COUNCIL FOR THE VILLAGE OF YELLOW SPRINGS
REGULAR COUNCIL MEETING
AGENDA

IN COUNCIL CHAMBERS @ 6:30 P.M. **Monday, December 17, 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

EXECUTIVE SESSION (6:30)

For the Purpose of Discussion of Potential Litigation.

SWEARING IN (7:00)

Board and Commission Members:
Saul Greenburg, Economic Sustainability Commission; Cheryl Durgans, Arts and Culture Commission; Mark Ewalt, Energy Board

ANNOUNCEMENTS

CONSENT AGENDA (7:10)

1. Minutes of December 3, 2018 Regular Meeting

REVIEW OF AGENDA (7:15)

I. PETITIONS/COMMUNICATIONS (7:20)

The Clerk will receive and file:

Donna Sorrel re: Support of Senior Housing
Kathryn Hitchcock re: Support of Senior Housing
Susan Pfeiffer re: Support of Senior Housing
Suzanne Patterson re: Support of Senior Housing
Joan Horn re: Support of Senior Housing
Richard Zopf re: Support of Senior Housing
Susan Stiles re: Support for Senior Housing
AMICS re: Support for Senior Housing
Colin Altman re: Fire Suppression for Proposed PUD
Kineta Sanford re: Recusal from PUD Discussion
Judith Hempfling re: Support for Senior Housing
Emily Seibel re: Senior Housing FAQ
Bruce Bradtmiller re: Support for Senior Housing
Richard Lapedes re: Support for Senior Housing
Ilse Tebbets re: Support for Senior Housing
Kevin McGruder re: Support for Senior Housing
Marianne MacQueen re: Support for Senior Housing
YS Chamber re: Thank You and Happy Holidays
Josh Knapp re: Bryan Center Security
Chief Carlson re: NYE Event Plans

Susan Jennings re: Proposed Resolution for Agraria Trail
365 Group re: Village Policing
Brian Housh re: Village Policing Guidelines
Karen Wintrow re: Support for Senior Housing

II. PUBLIC HEARINGS/LEGISLATION (7:25)

Second Reading and Public Hearing of Ordinance 2018-50 Approving the 2019 Budget for the Village of Yellow Springs and Declaring an Emergency

Second Reading and Public Hearing of Ordinance 2018-51 Approving Creation of a Fund for the Furtherance of Affordable Housing in the Village of Yellow Springs

Emergency Reading of Ordinance 2018-52 Approving a Supplemental Appropriation for the Fourth Quarter of 2018 and Declaring an Emergency

Reading of Resolution 2018-42 Adjusting Village Employee Wage Scales

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)

Consideration of Planning Commission Recommendation re: PUD Proposal (Swinger: 60 min.)
Housing Advisory Board End-of-Year Review (MacQueen: 10 min.)
ESC Report on Rebranding/Marketing of CBE (Kreeger: 5 min.)

V. OLD BUSINESS (9:05)

Council End-of Year Review (Housh: 5 min.)
Updated Village Manager Timeline (Housh: 5 min.)

VI. NEW BUSINESS

VII. MANAGER'S REPORT (9:15)

VIII. SOLICITOR'S REPORT (9:20)

IX. CLERK REPORT (9:25)

X. FUTURE AGENDA ITEMS (9:30)*

Jan. 7: **First Reading of Ordinance 2019-01** Authorizing the Sale During Calendar Year 2018 of Municipally Owned Personal Property which Is Not Needed for Public Use, or Which is Obsolete or Unfit for the Use for which it was Acquired, by Internet Auction, Pursuant to Ohio Revised Code Section 721.15(D)
Emergency Reading of Ordinance 2019-02 Authorizing the Annual Transfer of Funds and Declaring an Emergency
Council 2019 Draft Goals
Transient Guest Lodging Report
Cellular Tower Lease Buyout Staff Recommendation
Report on Scenario-Based Training

Jan. 22: Charter Review Discussion

Feb. 4: ESC Annual Report
ACC Annual report

Feb.19:

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

ADJOURNMENT

The next regular meeting of the Council of the Village of Yellow Springs will be held at 7:00 p.m. on **Monday, January 7, 2019** 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, December 3, 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, Public Works Director Johnnie Burns and Solicitor Chris Conard.

SWEARING IN
Kineta Sanford was sworn in by Solicitor Chris Conard as a Yellow Springs Village Council Member. Sanford then took her seat at Council table.

ANNOUNCEMENTS
Kreeger reminded citizens of the need for donations to the Utility Round Up Fund and Bates made note that the Community Foundation had donated $5,000.00 to that fund.

Housh noted the upcoming Gingerbread Festival at Mills Lawn on December 8th, and noted the School Forest Festival that same weekend.

Housh announced the dedication of the restored Jungle Mural by Sarah Dickens and the VIDA (Village Inspiration & Design Award) presentation celebrating the "Muralists of Yellow Springs" set for December 12 at 5pm at The Emporium, and noted the Chamber Holiday Party also set for December 12 from 5:30-7:30pm at S&G Distillery and YS Brewery.

Housh noted the inclusion of a portion of Council Rules in the packet, stating that Council will be clearer about citizen participation, stating that the situation would be tightened up. He clarified that he is the presiding officer and is responsible for the efficient running of the meeting, asking that concerns be directed either to all of Council or to him as President. Housh noted that the three minutes typically allotted to citizens to speak during Citizen Concerns is a courtesy and an effort to assure citizen inclusion, but is not a "right" that is guaranteed by the Village Charter.

Housh noted that Council meetings are not a forum for personal issues or issues with individual staff or Council members, stating that there are avenues for addressing those issues outside of a public meeting such a Village Mediation.

CONSENT AGENDA
1. Minutes of November 19, 2018 Regular Meeting

MacQueen MOVED and Stokes SECONDED a MOTION TO APPROVE the Consent Agenda. Housh CALLED THE VOTE, and the MOTION PASSED 5-0 on a voice vote.

REVIEW OF AGENDA
Safe Routes to Schools Report and two commission nominations were moved to New Business.

Stokes added Commission Budgets to New Business.

Council added the topic of a mini-retreat to New Business.

An update on Implicit Bias training was added to Old Business.

PETITIONS/COMMUNICATIONS
MacQueen reviewed communications received as follows:

Shawn Leon re: Proposed Resolution
GCCHD re: Accreditation
Mayor's Court Monthly Report
Friends Care Center re: Request for Donation
OEPA re: Discharge Notice
Susan Stiles re: Opinion on PUD
Denise Swinger re: Density Changes to Zoning Code
Council Clerk re: Meeting Protocol Reminder
Sergeant Knapp re: Bryan Center Security

Chief Carlson re: NYE Event Protocol for 2018

PUBLIC HEARINGS/LEGISLATION

Second Reading and Public Hearing of Ordinance 2018-49 Adding a New Chapter 290 of the Codified Ordinances Thereby Establishing a Justice Commission of Council. MacQueen MOVED and Kreeger SECONDED a MOTION TO APPROVE.

Housh clarified that the ordinance under review is not the same as the proposal for a Citizen Review Board, and that this conflation seems to have been mistakenly made.

Housh made note of the rationale behind the JSC ordinance, stating that the purpose of the JSC is to maintain the capacity of the Village to continue to work on policies and procedures related to the Village justice system.

MacQueen addressed concerns shared with her regarding inclusion of the Police Chief and Mayor on the JSC, stating that she does not share those concerns but noted that it could happen that a particular session might be held without those representatives present.

MacQueen asked that wording in the section regarding presentation of goals and ideas be changed so that Council is informed of any such intentions prior to their approval or to their moving forward.

Kreeger addressed the membership of the Commission, stating that ex officio members should not always be present. She asked that this section be modified to reflect this change.

Stokes referenced co-creation as a best practice, stating that it is the responsibility of the commission to create a safe and beneficial environment, and opined that it should be the exception that the police department is not represented. "I am not interested in creating a mechanism that seems to be created to police or oversee," Stokes said, stating that it is the police department and Mayor who should know most and be present to participate in creating change.

Kreeger commented that co-creation can only occur when there is trust, and opined that "we are not there yet." She reiterated the need to state guidelines around the number of meetings for which they would be present.

Housh pointed out that there are other means by which citizens who may feel a lack of trust can express their concerns.

Bates noted that one of the reasons that Hempfling had suggested inclusion of a police department representative and of the Mayor was the experience the JSTF had encountered with delays when policies it proposed had to then be vetted by those entities for legal and practical viability and delays were experienced. Bates expressed understanding that some meetings would be closed to those entities but that they should be present during discussion of policy.

Housh OPENED THE PUBLIC HEARING.

Pat Dewees commented on the ex officio debate, stating that in her research, some ex officio members rarely participated, while sometimes ex officio members "show up and take over".

Dewees did acknowledge that it is useful to have those ex officio participants as experts.

Corey White stated that he had no objection to the Police Department being represented on the JSC, stating that he saw no reason to fear the police in such a setting. He asked that Officer Meister be a representative.

Sean Tulecke-Paulson opined that the reason for the formation of the JSTF had been the death of a Village resident. He inaccurately attributed the death to the YSPD, and reiterated his position stated at the previous meeting that the police cannot be trusted and will have a chilling effect upon participation.

Housh stated that leadership of the body is critical in accomplishing the goals set for the Commission.

Kreeger acknowledged that the participation aspect of the ordinance might be too difficult to codify, and agreed with Housh that good leadership and a strong Council liaison could keep things on track.

MacQueen asked whether the reporting out aspect should be strengthened.

Housh suggested that MacQueen rewrite that section for all commission ordinances so that that section could be consistent for all commissions.

MacQueen MOVED to APPROVE THE ORDINANCE AS AMENDED. Kreeger SECONDED.

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

First Reading of Ordinance 2018-50 Approving the 2019 Budget for the Village of Yellow Springs and Declaring an Emergency. MacQueen MOVED and Stokes SECONDED a MOTION TO APPROVE.

Harris addressed Council questions regarding the budget.

Housh reiterated his commitment that current tax revenue be spent on current projects.

Burns reported out on the five-year project projection, but noted that there is "a lot more" than what Council is seeing and noted that emergency expenditures are common, noting that the minor ice storm cost the Village an unanticipated $45,000.00.

Kreeger noted the importance of the projects and thanked Burns for his diligence in educating Council around these needs.

Housh asked for clarification regarding the Economic Development Fund, and this was discussed. Housh asked that the fund be reflected as having a total of $35,000.00 rather than $40,000.00 as more conservative and more accurate.

Bates asked for approval to spend the State Grant funds ($22,084.00) to complete engineering on Beatty Hughes Park to consider the area as a parking lot. This was not approved because Council did not see the urgency and wanted more information.

Harris stated that the funds will go into the Economic Development line until a decision is made.

Bates stated that a fourth staff member, already in the budget, will be added to the Wastewater Treatment Plant to maintain compliance with OEPA guidelines.

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

First Reading of Ordinance 2018-51 Approving Creation of a Fund for the Furtherance of Affordable Housing in the Village of Yellow Springs. Kreeger MOVED and Stokes SECONDED a MOTION TO APPROVE.

Housh explained the ordinance as a deliberate effort to highlight Village Values, which was initially brought by Hempfling. He noted that creating the line does not obligate Council, and that the fund will have to first be approved by the Auditor of State.

Patricia Brown thanked Council for creating the fund.

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

Reading of Resolution 2018-42 Affirming the Village of Yellow Springs as a Welcoming Community for All Persons Regardless of Country of Origin, Ethnicity, Age, Gender Identity, Sexual Orientation, Income, Ability or Religion. MacQueen MOVED and Stokes SECONDED a MOTION TO APPROVE.

Conard responded to a concern from Stokes, stating that there is no risk of legal exposure as a result of the resolution.

Housh asked that the phrase "political affiliation" be added to the resolution.

Pat Dewees thanked Council for the resolution.

Housh noted that the YSPD is currently following the practices the resolution sets as a standard, and expressed his gratitude for this diligence.

Shawn Tulecke-Paulson expressed agreement with the resolution.

Housh MOVED TO APPROVE THE RESOLUTION AS AMENDED. Sanford SECONDED, and the MOTION PASSED 5-0 ON A ROLL CALL VOTE.

CITIZEN CONCERNS

Marnie Neuman expressed her concern about electric smart meters. She stated her understanding that residents were supposed to have the ability to opt out of the smart meters. Neuman spoke about the dangers of the meters and iterated the health effects she believes she is experiencing as a result of the meter in her home. Neuman stated an ORC statute, which she claimed gives her the right to opt for an analogue meter.

Housh asked that Neuman send any documentation to the Clerk, and promised to follow up on the statute she noted.

Ken Odiorne questioned the manner in which Housh asked for affirmative votes, asking why a "nay" vote was not normally called following the affirmative vote call.

Odiorne then asked if the timer could be used and that it be within view of the camera.

Odiorne commented upon use of emergency language in ordinances and asked for explanation of policy.

Sean Tulecke-Paulson identified himself as "a member of the Police Accountability Group" responsible for the draft resolution sent to Council. He asked why there was no response to the request that the resolution be considered.

Tulecke asked for "a commitment from Council" that he would not be "victimized further" by Council by being asked to be seated before his time is up.

Tulecke interrupted the speaker to request this again and was asked to be silent.

SPECIAL REPORTS

Yellow Springs Active Transportation Plan (Michael Blau, Toole Design Group). Blau presented the final draft of the ATP.

Housh noted the connection between a Complete Streets policy and the ATP, noting that the project was grant funded.

Blau noted a focus on education, evaluation and enforcement, giving examples of each of these, and noting their potential for positive impact in the Village.

Blau noted the need for more bicycle parking in the downtown area.

Blau commented that the bulk of the ATP's recommendations consist of engineering (infrastructure) modifications, and pointed out several areas that have been recommended for modification to improve safety.

Blau distinguished between regional (connectivity) and local (safety) recommendations.

Blau reported that there are 13 priority one recommendations embedded in the document, commenting that this would mean that the Village commits to at least getting these under way in the next few years. He noted that funding sources have been identified for each of the recommendations, some of which need to be further reviewed for viability. The plan also asked that the Village follow performance measures so that the efficacy of any changes can be assessed.

Housh commented that the downtown safety recommendations are meant in part as a way to test the efficacy of traffic calming techniques, noting several options in this regard to pilot the projects for any permanent infrastructure changes are made.

MacQueen received information that while only white striping can be used on State routes, multi-colored striping can be used for local street crossings.

Housh addressed a concern expressed by Kreeger regarding capacity, stating that the projects would need to be overseen by the Village, but would be contracted out.

Stokes asked about the practicality of a raised crosswalk, which was mentioned as a possibility for traffic calming.

Dan Carrigan commented that raised crosswalks are difficult to accommodate in snowy conditions.

Ken Odiorne commented in favor of the plan and suggested a parking structure for Beatty Hughes Park.

Housh commented that parking is being researched by staff, including paid parking as a possibility for visitors.

OLD BUSINESS

Draft Village Manager Search Brochure and Updated Timeline. Housh made note of the proposed copy for an updated position description, commenting that photos will be updated.

Council discussed the brochure briefly.

Housh asked that goals and values be included, that photos show greater diversity, and that staff photos be updated.

Kreeger stated her commitment to streamline the brochure.

Bates asked that the salary be listed as a range. This was agreed-upon.

Council agreed that Housh could proceed with the brochure as discussed.

Kreeger asked for all to continue to brainstorm how to reach out widely for recruitment. She noted contact made with Linked-In for a self-directed search at a cost of $100.00.

Housh stated that the cost should be far lower than if a consultant were used.

Housh agreed to help improve the Linked-In page for the Village.

Housh asked for an updated VM Search timeline for the next packet.

Implicit Bias Update. Stokes reported that two more session s of IB training will be conducted for Village employees, noting that the Village Manager and her Direct Reports will participate in the first session and all employees will participate in the second session, with no Council members participating.

Stokes stated that there will be some cost associated with the additional training, and upon questioning stated that this will be about $3,200.00.

Housh asked that detailed information be available for the next Council packet.

NEW BUSINESS

Council Direct Report Evaluation Process. Stokes stated that the evaluations in question are for Council's direct reports, which are the Clerk and Village Manager.

Stokes reported his efforts to move the evaluation process to an online format through Survey Monkey.

Housh commented that the current method of evaluation is static, and that a change to evaluations should be "organization wide" and that efforts should be combined for consistency.

Housh noted that the process does need to be refined. He noted a way of compiling the comments and scoring into an evaluation, with the idea that two Council members would then conductd a review with the reviewee in an effort to set meaningful goals and assess accomplishments.

Housh and Stokes will bring the project back to Council at the next meeting.

Bates noted that her team is developing evaluations for their departments.

MacQueen asked for Council to receive feedback regarding direct report evaluations.

Bates declined to address this publicly.

Safe Routes to School Travel Plan. Bates reported that she is working on an update to the SRTS travel plan to send to ODOT.

Bates stated that she will include some of the newly presented ATP data in this report.

Kreeger MOVED and MacQueen SECONDED that Council APPROVE the rewritten SRTS travel plan so that Bates can send the official draft to ODOT. The MOTION PASSED 5-0 on a VOICE VOTE.

Bates noted that funding has to be applied for every five years, and projects are determined by the level of funding provided.

Funding for Boards and Commissions. Stokes stated that a request has been made of the HRC for the annual Middle School field trip. He asked that Council increase the HRC's budget to meet the request.

Kreeger asked whether other funding sources had been tapped.

Stokes stated that he would receive that information later in the week, since the HRC will meet again on December 6th.

Stokes asked for a reallocation of funds to the HRC.

Council discussed the matter, conveying that more information was needed before making a decision.

Housh expressed concern that the HRC knows that this is an annual request and that all boards and commissions have been asked to tighten up.

Kreeger asked that the requesting body be asked whether it has approached the Community Foundation first.

Housh MOVED TO TABLE THE DISCUSSION UNTIL DECEMBER 17th. Kreeger SECONDED. The MOTION PASSED 4-1 with MacQueen voting against.

Stokes agreed to bring the matter back at the next meeting with more specific information.

Council Mini-Retreat. Stokes stated his desire that a mini-retreat be scheduled.

Kreeger asked that the second longer retreat be scheduled at the same time.

Nominations. Kreeger NOMINATED Saul Greenburg for a second term on the ESC. Housh SECONDED, and the MOTION PASSED 5-0 on a voice vote.

Kreeger NOMINATED Cheryl Durgans for a term on the ACC. MacQueen SECONDED, and the MOTION PASSED 5-0 on a voice vote.

MANAGER'S REPORT

Bates reported on the following:

Public Works crews will be picking up limbs from the recent ice storm on December 6th and 7th. Limbs must be cut into manageable pieces (around 5-feet long) and placed at the curb no later than this Wednesday, December 5th, as crews will make only one pass through the Village.

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

Precision Concrete is grinding down sidewalk trip hazards in the downtown area.

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

A reminder that Council added December 24th as a holiday for employees, so the offices will be closed that day. The Police Department will be operating, per usual.

Bates noted that Sgt. Josh Knapp provided a report regarding night-time building security. The Village has had issues lately with individuals entering the building and on occasion doing so without being observed by the dispatcher. Bates noted that officers and dispatchers will continue to assist the public in all the ways they do now. The requested change, which would have the doors locked after a particular hour, allows those few employees who work the overnight hours to know who is in the building, where they are and what they are doing. The cost for the locking system is $7,800 and will be taken from this year's budget.

Council asked a number of questions, with MacQueen commenting that permitting those persons to remain in the Bryan Center rather than accepting a ride to a shelter perpetuates the problem.

Bates assured those present that emergencies are and will be promptly addressed as they currently are.

Housh commented that individuals be more heartily encouraged to accept a stay in a shelter given that the Bryan Center is not set up to house the homeless.

SOLICITOR'S REPORT

There was no Solicitor's report.

CLERK'S REPORT

There was no verbal Clerk Report.

FUTURE AGENDA ITEMS

The Clerk presented Council with its options with regard to hearing the upcoming PUD request. This was discussed.

Housh noted that if the process is presented as a three-step process, that this would not hold up Home, Inc's application process.

Council agreed to the process of first discussing the PUD recommendation from Planning Commission and then bringing an ordinance to the first meeting in January, if that is the result of the decision.

Kreeger expressed concern around Council being able to take in as much public input as possible so that deliberations are fully inclusive.

Dec. 17:	**Second Reading and Public Hearing of Ordinance 2018-50** Approving the 2019 Budget for the Village of Yellow Springs and Declaring an Emergency **Second Reading and Public Hearing of Ordinance 2018-51** Approving Creation of a Fund for the Furtherance of Affordable Housing in the Village of Yellow Springs **Emergency Reading of Ordinance 2018-52** Approving a Supplemental Appropriation for the Third Quarter of 2018 **Reading of Resolution 2018-42** Adjusting Village Employee Wage Scales Consideration of Planning Commission Recommendation re: PUD Proposal Council End-of Year Review Council's 2019 Draft Goals Housing Advisory Board End-of-Year Review
Jan. 7:	**First Reading of Ordinance 2019-01** Authorizing the Sale During Calendar Year 2018 of Municipally Owned Personal Property which Is Not Needed for Public Use, or Which is Obsolete or Unfit for the Use for which it was Acquired, by Internet Auction, Pursuant to Ohio Revised Code Section 721.15(D) Transient Guest Lodging Discussion Report on Scenario-Based Training ESC Annual Report ACC Annual report
Jan. 21:	Charter Review Discussion

EXECUTIVE SESSION

There was no Executive Session.

ADJOURNMENT

At 10:17pm, MacQueen MOVED and Sanford SECONDED a MOTION TO ADJOURN. The MOTION PASSED 5-0 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

ORDINANCE NO. 2018-50

APPROVING THE 2019 ANNUAL APPROPRIATIONS AND DECLARING AN EMERGENCY
VILLAGE OF YELLOW SPRINGS, OHIO

WHEREAS, this ordinance is adopted to make appropriations for expenses and other expenditures of the Village of Yellow Springs, State of Ohio, during the fiscal year ending December 31, 2019,

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, 2019, the following sums are hereby set aside and appropriated as follows:

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

	Council Total	**$**	**309,250**
	Personal Services		*145,100*
	Mayor Total	**$**	**60,700**
	Personal Services		*36,100*
	Administration Total	**$**	**467,500**
	Personal Services		*229,000*
	Auditor	**$**	**30,000**
	Rental Property	**$**	**67,700**
	Library	**$**	**7,500**
	Cable	**$**	**32,000**
	Personal Services		23,200
	Council Commissions	**$**	**25,000**
	Public Safety Total	**$**	**1,589,985**
	Personal Services		*1,335,835*
	Planning Total	**$**	**135,000**
	Personal Services		*114,200*
	Mediation	**$**	**9,125**
	Transfers	**$**	**1,190,000**
TOTAL GENERAL FUND APPROPRIATIONS		**$**	**3,923,760**

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

202	**Street Maintenance & Repair Total**	**$**	**771,695**
	Streets		**771,695**
	Personal Services		*217,750*
204	**Parks and Recreation Fund Total**	**$**	**594,370**
	Parks Total		**225,370**
	Personal Services		*59,200*
	Pool Total		**103,200**
	Personal Services		64,700
	Bryan Center Total		**258,800**
	Personal Services		*134,800*
	Bryan Youth Center Total		**7,000**
205	**Economic Development Fund**	**$**	**82,084**
210	**Mayor's Court Computer Fund**	**$**	**2,200**
213	**Coat & Supply Fund**	**$**	**4,000**
216	**State Law Enforcement Trust Fund**	**$**	**29,500**
220	**Utility Round Up Fund**	**$**	**15,000**
903	**Police Pension Fund Total**	**$**	**125,450**
	Personal Services		125,000
TOTAL SPECIAL REVENUE FUND APPROPRIATIONS		**$**	**1,624,299**

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

303	**Water - Capital Fund**	**$**	**111,500**
304	**Sewer Capital Improvement Fund**	**$**	**262,750**
305	**Electric Capital Improvement Fund**	**$**	**203,000**
307	**Facilities Capital Improvement Fund**	**$**	**40,000**
TOTAL CAPITAL PROJECT FUND APPROPRIATIONS		**$**	**617,250**

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

601	**Electric Fund Total**	**$**	**5,369,700**
	Personal Services		*491,650*
610	**Water Fund Total**	**$**	**1,361,152**
	Water Distribution Total		**560,402**
	Personal Services		*310,000*
	Water Treatment Total		**800,750**
	Personal Services		*206,200*
620	**Sewer Fund Total**	**$**	**1,208,078**
	Sewer Collection		**502,900**
	Personal Services		*273,950*
	Sewer Treatment		**705,178**
	Personal Services		*206,700*
630	**Solid Waste Fund**	**$**	**280,300**
TOTAL ENTERPRISE FUND APPROPRIATIONS		**$**	**8,219,230**

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

GRAND TOTAL APPROPRIATIONS ALL FUNDS	**$**	**14,384,539**

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 is hereby declared to be an emergency measure immediately necessary to preserve the public interest and for the health, safety and welfare of the citizens of the Village, wherefore, this ordinance shall be in effect immediately upon its adoption by Council.

