000 for a new Bobcat	JB	\$ 9,000.00	202-1401-55102	\$ 9,000				
A2 of 4	Mapping Utilities, shared costs	DS	\$ 25,000.00	202-1401-55102	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
D1 of 4	Hot Box Purchase, shared costs	JB	\$ 7,500.00	202-1401-55102	\$ 7,500				
	Crack Seal	JB	\$ 60,000.00	202-1401-55103	\$ 10,000	\$ 15,000	\$ 15,000	\$ 10,000	\$ 10,000
	Curb Replacement / Repair	JB	\$ 80,000.00	202-1401-55103	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	
	Storm Water Repairs on N. Winter Street	JB	\$ 85,000.00	202-1401-55103	\$ 10,000	\$ 75,000			
	Bikepath Through Town	JB	\$ 100,000.00	202-1401-55103		\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
E1 of 5	Shared Costs for Insulated Roof Repair at Sutton Farm	JB	\$ 8,000.00	202-1401-55103		\$ 8,000			
Total Street Fund			\$ 769,000.00		\$ 144,500	\$ 231,000	\$ 149,500	\$ 132,000	\$ 112,000
TOTAL SPECIAL REVENUE FUND					\$ 144,500	\$ 231,000	\$ 149,500	\$ 132,000	\$ 112,000
Total SR Fund Annual Costs:					\$ 144,500	\$ 231,000	\$ 149,500	\$ 132,000	\$ 112,000

Village of Yellow Springs Capital Budget 2019

204	Park Fund				2019	2020	2021	2022	2023
C2 of 5	Shared costs of \$45,000 for a new Bobcat	JB	\$ 9,000.00	204-1601-55102	\$ 9,000				
	Gym Floor Repairs	JB	\$ 4,000.00	204-1603-55103	\$ 4,000				
	Brian Center (BC) Heating/Cooling issues	JB	\$ 136,900.00	204-1603-55103	\$ 65,000		\$ 71,900		
	Powerwash BC & Paint Outside Trim	JB	\$ 10,000.00	204-1603-55103	\$ 10,000				
	New Sign at Bryan Center	JB	\$ 1,000.00	204-1603-55103	\$ 1,000				
	BC Bathroom Updates	JB	\$ 30,000.00	204-1603-55103		\$ 15,000	\$ 15,000		
	Server Room A/C & Electric	JB	\$ 15,000.00	204-1603-55103	\$ 15,000				
	BC Change to LED Lighting	JB	\$ 5,000.00	204-1603-55103	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
	BC Dumpster Corral	JB	\$ 7,500.00	204-1603-55103	\$ 7,500				
	Ellis Bridge Over Spillway	JB	\$ 60,000.00	204-1603-55103		\$ 30,000	\$ 30,000		
	Ellis Front Shelter House Roof	JB	\$ 5,000.00	204-1603-55103		\$ 5,000			
	Gaunt - Dugout Repairs	JB	\$ 2,000.00	204-1603-55103	\$ 2,000				
	Gaunt - softball Dugouts	JB	\$ 4,500.00	204-1603-55103		\$ 4,500			
	Gaunt - Mosco Light Repair	JB	\$ 6,000.00	204-1603-55103		\$ 6,000			
	Gaunt - Drive Apron	JB	\$ 8,000.00	204-1603-55103		\$ 8,000			
	Skate Park	JB	\$ 20,000.00	204-1603-55103			\$ 10,000	\$ 5,000	\$ 5,000
	Skate Park Stairs from the Bike Path	JB	\$ 10,000.00	204-1603-55103	\$ 10,000				
E2 of 5	Shared Costs for Insulated Roof Repair at Sutton Farm	JB	\$ 8,000.00	204-1603-55103		\$ 8,000			
	Total Park Fund		\$ 341,900.00		\$ 124,500	\$ 77,500	\$ 127,900	\$ 6,000	\$ 6,000
	TOTAL SPECIAL REVENUE FUND			Total SR Fund Annual Costs:	\$ 124,500	\$ 77,500	\$ 127,900	\$ 6,000	\$ 6,000
CAPITAL PROJECTS									
307	Facilities Capital Improvement Fund				2019	2020	2021	2022	2023
	ADA Restrooms at Library	JB	\$ 135,000.00	307-1902-55103	\$ -	\$ 135,000	\$ -	\$ -	\$ -
					\$ -	\$ 135,000	\$ -	\$ -	\$ -
	TOTAL CAPITAL PROJECTS FUND			Total Capital Projects Annual Costs:	\$ -	\$ 135,000	\$ -	\$ -	\$ -

Village of Yellow Springs Capital Budget 2019

Fund	Project	Est. Costs	Account Code	2019	2020	2021	2022	2023
ENTERPRISE								
601	Electric Fund			2019	2020	2021	2022	2023
F1 of 2	75% of \$40K Replace pickup truck, 25% Water Dis	JB \$ 30,000.00	601-1302-55102	\$ 30,000	\$ -			
G1 of 2	50% of \$40K Replace pickup truck, 50% Water Dis	JB \$ 20,000.00	601-1302-55102	\$ -	\$ 20,000			
A3 of 4	GPS Mapping shared costs	JB \$ 35,000.00	601-1302-55102	\$ 10,000	\$ 10,000	\$ 5,000	\$ 5,000	\$ 5,000
	Switch Station Hot Spot	JB \$ 10,000.00	601-1302-55102	\$ 10,000				
	Switch Station Blacktop	JB \$ 50,000.00	601-1302-55102		\$ 50,000			
B2 of 2	50% of \$75K for Alley Not Maint, split with Streets	JB \$ 37,500.00	601-1302-55103	\$ 12,500	\$ 12,500	\$ 12,500		
	Poles changed Out	JB \$ 375,000.00	601-1302-55103	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000
	Reclosure Replacement	JB \$ 125,000.00	601-1302-55103	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
	LED Street Lights	JB \$ 90,000.00	601-1302-55103			\$ 30,000	\$ 30,000	\$ 30,000
	Replace Cut-Outs	JB \$ 20,000.00	601-1302-55103	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000
	Sutton Barn Repairs	JB \$ 25,000.00	601-1302-55103	\$ 25,000				
	Sutton Farm Security	JB \$ 10,000.00	601-1302-55103	\$ 10,000				
C3 of 5	Shared costs of \$45,000 for a new Bobcat	JB \$ 9,000.00	601-1302-55102	\$ 9,000				
	Tornado Siren (Keith's Alley)	JB \$ 38,000.00	601-1302-55103	\$ 38,000				
D2 of 4	Hot Box Purchase, shared costs	JB \$ 7,500.00	601-1302-55102	\$ 7,500				
E3 of 5	Shared Costs for Insulated Roof Repair at Sutton Farm	JB \$ 8,000.00	601-1302-55103		\$ 8,000			
	Total Electric Fund	\$ 890,000.00		\$ 256,000	\$ 204,500	\$ 151,500	\$ 139,000	\$ 139,000
610	Water Fund			2019	2020	2021	2022	2023
	Water Distribution							
G2 of 2	50% Shared Cost with Electric to replace truck	JB \$ 20,000.00	610-1311-55102		\$ 20,000			
F2 of 2	25% Shared Cost with Electric to replace truck	JB \$ 10,000.00	610-1311-53102	\$ 10,000				
A4 of 4	GPS Mapping shared costs	JB \$ 35,000.00	610-1311-53102	\$ 10,000	\$ 10,000	\$ 5,000	\$ 5,000	\$ 5,000
	Replace Broken Valves	JB \$ 125,000.00	610-1311-55103	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
	Hydrant Repairs/Replace	JB \$ 50,000.00	610-1311-55103	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
	Replace 2" Mains	JB \$ 300,000.00	610-1311-55103			\$ 100,000	\$ 100,000	\$ 100,000
	Water Meters (Need a Grant to Help Pay Costs)	JB \$ 820,000.00	610-1311-55103			\$ 410,000	\$ 410,000	
	Sutton Barn Repairs	JB \$ 10,000.00	610-1311-55103	\$ 10,000				
	Sutton Farm Security	JB \$ 5,000.00	610-1311-55103	\$ 5,000				
C4 of 5	Shared costs of \$45,000 for a new Bobcat	JB \$ 9,000.00	610-1311-55102	\$ 9,000				
D3 of 4	Hot Box Purchase, shared costs	JB \$ 7,500.00	610-1311-55102	\$ 7,500				
E4 of 5	Shared Costs for Insulated Roof Repair at Sutton Farm	JB \$ 8,000.00	910-1311-55103		\$ 8,000			
	Total Water Distribution	\$ 1,399,500.00		\$ 86,500	\$ 73,000	\$ 550,000	\$ 550,000	\$ 140,000
	Water Treatment							
	Water Tower Tree's	JB \$ 10,000.00	610-1312-55103	\$ 10,000				\$ -
	Water Tower Fence Repair	JB \$ 10,000.00	610-1312-55103	\$ 10,000				\$ -
	New Well for Monitoring	JB \$ 5,000.00	610-1312-55103	\$ 5,000				\$ -
	Painting Water Towers	JB \$ 450,000.00	610-1312-55103	\$ -	\$ 225,000	\$ 225,000		\$ -
	Total Water Treatment	\$ 475,000.00		\$ 25,000	\$ 225,000	\$ 225,000		
	TOTAL WATER FUND	\$ 1,874,500.00		\$ 111,500	\$ 298,000	\$ 775,000	\$ 550,000	\$ 140,000

Village of Yellow Springs Capital Budget 2019

620	Sewer Fund				2019	2020	2021	2022	2023
	Sewer Collection								
	Corry Street Replacement	JB	\$ 51,250.00	620-1321-55103	\$ 51,250	\$ -	\$ -	\$ -	\$ -
	Winter, Stafford Pleasant, Union - Relining	JB	\$ 50,000.00	620-1321-55103	\$ 50,000				
	Herman Street to Corry - Relining	JB	\$ 30,000.00	620-1321-55103	\$ 30,000				
	Camera Work	JB	\$ 60,000.00	620-1321-55103	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	
	Camera Purchase	JB	\$ 125,000.00	620-1321-55102				\$ 125,000	
	Raise Manholes	JB	\$ 80,000.00	620-1321-55103	\$ 25,000	\$ 25,000	\$ 10,000	\$ 10,000	\$ 10,000
D4 of 4	Hot Box Purchase, shared costs	JB	\$ 7,500.00	620-1321-55102	\$ 7,500				
C5 of 5	Shared costs of \$45,000 for a new Bobcat	JB	\$ 9,000.00	620-1322-55102	\$ 9,000				
	Sewer Re-lining	JB	\$ 200,000.00	620-1322-55103		\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
	Replace Small Jetter	JB	\$ 25,000.00	620-1322-55103		\$ 25,000			
E5 of 5	Shared Costs for Insulated Roof Repair at Sutton Farm	JB	\$ 8,000.00	620-1322-55103		\$ 8,000			
	Total Sewer Collection		\$ 645,750.00		\$ 187,750	\$ 123,000	\$ 75,000	\$ 200,000	\$ 60,000
	Sewer Treatment								
	Lift Station 20 HP Pump Replacement	JB	\$ 35,000.00	620-1322-55103	\$ 35,000	\$ -	\$ -	\$ -	\$ -
	Lift Station 50 HP Pumps (Need 2) Replacements	JB	\$ 140,000.00	620-1322-55103		\$ 70,000		\$ 70,000	
	Lift Station Driveway	JB	\$ 14,800.00	620-1322-55103				\$ 14,800	
	Vac Truck Dump station	JB	\$ 40,000.00	620-1322-55103	\$ 40,000				
	Sludge Press	JB	\$ 150,000.00	620-1322-55103		\$ 75,000	\$ 75,000		
	Total Sewer Treatment		\$ 379,800.00		\$ 75,000	\$ 145,000	\$ 75,000	\$ 84,800	\$ -
	TOTAL SEWER FUND		\$ 1,025,550.00		\$ 262,750	\$ 268,000	\$ 150,000	\$ 284,800	\$ 60,000
	TOTAL ENTERPRISE FUNDS		\$ 3,790,050.00	Total Enterprise Fund Annual Costs:	\$ 630,250	\$ 770,500	\$ 1,076,500	\$ 973,800	\$ 339,000
TOTAL ALL PROJECTS - \$ 5,144,450				TOTAL ALL PROJECTS ANNUAL COSTS:	\$ 997,250	\$ 1,220,500	\$ 1,357,900	\$ 1,111,800	\$ 457,000

Finance Presentation on the 2019 General Fund

This budget will cover all the estimated operating and capital expenditures that are recommended as a Need and presented to Council for consideration during 2019.

With my budgets, I want to highlight the Needs first before the Wants.

NEEDS include:

- Personnel Services
- Operating Expenses
- Contractual Services
- Materials & Supplies
- Capital (Capital Budget Report from Staff Presentation)
- Miscellaneous
- Debt

For 2019 our General Fund estimated ending cash balance will be	\$ 1,343,911
The recommended reserve balance is	\$ 1,387,625

This overview supports my recommendation that there is not enough money in our General Fund to address any Wants without eliminating some of the Needs. We must keep our General Fund in a fiscally sound position and make decisions that improve our Village and address Needs first for now.

The attached projection for the General Fund Cash Balance reflects our current budget, 2019, 2020 and 2021 and addresses the items on the Capital report. Obviously we will have to choose which projects have the highest necessity based on our available funds at the time.

Respectfully Submitted,

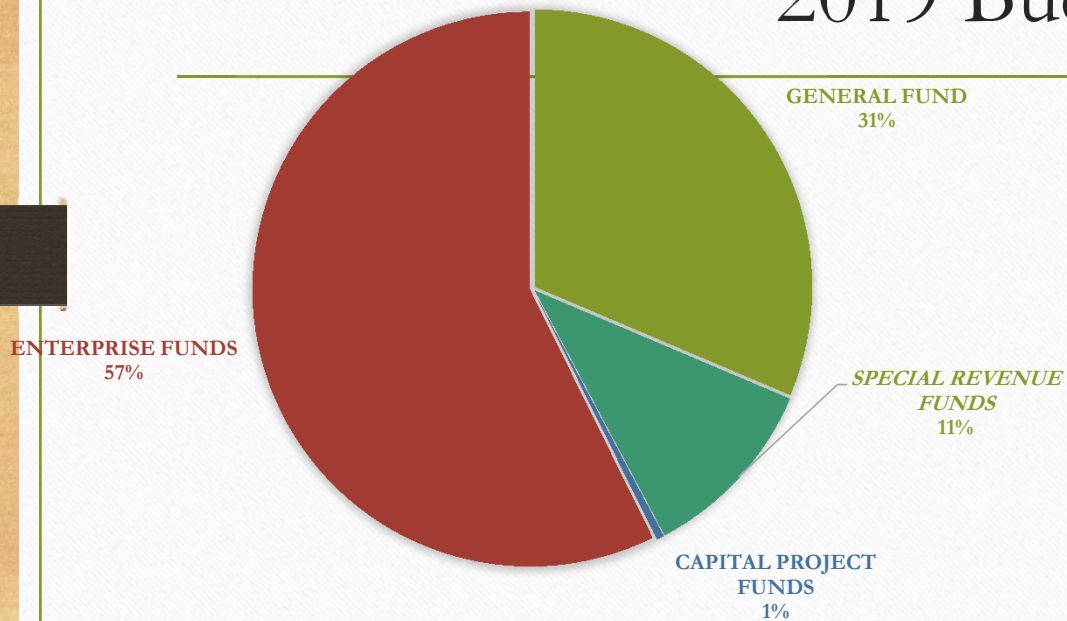
Colleen Harris
Finance Director

2019 BUDGET

The Village of Yellow Springs

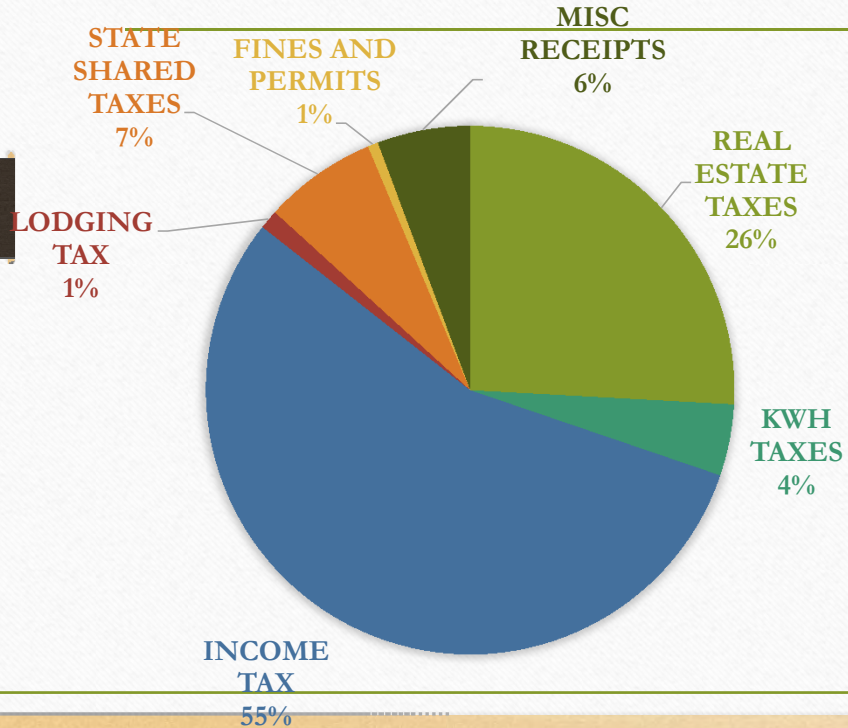
Prepared by Colleen Harris

Village of Yellow Springs 2019 Budget



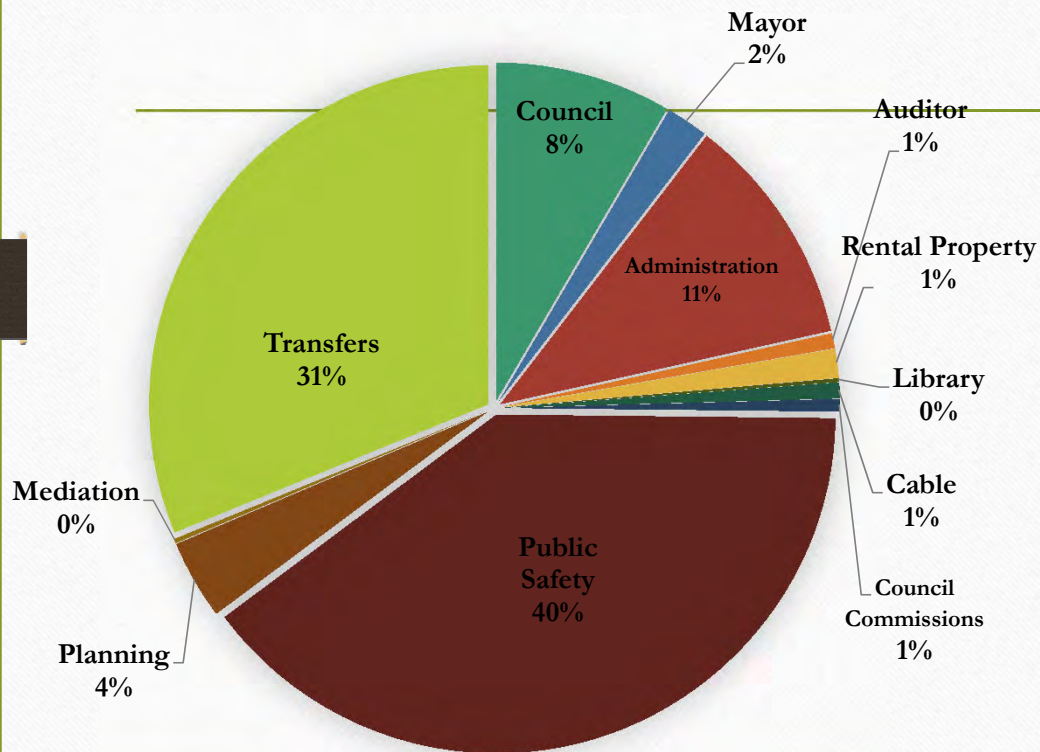
GENERAL FUND	\$ 4,162,875
SPECIAL REVENUE FUNDS	\$ 1,439,565
CAPITAL PROJECT FUNDS	\$ 60,000
ENTERPRISE FUNDS	\$ 7,601,456
TOTAL	\$ 13,263,896

General Fund Revenues



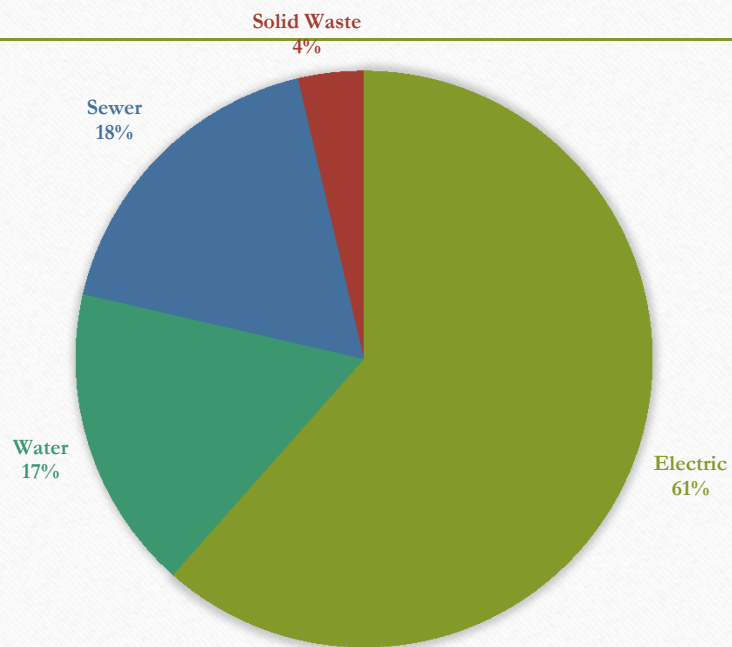
GENERAL FUND REVENUES	
REAL ESTATE TAXES	\$ 887,250
KWH TAXES	\$ 150,000
INCOME TAX	\$ 1,900,000
LODGING TAX	\$ 40,000
STATE SHARED TAXES	\$ 237,415
FINES AND PERMITS	\$ 21,850
MISC RECEIPTS	\$ 195,200
TOTAL	\$ 3,431,715

General Fund Expenses



GENERAL FUND EXPENSES	
Council	\$ 350,550
Mayor	\$ 83,500
Administration	\$ 461,500
Auditor	\$ 30,000
Rental Property	\$ 57,700
Library	\$ 7,500
Cable	\$ 32,000
Council Commissions	\$ 25,000
Public Safety	\$ 1,650,000
Planning	\$ 158,000
Mediation	\$ 9,125
Transfers	\$ 1,298,000
Total	\$ 4,162,875

Enterprise Fund Expenses



Electric	\$ 4,676,600
Water	\$ 1,299,353
Sewer	\$ 1,345,203
Solid Waste	\$ 280,300
TOTAL	\$ 7,601,456

2019 GENERAL FUND BUDGET

ACCOUNT DESCRIPTION

2015
ACTUAL

2016
ACTUAL

2017
ACTUAL

2018
BUDGET

2019
PROJECTED

101 GENERAL FUND

REVENUE:

101-0100-40101	REAL ESTATE TAXES	\$ 879,467	\$ 910,393	\$ 897,281	\$ 1,006,000	\$ 880,250
101-0100-40102	PERSONAL PROPERTY TAXES	\$ 3,323	\$ 4,135	\$ 7,355	\$ 5,000	\$ 7,000
101-0100-40103	KWH TAX	\$ 139,809	\$ 154,106	\$ 127,437	\$ 135,000	\$ 150,000
101-0100-40104	CITY INCOME TAX	\$ 1,509,003	\$ 1,568,481	\$ 1,836,719	\$ 1,900,000	\$ 1,900,000
101-0100-40106	LODGING TAX	\$ -	\$ -	\$ -	\$ 25,000	\$ 40,000
100	LOCAL TAXES	\$ 2,531,602	\$ 2,637,115	\$ 2,868,792	\$ 3,071,000	\$ 2,977,250
101-0200-40201	LOCAL GOVERNMENT-TANGIBLE	\$ 99,683	\$ 96,986	\$ 97,299	\$ 98,465	\$ 98,465
101-0200-40204	CIGARETTES	\$ 223	\$ 223	\$ 186	\$ 175	\$ 200
101-0200-40205	LIQUOR & BEER	\$ 7,445	\$ 11,714	\$ 9,752	\$ 6,000	\$ 7,000
101-0200-40206	STATE INCOME TAX	\$ 9,534	\$ 3,962	\$ 883	\$ 1,000	\$ 1,000
101-0200-40207	STATE MUNICIPAL INCOME TAX	\$ 8	\$ 3,857	\$ 511	\$ 175	\$ 5,000
101-0200-40208	ROLLBACK/HOMESTEAD	\$ 134,464	\$ 135,000	\$ 134,968	\$ 130,000	\$ 125,750
200	STATE SHARED TAXES & PERMITS	\$ 251,357	\$ 251,742	\$ 243,599	\$ 235,815	\$ 237,415
101-0500-40502	WEDDING FEES			\$ -	\$ -	\$ -
101-0500-40503	ASSESSMENT FEES	\$ 1,607	\$ -	\$ -	\$ -	\$ -
500	CHARGES FOR SERVICES	\$ 1,607	\$ -	\$ -	\$ -	\$ -
101-0600-40602	PERMITS	\$ 4,339	\$ 2,358	\$ 3,215	\$ 2,000	\$ 3,500
101-0600-40604	RESTITUTION	\$ -	\$ -	\$ -	\$ -	\$ -
101-0600-40605	FINES & COSTS	\$ 25,671	\$ 18,838	\$ 17,989	\$ 17,500	\$ 18,000
101-0600-40606	DRUG LAW ENFORCEMENT	\$ 100	\$ 100	\$ 125	\$ 100	\$ 100
101-0600-40607	XMC-FINES & COSTS	\$ 80	\$ 260	\$ 652	\$ 250	\$ 250

ACCOUNT DESCRIPTION		2015 ACTUAL	2016 ACTUAL	2017 ACTUAL	2018 BUDGET	2019 PROJECTED
101-0600-40609	COATS FOR KIDS - POLICE FUND	\$ -		\$ -		\$ -
101-0600-40610	INDIGENT DRIVERS	\$ -	\$ -	\$ -	\$ -	\$ -
600	FINES,COSTS,FORFEITURES,PERMIT	\$ 30,190	\$ 21,556	\$ 21,981	\$ 19,850	\$ 21,850
101-0800-40804	PROPERTY SALES	\$ 21,469	\$ 43,192	\$ 204,754	\$ 164,703	\$ -
101-0800-40802	INTEREST	\$ 2,958	\$ 6,750	\$ 31,657	\$ 30,000	\$ 80,000
101-0800-40803	RENT (Now includes Verizon)	\$ 70,055	\$ 66,033	\$ 77,838	\$ 40,000	\$ 60,000
101-0800-40804	OTHER (Refunds, AMP Landfill Gas Sales)	\$ 6,722	\$ 1,595	\$ 22,240	\$ 1,000	\$ 100
101-0800-40805	REIMBURSEMENTS	\$ 37,083	\$ 14,867	\$ 103	\$ 12,000	\$ 15,000
101-0800-40808	DONATIONS	\$ 160	\$ 8,327	\$ 1,000	\$ -	\$ -
101-0800-40811	PROJECT DEPOSITS	\$ 400	\$ -	\$ 500	\$ -	\$ -
101-0800-40815	CABLE FRANCHISE	\$ 41,417	\$ 43,465	\$ 41,619	\$ 40,000	\$ 40,000
101-0800-40820	COPIES	\$ 54	\$ 98	\$ 93	\$ 50	\$ 100
800	MISC RECEIPTS & REIMBURSEMENTS	\$ 180,318	\$ 184,327	\$ 379,804	\$ 287,753	\$ 195,200
101-0900-40904	ADVANCES IN	\$ 405,000	\$ -	\$ -	\$ 288,063	\$ -
900	INTERFUND TRANSFERS	\$ 405,000	\$ -	\$ -	\$ 288,063	\$ -
TOTAL GENERAL FUND REVENUE		\$ 3,400,074	\$ 3,094,740	\$ 3,514,176	\$ 3,902,481	\$ 3,431,715

EXPENDITURES:

1001	COUNCIL					
101-1001-51101	WAGES	81,499	83,742	\$ 87,045	89,000	90,500
101-1001-51104	PART-TIME WAGES	5,400	5,895	\$ 5,668	9,000	8,000
101-1001-51110	PENSION	11,604	11,987	\$ 11,487	13,000	12,000
101-1001-51111	HEALTH INSURANCE	12,357	11,243	\$ 11,077	12,500	11,000
101-1001-51112	LIFE INSURANCE	133	123	\$ 122	161	150

ACCOUNT DESCRIPTION		2015 ACTUAL	2016 ACTUAL	2017 ACTUAL	2018 BUDGET	2019 PROJECTED
101-1001-51113	WORKERS COMPENSATION	927	1,540	\$ 963	2,500	2,800
101-1001-51114	DENTAL INSURANCE	937	772	\$ 617	900	600
101-1001-51129	MEDICARE	1,129	1,168	\$ 1,284	1,250	1,400
101-1001-51130	OTHER PERSONAL SERVICES	161	-	\$ -	-	-
101-1001-51131	PRE-EMPLOYMENT PHYSICALS	40	-	\$ -	-	-
101-1001-51132	WELLNESS ACTIVITIES	84	20	\$ -	250	250
101-1001-51133	UNEMPLOYMENT COMPENSATION	-	-	\$ -	-	-
101-1001-51134	RECRUITMENT & TESTING	-	35	\$ -	-	30,000
1	PERSONNEL SERVICES	\$ 114,271	\$ 116,525	\$ 118,263	\$ 128,561	\$ 156,700
101-1001-52101	TRAVEL & TRAINING	\$ 728	\$ 2,554	\$ 3,553	\$ 7,851	\$ 7,800
2	GENERAL OPERATING EXPENSES	\$ 728	\$ 2,554	\$ 3,553	\$ 7,851	\$ 7,800
101-1001-53101	OTHER CONTRACTUAL SERVICE	\$ 2,277	\$ 3,000	\$ 1,390	\$ 2,600	\$ 12,500
101-1001-53103	RENTS & LEASES	\$ 806	\$ 2,203	\$ 2,326	\$ 3,125	\$ 3,000
101-1001-53104	PROFESSIONAL SERVICES	\$ 12,140	\$ 35,071	\$ 40,299	\$ 45,941	\$ 45,000
101-1001-53105	INSURANCE	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150
101-1001-53106	MAINTENANCE OF EQUIPMENT	\$ 75	\$ -	\$ -	\$ -	\$ -
101-1001-53107	POSTAGE	\$ 482	\$ 2,769	\$ 453	\$ 800	\$ 700
101-1001-53108	MEMBERSHIPS	\$ 3,477	\$ 4,515	\$ 4,117	\$ 5,000	\$ 4,500
101-1001-53134	TELEPHONE	\$ 497	\$ -	\$ -	\$ 500	\$ 500
101-1001-53135	MAINTENANCE OF FACILITY	\$ 22,386	\$ -	\$ -	\$ -	\$ -
101-1001-53137	PRINTING	\$ 58	\$ -	\$ 274	\$ 1,175	\$ 1,000
101-1001-53138	ADVERTISING	\$ 15,719	\$ 12,149	\$ 12,614	\$ 13,000	\$ 14,500
101-1001-53140	LICENSE & PERMITS	\$ -	\$ -	\$ -	\$ 300	\$ 300
101-1001-53146	HARDWARE/SOFTWARE SUPPORT	\$ 2,021	\$ 4,447	\$ 12,473	\$ 7,500	\$ 9,000
101-1001-53147	LEGAL SERVICES	\$ 27,307	\$ 65,854	\$ 122,027	\$ 80,123	\$ 80,000
3	CONTRACTUAL SERVICES	\$ 87,395	\$ 130,158	\$ 196,123	\$ 160,214	\$ 171,150
101-1001-54101	OFFICE SUPPLIES	\$ 809	\$ 775	\$ 469	\$ 1,500	\$ 800
101-1001-54102	OPERATING SUPPLIES	\$ 3,091	\$ 455	\$ 1,657	\$ 3,500	\$ 3,200

ACCOUNT DESCRIPTION		2015 ACTUAL	2016 ACTUAL	2017 ACTUAL	2018 BUDGET	2019 PROJECTED
101-1001-54104	BOOKS & PUBLICATIONS	\$ 6,000	\$ -	\$ -	\$ -	\$ 6,000
101-1001-54106	OFFICE EQUIPMENT	\$ 2,206	\$ 55	\$ 90	\$ 4,000	\$ 2,500
101-1001-54109	SPECIAL EVENTS	\$ 1,570	\$ 755	\$ 1,073	\$ 2,157	\$ 2,100
4	MATERIALS & SUPPLIES	\$ 13,676	\$ 2,040	\$ 3,289	\$ 11,157	\$ 14,600
101-1001-57102	REFUNDS AND REIMBURSEMENTS	\$ -	\$ 300	\$ 300	\$ 400	\$ 300
7	MISCELLANEOUS	\$ -	\$ 300	\$ 300	\$ 400	\$ 300
1001	COUNCIL TOTAL	\$ 216,070	\$ 251,577	\$ 321,528	\$ 308,183	\$ 350,550
1002	MAYOR					
101-1002-51101	WAGES	\$ 43,098	\$ 36,114	\$ 36,452	\$ 37,000	\$ 30,000
101-1002-51102	OVERTIME	\$ -	\$ -	\$ -	\$ -	\$ -
101-1002-51110	PENSION	\$ 6,034	\$ 5,056	\$ 4,704	\$ 5,200	\$ 4,500
101-1002-51111	HEALTH INSURANCE		\$ -	\$ -	\$ -	\$ -
101-1002-51112	LIFE INSURANCE	\$ 66	\$ 62	\$ 61	\$ 106	\$ 150
101-1002-51113	WORKERS COMPENSATION	\$ 565	\$ 831	\$ 418	\$ 960	\$ 3,000
101-1002-51114	DENTAL INSURANCE	\$ -	\$ -	\$ -	\$ -	\$ -
101-1002-51120	UNIFORMS		\$ -	\$ -	\$ -	\$ -
101-1002-51129	MEDICARE	\$ 608	\$ 499	\$ 517	\$ 550	\$ 450
101-1002-51131	PRE-EMPLOYMENT PHYSICALS				\$ 40	\$ 100
1	PERSONNEL SERVICES	\$ 50,371	\$ 42,562	\$ 42,152	\$ 43,856	\$ 38,200
101-1002-52101	TRAVEL & TRAINING	\$ 978	\$ 902	\$ 1,196	\$ 3,000	\$ 2,000
2	GENERAL OPERATING EXPENSES	\$ 978	\$ 902	\$ 1,196	\$ 3,000	\$ 2,000
101-1002-53101	OTHER CONTRACTUAL SERVICE	\$ -	\$ 113	\$ 67	\$ 50	\$ 100
101-1002-53104	PROFESSIONAL SERVICES	\$ -	\$ -	\$ -	\$ -	\$ -
101-1002-53105	INSURANCE	\$ -	\$ -	\$ -	\$ -	\$ -
101-1002-53106	MAINTENANCE OF EQUIPMENT	\$ -	\$ -	\$ -	\$ -	\$ -
101-1002-53107	POSTAGE	\$ 367	\$ 273	\$ 144	\$ 450	\$ 500

ACCOUNT DESCRIPTION		2015 ACTUAL	2016 ACTUAL	2017 ACTUAL	2018 BUDGET	2019 PROJECTED
101-1002-53108	MEMBERSHIPS	\$ 75	\$ 75	\$ 75	\$ 125	\$ 200
101-1002-53134	TELEPHONE	\$ 272	\$ -	\$ -	\$ -	\$ -
101-1002-53135	MAINTENANCE OF FACILITY	\$ -	\$ -	\$ -	\$ -	\$ -
101-1002-53137	PRINTING	\$ -	\$ -	\$ -	\$ -	\$ -
101-1002-53138	ADVERTISING	\$ -	\$ -	\$ -	\$ 100	\$ 100
101-1002-53146	HARDWARE/SOFTWARE	\$ 1,938	\$ 3,378	\$ 11,743	\$ 6,650	\$ 8,000
101-1002-51347	LEGAL SERVICES			\$ -	\$ -	\$ 30,000
3	CONTRACTUAL SERVICES	\$ 2,652	\$ 3,839	\$ 12,029	\$ 7,375	\$ 38,900
101-1002-54101	OFFICE SUPPLIES	\$ 33	\$ 126	\$ 179	\$ 450	\$ 500
101-1002-54102	OPERATING SUPPLIES	\$ 150	\$ 88	\$ 112	\$ 1,050	\$ 1,200
101-1002-54104	BOOKS & PUBLICATIONS	\$ 2,089	\$ 2,071	\$ 2,028	\$ 2,187	\$ 2,200
101-1002-54106	OFFICE EQUIPMENT	\$ 1,111	\$ 140	\$ -	\$ 550	\$ 500
4	MATERIALS & SUPPLIES	\$ 3,383	\$ 2,425	\$ 2,319	\$ 4,237	\$ 4,400
1002	MAYOR TOTAL	\$ 57,384	\$ 49,728	\$ 57,696	\$ 58,468	\$ 83,500
1003	ADMINISTRATION					
101-1003-51101	WAGES	\$ 124,761	\$ 111,117	\$ 116,460	\$ 119,600	\$ 148,500
101-1003-51102	OVERTIME		\$ -	\$ -	\$ 890	\$ 500
101-1003-51104	PART-TIME WAGES	\$ 7,922	\$ 17,936	\$ 13,018	\$ 20,000	\$ 8,000
101-1003-51110	PENSION	\$ 16,979	\$ 18,068	\$ 16,719	\$ 19,000	\$ 19,000
101-1003-51111	HEALTH INSURANCE	\$ 12,288	\$ 12,229	\$ 17,613	\$ 20,000	\$ 29,000
101-1003-51112	LIFE INSURANCE	\$ 212	\$ 191	\$ 202	\$ 300	\$ 300
101-1003-51113	WORKERS COMPENSATION	\$ 2,880	\$ 4,418	\$ 1,408	\$ 5,400	\$ 4,000
101-1003-51114	DENTAL INSURANCE	\$ 1,109	\$ 1,188	\$ 1,245	\$ 1,750	\$ 2,000
101-1003-51129	MEDICARE	\$ 1,723	\$ 1,815	\$ 1,852	\$ 2,000	\$ 2,000
101-1003-51130	OTHER PERSONAL SERVICES	\$ -	\$ -	\$ -	\$ -	\$ -
101-1003-51131	PRE-EMPLOYMENT PHYSICALS	\$ -	\$ -	\$ -	\$ 80	\$ 100
101-1003-51132	WELLNESS ACTIVITIES	\$ -	\$ 1,000	\$ 1,650	\$ 580	\$ 800
101-1003-51133	UNEMPLOYMENT COMPENSATION	\$ -	\$ -	\$ -	\$ -	\$ -

ACCOUNT DESCRIPTION		2015 ACTUAL	2016 ACTUAL	2017 ACTUAL	2018 BUDGET	2019 PROJECTED
101-1003-51134	RECRUITMENT & TESTING	\$ -	\$ -	\$ -	\$ 1,000	\$ 800
1	PERSONNEL SERVICES	\$ 167,874	\$ 167,962	\$ 170,167	\$ 190,600	\$ 215,000
101-1003-52101	TRAVEL & TRAINING	\$ 1,169	\$ 2,417	\$ 10,884	\$ 6,500	\$ 7,250
2	GENERAL OPERATING EXPENSES	\$ 1,169	\$ 2,417	\$ 10,884	\$ 6,500	\$ 7,250
101-1003-53100	RETAINER (CITY TAX-RITA)	\$ 45,580	\$ 47,474	\$ 44,107	\$ 51,000	\$ 51,000
101-1003-53101	OTHER CONTRACTUAL SERVICE	\$ -	\$ -	\$ 1,847	\$ -	\$ -
101-1003-53103	RENTS & LEASES	\$ 2,408	\$ 1,528	\$ 1,581	\$ 6,310	\$ 6,300
101-1003-53104	PROFESSIONAL SERVICES	\$ 15,314	\$ 48,820	\$ 16,528	\$ 63,160	\$ 38,000
101-1003-53105	INSURANCE	\$ 3,414	\$ 3,126	\$ 4,622	\$ 5,200	\$ 5,200
101-1003-53106	MAINTENANCE OF EQUIPMENT	\$ -	\$ -	\$ -	\$ -	
101-1003-53107	POSTAGE	\$ 463	\$ 480	\$ 467	\$ 500	\$ 500
101-1003-53108	MEMBERSHIPS	\$ 4,529	\$ 4,620	\$ 4,291	\$ 4,650	\$ 4,650
101-1003-53134	TELEPHONE	\$ 5,501	\$ 6,359	\$ 6,569	\$ 6,497	\$ 6,500
101-1003-53135	MAINTENANCE OF FACILITY	\$ 6,292	\$ 79	\$ -	\$ 250	\$ -
101-1003-53137	PRINTING	\$ -	\$ 126	\$ -	\$ 200	\$ 200
101-1003-53138	ADVERTISING	\$ 552	\$ 1,897	\$ 1,393	\$ 1,500	\$ 1,500
101-1003-53139	VEHICLE MAINTENANCE	\$ 2,215	\$ -	\$ -	\$ -	\$ 1,500
101-1003-53140	LICENSE & PERMITS	\$ -	\$ -	\$ -	\$ 500	\$ -
101-1003-53146	HARDWARE/SOFTWARE SUPPORT	\$ 10,500	\$ 18,202	\$ 20,770	\$ 14,120	\$ 28,000
101-1003-53147	LEGAL SERVICES	\$ 27,932	\$ 40,100	\$ 36,842	\$ 48,502	\$ 60,000
3	CONTRACTUAL SERVICES	\$ 124,700	\$ 172,811	\$ 139,017	\$ 202,389	\$ 203,350
101-1003-54101	OFFICE SUPPLIES	\$ 837	\$ 958	\$ 1,055	\$ 400	\$ 800
101-1003-54102	OPERATING SUPPLIES	\$ 2,929	\$ 5,358	\$ 3,027	\$ 3,467	\$ 3,500
101-1003-54103	VEHICLE PARTS	\$ -	\$ -	\$ -	\$ -	\$ -
101-1003-54104	BOOKS & PUBLICATIONS	\$ 109	\$ 62	\$ 100	\$ 250	\$ 250
101-1003-54105	SERVICE CHARGE	\$ 4,661	\$ 2,156	\$ 2,096	\$ 2,100	\$ 2,100
101-1003-54106	OFFICE EQUIPMENT	\$ 2,123	\$ -	\$ -	\$ -	\$ 250
101-1003-54107	FUEL	\$ 158	\$ 18	\$ 45	\$ 200	\$ 1,000
101-1003-54109	SPECIAL EVENTS	\$ 244	\$ 730	\$ 798	\$ 623	\$ 1,000

ACCOUNT DESCRIPTION		2015 ACTUAL	2016 ACTUAL	2017 ACTUAL	2018 BUDGET	2019 PROJECTED
101-1003-54111	FLEET SUPPLIES AND EQUIPMENT	\$ 15	\$ -	\$ -	\$ -	\$ -
4	MATERIALS & SUPPLIES	\$ 11,076	\$ 9,282	\$ 7,121	\$ 7,040	\$ 8,900
101-1003-57102	REFUNDS & REIMBURSEMENTS	\$ 1,375	\$ 1,842	\$ -	\$ -	\$ 2,000
	Capital -Need a new expense account for car					\$ 25,000
7	MISCELLANEOUS	\$ 1,375	\$ 1,842	\$ -	\$ -	\$ 27,000
1003	ADMINISTRATION TOTAL	\$ 306,194	\$ 354,314	\$ 327,189	\$ 406,529	\$ 461,500
1004	AUDITOR					
101-1004-53101	OTHER CONTRACTUAL SERVICE	\$ -	\$ -	\$ -	\$ -	\$ -
101-1004-53104	PROFESSIONAL SERVICES	\$ 9,000	\$ 9,000	\$ 10,287	\$ 9,000	\$ 10,000
101-1004-53110	AUDITOR & TREAS. FEES	\$ 6,329	\$ 4,981	\$ 4,644	\$ 6,950	\$ 6,900
101-1004-53111	ELECTION EXPENSE	\$ 536	\$ 1,221	\$ -	\$ 550	\$ 1,000
101-1004-53112	STATE EXAMINER'S COMP.	\$ -	\$ -	\$ -		\$ -
101-1004-53113	COUNTY HEALTH DEPT.	\$ 8,989	\$ 8,294	\$ 9,339	\$ 10,000	\$ 10,000
101-1004-53114	ADVERTISING DEL. TAX LIST	\$ 86	\$ -	\$ -	\$ 100	\$ 100
101-1004-53115	10% ROLLBACK	\$ -	\$ -	\$ -	\$ -	\$ -
101-1004-53116	HOMESTEAD	\$ -	\$ -	\$ -	\$ -	\$ -
101-1004-53117	2.5% ROLLBACK	\$ -	\$ -	\$ -		\$ -
101-1004-53118	DELINQUENT COLLECTION COST	\$ 1,789	\$ 2,483	\$ 737	\$ 4,000	\$ 2,000
3	CONTRACTUAL SERVICES	\$ 26,729	\$ 25,979	\$ 25,007	\$ 30,600	\$ 30,000
1004	AUDITORS TOTAL	\$ 26,729	\$ 25,979	\$ 25,007	\$ 30,600	\$ 30,000
1005	RENTAL PROPERTY					
101-1005-53101	OTHER CONTRACTUAL SERVICE	\$ -	\$ -	\$ -	\$ -	\$ -
101-1005-53102	UTILITIES	\$ -	\$ -	\$ -	\$ -	\$ -
101-1005-53103	RENTS & LEASES	\$ 848	\$ 778	\$ 806	\$ 1,231	\$ 1,200

ACCOUNT DESCRIPTION		2015 ACTUAL	2016 ACTUAL	2017 ACTUAL	2018 BUDGET	2019 PROJECTED
101-1005-53104	PROFESSIONAL SERVICES	\$ -	\$ 650	\$ -	\$ 1,000	\$ -
101-1005-53105	INSURANCE	\$ -	\$ -	\$ -	\$ -	\$ -
101-1005-53106	MAINTENANCE OF EQUIPMENT	\$ -	\$ -	\$ -	\$ -	\$ -
101-1005-53120	TREE TRIMMING/LINE CLEARI	\$ -	\$ -	\$ -	\$ -	\$ -
101-1005-53131	ELECTRIC	\$ 1,411	\$ 1,316	\$ 1,564	\$ 2,116	\$ 2,600
101-1005-53132	WATER	\$ 1,000	\$ 1,262	\$ 1,838	\$ 2,042	\$ 2,000
101-1005-53133	SEWER	\$ 1,115	\$ 1,262	\$ 1,582	\$ 2,067	\$ 1,800
101-1005-53135	MAINTENANCE OF FACILITY	\$ 2,480	\$ 4,399	\$ 5,785	\$ 3,000	\$ 5,000
101-1005-53138	ADVERTISING	\$ -	\$ -	\$ -	\$ -	\$ -
101-1005-53141	NATURAL GAS	\$ 682	\$ 537	\$ 728	\$ 1,560	\$ 1,600
101-1005-53143	PROPERTY TAX	\$ 10,822	\$ 12,980	\$ 14,781	\$ 16,000	\$ 16,000
3	CONTRACTUAL SERVICES	\$ 18,358	\$ 23,184	\$ 27,084	\$ 29,016	\$ 30,200
101-1005-54102	OPERATING SUPPLIES	\$ -	\$ 1,497	\$ 672	\$ 1,000	\$ 1,500
101-1005-54103	RENTS & LEASES	\$ -	\$ -	\$ -	\$ -	\$ -
4	MATERIALS & SUPPLIES	\$ -	\$ 1,497	\$ 672	\$ 1,000	\$ 1,500
101-1005-55101	LAND & BUILDINGS	\$ -	\$ -	\$ -	\$ -	\$ -
101-1005-55102	CAPITAL EQUIPMENT	\$ -	\$ -	\$ -	\$ -	\$ -
101-1005-55103	PUBLIC WORKS	\$ -	\$ -	\$ -	\$ -	\$ 26,000
5	CAPITAL	\$ -	\$ -	\$ -	\$ -	\$ 26,000
101-1005-57102	REFUNDS AND REIMBURSEMENT	\$ -	\$ -	\$ -	\$ -	\$ -
7	MISCELLANEOUS	\$ -	\$ -	\$ -	\$ -	\$ -
1005	RENTAL PROPERTY TOTAL	\$ 18,358	\$ 24,681	\$ 27,756	\$ 30,016	\$ 57,700
1006	LIBRARY					
101-1006-53101	OTHER CONTRACTUAL SERVICE	\$ -	\$ -	\$ -	\$ -	\$ -
101-1006-53104	PROFESSIONAL SERVICES	\$ 872	\$ 2,999	\$ -	\$ 1,500	\$ 3,500
101-1006-53105	INSURANCE	\$ -	\$ -	\$ -	\$ -	\$ -

ACCOUNT DESCRIPTION		2015 ACTUAL	2016 ACTUAL	2017 ACTUAL	2018 BUDGET	2019 PROJECTED
101-1006-53106	MAINTENANCE OF EQUIPMENT	\$ -	\$ -	\$ -	\$ -	\$ -
101-1006-53120	TREE TRIMMING/LINE CLEARI	\$ -	\$ -	\$ -	\$ -	\$ -
101-1006-53135	MAINTENANCE OF FACILITY	\$ 3,003	\$ 2,311	\$ 2,049	\$ 7,750	\$ 4,000
101-1006-53137	PRINTING	\$ -	\$ -	\$ -	\$ -	\$ -
101-1006-53140	LICENSE & PERMITS	\$ -	\$ -	\$ -	\$ -	\$ -
3	CONTRACTUAL SERVICES	\$ 3,875	\$ 5,310	\$ 2,049	\$ 9,250	\$ 7,500
101-1006-54102	OPERATING SUPPLIES	\$ -	\$ -	\$ -	\$ -	\$ -
101-1006-54104	BOOKS & PUBLICATIONS	\$ -	\$ -	\$ -	\$ -	\$ -
4	MATERIALS & SUPPLIES	\$ -	\$ -	\$ -	\$ -	\$ -
101-1006-55101	LAND & BUILDINGS	\$ -	\$ -	\$ -	\$ -	\$ -
101-1006-55102	CAPITAL EQUIPMENT	\$ -	\$ -	\$ -	\$ -	\$ -
101-1006-55103	PUBLIC WORKS	\$ -	\$ -	\$ -	\$ -	\$ -
5	CAPITAL	\$ -	\$ -	\$ -	\$ -	\$ -
1006	LIBRARY TOTAL	\$ 3,875	\$ 5,310	\$ 2,049	\$ 9,250	\$ 7,500
1008	CABLE TV					
101-1008-51101	WAGES	\$ -	\$ -	\$ -	\$ -	\$ -
101-1008-51104	PART-TIME	\$ 4,139	\$ 105	\$ 12,873	\$ 19,490	\$ 19,500
101-1008-51110	PENSION	\$ 579	\$ 15	\$ 1,698	\$ 2,500	\$ 2,800
101-1008-51111	HEALTH INSURANCE	\$ -	\$ -	\$ -	\$ -	\$ -
101-1008-51113	WORKER'S COMPENSATION	\$ 198	\$ 82	\$ (1)	\$ 310	\$ 600
101-1008-51129	MEDICARE	\$ 60	\$ 2	\$ 193	\$ 300	\$ 300
1	PERSONNEL SERVICES	\$ 4,976	\$ 204	\$ 14,763	\$ 22,600	\$ 23,200
101-1008-52101	TRAVEL & TRAINING	\$ -	\$ -	\$ -	\$ -	\$ -
2	GENERAL OPERATING EXPENSES	\$ -	\$ -	\$ -	\$ -	\$ -
101-1008-53104	PROFESSIONAL SERVICES	\$ 10,500	\$ 14,694	\$ 72	\$ 40	\$ 4,500
101-1008-53106	MAINTENANCE OF EQUIPMENT	\$ -	\$ -	\$ -	\$ -	\$ -

ACCOUNT DESCRIPTION		2015 ACTUAL	2016 ACTUAL	2017 ACTUAL	2018 BUDGET	2019 PROJECTED
101-1008-53107	POSTAGE	\$ 20	\$ -	\$ -	\$ 50	\$ -
101-1008-53140	LICENSE & PERMITS	\$ -	\$ -	\$ -		\$ -
101-1008-53146	HARDWARE/SOFTWARE MAINTEN	\$ 629	\$ 2,315	\$ 2,929	\$ 2,500	\$ 2,800
3	CONTRACTUAL SERVICES	\$ 11,149	\$ 17,009	\$ 3,001	\$ 2,590	\$ 7,300
101-1008-54102	OPERATING SUPPLIES	\$ 893	\$ 247	\$ 60	\$ 1,360	\$ 1,500
101-1008-54104	BOOKS & PUBLICATIONS	\$ -	\$ -	\$ -	\$ -	\$ -
101-1008-54106	OFFICE EQUIPMENT	\$ -	\$ -	\$ -	\$ -	\$ -
4	MATERIALS & SUPPLIES	\$ 893	\$ 247	\$ 60	\$ 1,360	\$ 1,500
101-1008-55102	CAPITAL EQUIPMENT	\$ -	\$ -	\$ -	\$ -	\$ -
5	CAPITAL	\$ -	\$ -	\$ -	\$ -	\$ -
101-1008-57102	REFUNDS AND REIMBURSEMENTS	\$ 885	\$ -	\$ -	\$ -	\$ -
7	MISCELLANEOUS	\$ 885	\$ -	\$ -	\$ -	\$ -
1008	CABLE TV TOTAL	\$ 17,903	\$ 17,460	\$ 17,824	\$ 26,550	\$ 32,000
1010	COUNCIL COMMISSIONS					
101-1010-52101	TRAVEL AND TRAINING	\$ -	\$ -	\$ 2,402	\$ 5,000	\$ 5,000
2	GENERAL OPERATING EXPENSES	\$ -	\$ -	\$ 2,402	\$ 5,000	\$ 5,000
101-1010-53101	OTHER CONTRACTUAL SERVICE	\$ 3,550	\$ 527	\$ 1,830	\$ 9,750	\$ 9,750
101-1010-53104	PROFESSIONAL SERVICES	\$ -	\$ -	\$ -	\$ -	\$ -
101-1010-53137	PRINTING	\$ -	\$ -	\$ -	\$ -	\$ -
101-1010-53138	ADVERTISING	\$ -	\$ -	\$ 259	\$ 250	\$ 250
3	CONTRACTUAL SERVICES	\$ 3,550	\$ 527	\$ 2,089	\$ 10,000	\$ 10,000
101-1010-54102	OPERATING SUPPLIES	\$ 775	\$ 600	\$ 5,208	\$ 5,354	\$ 5,000
101-1010-54109	SPECIAL EVENTS	\$ 3,055	\$ 4,932	\$ 1,638	\$ 5,000	\$ 5,000
4	MATERIALS & SUPPLIES	\$ 3,830	\$ 5,532	\$ 6,846	\$ 10,354	\$ 10,000

ACCOUNT DESCRIPTION		2015 ACTUAL	2016 ACTUAL	2017 ACTUAL	2018 BUDGET	2019 PROJECTED
101-1010-57102	REFUNDS AND REIMBURSEMENTS	\$ 890	\$ -	\$ -	\$ -	\$ -
5	MISCELLANEOUS	\$ 890	\$ -	\$ -	\$ -	\$ -
1010	COUNCIL COMMISSIONS TOTAL	\$ 8,270	\$ 6,059	\$ 11,337	\$ 25,354	\$ 25,000
1201	PUBLIC SAFETY					
101-1201-51101	WAGES	\$ 730,890	\$ 714,407	\$ 677,895	\$ 755,925	\$ 904,000
101-1201-51102	OVERTIME	\$ 27,587	\$ 35,753	\$ 52,876	\$ 45,000	\$ 45,000
101-1201-51103	HOLIDAYS	\$ -	\$ -	\$ -	\$ -	\$ -
101-1201-51104	PART-TIME WAGES	\$ 131,455	\$ 133,785	\$ 138,482	\$ 148,765	\$ 145,000
101-1201-51110	PENSION	\$ 39,741	\$ 40,997	\$ 43,496	\$ 45,236	\$ 45,000
101-1201-51111	HEALTH INSURANCE	\$ 162,662	\$ 136,528	\$ 137,973	\$ 155,000	\$ 175,000
101-1201-51112	LIFE INSURANCE	\$ 1,714	\$ 1,428	\$ 1,132	\$ 1,571	\$ 1,600
101-1201-51113	WORKERS COMPENSATION	\$ 9,589	\$ 16,748	\$ 10,132	\$ 20,000	\$ 24,000
101-1201-51114	DENTAL INSURANCE	\$ 9,126	\$ 6,914	\$ 6,469	\$ 8,000	\$ 10,000
101-1201-51120	UNIFORMS	\$ 8,900	\$ 8,931	\$ 7,709	\$ 16,644	\$ 8,000
101-1201-51129	MEDICARE	\$ 12,337	\$ 12,245	\$ 11,338	\$ 12,750	\$ 12,750
101-1201-51130	OTHER PERSONAL SERVICES	\$ -	\$ -	\$ -	\$ 250	\$ 250
101-1201-51131	PRE-EMPLOYMENT PHYSICALS	\$ 876	\$ 1,192	\$ 1,829	\$ 3,500	\$ 3,500
101-1201-51132	WELLNESS ACTIVITIES	\$ -	\$ -	\$ -	\$ 250	\$ 250
101-1201-51133	UNEMPLOYMENT COMPENSATION		\$ -	\$ -	\$ -	\$ -
101-1201-51134	RECRUITMENT & TESTING	\$ 1,140	\$ 1,139	\$ 265	\$ 3,240	\$ 2,000
101-1201-51135	POLYGRAPHS	\$ 200	\$ 400	\$ 200	\$ 1,500	\$ 1,500
101-1201-51136	PSYCHOLOGICAL EXAMS	\$ 2,050	\$ 600	\$ 3,400	\$ 5,000	\$ 3,000
1	PERSONNEL SERVICES	\$ 1,138,267	\$ 1,111,067	\$ 1,093,196	\$ 1,222,631	\$ 1,380,850
101-1201-52101	TRAVEL & TRAINING	\$ 4,016	\$ 6,081	\$ 10,481	\$ 12,537	\$ 12,500
2	GENERAL OPERATING EXPENSES	\$ 4,016	\$ 6,081	\$ 10,481	\$ 12,537	\$ 12,500
101-1201-53101	OTHER CONTRACTUAL SERVICE	\$ 7,702	\$ 9,353	\$ 7,918	\$ 13,240	\$ 13,250

ACCOUNT DESCRIPTION		2015 ACTUAL	2016 ACTUAL	2017 ACTUAL	2018 BUDGET	2019 PROJECTED
101-1201-53103	RENTS & LEASES	\$ 2,532	\$ 1,882	\$ 2,036	\$ 3,071	\$ 3,000
101-1201-53104	PROFESSIONAL SERVICES	\$ 3,162	\$ 2,609	\$ 3,215	\$ 3,050	\$ 3,050
101-1201-53105	INSURANCE	\$ 5,808	\$ 5,832	\$ 5,969	\$ 7,000	\$ 7,000
101-1201-53106	MAINTENANCE OF EQUIPMENT	\$ 846	\$ 4,889	\$ 4,521	\$ 6,000	\$ 6,000
101-1201-53107	POSTAGE	\$ 298	\$ 119	\$ 287	\$ 500	\$ 400
101-1201-53108	MEMBERSHIPS	\$ 1,433	\$ 1,433	\$ 1,238	\$ 3,500	\$ 1,500
101-1201-53125	GREENE CENTRAL 911 DISPAT	\$ 22,638	\$ 9,007	\$ 9,007	\$ 26,000	\$ 26,000
101-1201-53126	XENIA MUNICIPAL COURT CHA	\$ 240	\$ -	\$ -	\$ 500	\$ 200
101-1201-53128	NEW WORLD SOFTWARE SUPPORT	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
101-1201-53129	MIAMI VALLEY REGIONAL CRI	\$ 3,845	\$ 3,888	\$ 3,425	\$ 5,650	\$ 5,000
101-1201-53134	TELEPHONE	\$ 6,510	\$ 15,023	\$ 9,432	\$ 12,896	\$ 13,000
101-1201-53135	MAINTENANCE OF FACILITY	\$ 2,885	\$ 646	\$ 158	\$ 3,800	\$ 3,800
101-1201-53137	PRINTING	\$ 456	\$ 1,251	\$ 2,025	\$ 1,800	\$ 1,500
101-1201-53138	ADVERTISING	\$ 243	\$ 1,125	\$ 304	\$ 1,500	\$ 1,000
101-1201-53139	VEHICLE MAINTENANCE	\$ 13,903	\$ 17,482	\$ 12,563	\$ 23,368	\$ 25,000
101-1201-53140	LICENSE & PERMITS	\$ -	\$ -	\$ 17	\$ 250	\$ 250
101-1201-53142	ANIMAL CONTROL	\$ 6,974	\$ 6,974	\$ 6,974	\$ 9,000	\$ 7,500
101-1201-53146	HARDWARE/SOFTWARE MAINTEN	\$ 5,313	\$ 9,761	\$ 14,964	\$ 10,000	\$ 12,500
101-1201-53147	LEGAL SERVICES	\$ 3,677	\$ 30,576	\$ 36,894	\$ 35,000	\$ 35,000
3	CONTRACTUAL SERVICES	\$ 93,465	\$ 126,850	\$ 125,947	\$ 171,125	\$ 169,950
101-1201-54101	OFFICE SUPPLIES	\$ 1,083	\$ 1,202	\$ 1,363	\$ 2,300	\$ 2,300
101-1201-54102	OPERATING SUPPLIES	\$ 8,677	\$ 14,080	\$ 9,106	\$ 16,048	\$ 15,000
101-1201-54103	VEHICLE PARTS	\$ 31	\$ -	\$ -	\$ -	\$ -
101-1201-54104	BOOKS & PUBLICATIONS	\$ 197	\$ -	\$ 641	\$ 750	\$ 400
101-1201-54106	OFFICE EQUIPMENT	\$ 2,151	\$ 2,679	\$ 2,690	\$ 500	\$ 3,000
101-1201-54107	FUEL	\$ 20,719	\$ 16,930	\$ 12,759	\$ 22,330	\$ 22,000
101-1201-54108	TOOLS	\$ -	\$ -	\$ -	\$ -	\$ -
101-1201-54109	SPECIAL EVENTS	\$ 2,734	\$ 3,044	\$ 4,069	\$ 2,000	\$ 2,000
101-1201-54110	SAFETY EQUIPMENT	\$ 243	\$ -	\$ -	\$ -	\$ -
4	MATERIALS & SUPPLIES	\$ 35,835	\$ 37,935	\$ 30,628	\$ 43,928	\$ 44,700