Brian Housh, President

Passed:

Attest:

Judy Kintner. Clerk of Council

ROLL CALL:

Brian Housh _____
Marianne MacQueen _____
Kevin Stokes _____
Lisa Kreeger _____
Kineta Sanford

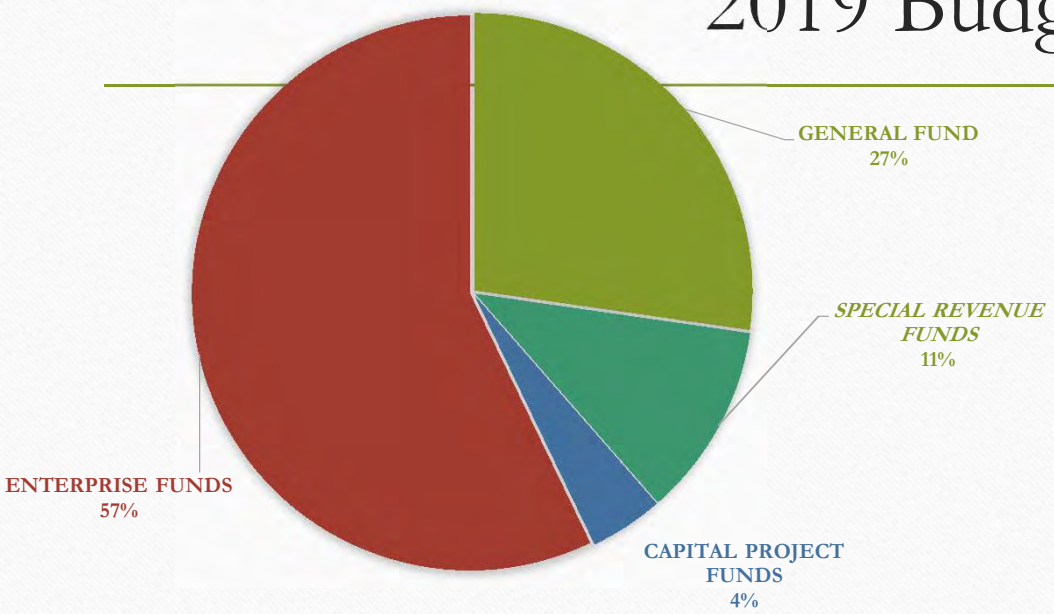
2019 BUDGET

The Village of Yellow Springs

Prepared by Colleen Harris

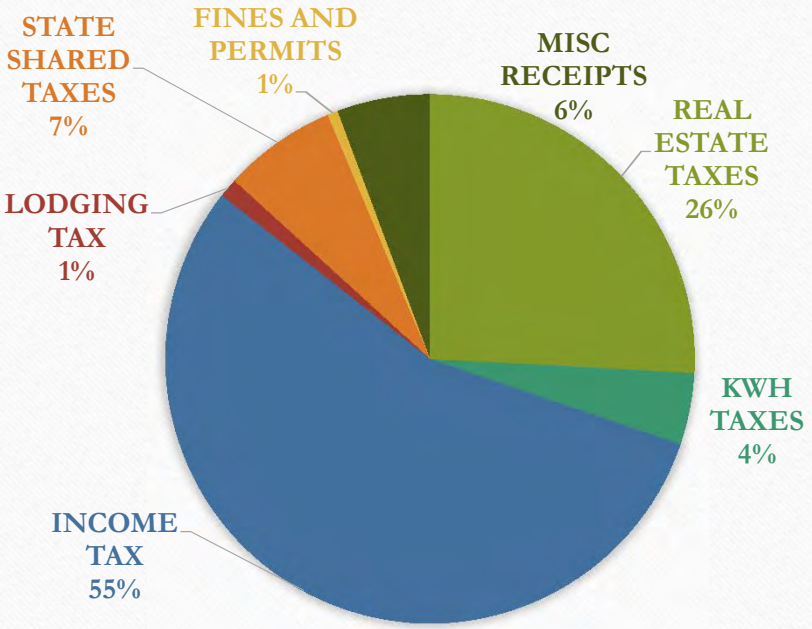
Revised 12-05-18

Village of Yellow Springs
2019 Budget



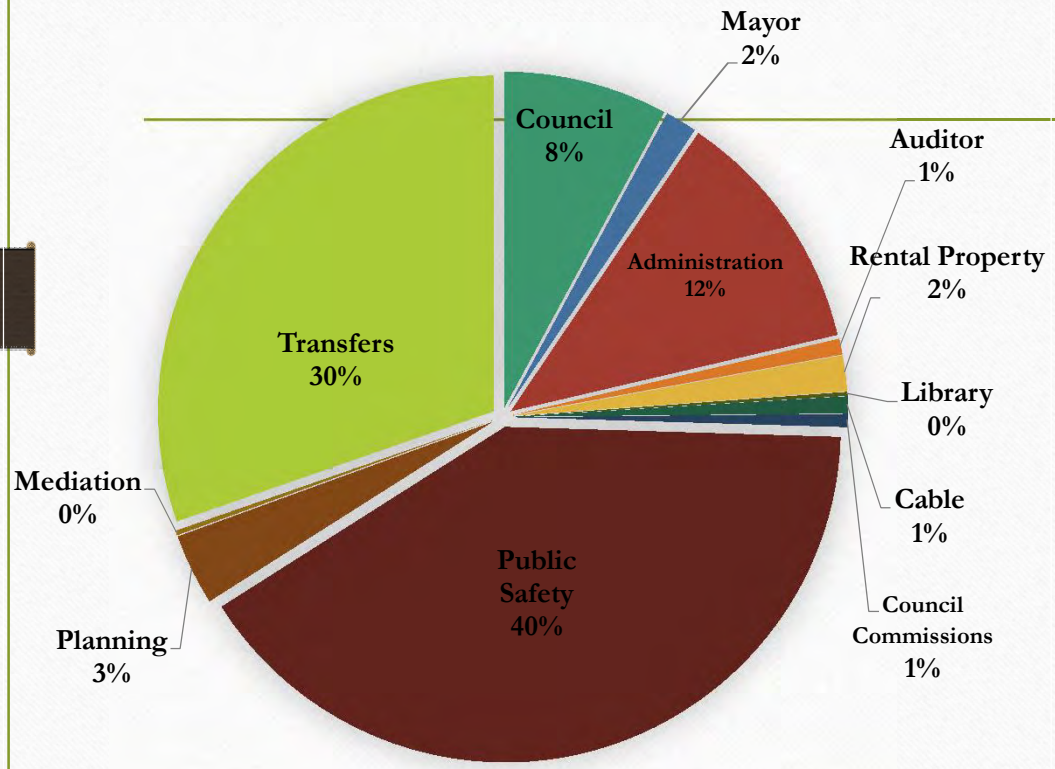
GENERAL FUND	$ 3,923,760
SPECIAL REVENUE FUNDS	$ 1,624,299
CAPITAL PROJECT FUNDS	$ 617,250
ENTERPRISE FUNDS	$ 8,219,230
TOTAL	$ 14,384,539

General Fund Revenues



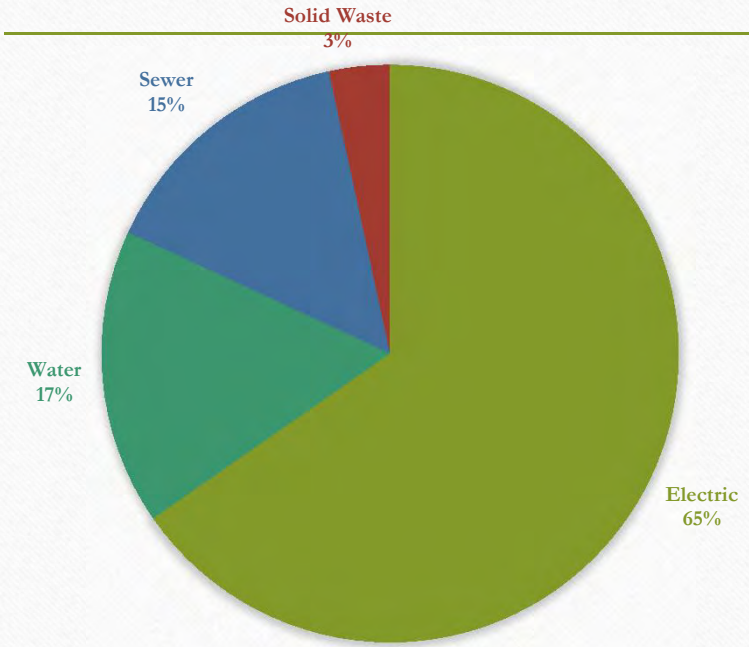
GENERAL FUND REVENUES	
REAL ESTATE TAXES	$ 887,250
KWH TAXES	$ 150,000
INCOME TAX	$ 1,900,000
LODGING TAX	$ 40,000
STATE SHARED TAXES	$ 237,415
FINES AND PERMITS	$ 21,850
MISC RECEIPTS	$ 195,200
TOTAL	$ 3,431,715

General Fund Expenses



GENERAL FUND EXPENSES		
Council	$	309,250
Mayor	$	60,700
Administration	$	467,500
Auditor	$	30,000
Rental Property	$	67,700
Library	$	7,500
Cable	$	32,000
Council Commissions	$	25,000
Public Safety	$	1,589,985
Planning	$	135,000
Mediation	$	9,125
Transfers	$	1,190,000
Total	$	3,923,760

Enterprise Fund Expenses



Electric	$	5,369,700
Water	$	1,361,152
Sewer	$	1,208,078
Solid Waste	$	280,300
TOTAL	$	8,219,230

2019 GENERAL FUND BUDGET

	ACCOUNT DESCRIPTION	2015 ACTUAL	2016 ACTUAL	2017 ACTUAL	2017 ACTUAL	2018 BUDGET	2019 PROJECTED	REVISED 12/5/2018
101	**GENERAL FUND**							
	REVENUE:							
101-0100-40101	REAL ESTATE TAXES	$ 879,467	$ 910,393	$ 863,625	$ 897,281	$ 1,006,000	$ 880,250	
101-0100-40102	PERSONAL PROPERTY TAXES	$ 3,323	$ 4,135	$ 4,000	$ 7,355	$ 5,000	$ 7,000	
101-0100-40103	KWH TAX	$ 139,809	$ 154,106	$ 134,000	$ 127,437	$ 135,000	$ 150,000	
101-0100-40104	CITY INCOME TAX	$ 1,509,003	$ 1,568,481	$ 1,600,000	$ 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**	**$ 2,601,625**	**$ 2,868,792**	**$ 3,071,000**	**$ 2,977,250**	
101-0200-40201	LOCAL GOVERNMENT-TANGIBLE	$ 99,683	$ 96,986	$ 100,000	$ 97,299	$ 98,465	$ 98,465	
101-0200-40204	CIGARETTES	$ 223	$ 223	$ 200	$ 186	$ 175	$ 200	
101-0200-40205	LIQUOR & BEER	$ 7,445	$ 11,714	$ 7,000	$ 9,752	$ 6,000	$ 7,000	
101-0200-40206	STATE INCOME TAX	$ 9,534	$ 3,962	$ 8,000	$ 883	$ 1,000	$ 1,000	
101-0200-40207	STATE MUNICIPAL INCOME TAX	$ 8	$ 3,857	$ 200	$ 511	$ 175	$ 5,000	
101-0200-40208	ROLLBACK/HOMESTEAD	$ 134,464	$ 135,000	$ 123,375	$ 134,968	$ 130,000	$ 125,750	
200	**STATE SHARED TAXES & PERMITS**	**$ 251,357**	**$ 251,742**	**$ 238,775**	**$ 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	$ 2,000	$ 3,215	$ 2,000	$ 3,500	
101-0600-40604	RESTITUTION	$ -	$ -	$ -	$ -	$ -	$ -	
101-0600-40605	FINES & COSTS	$ 25,671	$ 18,838	$ 20,000	$ 17,989	$ 17,500	$ 18,000	
101-0600-40606	DRUG LAW ENFORCEMENT	$ 100	$ 100	$ 75	$ 125	$ 100	$ 100	
101-0600-40607	XMC-FINES & COSTS	$ 80	$ 260	$ 250	$ 652	$ 250	$ 250	
101-0600-40609	COATS FOR KIDS - POLICE FUND	$ -			$ -		$ -	
101-0600-40610	INDIGENT DRIVERS	$ -	$ -	$ -	$ -	$ -	$ -	
600	**FINES,COSTS,FORFEITURES,PERMIT**	**$ 30,190**	**$ 21,556**	**$ 22,325**	**$ 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	$ 4,000	$ 31,657	$ 30,000	$ 80,000	
101-0800-40803	RENT (Now includes Verizon)	$ 70,055	$ 66,033	$ 55,000	$ 77,838	$ 40,000	$ 60,000	
101-0800-40804	OTHER (Refunds, AMP Landfill Gas Sales)	$ 6,722	$ 1,595	$ 6,000	$ 22,240	$ 1,000	$ 100	
101-0800-40805	REIMBURSEMENTS	$ 37,083	$ 14,867	$ 12,000	$ 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	$ 40,000	$ 41,619	$ 40,000	$ 40,000	
101-0800-40820	COPIES	$ 54	$ 98	$ 50	$ 93	$ 50	$ 100	
800	**MISC RECEIPTS & REIMBURSEMENTS**	**$ 180,318**	**$ 184,327**	**$ 117,050**	**$ 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**	**$ 2,979,775**	**$ 3,514,176**	**$ 3,902,481**	**$ 3,431,715**	
	EXPENDITURES:							
1001	**COUNCIL**							
101-1001-51101	WAGES	81,499	83,742	85,000	$ 87,045	89,000	93,500	4% on clerk's wage
101-1001-51104	PART-TIME WAGES	5,400	5,895	9,000	$ 5,668	9,000	5,150	Shared PT Emp.
101-1001-51110	PENSION	11,604	11,987	12,100	$ 11,487	13,000	10,500	
101-1001-51111	HEALTH INSURANCE	12,357	11,243	12,400	$ 11,077	12,500	11,000	
101-1001-51112	LIFE INSURANCE	133	123	150	$ 122	161	150	
101-1001-51113	WORKERS COMPENSATION	927	1,540	2,750	$ 963	2,500	2,800	
101-1001-51114	DENTAL INSURANCE	937	772	900	$ 617	900	600	
101-1001-51129	MEDICARE	1,129	1,168	1,250	$ 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	-	$ -	-	20,000	New Mgr Consultant
1	**PERSONNEL SERVICES**	**$ 114,271**	**$ 116,525**	**$ 123,800**	**$ 118,263**	**$ 128,561**	**$ 145,100**	

	ACCOUNT DESCRIPTION	2015 ACTUAL	2016 ACTUAL	2017 ACTUAL	2017 ACTUAL	2018 BUDGET	2019 PROJECTED	REVISED 12/5/2018
101-1001-52101	TRAVEL & TRAINING	$ 728	$ 2,554	$ 4,200	$ 3,553	$ 7,851	$ 6,000	
2	**GENERAL OPERATING EXPENSES**	**$ 728**	**$ 2,554**	**$ 4,200**	**$ 3,553**	**$ 7,851**	**$ 6,000**	
101-1001-53101	OTHER CONTRACTUAL SERVICE	$ 2,277	$ 3,000	$ 5,000	$ 1,390	$ 2,600	$ 12,500	Clerk Base
101-1001-53103	RENTS & LEASES	$ 806	$ 2,203	$ 2,500	$ 2,326	$ 3,125	$ 3,000	
101-1001-53104	PROFESSIONAL SERVICES	$ 12,140	$ 35,071	$ 11,400	$ 40,299	$ 45,941	$ 45,000	
	PROFESSIONAL SERVICES - for Police Study						$ 30,000	CM L. Kreeger Requested
101-1001-53105	INSURANCE	$ 150	$ 150	$ 150	$ 150	$ 150	$ -	
101-1001-53106	MAINTENANCE OF EQUIPMENT	$ 75	$ -	$ 1,000	$ -	$ -	$ -	
101-1001-53107	POSTAGE	$ 482	$ 2,769	$ 1,200	$ 453	$ 800	$ 400	
101-1001-53108	MEMBERSHIPS	$ 3,477	$ 4,515	$ 5,000	$ 4,117	$ 5,000	$ 3,500	
101-1001-53134	TELEPHONE	$ 497	$ -	$ 700	$ -	$ 500	$ 250	
101-1001-53135	MAINTENANCE OF FACILITY	$ 22,386	$ -	$ 1,500	$ -	$ -	$ -	
101-1001-53137	PRINTING	$ 58	$ -	$ 500	$ 274	$ 1,175	$ 1,000	
101-1001-53138	ADVERTISING	$ 15,719	$ 12,149	$ 15,000	$ 12,614	$ 13,000	$ 12,000	
101-1001-53140	LICENSE & PERMITS	$ -	$ -	$ -	$ -	$ 300	$ 300	
101-1001-53146	HARDWARE/SOFTWARE SUPPORT	$ 2,021	$ 4,447	$ 10,750	$ 12,473	$ 7,500	$ 9,000	
101-1001-53147	LEGAL SERVICES	$ 27,307	$ 65,854	$ 40,000	$ 122,027	$ 80,123	$ 30,000	Outside Retainer Fees
3	**CONTRACTUAL SERVICES**	**$ 87,395**	**$ 130,158**	**$ 94,700**	**$ 196,123**	**$ 160,214**	**$ 146,950**	
101-1001-54101	OFFICE SUPPLIES	$ 809	$ 775	$ 1,500	$ 469	$ 1,500	$ 700	
101-1001-54102	OPERATING SUPPLIES	$ 3,091	$ 455	$ 1,550	$ 1,657	$ 3,500	$ 2,500	
101-1001-54104	BOOKS & PUBLICATIONS	$ 6,000	$ -	$ -	$ -	$ -	$ 6,000	every 3 years
101-1001-54106	OFFICE EQUIPMENT	$ 2,206	$ 55	$ 8,000	$ 90	$ 4,000	$ 1,000	
101-1001-54109	SPECIAL EVENTS	$ 1,570	$ 755	$ 250	$ 1,073	$ 2,157	$ 1,000	
4	**MATERIALS & SUPPLIES**	**$ 13,676**	**$ 2,040**	**$ 11,300**	**$ 3,289**	**$ 11,157**	**$ 11,200**	
101-1001-57102	REFUNDS AND REIMBURSEMENTS	$ -	$ 300	$ 400	$ 300	$ 400	$ -	
7	**MISCELLANEOUS**	**$ -**	**$ 300**	**$ 400**	**$ 300**	**$ 400**	**$ -**	
1001	**COUNCIL TOTAL**	**$ 216,070**	**$ 251,577**	**$ 234,400**	**$ 321,528**	**$ 308,183**	**$ 309,250**	**No Changes**
1002	**MAYOR**							
101-1002-51101	WAGES	$ 43,098	$ 36,114	$ 36,745	$ 36,452	$ 37,000	$ 30,000	
101-1002-51102	OVERTIME	$ -	$ -	$ -	$ -	$ -	$ -	
101-1002-51110	PENSION	$ 6,034	$ 5,056	$ 5,093	$ 4,704	$ 5,200	$ 4,500	
101-1002-51111	HEALTH INSURANCE		$ -	$ -	$ -	$ -	$ -	
101-1002-51112	LIFE INSURANCE	$ 66	$ 62	$ 80	$ 61	$ 106	$ 150	
101-1002-51113	WORKERS COMPENSATION	$ 565	$ 831	$ 1,500	$ 418	$ 960	$ 900	
101-1002-51114	DENTAL INSURANCE	$ -	$ -	$ -	$ -	$ -	$ -	
101-1002-51120	UNIFORMS		$ -	$ -	$ -	$ -	$ -	
101-1002-51129	MEDICARE	$ 608	$ 499	$ 527	$ 517	$ 550	$ 450	
101-1002-51131	PRE-EMPLOYMENT PHYSICALS					$ 40	$ 100	
1	**PERSONNEL SERVICES**	**$ 50,371**	**$ 42,562**	**$ 43,945**	**$ 42,152**	**$ 43,856**	**$ 36,100**	
101-1002-52101	TRAVEL & TRAINING	$ 978	$ 902	$ 1,500	$ 1,196	$ 3,000	$ 1,200	
2	**GENERAL OPERATING EXPENSES**	**$ 978**	**$ 902**	**$ 1,500**	**$ 1,196**	**$ 3,000**	**$ 1,200**	
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	$ 450	$ 144	$ 450	$ 300	
101-1002-53108	MEMBERSHIPS	$ 75	$ 75	$ 75	$ 75	$ 125	$ 200	
101-1002-53134	TELEPHONE	$ 272	$ -	$ 500	$ -	$ -	$ -	
101-1002-53135	MAINTENANCE OF FACILITY	$ -	$ -	$ -	$ -	$ -	$ -	
101-1002-53137	PRINTING	$ -	$ -	$ -	$ -	$ -	$ -	
101-1002-53138	ADVERTISING	$ -	$ -	$ -	$ -	$ 100		
101-1002-53146	HARDWARE/SOFTWARE	$ 1,938	$ 3,378	$ 8,050	$ 11,743	$ 6,650	$ 6,000	
101-1002-51347	LEGAL SERVICES			$ -	$ -	$ -	$ 15,000	1/2 yr Prosecutor fee
3	**CONTRACTUAL SERVICES**	**$ 2,652**	**$ 3,839**	**$ 9,075**	**$ 12,029**	**$ 7,375**	**$ 21,600**	
101-1002-54101	OFFICE SUPPLIES	$ 33	$ 126	$ 200	$ 179	$ 450	$ 250	
101-1002-54102	OPERATING SUPPLIES	$ 150	$ 88	$ 500	$ 112	$ 1,050	$ 300	
101-1002-54104	BOOKS & PUBLICATIONS	$ 2,089	$ 2,071	$ 2,000	$ 2,028	$ 2,187	$ 1,000	
101-1002-54106	OFFICE EQUIPMENT	$ 1,111	$ 140	$ 250	$ -	$ 550	$ 250	
4	**MATERIALS & SUPPLIES**	**$ 3,383**	**$ 2,425**	**$ 2,950**	**$ 2,319**	**$ 4,237**	**$ 1,800**	
1002	**MAYOR TOTAL**	**$ 57,384**	**$ 49,728**	**$ 57,470**	**$ 57,696**	**$ 58,468**	**$ 60,700**	**No Changes**
1003	**ADMINISTRATION**							
101-1003-51101	WAGES	$ 124,761	$ 111,117	$ 115,000	$ 116,460	$ 119,600	$ 150,300	4% + 4 wks new mgr
101-1003-51102	OVERTIME		$ -	$ -	$ -	$ 890	$ 500	
101-1003-51104	PART-TIME WAGES	$ 7,922	$ 17,936	$ 25,000	$ 13,018	$ 20,000	$ 8,000	
101-1003-51110	PENSION	$ 16,979	$ 18,068	$ 18,500	$ 16,719	$ 19,000	$ 21,500	added OPERS New Mgr

	ACCOUNT DESCRIPTION	2015 ACTUAL	2016 ACTUAL	2017 ACTUAL	2017 ACTUAL	2018 BUDGET	2019 PROJECTED	REVISED 12/5/2018
101-1003-51111	HEALTH INSURANCE	$ 12,288	$ 12,229	$ 12,500	$ 17,613	$ 20,000	$ 29,000	
101-1003-51112	LIFE INSURANCE	$ 212	$ 191	$ 200	$ 202	$ 300	$ 300	
101-1003-51113	WORKERS COMPENSATION	$ 2,880	$ 4,418	$ 5,500	$ 1,408	$ 5,400	$ 4,000	
101-1003-51114	DENTAL INSURANCE	$ 1,109	$ 1,188	$ 1,500	$ 1,245	$ 1,750	$ 2,000	
101-1003-51129	MEDICARE	$ 1,723	$ 1,815	$ 2,000	$ 1,852	$ 2,000	$ 2,000	
101-1003-51130	OTHER PERSONAL SERVICES	$ -	$ -	$ 250	$ -	$ -	$ -	
101-1003-51131	PRE-EMPLOYMENT PHYSICALS	$ -	$ -	$ -	$ -	$ 80	$ 100	
101-1003-51132	WELLNESS ACTIVITIES	$ -	$ 1,000	$ 800	$ 1,650	$ 580	$ 500	
101-1003-51133	UNEMPLOYMENT COMPENSATION	$ -	$ -	$ -	$ -	$ -	$ -	
101-1003-51134	RECRUITMENT & TESTING	$ -	$ -	$ -	$ -	$ 1,000	$ 800	
NEW Account	FRINGE BENEFITS, HOUSING FOR NEW MGR HIRE						$ 10,000	Patti suggested for costs
1	**PERSONNEL SERVICES**	**$ 167,874**	**$ 167,962**	**$ 181,250**	**$ 170,167**	**$ 190,600**	**$ 229,000**	
101-1003-52101	TRAVEL & TRAINING	$ 1,169	$ 2,417	$ 5,000	$ 10,884	$ 6,500	$ 7,250	
2	**GENERAL OPERATING EXPENSES**	**$ 1,169**	**$ 2,417**	**$ 5,000**	**$ 10,884**	**$ 6,500**	**$ 7,250**	
101-1003-53100	RETAINER (CITY TAX-RITA)	$ 45,580	$ 47,474	$ 51,000	$ 44,107	$ 51,000	$ 51,000	
101-1003-53101	OTHER CONTRACTUAL SERVICE	$ -	$ -	$ -	$ 1,847	$ -	$ -	
101-1003-53103	RENTS & LEASES	$ 2,408	$ 1,528	$ 5,000	$ 1,581	$ 6,310	$ 6,300	
101-1003-53104	PROFESSIONAL SERVICES	$ 15,314	$ 48,820	$ 31,500	$ 16,528	$ 63,160	$ 58,000	Added $20K for Glass Farm
101-1003-53105	INSURANCE	$ 3,414	$ 3,126	$ 3,300	$ 4,622	$ 5,200	$ 5,200	
101-1003-53106	MAINTENANCE OF EQUIPMENT	$ -	$ -	$ -	$ -	$ -		
101-1003-53107	POSTAGE	$ 463	$ 480	$ 600	$ 467	$ 500	$ 500	
101-1003-53108	MEMBERSHIPS	$ 4,529	$ 4,620	$ 4,200	$ 4,291	$ 4,650	$ 4,650	
101-1003-53134	TELEPHONE	$ 5,501	$ 6,359	$ 5,500	$ 6,569	$ 6,497	$ 6,500	
101-1003-53135	MAINTENANCE OF FACILITY	$ 6,292	$ 79	$ 250	$ -	$ 250	$ -	
101-1003-53137	PRINTING	$ -	$ 126	$ 400	$ -	$ 200	$ 200	
101-1003-53138	ADVERTISING	$ 552	$ 1,897	$ 2,500	$ 1,393	$ 1,500	$ 1,500	
101-1003-53139	VEHICLE MAINTENANCE	$ 2,215	$ -	$ 500	$ -	$ -	$ -	
101-1003-53140	LICENSE & PERMITS	$ -	$ -	$ -	$ -	$ 500	$ -	
101-1003-53146	HARDWARE/SOFTWARE SUPPORT	$ 10,500	$ 18,202	$ 24,250	$ 20,770	$ 14,120	$ 28,000	
101-1003-53147	LEGAL SERVICES	$ 27,932	$ 40,100	$ 40,000	$ 36,842	$ 48,502	$ 60,000	
3	**CONTRACTUAL SERVICES**	**$ 124,700**	**$ 172,811**	**$ 169,000**	**$ 139,017**	**$ 202,389**	**$ 221,850**	
101-1003-54101	OFFICE SUPPLIES	$ 837	$ 958	$ 1,200	$ 1,055	$ 400	$ 800	
101-1003-54102	OPERATING SUPPLIES	$ 2,929	$ 5,358	$ 4,000	$ 3,027	$ 3,467	$ 3,500	
101-1003-54103	VEHICLE PARTS	$ -	$ -	$ -	$ -	$ -	$ -	
101-1003-54104	BOOKS & PUBLICATIONS	$ 109	$ 62	$ 250	$ 100	$ 250	$ 250	
101-1003-54105	SERVICE CHARGE	$ 4,661	$ 2,156	$ 2,750	$ 2,096	$ 2,100	$ 2,100	
101-1003-54106	OFFICE EQUIPMENT	$ 2,123	$ -	$ -	$ -	$ -	$ 250	
101-1003-54107	FUEL	$ 158	$ 18	$ 350	$ 45	$ 200	$ 200	
101-1003-54109	SPECIAL EVENTS	$ 244	$ 730	$ 1,000	$ 798	$ 623	$ 500	
101-1003-54111	FLEET SUPPLIES AND EQUIPMENT	$ 15	$ -	$ 100	$ -	$ -	$ -	
4	**MATERIALS & SUPPLIES**	**$ 11,076**	**$ 9,282**	**$ 9,650**	**$ 7,121**	**$ 7,040**	**$ 7,600**	
101-1003-57102	REFUNDS & REIMBURSEMENTS	$ 1,375	$ 1,842	$ -	$ -	$ -	$ 1,800	
							$ -	
7	**MISCELLANEOUS**	**$ 1,375**	**$ 1,842**	**$ -**	**$ -**	**$ -**	**$ 1,800**	
1003	**ADMINISTRATION TOTAL**	**$ 306,194**	**$ 354,314**	**$ 364,900**	**$ 327,189**	**$ 406,529**	**$ 467,500**	
1004	**AUDITOR**							
101-1004-53101	OTHER CONTRACTUAL SERVICE	$ -	$ -	$ -	$ -	$ -	$ -	
101-1004-53104	PROFESSIONAL SERVICES	$ 9,000	$ 9,000	$ 9,000	$ 10,287	$ 9,000	$ 10,000	
101-1004-53110	AUDITOR & TREAS. FEES	$ 6,329	$ 4,981	$ 7,500	$ 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	$ 10,000	$ 9,339	$ 10,000	$ 10,000	
101-1004-53114	ADVERTISING DEL. TAX LIST	$ 86	$ -	$ 100	$ -	$ 100	$ 100	
101-1004-53115	10% ROLLBACK	$ -	$ -	$ -	$ -	$ -	$ -	
101-1004-53116	HOMESTEAD	$ -	$ -	$ -	$ -	$ -	$ -	
101-1004-53117	2.5% ROLLBACK	$ -	$ -	$ -	$ -		$ -	
101-1004-53118	DELIQUENT COLLECTION COST	$ 1,789	$ 2,483	$ 4,200	$ 737	$ 4,000	$ 2,000	
3	**CONTRACTUAL SERVICES**	**$ 26,729**	**$ 25,979**	**$ 30,800**	**$ 25,007**	**$ 30,600**	**$ 30,000**	
1004	**AUDITORS TOTAL**	**$ 26,729**	**$ 25,979**	**$ 30,800**	**$ 25,007**	**$ 30,600**	**$ 30,000**	**No Changes**
1005	**RENTAL PROPERTY**							
101-1005-53101	OTHER CONTRACTUAL SERVICE	$ -	$ -	$ -	$ -	$ -	$ -	
101-1005-53102	UTILITIES	$ -	$ -	$ -	$ -	$ -	$ -	
101-1005-53103	RENTS & LEASES	$ 848	$ 778	$ 1,200	$ 806	$ 1,231	$ 1,200	
101-1005-53104	PROFESSIONAL SERVICES	$ -	$ 650	$ -	$ -	$ 1,000	$ 10,000	SPLIT ADA BATH ENGINEER
101-1005-53105	INSURANCE	$ -	$ -	$ -	$ -	$ -	$ -	
101-1005-53106	MAINTENANCE OF EQUIPMENT	$ -	$ -	$ -	$ -	$ -	$ -	

	ACCOUNT DESCRIPTION	2015 ACTUAL	2016 ACTUAL	2017 ACTUAL	2017 ACTUAL	2018 BUDGET	2019 PROJECTED	REVISED 12/5/2018
101-1005-53120	TREE TRIMMING/LINE CLEARI	$ -	$ -	$ -	$ -	$ -	$ -	
101-1005-53131	ELECTRIC	$ 1,411	$ 1,316	$ 2,000	$ 1,564	$ 2,116	$ 2,600	
101-1005-53132	WATER	$ 1,000	$ 1,262	$ 900	$ 1,838	$ 2,042	$ 2,000	
101-1005-53133	SEWER	$ 1,115	$ 1,262	$ 1,000	$ 1,582	$ 2,067	$ 1,800	
101-1005-53135	MAINTENANCE OF FACILITY	$ 2,480	$ 4,399	$ 2,500	$ 5,785	$ 3,000	$ 5,000	
101-1005-53138	ADVERTISING	$ -	$ -	$ -	$ -	$ -	$ -	
101-1005-53141	NATURAL GAS	$ 682	$ 537	$ 1,500	$ 728	$ 1,560	$ 1,600	
101-1005-53143	PROPERTY TAX	$ 10,822	$ 12,980	$ 15,000	$ 14,781	$ 16,000	$ 16,000	
3	**CONTRACTUAL SERVICES**	**$ 18,358**	**$ 23,184**	**$ 24,100**	**27,084**	**$ 29,016**	**$ 40,200**	
101-1005-54102	OPERATING SUPPLIES	$ -	$ 1,497	$ 400	$ 672	$ 1,000	$ 1,500	
101-1005-54103	RENTS & LEASES	$ -	$ -	$ -	$ -	$ -	$ -	
4	**MATERIALS & SUPPLIES**	**$ -**	**$ 1,497**	**$ 400**	**$ 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**	**$ 24,500**	**$ 27,756**	**$ 30,016**	**$ 67,700**	**No Changes**
1006	**LIBRARY**							
101-1006-53101	OTHER CONTRACTUAL SERVICE	$ -	$ -	$ -	$ -	$ -	$ -	
101-1006-53104	PROFESSIONAL SERVICES	$ 872	$ 2,999	$ 1,500	$ -	$ 1,500	$ 3,500	
101-1006-53105	INSURANCE	$ -	$ -	$ -	$ -	$ -	$ -	
101-1006-53106	MAINTENANCE OF EQUIPMENT	$ -	$ -	$ -	$ -	$ -	$ -	
101-1006-53120	TREE TRIMMING/LINE CLEARI	$ -	$ -	$ -	$ -	$ -	$ -	
101-1006-53135	MAINTENANCE OF FACILITY	$ 3,003	$ 2,311	$ 4,000	$ 2,049	$ 7,750	$ 4,000	
101-1006-53137	PRINTING	$ -	$ -	$ -	$ -	$ -	$ -	
101-1006-53140	LICENSE & PERMITS	$ -	$ -	$ -	$ -	$ -	$ -	
3	**CONTRACTUAL SERVICES**	**$ 3,875**	**$ 5,310**	**$ 5,500**	**$ 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**	**$ 5,500**	**$ 2,049**	**$ 9,250**	**$ 7,500**	**No Changes**
1008	**CABLE TV**							
101-1008-51101	WAGES	$ -	$ -	$ -	$ -	$ -	$ -	
101-1008-51104	PART-TIME	$ 4,139	$ 105	$ 19,500	$ 12,873	$ 19,490	$ 19,500	
101-1008-51110	PENSION	$ 579	$ 15	$ 1,400	$ 1,698	$ 2,500	$ 2,800	
101-1008-51111	HEALTH INSURANCE	$ -	$ -	$ -	$ -	$ -	$ -	
101-1008-51113	WORKER'S COMPENSATION	$ 198	$ 82	$ 1,000	$ (1)	$ 310	$ 600	
101-1008-51129	MEDICARE	$ 60	$ 2	$ -	$ 193	$ 300	$ 300	
1	**PERSONNEL SERVICES**	**$ 4,976**	**$ 204**	**$ 21,900**	**$ 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	$ -	$ -	$ -	$ -	$ -	$ -	
101-1008-53107	POSTAGE	$ 20	$ -	$ 50	$ -	$ 50	$ -	
101-1008-53140	LICENSE & PERMITS	$ -	$ -	$ -	$ -		$ -	
101-1008-53146	HARDWARE/SOFTWARE MAINTEN	$ 629	$ 2,315	$ 5,000	$ 2,929	$ 2,500	$ 2,800	
3	**CONTRACTUAL SERVICES**	**$ 11,149**	**$ 17,009**	**$ 5,050**	**$ 3,001**	**$ 2,590**	**$ 7,300**	
101-1008-54102	OPERATING SUPPLIES	$ 893	$ 247	$ 1,400	$ 60	$ 1,360	$ 1,500	
101-1008-54104	BOOKS & PUBLICATIONS	$ -	$ -	$ -	$ -	$ -	$ -	
101-1008-54106	OFFICE EQUIPMENT	$ -	$ -	$ -	$ -	$ -	$ -	
4	**MATERIALS & SUPPLIES**	**$ 893**	**$ 247**	**$ 1,400**	**$ 60**	**$ 1,360**	**$ 1,500**	
101-1008-55102	CAPITAL EQUIPMENT	$ -	$ -	$ -	$ -	$ -	$ -	
5	**CAPITAL**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	
101-1008-57102	REFUNDS AND REIMBURSEMENTS	$ 885	$ -	$ -	$ -	$ -	$ -	
7	**MISCELLANEOUS**	**$ 885**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	

	ACCOUNT DESCRIPTION	2015 ACTUAL	2016 ACTUAL	2017 ACTUAL	2017 ACTUAL	2018 BUDGET	2019 PROJECTED	REVISED 12/5/2018
1008	**CABLE TV TOTAL**	**$ 17,903**	**$ 17,460**	**$ 28,350**	**$ 17,824**	**$ 26,550**	**$ 32,000**	**No Changes**
1010	**COUNCIL COMMISSIONS**							
101-1010-52101	TRAVEL AND TRAINING	$ -	$ -	$ 5,000	$ 2,402	$ 5,000	$ 1,000	
2	**GENERAL OPERATING EXPENSES**	**$ -**	**$ -**	**$ 5,000**	**$ 2,402**	**$ 5,000**	**$ 1,000**	
101-1010-53101	OTHER CONTRACTUAL SERVICE	$ 3,550	$ 527	$ 10,000	$ 1,830	$ 9,750	$ 9,750	
101-1010-53104	PROFESSONAL SERVICES	$ -	$ -	$ -	$ -	$ -	$ -	
101-1010-53137	PRINTING	$ -	$ -	$ -	$ -	$ -	$ -	
101-1010-53138	ADVERTISING	$ -	$ -	$ -	$ 259	$ 250	$ 250	
3	**CONTRACTUAL SERVICES**	**$ 3,550**	**$ 527**	**$ 10,000**	**$ 2,089**	**$ 10,000**	**$ 10,000**	
101-1010-54102	OPERATING SUPPLIES	$ 775	$ 600	$ 5,000	$ 5,208	$ 5,354	$ 7,000	
101-1010-54109	SPECIAL EVENTS	$ 3,055	$ 4,932	$ 5,000	$ 1,638	$ 5,000	$ 7,000	
4	**MATERIALS & SUPPLIES**	**$ 3,830**	**$ 5,532**	**$ 10,000**	**$ 6,846**	**$ 10,354**	**$ 14,000**	
101-1010-57102	REFUNDS AND REIMBURSEMENTS	$ 890	$ -	$ -	$ -	$ -	$ -	
5	**MISCELLANEOUS**	**$ 890**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	
1010	**COUNCIL COMMISSIONS TOTAL**	**$ 8,270**	**$ 6,059**	**$ 25,000**	**$ 11,337**	**$ 25,354**	**$ 25,000**	**No Change To Total Amount**
1201	**PUBLIC SAFETY**							
101-1201-51101	WAGES	$ 730,890	$ 714,407	$ 726,851	$ 677,895	$ 755,925	$ 863,985	4% Cash Outs
101-1201-51102	OVERTIME	$ 27,587	$ 35,753	$ 45,000	$ 52,876	$ 45,000	$ 40,000	
101-1201-51103	HOLIDAYS	$ -	$ -	$ 20,784	$ -	$ -	$ -	
101-1201-51104	PART-TIME WAGES	$ 131,455	$ 133,785	$ 140,000	$ 138,482	$ 148,765	$ 145,000	
101-1201-51110	PENSION	$ 39,741	$ 40,997	$ 40,787	$ 43,496	$ 45,236	$ 45,000	
101-1201-51111	HEALTH INSURANCE	$ 162,662	$ 136,528	$ 155,000	$ 137,973	$ 155,000	$ 175,000	
101-1201-51112	LIFE INSURANCE	$ 1,714	$ 1,428	$ 1,655	$ 1,132	$ 1,571	$ 1,600	
101-1201-51113	WORKERS COMPENSATION	$ 9,589	$ 16,748	$ 30,000	$ 10,132	$ 20,000	$ 24,000	
101-1201-51114	DENTAL INSURANCE	$ 9,126	$ 6,914	$ 7,500	$ 6,469	$ 8,000	$ 10,000	
101-1201-51120	UNIFORMS	$ 8,900	$ 8,931	$ 12,000	$ 7,709	$ 16,644	$ 8,000	
101-1201-51129	MEDICARE	$ 12,337	$ 12,245	$ 12,557	$ 11,338	$ 12,750	$ 12,750	
101-1201-51130	OTHER PERSONAL SERVICES	$ -	$ -	$ 250	$ -	$ 250	$ 250	
101-1201-51131	PRE-EMPLOYMENT PHYSICALS	$ 876	$ 1,192	$ 3,500	$ 1,829	$ 3,500	$ 3,500	
101-1201-51132	WELLNESS ACTIVITIES	$ -	$ -	$ 250	$ -	$ 250	$ 250	
101-1201-51133	UNEMPLOYMENT COMPENSATION		$ -	$ -	$ -	$ -	$ -	
101-1201-51134	RECRUITMENT & TESTING	$ 1,140	$ 1,139	$ 3,000	$ 265	$ 3,240	$ 2,000	
101-1201-51135	POLYGRAPHS	$ 200	$ 400	$ 1,500	$ 200	$ 1,500	$ 1,500	
101-1201-51136	PSYCHOLOGICAL EXAMS	$ 2,050	$ 600	$ 5,000	$ 3,400	$ 5,000	$ 3,000	
1	**PERSONNEL SERVICES**	**$ 1,138,267**	**$ 1,111,067**	**$ 1,205,634**	**$ 1,093,196**	**$ 1,222,631**	**$ 1,335,835**	
101-1201-52101	TRAVEL & TRAINING	$ 4,016	$ 6,081	$ 10,000	$ 10,481	$ 12,537	$ 12,500	
2	**GENERAL OPERATING EXPENSES**	**$ 4,016**	**$ 6,081**	**$ 10,000**	**$ 10,481**	**$ 12,537**	**$ 12,500**	
101-1201-53101	OTHER CONTRACTUAL SERVICE	$ 7,702	$ 9,353	$ 8,500	$ 7,918	$ 13,240	$ 13,250	
101-1201-53103	RENTS & LEASES	$ 2,532	$ 1,882	$ 2,300	$ 2,036	$ 3,071	$ 3,000	
101-1201-53104	PROFESSIONAL SERVICES	$ 3,162	$ 2,609	$ 3,000	$ 3,215	$ 3,050	$ 3,050	
101-1201-53105	INSURANCE	$ 5,808	$ 5,832	$ 7,000	$ 5,969	$ 7,000	$ 7,000	
101-1201-53106	MAINTENANCE OF EQUIPMENT	$ 846	$ 4,889	$ 5,500	$ 4,521	$ 6,000	$ 6,000	
101-1201-53107	POSTAGE	$ 298	$ 119	$ 500	$ 287	$ 500	$ 400	
101-1201-53108	MEMBERSHIPS	$ 1,433	$ 1,433	$ 2,000	$ 1,238	$ 3,500	$ 1,500	
101-1201-53125	GREENE CENTRAL 911 DISPAT	$ 22,638	$ 9,007	$ 26,000	$ 9,007	$ 26,000	$ 26,000	
101-1201-53126	XENIA MUNICIPAL COURT CHA	$ 240	$ -	$ 500	$ -	$ 500	$ 200	
101-1201-53128	NEW WORLD SOFTWARE SUPPORT	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	
101-1201-53129	MIAMI VALLEY REGIONAL CRI	$ 3,845	$ 3,888	$ 5,000	$ 3,425	$ 5,650	$ 5,000	
101-1201-53134	TELEPHONE	$ 6,510	$ 15,023	$ 13,500	$ 9,432	$ 12,896	$ 13,000	
101-1201-53135	MAINTENANCE OF FACILITY	$ 2,885	$ 646	$ 4,000	$ 158	$ 3,800	$ 3,800	
101-1201-53137	PRINTING	$ 456	$ 1,251	$ 2,000	$ 2,025	$ 1,800	$ 1,500	
101-1201-53138	ADVERTISING	$ 243	$ 1,125	$ 1,000	$ 304	$ 1,500	$ 1,000	
101-1201-53139	VEHICLE MAINTENANCE	$ 13,903	$ 17,482	$ 15,500	$ 12,563	$ 23,368	$ 25,000	
101-1201-53140	LICENSE & PERMITS	$ -	$ -	$ 50	$ 17	$ 250	$ 250	
101-1201-53142	ANIMAL CONTROL	$ 6,974	$ 6,974	$ 9,000	$ 6,974	$ 9,000	$ 7,500	
101-1201-53146	HARDWARE/SOFTWARE MAINTEN	$ 5,313	$ 9,761	$ 18,250	$ 14,964	$ 10,000	$ 12,500	
101-1201-53147	LEGAL SERVICES	$ 3,677	$ 30,576	$ 20,000	$ 36,894	$ 35,000	$ -	
3	**CONTRACTUAL SERVICES**	**$ 93,465**	**$ 126,850**	**$ 148,600**	**$ 125,947**	**$ 171,125**	**$ 134,950**	
101-1201-54101	OFFICE SUPPLIES	$ 1,083	$ 1,202	$ 2,300	$ 1,363	$ 2,300	$ 2,300	
101-1201-54102	OPERATING SUPPLIES	$ 8,677	$ 14,080	$ 8,750	$ 9,106	$ 16,048	$ 15,000	
101-1201-54103	VEHICLE PARTS	$ 31	$ -	$ -	$ -	$ -	$ -	
101-1201-54104	BOOKS & PUBLICATIONS	$ 197	$ -	$ 750	$ 641	$ 750	$ 400	
101-1201-54106	OFFICE EQUIPMENT	$ 2,151	$ 2,679	$ 5,000	$ 2,690	$ 500	$ 3,000	
101-1201-54107	FUEL	$ 20,719	$ 16,930	$ 22,000	$ 12,759	$ 22,330	$ 22,000	
101-1201-54108	TOOLS	$ -	$ -	$ -	$ -	$ -	$ -	
101-1201-54109	SPECIAL EVENTS	$ 2,734	$ 3,044	$ 2,000	$ 4,069	$ 2,000	$ 2,000	