ACCOUNT DESCRIPTION		2015 ACTUAL	2016 ACTUAL	2017 ACTUAL	2018 BUDGET	2019 PROJECTED
101-1201-55101	LAND & BUILDINGS	\$ -	\$ -	\$ -	\$ -	\$ -
101-1201-55102	CAPITAL EQUIPMENT	\$ -	\$ 36,562	\$ 38,249	\$ -	\$ 42,000
5	CAPITAL	\$ -	\$ 36,562	\$ 38,249	\$ -	\$ 42,000
101-1201-57102	REFUNDS AND REIMBURSEMENTS	\$ -	\$ -	\$ -	\$ -	\$ -
101-1201-57103	MISCELLANEOUS	\$ -	\$ -	\$ -	\$ -	\$ -
7	MISCELLANEOUS	\$ -	\$ -	\$ -	\$ -	\$ -
101-1201-59101	TRANSFERS	\$ -	\$ -	\$ -	\$ -	\$ -
9	TRANSFERS	\$ -		\$ -	\$ -	\$ -
			\$ -			
1201	PUBLIC SAFETY TOTAL	\$ 1,271,583	\$ 1,318,495	\$ 1,298,501	\$ 1,450,221	\$ 1,650,000
1202	PLANNING & ZONING					
101-1202-51101	WAGES	\$ 27,806	\$ 8,322	\$ 9,581	\$ 18,758	\$ 72,000
101-1202-51102	OVERTIME		\$ -	\$ -	\$ 3,000	\$ 1,000
101-1202-51104	PART-TIME	\$ 6,683	\$ 29,668	\$ 37,817	\$ 25,800	\$ 3,000
101-1202-51110	PENSION	\$ 4,098	\$ 5,318	\$ 6,095	\$ 6,750	\$ 10,000
101-1202-51111	HEALTH INSURANCE	\$ 4,239	\$ 9,929	\$ 16,023	\$ 17,000	\$ 27,000
101-1202-51112	LIFE INSURANCE	\$ 93	\$ 124	\$ 110	\$ 160	\$ 150
101-1202-51113	WORKERS COMPENSATION	\$ 52	\$ 477	\$ 81	\$ 500	\$ 2,000
101-1202-51114	DENTAL INSURANCE	\$ 261	\$ 404	\$ 375	\$ 650	\$ 1,200
101-1202-51129	MEDICARE	\$ 423	\$ 528	\$ 626	\$ 650	\$ 1,000
101-1202-51130	OTHER PERSONAL SERVICES	\$ -	\$ -	\$ -	\$ -	\$ -
101-1202-51131	PRE-EMPLOYMENT PHYSICALS	\$ -	\$ -	\$ -	\$ -	\$ -
101-1202-51132	WELLNESS ACTIVITIES	\$ -	\$ -	\$ -	\$ -	\$ -
101-1202-51133	UNEMPLOYMENT COMPENSATION	\$ -	\$ -	\$ -	\$ -	\$ -
101-1202-51134	RECRUITMENT & TESTING	\$ -	\$ -	\$ -	\$ -	\$ -
1	PERSONNEL SERVICES	\$ 43,655	\$ 54,770	\$ 70,708	\$ 73,268	\$ 117,350

ACCOUNT DESCRIPTION		2015 ACTUAL	2016 ACTUAL	2017 ACTUAL	2018 BUDGET	2019 PROJECTED
101-1202-52101	TRAVEL & TRAINING	\$ 191	\$ 229	\$ 464	\$ 100	\$ 1,000
2	GENERAL OPERATING EXPENSES	\$ 191	\$ 229	\$ 464	\$ 100	\$ 1,000
101-1202-53101	OTHER CONTRACTUAL SVCS	\$ -	\$ -	\$ -	\$ -	\$ -
101-1202-53103	RENTS AND LEASES	\$ 1,607	\$ 1,185	\$ 1,238	\$ 4,000	\$ 1,800
101-1202-53104	PROFESSIONAL SERVICES	\$ 55,959	\$ 300	\$ -	\$ 5,000	\$ 20,000
101-1202-53106	MAINTENANCE OF EQUIPMENT	\$ -	\$ -	\$ -	\$ -	\$ 500
101-1202-53107	POSTAGE	\$ 386	\$ 121	\$ 149	\$ 100	\$ 150
101-1202-53108	MEMBERSHIPS	\$ -	\$ -	\$ -	\$ 50	\$ 400
101-1202-53110	AUDITOR/TREASURER/RECORDE	\$ -	\$ -	\$ -	\$ -	\$ -
101-1202-53134	TELEPHONE	\$ 272	\$ -	\$ -	\$ -	\$ 250
101-1202-53135	MAINTENANCE OF FACILITY	\$ -	\$ -	\$ -	\$ -	\$ -
101-1202-53137	PRINTING	\$ -	\$ 163	\$ -	\$ 500	\$ 250
101-1202-53138	ADVERTISING	\$ 1,753	\$ 2,876	\$ 2,513	\$ 2,700	\$ 3,000
101-1202-53140	LICENSE & PERMITS	\$ -	\$ 36	\$ 38	\$ 200	\$ 200
101-1202-53146	HARDWARE/SOFTWARE SUPPORT	\$ 1,944	\$ 4,169	\$ 12,195	\$ 5,700	\$ 5,000
101-1202-53147	LEGAL SERVICES	\$ -	\$ -	\$ 1,103	\$ -	\$ -
3	CONTRACTUAL SERVICES	\$ 61,921	\$ 8,850	\$ 17,236	\$ 18,250	\$ 31,550
101-1202-54101	OFFICE SUPPLIES	\$ -	\$ -	\$ -	\$ 755	\$ 250
101-1202-54102	OPERATING SUPPLIES	\$ 1,181	\$ (144)	\$ 1,268	\$ 1,200	\$ 1,800
101-1202-54104	BOOKS & PUBLICATIONS	\$ -	\$ -	\$ -	\$ 50	\$ 50
101-1202-54106	OFFICE EQUIPMENT	\$ 2,474	\$ -	\$ -	\$ 100	\$ 1,000
101-1202-54107	FUEL	\$ -	\$ -	\$ -	\$ -	\$ -
101-1202-54108	TOOLS	\$ -	\$ -	\$ -	\$ -	\$ -
4	MATERIALS & SUPPLIES	\$ 3,655	\$ (144)	\$ 1,268	\$ 2,105	\$ 3,100
101-1202-55102	CAPITAL EQUIPMENT	\$ -	\$ -	\$ -	\$ -	\$ 5,000
101-1202-55103	PUBLIC WORKS	\$ -	\$ -	\$ -	\$ -	\$ -
5	CAPITAL	\$ -	\$ -	\$ -	\$ -	\$ 5,000

ACCOUNT DESCRIPTION		2015 ACTUAL	2016 ACTUAL	2017 ACTUAL	2018 BUDGET	2019 PROJECTED
101-1202-57102	REFUNDS & REIMBURSEMENTS	\$ 1,575	\$ -	\$ -	\$ -	\$ -
7	MISCELLANEOUS	\$ 1,575	\$ -		\$ -	\$ -
1202	PLANNING AND ZONING TOTAL	\$ 110,997	\$ 63,705	\$ 89,676	\$ 93,723	\$ 158,000
1204	MEDIATION					
101-1204-52101	TRAVEL & TRAINING	\$ -	\$ -	\$ -	\$ 1,000	\$ 2,500
2	GENERAL OPERATING EXPENSES	\$ -	\$ -	\$ -	\$ 1,000	\$ 2,500
101-1204-53104	PROFESSIONAL SERVICES	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000
101-1204-53108	MEMBERSHIPS	\$ -	\$ -	\$ -	\$ -	
101-1204-53134	TELEPHONE	\$ 437	\$ 394	\$ 381	\$ 552	\$ 550
101-1204-53138	ADVERTISING	\$ 305	\$ -	\$ 351	\$ 75	\$ 75
3	CONTRACTUAL SERVICES	\$ 6,742	\$ 6,394	\$ 6,732	\$ 6,627	\$ 6,625
101-1204-54101	OFFICE SUPPLIES	\$ -	\$ -	\$ -	\$ -	\$ -
101-1204-54102	OPERATING SUPPLIES	\$ -	\$ -	\$ -	\$ -	\$ -
101-1204-54104	BOOKS & PUBLICATIONS	\$ -	\$ -	\$ -	\$ -	\$ -
101-1204-54106	OFFICE EQUIPMENT	\$ -	\$ -	\$ -	\$ -	\$ -
101-1204-54109	SPECIAL EVENTS	\$ -	\$ -	\$ -	\$ -	\$ -
4	MATERIALS & SUPPLIES	\$ -	\$ -	\$ -	\$ -	\$ -
1204	MEDIATION TOTAL	\$ 6,742	\$ 6,394	\$ 6,732	\$ 7,627	\$ 9,125
SUBTOTAL GF EXPENDITURES BEFORE TRANSFERS		\$ 2,044,105	\$ 2,123,702	\$ 2,185,295	\$ 2,446,521	\$ 2,864,875
1009	TRANSFERS OUT TO OTHER FUNDS					
101-1009-59101	TO:					
202	Streets	\$ 496,392	\$ 524,000	\$ 266,973	\$ 333,918	\$ 500,000
204	Parks	\$ 301,874	\$ 238,475	\$ 247,036	\$ 364,764	\$ 550,000
205	Economic Development	\$ -	\$ -	\$ -	\$ -	\$ 38,000

ACCOUNT DESCRIPTION		2015 ACTUAL	2016 ACTUAL	2017 ACTUAL	2018 BUDGET	2019 PROJECTED
207	Green Space	\$ -	\$ 25,000	\$ 25,000	\$ 50,000	\$ 50,000
352	USACE Grant Fund	\$ -	\$ 262,482	\$ -	\$ -	
360	OPWC Loop Completion Grant	\$ 405,000	\$ -	\$ -	\$ -	
355	YS Clifton Connector Trail				\$ 10,000	
903	Police Pension	\$ 73,877	\$ 77,310	\$ 85,300	\$ 81,250	\$ 85,000
902	Widows	\$ 1,500	\$ -	\$ -	\$ -	
302	Cable Capital Equipment	\$ -	\$ -	\$ -	\$ 26,000	
308	Capital Equipment	\$ -	\$ 50,000	\$ 25,000	\$ 25,000	\$ 25,000
306	Parks & Rec Improvement	\$ -	\$ 50,000	\$ 25,000	\$ 25,000	\$ 25,000
307	Facilities Improvement	\$ -	\$ 50,000	\$ 425,000	\$ 25,000	\$ 25,000
302	Cable	\$ -	\$ -	\$ -		
601	Electric	\$ 69,438	\$ 69,094	\$ -		
610	Water	\$ 225,000	\$ -	\$ -		
904	Guaranteed Deposits			\$ 4,812		
TOTAL TRANSFERS FROM GF		\$ 1,573,081	\$ 1,346,361	\$ 1,104,121	\$ 940,932	\$ 1,298,000

TOTAL GF EXPENDITURES WITH TRANSFERS	\$ 3,617,186	\$ 3,470,063	\$ 3,289,416	\$ 3,387,453	\$ 4,162,875
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REVENUE OVER/(UNDER)EXPEND **\$ (217,112)**

REVENUES (OVER) UNDER EXPENDITURES BEFORE TRANSFERS:	\$ 1,355,969	\$ 971,038	\$ 1,328,881	\$ 1,455,960	\$ 566,840
AFTER TRANSFERS:	\$ (217,112)	\$ (375,323)	\$ 224,760	\$ 515,028	\$ (731,160)

GENERAL FUND BEGINNING BALANCE	\$ 1,560,043	\$ 2,075,071
PROJECTED END OF YEAR DIFFERENCE	\$ 515,028	\$ (731,160)
D EOY FUND BALANCE 2018/BEGINNING OF 2019	\$ 2,075,071	\$ 1,343,911

Estimated Projection for the General Fund Cash Balance

Estimated Cash Balance on January 1, 2019	\$	2,075,071.00	
Estimated Revenues for 2019	\$	3,431,715.00	
Estimated Expenses for 2019			\$ (2,864,875.00)
General Fund Transfers			\$ (500,000.00) Streets
			\$ (550,000.00) Parks
			\$ (38,000.00) Econ Dev
			\$ (50,000.00) Green Space
			\$ (85,000.00) Police Pension
			\$ (25,000.00) Capital Equipment
			\$ (25,000.00) Parks & Rec Improvement
			\$ (25,000.00) Facilities Improvement
			<u>\$ (1,298,000.00) Transfers Sub Total</u>
Total Estimated Expenses with Transfers			\$ (4,162,875.00)
Revenue Over/(Under) Expended		\$	(731,160.00)
Estimated Fund (Cash Balance on 2019	\$	1,343,911.00	
Recommended Reserve (4 mth min.)			\$ 1,387,625.00
Reserve Shortage			\$ (43,714.00)

Estimated Cash Balance on January 1, 2020	\$	1,343,911.00	
Estimated Revenues for 2020	\$	3,500,000.00	
Estimated Expenses for 2020			\$ (2,400,000.00) Used 2018
General Fund Transfers			\$ (586,500.00) Streets
			\$ (503,000.00) Parks
			\$ (38,000.00) Econ Dev
			\$ (50,000.00) Green Space
			\$ (85,000.00) Police Pension
			\$ (25,000.00) Capital Equipment
			\$ (25,000.00) Parks & Rec Improvement
			\$ (25,000.00) Facilities Improvement
Estimated Transfers from the General Fund			<u>\$ (1,337,500.00) Transfers Sub Total</u>
Total Estimated Expenses with Transfers			\$ (3,737,500.00)
Revenue Over/(Under) Expended		\$	(237,500.00)
Estimated Fund (Cash) Balance on 12-31-20	\$	1,106,411.00	\$ -
Recommended Reserve (4 mth min.)			\$ 1,387,625.00
Reserve Shortage			\$ (281,214.00)

Estimated Cash Balance on January 1, 2021	\$	1,106,411.00	
Estimated Revenues for 2021	\$	3,595,000.00	
Estimated Expenses for 2021			\$ (2,400,000.00) Used 2018
General Fund Transfers			\$ (505,000.00) Streets
			\$ (553,400.00) Parks
			\$ (38,000.00) Econ Dev
			\$ (50,000.00) Green Space
			\$ (85,000.00) Police Pension
			\$ (25,000.00) Capital Equipment
			\$ (25,000.00) Parks & Rec Improvement
			\$ (25,000.00) Facilities Improvement
Estimated Transfers from the General Fund			<u>\$ (1,306,400.00) Transfers Sub Total</u>
Total Estimated Expenses with Transfers			\$ (3,706,400.00)
Revenue Over/(Under) Expended		\$	(111,400.00)
Estimated Fund (Cash) Balance on 12-31-21	\$	995,011.00	
Recommended Reserve (4 mth min.)			\$ 1,387,625.00
Reserve Shortage			\$ (392,614.00)



October 11, 2018

TO: Yellow Springs Village Council

FROM: Marianne MacQueen

RE: 2019 Budget Requests

Planning Commission – \$30,000: Please see my Planning Commission report for further explanation of this request for assistance with the Comprehensive Plan.

Affordable Housing Trust Fund – \$50,000: I propose that the Village budget include a line item for affordable housing. Traditionally this line item is termed an *Affordable Housing Trust Fund*, hence my use of this term. This fund (similar to the Greenspace Fund) would be available for affordable housing projects and related activities. The Village Manager's Housing Advisory Board can create a list of permitted uses and criteria to be reviewed by Council. This list could include all expenses that the Village incurs such as the value of waived tap fees, utility extensions expressly for affordable housing projects and other monies that may go directly in one way or another to a particular affordable housing project.

Glass Farm Management Fund – \$2,500: Please see the accompanying request from Vickie Hennessy. I am happy to answer any questions about this since Vickie is currently out of the country.



TO: Village Council
FROM: Judith Hempfling & Brian Housh
RE: Justice System Commission – Proposed Focus/Goals/Action Items
DATE: October 11, 2018

Context

Council utilizes commissions and boards to provide capacity to accomplish important work to support a healthy, thriving Yellow Springs community, with Village Goals providing a focus for these efforts and initiatives. Council has continued a long-term commitment with its 2018 goal to “Establish a model Village Justice System that supports a just, safe and welcoming community across race, age, economic status, sexual orientation, gender identity, ethnicity, ability and religion; the entire Village Team will work in concert to be proactively anti-racist.” **A Justice System Commission is a solid strategy to deliver on this goal as long as best practices & procedures are being followed (as outlined in commission guidelines documents) and leadership & membership are collaborating effectively, aligned with Village Goals.**

Suggested JSC Focus

During the July 2018 Village Goals review, it was recognized that the majority of outlined actions/activities related to the Village Justice System had not been completed and were not works in progress; this is not surprising given the unchartered & massive nature of these policy initiatives, and it is important to highlight that a lot of important work has been accomplished as well as recognizing this as a long-term goal. **Here is a plan for what the next two years for the Justice System Commission could look like:**

January-April (2019): Review and report on progress made via Council, JSTF and community partners with particular focus on whether desired outcomes are being achieved.

May-August (2019): Help identify performance measures and efficient & meaningful data collection/reporting strategies to ensure transparency & accountability by better evaluating outcomes to inform refinement of justice system policies & practices that exceed the expectations of Villagers.

September-December (2019): Support Council in prioritizing next steps given limited resources and intent to be impactful (Guidelines for Village Policing).

Continuous (2020): Provide capacity to move forward key initiatives related to Mayor's Court (Prosecutor/Public Defender/Magistrate), addressing disparate impacts of the justice system on economically or otherwise disadvantaged groups, exploring & adopting alternative strategies to drug enforcement and the concept of a Citizen Review Board as well as play a proactive role in bringing forward current critical issues that should be prioritized.

Conclusion

Assuming a continued Village commitment to a model justice system in line with our Guidelines for Village Policing and other policies, it is important that Council identify a viable strategy for accomplishing this ongoing work. This is true for all Village goals and their associated actions and activities. We do not believe that Council and Village team members have the capacity in terms of time and expertise to continue this work without support. Notably, a forum to capture diverse perspectives in an organized manner and further develop Village expertise in this area seems critical if we are going to make real progress with the cultural change that we endeavor to achieve. **If not a Justice System Commission, Council should determine what strategy will be employed to deliver on this goal.**

CHAPTER 276

Justice System Commission

[276.01](#) Establishment and Purpose.

[276.02](#) Membership and Procedure.

[276.03](#) Powers and Duties.

[276.04](#) Reports.

[276.05](#) Compensation.

CROSS REFERENCES

27_.01 ESTABLISHMENT AND PURPOSE.

There is hereby established in and for the Village a Commission, which shall be known as the Justice System Commission. Nationally, there is understanding that the Criminal Justice System as an institution, has a need for reform. Unequal treatment by the Justice System, because of race, class and mental illness has been identified as significant problems which need to be fixed as well as an incarceration rate which far outpaces every other country in the world.

The Justice System Commission's purpose is to assist Village Council and Mayor in supporting a Village Justice System that provides respectful service in the interest of justice for victims, respects civil liberties, is proactively anti-racist and fights the criminalization of poverty and mental illness. The Justice System Commission will be charged with making recommendations for policies and priorities that align the practices of the Yellow Springs Police Department (YSPD) and the Mayor's Court with community values of sustaining a just, safe and welcoming community across race, age, economic status, sexual orientation, gender identity, ethnicity, ability and religion. Village Council and the Mayor will be responsible to establish measurable actions in conjunction with the policies adopted, and will receive quarterly reports to ensure accountability and transparency.

27_.02 MEMBERSHIP AND PROCEDURE.

(a) The Justice System Commission will consist of five to seven members who are appointed by Council subsequent to submitting a letter of interest and resume and being interviewed and recommended by two Council members.

(b) One member shall be a Council Liaison, appointed to serve at the pleasure of Council, charged with coordinating Commission activities in line with Village goals and objectives and ensuring communication between Council and the Commission. The other members shall be appointed for three-year terms. At the outset, some members shall be assigned two-year terms, and some members shall be assigned three-year terms, after which all terms shall be three years

in duration. Members shall serve until their successor is appointed by Council or they are no longer eligible to serve.

(c) Up to two members can be at-large members if there are no qualified Village resident candidates or there are other compelling reasons in line with the purpose of the Justice System Commission. However, the Justice System Commission will consist of a majority of Village residents, and non-resident members should only be appointed in exceptional circumstances.

(d) Each member of the Justice System Commission shall demonstrate experience, expertise and/or education that is relevant to the purpose, powers and duties of the Commission. The members of the Justice System Commission include persons from diverse demographics of residents of the Village as is possible. The Chief of Police or their appointee, and a representative from the Mayor's office will serve as ex officio members to facilitate effective communication.

(e) The Justice System Commission shall annually select a Chair, Vice-Chair and Secretary. Except in unusual circumstances, the Council Liaison will not serve as an officer. Tentative agendas are created at the end of each meeting for the following meeting. The Chair leads the meeting using Roberts Rules. The Vice-Chair fills in for the Chair in her or his absence and takes on other responsibilities as appropriate. The Secretary is responsible for taking minutes and sending them to the Clerk of Council in a timely manner after approval.

(f) Generally, a Commission member shall serve no more than two full consecutive terms. However, Council may determine in certain situations that extending a Commission member's term is appropriate. In the event of the death or resignation of any member, a successor shall be appointed by Council to serve for the unexpired period of the term for which such member has been appointed.

(g) Council is authorized to appoint up to two alternate members to serve on the Justice System Commission. An alternate member shall be selected for a term of two years and shall be a resident of the Village. Alternate members are encouraged to attend Justice System Commission meetings, whether or not they are serving as a member of the Commission at that meeting. However, there is no requirement that an alternate member attend meetings at which she or he is not asked to serve as a Justice System Commission member. In any event, no alternate member shall cast a vote on a matter that was heard, in part or in full, at a prior meeting that the alternate member did not attend. If an alternate member is present as a Justice System Commission member and a vote is to be taken on a matter for which the alternate member was not present during part or all of the hearing on the matter, the alternate member shall not be considered as part of the quorum for purposes of determining a majority of the quorum of the Justice System Commission in deciding votes for and against matters. An alternate may apply to be a Commission member if a seat becomes open in the manner outlined in 276.02 (a).

(h) A majority of current Justice System Commission members shall constitute a quorum, and the concurring vote of a majority shall be necessary to take any action authorized by the Code.

(i) The Justice System Commission will have available to it through the Village Manager's office, without cost to its members, those things necessary to carry out its charge, such as a

meeting room, copying/printing and postage. Any other expenditure of funds must be approved by Council.

276.03 POWERS AND DUTIES.

The Justice System Commission:

- (a) Will make recommendations for policies and priorities that align the practices of the Yellow Springs Police Department (YSPD) and the Mayor's Court with community values.
- (b) Will work to educate itself and the community on current Village practices and to research best practices.
- (c) Initiate public education activities related to its purpose;
- (d) Conduct an annual planning process that results in priorities and specific activities centering on its purpose, which will include adopting rules and procedures (or otherwise following *Robert's Rules of Order*) to carry out its purpose that are consistent with the Village Charter and Ohio Sunshine Laws, approved by Council and filed with the Clerk of Council;
- (e) Keep minutes of its proceedings that reflect the actions of the Justice System Commission, the reasoning behind those recommendations, and the vote of each member upon each question or, if absent or failing to vote, indicating as such. Minutes and the records of all official actions shall be approved and filed with the Clerk of Council and kept as a public record;
- (f) Hold regular public meetings that are properly announced and provide a list of agenda items to the Clerk of Council a week before a regular meeting, which is available to interested citizens;
- (g) Facilitate connections between organizations in the Village that touch such issues and trends, and maintain a list of such organizations and contact information;
- (h) Carry out such other duties as may be assigned to it by Council.

276.04 REPORTS.

The Justice System Commission shall submit an Annual Report to Council concerning the activities and work of the Commission and from time to time shall submit such reports and recommendations as may be necessary to fulfill the purposes of this Chapter.

276.05 COMPENSATION.

The members of the Justice System Commission shall receive no compensation for their services as members thereof.



October 11, 2018

TO: Yellow Springs Village Council
FROM: Marianne MacQueen

RE: Continuing Local Justice System Reform

As we think about how to move forward with our Yellow Springs Justice System work it is critical to step back to acknowledge and evaluate the work that has been done over the last several years starting with getting out of two Greene County Task Forces and continuing with the Vision for Policing and the several recommendations by the Justice System Task Force. At our last Council meeting a citizen suggested that we needed more policies regulating the police. It struck me then that it isn't more policies that we need right now. What we need to have practice more in line with the policies that we already have made.

Before we consider recreating a Justice System Commission to research and propose more policies we need to understand what has been accomplished in practice and what needs to be done to encourage the practice of policing in Yellow Springs to be more in line with the values, vision and policies we have already created. Here are some thoughts:

- Develop one or more mechanisms to get feedback from various segments of the community. Perhaps a forum hosted by the Human Relations Commission, the Village Mediation Program and the 365 Project
- Host an on-line survey with hard copy that reaches out to the whole community for feedback.
- Interview the YSPD staff to get feedback on how to better support policing in line with our vision.
- Hire a consultant to review what we've done and what we need to do to improve police practice.
- Request more explicit feedback from the YSPD on how changes are being implemented and issues that arise from those changes.
- Create a small task force of community members with expertise to evaluate the changes we have made, their impact, and make recommendations for further action.
- Because perception can impact reality, look at ways to increase community awareness of the changes we have made and the positive impacts that have resulted, including information on why system change is difficult.

I'm sure there are other options to consider and perhaps a new commission would be the right place to start. If we decide to create a Justice System Commission, I believe this analysis should be the first order of business.

Value #1 - Deepen decision-making processes with active citizen participation and effective representative governance.

Value #2 - Be a model employer actively practicing diversity hiring and a provider of services within a responsible and sustainable fiscal framework.

Value #3 - Be a welcoming community of opportunity for all persons regardless of race, age, sexual orientation, gender identity, ethnicity, economic status, mental/physical ability or religious affiliation.

Value #4 - Pursue a strong economy that provides diverse employment, creates a stable tax base and supports the values of the community, particularly affordability.

Value #5 - Seek, in all decisions and actions, to reduce the community's carbon footprint, encourage sound ecological practices and provide careful, creative & cooperative stewardship of land resources.

Value #6 - Intentionally promote anti-racism, inclusion, equity and accessibility through all policies, procedures and processes.

Yellow Springs Village Council 2018 Strategic Goals

Values	Goal	2018 Actions	Future/Ongoing Activities	Responsible	Resources
3, 4, 6	Provide an affordable community with a high quality of life that encourages a diverse resident base in terms of race, age, economic status, sexual orientation, gender identity, ethnicity, ability and religious affiliation.	<ul style="list-style-type: none"> Analyze financial models and policies to evaluate utility rates and financial implications for Villagers & Village Implement utility assistance program (e.g. Utility Round-Up) Establish Finance Committee to identify opportunities to increase returns on Village investments, realize cost savings and pursue other fiscally responsible actions Explore developing a more intentionally collaborative relationship with School Board & Township Trustees to jointly seek ways to promote affordability goals 	<ul style="list-style-type: none"> Promote 'energy efficiency' & other education programs and incentivize improvements to properties that can translate to cost savings for residents Design and implement strategies to preserve low and moderate income housing (also see housing goal) Identify other programs and strategies that could be implemented to help residents manage utility costs 	<ul style="list-style-type: none"> P. Bates Council J. Burns Finance Advisory Committee Housing Advisory Board 	<ul style="list-style-type: none"> Human Relations Commission Environmental Commission Planning Commission Energy Board Citizens Local nonprofits School Board Miami Township Trustees
1, 2, 3, 4, 5, 6	Promote retention, rehabilitation and development of diverse types of rental and home-ownership housing to meet current and future needs with focus on low-income, workforce, and senior households to result in mixed-income, environmentally sustainable neighborhoods.	<ul style="list-style-type: none"> Develop housing vision, policy and plans that enable and promote retention and development of housing needed for a diverse, vibrant and resilient community Create actionable goals and strategies in line with the housing vision and policy Determine mix of housing types and number of units needed for the Village Begin to develop concept plan for mixed-income rental and home-ownership housing on the Glass Farm to meet the greatest housing needs with a development that is suited to that site Seek ways to collaborate with stakeholders to support inclusive housing on privately-owned properties Engage the community in a robust public conversation about meeting current and desired future housing needs Determine additional human, financial and technical resources needed to meet the housing goals 	<ul style="list-style-type: none"> Develop housing plans for the Glass Farm as a mixed-use and mixed-income development that provides for recreation, education, environmental and green energy needs Identify one or more developers to build housing on Glass Farm Identify other potential housing development opportunities Work with owners of large parcels and developers to encourage housing development in line with approved vision, goals, strategies and agreed upon incentives Promote opportunities available for individual homeowners to add rental units and create lot splits Utilize strategies developed to encourage housing not met by the market, specifically low-income rental, work force home-ownership and accessible units 	<ul style="list-style-type: none"> Council P. Bates D. Swinger Village Staff Planning Commission Housing Advisory Board 	<ul style="list-style-type: none"> Planning Commission Home, Inc. For profit and non-profit housing developers Private and public funders Other consultants Citizens

5	Complete protection of key properties in Jacoby Greenbelt, protecting additional 1000 acres in sub-watersheds; encourage conservation practices that protect soil & water, preserving the agricultural nature of the Greenbelt and protecting water resources surrounding the Village.	<ul style="list-style-type: none"> Review and confirm Yellow Springs Urban Service Boundary and Jacoby Greenbelt properties (April) With Tecumseh Land Trust, agree on and prioritize Greenbelt targeted properties (May-June) 	<ul style="list-style-type: none"> Support TLT educational events and opportunities Authorize financial matches for targeted properties as needs arise 	<ul style="list-style-type: none"> P. Bates Council Planning Commission TLT 	<ul style="list-style-type: none"> TLT Partners Greenspace Fund Environmental Commission Citizens
2, 3, 4, 5	Engage in continuous infrastructure development that promotes Dig Once, Complete Streets and other economic and strategic best practices to facilitate a more robust and resident/business friendly community.	<ul style="list-style-type: none"> Agree upon model (e.g. Public-Private Partnership) to deliver improved and more affordable broadband Internet services to residents and businesses Approve and adopt Source Water Protection & Climate Action plans and outreach materials Adopt Updated Comprehensive Land Use Plan 	<ul style="list-style-type: none"> Study, assess and develop plans to improve water distribution, electric distribution, sewer and storm water and systems Continue to monitor source water protection area, especially properties of potential high risk 	<ul style="list-style-type: none"> J. Burns P. Bates B. Ault Council Planning Commission 	<ul style="list-style-type: none"> Springs-Net MVECA Energy Board Env. Commission OEPA Citizens CAP
1, 2, 3, 4, 6	Embody a Village culture that is welcoming to all, anti-racist and proactive about maintaining a diverse community.	<ul style="list-style-type: none"> Conduct implicit bias and cultural awareness training for entire Village Team Review and update Village recruitment and retention policies/processes to ensure that communities of color are included in outreach and diversity is prioritized in hiring and retention Support inclusive/diverse arts & cultural events 	<ul style="list-style-type: none"> Ongoing review and implementation of best practices 	<ul style="list-style-type: none"> Council YSPD/Community Outreach Specialist Village Team 	<ul style="list-style-type: none"> JSTF 365 Project HRC ACC Ohio Attorney General Diversity Liaison
2, 3, 4	Execute an economic sustainability strategy to support existing businesses and entrepreneurs and attract new opportunities that support the values of the community.	<ul style="list-style-type: none"> Formalize Village Incentive Policy Make decision on designated CIC Execute Economic Development Revolving Loan Fund, initial focus on micro loans Develop economic development strategy focused on "localism" & "entrepreneurship"; initiate 1-3 local collaborations Update Comprehensive Land Use Plan DYS/Enon site Marketing Plan 	<ul style="list-style-type: none"> Update and develop ED tools, e.g. property inventory, web presence Plan for business expansion needs Develop DYS/Enon site business plan to attract good fit businesses Actively promote opportunities to developers and businesses Explore development of business incubator/entrepreneurship center 	<ul style="list-style-type: none"> D. Swinger Council P. Bates Economic Sustainability Commission Planning Commission 	<ul style="list-style-type: none"> Vision YSMT Business Retention/Expansion Survey Smart Growth Task Force Report Citizens AC/AUM Local Nonprofits
1, 2, 3, 6	Establish a model Village Justice System that supports a just, safe and welcoming community across race, age, economic status, sexual orientation, gender identity, ethnicity, ability and religion; the entire Village Team will work in concert to be proactively anti-racist.	<ul style="list-style-type: none"> Maximize utilization of Mayors court Recommend policy to address disparate impacts of justice system on economically disadvantaged Support Police Chief commitment to training, promoting safety through de-escalation, crisis intervention training & cultural competence Work with HRC to host community conversation re: Village justice system Finalize Village taser policy Decide whether JSTF should be commission 	<ul style="list-style-type: none"> Continue research/data collection to evaluate progress and develop best Village Policing practices Update YSPD policy to reflect Village Values & address impacts on economically disadvantaged Increase public understanding of YSPD policy & practice Implement alt. municipal policing approaches to drug addiction 	<ul style="list-style-type: none"> Council Mayor Conine Chief Carlson and YS Police Team HRC Village Solicitor JSTF P. Bates 	<ul style="list-style-type: none"> 365 Project Village Mediation US Department of Justice Initiatives in Other Communities TCN NAMI
1, 2, 3, 4, 5, 6	Develop high quality integrated surface transportation infrastructure system that contributes to improved quality of life by promoting safety, recreation, env. sustainability, health, equity/inclusion & economic development.	<ul style="list-style-type: none"> Complete Active Transportation Plan Develop a solid strategy for sidewalk improvements Initiate a new SRTS application Create plan for further addressing high priority areas, e.g. W.S. College & Dayton Streets 	<ul style="list-style-type: none"> Design strategies based on Bike Friendly Community results Evaluate & address bike-ped amenities and signage needs Educational activities – collaborate with YS Schools 	<ul style="list-style-type: none"> Council Plan. Comm. P. Bates D. Swinger AT Advisory Team 	<ul style="list-style-type: none"> SRTS study/plan Sidewalk research YS Active Trans Committee/Bike YS MVRPC



October 11, 2018

TO: Yellow Springs Village Council

FROM: Marianne MacQueen, liaison to the HAB

RE: VMHAB reports and recommendations – For Discussion Only

October 2018 Village Manager's Housing Advisory Board: Report and Recommendations to Council

This report includes housing goal recommendations and other considerations by the Village Manager's Housing Advisory Board (HAB) based on a 9/20/18 meeting with local housing stakeholders and HAB reflections on that meeting. A narrative report of the September stakeholder meeting is included at the end of this report.

Village Manager Housing Advisory Board Recommendations

1. Housing Goals

The Board recommends that Village Council adopt the Bowen housing goals that were presented at the August 20th Council meeting with some modifications. Patrick Bowen proposed that Village seek age demographic changes to be in line with the region. For example, this would include an increased population of children and young adults. He also proposed increasing the housing stock over five to 10 years by 500 units, 300 of which would be rental and 200 home ownership. He included spreadsheets that showed projected percentages of types of units based on household income, size and what types would need subsidy. The modifications that HAB suggests to these goals are:

- a. 300 – 500 housing units developed over a period of 10 – 15 years using ratios in line with the Bowen report. This means aiming for an increase of 60% rental/40% homeownership
 - i. Rental units would be for low, moderate, and upper income groups with subsidies needed for very low and low income households (< 80% AMI)
 - ii. Homeownership units would be for low-moderate (80-100% AMI), moderate (100-120% AMI) and upper income (over 120% AMI) households, with subsidies needed for low-moderate and moderate income households
 - iii. One caveat was raised questioning whether Yellow Springs has the resources needed to increase the population of very low income households, including both resources for construction subsidies as well as long-term support. We did not address this question.
- b. The Bowen report could be included in the Housing Plan as an appendix for the further detailed breakdown.
- c. The Bowen presentation had suggested a certain number of one-bedroom units. There was agreement at the stakeholders meeting that, while one-bed room units made sense for rentals, they did not see much demand for one-bedroom home ownership units. HAB concurs with this assessment but noted that there may be a demand for Tiny Houses and small units.

2. Working with a Large Developer

It makes sense to consider working with one or more large for-profit developers to get the cost price points we need for moderate income housing. However, negotiating with these developers means being careful to negotiate against ourselves. In particular it means ensuring that any tradeoffs of subsidies in land, money or services that the Village provides, results in permanently affordable housing units.



3. Consider Apartments on the Glass Farm

Given that our housing development focus will be weighted toward rental units, apartments could be key in this effort. HAB suggests that a more in-depth geotechnical study be done for the Glass Farm to include the additional cost needed to build apartment buildings. The purpose would be to determine whether the potentially additional cost of soil preparation for apartment buildings would be defrayed by the savings garnered by more compact rental units/area. There is also the need to clarify whether two-story units can be built on the Glass Farm without additional soil remediation.

4. Include a Marketing Component

As was noted at the stakeholders meeting, marketing will be a key component of our housing effort. It needs to be included as part of the Housing Plan, including an Affirmative Marketing component aimed at African Americans and other racial and ethnic groups. It should include the ongoing work of the YS Chamber, a collaborate project in the works by the 365 Project and the Chamber as well as Home, Inc. Other groups to involve include the Yellow Springs Schools and the Senior Center. Affirmative marketing materials can be distributed at such sites as churches and places frequented by particular populations. The revised Comprehensive Plan can also be seen as part of a marketing effort. Planning Commission is considering a plan that will be much more user-friendly as primarily an on-line document with links for details, photos and possibly videos. Lastly it was suggested that Yellow Springs work to develop a better visual and verbal identity (i.e. better branding).

5. Collaborate

HAB believes that it makes sense for the Village to engage owners and developers of large developable land within Yellow Springs in a collaborative housing effort. This would include the Yellow Springs Schools, Antioch College, Home, Inc. and others.

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Report from the September 20, 2018 Housing Stakeholders Meeting

On September 20th several members of the Village Manager's Housing Advisory Board (HAB) meet with a group of local housing stakeholders to get their feedback on the housing goals recommendations that Patrick Bowen made at the August 20th presentation at the Village Council meetingⁱ. A lively discussion ensued with participants giving feedback and presenting ideas on: housing goals; the barriers to those goals; what they felt needed to be implemented to achieve the goals; types of housing units they felt were in most demand; and the potential resources available. Below is a narrative report of the discussion, as well as some HAB recommendations for next steps.

Both realtors and developers felt that the total goal of 500 housing units over a period of 5-10 years was too high for the following reasons:

- There was concern that the current Village infrastructure would not support such an aggressive goal. Participants recommended that a first step be to assess current infrastructure (particularly sewer and water) to determine more doable growth rateⁱⁱ; then develop a plan to repair, upgrade and expand the infrastructure; and lastly, determine goals based on the infrastructure plan. There was a discussion later in the meeting about the critical nature of the cost of and investment in infrastructure for the Village and for the developer.



- Over the past decade or so participants estimated that the new build rate has been about 10-12 units/year. The length of time taken to build out the two most recent developments (Birch III and Thistle Creek) suggests that we lower the total goal. We may want to think of having a goal of an average of 20-30 units/year or a total goal of 200-300 units.
- 500 units would add almost 1/3 more housing units to Yellow Springs. (There are currently about 1700+ units.) The concern was expressed that adding 50 – 100 units/year over a five to 10 year period could stress the fabric of the community.
- A caveat was raised that while the demand for market rate homeownership units may need to be lower, the demand for rental units and the goals that Bowen recommended are probably more reasonable. This is particularly true since essentially no rental units have been added for several decades. Home, Inc. representatives believe that there is both a higher demand for rentals across the board and for below market-rate homeownership and rental units.
- Lastly participants noted that the housing goals are not attainable because the potential units are not shovel ready.

It was suggested that we flip our goals around to first consider the population we want to serve and then back into the types and number of units. This led into a discussion of the essential need for marketing. If we want to increase racial and ethnic diversity we need to have strategies to reach those groups. We need to know what they want, and what they see as barriers to living in Yellow Springs, and what Yellow Springs has that could attract African Americans, in particular. Affirmative marketing needs to be part of our overall strategy from the beginning. Some ideas and resources suggested include:

- Reaching out to those who choose Beavercreek, etc. over Yellow Springs
- Including photos of people of color in all outreach materials
- Promoting the rich African American history in Yellow Springs and contributions and the contributions African Americans have made to the community
- 365 Project is already working with the Chamber on an affirmative marketing brochure and Home, Inc. is working, as well, on affirmative marketing strategies.

The discussion regarding the type and cost of units to target elicited the following suggestions:

- Build houses for families at a lower price point than current new units in Yellow Springs. This could involve using a large developer to get the benefit of critical mass; having lower energy and amenity standards; building smaller units; smaller lots; and giving less amenity choices for buyers. (The large number of buyer choices drives up the housing cost.)
- We need to factor into consideration that total housing costs include taxes and utility costs.
- With the exception of affordable rental units for seniors and single adults, it was felt that there would not be much demand for 1-bedroom units (as suggested by Bowen). Supporting that conclusion is the reality that the price/sq ft for one-bedroom units is higher than that for 2 bedrooms.
- Consideration should be given to the co-housing design in which small individual units are supplemented by communal spaces as is the plan for the future Antioch College Village project.
- Seniors want accessibility and low maintenance. This is the reason why Park Meadows has become so popular with seniors.

Housing Development strategies that were suggested

- Consider using larger developers like Ryan, Maronda, etc.
- Lot costs are high because of scarce buildable land



- Zero lot line developments help draw down the cost
- Greenspace somewhat limits available land for building
- Streamline the permitting and zoning processes
- Lower the barriers to development
- Incentive packages are key
- Combine resources with Antioch College, the schools and others with property to develop to create a master plan.
- The market will not solve affordability issues on its own. A local layer of funding is essential.
- The Village may consider offering incentives for infrastructure investment
- Village should commit to extending services

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My Additional Reflections

- 1) *We need to work with staff to understand the current Infrastructure; where it can and where it can't currently support development; staff's plans for infrastructure upgrades and how that impacts potential housing development; and whether and how to weigh in on infrastructure planning. We also need to understand options and strategies for involving developers in infrastructure investment, including how to use incentives in this regard.*
- 2) *I think it makes sense to create a "Master Plan" that would include not only the number and types of units we envision but also where they would ideally be located. We need the involvement of Planning Commission and the buy-in of large property owners/developers to do this.*
- 3) *We should seek to collaborate with other partners such as Home, Inc., Antioch College, the Yellow Springs Schools, and the Senior Center. Ideally we would create a collaborative that could be inclusive and could use critical mass to draw down housing unit costs. This might involve using a large developer who would work with our collaborative (and ideally allow local builders to participate). It might also involve using the (to be formed) Yellow Springs Community Development Corporation to generate loans, grants and other funding options.*

ⁱ List of Participants: Mario Basora, Rick Kristensen, Brittany Keller, Kinata Sanford, Ted Donnell, Karen Wintrow, Andrew Kline, Alex Melamed, Teresa Dunphy, Sheila Dunphy, Monika Hasek, Kevin McGruder, Judith Hempfling, Karen Wolford, Emily Seibel, Susan Stiles, Denise Swinger, Mike Montgomery, Patti Bates, Marianne MacQueen

ⁱⁱ Staff has this on its radar and is in the process of doing this.



TO: VILLAGE COUNCIL
FROM: DENISE SWINGER, PLANNING & ZONING
MEETING DATE: OCTOBER 15, 2018
RE: COUNCIL APPROVAL OF PUD <LESS THAN FIVE ACRES

The applicant seeks to develop a project through the approval of a Planned Unit Development (PUD) on less than five acres of land. Given the expense of creating a development plan, staff seeks guidance from Council that the potential development will not be denied solely based upon the site being less than the minimum site size of five (5) acres. Council's vote on this matter today is not a vote to approve the creation of a PUD on the site location for development since the PUD application has not been subject to the processes set forth in Chapter 1254 of the Yellow Springs Codified Ordinances. The Council vote today is only an expression of Council's willingness to consider a development proposal on a site containing less acreage than required under the Code."

If Council approves the motion, the Planning Commission will then consider the preliminary PUD application on this 1.89 acre site. The Planning Commission will hold a special work session with the applicant and later, a preliminary PUD plan and site plan review with a public hearing following the Chapter 1254 PUD guidelines in the zoning code. After which, Planning Commission will forward their recommendation to Council. At that time, Council will have more detailed information available in order to make a decision to either accept, modify or deny Planning Commission's recommendation of the preliminary PUD plan.

PURPOSE OF A PUD: The zoning code describes the purpose of a PUD as: *"Established as an optional development tool to permit flexibility in the regulation of land development; to encourage innovation in land use, form of ownership and variety of design, layout and type of structures constructed; to achieve economy and efficiency in the use of land; to preserve significant natural, historical and architectural features and open space; to promote efficient provision of public services and utilities; to minimize adverse traffic impacts; to provide better housing, employment and business opportunities particularly suited to residents; to encourage development of convenient recreational facilities; and to encourage the use and improvement of existing sites when the uniform regulations contained in other zoning districts alone do not provide adequate protection and safeguards for the property and surrounding areas. It is the further intent of the PUD regulations to promote a higher quality of development than can be achieved from conventional zoning requirements in furtherance of the vision and goals of the adopted Comprehensive Plan and Vision: Yellow Springs and Miami Township."*

BACKGROUND: Yellow Springs Home, Inc. recently purchased the property formerly owned by Wright State University. The site is located between East Marshall and East Herman Street, and directly behind the parcel purchased by Miami Township for their future fire station (**Exhibit A**). The property is zoned R-B, Moderate Density Residential, and consists of ten parcels totaling **1.856 acres**. Yellow Springs Home, Inc., along with their partner St. Mary Development Corporation and their architect ATA Beilharz Architects, are proposing the construction of a four-story, 56,000+ square foot building with 54

apartment units. The units will provide affordable senior housing by creating a new residential community for seniors.

1254.02 QUALIFYING CONDITIONS.

In order to qualify for PUD approval, the project must satisfy the conditions of this section. It is the applicant's responsibility to demonstrate, in writing, that each of the following criteria is or will be met by the proposed PUD:

(a) Recognizable Benefit. A PUD shall achieve recognizable and substantial benefits that would not be possible under the existing zoning classification(s). At least three of the following benefits shall be accrued to the community as a result of the proposed PUD:

- (1) Preservation of significant natural features;
- (2) A complementary mix of land uses or housing types;
- (3) Extensive open space and recreational amenities;
- (4) Connectivity of open space with new or existing adjacent greenway or trail corridors;
- (5) Preservation of small town appeal;
- (6) Improvements to public streets or other public facilities that mitigate traffic and/or other development impacts;
- (7) Coordinated development of multiple small parcels; or
- (8) Removal or renovation of blighted buildings, sites or contamination clean-up.

(b) Size. Each PUD shall contain a minimum of five acres; provided sites containing less than five acres may be considered for rezoning to PUD, if the Village Council determines that the site will advance the purposes of the PUD District. When determining the appropriateness of areas less than the applicable minimum required, the Village Council shall determine that:

- (1) Rezoning the area to PUD will not result in a significant adverse effect upon nearby or adjacent Village lands;**

The applicant has indicated that the building, which at its highest peak measures 56 feet, will have several roof lines of varying heights in addition to porches and overhangs in order to visually break up the building's size (**Exhibit B1 and B2**). A smaller footprint of 28 units was suggested by staff (following the PUD requirement for multi-family density), but Home, Inc. indicated the funding opportunity through the Ohio Housing Finance Agency is highly competitive and a minimum of 54 units is required.

- (2) The proposed uses will complement the character of the surrounding area;**

The use as Senior Apartments will be adjacent to the Friends Care Center on the south side of Herman Street. Friends Care Center contains a nursing and rehab care facility as well as independent living units (two- families). On the north side of Marshall Street and to the east are single family dwelling units. To the west will be the future home of Miami Township Fire-Rescue's new station. The applicant has indicated in their design of the development that they will create a buffer between the fire station and the apartment building by putting hard surface paving towards the west, and having open green spaces and amenities towards the residences on the north and east sides of the property.

(3) The purpose and qualifying conditions of the PUD District can be achieved within a smaller area;

In making this determination, Council may review the purpose of the PUD noted in this report, in addition to the qualifying conditions. Home, Inc. has responded to the qualifying conditions in their letter to Council (**Exhibit C**). Although staff recognizes the benefits this project can provide, staff has significant concerns relating to Home, Inc.'s request for modification to the density and height requirements on a property 1.89 acres in size.

Density – The zoning code allows 14 units per acre for R-C, High-Density Residential. For this property the code allows a density of 28 dwelling units. Home, Inc. is requesting 54 units which is almost double the maximum.

Building Height – the maximum building height and number of stories allowed in the zoning code is a height of 35 feet and 3 stories. Home, Inc. is requesting a height of 56 feet and 4 stories. In comparison, the Mills Park Hotel received a variance to allow a building height of 44 feet.

Parking/Traffic Impact – the zoning code requires 1.25 spaces for senior apartments or senior independent living. The zoning code requires 68 parking spaces for this project. Home, Inc. is requesting to provide only 54 parking spaces. Without a traffic study, staff cannot evaluate the impact on E. Marshall or E. Herman.

If Council is willing to consider this proposal on less than five acres, they can vote to allow it to move forward. This will enable the proposal to move to the next step which is the working session with the Planning Commission on October 18th, and subsequent preliminary PUD plan review, site plan review and public hearing on November 12th. Planning Commission will be able to perform a comprehensive review of the details of this project in order to make an informed recommendation to Council. Council will then have an opportunity at a future date to either accept, modify or deny Planning Commission's recommendation on the preliminary plan.

If Council does not want to consider this proposal on less than five acres, they can vote to deny preliminary approval.

(4) The PUD is not being used as a means to circumvent conventional zoning requirements.

The property is currently zoned R-B which allows up to 16 units on 1.89 acres. When considering a multi-family building under PUD, the zoning code allows the R-C district designation. The R-C district allows 28 units on 1.89 acres.

(c) Utilities. The PUD shall be served by public water and sanitary sewer. *The Public Works Director studied the capacity requirements for water/sewer/electric. Staff has provided this information at the end of this report.*

(d) Ownership. The PUD application shall be filed by the property owner, lessee or other person with legal interest in the property and written consent by the owner. The proposed development shall be under unified ownership or control, so one person or entity has proprietary responsibility for the full completion of the project. The applicant shall provide sufficient documentation of ownership or control in the form of agreements, contracts, covenants, and/or deed restrictions indicating that the development will be completed in its entirety as proposed.

(e) **Comprehensive Plan and Vision.** Proposed uses and design of the PUD shall be substantially consistent with the Village's adopted Comprehensive Plan and the principles for land stewardship contained in the Vision: Yellow Springs and Miami Township.

(f) **Pedestrian Accommodation.** The PUD shall provide for integrated, safe and abundant pedestrian and bicycle access and movement within the PUD and to adjacent properties.

(g) **Architecture.** Building forms, relationships, scale and styles shall be harmonious and visually integrated.

(h) **Traffic.** The PUD shall provide for safe and efficient vehicular movement within, into and out of the PUD site. Traffic calming techniques, parking lot landscaping, and other sustainable design solutions shall be employed to improve traffic circulation, storm water management, pedestrian safety and aesthetic appeal.

(i) **Eligible Districts.** Land within any zoning district may qualify for PUD zoning.

UTILITIES INFRASTRUCTURE AT THIS SITE

ATA Beilharz, the applicant's architect, provided their required capacities for water, sewer and electric to Johnnie Burns, Public Works Director. He has determined, based on these calculations, that both electric and water capacities can be met. The developer will be responsible for the "aid to construction" costs for a 6" water main and water meter tap at an estimated cost of \$10,000. The developer is also responsible for the "aid to construction" costs for the electric transformer and related electric needs at an estimated cost of \$19,000.

Storm water management is the responsibility of the developer as any development shall not result in additional storm water runoff flowing to adjacent properties. Because of this, no additional storm water improvement costs are anticipated for the Village of Yellow Springs.

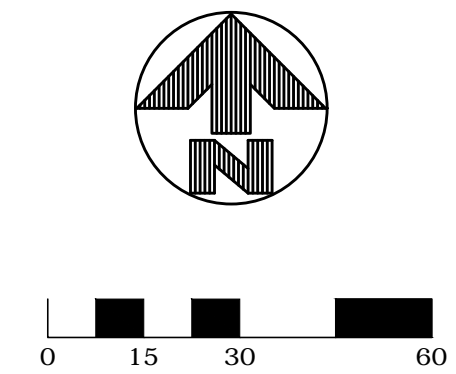
The Public Works Director consulted with Choice One Engineering to provide an analysis of the sewer capacity (Exhibit D). Matt Hoying, P.E. determined that the capacity for sewer is there, but recommends that the deteriorating sewer be relined prior to adding any additional flow to the sewer system. This cost is the Village's responsibility as it is an infrastructure improvement. The Public Works Director estimates 2,750 feet of 8" sewer to be cleaned, root control and relining at \$10 per foot for an estimated cost of \$27,500. The relining of the sewer does not require digging up the street so the Complete Streets Policy will not be required. The developer is responsible for the sewer tap.

Respectfully submitted,

Denise Swinger
Planning & Zoning Administrator
Village of Yellow Springs

PRELIMINARY PUD PLAN FOR YELLOW SPRINGS SENIOR APARTMENTS

MARSHALL STREET
YELLOW SPRINGS, GREENE COUNTY, OHIO



LENGEND

PROP. PUBLIC LIGHT POLE	
EX. PUBLIC LIGHT POLE	
PARKING LIGHT POLE	
PROP. SANITARY MANHOLE	
EX. SANITARY MANHOLE	
EX. CATCH BASIN	
EX. STORM MANHOLE	
PROP. CATCH BASIN	
PROP. STORM MANHOLE	
PROP. FIRE DEPT. CONNECTION	
EX. FIRE HYDRANT	
EX. WATER VALVE	
PROP. WATER MAIN	
EX. WATER MAIN	
PROP. STORM SEWER	
EX. STORM SEWER	
PROP. SANITARY MAIN	
EX. SANITARY MAIN	
EX. GAS MAIN	
UNDERGROUND ELECTRIC	

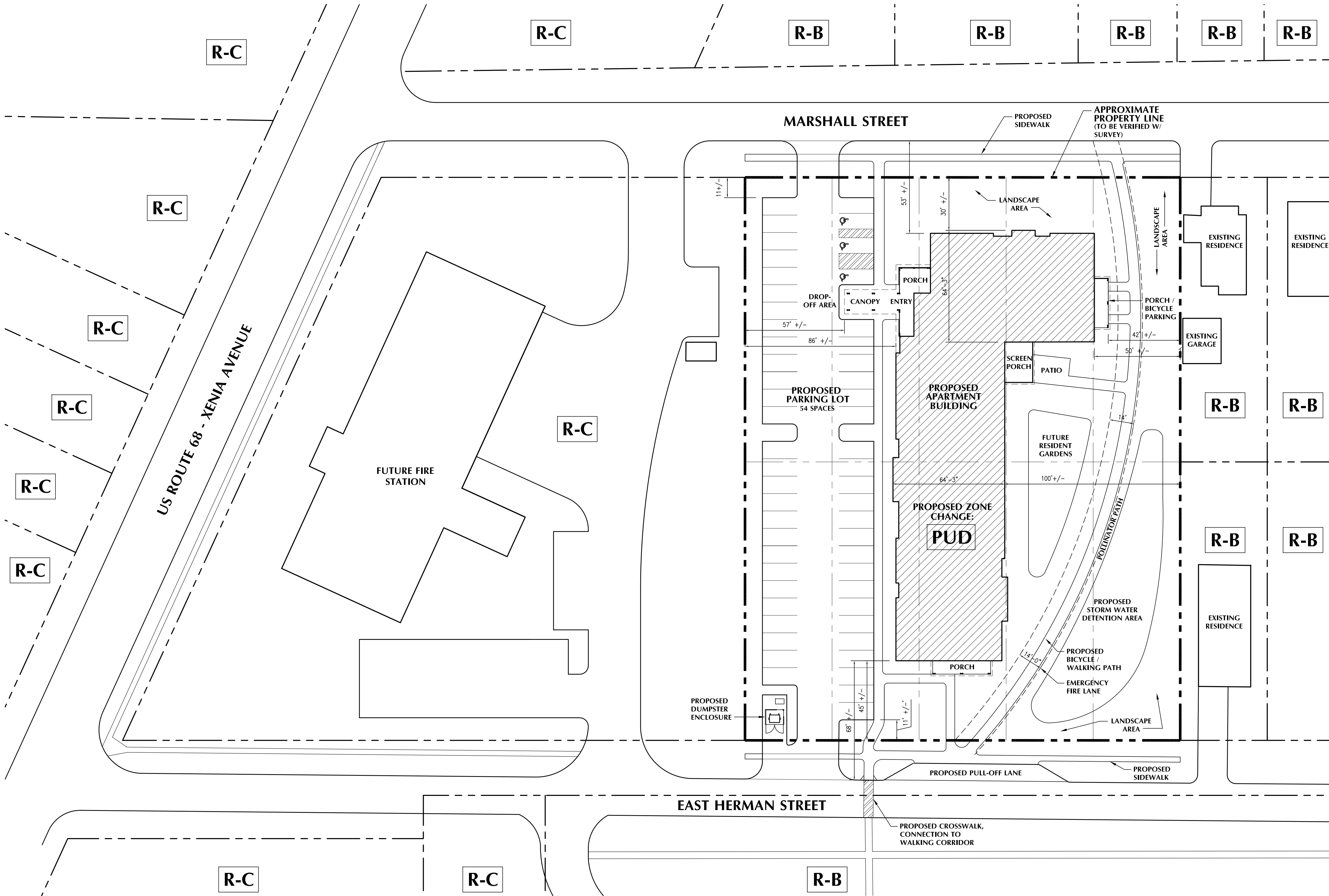
The logo for RVP Engineering. It features the letters 'R', 'V', and 'P' in white, each inside a green square. To the left of each square is a dark blue vertical bar with a white curved line. To the right of the squares, the word 'ENGINEERING' is written in dark blue capital letters.[illegible]

PRELIMINARY PUD PLAN
YELLOW SPRINGS SENIOR APARTMENTS
MARSHALL STREET
YELLOW SPRINGS, OHIO - 45387

YELLOW SPRINGS SENIOR

C100

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LEGEND

- X-X ZONING OF PROPERTY
- [Hatched Box] PROPOSED BUILDING OR STRUCTURE
- PROJECT PROPERTY LINE
- ADJACENT PARCELS PROPERTY LINES
- SIDEWALK
- ROAD OR DRIVE

SITE DEVELOPMENT PLAN

1"=30'-0"

0' 15' 30' 60'

N

**YELLOW SPRINGS
PROPOSED SENIOR APARTMENTS
SITE PLAN DATA:**

OWNER/ADDRESS: YELLOW SPRINGS HOME, INC.
202 SOUTH WINTER STREET
YELLOW SPRINGS, OHIO 45387
CONTACT: EMILY SEIBEL

PROJECT TEAM: ST. MARY DEVELOPMENT CORPORATION
2160 EAST FIFTH STREET
DAYTON, OHIO 45403
CONTACT: WES YOUNG

ATA/BEILHARZ ARCHITECTS
CONTACT: ROB HUMASON
1063 CENTRAL AVENUE
CINCINNATI, OHIO 45202
(513) 241-4422
(CIVIL ENGINEER T.B.D.)

SITE ADDRESS: MARSHALL STREET
YELLOW SPRINGS, OHIO 45387

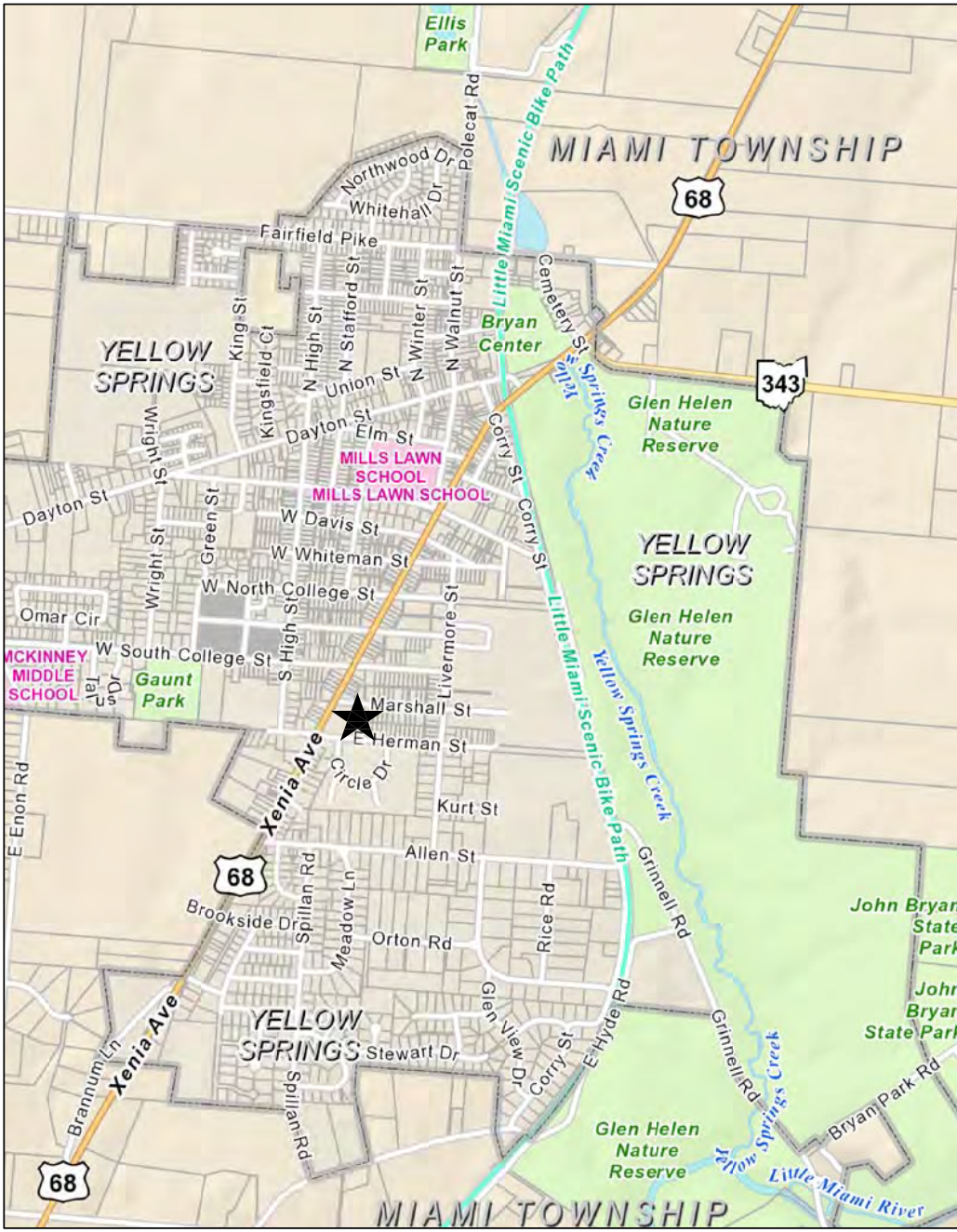
PARCEL ID: (10) CONSOLIDATED PARCELS:
F190010080029900
F190010080030000
F190010080030100
F190010080030200
F190010080030300
F190010080031500
F190010080031600
F190010080031700
F190010080031800
F190010080031900

PLAT BOOK / PAGE: 2 / 42
EXISTING USE: VACANT
PROPOSED USE: SENIOR APARTMENTS
54 UNITS
ACREAGE: 1.8 ACRES
EXISTING ZONING: R-B
PROPOSED ZONING: PUD
(UNDERLYING ZONING R-C,
HIGH DENSITY RESIDENTIAL)

**ADJACENT PROPERTIES
ZONING:** R-B, R-C

	REQUIRED	PROPOSED
MIN. LOT SIZE	4800 S.F.	80,875 +/- S.F.
MIN. LOT WIDTH	40'	250'
BUILDING HEIGHT	35' / 3 ST.	55' / 4 ST.*
FRONT YD. SETBACK	20'	30' / 45'
SIDE YD. SETBACKS	10' TOTAL / 5' LEAST	128' TOTAL / 42' LEAST
REAR YD. SETBACK	15'	N/A
LOT COVERAGE	50% MAX.	24% +/-
PARKING SPACES	54 x 1.25 = 68	54*