	ACCOUNT DESCRIPTION	2015 ACTUAL	2016 ACTUAL	2017 ACTUAL	2017 ACTUAL	2018 BUDGET	2019 PROJECTED	REVISED 12/5/2018
101-1201-54110	SAFETY EQUIPMENT	$ 243	$ -	$ -	$ -	$ -	$ -	
4	**MATERIALS & SUPPLIES**	**$ 35,835**	**$ 37,935**	**$ 40,800**	**$ 30,628**	**$ 43,928**	**$ 44,700**	
101-1201-55101	LAND & BUILDINGS	$ -	$ -		$ -	$ -	$ -	
101-1201-55102	CAPITAL EQUIPMENT	$ -	$ 36,562	$ 40,000	$ 38,249	$ -	$ 62,000	
5	**CAPITAL**	**$ -**	**$ 36,562**	**$ 40,000**	**$ 38,249**	**$ -**	**$ 62,000**	
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**	**$ 1,445,034**	**$ 1,298,501**	**$ 1,450,221**	**$ 1,589,985**	**No changes**
1202	**PLANNING & ZONING**							
101-1202-51101	WAGES	$ 27,806	$ 8,322	$ 8,365	$ 9,581	$ 18,758	$ 68,850	4% Cash Out
101-1202-51102	OVERTIME		$ -	$ -	$ -	$ 3,000	$ 1,000	
101-1202-51104	PART-TIME	$ 6,683	$ 29,668	$ 37,000	$ 37,817	$ 25,800	$ 3,000	
101-1202-51110	PENSION	$ 4,098	$ 5,318	$ 6,500	$ 6,095	$ 6,750	$ 10,000	
101-1202-51111	HEALTH INSURANCE	$ 4,239	$ 9,929	$ 8,200	$ 16,023	$ 17,000	$ 27,000	
101-1202-51112	LIFE INSURANCE	$ 93	$ 124	$ 150	$ 110	$ 160	$ 150	
101-1202-51113	WORKERS COMPENSATION	$ 52	$ 477	$ 1,500	$ 81	$ 500	$ 2,000	
101-1202-51114	DENTAL INSURANCE	$ 261	$ 404	$ 568	$ 375	$ 650	$ 1,200	
101-1202-51129	MEDICARE	$ 423	$ 528	$ 550	$ 626	$ 650	$ 1,000	
101-1202-51130	OTHER PERSONAL SERVICES	$ -	$ -	$ -	$ -	$ -	$ -	
101-1202-51131	PRE-EMPLOYMENT PHYSICALS	$ -	$ -	$ 250	$ -	$ -	$ -	
101-1202-51132	WELLNESS ACTIVITIES	$ -	$ -	$ -	$ -	$ -	$ -	
101-1202-51133	UNEMPLOYMENT COMPENSATION	$ -	$ -	$ -	$ -	$ -	$ -	
101-1202-51134	RECRUITMENT & TESTING	$ -	$ -	$ -	$ -	$ -	$ -	
1	**PERSONNEL SERVICES**	**$ 43,655**	**$ 54,770**	**$ 63,083**	**$ 70,708**	**$ 73,268**	**$ 114,200**	
101-1202-52101	TRAVEL & TRAINING	$ 191	$ 229	$ 1,500	$ 464	$ 100	$ 1,000	
2	**GENERAL OPERATING EXPENSES**	**$ 191**	**$ 229**	**$ 1,500**	**$ 464**	**$ 100**	**$ 1,000**	
101-1202-53101	OTHER CONTRACTUAL SVCS	$ -	$ -	$ -	$ -	$ -	$ -	
101-1202-53103	RENTS AND LEASES	$ 1,607	$ 1,185	$ 6,500	$ 1,238	$ 4,000	$ 1,800	
101-1202-53104	PROFESSIONAL SERVICES	$ 55,959	$ 300	$ 1,000	$ -	$ 5,000	$ -	Comp Plan to Econ Develop
101-1202-53106	MAINTENANCE OF EQUIPMENT	$ -	$ -	$ -	$ -	$ -	$ 500	
101-1202-53107	POSTAGE	$ 386	$ 121	$ 500	$ 149	$ 100	$ 150	
101-1202-53108	MEMBERSHIPS	$ -	$ -	$ 300	$ -	$ 50	$ 400	
101-1202-53110	AUDITOR/TREASURER/RECORDE	$ -	$ -	$ -	$ -	$ -	$ -	
101-1202-53134	TELEPHONE	$ 272	$ -	$ 800	$ -	$ -	$ 250	
101-1202-53135	MAINTENANCE OF FACILITY	$ -	$ -	$ -	$ -	$ -	$ -	
101-1202-53137	PRINTING	$ -	$ 163	$ 500	$ -	$ 500	$ 300	
101-1202-53138	ADVERTISING	$ 1,753	$ 2,876	$ 2,500	$ 2,513	$ 2,700	$ 3,000	
101-1202-53140	LICENSE & PERMITS	$ -	$ 36	$ 150	$ 38	$ 200	$ 200	
101-1202-53146	HARDWARE/SOFTWARE SUPPORT	$ 1,944	$ 4,169	$ 8,550	$ 12,195	$ 5,700	$ 5,000	
101-1202-53147	LEGAL SERVICES	$ -	$ -	$ -	$ 1,103	$ -	$ -	
3	**CONTRACTUAL SERVICES**	**$ 61,921**	**$ 8,850**	**$ 20,800**	**$ 17,236**	**$ 18,250**	**$ 11,600**	
101-1202-54101	OFFICE SUPPLIES	$ -	$ -	$ 300	$ -	$ 755	$ 350	
101-1202-54102	OPERATING SUPPLIES	$ 1,181	$ (144)	$ 1,000	$ 1,268	$ 1,200	$ 1,800	
101-1202-54104	BOOKS & PUBLICATIONS	$ -	$ -	$ 300	$ -	$ 50	$ 50	
101-1202-54106	OFFICE EQUIPMENT	$ 2,474	$ -	$ 300	$ -	$ 100	$ 1,000	
101-1202-54107	FUEL	$ -	$ -	$ 200	$ -	$ -	$ -	
101-1202-54108	TOOLS	$ -	$ -	$ -	$ -	$ -	$ -	
4	**MATERIALS & SUPPLIES**	**$ 3,655**	**$ (144)**	**$ 2,100**	**$ 1,268**	**$ 2,105**	**$ 3,200**	
101-1202-55102	CAPITAL EQUIPMENT	$ -	$ -	$ -	$ -	$ -	$ 5,000	
101-1202-55103	PUBLIC WORKS	$ -	$ -	$ -	$ -	$ -	$ -	
5	**CAPITAL**	$ -	$ -	$ -	$ -	$ -	**$ 5,000**	
101-1202-57102	REFUNDS & REIMBURSEMENTS	$ 1,575	$ -		$ -	$ -	$ -	
7	**MISCELLANEOUS**	**$ 1,575**	**$ -**	**$ -**		**$ -**	**$ -**	
1202	**PLANNING AND ZONING TOTAL**	**$ 110,997**	**$ 63,705**	**$ 87,483**	**$ 89,676**	**$ 93,723**	**$ 135,000**	
1204	**MEDIATION**							
101-1204-52101	TRAVEL & TRAINING	$ -	$ -	$ 2,500	$ -	$ 1,000	$ 2,500	
2	**GENERAL OPERATING EXPENSES**	**$ -**	**$ -**	**$ 2,500**	**$ -**	**$ 1,000**	**$ 2,500**	
101-1204-53104	PROFESSIONAL SERVICES	$ 6,000	$ 6,000	$ 6,000	$ 6,000	$ 6,000	$ 6,000	

	ACCOUNT DESCRIPTION	2015 ACTUAL	2016 ACTUAL	2017 ACTUAL	2017 ACTUAL	2018 BUDGET	2019 PROJECTED	REVISED 12/5/2018
101-1204-53108	MEMBERSHIPS	$ -	$ -	$ -	$ -	$ -		
101-1204-53134	TELEPHONE	$ 437	$ 394	$ 500	$ 381	$ 552	$ 550	
101-1204-53138	ADVERTISING	$ 305	$ -	$ -	$ 351	$ 75	$ 75	
3	**CONTRACTUAL SERVICES**	**$ 6,742**	**$ 6,394**	**$ 6,500**	**$ 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**	**$ 9,000**	**$ 6,732**	**$ 7,627**	**$ 9,125**	No Changes
		$ -						
	SUBTOTAL GF EXPENDITURES BEFORE TRANSFERS	**$ 2,044,105**	**$ 2,123,702**	**$ 2,312,437**	**$ 2,185,295**	**$ 2,446,521**	**$ 2,733,760**	
1009	**TRANSFERS OUT TO OTHER FUNDS**							
101-1009-59101	**TO:**							
202	***Streets***	$ 496,392	$ 524,000	$ 266,973	$ 266,973	$ 333,918	$ 500,000	
204	***Parks***	$ 301,874	$ 238,475	$ 247,036	$ 247,036	$ 364,764	$ 500,000	
205	***Economic Development***	$ -	$ -	$ -	$ -	$ -	$ 30,000	added transfer from 12-5-18
207	***Green Space***	$ -	$ 25,000	$ 25,000	$ 25,000	$ 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	$ 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	$ 25,000	
306	***Parks & Rec Improvement***	$ -	$ 50,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	
307	***Facilities Improvement***	$ -	$ 50,000	$ 25,000	$ 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**	**$ 699,309**	**$ 1,104,121**	**$ 940,932**	**$ 1,190,000**	
	TOTAL GF EXPENDITURES WITH TRANSFERS	**$ 3,617,186**	**$ 3,470,063**	**$ 3,011,746**	**$ 3,289,416**	**$ 3,387,453**	**$ 3,923,760**	
	REVENUE OVER/(UNDER)EXPEND	**$ (217,112)**						
	REVENUES (OVER) UNDER EXPENDITURES BEFORE TRANSFERS:	**$ 1,355,969**	**$ 971,038**	**$ 667,338**	**$ 1,328,881**	**$ 1,455,960**	**$ 697,955**	
	AFTER TRANSFERS:	**$ (217,112)**	**$ (375,323)**	**$ (31,971)**	**$ 224,760**	**$ 515,028**	**$ (492,045)**	

GENERAL FUND BEGINNING BALANCE	**$ 1,560,043**	**$ 2,075,071**	
PROJECTED END OF YEAR DIFFERENCE	**$ 515,028**	**$ (492,045)**	
PROJECTED EOY FUND BALANCE 2018/BEGINNING OF 2019	**$ 2,075,071**	**$ 1,583,026**	Reserve $1,297,920

2019 SPECIAL REVENUE FUNDS BUDGET

		ACCOUNT DESCRIPTI	2015 ACTUAL	2016 ACTUAL	2017 ACTUAL	2018 BUDGET	2019 PROJECTED	REVISED 12/5/2018
SPECIAL REVENUE FUND BREAKDOWN								
NO CHA	202	**STREET MAINTENANCE/REPAIR FUND**			$ 422,211	$ 366,045	$ 193,677	Beginning Balance
		REVENUE	$ 631,350	$ 656,176	$ 432,162	$ 459,418	$ 630,500	
		EXPENDITURES	$ 506,336	$ 684,782	$ 488,328	$ 631,786	$ 771,695	
		REVENUE OVER/(UNE	$ 125,014	$ (28,606)	$ (56,166)	$ (172,368)	$ (141,195)	$144,500 Capital Exp's
						$ 193,677	$ 52,482	Ending Balance
NO CHA	203	**STATE HIGHWAY MAINTENANCE FUND**			$ 31,287	$ 41,070	$ 49,895	Beginning Balance
		REVENUE	$ 10,745	$ 10,705	$ 9,783	$ 8,825	$ 9,650	
		EXPENDITURES	$ 14,567	$ -	$ -	$ -	$ -	
		REVENUE OVER/(UNE	$ (3,822)	$ 10,705	$ 9,783	$ 8,825	$ 9,650	
						$ 49,895	$ 59,545	Ending Balance
NO CHA	204	**PARKS & RECREATION FUND**			$ 144,716	$ 65,219	$ 85,383	Beginning Balance
		REVENUE	$ 369,427	$ 313,122	$ 317,857	$ 425,914	$ 568,000	
		EXPENDITURES	$ 340,153	$ 339,798	$ 397,354	$ 405,750	$ 594,370	
		REVENUE OVER/(UNE	$ 29,274	$ (26,676)	$ (79,497)	$ 20,164	$ (26,370)	$124,500 Capital Exp's
						$ 85,383	$ 59,013	Ending Balance
GES FROM 12-	205	**ECON. DEVELOPMENT**			$ 121,550	$ 121,550	$ 143,634	Beginning Balance
		REVENUE	$ -	$ -	$ -	$ 22,084	$ 30,000	
		EXPENDITURES	$ -	$ -	$ -	$ -	$ 82,084	
		REVENUE OVER/(UNE	$ -	$ -		$ 22,084	$ (52,084)	
						$ 143,634	$ 91,550	Ending Balance
NO CHA	207	**GREEN SPACE FUND**			$ 195,950	$ 175,990	$ 225,990	Beginning Balance
		REVENUE	$ -	$ 25,000	$ 50,000	$ 50,000	$ -	
		EXPENDITURES	$ -	$ -	$ 69,960	$ -	$ -	
		REVENUE OVER/(UNE	$ -	$ -	$ (19,960)	$ 50,000	$ -	
						$ 225,990	$ 225,990	Ending Balance
NO CHA	208	**MVI - PERMISSIVE TAX FUND**			$ 110,583	$ 135,279	$ 157,379	Beginning Balance
		REVENUE	$ 28,185	$ 25,056	$ 24,696	$ 22,100	$ 25,200	
		EXPENDITURES	$ 14,568	$ -	$ -	$ -	$ -	
		REVENUE OVER/(UNE	$ 13,617	$ 25,056	$ 24,696	$ 22,100	$ 25,200	
						$ 157,379	$ 182,579	Ending Balance
NO CHA	210	**MAYOR'S COURT COMPUTER FUND**			$ 2,355	$ 1,336	$ 536	Beginning Balance
		REVENUE	$ 2,247	$ 1,614	$ 1,173	$ 1,200	$ 2,200	
		EXPENDITURES	$ 2,314	$ 2,153	$ 2,192	$ 2,000	$ 2,200	
		REVENUE OVER/(UNE	$ (67)	$ (539)	$ (1,019)	$ (800)	$ -	
						$ 536	$ 536	Ending Balance
NO CHA	212	**LAW ENFORCEMENT AND EDUCATION FUND**			$ 7,665	$ 7,703	$ 7,728	Beginning Balance
		REVENUE	$ 2,130	$ 2,420	$ 38	$ 25	$ 50	
		EXPENDITURES	$ -	$ -	$ -	$ -	$ -	
		REVENUE OVER/(UNE	$ 2,130	$ 2,445	$ 38	$ 25	$ 50	
						$ 7,728	$ 7,778	Ending Balance
NO CHA	213	**COATS & SUPPLIES FUND**			$ 13,399	$ 12,897	$ 11,397	Beginning Balance
		REVENUE	$ 3,379	$ 3,893	$ 3,497	$ 1,500	$ 1,500	

		ACCOUNT DESCRIPTI	2015 ACTUAL	2016 ACTUAL	2017 ACTUAL	2018 BUDGET	2019 PROJECTED	REVISED 12/5/2018
		EXPENDITURES	$ 2,617	$ 1,887	$ 3,999	$ 3,000	$ 4,000	
		REVENUE OVER/(UNI	$ 762	$ 2,006	$ (503)	$ (1,500)	$ (2,500)	
						$ 11,397	$ 8,897	Ending Balance
NO CHA	216	**STATE LAW ENFORCEMENT TRUST FUND**			$ 72,448	$ 64,007	$ 54,007	Beginning Balance
		REVENUE	$ 22,676	$ 2,196	$ 2,731	$ -	$ -	
		EXPENDITURES	$ 28,063	$ 3,687	$ 11,172	$ 10,000	$ 29,500	
		REVENUE OVER/(UNI	$ (5,387)	$ (1,491)	$ (8,441)	$ (10,000)	$ (29,500)	
						$ 54,007	$ 24,507	Ending Balance
NO CHA	220	**UTILITY ROUND UP FUND**					$ -	Beginning Balance
		REVENUE					$ 15,000	
		EXPENDITURES					$ 15,000	
		REVENUE OVER/(UNDER) EXPENSES					$ -	
							$ -	Ending Balance
NO CHA	903	**POLICE PENSION FUND**			$ 37	$ 17,222	$ 17,222	Beginning Balance
		REVENUE	$ 104,110	$ 108,265	$ 115,985	$ 115,450	$ 115,200	
		EXPENDITURES	$ 117,595	$ 114,186	$ 98,800	$ 115,450	$ 125,450	
		REVENUE OVER/(UNI	$ (13,485)	$ (5,921)	$ 17,185	$ -	$ (10,250)	
						$ 17,222	$ 6,972	Ending Balance
SPECIAL REVENUE FUND DETAIL								
		STREET MAINTENANCE/ REPAIR FUND			$ 422,211	$ 366,045	$ 193,677	
		REVENUE:						
202-0200-40207		GASOLINE TAX	$ 112,129	$ 112,445	$ 110,681	$ 105,000	$ 110,000	
202-0200-40209		MOTOR VEHICLE LICEN	$ 20,222	$ 19,218	$ 18,870	$ 18,000	$ 18,000	
200		**STATE SHARED TAXES &**	**$ 132,351**	**$ 131,663**	**$ 129,551**	**$ 123,000**	**$ 128,000**	
202-0400-40407		RESTRICTED STATE GRA	$ -	$ -	$ 32,695	$ -	$ -	
400		**INTERGOVERNMENTAI**	**$ -**	**$ -**	**$ 32,695**	**$ -**	**$ -**	
202-0800-40801		PROPERTY SALES	$ -	$ -	$ 534	$ -	$ -	
202-0800-40802		INTEREST	$ 225	$ 513	$ 2,409	$ 2,500	$ 2,500	
202-0800-40804		OTHER	$ 1,107	$ -	$ -	$ -	$ -	
202-0800-40805		REIMBURSEMENT	$ 1,275	$ -	$ -	$ -	$ -	
800		**MISC RECEIPTS & REIM**	**$ 2,607**	**$ 513**	**$ 2,943**	**$ 2,500**	**$ 2,500**	
900		**TRANSFERS IN**	**$ 496,392**	**$ 524,000**	**$ 266,973**	**$ 333,918**	**$ 500,000**	**From GF**
	202	**TOTAL STREET FUND**	**$ 631,350**	**$ 656,176**	**$ 432,162**	**$ 459,418**	**$ 630,500**	**No Changes**
		STREET FUND EXPENDITURES:						
	1401	**Streets**						
202-1401-51101		WAGES	$ 135,594	$ 145,956	$ 146,008	$ 158,466	$ 150,250	4% + retire emp. KH.
202-1401-51102		OVERTIME	$ 9,625	$ 8,673	$ 6,688	$ 10,000	$ 10,000	
202-1401-51104		PART TIME WAGES	$ -	$ -	$ 4,074	$ -	$ 3,000	
202-1401-51110		PENSION	$ 19,845	$ 21,559	$ 19,432	$ 23,500	$ 20,000	
202-1401-51111		HEALTH INSURANCE	$ 5,127	$ 6,353	$ 8,519	$ 9,000	$ 26,000	
202-1401-51112		LIFE INSURANCE	$ 315	$ 325	$ 317	$ 450	$ 375	
202-1401-51113		WORKERS COMPENSAT	$ 1,711	$ 2,417	$ 1,467	$ 4,000	$ 2,600	
202-1401-51114		DENTAL INSURANCE	$ 1,613	$ 1,301	$ 1,268	$ 1,750	$ 2,000	
202-1401-51120		UNIFORMS	$ -	$ -	$ -	$ 1,250	$ 1,250	
202-1401-51129		MEDICARE	$ 1,459	$ 1,633	$ 1,574	$ 2,000	$ 1,500	
202-1401-51130		OTHER PERSONAL SERV	$ -	$ -	$ -	$ 250	$ 250	
202-1401-51131		PRE-EMPLOYMENT PHY	$ 31	$ 206	$ -	$ 500	$ 250	
202-1401-51132		WELLNESS ACTIVITIES	$ -	$ -	$ -	$ 275	$ 275	

	ACCOUNT DESCRIPTI	2015 ACTUAL	2016 ACTUAL	2017 ACTUAL	2018 BUDGET	2019 PROJECTED	REVISED 12/5/2018
202-1401-51133	UNEMPLOYMENT COM	$ -	$ 614	$ -	$ 1,500	$ -	
202-1401-51134	RECRUITMENT & TESTII	$ -	$ -	$ -	$ -	$ -	
1	**PERSONNEL SERVICES**	**$ 175,320**	**$ 189,037**	**$ 189,347**	**$ 212,941**	**$ 217,750**	
202-1401-52101	TRAVEL & TRAINING	$ 75	$ 206	$ 985	$ 2,000	$ 2,000	
2	**GENERAL OPERATING I**	**$ 75**	**$ 206**	**$ 985**	**$ 2,000**	**$ 2,000**	
202-1401-53101	OTHER CONTRACTUAL	$ -	$ -	$ -	$ -	$ -	
202-1401-53102	UTILITIES	$ -	$ -	$ -	$ -	$ -	
202-1401-53103	RENTS & LEASES	$ 3,575	$ 3,865	$ 1,678	$ 5,000	$ 5,000	
202-1401-53104	PROFESSIONAL SERVICI	$ 115,238	$ 169,401	$ 187,156	$ 234,000	$ 220,000	
202-1401-53105	INSURANCE	$ 5,897	$ 5,832	$ 5,969	$ 7,500	$ 7,500	
202-1401-53106	MAINTENANCE OF EQU	$ 7,260	$ 9,995	$ 11,616	$ 10,000	$ 11,000	
202-1401-53107	POSTAGE	$ -	$ -	$ -	$ -	$ -	
202-1401-53108	MEMBERSHIPS	$ 37	$ -	$ 25	$ 100	$ 100	
202-1401-53120	TREE TRIMMING/LINE (	$ 19,270	$ 18,986	$ 10,133	$ 20,000	$ 20,000	
202-1401-53130	SOLID WASTE	$ 10,353	$ 9,481	$ 9,770	$ 12,500	$ 10,500	
202-1401-53131	ELECTRIC	$ 2,079	$ 1,886	$ 1,847	$ 3,000	$ 3,200	
202-1401-53132	WATER	$ -	$ -	$ -	$ -	$ -	
202-1401-53133	SEWER		$ -	$ -	$ -	$ -	
202-1401-53134	TELEPHONE	$ 748	$ 1,056	$ 840	$ 1,000	$ 1,000	
202-1401-53135	MAINTENANCE OF FAC	$ 796	$ 1,404	$ 1,020	$ 1,750	$ 1,500	
202-1401-53137	PRINTING	$ -	$ -	$ -	$ -	$ -	
202-1401-53138	ADVERTISING	$ 115	$ 546	$ 403	$ 500	$ 500	
202-1401-53139	VEHICLE MAINTENANC	$ 2,042	$ 5,794	$ 5,554	$ 5,500	$ 8,000	
202-1401-53140	LICENSE & PERMITS	$ -	$ -	$ -	$ -	$ -	
202-1401-53141	NATURAL GAS	$ 1,074	$ 639	$ 868	$ 1,500	$ 1,500	
202-1401-53146	HARDWARE/SOFTWAR	$ 675	$ 1,001	$ 7,891	$ 2,500	$ 3,000	
3	**CONTRACTUAL SERVIC**	**$ 169,159**	**$ 229,886**	**$ 244,770**	**$ 304,850**	**$ 292,800**	
202-1401-54101	OFFICE SUPPLIES	$ -	$ 126	$ 160	$ 250	$ 250	
202-1401-54102	OPERATING SUPPLIES	$ 41,693	$ 26,286	$ 17,272	$ 60,000	$ 60,000	
202-1401-54103	VEHICLE PARTS	$ 1,508	$ -	$ -	$ -	$ -	
202-1401-54104	BOOKS & PUBLICATION	$ -	$ -	$ -	$ -	$ -	
202-1401-54106	OFFICE EQUIPMENT	$ -	$ -	$ -	$ -	$ -	
202-1401-54107	FUEL	$ 3,431	$ 2,676	$ 2,585	$ 4,000	$ 4,500	
202-1401-54108	TOOLS	$ -	$ -	$ -	$ 250	$ 1,000	
202-1401-54109	SPECIAL EVENTS	$ -	$ -	$ -	$ 100	$ -	
202-1401-54110	SAFETY EQUIPMENT	$ 590	$ 460	$ 789	$ 750	$ 1,000	
4	**MATERIALS & SUPPLIE**	**$ 47,222**	**$ 29,548**	**$ 20,806**	**$ 65,350**	**$ 66,750**	
202-1401-55101	LAND & BUILDINGS	$ -	$ -	$ -	$ -	$ -	
202-1401-55102	CAPITAL EQUIPMENT	$ 76,594	$ -	$ 17,762	$ -	$ 21,500	
202-1401-55103	PUBLIC WORKS	$ 2,738	$ 189,815	$ -	$ 33,750	$ 123,000	
5	**CAPITAL**	**$ 79,332**	**$ 189,815**	**$ 17,762**	**$ 33,750**	**$ 144,500**	
202-1401-56101	PRINCIPAL	$ 31,044	$ 42,675	$ 11,213	$ 11,504	$ 11,802	
202-1401-56102	INTEREST	$ 1,419	$ 2,115	$ 1,532	$ 1,241	$ 943	
6	**DEBT SERVICE**	**$ 32,463**	**$ 44,790**	**$ 12,745**	**$ 12,745**	**$ 12,745**	
202-1401-57102	REFUNDS & REIMBURSI	$ 2,765	$ 1,500	$ 100	$ 150	$ 150	
7	**MISCELLANEOUS**	**$ 2,765**	**$ 1,500**	**$ 100**	**$ 150**	**$ 150**	
	TOTAL STREETS EXPEN	**$ 506,336**	**$ 684,782**	**$ 486,515**	**$ 631,786**	**$ 736,695**	
202-1412-53104	PROFESSIONAL SERVICES			$ 1,813	$ -	$ 35,000	Storm water RFP study
3	**CONTRACTUAL SERVICES**			**$ 1,813**	**$ -**	**$ 35,000**	
202-1412-55103	PUBLIC WORKS			$ -	$ -	$ -	
5	**CAPITAL**						