*VARIANCE REQUIRED



VICINITY MAP

★ PROJECT SITE LOCATION

NOT TO SCALE



ATA | BEILHARZ
ARCHITECTS

1063 Central Avenue Cincinnati, Ohio 45202
p: 513.241.4422 f: 513.241.5560 www.atahaz.com

YELLOW SPRINGS SENIOR APARTMENTS

PROPOSED NEW BUILDING
MARSHALL STREET
YELLOW SPRINGS, OHIO 45387

CERTIFICATION

ISSUE DATE

1 9.19.2018

ZONING

PROJECT NO: 18054

DRAWN: GH CHECKED: JK

SITE DEVELOPMENT
PLAN

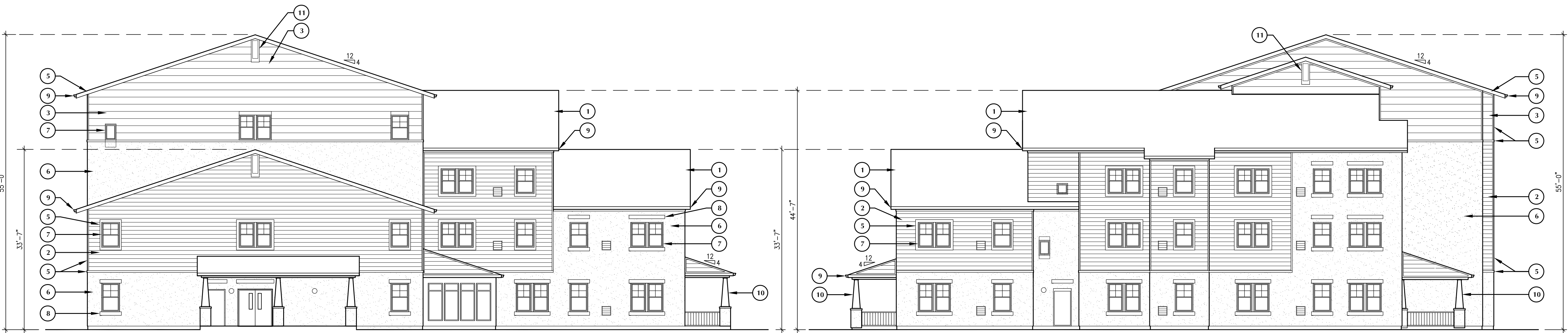
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WEST ELEVATION

FACING XENIA AVENUE 3/32"=1'-0"



SOUTH ELEVATION

FACING EAST HERMANN STREET 3/32"=1'-0"

NORTH ELEVATION

FACING MARSHALL STREET 3/32"=1'-0"



EAST ELEVATION

FACING GREEN SPACE 3/32"=1'-0"

KEYNOTES

- 1 ASPHALT ROOFING SHINGLES
- 2 VINYL SIDING, PATTERN #1 COLOR #1
- 3 VINYL SIDING, PATTERN #2 COLOR #2
- 4 VINYL SIDING, PATTERN #2 COLOR #3
- 5 PRE-FINISHED TRIM BOARDS
- 6 MASONRY VENEER (BRICK OR STONE)
- 7 VINYL-FRAMED WINDOWS
- 8 STONE HEADS AND SILLS
- 9 PRE-FINISHED ALUMINUM GUTTERS AND DOWNSPOUTS
- 10 PREFABRICATED COLUMN WRAPS ON MASONRY VENEER BASE
- 11 DECORATIVE GABLE TRIM



ATA | BEILHARZ
ARCHITECTS

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YELLOW SPRINGS SENIOR APARTMENTS

PROPOSED NEW BUILDING
MARSHALL STREET
YELLOW SPRINGS, OHIO 45387

CERTIFICATION

ISSUE DATE

1 9.19.2018

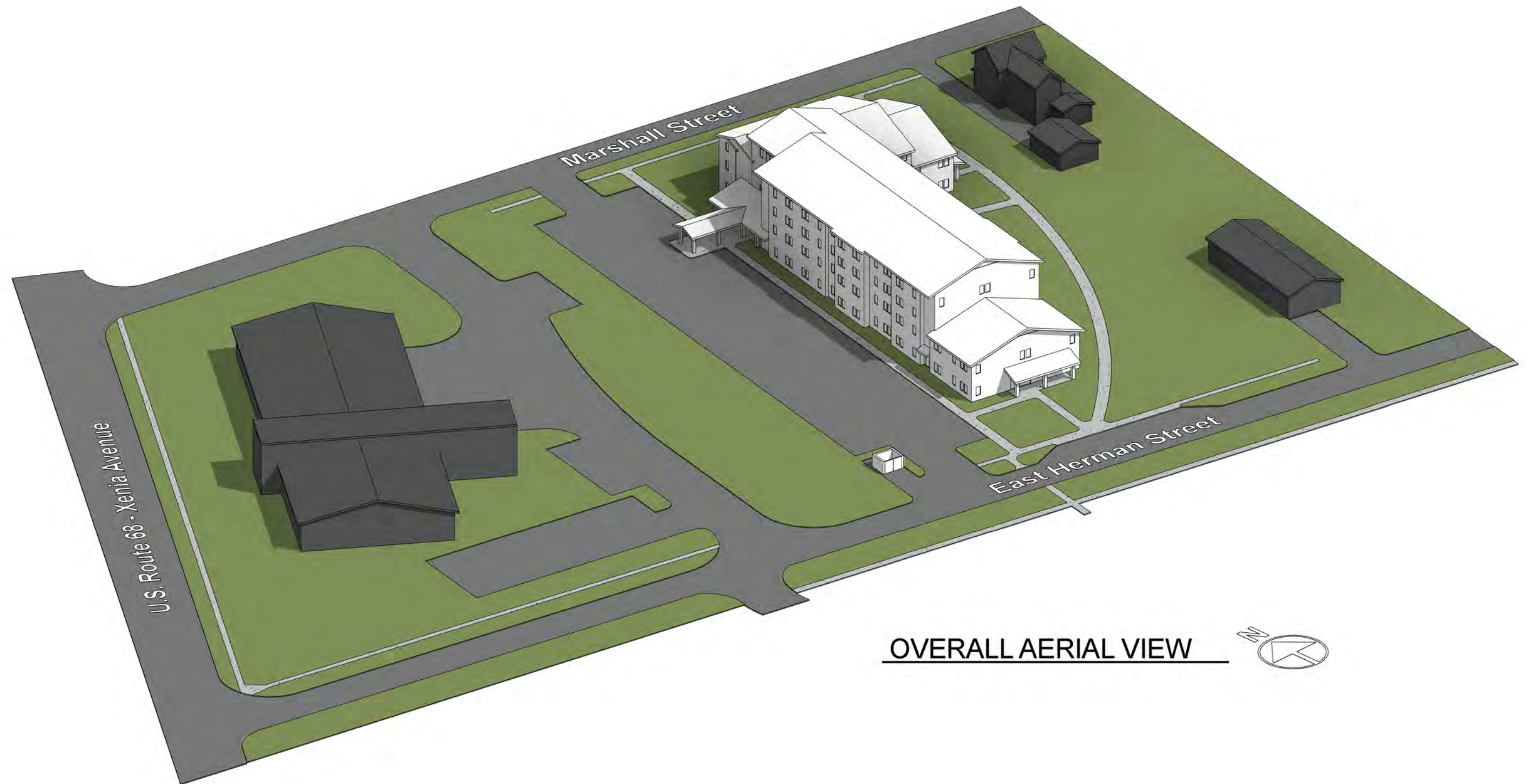
ZONING

PROJECT NO: 18054

DRAWN: GH CHECKED: JK

BUILDING
ELEVATIONS

A-201



OVERALL AERIAL VIEW



**Yellow Springs Senior
Apartments**

Yellow Springs, Ohio

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AERIAL VIEW LOOKING NORTHEAST

**Yellow Springs Senior
Apartments**

Yellow Springs, Ohio



AERIAL VIEW LOOKING NORTHWEST

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AERIAL VIEW LOOKING SOUTHEAST

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AERIAL VIEW LOOKING SOUTHWEST

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GROUND VIEW LOOKING NORTHEAST

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GROUND VIEW LOOKING NORTHWEST

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GROUND VIEW LOOKING SOUTHWEST

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GROUND VIEW LOOKING SOUTHEAST

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Strengthening community and diversity through permanently affordable housing

September 28, 2018

Denise Swinger
Planning and Zoning Administrator
Village of Yellow Springs, Ohio
100 Dayton Street
Yellow Springs, OH 45387

Re. Approval to Apply to Planning Commission for a Planned Unit Development Zoning Overlay of Less than Five Acres and Request to Discuss at October 15 Council Meeting

Dear Denise,

Please accept this letter as a request to the Village of Yellow Springs and Village Council to apply to Planning Commission for a Planned Unit Development zoning overlay of less than five acres. How the project meets and exceeds the qualifying criteria and modification of minimum requirements conditions are outlined at the end of this letter.

Project Overview

Yellow Springs Home, Inc. alongside co-developers St. Mary Development Corporation and ATA Beilharz Architects presents for consideration a 54-unit affordable senior housing rental project, consistent with current village goals, values, and the Housing Needs Assessment. The project location is a series of parcels, owned by Yellow Springs Home, Inc. and located between E. Marshall Street and E. Herman Street, adjacent to the future new MTR fire station parcel along Xenia Avenue.

The proposed Yellow Springs Senior Apartments will be a four-story, 56,000 +/- square foot building with fifty-four (54) one and two-bedroom apartment units, common areas and administrative spaces. The building design will incorporate a series of stepped down gabled roofs with the ridge of the upper most gable at approximately 56 feet. The project is to be located on 1.856 acre parcel between East Herman and E. Marshall Streets and adjacent to the proposed fire station to be built on Xenia Avenue. The project includes development of a fifty-four space parking lot and an open green space between the development and the adjacent residential neighborhood.

A unique and once-in-a-generation project, Yellow Springs Senior Apartments is more than 10 years in the making. The project concept and design offered here is the result of years of sustained volunteer efforts by way of a local Senior Housing Working Group and numerous listening sessions held over this summer with neighbors and other project stakeholders. We are proud to present a project that: reflects community input, will make a significant impact in Yellow Springs, meets a series of local values and current goals, is consistent with top needs identified in the recently conducted Housing Needs Assessment, and will provide for more than \$10,000,000 in economic development on a vacant



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infill parcel, resulting in new property tax revenue to support local schools while providing ease of living in a community setting for elders in Yellow Springs.

Project Timeline

The development and design team respectfully request that the city approve the change of zoning on these combined parcels in order to allow for the development as proposed. We hope to apply for Low Income Housing Tax Credits, a highly competitive funding stream, through the Ohio Housing Finance Agency in February of 2019. The project will be contingent on getting a state award of tax credits to fill the gap between affordable rents for seniors of low income and the total cost to develop the project. As proposed, the development configuration best allows the team to apply and qualify for funding opportunities that will help Yellow Springs Home and St. Mary Development to create dignified and affordable housing to senior residents of Yellow Springs.

Development Team Experience and Capacity

ATA Architects

Founded in 1975 by David Wheeler and Dennis Cronin, ATA Architects has delivered quality architectural services to an array of public and private clients throughout the region. Over that period, they developed an impressive list of clients securing its place as one of Cincinnati's most venerable design firms. In 2003, ATA Architects reorganized into ATA Beilharz Architects, LLC with the addition of Kraig Beilharz and John Kennedy as new managing partners. Whether they are in a diverse established neighborhood, a brand new suburban development, or a busy urban center, physical living conditions need to be comfortable, affordable and secure. Residents should be in proximity to people of all ages. Services ranging from personal care to health care at all levels of acuity should be available to everyone. Maximum independence is to be encouraged. Our vision is not to build housing but to create homes.

St. Mary Development

Since 1989, St. Mary Development Corporation has created 60 new affordable apartment communities with a total of more than 3,900 units. Our apartments have transformed the lives of thousands of people in need, especially poor seniors. Once a senior becomes a resident, our St. Mary Connect program links them to critical services that allow them to age-in-place as long as possible. St. Mary is also a state CHDO (Community Housing Development Organization) in Ohio and a member of NeighborWorks America, a national network of nonprofit housing developers. In 2017, St. Mary received an Exemplary rating by NeighborWorks America, the highest possible rating.



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With decades of experience, our development team has the ability to assume different roles depending on the project type, risk and return. We complete projects as the sole developer and also as a co-developer in partnership with for-profit developers and other organizations. We're flexible and can act as a nonprofit sponsor and a community liaison.

Yellow Springs Home, Inc.

Yellow Springs Home, Inc. has led affordable housing and community development in Yellow Springs for twenty years. Yellow Springs Home has provided for nearly \$4,000,000 in economic development through eight successfully completed housing projects and is one of only two active Community Land Trusts in the state of Ohio. The Community Land Trust model is a successful strategy for developing and preserving permanently affordable homes in the Yellow Springs community. Core programs include individualized pre- and post-purchase financial coaching and stewardship, for-sale single family homes, and multi-family rentals supporting residents of low and moderate income.

Summary of Intent for PUD Zoning Overlay

The stated intent of the PUD zoning designation outlined in chapter 1254 of the Yellow Springs Zoning Code is to encourage innovation and variation of design in land use by permitting flexibility of design, layout and type of structure constructed. This once-in-a-generation project is special and requires special one-time zoning. This flexibility then allows for a development to achieve economy and efficiency of the use of the land, provide more open space, promote efficient use of public services and utilities, provide needed affordable senior housing, and achieve a higher quality development than can be achieved from the conventional requirements of the zoning code.

The project meets a number of local Yellow Springs' values, current Village Council goals, and meets a top need identified in the Housing Needs Assessment. The PUD variances for height, parking, stories, and density will be off-set by benefits to the community, outlined in the PUD section of the zoning code, above and beyond the minimal requirements for residential zoning districts. Our goal is to create a community project that will benefit Yellow Springs for years to come.

By utilizing the PUD process, the yellow springs Senior Apartments will create a new residential community for seniors that integrates the needs of the residents, the neighborhood, and the community at large.



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PUD Qualifying Conditions (Section 1254.02)

Recognizable benefit: The proposed development provides a recognizable benefit to the community at large by providing more than three recognizable benefits (three are required for PUD approval):

1. Complementary mix of land uses or housing types: Using the PUD process allows for the construction of a multi-family building. The multi-family building type is a needed housing type in a diverse community. A multi-family building is ideally suited to the needs of seniors and is the primary configuration for providing economically viable affordable housing. It provides a community setting important to individuals who may be isolated for the first time in their lives. It provides for efficient delivery of care, and a better ability for community residents to age-in-place. Multi-family senior housing provides amenities that might not be as available in a single family residence such as accessibility, on-site congregate spaces, companionship, and support services.
2. Extensive open space and recreational amenities: By consolidating the units into a single building, significant portions of the site are preserved for open space that will feature amenities for resident and community benefit. The building covers only 24% of the lot. This development, by incorporating open space and site amenities, foster the connectivity that is important to the village.
3. Connectivity of Open Space with New or Existing Adjacent Greenway or Trail Corridors: One project feature is connecting a walkway from a new sidewalk along Marshall Street, across the site, to a new crosswalk that connects with the existing trail corridor at Friends Care Center to encourage pedestrian activity, connectivity, safety, accessibility, and wellness.
4. Coordinated Development of Multiple Small Parcels: The proposed project connects 10 vacant infill properties into one large parcel.
5. Removal or renovation of blighted buildings, sites or contamination clean up: This development will vastly improve an underutilized parcel, which currently has concrete from a former parking lot, and will provide an important transition (and buffer) between the proposed fire station and the neighborhood to the east.

Size: The proposed development is 1.856 acres, which is less than the minimum 5 acres as required by the code. Below is an overview of PUD size considerations:

1. Impact on adjacent lands: The proposed development will sit between diverse uses and is compatible with all. The lands to the south of the property are used for multi-family housing, similar to the proposed use, the lands to the east and north are single-family residential, a similar use to the proposed multi-family. The use to the west is a fire station. While not similar in use type to the rest of the neighborhood, a fire station is a compatible and complimentary use and will serve the property with fire safety and emergency healthcare access, to the benefit of residents. In addition, the design of this development results in creating a buffer between the fire station and the existing housing by putting the hard surface paving towards the fire station and the open, green

spaces and amenities towards the residences. These choices were informed by listening sessions conducted over the summer with project neighbors and stakeholders.

2. Compliment the character of the surrounding areas: The neighborhood comprises a very diverse mix of building styles, as does the Village of Yellow Springs. Cottage, colonial, ranch and modern styles are evident in the residences with traditional and “transitional” design utilized for the multi-family complex south of E. Herman Street. The new building will utilize multiple heights and roof lines as well as traditional detailing, porches and overhangs to break up the massing and create an approachable, residential scale. Color and texture variety will further bring the project scale into aesthetic harmony with the character of the Village. The variety of building height, roof lines, color, and texture allows the larger building to be compatible with and to compliment the character of the smaller buildings nearby and to create a buffer between the more commercial nature of a fire station and the residences. The building design, height, and rooflines were created in response to neighbor and stakeholder input.
3. Qualifying conditions achieved in the smaller site: As demonstrated in this text and the accompanying drawings, while this site is smaller than the minimum required five acres, the qualifying conditions of the PUD can be achieved.
4. Use of PUD vs. conventional zoning designation: The choice to utilize the PUD zoning designation is a result of the compatibility of the PUD requirements to the type of project. While the PUD does offer some flexibility from underlying zoning requirements, we believe that this type of project offers tradeoffs that make the project worthwhile to the community. The PUD process appropriately provides a forum for the community to evaluate those tradeoffs and make a determination of whether the value received by the community is equal to or better than the benefits provided by the underlying zoning.

Modification of Minimum Requirements: In order to satisfy the PUD modification requirements of the code it should be noted that the development will satisfy the following four criteria, as required in the code:

1. Create open space for residents and visitors exceeding what is required by section 1254.03 (Item 2)
2. Create 54 permanently affordable senior apartments. 100% permanently affordable residences significantly exceeds the 10% requirement. (Item 3)
3. Have a respectful environmental site impact through the use of open space, plantings and active storm water management design. (Item 5)



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4. The development will employ practices in the site layout and building construction that lead to a reduction of energy consumption when compared to conventional construction projects. The project will be submitted for third-party oversight for compliance of green building construction. (Item 6).

Questions and comments can be directed to myself or any of the design and development team members listed below. We invite any questions that you may have—a complete PUD application is available upon request, including architectural drawings and civil engineering review. We have conducted a number of neighbor and stakeholder listening sessions over the past several months to inform project design. We have also conducted fire safety and civil engineering and infrastructure review.

Thank you for your consideration of this worthy project.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Emily Seibel".

Emily Seibel
Executive Director
Yellow Springs Home, Inc.

CC: Robert Humason, ATA Beilharz Architects
Wesley Young, St. Mary Development Corporation

EXHIBIT D



Date

October 3, 2018

Attention

Johnnie Burns
JBurns@vil.yellowsprings.oh.us

Address

Village of Yellow Springs
100 Dayton Street
Yellow Springs, OH 45387

Subject

Herman Street Sewer Capacity Analysis, Village of Yellow Springs, Greene County, Ohio
GRE-YSP-1807

Dear Mr. Burns:

Choice One Engineering has completed the analysis of Herman Street's sewer capacity.

The following considerations were used to develop our analysis.

Capacity of Herman Street's current sewer:

Herman Street has an 8 inch sewer system currently, which can carry a maximum capacity of 0.5 million gallons per day (gpd). Ohio EPA has gpd standards of 120 gpd per bedroom in houses and 200 gpd per bed in nursing homes. With the assumption of 3 bedrooms per house (16 on Herman and 40 on Livermore), the known 110 beds in the current senior living center, and the addition of the sewer from Livermore Street, it was calculated that Herman Street's current sewer system carries 0.042 million gallons per day.

Capacity of sewer with proposed addition:

Using Ohio EPA's gpd standards of 200 gallons per day per bed, with the proposed addition of 55 beds, an additional 0.011 million gallons per day would be running through Herman Street's current sewer. With this addition, the total capacity being used would be 0.053 million gallons per day, of the available 0.5 gallons per day. Therefore, the addition is within the possible capacity that Herman Street's sewer can carry, however based on video footage of the current sewer, it is our recommendation that the old and deteriorated sewer be relined prior to adding any additional flow to the sewer system.

Sincerely,

Matthew J. Hoying, P.E.
Project Manager

West Central Ohio
440 E. Hoewlsheer Rd.
Sidney, OH 45365
937.497.0200 Phone

S. Ohio/N. Kentucky
203 W. Loveland Ave.
Loveland, OH 45140
513.239.8554 Phone

Eastern Indiana
607 N. Meridian St.
Portland, IN 47371
260.766.2500 Phone

WWW.CHOICEONEENGINEERING.COM





Manager's Report, October 15, 2018

Employee Changes

We have several pending employee changes. Water/Wastewater Treatment Operator John Christenson has tendered his resignation, effective November 4th. John and his family are pursuing the opportunity to join other family members on new adventures in Washington State. Fortunately, the eligibility list established when we recently hired Ginnifer Amey was still active and the next person on the list, Kevin Martin, has accepted the position. This has the dual advantage of allowing us to keep Kevin on staff, as he has been working as a seasonal employee whose term was about to end. Kevin holds a wastewater treatment license and will be earning his water treatment license.

Spencer Glazer has also tendered his resignation as Channel 5 Station Manager, effective November 13th. Spencer has had some recent changes in his personal life and is moving to Dayton. We are advertising the position right now.

Finally, long-time employee Kent Harding has notified the Village he will be retiring. His last day with the Village is December 31st. We wish Kent the very best of luck and a long and happy retirement!

Public Works Update

Blacktopping in the Village has been delayed until the week of October 15th due to weather. During that week, access to the Bryan Center parking lot will be limited or the lot would be closed due to catch basin of repair and paving and striping. We get very short notice on when the pavers will arrive, so please watch the Village website and Facebook pages for notices.

The installation of new ADA compliant curbs ramps has begun. This work is being done under an ODOT grant and will, when complete, provide a curb-accessible circuit around the Village for everyone. Next steps is to work on the sidewalks themselves.

Gray's Tree Service is still trimming trees around Village electric lines.

Valve exercising is still in progress. We have several more that have broken due to lack of exercise in the past and those are being replaced.

The rear shelter house at Ellis Park is being partially disassembled over the next couple of weeks as we repair some of the support structure before Shook Construction installs a new roof. This new roof is a donation to the community from Shook and is at no expense to the Village.

Planning & Zoning

New walk-in office hours at the Planning & Zoning Office are Monday-Friday 10 AM to 2 PM. Other hours by appointment.

Evaluation Process

The staff is currently reviewing the evaluation process and various methods of performing evaluations that help staff improve professionally and personally. Information has been requested from other municipalities and the feedback received shows that the evaluation process across municipalities varies between no evaluations to tailored evaluation forms for each individual internal department.

Councilpersons Hempfling and Stokes are also involved in the discussion with staff. We are looking for a method to make the evaluations more relevant, and thereby helpful, to each department, instead of the somewhat generic evaluation we use now. Staff is meeting this Thursday to review various forms and talk about what is relevant here in the Village. We will keep you updated.

Trick or Treat

Trick or treat will be Wednesday, October 31 from 6-8 P.M.



History of Donations, 2010-2018

Prepared by Patti Bates

October 15, 2018

At the October 1 Council meeting, I presented a brief of previous donations to YS Home, Inc. as a part of their request for a \$60,000 donation to their capital fund for the Glen Cottages Pocket Neighborhood. During the discussion of the request, Councilperson MacQueen brought to my attention that a brief had never been done on other donations. As we begin the budget process, I thought it would be a good time to bring these items to the front. Below you will find a recap of all donations we were able to local through a review of minutes and resolutions. These are donations documented either as resolutions or as voice votes in Council meeting minutes. There may be a few donations missing, as a complete review of all years was not possible during the time available.

2010- Home, Inc. 2010 – 335 W. Davis tap and zoning fees forgiven, no amount available

2011 – Home, Inc. - 2011 – Barr property \$19,645 in fees forgiven, although this property was never developed

2011 - Creative Memories - \$30,000 forgivable loan for demising wall. Forgiven 6-6-14, likely as economic development.

2012 – Council grants use of space in the Bryan Center to the Arts Council at no cost. I’m not sure how long they used the space, but this had discontinued by July of 2014.

2012 - Tecumseh Land Trust (TLT) – Village agrees to match up to \$100,000 in grant funds, should TLT be successful in their application. This agreement expired 12/31/13.

2012 Village agrees to lease space to the John Bryan Community Pottery at no cost. Village is still responsible for the upkeep of the building. NOTE: the Village also leases to several other entities under very similar conditions, for little or drastically reduced rents.

2014- Antioch College - \$1669.20 in water and sewer fees forgiven for the initial pool fill at the Wellness Center.

2015 – the Village commits \$10,000 from the Greenspace Fund and \$20,000 of in-kind services to TLT in support of a conservation grant to restore/develop the growing wetland on the Glass Farm.

2015 – Home, Inc. - Cemetery Street \$2,000 in tap fee forgiveness, plus 50% (\$90,000) on land purchase

2016 – Village sells portion of Sutton Farm to Glen Helen for 75% of the appraised value. The remaining 25% (\$68,194) as well as appraisal, survey, closing costs, filings, etc., were absorbed by the Village. Total forgiveness of around \$95,420, which was used as a match on the grant.

2017 – the Village commits up to \$64,000, if needed, to support conservation easements on the Arnovitz property as it goes to auction.

2017 – Village authorizes up to \$205,000 from the Greenspace Fund over a five year period in support of TLT's grant application to permanently protect the Jacoby Creek corridor.

2017 – the Village commits \$64,000, if needed, for easements on portions of the Arnovitz farm property going up for auction.

2017 – the Village funds an endowment to preserve work done along the Yellow Springs Creek under a grant to remove invasives.

2018 – Home, Inc. - Forest Village development (Dayton St.) six tap fees and all zoning fees forgiven (\$4,770 + \$70 in zoning fees)

2018 – Home, Inc. - Glen Cottages PND (Xenia Ave.) 14 taps fees and all zoning fees forgiven (\$22,400 + up to \$200 in zoning fees)

The Village also committed to an upgrade of the water main on Cemetery Street to accommodate the necessary pressure and fire protection for the additional development, at a cost of \$80,000. This does not include the engineering cost, or the fee for the survey and lot splits.

While many people believe that forgiven tap fees or forgiven rental fees have no impact on the budget, this is a misconception. The Village is still responsible to provide the parts necessary for the taps, both water and electric. Village staff still performs the labor for the installation of the meters. Forgiveness of zoning fees does not alleviate the necessary work by zoning staff to prepare reports and letters to adjacent property owners, the postage to send out those letters or the cost of the public advertisements in the paper to properly notice hearings. Our fees are such that we recognize very little, if any, excess over the cost of these items. Noting them as unrealized monies we are willing to forgo does not truly recognize the costs the Village incurs. In addition, we do have the unrealized revenues we would have if we rented the property for a monthly fee.

We should remember that the Greenspace Fund was, for many years, funded by the estate taxes collected. There is no longer an estate tax and this funding source has not been replaced by another, so these funds come from the General Fund.

I understand that many of the requests the Village receives have direct correlation to the achievement and fulfillment of Council goals, which I strongly and fully support. I do not question, in any way, the commitment of all of these institutions to their laudable missions. However, all of these donations affect our budget. Tap fee forgiveness and the Antioch pool fill come from water, sewer and electric lines and affect affordability within the Village. All of the other donation types affect the General Fund budget, which affects infrastructure and building needs budgets. As you will see at the next Council meeting, the current predicted FY2018 General Fund budget revenues exceed expenses by \$515,028. However,

FY2019 General Fund budget will require the transfer of \$731,160 from reserves to the General Fund to make the budget balance. We have begun depleting the reserve balances again at fairly quick pace, and I strongly recommend to Council to refrain from making any unnecessary commitments until such time as we get a better handle on the exceptionally large number of infrastructure projects staff has brought to your attention, as these projects affect the entire population of the Village and are necessary to continue to properly provide services to residents and businesses.

As Colleen has stated in her report, we need to address needs before we address wants.



Energy Contracts
October 15, 2018
Submitted by Patti Bates

I was asked to prepare a brief on the energy contracts and the expiration dates on them. That information is summarized below.

Project Name	Contracted MW	Percentage of Project	Expiration
EDI Landfill Gas	0.700	1.3	12/31/21
Brown County Landfill Gas	0.440		12/31/31
Blue Creek Wind	0.300	.6	6/30/22
New York Power Authority	.330		12/31/27
JV2	1.408 Peaking Power		No debt, we own this
AMP Hydro (Willow Island, Cannelton, Smithland)	.799	.38	Debt paid in 2049
Greenup Hydro	1.075	1.54	Debt paid in 2045
Meldahl Hydro	1.642	1.56	Debt paid in 2049

The EDI Landfill Gas project consists of three landfill gas collection sites in Port Clinton, Oberlin and Poland, Ohio.

The Brown County Landfill Gas project is a landfill gas collection site in Brown County, Ohio

The Blue Creek Wind Project consists of wind turbine projects in VanWert and Paulding Counties in Ohio.

The New York Power Authority project consists of hydroelectric projects on the Niagara and St. Lawrence Rivers.

The JV2 project is a peaking power only project that is co-owned by several municipalities to alleviate peak power needs.

The AMP Hydro Project consists of three hydroelectric projects in Willow Island, Cannelton and Smithland along the Ohio River.

The Greenup Hydro Project and Meldahl Hydro Project are along the Ohio River.



TO: Village Council
FROM: Denise Swinger, Planning & Zoning
DATE: October 10, 2018
RE: Monthly Report to Council

Attached is the Planning & Zoning Office monthly report. The Planning & Zoning office has issued a record number of permits this year with 121 approved through September. This is an 80 percent increase when compared with third quarter 2017.

At their October 8th meeting, the Planning Commission gave their final approval to Antioch College for a Pocket Neighborhood Development at 117 East North College Street. Eight dwellings units will be built at this location; four single-family detached and two, two-family units.

The Planning Commission continues moving forward with the update to the Comprehensive Land Use Plan. Council liaison Marianne MacQueen will explain in more detail as the Planning Commission is nearing the point where they will be needing professional assistance.

Staff will be presenting to Council at the October 15th meeting, on behalf of Home, Inc. and their request to use the Planned Unit Development (PUD) zoning for a property. Council approval is a requirement prior to moving to the next step with the Planning Commission when properties are less than five acres.

UPCOMING PROJECTS:

Staff is busy working on two major projects with the Planning Commission scheduled to hold a working session with Home, Inc. on October 18th and a public hearing on November 12th for their preliminary plan application to build a 54-unit, four story senior apartment building at their property located between East Herman Street and East Marshall Street. Home, Inc. is also planning a pocket neighborhood development on Xenia Avenue next to Woodrow Street and will be coming to the Planning Commission at a future date for a conditional use hearing and a site plan review. They have proposed 14 dwelling units at this location: six two-family units and eight single-family detached.