	ACCOUNT DESCRIPTI	2015 ACTUAL	2016 ACTUAL	2017 ACTUAL	2018 BUDGET	2019 PROJECTED	REVISED 12/5/2018
	TOTAL SRTS EXPENDITURES			$ 1,813	$ -	$ 35,000	
202	TOTAL STREETS EXPE	$ 506,336	$ 684,782	$ 488,328	$ 631,786	$ 771,695	No Changes
FUND REVENUE OVER/(UNDER) EXPENI		$ 125,014	$ (28,606)	$ (56,166)	$ (172,368)	$ (141,195)	
					$ 193,677	$ 52,482	
203	STATE HIGHWAY MAINTENANCE FUND			$ 31,287	$ 41,070	$ 49,895	
	REVENUE:						
203-0200-40207	GASOLINE TAX	$ 9,092	$ 9,117	$ 8,115	$ 7,250	$ 8,000	
203-0200-40209	MOTOR VEHICLE LICEN	$ 1,640	$ 1,558	$ 1,530	$ 1,500	$ 1,500	
200	STATE SHARED TAXES &	$ 10,732	$ 10,675	$ 9,645	$ 8,750	$ 9,500	
203-0800-40802	INTEREST	$ 13	$ 30	$ 138	$ 75	$ 150	
203-0800-40805	REIMBURSEMENTS	$ -	$ -	$ -	$ -	$ -	
800	MISC RECEIPTS & REIM	$ 13	$ 30	$ 138	$ 75	$ 150	
203	TOTAL ST HWY FUND	$ 10,745	$ 10,705	$ 9,783	$ 8,825	$ 9,650	No Changes
	EXPENDITURES:						
203-1402-53101	OTHER CONTRACTUAL	$ -	$ -	$ -	$ -	$ -	
203-1402-53104	PROFESSIONAL SERVICI	$ -	$ -	$ -	$ -	$ -	
3	CONTRACTUAL SERVIC	$ -	$ -	$ -	$ -	$ -	
203-1402-54102	OPERATING SUPPLIES	$ 14,567	$ -	$ -	$ -	$ -	
4	MATERIALS & SUPPLIE	$ 14,567	$ -	$ -	$ -	$ -	
203-1402-55103	PUBLIC WORKS	$ -	$ -	$ -	$ -	$ -	
5	CAPITAL	$ -	$ -	$ -	$ -	$ -	
203-1402-59101	TRANSFERS	$ -	$ -	$ -	$ -	$ -	
9	TRANSFERS	$ -	$ -	$ -	$ -	$ -	
203	TOTAL ST HWY FUND	$ 14,567	$ -	$ -	$ -	$ -	No Changes
						$ -	
/ FUND REVENUE OVER/(UNDER) EXPEI		$ (3,822)	$ 10,705	$ 9,783	$ 8,825	$ 9,650	
					$ 49,895	$ 59,545	
204	PARKS & RECREATION FUND:			$ 144,716	$ 65,219	$ 85,383	
	REVENUE:						
204-0400-40403	BRYAN CENTER YOUTH	$ -	$ 800	$ -	$ -	$ -	
400	INTERGOVERNMENTAI	$ -	$ 800	$ -	$ -	$ -	
204-0500-40503	POOL ADMISSIONS	$ 38,870	$ 43,462	$ 43,428	$ 38,000	$ 43,000	
204-0500-40504	RENT	$ 13,846	$ 11,752	$ 13,002	$ 12,000	$ 12,000	
204-0500-40505	PROGRAM RECEIPTS	$ 4,075	$ 1,875	$ 2,500	$ 3,000	$ 2,500	
204-0500-40506	RENTALS-PARKS	$ 75	$ 120	$ -	$ 150	$ -	
204-0500-40530	CONCESSIONS	$ 6,617	$ 10,413	$ 9,621	$ 7,500	$ 9,500	
500	CHARGES FOR SERVICE	$ 63,483	$ 67,622	$ 68,551	$ 60,650	$ 67,000	
204-0800-40805	REIMBURSEMENTS	$ 619	$ 1,756	$ -	$ -	$ -	
204-0800-40806	DONATIONS - POOL	$ -	$ 2,346	$ 541	$ -	$ 500	
204-0800-40808	DONATIONS - BRYAN Y	$ 3,451	$ 2,123	$ 1,729	$ 500	$ 500	
204-0800-40820	MISCELLANEOUS REVEI	$ -	$ -	$ -		$ -	
800	MISC RECEIPTS & REIM	$ 4,070	$ 6,225	$ 2,270	$ 500	$ 1,000	
900	TRANSFERS IN	$ 301,874	$ 238,475	$ 247,036	$ 364,764	$ 500,000	From GF
204	TOTAL PARKS & REC	$ 369,427	$ 313,122	$ 317,857	$ 425,914	$ 568,000	No Changes
	EXPENDITURES:						
1601	PARKS						

	ACCOUNT DESCRIPTI	2015 ACTUAL	2016 ACTUAL	2017 ACTUAL	2018 BUDGET	2019 PROJECTED	REVISED 12/5/2018
204-1601-51101	WAGES	$ 16,069	$ 12,841	$ 9,316	$ 14,000	$ 39,200	4% Cash Out + K.H retire
204-1601-51102	OVERTIME	$ 514	$ 340	$ 445	$ 1,500	$ 1,500	
204-1601-51104	PART-TIME WAGES	$ -	$ -	$ 1,630	$ -	$ 1,500	
204-1601-51110	PENSION	$ 2,422	$ 1,845	$ 1,261	$ 2,000	$ 5,000	
204-1601-51111	HEALTH INSURANCE	$ -	$ -	$ 1,374	$ 1,600	$ 8,770	
204-1601-51112	LIFE INSURANCE	$ 51	$ 35	$ 24	$ 50	$ 80	
204-1601-51113	WORKERS COMPENSAT	$ 122	$ 166	$ 106	$ 500	$ 900	
204-1601-51114	DENTAL INSURANCE	$ 188	$ 181	$ 146	$ 250	$ 800	
204-1601-51120	UNIFORMS	$ -	$ 138	$ -	$ 500	$ 500	
204-1601-51129	MEDICARE	$ 249	$ 189	$ 143	$ 300	$ 500	
204-1601-51130	OTHER PERSONAL SERV	$ -	$ -	$ -	$ 250	$ 250	
204-1601-51131	PRE-EMPLOYMENT PHY	$ 40	$ -	$ -	$ 200	$ 200	
204-1601-51132	WELLNESS ACTIVITIES	$ -	$ -	$ -		$ -	
204-1601-51133	UNEMPLOYMENT COM	$ -	$ -	$ -		$ -	
204-1601-51134	RECRUITMENT & TESTII	$ -	$ -	$ -		$ -	
1	**PERSONNEL SERVICES**	**$ 19,655**	**$ 15,735**	**$ 14,445**	**$ 21,150**	**$ 59,200**	
204-1601-52101	TRAVEL & TRAINING	$ 90	$ -	$ -	$ 100	$ 100	
2	**GENERAL OPERATING I**	**$ 90**	**$ -**	**$ -**	**$ 100**	**$ 100**	
204-1601-53101	OTHER CONTRACTUAL	$ -	$ -	$ -	$ -	$ -	
204-1601-53103	RENTS & LEASES	$ 1,390	$ 2,360	$ 1,768	$ 2,500	$ 2,500	
204-1601-53104	PROFESSIONAL SERVICI	$ 252	$ 8,200	$ 8,739	$ 7,500	$ 8,000	
204-1601-53105	INSURANCE	$ 5,808	$ 5,832	$ 5,969	$ 6,500	$ 6,500	
204-1601-53106	MAINTENANCE OF EQU	$ 2,080	$ 2,370	$ 5,115	$ 4,000	$ 9,000	
204-1601-53107	POSTAGE	$ -	$ -	$ -	$ -	$ -	
204-1601-53108	MEMBERSHIPS	$ -	$ -	$ -	$ -	$ -	
204-1601-53120	TREE TRIMMING/LINE (	$ -	$ -	$ -	$ -	$ -	
204-1601-53130	SOLID WASTE	$ -	$ -	$ -	$ -	$ -	
204-1601-53131	ELECTRIC	$ 506	$ 476	$ 817	$ 1,200	$ 1,500	
204-1601-53132	WATER	$ -	$ -	$ -	$ -	$ -	
204-1601-53133	SEWER	$ -	$ -	$ -	$ -	$ -	
204-1601-53134	TELEPHONE	$ 737	$ 844	$ 748	$ 1,000	$ 1,000	
204-1601-53135	MAINTENANCE OF FAC	$ -	$ -	$ 1,169	$ 1,000	$ 1,000	
204-1601-53137	PRINTING	$ -	$ -	$ -	$ -	$ -	
204-1601-53138	ADVERTISING	$ 87	$ -	$ -	$ -	$ -	
204-1601-53139	VEHICLE MAINTENANC	$ -	$ -	$ 135	$ 500	$ 300	
204-1601-53140	LICENSE & PERMITS	$ -	$ -	$ -	$ -	$ 50	
204-1601-53141	NATURAL GAS	$ -	$ -	$ -	$ -	$ -	
204-1601-53143	PROPERTY TAX	$ 15	$ 22	$ 22	$ 25	$ 20	
204-1601-53146	HARDWARE/SOFTWAR	$ -	$ 520	$ 7,476	$ 1,200	$ 1,500	
3	**CONTRACTUAL SERVIC**	**$ 10,875**	**$ 20,624**	**$ 31,958**	**$ 25,425**	**$ 31,370**	
204-1601-54101	OFFICE SUPPLIES	$ -	$ -	$ -	$ -	$ -	
204-1601-54102	OPERATING SUPPLIES	$ 3,630	$ 1,251	$ 2,730	$ 3,500	$ 5,500	
204-1601-54103	VEHICLE PARTS	$ -	$ -	$ -	$ -	$ -	
204-1601-54104	BOOKS & PUBLICATION	$ -	$ -	$ -	$ -	$ -	
204-1601-54106	OFFICE EQUIPMENT	$ -	$ -	$ -	$ -	$ -	
204-1601-54107	FUEL	$ 3,431	$ 2,676	$ 2,585	$ 3,000	$ 3,500	
204-1601-54108	TOOLS	$ -	$ -	$ -	$ 500	$ 1,000	
204-1601-54110	SAFETY EQUIPMENT	$ -	$ 200	$ -	$ 200	$ 200	
4	**MATERIALS & SUPPLIE**	**$ 7,061**	**$ 4,127**	**$ 5,315**	**$ 7,200**	**$ 10,200**	
204-1601-55101	LAND & BUILDINGS	$ -	$ -	$ -	$ -	$ -	
204-1601-55102	CAPITAL EQUIPMENT	$ -	$ -	$ -	$ -	$ 9,000	
204-1601-55103	PUBLIC WORKS	$ -	$ -	$ -	$ -	$ 115,500	
5	**CAPITAL**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 124,500**	

	ACCOUNT DESCRIPTI	2015 ACTUAL	2016 ACTUAL	2017 ACTUAL	2018 BUDGET	2019 PROJECTED	REVISED 12/5/2018
204-1601-56101	PRINCIPAL	$ -	$ 15,736	$ 16,539	$ -	$ -	
204-1601-56102	INTEREST	$ -	$ 1,291	$ 488	$ -	$ -	
6	**DEBT SERVICE**	**$ -**	**$ 17,027**	**$ 17,027**	**$ -**	**$ -**	
204-1601-59101	TRANSFERS	$ -	$ -	$ -	$ -	$ -	
9	**TRANSFERS**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	
1601	**PARKS TOTAL**	**$ 37,681**	**$ 57,513**	**$ 68,745**	**$ 53,875**	**$ 225,370**	**No Changes**
1602	**POOL**						
204-1602-51101	WAGES	$ -	$ 31,050	$ 15,920	$ 16,000	$ -	
204-1602-51102	OVERTIME	$ -	$ 303	$ 157	$ 50	$ 100	
204-1602-51104	PART-TIME WAGES	$ -	$ 32,641	$ 46,231	$ 45,000	$ 50,000	Seasonal employees
204-1602-51110	PENSION	$ 359	$ 8,959	$ 10,301	$ 9,500	$ 10,000	
204-1602-51111	HEALTH INSURANCE	$ -	$ -	$ -	$ -	$ -	
204-1602-51112	LIFE INSURANCE	$ -	$ -	$ -	$ -	$ -	
204-1602-51113	WORKERS COMPENSAT	$ -	$ -	$ 472	$ 750	$ 2,000	
204-1602-51114	DENTAL INSURANCE	$ -	$ -	$ -	$ -	$ -	
204-1602-51120	UNIFORMS	$ -	$ 920	$ 653	$ 800	$ 800	
204-1602-51129	MEDICARE	$ 36	$ 902	$ 1,044	$ 1,200	$ 1,000	
204-1602-51130	OTHER PERSONAL SERV	$ -	$ -	$ -	$ -	$ -	
204-1602-51131	PRE-EMPLOYMENT PHY	$ -	$ 658	$ 440	$ 700	$ 800	
204-1602-51132	WELLNESS ACTIVITIES	$ -	$ -	$ -	$ -	$ -	
204-1602-51133	UNEMPLOYMENT COM	$ -	$ -	$ -	$ -	$ -	
204-1602-51134	RECRUITMENT & TESTII	$ -	$ -	$ -	$ -	$ -	
1	**PERSONNEL SERVICES**	**$ 395**	**$ 75,433**	**$ 75,218**	**$ 74,000**	**$ 64,700**	
204-1602-52101	TRAVEL & TRAINING	$ 345	$ -	$ 300	$ 500	$ 500	
2	**GENERAL OPERATING I**	**$ 345**	**$ -**	**$ 300**	**$ 500**	**$ 500**	
204-1602-53101	OTHER CONTRACTUAL	$ -	$ -	$ -	$ -	$ -	
204-1602-53102	UTILITIES	$ -	$ -	$ -	$ -	$ -	
204-1602-53103	RENTS & LEASES	$ -	$ -	$ -	$ -	$ -	
204-1602-53104	PROFESSIONAL SERVICI	$ 77,934	$ 40	$ 415	$ 750	$ 1,500	
204-1602-53105	INSURANCE	$ -	$ -	$ -	$ -	$ -	
204-1602-53106	MAINTENANCE OF EQU	$ 768	$ 997	$ 572	$ 1,000	$ 1,000	
204-1602-53107	POSTAGE	$ -	$ -	$ -	$ -	$ -	
204-1602-53120	TREE TRIMMING/LINE (	$ -	$ -	$ -	$ -	$ -	
204-1602-53130	SOLID WASTE	$ 840	$ 840	$ 840	$ 950	$ 1,000	
204-1602-53131	ELECTRIC	$ 2,744	$ 2,927	$ 3,217	$ 2,500	$ 3,000	
204-1602-53132	WATER	$ 3,063	$ 5,070	$ 4,432	$ 3,000	$ 3,000	
204-1602-53133	SEWER	$ 3,516	$ 4,891	$ 3,977	$ 3,000	$ 3,000	
204-1602-53134	TELEPHONE	$ -	$ -	$ 59	$ 25	$ 50	
204-1602-53135	MAINTENANCE OF FAC	$ 100	$ 9,152	$ 7,917	$ 8,000	$ 10,000	
204-1602-53137	PRINTING	$ -	$ -	$ -	$ -	$ 50	
204-1602-53138	ADVERTISING	$ 128	$ 392	$ 1,015	$ 1,200	$ 1,200	
204-1602-53140	LICENSE & PERMITS	$ 966	$ 1,063	$ 944	$ 1,500	$ 1,200	
3	**CONTRACTUAL SERVIC**	**$ 90,059**	**$ 25,372**	**$ 23,388**	**$ 21,925**	**$ 25,000**	
204-1602-54101	OFFICE SUPPLIES	$ -	$ -	$ -	$ -	$ -	
204-1602-54102	OPERATING SUPPLIES	$ 5,879	$ 8,400	$ 6,840	$ 7,500	$ 7,000	
204-1602-54103	VEHICLE PARTS	$ -	$ -	$ -	$ -	$ -	
204-1602-54105	CONCESSION SUPPLIES	$ 4,396	$ 3,897	$ 4,070	$ 6,500	$ 5,000	
204-1602-54106	OFFICE EQUIPMENT	$ -	$ -	$ -	$ -	$ -	
204-1602-54107	FUEL	$ -	$ -	$ -	$ -	$ -	
204-1602-54108	TOOLS	$ -	$ -	$ -	$ -	$ -	
204-1602-54110	SAFETY EQUIPMENT	$ -	$ -	$ -	$ -	$ -	
204-1602-54112	SQUARE FEES	$ 85	$ 240	$ 277	$ 325	$ 1,000	
4	**MATERIALS & SUPPLIE**	**$ 10,360**	**$ 12,537**	**$ 11,187**	**$ 14,325**	**$ 13,000**	

	ACCOUNT DESCRIPTI	2015 ACTUAL	2016 ACTUAL	2017 ACTUAL	2018 BUDGET	2019 PROJECTED	REVISED 12/5/2018
204-1602-55101	LAND & BUILDINGS	$ -	$ -	$ -	$ -	$ -	
204-1602-55102	CAPITAL EQUIPMENT	$ -	$ -	$ -	$ -	$ -	
204-1602-55103	PUBLIC WORKS	$ -	$ -	$ -	$ -	$ -	
5	**CAPITAL**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	
204-1602-57102	REFUNDS & REIMBURSI	$ -	$ -	$ -	$ -	$ -	
7	**MISCELLANEOUS**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	
1602	**POOL TOTAL**	**$ 101,159**	**$ 113,342**	**$ 110,093**	**$ 110,750**	**$ 103,200**	**No Changes**
1603	**BRYAN CENTER**						
204-1603-51101	WAGES	$ -	$ 774	$ 1,000	$ 1,000	$ 54,500	4% Cash outs
204-1603-51102	OVERTIME	$ 310	$ 232	$ 626	$ 750	$ 700	
204-1603-51104	PART-TIME WAGES	$ 72,025	$ 55,893	$ 64,982	$ 72,000	$ 27,750	
204-1603-51110	PENSION	$ 10,546	$ 7,966	$ 6,878	$ 10,000	$ 11,000	
204-1603-51111	HEALTH INSURANCE	$ 22,864	$ 23,395	$ 25,636	$ 27,000	$ 35,000	
204-1603-51112	LIFE INSURANCE	$ 265	$ 247	$ 244	$ 325	$ 300	
204-1603-51113	WORKERS COMPENSAT	$ 790	$ 1,489	$ 939	$ 2,000	$ 2,400	
204-1603-51114	DENTAL INSURANCE	$ 1,332	$ 1,039	$ 969	$ 1,300	$ 1,600	
204-1603-51120	UNIFORMS	$ -	$ -	$ -	$ -	$ -	
204-1603-51129	MEDICARE	$ 1,051	$ 799	$ 808	$ 1,000	$ 1,200	
204-1603-51130	OTHER PERSONAL SERV	$ -	$ -	$ -	$ 250	$ 250	
204-1603-51131	PRE-EMPLOYMENT PHY	$ -	$ -	$ -	$ -	$ -	
204-1603-51132	WELLNESS ACTIVITIES	$ -	$ -	$ -	$ 100	$ 100	
204-1603-51133	UNEMPLOYMENT COM	$ -	$ -	$ -	$ -	$ -	
204-1603-51134	RECRUITMENT & TESTII	$ -	$ -	$ -		$ -	
1	**PERSONNEL SERVICES**	**$ 109,183**	**$ 91,834**	**$ 102,082**	**$ 115,725**	**$ 134,800**	
204-1603-52101	TRAVEL & TRAINING	$ 153	$ -	$ -	$ -	$ -	
2	**GENERAL OPERATING I**	**$ 153**	**$ -**	**$ -**	**$ -**	**$ -**	
204-1603-53101	OTHER CONTRACTUAL	$ -	$ -	$ -	$ -	$ -	
204-1603-53102	UTILITIES	$ -	$ -	$ -	$ -	$ -	
204-1603-53103	RENTS & LEASES	$ 931	$ 892	$ 1,218	$ 1,500	$ 1,500	
204-1603-53104	PROFESSIONAL SERVICI	$ 3,517	$ 2,822	$ 6,052	$ 4,500	$ 12,000	
204-1603-53105	INSURANCE	$ -	$ -	$ -	$ -	$ -	
204-1603-53106	MAINTENANCE OF EQU	$ 8,298	$ 17,142	$ 12,993	$ 15,000	$ 12,000	
204-1603-53107	POSTAGE	$ -	$ -	$ -	$ -	$ -	
204-1603-53108	MEMBERSHIPS	$ -	$ -	$ 45	$ 100	$ 100	
204-1603-53120	TREE TRIMMING/LINE (	$ -	$ -	$ -	$ -	$ -	
204-1603-53130	SOLID WASTE	$ 1,584	$ 1,584	$ 1,584	$ 1,750	$ 1,600	
204-1603-53131	ELECTRIC	$ 23,009	$ 27,787	$ 36,308	$ 37,500	$ 37,500	
204-1603-53132	WATER	$ 2,336	$ 1,988	$ 2,641	$ 3,500	$ 3,500	
204-1603-53133	SEWER	$ 3,323	$ 2,862	$ 3,312	$ 3,800	$ 3,800	
204-1603-53134	TELEPHONE	$ 1,360	$ 2,462	$ 2,046	$ 2,200	$ 2,200	
204-1603-53135	MAINTENANCE OF FAC	$ 27,714	$ 6,554	$ 27,554	$ 31,000	$ 29,000	
204-1603-53137	PRINTING	$ -	$ -	$ -	$ -	$ -	
204-1603-53138	ADVERTISING	$ -	$ -	$ 173	$ 300	$ 200	
204-1603-53139	VEHICLE MAINTENANC	$ -	$ -	$ -	$ -	$ -	
204-1603-53140	LICENSE & PERMITS	$ -	$ 2,318	$ -	$ 150	$ -	
204-1603-53141	NATURAL GAS	$ 4,950	$ 560	$ 7,930	$ 10,250	$ 8,500	
204-1603-53146	HARDWARE/SOFTWAR	$ 782	$ -	$ 519	$ 750	$ 1,000	
3	**CONTRACTUAL SERVIC**	**$ 77,804**	**$ 66,971**	**$ 102,375**	**$ 112,300**	**$ 112,900**	
204-1603-54101	OFFICE SUPPLIES	$ 39	$ -	$ -	$ 100	$ 100	
204-1603-54102	OPERATING SUPPLIES	$ 4,992	$ 4,625	$ 7,728	$ 5,000	$ 8,500	
204-1603-54103	VEHICLE PARTS	$ -	$ -	$ -	$ -	$ -	
204-1603-54104	BOOKS & PUBLICATION	$ -	$ -	$ -	$ -	$ -	

	ACCOUNT DESCRIPTI	2015 ACTUAL	2016 ACTUAL	2017 ACTUAL	2018 BUDGET	2019 PROJECTED	REVISED 12/5/2018
204-1603-54106	OFFICE EQUIPMENT	$ 1,112	$ -	$ -	$ -	$ -	
204-1603-54107	DIESEL FUEL	$ -	$ -	$ -	$ -	$ 1,000	
204-1603-54108	TOOLS	$ -	$ -	$ -	$ -	$ -	
204-1603-54110	SAFETY EQUIPMENT	$ -	$ -	$ -	$ -	$ -	
4	**MATERIALS & SUPPLIE**	**$ 6,143**	**$ 4,625**	**$ 7,728**	**$ 5,100**	**$ 9,600**	
204-1603-55101	LAND & BUILDINGS	$ -	$ 7,935	$ -	$ -	$ -	
204-1603-55102	CAPITAL EQUIPMENT	$ -	$ -	$ -	$ -	$ -	
204-1603-55103	PUBLIC WORKS	$ -	$ -	$ -	$ -	$ -	
5	**CAPITAL**	**$ -**	**$ 7,935**	**$ -**	**$ -**	**$ -**	
204-1603-57102	REFUNDS AND REIMBU	$ 1,505	$ 1,515	$ 2,056	$ 1,500	$ 1,500	
7	**MISCELLANEOUS**	**$ 1,505**	**$ 1,515**	**$ 2,056**	**$ 1,500**	**$ 1,500**	
204-1603-59101	TRANSFERS OUT	$ -	$ -	$ -	**$ -**		
9	**TRANSFERS**	**$ -**	**$ -**	$ -	$ -	$ -	
1603	**BRYAN CENTER TOTA**	**$ 194,788**	**$ 164,945**	**$ 214,241**	**$ 234,625**	**$ 258,800**	**No Changes**
1604	**BRYAN YOUTH CENTER**						
204-1604-52101	TRAVEL & TRAINING	$ -	$ -	$ -	$ -		
2	**GENERAL OPERATING I**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	
204-1604-53104	PROFESSIONAL SERVICI	$ -	$ -	$ -	$ -	$ -	
3	**CONTRACTUAL SERVIC**	**$ -**	**$ -**	$ -	$ -	**$ -**	
204-1604-54102	OPERATING SUPPLIES	$ 2,530	$ 1,120	$ 2,259	$ 1,500	$ 2,000	
204-1604-54106	OFFICE EQUIPMENT	$ -	$ -	$ -	$ -	$ -	
204-1604-54109	SPECIAL EVENTS	$ 3,995	$ 2,878	$ 2,016	$ 5,000	$ 5,000	
4	**MATERIALS & SUPPLIE**	**$ 6,525**	**$ 3,998**	**$ 4,275**	**$ 6,500**	**$ 7,000**	
1604	**BRYAN YOUTH CTR T**	**$ 6,525**	**$ 3,998**	**$ 4,275**	**$ 6,500**	**$ 7,000**	**No Changes**
204	**TOTAL PARKS AND RI**	**$ 340,153**	**$ 339,798**	**$ 397,354**	**$ 405,750**	**$ 594,370**	**No Changes**
EVENUE OVER(UNDER) EXPENDITURES		**$ 29,274**	**$ (26,676)**	**$ (79,497)**	**$ 20,164**	**$ (26,370)**	
					$ 85,383	**$ 59,013**	
205	**ECONOMIC DEVELOPMENT FUND**			**$ 121,550**	**$ 121,550**	**$ 143,634**	**BEG. BAL WITH 2018 GRANT**
	REVENUE:						
205-0800-40805	LIFE INSURANCE - EMPI	$ -	$ -	$ -	$ -	$ -	
205-0800-40806	ANTHEM - EMPLOOYEE	$ -	$ -	$ -	$ -	$ -	
205-0800-40812	PRINCIPAL	$ -	$ -	$ -	$ -	$ -	
205-0800-40813	INTEREST PAYMENT	$ -	$ -	$ -	$ -	$ -	
TBD	OTHER, MISC.	$ -	$ -	$ -	$ 22,084	$ -	GRANT RECEIVED 12-2018
800	**MISC RECEIPTS & REIM**	**$ -**	**$ -**	**$ -**	**$ 22,084**	**$ -**	
900	**TRANSFERS IN**	$ -	$ -	**$ -**	**$ -**	**$ 30,000**	**Transferred from General Fund**
205	**TOTAL ECON DEV FU**	**$ -**	**$ -**	**$ -**	**$ 22,084**	**$ 30,000**	
	EXPENDITURES:						
1003							
205 **TBD**	**STATE GRANT RECEIV**	$ -	$ -	$ -	$ -	$ 22,084	STATE GRANT FOR 2019
205 TBD	REVOLVING LOAN	$ -	$ -	$ -	$ -		Adjusted to $35K per 12-5-18
205 TBD	COMMUNITY DEVELOP	$ -	$ -	$ -	$ -	$ 60,000	
205 TBD	INCENTIVES	$ -	$ -	$ -	$ -		
	SUB TOTAL			**$ -**	**$ -**	**$ 82,084.00**	

	ACCOUNT DESCRIPTI	2015 ACTUAL	2016 ACTUAL	2017 ACTUAL	2018 BUDGET	2019 PROJECTED	REVISED 12/5/2018
205	**TOTAL ECON DEV EXI**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 82,084**	
	REVENUE OVER/(UNI	**$ -**	**$ -**	**$ -**	**$ 22,084**	**$ (52,084)**	
					$ 143,634	$ 91,550	Ending Balance
207	**GREEN SPACE FUND**			**$ 195,950**	**$ 175,990**	**$ 225,990**	
	REVENUE:						
207-0800-40801	PROPERTY SALES	$ -	$ -	$ -	$ -	$ -	
207-080-40806	DONATION	$ -	$ -	$ 25,000	$ -	$ -	
207-0900-40902	TRANSFER IN	$ -	$ 25,000	$ 25,000	$ 50,000	$ -	**Removed $50,000 Transfer Here Used $30K to Econ Dev Comm & $20K to Mgr Prof Ser Glass Farm**
	TOTAL GREEN SPACE	**$ -**	**$ 25,000**	**$ 50,000**	**$ 50,000**	**$ -**	
	EXPENDITURES:						
207-1501-55101	LAND & BUILDINGS	$ -	$ -	$ 69,960	$ -	$ -	
5	**CAPITAL**	**$ -**		**$ 69,960**	**$ -**	**$ -**	
207	**TOTAL GREEN SPACE**	**$ -**	**$ -**	**$ 69,960**	**$ -**	**$ -**	**No Changes**
	REVENUE OVER/(UNI	**$ -**	**$ -**	**$ (19,960)**	**$ 50,000**	**$ -**	
					$ 225,990	$ 225,990	
208	**MVL - PERMISSIVE TAX FUND**			**$ 110,583**	**$ 135,279**	**$ 157,379**	
	REVENUE:						
208-0200-40208	PERMISSIVE AUTO TAXI	$ 28,166	$ 25,013	$ 24,490	$ 22,000	$ 25,000	
200	**STATE SHARED TAXES &**	**$ 28,166**	**$ 25,013**	**$ 24,490**	**$ 22,000**	**$ 25,000**	
208-0800-40802	INTEREST	$ 19	$ 43	$ 206	100	200	
800	**MISC RECEIPTS & REIM**	**$ 19**	**$ 43**	**206**	**100**	**200**	
208	**TOTAL PERM. TAX RE**	**$ 28,185**	**$ 25,056**	**$ 24,696**	**$ 22,100**	**$ 25,200**	
	EXPENDITURES						
208-1403-53104	PROFESSIONAL SERVICE	$ -	$ -	$ -	$ -		
3	**CONTRACTUAL SERVIC**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	
208-1403-54102	OPERATING SUPPLIES	$ 14,568	$ -	$ -	$ -	$ -	
4	**MATERIALS AND SUPP**	**$ 14,568**	**$ -**	**$ -**	**$ -**	**$ -**	
208-1403-55103	PUBLIC WORKS	$ -	$ -	$ -	$ -	$ -	
5	**CAPITAL**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	
208-1403-59101	TRANSFERS	$ -	$ -	$ -	$ -	$ -	
9	**TRANSFERS**	**$ -**	**$ -**	$ -	$ -	$ -	
208	**MVL - PERM. TAX TO**	**$ 14,568**	**$ -**	**$ -**	**$ -**	**$ -**	**No Changes**
210	**MAYOR'S COURT COMPUTER FUND**			**$ 2,355**	**$ 1,336**	**$ 536**	
	REVENUE:						
210-0600-40609	FINES, COSTS, FORFEITU	$ 2,247	$ 1,614	$ 1,173	$ 1,200	$ 2,200	
600	**FINES,COSTS,FORFEITU**	**$ 2,247**	**$ 1,614**	**$ 1,173**	**$ 1,200**	**$ 2,200**	
210	**TOTAL MC COMP. RE**	**$ 2,247**	**$ 1,614**	**$ 1,173**	**$ 1,200**	**$ 2,200**	
	EXPENDITURES:						
210-1704-53146	HARDWARE/SOFTWAR	$ 2,314	$ 2,153	$ 2,192	$ 2,000	$ 2,200	

	ACCOUNT DESCRIPTI	2015 ACTUAL	2016 ACTUAL	2017 ACTUAL	2018 BUDGET	2019 PROJECTED	REVISED 12/5/2018
3	CONTRACTUAL SERVIC	$ 2,314	$ 2,153	$ 2,192	$ 2,000	$ 2,200	
210	TOTAL MC COMP. EX	$ 2,314	$ 2,153	$ 2,192	$ 2,000	$ 2,200	No Changes
	REVENUE OVER/(UNI	$ (67)	$ (539)	$ (1,019)	$ (800)	$ -	
212	LAW ENFORCEMENT AND EDUCATION FUND			$ 7,665	$ 7,703	$ 7,728	
	REVENUE:						
212-0400-40406	FINES AND FORFEITURE	$ 50	$ 25	$ 38	$ 25	$ 50	
400	INTERGOVERNMENTAI	$ 50	$ 25	$ 38	$ 25	$ 50	
212-0800-40805	REIMBURSEMENTS	$ 2,080	$ 2,420	$ -	$ -	$ -	
800	MISC RECEIPTS AND RE	$ 2,080	$ 2,420	$ -	$ -	$ -	
212	TOTAL LEEF REVENUI	$ 2,130	$ 2,445	$ 38	$ 25	$ 50	
	EXPENDITURES:						
212-1201-52101	TRAVEL & TRAINING	$ -	$ -	$ -	$ -	$ -	
2	GENERAL OPERATING I	$ -	$ -	$ -	$ -	$ -	
212-1201-53146	HARDWARE/SOFTWAR	$ -	$ -	$ -	$ -	$ -	
3	CONTRACTUAL SERVIC	$ -	$ -	$ -	$ -	$ -	
212-1201-54101	OFFICE SUPPLIES	$ -	$ -	$ -	$ -	$ -	
4	MATERIALS & SUPPLIE	$ -	$ -	$ -	$ -	$ -	
212	TOTAL LEEF EXPENDI	$ -	$ -	$ -	$ -	$ -	No Changes
	REVENUE OVER/(UNI	$ 2,130	$ 2,445	$ 38	$ 25	$ 50	
213	COATS & SUPPLIES FUND			$ 13,399	$ 12,897	$ 11,397	
	REVENUE:						
213-0600-40808	DONATIONS	$ 3,379	$ 3,893	$ 3,497	$ 1,500	$ 1,500	
600	MISC. RECEIPTS & REIN	$ 3,379	$ 3,893	$ 3,497	$ 1,500	$ 1,500	
213	TOTAL COAT FUND R	$ 3,379	$ 3,893	$ 3,497	$ 1,500	$ 1,500	
	EXPENDITURES:						
213-1201-54102	COATS & SUPPLIES	$ 2,617	$ 1,887	$ 3,999	$ 3,000	$ 4,000	
4	MATERIALS & SUPPLIE	$ 2,617	$ 1,887	$ 3,999	$ 3,000	$ 4,000	
213	TOTAL COAT FUND E	$ 2,617	$ 1,887	$ 3,999	$ 3,000	$ 4,000	No Changes
	REVENUE OVER/(UNI	$ 762	$ 2,006	$ (503)	$ (1,500)	$ (2,500)	
215	FEDERAL FORFEITED ASSETS			$ 122	$ 122	$ 122	
	REVENUE:						
215-0400-40406	FEDERAL FORFEITURES	$ -	$ -	$ -	$ -	$ -	
400	INTERGOVERNMENTAI	$ -	$ -	$ -	$ -	$ -	
215-0800-40804	OTHER	$ -	$ -	$ -	$ -	$ -	
800	MISC RECEIPTS & REIM	$ -	$ -	$ -	$ -	$ -	
215	TOTAL FFA REVENUE	$ -	$ -	$ -	$ -	$ -	

	ACCOUNT DESCRIPTI	2015 ACTUAL	2016 ACTUAL	2017 ACTUAL	2018 BUDGET	2019 PROJECTED	REVISED 12/5/2018
	EXPENDITURES:						
215-1201-53101	OTHER CONTRACTUAL	$ -	$ -	$ -	$ -		
215-1201-53104	PROFESSIONAL SERVICI	$ -	$ -	$ -	$ -		
215-1201-53139	VEHICLE MAINTENANCI	$ -	$ -	$ -	$ -		
3	**CONTRACTUAL SERVIC**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	
					$ -	**$ -**	
215-1201-54102	OPERATING SUPPLIES	$ 2,045	$ 1,125		**$ -**	**$ -**	
4	**MATERIALS & SUPPLIE**	**$ 2,045**	**$ 1,125**	**$ -**	**$ -**	**$ -**	
					$ -	**$ -**	
215-1201-55102	CAPITAL EQUIPMENT	$ -	$ -	$ -	**$ -**	**$ -**	
5	**CAPITAL**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	
					$ -	**$ -**	
215-1201-57103	MISCELLANEOUS	$ -	$ -	$ -	**$ -**	**$ -**	
7	**MISCELLANEOUS**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	
215	**TOTAL FFA EXPENDIT**	**$ 2,045**	**$ 1,125**	**$ -**	**$ -**	**$ -**	**No Changes**
216	**STATE LAW ENFORCEMENT TRUST FUND**			**$ 72,448**	**$ 64,007**	**$ 54,007**	
	REVENUE:						
216-0400-40405	STATE GRANTS	$ -	$ -	$ -	$ -	$ -	
400	**INTERGOVERNMENTAI**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	
216-0600-40610	FORFEITURES	$ 8,499	$ 2,196	$ 2,731	$ -	$ -	
600	**FINES,COSTS,FORFEITU**	**$ 8,499**	**$ 2,196**	**$ 2,731**	**$ -**	**$ -**	
216-0800-40804	OTHER (SALE OF VEHICI	$ -	$ -	$ -	$ -	$ -	
216-0800-40807	GR. CO. TASK FORCE - N	$ 14,177	$ -	$ -	$ -	$ -	
800	**MISC RECEIPTS & REIM**	**$ 14,177**	**$ -**	**$ -**	**$ -**	**$ -**	
216	**TOTAL SLTF REVENUE**	**$ 22,676**	**$ 2,196**	**$ 2,731**	**$ -**	**$ -**	
	EXPENDITURES:						
216-1201-53101	OTHER CONTRACTUAL	$ 12,000	$ -	$ -	$ -	$ 20,000	E-Ticketing Software
216-1201-53104	PROFESSIONAL SERVICI	$ 941	$ -	$ -	$ -	$ -	
216-1201-53139	VEHICLE MAINTENANCI	$ -	$ -	$ -	$ -	$ -	
3	**CONTRACTUAL SERVIC**	**$ 12,941**	**$ -**	**$ -**	**$ -**	**$ 20,000**	
216-1201-54102	OPERATING SUPPLIES	$ 2,083	$ 2,627	$ 11,172	$ 10,000	$ 9,500	
216-1201-54103	VEHICLE PARTS	$ 5,621	$ -	$ -		$ -	
4	**MATERIALS & SUPPLIE**	**$ 7,704**	**$ 2,627**	**$ 11,172**	**$ 10,000**	**$ 9,500**	
216-1201-55102	CAPITAL EQUIPMENT	$ -	$ -	$ -			
5	**CAPITAL**	**$ -**	**$ -**				
216-1201-57102	REFUNDS & REIMBURSI	$ -	$ -	$ -	$ -	$ -	
216-1201-57105	MISCELLANEOUS	$ 7,418	$ 1,060	$ -	$ -	$ -	
7	**MISCELLANEOUS**	**$ 7,418**	**$ 1,060**	**$ -**	**$ -**	**$ -**	
216	**TOTAL SLTF EXPENDI**	**$ 28,063**	**$ 3,687**	**$ 11,172**	**$ 10,000**	**$ 29,500**	**No Changes**
220	**UTILITY ROUND UP FUND**			**$ -**	**$ -**	**$ -**	**ADDED NEW FUND**
	REVENUE:						
220-0800-40808	DONATIONS	$ -	$ -	$ -	$ -	$ 15,000	
800	**MISC. RECEIPTS & REIN**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 15,000**	

	ACCOUNT DESCRIPTI	2015 ACTUAL	2016 ACTUAL	2017 ACTUAL	2018 BUDGET	2019 PROJECTED	REVISED 12/5/2018
220	**TOTAL URUP REVENU**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 15,000**	
	EXPENDITURES:						
220-1201-53130	SOLID WASTE					$ 1,000.00	
220-1201-53131	ELECTRIC					$ 8,000.00	
220-1201-53132	WATER					$ 3,000.00	
220-1201-53133	SEWER	$ -	$ -	$ -	$ -	$ 3,000.00	
3	**MATERIALS & SUPPLIE**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 15,000.00**	
220	**CONTRACTUAL SERV**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 15,000**	**No Changes**
	REVENUE OVER/(UNI	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	
903	**POLICE PENSION FUND**			**$ 37**	**$ 17,222**	**$ 17,222**	
	REVENUE:						
903-0100-40101	REAL ESTATE TAX	$ 25,950	$ 26,830	$ 26,468	$ 30,000	$ 26,250	
903-0100-40102	PERSONAL PROPERTY T	$ 287	$ 116	$ 206	$ 200	$ 200	
100	**LOCAL TAXES**	**$ 26,237**	**$ 26,946**	**$ 26,674**	**$ 30,200**	**$ 26,450**	
903-0200-40208	ROLLBACK AND HOMES	$ 3,996	$ 4,009	$ 4,011	$ 4,000	$ 3,750	
200	**STATE SHARED TAXES &**	**$ 3,996**	**$ 4,009**	**$ 4,011**	**$ 4,000**	**$ 3,750**	
903-0800-40804	REFUNDS AND REIMBU	$ -	$ -	$ -	$ -	$ -	
800	**MISC RECEIPTS & REIM**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	
903-0900-40902	TRANSFER IN	$ 73,877	$ 77,310	$ 85,300	$ 81,250	$ 85,000	
900	**TRANSFERS**	**$ 73,877**	**$ 77,310**	**$ 85,300**	**$ 81,250**	**$ 85,000**	
903	**TOTAL POLICE PENSI(**	**$ 104,110**	**$ 108,265**	**$ 115,985**	**$ 115,450**	**$ 115,200**	
	EXPENDITURES:						
903-1201-51110	PENSION	$ 117,406	$ 113,974	$ 98,619	$ 115,000	$ 125,000	
1	**PERSONNEL SERVICES**	**$ 117,406**	**$ 113,974**	**$ 98,619**	**$ 115,000**	**$ 125,000**	
903-1201-53110	AUDITOR & TREAS. FEE	$ 137	$ 140	$ 132	$ 250	$ 250	
903-1201-53118	DELINQUENT COLLECTI	$ 52	$ 72	$ 49	$ 200	$ 200	
3	**CONTRACTUAL SERVIC**	**$ 189**	**$ 212**	**$ 181**	**$ 450**	**$ 450**	
903-1201-57102	REFUNDS & REIMBURSI	$ -	$ -	$ -	$ -	$ -	
7	**MISCELLANEOUS**	**$ -**	**$ -**	$ -	$ -	$ -	
903	**TOTAL POLICE PENSIOI**	**$ 117,595**	**$ 114,186**	**$ 98,800**	**$ 115,450**	**$ 125,450**	**No Changes**
904	**GUARANTEED DEPOS**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	
	EXPENDITURES:						
904-1701-57102	REFUNDS & REIMBURSI	$ -	$ -	$ 19,400	$ -	$ -	
7	**MISCELLANEOUS**	**$ -**	**$ -**	$ 19,400	$ -	$ -	
903	**TOTAL POLICE PENSIOI**	**$ -**	**$ -**	**$ 19,400**	**$ -**	**$ -**	
ECIAL REVENUE FUND REVENUE:		**$ 1,151,573**	**$ 1,146,276**	**$ 955,190**	**$ 1,106,516**	**$ 1,397,918**	
ECIAL REVENUE FUND EXPENSES:		**$ 506,336**	**$ 684,782**	**$ 486,515**	**$ 1,167,986**	**$ 1,624,299**	