Planning & Zoning Monthly Report

	Jan-2018	Feb-2018	Mar-2018	Apr-2018	May-2018	Jun-2018	Jul-2018	Aug-2018	Sep-2018	Oct-2018	Nov-2018	Dec-2018	Sub Totals
Single-Family Dwelling	0	2	1	0	0	0	1	2	0				6
Two-Family Dwelling	0	0	1	0	0	0	0	0	0				1
Single-Family Attached	0	0	1	0	0	0	0	0	0				1
Multi-Family/Commercial	0	0	0	0	0	0	0	0	0				0
Accessory Dwelling Unit	0	0	1	0	1	1	0	0	0				3
Accessory Structure	0	1	1	0	4	2	3	1	2				14
Addition	0	1	0	1	1		0	1	0				4
Fence	0	1	2	1	7	2	4	5	0				22
Sign	0	2	1	1	2	0	0	0	0				6
Minor Subdivision	0	0	0	0	0	0	0	0	0				0
Replat	0	1	1	0	3	1	1	0	0				7
Conditional Use Hearing*	0	2	1	1	2	0	0	1	1				*8
Variance Hearing*	0	0	0	0	0	0	0	0	0				*0
Change of Use	2	1	1	0	0	0	1	1	0				6
PND/PUD/Subdivision*	0	0	0	0	0	0	0	1	0				1
Transient Guest Lodging	14	8	1	0	2	2	2	0	1				30
Working in the ROW	1	0	0	5	3	3	1	5	2				20
Map/Text Amendment*	0	3	0	9	0	0	0	1	9				*22
Zoning Compliance*	1	0	0	0	0	0	0	0	0				*1
Meetings*	21	24	16	19	22	18	15	23	15				*173
Violations*	0	23	1	0	0	17	11	2	0				*54

GC Recorder Filings*	0	0	0	0	0	0	0	0	0				*0
Other*			1	1	0	2	0	1	0				*5
Total Permits	17	17	11	8	23	11	13	16	5				121
Total Meetings-to-date		173											

Total Permits-to-date	121
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Total Violations-to-date	54
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* Means a Non-Permit Category

**Other – March- (1) solar IC agreement, April-(1) WSU Intern Fair, June-(2) Gentrification Seminar, Groundwater Seminar, August-(1) Home Occupation Permit

Yellow Springs Police Department Activity Report

	Jan-2018	Feb-2018	Mar-2018	Apr-2018	May-2018	Jun-2018	Jul-2018	Aug-2018	Sep-2018	Oct-2018	Nov-2018	Dec-2018
Total Calls	587	564	548	561	579	604	776	859	900			
Village Policing Calls	15	21	33	21	22	24	14	13	14			
Stolen Property Value	\$400.00	\$817.00	\$15.00	\$2,300.07	\$100.00	\$1,100.00	\$1,365.00	\$3,209.07	\$920.28			
Recovered Property Value	\$0.00	\$0.00	\$15.00	\$655.00	\$0.00	\$0.00	\$565.00	\$100.00	\$10.28			
Domestic Violence	0	0	0	1	0	2	1	0	0			
Domestic Disputes	1	0	1	1	1	1	1	1	0			
Property Damage Crashes	2	1	0	1	3	3	2	3	6			
Injury Crashes	1	0	0	0	0	0	1	0	0			
Hit/Skip Crashes	2	0	0	0	2	3	2	3	1			
Drug Overdoses	1	0	0	1	0	0	1	0	0			
Narcan Uses	2	0	0	0	0	0	12	0	0			
Total Offenses Reported	125	135	109	146	158	163	219	174	153			
Total Citations Issued	63	64	64	95	67	159	191	232	144			

Total Calls Year-to-Date	5978
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2018 Mayor's Court & Traffic Violations Bureau

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTALS
Total Charges from PD	36	26	29	49	34	98	67	84	84				507
Charges sent to MC	20	20	15	18	18	76	43	34	42				286
Percentage of charges sent to MC	56%	77%	52%	37%	53%	78%	64%	40%	50%				56%
Total Incidents	24	21	23	27	26	42	50	54	42				309
Total Incidents to MC	19	17	14	14	16	30	34	30	22				196
Percentage of Incidents to MC	79%	81%	61%	52%	62%	71%	68%	56%	52%				63%
Total Charges in MC	20	20	15	18	18	76	43	34	42				286
Traffic	8	12	5	7	5	27	28	18	12				122
Criminal	1	3	2	1	3	2	3	0	1				16
Parking	11	5	8	10	10	47	12	16	29				148
Payments/Revenue													
Traffic/Criminal	\$ 395.00	\$ 1,738.00	\$ 1,215.00	\$ 1,878.00	\$ 728.00	\$ 1,622.00	\$ 2,495.00	\$ 2,458.00	\$ 1,682.00				\$ 14,211.00
Parking Tickets	\$ 335.00	\$ 40.00	\$ 95.00	\$ 265.00	\$ 235.00	\$ 660.00	\$ 200.00	\$ 240.00	\$ 380.00				\$ 2,450.00
Weddings	\$ 100.00	\$ -	\$ 50.00	\$ 100.00	\$ 100.00	\$ 50.00	\$ 50.00	\$ -	\$ 50.00				\$ 500.00
TOTAL	\$ 830.00	\$ 1,778.00	\$ 1,360.00	\$ 2,243.00	\$ 1,063.00	\$ 2,332.00	\$ 2,745.00	\$ 2,698.00	\$ 2,112.00				\$ 17,161.00
Expenses pd to State/Co													
Victims of Crime	\$ 18.00	\$ 99.00	\$ 63.00	\$ 81.00	\$ 45.00	\$ 90.00	\$ 104.00	\$ 117.00	\$ 94.00				\$ 711.00
Drug Law Enforcement	\$ 7.00	\$ 31.50	\$ 24.50	\$ 24.50	\$ 14.00	\$ 38.50	\$ 35.00	\$ 38.50	\$ 35.00				\$ 248.50
Indigent Defense													
Support Fund	\$ 50.00	\$ 255.00	\$ 195.00	\$ 225.00	\$ 124.50	\$ 280.50	\$ 390.00	\$ 315.00	\$ 269.00				\$ 2,104.00
Indigent Drivers													
Alcohol Treatment	\$ 3.00	\$ 14.50	\$ 10.50	\$ 10.50	\$ 7.50	\$ 15.00	\$ 15.00	\$ 16.50	\$ 15.00				\$ 107.50
Expungement - Local	\$ -	\$ -	\$ -	\$ -	\$ 20.00	\$ -	\$ -	\$ -	\$ -				\$ 20.00
Expungement - State	\$ -	\$ -	\$ -	\$ -	\$ 30.00	\$ -	\$ -	\$ -	\$ -				\$ 30.00
TOTAL	\$ 78.00	\$ 400.00	\$ 293.00	\$ 341.00	\$ 241.00	\$ 424.00	\$ 544.00	\$ 487.00	\$ 413.00				\$ 3,221.00
Revenue for Village	\$ 752.00	\$ 1,315.69	\$ 1,067.00	\$ 1,902.00	\$ 822.00	\$ 1,908.00	\$ 2,201.00	\$ 2,211.00	\$ 1,699.00				\$ 13,877.69
Computer Fund	\$ 29.00	\$ 100.00	\$ 80.00	\$ 91.00	\$ 40.00	\$ 149.00	\$ 200.00	\$ 190.00	\$ 120.00				\$ 999.00
Bank Fees	0	\$ (62.31)	0	0	0	0	0	0	0				\$ (62.31)
General Fund	\$ 723.00	\$ 1,278.00	\$ 987.00	\$ 1,811.00	\$ 782.00	\$ 1,759.00	\$ 2,001.00	\$ 2,001.00	\$ 1,579.00				\$ 12,921.00

Third Quarter Highlights from Mayor Pam Conine:

Greetings, Council: New Clerk of Court Elise Burns has taken over from Ann Poortinga and is rapidly coming up to speed on the duties of her office. On Sept. 27, Elise attended a day-long meeting of the Association of Mayor's Court Clerks of Ohio to start her training. Statewide New Clerk Training will happen in March of 2019. Ann has spent time in the office with Elise to answer questions and help guide her through the various computer programs, forms and court procedures associated with the job.

Now that council has passed Resolution 2018-38 charging all misdemeanor cases into Mayor's Court, we expect to see an uptick in the number of our cases. I will sit down with Sgt. Watson each month as soon as the stats are available to review all cases that were sent to Xenia, find out why they were sent to Xenia, determine what percentage of our total charges these cases represent, and report this info back to council.

Since the beginning of this school year, I have attended faculty meetings of both YSHS/McKinney and MLS and communicated with The Antioch School letting the teachers know I'm happy to visit their classrooms for any helpful purpose whatsoever. Since elected, I've visited one HS class twice and am starting Mayor Monday as part of my "Read with the Mayor" program on Oct. 15 with both kindergarten classes at MLS. I've met with Antioch College president Tom Manley and attended various college events to further town/gown relations.



Art & Culture Commission

Economic Sustainability Commission

Kreeger Reports / October, 2018

Arts & Culture Commission

Highlights in addition to meeting minutes:

- **Banner Project:** Banners created by Mills Lawn students will hang in downtown YS to recognize Women's History Month (March, 2019). Please let Lisa Kreeger know if you have an idea of a woman to feature. I will communicate your ideas to the Mills Lawn Faculty.
- **Music on Main:** This even, planned for Oct 13, has been postponed until next summer.
- **Wheeling Gaunt Mural / Sculpture Presentation:** The proposed location of the Wheeling Gaunt statue is the Hilda Rahn Park (see visual prepared by Village Manager, Patti Bates). Cheryl Durgan, a representative from the team working on the project, will present to Council on 10/15/2018.
- **ACC Budget:** In September the ACC made the following sponsorship funding decisions:
 - Thank you to the YSCF for approving a grant for \$3,070. The ACC is funding \$400 towards this project.

Economic Sustainability Commission

The ESC is currently focusing on the goal to identify an attraction and marketing strategy for the land currently known as the Center for Business and Education (CBE).

Highlights, in addition to meeting minutes:

Members reviewed the April, 2017 Citizen Conversation about the CBE, Community Survey results, and Covenants on file with the Greene County Records Office (2006).

In October we began to brainstorm / document a preliminary StrengthWeakness/Opportunity/Challenges (or Threats) (SWOT) analysis as a way to continue developing the story of Yellow Springs as a business location. The analysis will be in our October meeting minutes.

Upcoming work on this goal will focus on developing a plan for re-branding of the CBE and development of marketing materials (includes determining need for consultant / budget)



October 11, 2018

MacQueen Commission Reports

October 2018 Yellow Springs Environmental Commission report to Council

The Commission discussed a waste reduction grant application that Matthew Lawson is in the process of making to the Ohio EPA. The grant could cover just things as collection of organic matter at events like the Street Fair and other public events. Matthew will make a presentation regarding the event at an upcoming Council meeting.

Much of the time was spent in discussion about the implications to the Village of the ground and groundwater pollution caused by Vernay in the late 1900s. Vernay is still in the negotiation phase of its Final Remediation Plan with the EPA. Discussion included the toxicology of the chemicals involved and implications for neighbors, the plume and our groundwater. EC will be making a recommendation to Council regarding suggestions for the remediation plan. In order to educate the public, EC may plan an educational event that focuses on the facts and create it as an open event in which people can come, get information and ask questions. Deanna Newsome met with Brad at the new water plant to discuss additional monitoring and is working to determine what parameters we monitor for. Other topics for future meetings include: endorsing the Ohio Bird Conservation Initiative; proposal for an ordinance to ban non-organic pesticides on Village-owned land; inviting the representatives from the Mud Run Conservancy to make a short presentation; and, providing input into the Village Manager Search Process; and the finalizing Risk Assessment Prioritization process.

The Glass Farm Conservation Area Committee held a workday on Saturday, September 29th with Tecumseh Land Trust. Volunteers from the village, TLT, and Wittenberg helped cut invasives that had sprouted up in the prairie. Vickie Hennessy, chair of the Committee met with Patti Bates to discuss ongoing maintenance of the area. As a result of that meeting she has made a request to Council for a modest line item for a five-year budget.



October 2018 Planning Commission Report to Council

At its October 8th meeting Planning Commission approved the Conditional Use Application for the Antioch Village proposed Pocket Neighborhood Development at 117 East North College St. Council had previously approved rezoning that parcel from Educational to Resident C. As Council is aware the PND will include 8 units, four of which will be detached and two will be doubles. Two of the units may be rented. Antioch is working with the potential buyers on the covenants and restrictions for the Homeowners Association.

The Commission also approved a Conditional Use Application for the professional office located at 1030 Xenia Ave., the former dental office for Dr. Russell. That property has been purchased by Sharmine Lynch who will use the space acupuncture, health and wellness activities.

Judy Kintner reported on a Comprehensive Planning workshop she attended. She noted that increasingly comp plans are being geared toward on-line use with brief paper copy overviews. The on-line format allows a more user-friendly and interactive format and can include links to additional documents and resources, photographs and other visuals including videos. The Commission liked this concept and decided it would like to involve a consultant to help develop this format. Therefore PC is requesting \$30,000 be set aside in the 2019 budget for this purpose. It will not use the initial \$10,000 request it made of Council for the 2018 budget. I have included the PC 2019 request in my budget request separately.

U.S. EPA, Region 5
77 W. Jackson Blvd. (LU-16J)
Chicago, IL 60604
Attention: Ms. Renee Wawczak, P.G. - Corrective Action Project Manager

October XX, 2018

Dear Ms. Wawczak:

This letter is submitted by Village of Yellow Springs Village Council and Village Manager pertaining to Administrative Order on Consent OHD 004 243 002, Vernay Laboratories, Inc., Yellow Springs, Ohio; Project No. 191852.0001.0000.003. As the local government, the Yellow Springs Village Council and Village Manager are very interested in the permanent and thorough cleanup of the Vernay Dayton Street site and surrounding area which are largely within the Village of Yellow Springs. To that end, we would like to express a number of concerns relative to Vernay Labs Draft RCRA, Corrective Measures Proposal (CMP) to the U.S. EPA on March 24, 2009 (2009 CMP) and the 2018 CMP Addendum submitted to the EPA on April 16, 2018. Our concerns include the following:

- While we are pleased to see that physical removal of the most contaminated areas is included in the plan, the following specific criteria are necessary to be defined in the Final CMP for the project to be successful - (1) the geographic extent and vertical depth of the removal and (2) the acceptable cleanup concentrations for each pollutant of concern.
- We are also pleased to see the continued operation and maintenance of the ground water source control and remediation system but are concerned that there are no active measures that will address the portion of the existing plume that extends across Wright Street toward Green Street.
- Based upon the evaluation of Village staff possessing direct experience with the geography and hydrology of the location, we are concerned with the rerouting of the storm sewer system across the eastern portion of the Dayton Street property. One significant concern with the storm sewer systems relative to underground springs in the area and the drainage of water from these springs through the sewer system to the unnamed creek.
- We are concerned with the proposed restoration of the contaminated portion of Cedarville aquifer to non-potable standards and strongly feel that restoration to drinking water standards is more appropriate.
- We are concerned by the uncertainty of the contamination of the bedrock underlying the site and lack of remediation measures to address the potential contamination.
- In 2002 many of the same chemicals found in the plume that extends from the Vernay Dayton Street facility to Green Street were found on High Street near the old YSI facility. 1,1,1-trichloroethene (TCE) was found at twice the concentration that is considered safe for groundwater and was not a chemical used by YSI at this location. Because of the proximity of Green and High Streets, the existence of the same chemicals in the two locations, the overall direction of migration of the plume extending from the Vernay Dayton Street facility toward Green and High streets and the presence of subterranean infrastructure that could provide rapid routes for migration, we are concerned that there is a potential connection between the two. We request further investigation of the connection between these two contaminated locations prior to any decision relative to final corrective measures.
- Relative to the proposed remediation and replacement of the storm sewer along Dayton Street, we believe because of the length of time that has passed since testing of this area, that there is potential for this contamination to have migrated west along the area immediately surrounding

the sewer. Our concern here is for the safety and welfare of Village workers who may have to repair this utility in the future. We believe that a more comprehensive approach to the remediation of this area is warranted.

- The latest vapor intrusion samples from November 2017 indicate that there is at least one location (TSG02-09) associated with the site where concentrations of Tetrachloroethene and Trichloroethene exceed U.S. EPA levels and Trichloroethene exceeds the OEPA level for Urgent Accelerated Response. We are concerned for the safety of residents in that area and urge prompt action to mitigate their exposure.

Considering the length of time that has passed since the initial CMP was filed (approximately nine and years and six months), we respectfully request prompt action on the most important aspect of the remediation - the physical removal of the most contaminated soil on the Vernay Dayton Street site. We request that this action be taken as soon as the criteria for the areas to be removed is clearly defined and as soon as is possible. We believe this action can and should be taken regardless of other actions necessary to fully remediate the site and impacted surrounding area.

The primary basis for our concerns is for the health and welfare of our village and residents, today and into the future. Our first priority is to ensure that the remediation is completed sufficiently to no longer pose any significant health threat to those adults and children who live, work and play in our village. As a relatively small, but vibrant community, areas as large and prominently located as the Vernay Dayton Street facility are important assets provided they are uncontaminated. We ask that considerations be included made when determining the measures that are included in the Final CMP.

We would like to thank the U.S. EPA for their ongoing oversight of the remediation of Vernay Dayton Street site.

Sincerely, the Yellow Springs Village Council and Village Manager

**Planning Commission
Regular Meeting Minutes**

Council Chambers 7:00pm

Monday, September 10, 2018

CALL TO ORDER

The meeting was called to order at 7:00 P.M.

ROLL CALL

Planning Commission members present were Rose Pelzl, Chair, Council Alternate Lisa Kreeger, Frank Doden, Susan Stiles and Ted Donnell. Also present were Denise Swinger, Zoning Administrator, and Solicitor Chris Conard.

REVIEW OF AGENDA

Pelzl reviewed the agenda. There were no changes made.

REVIEW OF MINUTES

Minutes of August 27, 2018 Special Work Session. Stiles MOVED and Pelzl SECONDED a MOTION TO APPROVE the Minutes as Written. The MOTION PASSED 3-0, with Kreeger and Stiles abstaining due to absence from that meeting.

Minutes of August 13, 2018. Stiles MOVED and Doden SECONDED a MOTION TO APPROVE the Minutes as Written. The MOTION PASSED 4-0, with Kreeger abstaining due to absence from that meeting.

COMMUNICATIONS

Bowen Housing Report

COUNCIL REPORT

Kreeger reported that the initial vote on the Antioch College rezoning went smoothly at Council table, and will return for a final vote on the 17th.

CITIZEN COMMENTS

There were no citizen comments.

PUBLIC HEARINGS:

Conditional Use Application – Antioch College is applying for a conditional use for the purpose of constructing a Pocket Neighborhood Development on their property located at 117 East North College Street – Parcel ID #F19000100090029400.

Planning Commission dialed in with Antioch College's Architect, Steven Christian, who participated through the hearing via conference call.

Swinger explained that Antioch College is planning the construction of the first Pocket Neighborhood Development (PND) since the Planning Commission added this new use to the zoning code last year. One of the requirements of the PND is that the property must be located in a residential district. Currently, the property is in the process of being rezoned from E-I, Educational Institutions to R-C, High Density Residential, having previously received a recommendation of approval from the Planning Commission on August 13, 2018. Village Council passed the first reading of the ordinance to rezone at their meeting on September 4, 2018, voicing strong support for the project. The second reading and public hearing is scheduled for September 17, 2018. If Council passes it on the second reading, the rezoning will become effective thirty (30) days after.

The location, at 117 East North College Street, Parcel ID ##F19000100090029400, abuts the R-C, High Density Residential District on both the north and west sides.

Encroachment by the neighbors into the alley was addressed with the neighbors present at the Planning Commission meeting on August 13, 2018. They acknowledged the encroachment and will clear the area. Currently, a garden extends into this alleyway at the north side.

The parking lot has been configured and designed to minimize stormwater issues while facilitating a higher level of mobility and access for the residents of the pocket neighborhood. The 24'-0" wide drive lane utilizes heavy duty asphalt to facilitate emergency vehicle access and waste collection services.

The parking stalls aligned along the drive lane will utilize permeable asphalt which will include an open grade porous asphalt paving atop layers of substrate of rock courses to allow for some initial stormwater infiltration. Surface water is then shed through curb-cut openings within the required 6" perimeter curb to bioswales and rain gardens for further retention and infiltration. To provide more adequate space sizing for the bioswale, the design has incorporated the permissible 2'-0" overhang allotment to pull the paved surface back slightly from the far end of the stalls and instead allow for the landscaping/bioswale to fill in the area where vehicle tires and weight would never need to come to rest (the 6" curb would assure this protection).

Swinger noted that the storm water mitigation plan has been reviewed for the Village by Choice One Engineering.

Monica Hasek, the Project Coordinator introduced Antioch President Tom Manley, Project Advisor Kevin Magruder and Steve Lyle, Civil Engineer.

Hasek stated that the proposed PND is in response to the need locally for affordable and sustainable housing. She stated that McClennan Design has been engaged to assure a sustainable footprint. She noted that this PND is a pilot, and the end goal of the project is a larger PND across the street which will compliment the first.

Donnell commented that this may be an opportunity to reestablish the alley to the west of the development. He wondered why there is no access to the alley and why it is not incorporated into the design.

Donnell commented further that the large right of way on North College is excessive, and opined that this creates a barrier to connecting the two PNDs. He suggested that the development partner work with the Village to amend the street design to calm traffic and create a harmonious connection.

Donnell pointed out a discrepancy in the building elevations and the stormwater calculations. He asked how the roof runoff will be diverted to the rainbarrels shown in the design, since this is not indicated in the rendering.

Donnell asked how the water will be diverted off the roofs of the double units, which show "cricketed" roofs but no guttering.

Donnell commented upon the design overall, conveying disappointment at the side elevations which address the sidewalk with a "wall" of metal which, he opined, fails to integrate the PND into the Village, and serves to visually alienate it.

Responding to the comments in order, Christian stated that they had created a "meandering pathway" to take advantage of the alley area as a maintained open space.

Christian noted a larger master plan that Antioch has and noted that they would be open to creating a "vibrant streetscape".

Christian stated that he is "putting finishing touches" onto the guttering system, as well as the cricketing issue.

Regarding street frontage, Christian stated that while all of the units face center, there is an entryway into the PND which is meant to visually draw the eye into the neighborhood. He spoke of softening the edges of the units, as well as inclusion of windows in the units to break up the "wall" effect. He noted that the required 20 foot setback will also be landscaped to soften the effect.

Stiles followed up with the question about the water barrels, asking again about how water would be diverted to these. She then asked how all of that water would be used—a total of 110 gallons per housing unit.

Christian responded that the rain barrels are meant to "store water for when it gets dry" and to be used to water the planter boxes shown.

Christian stated that they intended to put gutters "at the edges of the units" as well as "in the cricketing of the duplexes" to be piped out to the swales.

Swinger received information that the rainbarrels are self-contained.

Doden followed up by asking about the possibility of freezing, and was informed that residents would be responsible for draining the rainbarrels in the winter.

Kreeger commented upon the parking, asking how large deliveries would be made to the units farthest from the parking area, noting that there is no back access for this.

Christian stated that the large concrete pathway could be used for this purpose. He stated that the plantings at the rear of the units are resilient and that items could be brought in through the rear.

Kreeger asked about fire response access.

Christian stated that the drawing is misleading, and that the access is adequate.

Donnell expressed disappointment in the uniform design of the PND in terms of fitting into the Village, particularly the grey metal, which resembles “a barracks”.

Christian defended the design concept, emphasizing the aspect of sustainability.

Hasek noted that this PND is cottages, but that across the street would be apartments, cottages and townhouses, and that the combination of these styles would lend a more eclectic feel to the whole.

Pelzl expressed concern that the larger PND across the street not repeat the cottage concept exclusively, although she was supportive of the design on the smaller scale presented.

Hasek commented upon the unique nature of the design.

Christian commented that on a small scale, the cottage design offers a unique housing option.

Swinger commented upon the green space areas, stating that this is a lot to manage, and wondered how this would be maintained.

Christian responded that native planting was used to a high degree to cut down on the need for maintenance.

Hasek responded that maintenance of the plantings and landscaping would be worked out in the CCR document.

Conard offered to assist with the wording for that portion of the CCR.

Donnell asked about the adjoining lot, and suggested that a condition be added that the college remove the unused asphalt pad from that lot.

Pelzl commented that it seemed a wasted opportunity not to offer a route through from the development to the street.

Donnell commented that it is PC’s responsibility to represent the citizens of the Village, and that responsibility drives the critical nature of his questions.

Conard commented upon the CCR document, touching upon ten points of the document. In particular, Conard noted that under the current draft, which does not yet give a number total of directors of the board, the directors are permitted, by a 75% majority, to terminate the Association. Conard opined that this is antithetical to the idea of a collective living environment. He recommended as part of the conditions, that the governing documents be subject to approval by the Village Manager and the Village Solicitor.

Swinger noted that a solar interconnection agreement with the Village would be required if a property owner chose to have solar energy.

Pelzl OPENED THE PUBLIC HEARING.

Roger Huff, prospective home buyer not yet residing in the Village, related a number of concerns regarding the CCR document. Huff noted that he would like the Association to be legally termed a “condo” rather than a “planned community”.

Huff asked about the timeline for review of the CCRs, and followed with a number of specific questions regarding the CCR, fire lanes, recycling collection, and accessory structures.

Conard responded to Huff’s concerns as follows: He stated that the title of the document or Association does not have bearing on the contents of the document.

Huff asked further questions regarding the timeline. He disagreed with the conflation of “condo” and “planned community”, stating that use of the term “condo” affords more latitude in terms of the length of the lease, specifically a 99 year lease.

Huff then asked whether and how the Association can move forward pending solicitor approval.

Donnell commented that the PC will issue a list of conditions, and after that point, meeting those conditions will be in the purview of the college.

Pelzl responded that the only condition the Village has control over is that the Solicitor/Village Manager approve the final CCR document. It would be the college's decision as to when and to what extent to involve stakeholders in the process of creating that document, she said. If any changes are made after that point, she said, the document would have to return for approval.

Donnell commented that the interest the Village has in the document is in protecting its assets and assuring that the Association does not default or that the grounds are not maintained.

Huff continued to ask what the timeline would be for starting construction, and Donnell iterated these steps.

Conard stated that the two conditions he recommends are that the CCR document is approved by Village Staff, and that the Association cannot be terminated without Village approval.

Conard responded to a number of Huff's concerns, stating that they are the responsibility of the project directors.

Conard addressed another question, stating that Swinger will have to approve any changes to the site plan or additions. There could be a situation in which the plan would need to return to PC, Conard stated.

Patricia Brown stated that she is concerned as to how home owners will be protected if the Association folds. She stated that the CCRs currently do not contain a 99 year lease, which she characterized as necessary.

Sylvia Carter Denny Miller stated her concern regarding rainwater mitigation and collection in the site plan.

Kreeger responded that many of the items of concern brought up are not within the purview of the Village.

Steve Lyle, Engineering Consultant with the Rankin Group, explained that the gutters would direct rainwater out to the rain gardens, which would hold water, and is designed to infiltrate. If the soil is too clay-dense, there will be an under drain provided, and the soil will be mitigated with mulches and plantings. The water will then be directed to a bio-swale across the parking lot. He noted that the parking lot will be a permeable surface. The bio-swale should infiltrate into the ground. He noted that soil borings still need to be taken to assure that the plan will be feasible.

Swinger reviewed the conditions she had noted in her report as follows:

- **Deviation from the parking lot requirements of the zoning code**

Christian responded that he would like to use the permitted two foot overhang to bring landscaping as close to the parking area as possible to increase the size of the bio-swale, and noted that he believes this would be permitted under 1264 (d). He commented that he had increased the width of each parking stall by a foot.

Donnell suggested moving some of the spaces next to the alley, commenting that this would enable more space on the east side for the bio-swale.

Donnell suggested rerouting the garbage pickup down the alley as well.

Hasek received confirmation that if they made the above change, they could come just to Swinger for approval.

Swinger noted the remaining conditions noted in her report as follows:

- **Addition of fire lanes.**
- **Final storm water calculations provided upon completion of construction plans and reviewed by the Village's engineer.**
- **A review of the construction plans by the Public Works Director prior to or at the same time the plans are submitted to Greene County Building Regulations for building permits.**

- **Final CCRs to be approved by the Solicitor and/or the Village Manager.**
- **Inclusion in the CCR document that the Association not be permitted to be dissolved without the express approval of the Village Staff.**

Donnell commented that accessory structures as a shared entity should probably be added, but noted that individual storage units are not permitted.

Swinger asked that the elevations and guttering be made more visible in the site plan.

Donnell commented that a performance guarantee on a project of this size is probably not necessary.

Donnell suggested that if the alley is to be used for trash collection that the college contact Miami Township Fire Rescue (MTFR) to ask whether they could use the alley as a fire lane, which could eliminate the need for a fire lane at the front.

Finally, Donnell asked that the college look at a way to boulevard North College Street, given their resources, as a means to strengthening the connection between the two phases of the project and so that the crosswalk is placed to the project's advantage.

PC discussed how the asphalt removal on the adjoining lot could be incorporated.

Donnell suggested the lot be used as a staging site, which the construction company could then agree to improve upon completion of the project.

PC decided to ask that the condition be added to the ordinance now before Council that rezones the lots upon which the project will be sited.

Conditions were reviewed, with the clarification added that PC is accepting the parking lot deviation, and with the request that the college provide the design aesthetics for the streetscape in the future phase.

Kreeger noted that she had a request for the elevations, drainage system and outdoor storage units.

Swinger added these, as well as the labeling of the rainbarrels.

Donnell asked why eight rain barrels would be needed for irrigation.

Christian stated that these would be used for the planter boxes, and were for convenience of watering these.

Donnell asked about consideration of moving the parking near the alley and moving garbage collection, and was told that this was not being made a condition, but rather a suggestion, which would be followed up upon with Swinger.

Donnell commented that PC should take any available opportunity to support and encourage restoration of the alleys, and demonstrated some possibilities in this regard.

Stiles MOVED to APPROVE the Conditional use Request with the Conditions as stated by Swinger. Pelzl SECONDED, and the MOTION PASSED 5-0 on a ROLL CALL VOTE.

PC agreed to hear the amendments for Chapter 1226.11; 1226.12 and 1226.13 as a single hearing, it being a single chapter, as follows:

Swinger noted the following changes and additions:

Amend Chapter 1226.11 Minor Subdivisions – to add formal action by the Planning Commission in certain circumstances as determined by the zoning administrator.

(1) A copy of the recording instrument has been submitted to the Planning Commission by the Zoning Administrator at least ten **20** days prior to a regularly scheduled Planning Commission meeting, and, if the Planning Commission takes no action at that meeting, the minor subdivision is deemed approved.

(b) Approval of a minor subdivision by the Zoning Administrator, with formal action by the Planning Commission shall be required in the following circumstances, along with additional conditions:

(1) The proposed subdivision is located along a private street or access easement. Approval by the Planning Commission may be granted upon review of additional criteria specified in 1260.02 (e) and 1260.03 (a) of the Yellow Springs Zoning Code.

(2) The proposed subdivision creates an uncommon lot configuration. Uncommon lot configurations may be incorporated into a minor subdivision if such division poses no apparent nuisance and the Planning Commission deems it appropriate. Approval may be granted upon review of additional criteria specified in 1226.06 (a) (5).

(3) Approval of the minor subdivision shall be made to the Planning Commission in writing, on a form for that purpose, and shall be filed with the Zoning Administrator at least 20 days before the next regularly scheduled meeting at which it is to be heard. The application must be accompanied by a fee, as established by the Village Council, and such other material the Planning Commission determines is necessary.

(4) Public Notice. When an application has been filed in proper form with the required data, the Zoning Administrator shall cause notice of the time, place and purpose of the hearing to be given, in writing by first class mail, to the applicant(s), to owners of property contiguous to and directly across the street from the property that is the subject of the minor subdivision application. The notice shall be given at least seven days in advance of the hearing, noting the request and the property location. The name and address of any property owner on the most recent property record of the Greene County Auditor shall be the address used for public notification. If the address is unclear or uncertain, the property owner may be notified by legal notice published one time at least seven days in advance of any hearing, listing the address of the property to receive notification.

(b c) If approval is given under terms of the above provisions, the Zoning Administrator shall, within 14 working days after submission, approve such proposed division of land and, upon presentation of a conveyance for said parcel and a properly prepared survey sheet of the property, shall sign the conveyance.

Amend Chapter 1226.12 Replats – to add formal action by the Planning Commission in certain circumstances as determined by the zoning administrator.

(a) Approval of a replat by the Zoning Administrator, without formal action by the Planning Commission and Council, may be granted if a submitted record plan meets all of the following conditions:

(a 1) The proposed replat is not contrary to applicable subdivision and zoning regulations, including, but not limited to, the runoff control/sediment abatement regulations.