CAPITAL PROJECTS & DEBT SERVICE FUNDS
2019 BUDGET

Revised 12/5/2018

		2015 ACTUAL	2016 ACTUAL	2017 ACTUAL	2018 BUDGET	2019 PROJECTED	
302	**CABLE TELEVISION CAPITAL IMPROVEMENT**			**$ 10,550**	**$ -**	**$ -**	
	REVENUE:						
	TRANSFER IN	**$ -**	**$ -**	**$ -**	**$ 26,000**	**$ -**	
					$ 26,000		
	TOTAL REVENUES	**$ -**	**$ -**	**$ -**	**$ 26,000**	**$ -**	
	EXPENDITURES:						
	CAPITAL EQUIPMENT	$ -	$ -	$ 10,550	$ 26,000	$ -	
	TOTAL EXEPENDITU	$ -	$ -	**$ 10,550**	**$ 26,000**	**$ -**	**No Changes**
303	**WATER CAPITAL IMPROVEMENT**			**$ 32,195**	**$ 32,195**	**$ 82,195**	**BEGINNING BAL.**
	REVENUE						
	TRANSFER IN	$ -	$ -	$ -	$ 50,000	$ 150,000	
	TOTAL REVENUES	$ -	$ -	$ -	$ 50,000	$ 150,000	
	PUBLIC WORKS			$ -	$ -		
	EXPENDITURES:						
	CAPITAL			$ -	$ -	$ 36,500	**ADDED PROJECTS**
	PUBLIC WORKS					$ 75,000	
				$ -	$ -	$ -	
						$ -	
303	**TOTAL EXEPENDITU**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 111,500**	
						$ 120,695	**ENDING BALANCE**
304	**SEWER CAPITAL IMPROVEMENT**			**$ 25,000**	**$ 75,000**	**$ 77,000**	**BEGINNING BAL.**
	REVENUE						
	TRANSFER IN		$ 25,000	$ 50,000	$ 50,000	$ 250,000	
	TOTAL REVENUES		**$ 25,000**	**$ 50,000**	**$ 50,000**	**$ 250,000**	
	EXPENDITURES:						
	OTHER CONTRACTUAL SERVICE			$ -	$ -	$ -	
	PROFESSIONAL SERVICES			$ -	$ -	$ -	
	MAINTENANCE OF EQUPMENT			$ -	$ -	$ -	
	MAINTENANCE OF FACILITY			$ -	$ 20,000	$ -	
	CONTRACTUAL SERVICES			**$ -**	**$ 20,000**	**$ -**	
	LAND AND BUILDINGS			$ -	$ -	$ -	
	CAPITAL EQUIPMENT			$ -	$ 28,000	$ 16,500	**ADDED PROJECTS**

		2015 ACTUAL	2016 ACTUAL	2017 ACTUAL	2018 BUDGET	2019 PROJECTED	
	PUBLIC WORKS			$ -	$ -	$ 246,250.00	
304	**TOTAL EXEPENDITU**	**$ -**	**$ -**	**$ -**	**$ 48,000**	**$ 262,750**	
						$ 64,250	ENDING BALANCE
305	**ELECTRIC CAPITAL IMPROVEMENT FUND**			**$ 500,000**	**$ 512,886**	**$ 451,386**	BEGINNING BAL.
	REVENUE						
	TRANSFER IN		$ 500,000	$ 50,000	$ 50,000	$ 1,050,000	
	TOTAL REVENUE		**$ 500,000**	**$ 50,000**	**$ 50,000**	**$ 1,050,000**	NO CHANGES
	EXPENSES						
	OTHER CONTRACTUAI	$ -	$ -	$ -	$ -	$ -	
	PROFESSIONAL SERVIC	$ -	$ -	$ -	$ 12,500	$ 20,000	
	MAINTENANCE OF EQ	$ -	$ -	$ -	$ -	$ -	
	MAINTENANCE OF FA	$ -	$ -	$ -	$ -	$ -	
	CONTRACTUAL SERVI	**$ -**	**$ -**	**$ -**	**$ 12,500**	**$ 20,000**	
	LAND AND BUILDINGS	$ -	$ -	$ -		$ -	
	CAPITAL EQUIPMENT	$ -	$ -	$ 7,775	$ 24,000	$ 66,500	ADDED PROJECTS
	PUBLIC WORKS	$ -	$ -	$ 29,339	$ 75,000	$ 116,500	
305	**TOTAL EXEPENDITU**	**$ -**	**$ -**	**$ 37,114**	**$ 111,500**	**$ 203,000**	
						$ 1,298,386	ENDING BALANCE
306	**PARKS & RECREATION IMPROVEMENT FUND**			**$ 238,471**	**$ 263,083**	**$ 288,083**	BEGINNING BAL
	REVENUE:						
	OTHER LOCAL GRANT	$ 2,267	$ -				
	REIMBURSEMENT		$ 47,680				
	TRANSFER IN		$ 50,000	$ 25,000	$ 25,000	$ 25,000	
	TOTAL REVENUE	**$ 2,267**	**$ 97,680**	**$ 25,000**	**$ 25,000**	**$ 25,000**	NO CHANGES
	EXPENDITURES						
	OTHER CONTRACTUAI	$ -	$ -				
	PROFESSIONAL SERVIC	$ 4,134	$ -			$ -	
	MAINTENANCE OF EQ	$ -	$ -			$ -	
	MAINTENANCE OF FA	$ 47,169	$ 72,745	$ 388		$ -	
	CONTRACTUAL SERVI	**$ 51,303**	**$ 72,745**	**$ 388**	**$ -**	**$ -**	
	LAND AND BUILDINGS	$ -	$ -	$ -	$ -	$ -	
	CAPITAL EQUIPMENT	$ 17,175	$ 3,074	$ -	$ -	$ -	
	PUBLIC WORKS	$ -	$ -	$ -	$ -	$ -	
	CAPITAL	**$ 17,175**	**$ 3,074**	**$ -**	**$ -**	**$ -**	

		2015 ACTUAL	2016 ACTUAL	2017 ACTUAL	2018 BUDGET	2019 PROJECTED	
306	**TOTAL EXPENDITUR**	**$ 68,478**	**$ 75,819**	**$ 388**	**$ -**	**$ -**	**NO CHANGES**
						$ 313,083	**ENDING BALANCE**
307	**FACILITIES IMPROVEMENT FUND**			**$ 67,538**	**$ 454,084**	**$ 163,259**	**BEGINNING BAL**
	REVENUE:						
	TRANSFER IN	0	$ 50,000	$ 425,000	$ 25,000	$ 25,000	
	TOTAL REVENUE		**$ 50,000**	**$ 425,000**	**$ 25,000**	**$ 25,000**	**NO CHANGES**
	EXPENDITURES:						
	OTHER CONTRACTUAI	$ -	$ -			$ -	
	PROFESSIONAL SERVIC	$ -	$ -			$ -	
	MAINTENANCE OF EQ	$ -	$ -	$ 33,800		$ -	
	MAINTENANCE OF FA	$ -	$ 40,162	$ 4,654	$ 31,200	$ 40,000	
	CONTRACTUAL SERVI	**$ -**	**$ 40,162**	**$ 38,454**	**$ 31,200**	**$ 40,000**	
	LAND AND BUILDINGS			$ -	$ 284,625	$ -	
	CAPITAL EQUIPMENT			$ -	$ -	$ -	
	PUBLIC WORKS			$ -	$ -	$ -	
	CAPITAL	**$ -**	**$ -**	**$ -**	**$ 284,625**	**$ -**	
307	**TOTAL EXPENDITUR**	**$ -**	**$ 40,162**	**$ 38,454**	**$ 315,825**	**$ 40,000**	**NO CHANGES**
						$ 148,259	**ENDING BALANCE**
308	**CAPITAL EQUIPMENT FUND**			**$ 72,614**	**$ 97,614**	**$ 99,614**	**BEGINNING BAL.**
	REVENUE:						
	AUCTION PROCEEDS	$ -	$ -				
	TRANSFER IN	**$ -**	**$ 50,000**	$ 25,000	$ 25,000	$ 25,000	
	TOTAL REVENUE		**$ 50,000**	**$ 25,000**	**$ 25,000**	**$ 25,000**	**NO CHANGES**
	EXPENDITURES:						
	MAINTENANCE OF EQUIPMENT			$ -	$ -		
	ADVERTISING			$ -	$ -		
	CONTRACTUAL SERVI	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	
	CAPITAL EQUIPMENT	$ -	$ -	$ -	$ 23,000	$ -	
	TOTAL EXPENDITUR	**$ -**	**$ -**	**$ -**	**$ 23,000**	**$ -**	**NO CHANGES**
						$ 124,614	**ENDING BALANCE**
351	**USACE GRANT - CBE**			**$ 280,449**	**$ 21,168**	**$ 21,168**	**NO CHANGES**
	REVENUE:						
	RESTRICTED FEDERAL	$ -	$ -	$ -	$ -	$ -	

		2015 ACTUAL	2016 ACTUAL	2017 ACTUAL	2018 BUDGET	2019 PROJECTED	
	TRANSFER IN	$ -	$ 262,482			$ -	
351	**TOTAL REVENUE**	**$ -**	**$ 262,482**	**$ -**	**$ -**	**$ -**	
	EXPENDITURES:						
	PROFESSIONAL SERVIC	$ -	$ -				
	ADVERTISING	$ -	$ -				
	CONTRACTUAL SERVI	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	
	CAPITAL EQUIPMENT	$ -	$ -				
	PUBLIC WORKS	$ -	$ -	$ 259,281			
	CAPITAL	**$ -**	**$ -**	**$ 259,281**	**$ -**	**$ -**	
351	**TOTAL EXPENDITUR**	**$ -**	**$ -**	**$ 259,281**	**$ -**	**$ -**	
355	**YS CLIFTON CONNECTOR TRAIL**			**$ -**	**$ -**	**$ 8,000**	**NO CHANGES**
	REVENUE:						
	RESTRICTED FEDERAL	$ -	$ -	$ -	$ -	$ -	
	TRANSFER IN	$ -	$ -		$ 25,000	$ -	
351	**TOTAL REVENUE**	**$ -**	**$ -**	**$ -**	**$ 25,000.00**	**$ -**	
	EXPENDITURES:						
	PROFESSIONAL SERVIC	$ -	$ -		$ 17,000		
	ADVERTISING	$ -	$ -				
	CONTRACTUAL SERVI	**$ -**	**$ -**	**$ -**	**$ 17,000**	**$ -**	
	CAPITAL EQUIPMENT	$ -	$ -				
	PUBLIC WORKS	$ -	$ -	$ -			
	CAPITAL	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	
351	**TOTAL EXPENDITUR**	**$ -**	**$ -**	**$ -**	**$ 17,000**	**$ -**	
	FUNDS REVENUE	**$ 2,267**	**$ 985,162**	**$ 575,000**	**$ 276,000**	**$ 1,525,000**	
TOTAL CP AND DS FUNDS		**$ 68,478**	**$ 115,981**	**$ 345,787**	**$ 541,325**	**$ 617,250**	

2019 ENTERPRISE FUNDS B

ACCOUNT DESCRIPTION	2015 ACTUAL	2016 ACTUAL	2017 BUDGET	2018 BUDGET	2019 PROJECTED	REVISED 12/5/2018
ENTERPRISE FUND BREAKDOWN:						
ELECTRIC FUND		**BEGINNING FUND BALANCES**	**NG FUND BALANCE**	**$ 2,567,130**	**$ 2,757,559**	
REVENUE	$ 3,154,922	$ 3,138,434	$ 3,460,750	$ 3,714,000	$ 4,447,700	
EXPENDITURES	$ 3,077,515	$ 3,756,225	$ 3,391,247	$ 3,523,571	$ 5,369,700	
REVENUE OVER/(UNDER) EXPENSES	$ 77,407	$ (617,791)	$ 69,503	$ 190,429	$ (922,000)	Cap. Impr $183,000
	PROJECTED YEAR END FUND BALANCES		**ND FUND BALANCES**	**$ 2,757,559**	**$ 1,835,559**	**Reserve $ 1,517,567**
WATER FUND		**BEGINNING FUND BALANCES**	**NG FUND BALANCE**	**$ 581,856**	**$ 830,191**	
REVENUE	$ 1,341,824	$ 829,011	$ 974,361	$ 1,248,924	$ 1,190,000	
EXPENDITURES	$ 431,327	$ 713,413	$ 829,785	$ 1,000,589	$ 1,361,152	
REVENUE OVER/(UNDER) EXPENSES	$ 51,829	$ 115,598	$ 144,576	$ 248,335	$ (171,152)	Cap. Impr. $111,500
	PROJECTED YEAR END FUND BALANCES		**ND FUND BALANCES**	**$ 830,191**	**$ 659,039**	**Reserve $ 440,884**
SEWER FUND		**BEGINNING FUND BALANCES**	**NG FUND BALANCE**	**$ 654,160**	**$ 821,008**	
REVENUE	$ 814,222	$ 888,079	$ 963,758	$ 1,135,547	$ 1,207,000	
EXPENDITURES	$ 768,817	$ 724,992	$ 880,169	$ 968,699	$ 1,208,078	
REVENUE OVER/(UNDER) EXPENSES	$ 45,405	$ 163,087	$ 83,589	$ 166,848	$ (1,078)	Cap. Impr. $262,750
	PROJECTED YEAR END FUND BALANCES		**ND FUND BALANCES**	**$ 821,008**	**$ 819,930**	**Reserve $ 424,776**
SOLID WASTE FUND		**BEGINNING FUND BALANCES**	**NG FUND BALANCE**	**$ 59,502**	**$ 61,802**	
REVENUE	$ 274,785	$ 269,256	$ 262,200	$ 272,600	$ 282,500	
EXPENDITURES	$ 257,455	$ 258,244	$ 262,200	$ 270,300	$ 280,300	
REVENUE OVER/(UNDER) EXPENSES	$ 17,330	$ 11,012	$ -	$ 2,300	$ 2,200	
	PROJECTED YEAR END FUND BALANCES		**ND FUND BALANCES**	**$ 61,802**	**$ 64,002**	**Reserve $ 50,000**
TOTAL REVENUE ALL ENTERPRISE FU	**$ 5,585,753**	**$ 5,124,780**	**$ 5,661,069**	**$ 6,371,070**	**$ 7,127,200**	
TOTAL EXPENSES ALL ENTERPRISE FU	**$ 4,535,114**	**$ 5,452,874**	**$ 5,363,401**	**$ 5,763,159**	**$ 8,219,230**	
TOTAL REVENUE OVER/(UNDER) EXP	**$ 191,971**	**$ (328,094)**	**$ 297,668**	**$ 607,912**	**$ (1,092,030)**	
ENTERPRISE FUND DETAIL:						
ELECTRIC FUND						
REVENUE:						
601· STATE GRANT	$ 40,000	$ -		$ -	$ -	
INTERGOVERNMENTAL AID, GRANTS	**$ 40,000**	**$ -**	**$ -**	**$ -**	**$ -**	
601· CONSUMER FEES	$ 3,020,994	$ 3,059,240	$ 3,454,000	$ 3,700,000	$ 4,434,000	$1 @ Home & Cresco
601· TURN ON FEES	$ 2,780	$ 80	$ 1,000	$ -	$ -	
CHARGES FOR SERVICES	**$ 3,023,774**	**$ 3,059,320**	**$ 3,455,000**	**$ 3,700,000**	**$ 4,434,000**	
601· POLE RENTAL	$ -	$ -	$ -	$ 10,000	$ 10,000	
601· ANTHEM-EMPLOYEE SHARE	$ 8,773	$ -	$ -	$ -	$ -	
601· REIMBURSEMENTS	$ 9,088	$ 9,659	$ 4,000	$ 3,500	$ 2,500	
601· MISCELLANEOUS	$ 914	$ -	$ 750	$ 300	$ 200	
601· BAD CHECK FEE	$ 396	$ 361	$ 500	$ 200	$ 500	
601· SALE OF SCRAP	$ 1,962	$ -	$ 500	$ -	$ 500	
601· DELTA DENTAL	$ 577	$ -	$ -	$ -	$ -	
MISC RECEIPTS & REIMBURSEMENTS	**$ 21,710**	**$ 10,020**	**$ 5,750**	**$ 14,000**	**$ 13,700**	
601· TRANSFER IN	$ -	$ -	$ -	$ -	$ -	
601· PROCEEDS OF NOTES	$ -	$ -	$ -	$ -	$ -	
601· ADVANCES IN	$ 69,438	$ 69,094		$ -	$ -	
INTERFUND TRANSFERS	**$ 69,438**	**$ 69,094**	**$ -**	**$ -**	**$ -**	
TOTAL ELECTRIC REVENUE	**$ 3,154,922**	**$ 3,138,434**	**$ 3,460,750**	**$ 3,714,000**	**$ 4,447,700**	

ACCOUNT DESCRIPTION	2015 ACTUAL	2016 ACTUAL	2017 BUDGET	2018 BUDGET	2019 PROJECTED	REVISED 12/5/2018
ENTERPRISE FUND BREAKDOWN:						
EXPENDITURES:						
601· WAGES	$ 261,129	$ 278,300	$ 274,452	$ 285,430	$ 300,100	4% & Shared Mgr Retire
601· OVERTIME	$ 2,570	$ 2,477	$ 8,000	$ 8,000	$ 5,000	
601· PART-TIME	$ 18,736	$ 19,129	$ 20,000	$ 28,000	$ 5,000	
601· PENSION	$ 39,175	$ 41,341	$ 42,000	$ 43,000	$ 45,000	
601· HEALTH INSURANCE	$ 76,000	$ 72,300	$ 79,000	$ 82,000	$ 110,000	
601· LIFE INSURANCE	$ 650	$ -	$ 750	$ 850	$ 850	
601· WORKERS COMPENSATION	$ 2,969	$ 657	$ 8,500	$ 8,500	$ 8,500	
601· DENTAL INSURANCE	$ 3,855	$ 5,046	$ 3,500	$ 3,500	$ 6,000	
601· UNIFORMS	$ 1,152	$ 2,924	$ 3,000	$ 3,000	$ 2,500	
601· UNIFORMS - FR	$ 3,678	$ 745	$ 5,000	$ 5,000	$ 4,000	
601· MEDICARE	$ 3,899	$ 5,130	$ 4,241	$ 4,500	$ 4,500	
601· OTHER PERSONAL SERVICES	$ -	$ 4,117	$ 250	$ 250	$ -	
601· PRE-EMPLOYMENT PHYSICALS	$ 16	$ 208	$ -	$ -	$ 100	
601· WELLNESS ACTIVITIES	$ -	$ -	$ 150	$ 150	$ -	
601· UNEMPLOYMENT COMPENSATION	$ -	$ -	$ -	$ -	$ -	
601· RECRUITMENT & TESTING	$ -	$ 14	$ -	$ -	$ 100	
1 PERSONNEL SERVICES	**$ 413,829**	**$ 432,388**	**$ 448,843**	**$ 472,180**	**$ 491,650**	
601· TRAVEL & TRAINING	$ 3,399	$ 2,173	$ 8,000	$ 8,000	$ 5,000	
2 GENERAL OPERATING EXPENSES	**$ 3,399**	**$ 2,173**	**$ 8,000**	**$ 8,000**	**$ 5,000**	
601· OTHER CONTRACTUAL SERVICE	$ -	$ -	$ -	$ -	$ -	
601· UTILITIES	$ -	$ -	$ -	$ -	$ -	
601· RENTS & LEASES	$ 1,296	$ 6,283	$ 2,000	$ 2,000	$ 2,000	
601· PROFESSIONAL SERVICES	$ 65,571	$ 123,982	$ 85,000	$ 85,000	$ 60,000	
601· INSURANCE	$ 14,519	$ 14,581	$ 20,000	$ 20,000	$ 20,000	
601· MAINTENANCE OF EQUIPMENT	$ 6,900	$ 9,274	$ 9,000	$ 9,000	$ 8,000	
601· POSTAGE	$ 5,260	$ 3,986	$ 5,000	$ 5,000	$ 4,000	
601· MEMBERSHIPS	$ 2,233	$ 2,158	$ 3,000	$ 3,000	$ 3,000	
601· POWER COST (AMP-OHIO/DP&L)	$ 1,956,161	$ 2,286,357	$ 2,433,513	$ 2,545,400	$ 3,400,000	
601· TREE TRIM/LINE CLEAR/LAND	$ 99,725	$ 106,363	$ 100,000	$ 100,000	$ 150,000	
601· SOLID WASTE	$ 35	$ 385	$ 400	$ 500	$ 500	
601· ELECTRIC	$ 2,072	$ 1,989	$ 2,200	$ 3,500	$ 4,000	
601· WATER	$ -	$ -	$ -	$ -	$ -	
601· SEWER	$ -	$ -	$ -	$ -	$ -	
601· TELEPHONE	$ 4,630	$ 5,203	$ 5,000	$ 7,000	$ 7,000	
601· MAINTENANCE OF FACILITY	$ 1,377	$ 1,588	$ 3,000	$ 10,000	$ 15,000	
601· PRINTING	$ 1,065	$ -	$ 1,400	$ 1,400	$ 800	
601· ADVERTISING	$ 638	$ 199	$ 1,000	$ 1,000	$ 1,000	
601· VEHICLE MAINTENANCE	$ 628	$ 2,292	$ 6,000	$ 6,000	$ 3,000	
601· LICENSE & PERMITS	$ 223	$ 187	$ 150	$ 150	$ 250	
601· NATURAL GAS	$ 1,074	$ 639	$ 2,500	$ 1,500	$ 1,500	
601· HARDWARE/SOFTWARE MAINTEN	$ 10,022	$ 16,765	$ 23,250	$ 17,500	$ 18,000	
601· JV2 ISSUANCE COSTS & POWE	$ 29,572	$ 55,489	$ 40,000	$ 55,000	$ 60,000	
3 CONTRACTUAL SERVICES	**$ 2,203,001**	**$ 2,637,720**	**$ 2,742,413**	**$ 2,872,950**	**$ 3,758,050**	
601· OFFICE SUPPLIES	$ 427	$ 142	$ 1,000	$ 1,000	$ 500	
601· OPERATING SUPPLIES	$ 145,600	$ 70,719	$ 80,000	$ 60,000	$ 45,000	
601· VEHICLE PARTS	$ -	$ -	$ 500	$ 1,000	$ 1,000	
601· BOOKS & PUBLICATIONS	$ 12	$ 12	$ -	$ -	$ -	
601· SERVICE CHARGES	$ 873	$ 1,630	$ 1,600	$ 2,750	$ 2,500	
601· OFFICE EQUIPMENT	$ 3,335	$ -	$ -	$ -	$ -	
601· FUEL	$ 3,370	$ 3,106	$ 5,000	$ 3,500	$ 3,500	
601· TOOLS	$ 935	$ -	$ 1,300	$ 1,300	$ 1,000	
601· SPECIAL EVENTS	$ -	$ -	$ 50	$ 50	$ -	
601· SAFETY EQUIPMENT	$ 863	$ 2,511	$ 2,500	$ 4,000	$ 3,500	