(b 2) The same number of lots as in the original plat, or less, are created.

~~(c)~~ Upon approval, the replat shall be submitted by the applicant to the Greene County Recorder for incorporation into the Official Tax Map records within 90 days.

~~(d)~~ The applicant will be held responsible for any negative impact on surrounding lots which becomes apparent within one year from the date of recordation of the plat.

(b) Approval of a replat by the Zoning Administrator with formal action by the Planning Commission shall be required in the following circumstances, along with additional conditions:

(1) The proposed replat is located along a private street or access easement. Approval by the Planning Commission may be granted upon review of additional criteria specified in 1260.02 (e) and 1260.03 (a) of the Yellow Springs Zoning Code.

(2) The proposed replat has a minimum frontage of twenty (20) feet available to access an existing land-locked lot. Approval by the Planning Commission may be granted upon review of additional criteria specified in 1226.06 (a) (5).

(3) The proposed replat creates an uncommon lot configuration. Uncommon lot configurations may be incorporated into a replat if it poses no apparent nuisance and the Planning Commission deems it appropriate. Approval by the Planning Commission may be granted upon review of additional criteria specified in 1226.06 (a) (5).

(4) Approval of the replat shall be made to the Planning Commission in writing, on a form for that purpose, and shall be filed with the Zoning Administrator at least 20 days before the next regularly scheduled meeting at which it is to be heard. The application must be accompanied by a fee, as established by the Village Council, and such other material the Planning Commission determines is necessary.

(5) Public Notice. When an application has been filed in proper form with the required data, the Zoning Administrator shall cause notice of the time, place and purpose of the hearing to be given, in writing by first class mail, to the applicant(s), to owners of property contiguous to and directly across the street from the property that is the subject of the replat application. The notice shall be given at least seven days in advance of the hearing, noting the request and the property location. The name and address of any property owner on the most recent property record of the Greene County Auditor shall be the address used for public

notification. If the address is unclear or uncertain, the property owner may be notified by legal notice published one time at least seven days in advance of any hearing, listing the address of the property to receive notification.

(c) Upon approval, the replat shall be submitted by the applicant to the Greene County Recorder for incorporation into the Official Tax Map records within 90 days.

The applicant will be held responsible for any negative impact on surrounding lots which becomes apparent within one year from the date of recordation of the plat.

Amend Chapter 1226.13 Subdivision Fees – to add fees for minor subdivisions and replats when Planning Commission approval is required.

(c) Minor Subdivisions. Before approval of any minor subdivision, the developer or his or her agent shall make payment for review services in the amount of fifty dollars (\$50.00) for each new lot created (the residual of the original parcel shall be excluded). If the minor subdivision requires Planning Commission approval, a payment in the amount of one hundred dollars (\$100.00) shall additionally be required.

(d) Replats. Before approval of any replat, the developer or his or her agent shall make payment for review services in the amount of ten twenty five dollars (\$10 25.00). If the replat requires Planning Commission approval, a payment in the amount of one hundred dollars (\$100.00) shall additionally be required.

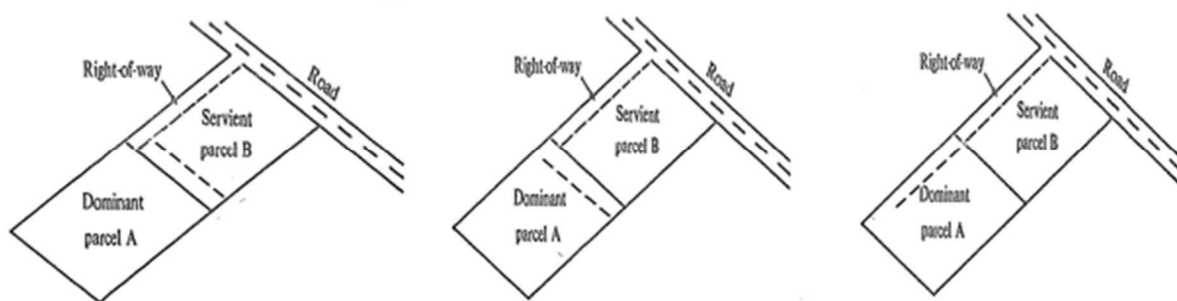
Pelzl OPENED THE PUBLIC HEARING. There being no comment, Pelzl CLOSED THE PUBLIC HEARING.

Donnell MOVED TO APPROVE THE PROPOSED AMENDMENTS TO Chapter 1226 sections 11; 12 and 13 as written. Stiles SECONDED, and the MOTION PASSED 5-0 ON A ROLL CALL VOTE.

Amend Chapter 1260.03 (b) Parking and Storage – making it unlawful to park a mobile home or recreational vehicle on any public street, alley or public place in the Village, except for the expeditious loading and unloading of the vehicle.

Swinger explained the amendment as follows:

(a) On a legally zoned lot, there shall be no more than one driveway, unless the lot is part of a Planned Unit (PUD) or Pocket Neighborhood Development (PND). If the frontage of the lot will be located along an access easement, the access easement shall be recorded on the deed of all properties which are subject to the easement and shall clearly specify the party or parties that shall be responsible for the maintenance of the easement area. An additional curb cut for a second driveway shall only be permitted if the lot frontage exceeds by 15 feet the minimum lot frontage requirement of the respective zoning district. The access easement shall provide lot frontage at least equal to the minimum required lot frontage of that zoning district (see diagram).



The Village of Yellow Springs shall have no responsibility for maintenance of the private drive and/or turn-around.

(1) All driveways shall be constructed and subsequently maintained to meet the following standards:

A. A driveway must commence at a dedicated road

B. Shall be a minimum width of 15 feet constructed with a base substantial enough to support vehicles to 40,000 lbs. gross vehicle weight (GVW)

C. Curb cuts and driveway aprons must be made of concrete per Village of Yellow Springs Public Works Department standards.

D. Residential access driveways shall be at least three feet from side property lines and construction shall ensure that drainage is sloped away from adjacent properties

E. Utility easements for storm, sewer, water, electric and gas are to be maintained along the back and side yard property lines as it was in the original subdivision.

F. Free from overhead obstructions to a height of 13 feet 6 inches and side-to-side obstructions to a width of eight (8) feet from the center line of the driveway

G. Any incline, decline, dip, hump and/or curve must take into consideration the turning radius, ground clearance, and traveling envelope of all vehicles to include emergency vehicles

H. Addresses for properties on private drives or road access easements must be clearly marked and visible from the public street

(2) Any driveway in excess of 1,000 feet in length shall, in addition to the conditions/standards outlined in section 1, be required to also meet the following conditions:

A. Have a vehicle pull-off near the mid-point, and additional pull-offs for every 500 feet thereafter

B. Have a turnaround at the end suitable for use by emergency vehicles

(3) Driveway connections crossing drainage swales must conform to Greene County specifications complete with concrete headwalls as called for by Sections 816 and 817 of the Greene County Subdivision Regulations, as amended. Should the driveway require a culvert, pipe or bridge, no zoning permit will be issued until a recommendation is received from the Village of Yellow Springs Public Works Department. It is recommended that a pre-manufactured culvert, pipe or bridge be used. If a custom design is used, then it must be designed by a professional engineer and approved by the Village of Yellow Springs Public Works Department before construction.

(ab) Outdoor Storage. Outdoor storage of merchandise, equipment, supplies, products or other materials shall only be permitted in those districts and under the conditions specifically authorized by this code. Storage of household items in Residential Districts is permitted in the rear yard only and if not in violation of other laws (nuisance, litter and trash).

(bc) Recreational Vehicle Parking. It shall be unlawful for any person to park or cause to be parked any mobile home or recreational vehicle on any street, alley, highway, or other public place in the Village, and to use the same as a dwelling, except for the expeditious loading and unloading of the vehicle. This provision shall not prohibit the temporary occupancy for periods up to 72 hours of a recreational vehicle; provided the recreational vehicle contains sleeping accommodations, is parked on a lot in a Residential District, and is for the use of the owner of that lot or guests of the owner. (cd) Storage and Repair of Vehicles.

(1) The repair, restoration and maintenance of vehicles in any Residential District shall be conducted entirely within an enclosed building, except for those activities that can be and are completed in less than seven days. All such repair shall take place on private property and may not be conducted within the public right-of-way.

(2) It shall be unlawful for the owner, tenant or lessee of any building or lands within the Village to permit the open storage or parking of any inoperable motor vehicle, machinery or equipment, or parts thereof, outside of an enclosed garage or enclosed building, for a period of more than 48 hours. An inoperable motor vehicle for purposes of this subsection shall include motor vehicles which, by reason of dismantling, disrepair or other cause, are incapable of being propelled under their own power, or are unsafe for operation on the streets and highways of this state because of the inability to comply with the State Motor Vehicles and Traffic Code, or do not have a current license and registration, as required for operation by the State Motor Vehicles and Traffic Code.

It shall be unlawful for the owner, tenant or lessee of any lot or building in a Residential District to permit the open storage or parking outside of a building of semi-truck tractors and/or semi-truck trailers, bulldozers, earth carriers, cranes or any other similar equipment or machinery, unless parked for purposes of construction being conducted on that lot.

Kreeger noted that the matter will come to Council as an ordinance, in terms of enforcing the matter of expeditious loading and unloading under the Criminal Code. She noted that some Council members had expressed concern until it was clarified to them that temporarily occupying the RV while parked on private property is a separate matter.

PC discussed the changes.

Pelzl OPENED THE PUBLIC HEARING. There being no comment, Pelzl CLOSED THE PUBLIC HEARING.

Donnell MOVED TO APPROVE THE PROPOSED AMENDMENTS TO Chapter 1260.03(b) as written. Stiles SECONDED, and the MOTION PASSED 5-0 ON A ROLL CALL VOTE.

Amend Chapter 1260.04 (a) (13) Uses – striking driveway setback language from this section of the zoning code.

(1) Residential access driveways shall be at least three feet from side property lines and construction shall ensure that drainage is sloped away from adjacent properties.

(13 14) Private swimming pools and spas. All private swimming pools and spas shall be considered accessory structures and may be constructed in any rear yard not closer than five feet from any property line or building, excluding zoning districts Conservation and I-2 (Industrial) and must meet the following criteria:

Pelzl OPENED THE PUBLIC HEARING. There being no comment, Pelzl CLOSED THE PUBLIC HEARING.

Stiles MOVED TO APPROVE THE PROPOSED AMENDMENTS TO Chapter 1260.04(a) (13) as written. Doden SECONDED, and the MOTION PASSED 5-0 ON A ROLL CALL VOTE.

Amend Chapter 1260.04 (h) Uses – adding clarifying language regarding tiny homes on wheels.

Swinger explained the amendment as follows:

(b) Tiny Home. A structure built on a permanent chassis with or without wheels which must receive a certificate of occupancy from Greene County Building Regulations in order to be used as a dwelling unit or accessory dwelling unit on a single-family zoned lot. Greene County Building Regulations will only issue a certificate of occupancy with proof of the following:

- 1) Built as a manufactured home, proof of certification with a HUD seal is required.
- 2) Built as an industrialized unit, proof of the industrialized home compliance certificate is required.
- 3) Built in another state, proof of their former certificate of occupancy is required.
- 4) Built/constructed in another manner, proof of certification by a registered Ohio design professional.

Pelzl OPENED THE PUBLIC HEARING. There being no comment, Pelzl CLOSED THE PUBLIC HEARING.

Kreeger MOVED TO APPROVE THE PROPOSED AMENDMENTS TO Chapter 1260.04(h) as written. Donnell SECONDED, and the MOTION PASSED 5-0 ON A ROLL CALL VOTE.

OLD BUSINESS

Donnell commented that he is working on the Comprehensive Plan index.

Donnell noted three resolutions recently passed by Council: approving Stormwater and Electric distribution system studies and an approval of Tecumseh Land Trust's purchase prioritization plan.

Donnell stated that all three of these decisions significantly impact the Comprehensive Plan, and should have received PC input.

Donnell commented that PC would have attached conditions to the TLT plan, as an example, noting that the properties in question lie in two different watersheds.

Donnell expressed concern regarding the three items.

PC discussed how PC involvement could have been triggered, and how to best implement this.

Kreeger suggested that Agenda Planning be the first trigger for pulling PC into the loop.

Donnell pointed out the PC is a state-mandated entity, and that inclusion in parts of Council's process is important.

Swinger noted Future Agenda Items; Agenda Planning and Agenda Planning as the three means to assure that PC is being included appropriately.

The clerk suggested the possibility of a subcommittee that could keep an eye on the "trigger points" and weigh in with the Village Manager as needed.

AGENDA PLANNING

Glass Farm/Kinney Property

October 8: Conditional Use Hearing.

October 18: Work Session (1-3) re: Home, Inc. Proposal for PUD/Senior Housing

November 12: Public Hearing re: Site Plan for Home, Inc. PUD/Senior Housing

ADJOURNMENT

At 9:49pm, Pelzl MOVED and Donnell SECONDED a MOTION TO ADJOURN. The MOTION PASSED 5-0 ON A VOICE VOTE.

Rose Pelzl, Chair

Attest: Judy Kintner, Clerk

Please note: These minutes are not verbatim. A DVD copy of the meeting is available at the Yellow Springs Library during regular Library hours, and in the Clerk of Council’s office between 9 and 3 Monday through Friday.

Yellow Springs Environmental Commission

Meeting Minutes—Approved

June 21, 2018

5:45-7:00 PM

Council Chambers, Bryan Center

Attendance: Deanna Newsom, Nadia Malarkey, Tom Dietrich, Matthew Lawson, Patti Bates, Duard Headley

- I. Welcome, Introduction of Guests – Tom Quinn (father/grandfather of Village residents), concerned about 5G telecommunications potential environmental health implications related to EMF (electromagnetic frequency) radiation. FCC has approved this and Village has to adopt regulations to implement. Interested in promoting education on EMF radiation concerns. EC will put on future agenda to discuss.
- II. Agenda Review and Approve Meeting Minutes,
 - a. None to review—Tom to send out soon.
- III. Risk Assessment – aka Environmental Prioritization continued
 - a. Tabled for next meeting
- IV. Stormwater brochure – feedback to Matt – 15 minutes
 - a. Discussion and live editing of the brochure ensued. Matt will incorporate comments and provide a revision
- V. Report on meeting with Brad Ault re: enhanced water quality monitoring - Deanna
 - a. Deanna toured the new Water Treatment Plant and discussed monitoring with Brad, Plant Manager
 - b. Acquired list of constituents which are currently being monitored for annually, which includes pollutants related to aluminum foundries and specific concerns at Morris Bean.
 - c. Nadia suggested monitoring for glyphosate and neonicotinoids as well
 - d. Tom Quinn recommended an article he saw in the Dayton Daily News today related to water pollutants
 - e. Brad is meeting with 2 consulting firms to determine a proposed path forward for constituents as well as monitoring frequency
 - f. Deanna is intending to meet with Audrey McGowin, who has been testing water in the Glen, to get input/suggestions for additional monitoring.
- VI. Updates/reports from other EC members as needed – 10 minutes each
 - a. Reduce pesticide use—Nadia intends to get with Patti to discuss potential ordinance for reducing pesticide use on Village property
 - b. Climate Action Plan— Duard and Tom met to discuss the Climate Action Plan. Digging down into practical proposals for actions to pursue, particularly in the opportunities around Transportation, especially local economy investments to promote jobs to reduce work-related commuting and shopping-related transportation. . Also the reduction of consumption due to the cost of transportation for goods to be shipped to YS. Energy Board collaboration on economic relief for high cost electricity.
 - c. Vernay Superfund Site—need to prepare for the release of the draft Corrective Measure Proposal (CMP) which is likely out for public comment this summer.

Subcommittee may meet to discuss as needed in between regularly scheduled meetings—Tom, Duard, and Deanna. Tom to contact the firm representing local residents. Tom to ask Patti to follow up with US EPA contact to check on the status.

- d. Glass Farm Conservation Area—kudos to the Village Staff for mowing the path and starting the installation of educational signage at the Area. Flowers are amazing out there! Nadia suggested we send a card to the staff for our appreciation.
- e. Need future discussion on email from Marianne MacQueen, but didn't have an attachment. Seemed related to water quality impacts to the Little Miami River.

VII. Next Meeting date, Chairperson, and draft agenda

Meeting Date-- 2018	Chairperson
July 19	Bettina
August 16	Duard
September 20	Nadia
October 18	Marianne
November 15	Deanna
December 20	Bettina

All meetings on 3rd Thursday of the month

Yellow Springs Environmental Commission

Meeting Minutes—Adopted

July 19, 2018

5:45-7:00 PM

Council Chambers, Bryan Center

Attendance: Nadia Malarkey, Tom Dietrich, Matthew Lawson, Duard Headley, Marianne MacQueen, Bettina Stolsenberg

- I. Welcome, Introduction of Guests – Marcia Wallgren
- II. Agenda Review and Adopt Meeting Minutes,-- May and June Minutes
 - a. Marianne—moved to adopt. Matthew—second. Ayes—6. Nays—0.
- III. Risk Assessment
 - a. Marianne said she sees a theme around water quality and other water issues.
 - b. Duard said the list reviewed to date (top 15 or so) seemed to be being addressed already. Suggested we review the remaining list to identify things that are needed.
 - c. Marianne suggesting we narrow down to a theme to create a focus.
 - d. Tom identified with Marianne suggestion that we need to wrap up the effort and determine the goals
 - e. Duard suggested we all review the latest and greatest from the list and finalize our goals at the next meeting.
- IV. Vernay Final Remediation Plan
 - a. Marcia gave some background on her experience with the Vernay pollution problem, evidenced from fumes/odors as well as soil and groundwater pollution. Got support from Ohio Citizen Action, Sierra Club, Greene Environmental Coalition, and neighbors at the time of 1996-98. Vernay was initially collaborating with reducing air emissions and the use of toxics in their processes. Federal lawsuit under RCRA (i.e., hazardous waste) and CWA (i.e., clean water) filed by group of neighbors. Won the suit in 2002. Group hired Michael Clinch as their consultant (EHS Technology Group). Vernay under two consent orders under USEPA to cleanup, 1. RCRA and 2. Neighborhood group (if USEPA does not clean up satisfactorily).
 - b. Vapor intrusion rules changed over time which has delayed the timeline for the cleanup plan.
 - c. The current Corrective Measures Plan (CMP) Addendum was proposed to USEPA in April and is under review. Once reviewed and approved, EPA will issue for public comment (possibly in late July or August).
 - d. EHS Technology is reviewing and commenting on the proposed CMP.
 - e. Duard mentioned the concern of offsite contamination, although the majority of pollution is on the Vernay property. The CMP addendum does not propose any off-site cleanup measures. According to Vernay it will naturally attenuate.
 - f. Marcia concerned that the Yellow Springs High School installed a groundwater well used to irrigate the grounds. Not sure that this continues or if it has been tested.
 - g. Marcia concerned there may be unknown contamination at the old Vernay site on South College Avenue, due to their business practices.

- h. CMP addendum does not clearly delineate how the proposed soil remediation would proceed, including the extents of the soil removal (depth and radius from “hot spot”) as well as the contaminant concentrations that will be considered remediated.
- i. CMP addendum proposes to isolate the stormwater from the site from being discharged to the Village storm sewer. Not sure how this will work—where will the stormwater go?
- j. Removal of certain areas of soil are thought to contain 95% of the available pollutant. These should be targeted.
- k. EHS Technology commented that the current CMP addendum has a lot of good qualities, yet lacks details on the extent of the remediation. Apparently, that detail is being left to negotiation with USEPA. EHS Technology’s comments will be shared with the Environmental Commission.
- l. Duard mentioned concerns with the proposed contingency plans in the CMP addendum. Concerned with the definition of the endpoint for the remediation. Concerned that the lack of monitoring wells on Green Street and Wright Street, since it appears the plume is not being contained. Marcia said EHS Technology also suggested more wells. Concerned that NPDES Permit to discharge to sanitary sewer. Concern that it requests Village require the closure of private residential drinking water wells in the area.
- m. Tom and Duard volunteered to be the subcommittee to monitor this issue and research to provide adequate public comment and inform Village residents and Village Council.
- n. Nadia suggested we organize a public information session to educate the public. Get a review of the content by EHS Technology or have them speak. Maybe even showing of a movie on the green revolution (explaining issues of corporate pollution).
- o. Marianne expressed a concern based on her history with Home Inc concerning potential purchase of Rabbit Run many years back. An independent consultant, Norton Engineering, reviewed the data from both sides of the issue. The concern is that the issue is not black and white—two scientific groups can come to two different conclusions. Let’s be cautious about “taking a side.”
- p. Timeline—based on timeline in the proposed CMP addendum, the soonest the public comment could be is late July. This is not likely due to USEPA’s review process.
- q. Marianne will put a placeholder on the agenda for the August 20 Council meeting. Tom and Duard will prepare an update on the Vernay’s Corrective Measures Plan Addendum and the remediation process with USEPA. Meanwhile, Tom and Duard will continue to research and monitor progress on EHS and EPA.
- V. Updates/reports from other EC members as needed –
 - a. Tabled due to limited time.
- VI. Bettina is resigning from the EC. This is her last meeting. She’s open to continuing to volunteer as needed.
- VII. Next Meeting date, Chairperson, and draft agenda
 - a. Vernay remediation update

- b. Stormwater brochure—review and approve
- c.

Meeting Date-- 2018	Chairperson
August 16	Duard
September 20	Nadia
October 18	Marianne
November 15	Deanna
December 20	Bettina

All meetings on 3rd Thursday of the month

Yellow Springs Environmental Commission

Meeting Minutes—Adopted

August 16, 2018

5:45-7:00 PM

Council Chambers, Bryan Center

Attendance: Nadia Malarkey, Tom Dietrich, Matthew Lawson, Duard Headley

- I. Welcome, Introduction of Guests – Mary Bushrui
- II. Agenda Review and Adopt Meeting Minutes,-- July Minutes were not sent in time to review
- III. Waste Reduction Grant (Matthew)
 - a. Grant available to help reduce garbage waste (4-1-2 Grant) through Ohio EPA. Dana Storts from Greene County Waste District is willing to help with the grant. Grant application would be submitted by the Village (EC to help write it).
 - b. Matthew also noted he is working to start up an organics waste collection service. He noted he wants to avoid any potential conflicts of interest.
 - c. Considering targeting events potentially, but collection of meats and cheeses are not possible at this time, which is a complicating factor for Street Fair.
 - d. Grant is due January 1, 2019
- IV. Vernay Final Remediation Plan (Duard and Tom)
 - a. EC to provide an update to Village Council on the Vernay Remediation Plan on 8/20/2018 to share the status of remediation process and a brief assessment of its technical merits.
 - b. US EPA currently reviewing Vernay's amendment to the Corrective Measures Plan (CMP). EPA could request additional revisions to the CMP or, if it is deemed adequate, they could issue the "Statement of Basis" for public comment.
 - c. EC believes there are some shortcomings/concerns in the amended CMP.
 - d. Some TCE elevated samples outside the area that Vernay claims as the plume area. The plume extents are determined by a theoretical model and the basis of the model need to be investigated.
 - e. Megan Bachman has contacted US EPA to make sure the YS News gets notified and can publish the public notice simultaneously (US EPA typically publishes in the Xenia Gazette).
- V. Pesticide Reduction (Nadia)
 - a. Nadia interested in creating an ordinance to ban non-organic pesticides on Village-owned lands.
 - b. Beyond Pesticides has contacted Nadia and is interested in supporting this effort.
 - c. Beyond Pesticides has provided draft model ordinances from other localities to use as a template. Nadia is working with Patti Bates to turn this into a draft for Yellow Springs.
- VI. Announcement: David Nolan, former Director of Five Rivers MetroParks, presentation on Huffman Prairie at Glen Helen at 8 pm
- VII. Next Meeting date, Chairperson, and draft agenda
 - a. Vernay Corrective Measures Plan
 - b. Waste Reduction Grant
 - c. Pesticide Reduction

Meeting Date-- 2018	Chairperson
August 16	Duard
September 20	Nadia
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All meetings on 3rd Thursday of the month

Energy Board Minutes

May 15, 2018

Members present: Rick Walkey (Chair), Eric Johnson (Secretary), Judith Hempfling (Council Representative), Alan Brunsman, Franklin Halley

Members Absent: Bob Brecha, Dan Rudolf

Others Present: Patti Bates (Village Manager), Kat Walters (Community Solution), Becky Brunsman (Former Teacher)

Rick invited Becky to share her insights as a former Kindergarten teacher.

Becky: Children are influential in the family. We did a no smoking information session making a point that it was not to encourage children to hassle their parents, but several parents shared at a teacher conference that they had quit smoking on their child's urging. We sent them home with a house drawing to encourage them to create a fire escape program and all the families created one.

If you offer food and childcare (maybe with a reading of a book about energy) and provide a takeaway (such as two LEDs) you will have a successful event at the schools. Maybe schedule a follow-up night with more LEDs

For a PBL, could the children get into the new solar field and count the panels and then do some math about how much energy is being generated? Patti said they would have to check into that since the Village does not own the array.

Patti: Johnnie, Kat and me met with Vicki Hitchcock (4th grade teacher) about possible projects. One idea was to get AMP to fund a model house on wheels that needed insulation and sealing and maybe a loose door hinge. Children could do the work to make it energy efficient and then compare the difference. Then it could be reused the following year. Johnnie has some meters that have spinning indicators to allow the children to see the impact of what they have done visually.. Alan said he did a similar project in 1965 at OSU.

Judith said they could also put the house beneath a tree to see the impact of shade on the energy consumption.

We got rid of 11 cases of CFLs by leaving them out by the utility window in a month.

Eric said he had just built a super insulated tiny house in his back yard that had an electric meter dedicated to the mini-split and several temperature sensors installed around the house. Children could experiment changing the temperature and seeing how many KWHs were used.

Judith: We have met with Empower and GoSustainable over the past two years. Council wants a project that will help people with affordability.

Kat: I want to get folks to sign up for free weatherization, but that is a challenge.

Judith: Maybe we should do an RFP that might lead to hiring Kat.

Patti: How about each member of the Energy Board suggest aspects to be included in an RFP that I could present to Council. We could then have the Energy Board review the proposals similar to what we did with the solar field vendors. A good way to reach out may be at block parties with free LEDs and literature.

Rick: I don't want to forget is that our mandate is to reduce everyone's consumption.

Patti: Please send me your RFP ideas to me by June 8th so that I have time to write it up for Council.

Meeting adjourned.

Energy Board Minutes
June 19, 2018

Present: Judith Hempfling, Rick Walkey, Franklin Halley, Alan Brunzman, Johnnie Burns

Hempfling intimated a discussion of the Utilities Conservation Education RFP taken to Council. Council asked specific, achievable goals, focus on low-to-moderate income and deliverables.

Walkey noted that the Energy Board needed to continue their mission to reduce the cost to the Village of energy purchase and that he does not feel the RFP needs further work, stating that the respondents need to provide the goals.

Brunzman suggested the Village search for a retired person to assist in energy conservation, providing a small salary and a percentage of savings.

Halley suggested the installation of additional solar to offset the Cresco load.

Burns noted that, in considering the locations for solar previously provided by Dan Rudolph, the only one he felt should be developed was Sutton Farm.

Hempfling stated she would like to delay the installation of solar at Sutton until Council discusses possible housing development there.

Walkey asked Burns for an update on LED street lighting, to which Burns noted that he was waiting on a sample from Anixter.

Walkey called for a motion to approve the minutes from the May 15, 2018 meeting. Brunzman moved and Hempfling seconded. All ayes by voice vote.



The Economic Sustainability Commission provides information and makes recommendations to Council regarding economic development for the Village of Yellow Springs, identifying primary opportunities for economic development in the Village and strategies to support these efforts and facilitating a forum for incubating ideas and networking among diverse groups working on economic development in the Village.

Economic Sustainability Commission Minutes

Wednesday September 5, 2018; 7:00 pm

Council Chambers, John Bryan Community Center

Attendees: Saul Greenberg, Henry Myers, Gerry Simms, Sammy Saber, Steve McQueen, Karen Wintrow, Susan Jennings, Kevin Stokes, Brian Housh. Guest: Jim Hammond; Absent: Mark Crockett, Lisa Kreeger, Emily Seibel

The meeting was called to order at 7:02 by Greenberg.

Minutes

Minutes from July were unanimously accepted as written. (Myers/Jennings)

Citizen Concerns

Jim Hammond, owner of Mills Park Hotel (MPH) was there to express his concerns over the cost of utilities and property taxes and how they are negatively affecting his business. He is concerned that both are a disincentive to attracting new businesses to Yellow Springs. Mr Hammond, who also has a manufacturing business in Xenia compared his electric bills there where he has service through DP&L. When looking at the bottom line, the cost of electric at Drierite was .07/kWH and at MPH was .14/kWH. When planning the hotel, he built a highly energy-efficient building but didn't budget for the utility rate increases and would have reconsidered building the hotel if he had known how much the rate increases would impact his cost of doing business.

His property tax was based upon the appraisal of a new building which is a hardship because existing facilities will be appraised at a significantly lower rate than new construction. In addition the lodging tax and other regulatory issues he must comply with also contribute to an increased cost of business for him. Airbnb establishments don't have to comply with the regulatory requirements of a larger facility.

The ESC acknowledged Mr. Hammond's concerns and indicated we would address the topic in the future, recognizing that Village government had final control over the issues being raised.

Old Business

Designated Community Improvement Corporation

Housh reported that Kreeger presented updated information to Council at their September 3 meeting and Council remains supportive of the DCIC initiative. The Village Solicitor is currently reviewing the draft Code of Regulations written by Kreeger but this document is considered to be proforma and an easier part of the process to complete.

The current priority focus is on outreach to major stakeholders including YS Schools, Miami Township, the YS Chamber and Antioch College. Kreeger and Housh are coordinating this effort to engage key community organizations and work toward a mutual understanding on the Purpose and Policies of the DCIC. After individual meetings, a larger public convening is expected to engage key non-profits and the community.

Village Council reiterated that there is no intention or expectation that any governmental bodies would give up sovereignty to the DCIC. Myers questioned Council's position on the sale of Village-owned property and Housh said it would be part of the Code of Regulations but again, Council intended to have decision-making power.

Wintrow suggested the ESC write a recommendation to Council based upon the final proposal presented for consideration and eventual legislation. Housh considers the DCIC to be comparable to a commission by adding capacity to the work of Council and the Village.

CBE Marketing Plan

Greenberg explained the desire of Council and the ESC to begin to focus on next steps for the CBE given the opportunities presented by infrastructure in place for the Cresco Labs facility. This work had been identified by the ESC as a 2018 goal and ratified by Council.

A question was raised as to current interest from businesses in locating in Yellow Springs. Per Wintrow, there has been limited marketing done for new business attraction because there simply have not been properties available. With the CBE infrastructure in place, it opens many more opportunities but it's important to have a strategy developed of the types of businesses to attract. Wintrow said that with Cresco as the first tenant and the agricultural surroundings of the property, she considers agri-business as a prime target for business attraction.

Stokes questioned how the status of Antioch University Midwest might impact the ability to develop the CBE. Per Wintrow, the property is on the market and she's aware of conversations between Beavercreek-based Mills Morgan Development and Antioch University to lease the building to new businesses. Mills Morgan was Community Resources' preferred development partner for the CBE the project never moved forward because of the referendum but as a result, there was a relationship and familiarity with the property and goals for potential tenants.

The summary of the Community Conversations discussion was included in the packet and Jennings questioned the interest expressed from citizens in residential development at the CBE. Wintrow conveyed that the survey was done before the Cresco opportunity and that the sale of the property to Cresco solidified Council's commitment to developing the CBE commercially rather than residentially.

In a discussion of next steps, Wintrow suggested inviting a representative from the Greene County Department of Development to an ESC meeting to review their work and the status of development in Greene County. Housh suggested a speaker from a like-minded community that had been successful in attracting new businesses to their community.

Stokes relayed his experience in visiting Spark Fairborn, their new kitchen and tech incubator downtown. He was impressed with the facility but disappointed that their operation was underway although he believes there are collaborative opportunities available. Wintrow described her visit to their facility earlier in the week to meet with the kitchen incubator coordinator. They discussed opportunities for local food businesses to join to use their facilities, for local food processors to provide products to their members and for local businesses to collaborate with their members to produce custom food items for their

business. Stokes also announced that Antioch College has a working group exploring opportunities around incubator and office development at the college utilizing available facilities.

Housh suggested the ESC structure meetings around various topics related to economic development and the CBE. Several potential topics were raised:

1. Re-branding of the CBE and development of marketing materials
2. Review current state of business in Yellow Springs
3. Discussion of how to make Yellow Springs more attractive to businesses
4. Convene relevant parties for idea generation for business opportunities for the CBE

Wintrow suggested that Cresco would be a critical partner to engage because of the opportunities for spin-off, supporting or compatible businesses for Cresco as prime candidates for attraction.

Jennings described the Encore Fellows program at Antioch College to engage Villagers with expertise in specific areas to act as advisors and mentors to the Miller Fellow program. There will be one fellow for each of the following core practice areas:

1. Health & Wellness
2. Democracy and Social Justice
3. Work and Resilient Community
4. Environmental Sustainability
5. Creativity and Story Telling

Hammond again expressed concern that comparisons of the cost of doing business between Yellow Springs and other communities in the region would be a non-starter for attracting new businesses.

Wintrow explained that we won't be able to compete directly with other communities but that we would be attracting individuals who saw Yellow Springs as a compelling opportunity for their business because of shared values and collaborative opportunities.

Developing the story of Yellow Springs as a business location is critical to moving forward. Wintrow suggested Housh ask Council for funding to hire a professional marketing firm to develop a branding and marketing package for the CBE.

Agenda Planning

With little time left for agenda planning, it was agreed that Greenberg, Wintrow, Housh and Stokes would review the minutes and determine an appropriate topic for the next meeting.

Adjournment at 8:28 pm.

Next meeting October 3, 2018 at 7:00 pm in Council Chambers

Building Trust Between Police and the Communities They Serve (j. Calhoun, 2016)

<https://www.nlc.org/article/building-trust-between-police-and-the-communities-they-serve> National League of Cities

Municipal leaders can choose what kind of policing they will seek to provide to their constituents. In recent years, more have been choosing to place greater emphasis on police-community partnerships and the co-production of safety, which necessitates a strong focus on equity, transparency, accountability, shared information, and changes in how police are trained, evaluated and promoted.

There have been times when law enforcement officers, because of the laws enacted by federal, state, and local governments, have been the face of oppression for far too many of our fellow citizens. In the past, the laws adopted by our society have required police officers to perform many unpalatable tasks, such as ensuring legalized discrimination or even denying the basic rights of citizenship to many of our fellow Americans. While this is no longer the case, this dark side of our shared history has created a multigenerational — almost inherited — mistrust between many communities of color and their law enforcement agencies. Many officers who do not share this common heritage often struggle to comprehend the reasons behind this historic mistrust. As a result, they are often unable to bridge this gap and connect with some segments of their communities... The first step in this process is for law enforcement and the IACP to acknowledge and apologize for the actions of the past and the role that our profession has played in society's historical mistreatment of communities of color. — Terrence M. Cunningham, President, The International Association of Chiefs of Police

In the wake of recent and highly-publicized shootings of both residents of color and police officers, many mayors and other city leaders are wrestling with these choices. In some communities, the resulting changes are sweeping and dramatic. For example, in the Watts section of Los Angeles, a neighborhood with mostly Black and Latino residents, new policies include a five-year residency requirement for sworn officers, co-screening of police by community members, and evaluation and promotion criteria based in large part on the quality and frequency of their community contacts and crime reduction in the neighborhoods they serve. In cities like New Orleans and Tacoma, Washington, community conversations with law enforcement and residents of color are providing space for racial healing by acknowledging the historical role of policing in the creation of racial inequities. In other cities, elected officials are taking more incremental but still hopeful steps to strengthen ties between police and the community.

Enforcement is not the core of our work. Harm reduction, sustaining healthy communities and work with youth lie at our heart. We must co-produce safety with the community...we need training on the rightful role of police and training for mayors on hiring police chiefs, as public safety is their most important job and the chief of police is their most important hire. — Jim Bueermann, President, The Police Foundation

Too little research has been done on the effectiveness of these efforts to know with certainty the most effective ways to build police-community trust. Nonetheless, a wealth of ideas and city examples give municipal officials many ways to get started. **Five areas seem particularly promising for local action: engaging the community in planning and oversight; improving police training; promoting youth development; connecting residents to resources; and building personal relationships between police officers and residents.** Here are a number of examples from each area:

Engaging the Community in Planning and Oversight

- Community conversations about race and police-community relations (many cities)
- Police and community working together to develop comprehensive violence prevention plans (many cities)
- MOUs that enhance data sharing and prevention planning
- “Micro-Community Policing Plans” (neighborhood safety plans developed with local residents in Seattle)
- Citizen Police Academies (many cities)
- “Community of Trust Committee” (Fairfax County, Virginia)
- Police/Clergy Advisory Boards (many cities)
- Police meeting with faith community following officer-involved shooting (Long Beach, California)
- Establishing success indicators to measure the progress of strategies to increase trust between law enforcement and the community
- Sharing plans with trusted community partners (e.g., local chapters of the NAACP and National Council of La Raza, the faith community)

Improving Training and Support for Police Officers

- Implicit bias training
- De-escalation of force training
- Cultural competency training
- Changing how officers are evaluated and promoted (Watts, California; Camden, New Jersey)
- Community service in Police Academy training (e.g., mentoring youth throughout academy training)
- “Transparency” policies
- Training police officers to police one another (New Orleans)
- Recruitment and hiring of minority and bilingual, bi-cultural law enforcement officers
- “Adopt a Cop” (e.g., churches praying for, caring for individual officers in San Jose, California)

Promoting and Supporting Youth Development

- Mentoring (“Youth Pride” in Providence; “Ambassadors Program” in Saint Paul)
- Tutoring (Santa Rosa, California; “OK” program in Oakland, California; PACER in Camden)
- Coaching football/basketball; police-athletic leagues (PAL in many cities)
- Chief’s Youth Advisory Board (Louisville, Kentucky)
- Police Cadet Program (Los Angeles)
- Police Academy (Washington, D.C.)
- Explorer Scouts (many cities)
- “Challenges and Choices” taught by police in public schools (Los Angeles)
- “Officer Friendly” programs in schools
- Safety camps for youth (New Orleans)
- Youth/police dialogues (New Orleans, Seattle)
- Youth and Police Initiatives (Spokane; several sites in Massachusetts via Northeast Family Institute)

Connecting Residents to Community Resources

- Mental health clinicians riding with officers (Oakland); mental health officers (Madison, Wisconsin)
- Making citizens aware of essential services (e.g., homeless shelters, addiction treatment, housing and code enforcement)
- Social workers stationed in police departments (Boston)
- “Quality of Life Officers” (New Orleans)

- Community Policing Officers spotting and responding to non-enforcement problems such as poor lighting, absence of stop signs, local parks in disarray, problem bars (many cities)
- Diversion from arrest (Law Enforcement Assisted Diversion in many cities)
- Police/Human Services/School partnership to divert low-level offenders to services, which include school retention strategies (Philadelphia)
- Citation and release (Charleston, South Carolina)
- Officers linking caregivers to child protection agencies following arrest of a parent
- Police Departments supporting “Peacemaker or Street Worker” (Cure Violence) initiatives, most of which are staffed by ex-offenders

Building Personal Relationships between Officers and Residents

- Pop Up Barbeques (Camden)
- Bike Patrols (Minneapolis, Minnesota; Covina, California)
- Operation Hoodsie (ice cream) Cup (Boston)
- Police/Youth Chats (Louisville)
- Coffee with a Cop, Coke with a Cop, Shop with a Cop (several cities)
- “Open Up” (police delivering food to people experiencing poverty in Knoxville, Tennessee)
- Police attending community meetings (many cities)
- Police worshipping in local churches/singing in choirs, attending local sport events & funerals
- Peace Walks with community groups (Long Beach; Boston; Richmond, California; Seattle)
- Help giving away food; planting trees (New Orleans)
- “Trust Talks” (Winston-Salem, North Carolina)
- Clergy (Baltimore) and citizen “Ride-Alongs” (many cities)
- Acknowledge need for reconciliation and for vehicles that promote trust
- Use of communication vehicles to share police programs, policies, practice

More Resources

- National League of Cities (“Policing in the 21st Century”)
- President’s Task Force on 21st Century Policing (recommendations derived from national hearings)
- The Police Foundation (evidence-based approaches to improve policing)
- The Police Executive Research Forum (program and policy research, TA provider, author of “Guiding Principles on Use of Force”)
- International Association of Chiefs of Police (providing research, education on exemplary practice to its worldwide association of police professionals)
- S. Conference of Mayors (“Strengthening Police-Community Relations in America,” a report by a working group of mayors and police chiefs)
- National Conference of State Legislators (policy actions states can take)
- National Alliance on Mental Illness (policing and the mentally ill)
- Campaign Zero (10 recommendations to reduce police violence from the community perspective)
- Vera Institute of Justice (“How to Support Trust Building in Your Agency”)
- John Jay College, National Institute for Building Trust (initiative in six cities: Birmingham, Alabama; Fort Wayne, Indiana; Gary, Indiana; Minneapolis; Pittsburgh; Stockton, California)
- National Association of Counties (reports on various criminal justice issues)

For more information on building police-community trust, contact Leon T. Andrews, Jr., the director of NLC’s Race, Equity And Leadership (REAL) initiative, at real@nlc.org.

About the author: John A. “Jack” Calhoun is an internationally-renowned public speaker and frequent media guest and editorial contributor. He currently serves as Senior Consultant to the National League of Cities and is the founder and CEO of [Hope Matters](#). For more than 20 years, Mr. Calhoun was the founding president of the National Crime Prevention Council, prior to which he served under President Carter as the Commissioner of the Administration for Children, Youth and Families. His new book, [Policy Walking: Lighting Paths to Safer Communities, Stronger Families & Thriving Youth](#), is available now.

<https://icma.org/articles/article/21-conditions-building-trust-between-police-and-community>

21 Conditions for Building Trust between Police and the Community – International City/County Management Association

What will it take to restore trust in public institutions—whether it’s trust in the police force, the city or county council, or something as mundane as a speed camera or as important as a voting process? There’s no denying that disturbing headlines about police-involved shootings have become part of our daily diet, putting alleged police brutality and discrimination center stage.

Given the connection between local governments and their police forces, elected and appointed officials of local government are caught in the glare of this unfavorable spotlight as well. Which drives home the fact that responsibility for improving trust isn’t solely a police responsibility but that of an entire community.

When delving into this issue at the Strategy Summit on Future Local Government, Police, and Community Relations in August 2015, ICMA President and City Manager Patricia Martel (Daly City, CA) noted that the manager’s job is to “help police and policy makers convene community conversations. In the end, if people don’t trust the police, they also don’t trust local government or elected officials.” That means, Martel emphasized, “we’re in it together.”

Consistency, fairness, and procedural justice are all elements of building foundations of trust and legitimacy. They can open the door to community-wide conversations about policing standards, transparency and inclusiveness, race relations and social equity. Strategy Summit participants—police chiefs, mayors, city managers, and association and nonprofit executives—identified a number of must-have conditions for establishing trust between law enforcement and the community:

- Overtly acknowledging the community’s trust and equity issues
- Authentic conversations with the right people invited to participate
- Engagement—giving a voice to all stakeholders
- Allowing stakeholders to vent
- Giving stakeholders opportunities to provide input
- Listening and being listened to
- Being part of the decision-making process
- Showing respect and acting with fairness
- Acknowledging biases and talking about and acting on issues of different kinds of diversity—racial, generational, gender, language, and so on
- Giving the public a go-to person in the police force
- Starting and maintaining individual relationships
- Educating the police, elected officials, and the public about the community’s racial and equity issues
- Issuing clear and quick communication after officer-involved shootings
- Using social media and other communication channels smartly
- Asking stakeholders what they want and how police policies impact them

- Consistency, fairness, and procedural justice
- Transparency (e.g., beat cops, online data, listening tours)
- Involving youth
- Using safe, neutral gathering places
- Asking citizens to be co-owners in finding solutions
- Accountability on the part of law enforcement for bad decisions or actions.

The [“Report of the August 25-26, 2015 Strategy Summit on Future Local Government, Police, and Community Relations”](#) captures important conversations ranging from speaking up about social issues to law enforcement recruitment and hiring, to civilian oversight of police and the role of other community service providers. Several underlying themes emerged throughout the Strategy Summit about which the participants were in agreement:

- No single entity—be it law enforcement, local government, or community organizations—has all the answers, and none has sufficient resources to effect comprehensive change. All of the community’s available resources need to be brought to bear in a coordinated effort.
- Success starts with reaching out to all segments of the community, giving voice to the underserved, listening, and building and maintaining collaborative relationships among all organizations that can contribute to making a stronger community.
- Diversity in the workforce, race relations, and serving the underrepresented are issues that need to be tackled head on. Mental health and homelessness are two important social conditions that need to be addressed by the entire community, not just by the police, whose expertise and resources are not designed to serve these groups or address these issues.
- Assuming a strategic and genuine effort to improve police policies and practices and interactions with the public, an equally strong initiative (in part comprising communications and branding) needs to occur simultaneously to shift the public’s negative perception of the police. On the other hand, sometimes it’s the laws and policies that are behind the times and need to change.
- Comprehensive police training is just as important as smart recruiting.
- Each community solution is unique, but shared models of what works and effective practices would be helpful.
- Reliable measures of community engagement (as one participant put it, “what you count, people will do”) and other police-involved activities need to be agreed upon and accessible in an easy-to-use format.
- Organizations like ICMA, the National League of Cities, and others are needed to help at least facilitate the cross-discipline conversations that need to take place in communities.

City Manager and Police Chief Regional Workshops

The Center for Public Safety Management (CPSM), which is an ICMA partnering organization, and the International Association of Chiefs of Police (IAPC) are hosting several regional workshops on “The Power of Critical Relationships: The Roles of the City Manager and Police Chief.” [Learn more](#) about registration and locations.

The Strategy Summit participants encouraged ICMA and other local government organizations to work with their members to identify leading practices for initiating community conversations around community values and community engagement, and to include the discussion of race issues in those conversations. ICMA is investigating how the Strategy Summit dialog can be replicated at a regional level with leaders of diverse stakeholder groups as well as what additional content and leading-practice resources can be developed and disseminated to ICMA members and other key stakeholders.

For more details about the authentic and rich conversations that occurred during the Strategy Summit, check out the [full report](#).

Please Continue Your Support of Greene County Children!

Levy Fact Sheet



Vote YES for Issue 6

ZERO Increase in Taxes

What is Greene County Children Services?

Greene County Children Services is the public entity designated by law to provide care, protection, and placement of abused, neglected, and dependent children in Greene County. The agency is accredited by the Council on Accreditation—recognizing that Greene County meets the highest national standards of professional performance in the field of child welfare.

What does Greene County Children Services do?

Greene County Children Services works to protect children from abuse and neglect. In addition to helping families maintain safety, we provide temporary and permanent child placement through foster care, adoption, kinship care, and independent living programs. Every day we assess reports of abuse or neglect, collaborate with other organizations that serve children in Greene County, and help families meet the needs of our community's most vulnerable children. It takes a community to protect a child.

How many families are served by Greene County Children Services in a year?

In 2017, the agency served over 2000 children through prevention, protection, placement, and permanency programs. Over 1500 new cases were opened, 228 children received placement services, and 15 adoptions were finalized.

What is the level of millage Greene County Children Services is seeking?

Children Services is seeking renewal of an existing 1.5 mill levy.

This renewal will not increase taxes.

For how many years?

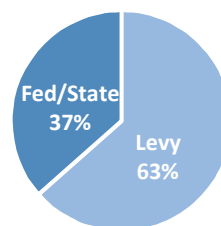
The levy will be in effect for five (5) years, beginning in 2020. 2019 is the last year that funds can be collected on the current levy.



Why is the levy needed?

Child abuse and neglect affect everyone in the community. Levy funds make up 63% of the program's budget. Plus, the levy dollars are needed to access a portion of state and federal dollars through reimbursements and matching funds. We need to act now to maintain current programs that keep children safe. **The levy's sole purpose is to support Children Services.**

Expenditures 2013 - 2017



What will the levy cost?

A homeowner whose house is valued at \$100,000 will pay a total of \$44.24 per year in support of the Children Services levy. This is less than \$1 per week to assist in protecting children and their families.

When will the levy appear on the ballot?

November 6, 2018.

Vote YES for Issue 6 on November 6th

ZERO Increase in Taxes

Paid for by Greene County Citizens for Children Services

Jeannette M. Adkins, Treasurer

1254 Cheatham Way, Bellbrook, OH 45305

October 5, 2018

TO: Yellow Springs Village Council

FROM: Vickie Hennessy, Chair of the Glass Farm Management Conservation Area Management committee

RE: Budget line item for Glass Farm Conservation Area

Dear Council Members:

I recently met with Village Manager Patti Bates and Director of Public Services Jonnie Burns to discuss the tasks needed for ongoing management of the Glass Farm wetlands and prairie. During that discussion Patti and Jonnie agreed that the Village would mow the prairie once a year but did not want to take any further responsibility for maintenance activities for the area. Patti suggested that I request a line item in the budget for that purpose. I have also conferred with Marianne MacQueen Council liaison of the Environmental Commission (of which the Glass Farm management is a subcommittee). I am requesting that Council designate \$2500/year for five years for expenses related to maintaining the Glass Farm Conservation Area. Marianne suggested that five years would allow enough time for decisions to be finalized for the Glass Farm development, at which time the conservation area maintenance could be revisited.

The modest sum of \$2500/year for five years would result in a total of \$12,500 which could be available as needed during that time period and beyond if not used. Much of the maintenance has been and will continue to be done by volunteers from our commission as well as Tecumseh Land Trust. However, there are tasks such as mowing the paths (which should occur three times a year), costs related to removing invasives, and repairs that may be needed for the flow devices, signage, etc. that involve additional expertise, equipment and supplies.

I understand that Council is currently considering the 2019 budget and respectfully ask that you consider this request. I am happy to provide further information if you so desire. Thank you in advance for your consideration.

Sincerely,
Vickie Hennessy

From: Deton brookshire [<mailto:detonbrookshire3@gmail.com>]
Sent: Wednesday, October 03, 2018 9:23 AM
To: YSPD Chief
Subject: Officer Charles

On 10/3/2018 at approximately 0120 hours, I contacted the YSPD for assistance.

I observed a vehicle which I believed was following me home from work. I could tell the vehicle was matching my speed and direction of travel and as a result I was concerned for my safety. I contacted the YSPD dispatch

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and the dispatcher on duty that night not only was quick dispatching an officer but also collected the information efficiently.

Upon arriving to the area of the PD the vehicle turned left traveling onto walnut street and I continued towards the police department where the YSPD patrol officer, Officer Charles, was approaching my location. I provided him with the information I attempted gather at the time at which point he spoke with me briefly before checking the area.

I was able to get home without further complications. I not only appreciate this but I'm very thankful to have received such quick and efficient assistance from the police department in general. I would also like to thank the officer for his professionalism and willingness to help.

Announcement: Domestic Violence Awareness Month

October is Domestic Violence Awareness Month in our country. The village Mayor's Office has joined the rest of Greene County in issuing a proclamation to this effect, noting that community leaders, police, judges, advocates, healthcare workers, and concerned Yellow Springs citizens are joining others across our county and our country to develop solutions and services to this serious problem.



MEMBER ALERT

OML BOARD OFFICIALLY OPPOSES STATE ISSUE 1

A quorum of the Ohio Municipal League's Board of Trustees has voted unanimously to officially oppose State Issue 1, the proposed constitutional amendment that would reduce penalties for the crimes of obtaining, possessing and using illegal drugs. Issue 1 will appear on the ballot on Tuesday, November 6th for consideration by Ohio voters.

If approved, the amendment would prohibit jail time as a sentence for obtaining, possessing or using illegal drugs until an individual's third offense within 24 months; it would mandate those criminal offenses be classified only as a misdemeanor rather than a felony; and would require sentence reductions of incarcerated individuals, except individuals incarcerated for murder, rape or child molestation by up to 25% if the individual participates in rehabilitative, work or educational programming, among other provisions.

The Ohio Municipal League stands opposed to Issue 1 for several reasons. The amendment would shift the financial responsibility of prosecuting these misdemeanor offenses to the local governments, making them responsible for the costs of treatment, probation and jail. The amendment will also inhibit the prosecution of drug traffickers, in addition to reducing the sentences of violent offenders such as human traffickers, those convicted of aggravated arson, burglary or robbery, kidnapping and felonious assault - just to name a few.

Ohio's local governments are already struggling with combating the worsening opioid crisis on the front lines of our communities despite repeated cuts to their funding. Issue 1 is projected to save the state millions annually - however, shifting the cost of courts, probation, treatment and jail time to municipalities would create an incredible financial burden in the form of yet another massive unfunded mandate.

Issue 1 also ties the hands of local law enforcement to effectively prosecute drug traffickers, hobbling their ability to dole out the criminal penalties necessary to reduce drug use and crime in their communities. By reducing sentences for violent offenders - not just those possessing drugs - Issue 1 poses a very serious threat to public safety by putting violent criminals back on the streets.

Finally, changing Ohio's constitution creates a long-term challenge, as an entire statewide initiative and election would be necessary to make any needed changes to the amendment in years to come. Ohio should not legislate via constitutional amendment: such a serious change in sentencing law should be done in the Ohio Revised Code, where the legislature can make necessary adjustments as needed.

On behalf of Ohio's municipalities, due to the increased financial burden and serious safety concerns, the Ohio Municipal League opposes Issue 1. If your municipality is interested in passing a resolution opposing Issue 1, you can find sample language [HERE](#).

Early In Person Voting Hours & Location November 6, 2018 General Election

Early Voting Office is located at 551 Ledbetter Road, Xenia.

Gubernatorial General Election

Weeks One & Two of Voting)

(Beginning the day after the close of registration for the election except any holiday established by state law.) Early voting begins Wednesday October 10, 2018.

8:00 AM – 5:00 PM on each weekday (Monday – Friday) **OCT. 10TH – 19TH**

Week Three of Voting

8:00 AM - 5:00 PM on each weekday (Monday – Friday) **OCT. 22nd – 26th**

8:00 AM – 4:00 PM on Saturday **OCT. 27th**

Week Four of Voting

8:00 AM – 7:00 PM on each weekday (Monday – Friday)

OCT. 29TH – NOV. 02nd

8:00 AM – 4:00 PM on the Saturday before Election Day **NOV. 03rd**

1:00 PM – 5:00 PM on the Sunday before Election Day **NOV. 04TH**

Week of Election Day

8:00 AM – 2:00 PM on the Monday before Election Day **NOV. 05TH**

*****On ELECTION DAY Nov. 06, 2018 “You must go to your Polling Place!!” 6:30 AM – 7:30 PM**



Greene County Public Health

Melissa Howell MS, MBA, MPH, RN, RS, Health Commissioner

Kevin L. Sharrett, MD, Medical Director

Press Release

For Immediate Release

October 3, 2018

Contact: Laurie Fox, Public Information Officer

937-374-5669/866-858-3588; lfox@gcph.info

Greene County Public Health WIC Program Continues to Offer Free Infant Feeding Classes for Pregnant Women

XENIA, OH—The WIC (Women, Infants & Children) program at Greene County Public Health has announced the availability of free infant feeding classes designed for pregnant women. These classes are open to all pregnant women, not just WIC participants! If you are trying to decide how best to feed your newborn when he or she arrives, this class will provide you with valuable information to help make the best choice for the health of your baby.

The classes, offered monthly at both the Xenia (360 Wilson Drive) and Fairborn (600 Pierce Drive) WIC offices, will cover how to feed your baby, getting started with breastfeeding, how to know if your baby is getting enough to eat, how to make infant formula, offer a bottle, and so much more. Morning and late afternoon/evening classes are available, and **you only need to register for one class (not a series)**. The classes are open to pregnant women and their support people. Spouses, partners, and all other support people are strongly encouraged to attend. Classes available in October, November and December are as follows:

- Thursday, October 11, 10:00am, Fairborn
- **Wednesday, October 31, 10:45am, Xenia**
 - *This class was originally scheduled for October 24.*
- Thursday, November 8, 10:00am, Fairborn
- Wednesday, November 14, 10:45am, Xenia
- Wednesday, December 12, 10:45am, Xenia
- **Thursday, December 13, 9:30am, Fairborn**
 - *Please make note of the time of this class.*

Registration for all listed classes above is required. Please call the WIC office at 937-374-5642 to get registered or to find out more.

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Melissa Howell MS, MBA, MPH, RN, RS, Health Commissioner

Kevin L. Sharrett, MD, Medical Director

Press Release

**For Immediate Release
October 9, 2018**

**Contact: Laurie Fox, Public Information Officer
937-374-5669/866-858-3588; lfox@gcph.info**

Greene County Public Health Reports Two Additional Positive Tests for West Nile Virus in Mosquitoes

XENIA, OH – Greene County Public Health received notice from the Ohio Department of Health (ODH) that West Nile Virus was detected in two more mosquito samples sent to ODH. The positive result came from two pools of mosquitoes tested in a north Fairborn neighborhood between North Broad Street and Sandhill Road. Greene County Public Health has been monitoring adult mosquitoes in the surrounding communities. Jeff Webb, Director of Environmental Health Services, stated that, “On Friday, October 5, 2018, after receiving that report, the neighborhood between North Broad Street and Sandhill Road was treated with adulticide to try and reduce the adult mosquito population”.

West Nile virus (WNV) is a virus most commonly spread by infected mosquitoes that can lead to severe fever, encephalitis (inflammation of the brain) or meningitis (inflammation of the lining of the brain and spinal cord). The primary carrier in Ohio is the northern house mosquito, *Culex pipiens*. Mosquitoes become infected when they feed on infected birds. Infected mosquitoes can then spread the virus to humans and other animals when they bite.

Mosquitoes have been collected using gravid mosquito traps, and then sent to ODH for identification and testing. Information on the total number, the type, and the sex of mosquito (only females spread the virus) have been collected.

Greene County Public Health Commissioner Melissa Howell reminds everyone to be aware of their exposure to mosquitoes and to protect themselves by:

1. Eliminating standing pools of water, such as birdbaths, gutters, old tires, unused pools, boats and buckets, particularly after the great amount of rain as of late.
2. Avoid shaded areas where mosquitoes may be resting.
3. Limit outdoor activity during evening hours.
4. Wear protective clothing such as light-colored, long-sleeved shirts and pants.
5. Use insect repellents (those containing DEET can be very effective; follow manufacturers’ usage recommendations).

-cont’d-

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Greene County Public Health

Melissa Howell MS, MBA, MPH, RN, RS, Health Commissioner

Kevin L. Sharrett, MD, Medical Director

Public Health officials continue to monitor for mosquitoes by checking for standing water, applying larvacide, trapping and testing mosquitoes, and spraying adulticide if indicated. The cooler temperatures coming later this week may indicate that the mosquito season may be nearing its end. Staff traps and sends pools of mosquitoes to ODH for testing typically through the end of October.

For more information about mosquito control or to contact Environmental Health Services, call (937) 374-5607.

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Greene County Public Health

Melissa Howell MS, MBA, MPH, RN, RS, Health Commissioner

Kevin L. Sharrett, MD, Medical Director

Press Release

For Immediate Release
October 4, 2018

Contact: Laurie Fox, Public Information Officer
937-374-5669/866-858-3588; lfox@gcph.info

Youth Billboard Contest Set To Begin October 21 for Teen Driver Safety Week

XENIA, OH—Greene County Safe Communities and State Farm will once again be collaborating again for the 2018 Billboard Contest that will be held October 21-27, 2018 in collaboration with National Teen Driver Safety Week. Local teachers and students from three schools in Greene County will be participating this year.

The goal of this challenge is to raise awareness among high schoolers and their peers about teen driver safety. Students are given the opportunity to design their own public service announcement billboard that promotes a message surrounding teen driver safety. A cash prize in the amount of \$2,000 as part of the State Farm Billboard Contest in collaboration with Rick Kolmin, State Farm, in Xenia, and the Greene County Safe Communities Coalition, part of Greene County Public Health, will be awarded to the winning students and teachers. The winning billboards will be on display in Fairborn and Beavercreek, on the digital billboard of Wright State University Nutter Center, and various Lamar billboard signs during the week of 10/21-10/27, 2018. In addition, billboard contest partner Sign Dynamics in Dayton will create metal signs with each winning design that will be posted at the winning school exits.

Participating schools and teachers include:

- Bellbrook High School, teacher Michelle Fogertey
- Cedarville High School, teachers Paula Hendrickson and Angela Yake
- Greeneview High School, teacher Molly Beam

Press conferences will be held at the participating schools to award prizes. Coalition members, law enforcement officers, students, and Village Officials will be on hand. Award dates are pending.

For questions or more information, please call Jillian Drew, Greene County Safe Communities Coordinator, at 937-374-5683 or email jdrew@gcph.info.

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Melissa Howell MS, MBA, MPH, RN, RS, Health Commissioner
Kevin L. Sharrett, MD, Medical Director

Press Release

For Immediate Release
October 1, 2018

Contact: Laurie Fox, Public Information Officer
937-374-5669/866-858-3588; lfox@gcph.info

Greene County Update regarding Hepatitis A

XENIA, OH – Due to continuing concerns about cases of Hepatitis A being reported in the statewide community outbreak by the Ohio Department of Health, Greene County Public Health officials want to share what Greene County is doing to keep you safe, educated, and informed.

Hepatitis A is a viral illness that affects the liver and causes fever, fatigue, loss of appetite, nausea, vomiting, abdominal pain, dark urine, clay-colored bowel movements, joint pain and jaundice. Symptoms usually appear within 2-6 weeks after being exposed. The virus leaves the body through stool (poop) and is transmitted primarily person-to-person through the fecal-oral route. It is not spread by kissing, sneezing or saliva. Hepatitis A is not typically caused by food, but an employee who has been infected by the virus and has improperly handled the food.

So far in 2018, there have been four confirmed cases of Hepatitis A in Greene County. In 2017 there was one case, and in 2016 there were five cases. While anyone can get Hepatitis A, investigations have shown that the homeless, drug users, and men who have sex with men, and those who have contact with them, are most at risk. Persons 25 years of age and older are also at increased risk as they are more likely to be unvaccinated for Hepatitis A.

What YOU can do to prevent Hepatitis A:

1. Thorough hand washing with soap and warm water for at least 20 seconds after using the restroom and before preparing and eating food.
2. There is a vaccine to prevent Hepatitis A. Individuals may contact their doctor, local health center, or pharmacy to discuss the Hepatitis A vaccine.

Public Health is providing educational materials and outreach for those at high risk. We will continue to monitor cases of Hepatitis A in the community to determine if there are any direct links between the cases and will provide interventions to break the chain of infection as deemed appropriate. We are asking our community partners to help us by encouraging the vaccine and providing education on Hepatitis A to at-risk residents.

For more information on Hep A, call Greene County Public Health at 937-374-5600, visit <https://www.odh.ohio.gov/hepa> or <https://www.cdc.gov/hepatitis/hav/>

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From: Village Manager

10/10/2018

JULY THROUGH SEPTEMBER HOT TEMPERATURES LEAD TO HIGH ELECTRICITY USAGE IN VILLAGE

Average temperatures over the past three months were the warmest on record for the State of Ohio going back to 1895. The hot and humid weather kept air conditioners humming, pushing Yellow Springs power consumption to 10,049,000 kWh for the 92 day period, which is 11% higher than July to September of 2017. Over the summer, Yellow Springs' maximum load was 8,264 kW on July 5 during the hour from 4 to 5 pm.

<https://www.ncdc.noaa.gov/temp-and-precip/us-maps/>