ACCOUNT DESCRIPTION	2015 ACTUAL	2016 ACTUAL	2017 BUDGET	2018 BUDGET	2019 PROJECTED	REVISED 12/5/2018
ENTERPRISE FUND BREAKDOWN:						
4 MATERIALS & SUPPLIES	**$ 155,415**	**$ 78,120**	**$ 91,950**	**$ 73,600**	**$ 57,000**	
601· LAND & BUILDINGS	$ -	$ -	$ -	$ -	$ -	
601· CAPITAL EQUIPMENT	$ 245,760	$ -	$ -	$ -		
601· PUBLIC WORKS	$ -	$ 61,247	$ -	$ -		
601· JV-2 WORKING CAPITAL	$ -	$ -	$ -	$ -	$ -	
5 CAPITAL	**$ 245,760**	**$ 61,247**	**$ -**	**$ -**	**$ -**	
601· DEBT SERVICE	$ 32,372	$ 32,372	$ 35,005	$ 36,122	$ -	
601· INTEREST	$ 5,468	$ 5,468	$ 2,836	$ 1,719	$ -	
				$ -		
6 DEBT SERVICE	**$ 37,840**	**$ 37,840**	**$ 37,841**	**$ 37,841**	**$ -**	
601· KWH TAX - TO STATE OF OHI	$ 4,425	$ 3,181	$ 4,000	$ 4,000	$ 5,500	
601· MISCELLANEOUS	$ 13,846	$ 3,556	$ 8,200	$ 5,000	$ 2,500	
7 MISCELLANEOUS	**$ 18,271**	**$ 6,737**	**$ 12,200**	**$ 9,000**	**$ 8,000**	
601· TRANSFERS	$ -	$ 500,000	$ 50,000	$ 50,000	$ 1,050,000	
9 TRANSFERS	**$ -**	**$ 500,000**	**$ 50,000**	**$ 50,000**	**$ 1,050,000**	
TOTAL ELECTRIC EXPEND.	**$ 3,077,515**	**$ 3,756,225**	**$ 3,391,247**	**$ 3,523,571**	**$ 5,369,700**	
REVENUE OVER/(UNDER) EXPEI	**$ 77,407**	**$ (617,791)**	**$ 69,503**	**$ 190,429**	**$ (922,000)**	
WATER FUND						
REVENUE:						
610· CONSUMER FEES	$ 660,765	$ 783,746	$ 973,461	$ 1,246,924	$ 1,185,000	2.9% Increase Included
610· TAPS	$ 1,625	$ 1,525	$ 900	$ 2,000	$ 5,000	
CHARGES FOR SERVICES	**$ 662,390**	**$ 785,271**	**$ 974,361**	**$ 1,248,924**	**$ 1,190,000**	
610· SALE OF PROPERTY	$ 4,520	$ 43,740	$ -	$ -	$ -	
610· REIMBURSEMENTS	$ 447,841	$ -	$ -	$ -	$ -	
610· MISCELLANEOUS REVENUE	$ 2,073	$ -	$ -	$ -	$ -	
MISC RECEIPTS & REIMBURSEMENTS	**$ 454,434**	**$ 43,740**	**$ -**	**$ -**	**$ -**	
610· TRANSFERS IN	$ 225,000	$ -	$ -	$ -	$ -	
610· ADVANCES IN	$ -	$ -	$ -	$ -	$ -	
TRANSFERS	**$ 225,000**	**$ -**	**$ -**	**$ -**	**$ -**	
TOTAL WATER REVENUE	**$ 1,341,824**	**$ 829,011**	**$ 974,361**	**$ 1,248,924**	**$ 1,190,000**	
EXPENDITURES:						
# WATER DISTRIBUTION						
610· WAGES	$ 156,611	$ 167,405	$ 165,276	$ 171,887	$ 194,000	4% & shared Mgr Retire
610· OVERTIME	$ 1,219	$ 1,335	$ 5,000	$ 5,000	$ 500	
610· PART-TIME	$ 9,809	$ 6,376	$ 10,000	$ 10,400	$ 10,000	
610· PENSION	$ 24,937	$ 24,271	$ 25,000	$ 26,000	$ 30,000	
610· HEALTH INSURANCE	$ 41,913	$ 37,679	$ 42,000	$ 45,255	$ 62,000	
610· LIFE INSURANCE	$ 431	$ 404	$ 500	$ 520	$ 500	
610· WORKERS COMPENSATION	$ 1,839	$ 3,322	$ 6,500	$ 6,500	$ 5,200	
610· DENTAL INSURANCE	$ 2,604	$ 1,633	$ 2,500	$ 2,500	$ 3,000	
610· UNIFORMS	$ 537	$ 877	$ 1,500	$ 1,500	$ 1,500	
610· MEDICARE	$ 2,423	$ 2,402	$ 2,400	$ 2,500	$ 2,800	
610· OTHER PERSONAL SERVICES	$ -	$ 208	$ 250	$ 250	$ 250	
610· PRE-EMPLOYMENT PHYSICALS	$ 16	$ -	$ -	$ -	$ -	
610· WELLNESS ACTIVITIES	$ -	$ -	$ 150	$ 150	$ 150	

ACCOUNT DESCRIPTION	2015 ACTUAL	2016 ACTUAL	2017 BUDGET	2018 BUDGET	2019 PROJECTED	REVISED 12/5/2018
ENTERPRISE FUND BREAKDOWN:						
610· UNEMPLOYMENT COMPENSATION	$ -	$ -	$ -	$ -	$ -	
610· RECRUITMENT & TESTING	$ -	$ 13	$ -	$ -	$ 100	
1 PERSONNEL SERVICES	**$ 242,339**	**$ 245,925**	**$ 261,076**	**$ 272,462**	**$ 310,000**	
610· TRAVEL & TRAINING	$ 1,498	$ 823	$ 3,000	$ 3,000	$ 3,000	
2 GENERAL OPERATING EXPENSES	**$ 1,498**	**$ 823**	**$ 3,000**	**$ 3,000**	**$ 3,000**	
610· OTHER CONTRACTUAL SERVICE	$ -	$ -	$ -	$ -	$ -	
610· UTILITIES	$ -	$ -	$ -	$ -	$ -	
610· RENTS & LEASES	$ 2,282	$ 1,695	$ 3,000	$ 3,000	$ 2,500	
610· PROFESSIONAL SERVICES	$ 33,310	$ 10,632	$ 50,000	$ 30,000	$ 25,000	
610· INSURANCE	$ 5,808	$ 5,832	$ 6,500	$ 6,500	$ 6,500	
610· MAINTENANCE OF EQUIPMENT	$ 3,487	$ 908	$ 3,500	$ 3,500	$ 3,500	
610· POSTAGE	$ 5,359	$ 4,065	$ 6,000	$ 6,000	$ 5,500	
610· MEMBERSHIPS	$ 37	$ -	$ 200	$ 200	$ 300	
610· TREE TRIMMING/LINE CLEARI	$ -	$ -	$ -	$ -	$ -	
610· SOLID WASTE	$ 35	$ 385	$ 400	$ 500	$ 500	
610· ELECTRIC	$ 949	$ 744	$ 1,000	$ 1,000	$ 1,500	
610· WATER	$ -	$ -	$ -	$ -	$ -	
610· SEWER	$ -	$ -	$ 6,000	$ -	$ -	
610· TELEPHONE	$ 5,509	$ 6,472	$ 2,000	$ 7,200	$ 7,000	
610· MAINTENANCE OF FACILITY	$ 1,377	$ 634	$ 1,400	$ 1,400	$ 1,200	
610· PRINTING	$ 1,052	$ -	$ 200	$ 350	$ 400	
610· ADVERTISING	$ 294	$ 253	$ -	$ -	$ 200	
610· VEHICLE MAINTENANCE	$ 449	$ 3,087	$ 2,500	$ 2,500	$ 2,000	
610· LICENSE & PERMITS	$ 336	$ 143	$ 200	$ 200	$ 300	
610· NATURAL GAS	$ 1,074	$ 639	$ 1,200	$ 1,400	$ 1,200	
610· HARDWARE/SOFTWARE MAINTEN	$ 6,285	$ 10,099	$ 13,750	$ 12,000	$ 15,000	
610· LEGAL SERVICES	$ 209	$ 7,537	$ 5,000	$ 5,000	$ -	
3 CONTRACTUAL SERVICES	**$ 67,852**	**$ 53,125**	**$ 102,850**	**$ 80,750**	**$ 72,600**	
610· OFFICE SUPPLIES	$ 315	$ 15	$ 1,000	$ 500	$ 500	
610· OPERATING SUPPLIES	$ 34,090	$ 18,599	$ 30,000	$ 35,000	$ 35,000	
610· VEHICLE PARTS	$ -	$ -	$ -	$ -	$ -	
610· BOOKS & PUBLICATIONS	$ 12	$ 12	$ -	$ -	$ -	
610· SERVICE CHARGES	$ 873	$ 1,630	$ 500	$ 2,750	$ 2,000	
610· OFFICE EQUIPMENT	$ 1,965	$ -	$ -	$ -	$ -	
610· FUEL	$ 3,370	$ 3,094	$ 5,000	$ 4,000	$ 4,000	
610· TOOLS	$ 1,183	$ 287	$ 3,000	$ 3,000	$ 2,500	
610· SPECIAL EVENTS	$ -	$ -	$ 50	$ 50	$ -	
610· SAFETY EQUIPMENT	$ -	$ 7,387	$ 500	$ 500	$ 1,000	
4 MATERIALS & SUPPLIES	**$ 41,808**	**$ 31,024**	**$ 40,050**	**$ 45,800**	**$ 45,000**	
610· LAND AND BUILDINGS		$ -	$ -	$ -	$ -	
610· CAPITAL EQUIPMENT	$ 19,723	$ -	$ -	$ -	$ -	
610· PUBLIC WORKS	$ 445,142	$ 42,963		$ -	$ -	
5 CAPITAL	**$ 464,865**	**$ 42,963**	**$ -**	**$ -**	**$ -**	
610· DEBT SERVICE - PRINCIPAL (2 OWDA LOA	$ 27,718	$ 35,825	$ 45,298	$ 26,500	$ 27,302	
610· DEBT SERVICE - INTEREST	$ 7,215	$ 26,798	$ 28,620	$ 25,547	$ 25,000	
6 DEBT SERVICE	**$ 34,933**	**$ 62,623**	**$ 73,918**	**$ 52,047**	**$ 52,302**	
610· REFUNDS & REIMBURSEMENTS	$ 5,373	$ 569	$ 6,500	$ 3,000	$ 2,500	
7 MISCELLANEOUS	**$ 5,373**	**$ 569**	**$ 6,500**	**$ 3,000**	**$ 2,500**	

ACCOUNT DESCRIPTION	2015 ACTUAL	2016 ACTUAL	2017 BUDGET	2018 BUDGET	2019 PROJECTED	REVISED 12/5/2018
ENTERPRISE FUND BREAKDOWN:						
610- TRANSFERS	$ -	$ -	$ -	$ 25,000	$ 75,000	
9 TRANSFERS	**$ -**	**$ -**	**$ -**	**$ 25,000**	**$ 75,000**	
# TOTAL WATER DISTRIB. EXPENSES	**$ 858,668**	**$ 437,052**	**$ 487,394**	**$ 482,059**	**$ 560,402**	
# WATER TREATMENT						
610- WAGES	$ 68,015	$ 66,959	$ 61,041	$ 88,027	$ 122,900	4% Cash Outs & 1/2 new
610- OVERTIME	$ 8,518	$ 6,534	$ 10,000	$ 10,000	$ 10,000	
610- PART TIME	$ -	$ 1,123	$ 2,500	$ 2,500	$ 2,500	
610- PENSION	$ 10,261	$ 10,446	$ 11,000	$ 13,000	$ 15,000	
610- HEALTH INSURANCE	$ 22,483	$ 15,822	$ 18,500	$ 27,000	$ 47,000	
610- LIFE INSURANCE	$ 173	$ 159	$ 250	$ 220	$ 300	
610- WORKERS COMPENSATION	$ 979	$ 1,773	$ 3,500	$ 2,000	$ 3,300	
610- DENTAL INSURANCE	$ 1,116	$ 772	$ 1,000	$ 1,000	$ 2,000	
610- UNIFORMS	$ 110	$ 504	$ 700	$ 700	$ 1,000	
610- MEDICARE	$ 1,029	$ 1,020	$ 1,200	$ 1,342	$ 1,700	
610- OTHER PERSONAL SERVICES	$ -	$ -	$ 250	$ 250	$ 250	
610- PRE-EMPLOYMENT PHYSICALS	$ -	$ -	$ 100	$ 100	$ 100	
610- WELLNESS ACTIVITIES	$ -	$ -	$ 150	$ 150	$ 150	
610- UNEMPLOYMENT COMPENSATION	$ -	$ -	$ -	$ -	$ -	
610- RECRUITMENT & TESTING	$ -	$ -	$ -	$ -	$ -	
1 PERSONNEL SERVICES	**$ 112,684**	**$ 105,112**	**$ 110,191**	**$ 146,288**	**$ 206,200**	
610- TRAVEL & TRAINING	$ 223	$ 976	$ 1,000	$ 1,500	$ 1,500	
2 GENERAL OPERATING EXPENSES	**$ 223**	**$ 976**	**$ 1,000**	**$ 1,500**	**$ 1,500**	
610- OTHER CONTRACTUAL SERVICE	$ -	$ -	$ -	$ -		
610- UTILITIES	$ -	$ -	$ -	$ -		
610- RENTS & LEASES	$ -	$ -	$ -	$ -		
610- PROFESSIONAL SERVICES	$ 280,134	$ 131,463	$ 155,000	$ 101,781	$ 30,000	
610- INSURANCE	$ 5,808	$ 5,832	$ 7,500	$ 7,500	$ 7,500	
610- MAINTENANCE OF EQUIPMENT	$ 4,140	$ 2,393	$ 10,000	$ 7,000	$ 7,000	
610- POSTAGE	$ 106	$ -	$ 500	$ 500	$ 250	
610- MEMBERSHIPS	$ -	$ -	$ 150	$ 150	$ 500	
610- TREE TRIMMING/LINE CLEARI	$ 3,000	$ 375	$ 7,000	$ 1,500	$ 1,500	
610- GROUNDS MAINTENANCE/LANDS	$ -	$ -	$ -	$ -	$ -	
610- SOLID WASTE	$ -	$ -	$ -	$ -	$ -	
610- ELECTRIC	$ 16,311	$ 18,504	$ 20,000	$ 26,000	$ 28,000	
610- WATER	$ -	$ -	$ -	$ -		
610- SEWER	$ -	$ -	$ -	$ -		
610- TELEPHONE	$ 991	$ 1,402	$ 2,000	$ 2,700	$ 3,000	
610- MAINTENANCE OF FACILITY	$ -	$ 791	$ 3,400	$ 1,500	$ 1,500	
610- PRINTING	$ -	$ -	$ -	$ -	$ -	
610- ADVERTISING	$ 213	$ 58	$ 200	$ 575	$ 250	
610- VEHICLE MAINTENANCE	$ 676	$ 19	$ 1,000	$ 1,000	$ 1,000	
610- LICENSE & PERMITS	$ 3,120	$ 3,520	$ 3,500	$ 3,500	$ 4,500	
610- NATURAL GAS	$ -	$ -	$ -	$ -	$ -	
610- WELLHEAD PROTECTION	$ -	$ -	$ 500	$ 500	$ 500	
610- HARDWARE/SOFTWARE SUPPORT	$ 478	$ 823	$ 6,950	$ 1,500	$ 1,500	
610- LEGAL SERVICES	$ 544	$ -	$ -	$ -	$ -	
610- PUBLIC INFORMATION SERVIC	$ -	$ -	$ -	$ -	$ -	
3 CONTRACTUAL SERVICES	**$ 315,521**	**$ 165,180**	**$ 217,700**	**$ 155,706**	**$ 87,000**	
610- OFFICE SUPPLIES	$ -	$ 67	$ 100	$ 100	$ 200	
610- OPERATING SUPPLIES	$ 2,097	$ 3,750	$ 5,000	$ 9,300	$ 70,000	
610- VEHICLE PARTS	$ -	$ -	$ 350	$ 350	$ -	
610- BOOKS & PUBLICATIONS	$ -	$ -	$ -	$ -	$ -	
610- OFFICE EQUIPMENT	$ -	$ -	$ 400	$ 400	$ -	
610- FUEL	$ 802	$ 996	$ 3,500	$ 2,000	$ 2,100	
610- TOOLS	$ -	$ -	$ 1,000	$ 1,000	$ 1,000	

ACCOUNT DESCRIPTION	2015 ACTUAL	2016 ACTUAL	2017 BUDGET	2018 BUDGET	2019 PROJECTED	REVISED 12/5/2018
ENTERPRISE FUND BREAKDOWN:						
610· SPECIAL EVENTS	$ -	$ -	$ 50	$ 50	$ -	
610· SAFETY EQUIPMENT	$ -	$ 280	$ 700	$ 750	$ 750	
610· GENERATOR - DIESEL	$ -	$ -	$ 2,400	$ 1,000	$ 2,000	
4 MATERIALS & SUPPLIES	**$ 2,899**	**$ 5,093**	**$ 13,500**	**$ 14,950**	**$ 76,050**	
610· LAND & BUILDINGS	$ -	$ -	$ -	$ -	$ -	
610· CAPITAL EQUIPMENT	$ -	$ -	$ -	$ -	$ -	
610· PUBLIC WORKS	$ -	$ -	$ -	$ -	$ -	
5 CAPITAL	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	
610· DEBT SERVICE - PRINCIPAL	$ -	$ -	$ -	$ 88,286	$ 185,000	OWDA, OPWC & WTP Loan
610· DEBT SERVICE - INTEREST	$ -	$ -	$ -	$ 86,800	$ 170,000	CORRECTED EST ON WTP INT.
6 DEBT SERVICE	**$ -**	**$ -**	**$ -**	**$ 175,086**	**$ 355,000**	
610· REFUNDS & REIMBURSEMENTS	$ -	$ -	$ -		$ -	
610· CANCELLED CHECKS	$ -	$ -	$ -	$ -	$ -	
7 MISCELLANEOUS	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	
9 TRANSFERS	$ -	$ -	$ -	**$ 25,000**	**$ 75,000**	
# WATER TRMT TOTAL EXPENSE	**$ 431,327**	**$ 276,361**	**$ 342,391**	**$ 518,530**	**$ 800,750**	
TOTAL WATER FUND EXPENSE	**$ 1,289,995**	**$ 713,413**	**$ 829,785**	**$ 1,000,589**	**$ 1,361,152**	
REVENUE OVER/(UNDER) EXPE	**$ 51,829**	**$ 115,598**	**$ 144,576**	**$ 248,335**	**$ (171,152)**	
SEWER FUND						
REVENUE:						
620· CONSUMER FEES	$ 810,193	$ 884,256	$ 961,458	$ 1,135,547	$ 1,205,000	Includes 15% Increase
620· TAPS	$ 2,000	$ 3,250	$ 2,000		$ 2,000	
CHARGES FOR SERVICES	**$ 812,193**	**$ 887,506**	**$ 963,458**	**$ 1,135,547**	**$ 1,207,000**	
620· PROPERTY SALES	$ -	$ -	$ -	$ -	$ -	
620· DONATIONS	$ -	$ -	$ -	$ -	$ -	
620· REIMBURSEMENTS	$ 1,688	$ 573	$ -	$ -	$ -	
620· LOGOS, CODES, MAPS, SPECS	$ -	$ -		$ -	$ -	
620· DELTA DENTAL	$ 341	$ -	$ 300	$ -	$ -	
MISC RECEIPTS & REIMBURSEMENTS	**$ 2,029**	**$ 573**	**$ 300**	**$ -**	**$ -**	
TOTAL SEWER REVENUE	**$ 814,222**	**$ 888,079**	**$ 963,758**	**$ 1,135,547**	**$ 1,207,000**	
EXPENDITURES:						
# SEWER COLLECTION						
620· WAGES	$ 141,513	$ 151,707	$ 156,135	$ 162,380	$ 181,500	4% cash out, Mgr & KH
620· OVERTIME	$ 4,496	$ 3,863	$ 7,000	$ 7,000	$ 5,000	
620· PART-TIME	$ 7,137	$ 6,376	$ 10,000	$ 10,000	$ 5,000	
620· PENSION	$ 22,573	$ 22,524	$ 25,000	$ 25,000	$ 27,000	
620· HEALTH INSURANCE	$ 18,927	$ 17,382	$ 22,000	$ 22,000	$ 44,000	
620· LIFE INSURANCE	$ 426	$ 368	$ 439	$ 500	$ 500	
620· WORKERS COMPENSATION	$ 1,582	$ 2,657	$ 4,500	$ 3,500	$ 4,500	
620· DENTAL INSURANCE	$ 1,832	$ 1,294	$ 2,000	$ 2,000	$ 2,500	
620· UNIFORMS	$ -	$ -	$ -	$ 1,250	$ 1,250	
620· UNIFORMS - FR	$ -	$ -	$ -	$ -	$ -	
620· MEDICARE	$ 2,007	$ 2,013	$ 2,200	$ 2,200	$ 2,500	
620· OTHER PERSONAL SERVICES	$ -	$ -	$ 250	$ 250	$ -	
620· PRE-EMPLOYMENT PHYSICALS	$ 21	$ -	$ 25	$ 25	$ 100	
620· WELLNESS ACTIVITIES	$ -	$ -	$ 250	$ 250	$ -	

ACCOUNT DESCRIPTION	2015 ACTUAL	2016 ACTUAL	2017 BUDGET	2018 BUDGET	2019 PROJECTED	REVISED 12/5/2018
ENTERPRISE FUND BREAKDOWN:						
620- UNEMPLOYMENT COMPENSATION	$ -	$ 264	$ 500	$ 500	$ -	
620- RECRUITMENT & TESTING	$ -	$ 13	$ -	$ -	$ 100	
1 PERSONNEL SERVICES	**$ 200,514**	**$ 208,461**	**$ 230,299**	**$ 236,855**	**$ 273,950**	
620- TRAVEL & TRAINING	$ 419	$ 123	$ 1,400	$ 1,400	$ 2,000	
2 GENERAL OPERATING EXPENSES	**$ 419**	**$ 123**	**$ 1,400**	**$ 1,400**	**$ 2,000**	
620- OTHER CONTRACTUAL SERVICE	$ -	$ -	$ -	$ -	$ -	
620- UTILITIES	$ -	$ -	$ -	$ -	$ -	
620- RENTS & LEASES	$ 3,109	$ 1,765	$ 5,000	$ 3,000	$ 3,000	
620- PROFESSIONAL SERVICES	$ 14,349	$ 8,209	$ 25,000	$ 75,000	$ 25,000	
620- INSURANCE	$ 5,897	$ 5,832	$ 6,500	$ 6,500	$ 6,800	
620- MAINTENANCE OF EQUIPMENT	$ 3,251	$ 56	$ 3,500	$ 3,500	$ 5,000	
620- POSTAGE	$ 5,296	$ 4,065	$ 5,100	$ 5,100	$ 5,200	
620- MEMBERSHIPS	$ 37	$ -	$ 120	$ 120	$ 300	
620- TREE TRIMMING/LINE CLEARI	$ -	$ -	$ -	$ -	$ -	
620- SOLID WASTE	$ 35	$ 385	$ 400	$ 500	$ 500	
620- ELECTRIC	$ 948	$ 744	$ 1,500	$ 1,500	$ 1,500	
620- WATER	$ -	$ -	$ -	$ -	$ -	
620- SEWER	$ -	$ -	$ -	$ -	$ -	
620- TELEPHONE	$ 3,283	$ 4,079	$ 4,000	$ 4,750	$ 4,500	
620- MAINTENANCE OF FACILITY	$ 54	$ 278	$ 750	$ 750	$ 1,000	
620- PRINTING	$ 1,052	$ -	$ 1,400	$ 1,000	$ 600	
620- ADVERTISING	$ 233	$ 188	$ 200	$ 200	$ 250	
620- VEHICLE MAINTENANCE	$ -	$ -	$ 500	$ 500	$ 500	
620- LICENSE & PERMITS	$ 335	$ 188	$ 200	$ 200	$ 800	
620- NATURAL GAS	$ 1,074	$ 639	$ 1,500	$ 1,500	$ 1,500	
620- HARDWARE/SOFTWARE MAINTEN	$ 6,352	$ 9,796	$ 18,250	$ 10,000	$ 15,000	
620- LEGAL SERVICES	$ 209	$ 2,731	$ 1,000	$ 3,500	$ -	
3 CONTRACTUAL SERVICES	**$ 45,514**	**$ 38,955**	**$ 74,920**	**$ 117,620**	**$ 71,450**	
620- OFFICE SUPPLIES	$ 402	$ 364	$ 1,000	$ 1,000	$ 800	
620- OPERATING SUPPLIES	$ 6,464	$ 6,402	$ 10,000	$ 12,500	$ 15,000	
620- VEHICLE PARTS	$ -	$ -	$ -	$ -	$ -	
620- BOOKS & PUBLICATIONS	$ -	$ 12	$ 15	$ -	$ -	
620- SERVICE CHARGES	$ 873	$ 1,630	$ 1,500	$ 2,750	$ 1,500	
620- OFFICE EQUIPMENT	$ 2,094	$ -	$ 1,000	$ 1,000	$ 500	
620- FUEL	$ 3,984	$ 3,298	$ 4,500	$ 4,500	$ 5,000	
620- TOOLS	$ -	$ -	$ 250	$ 250	$ 800	
620- SPECIAL EVENTS	$ -	$ -	$ 50	$ 50	$ -	
620- SAFETY EQUIPMENT	$ 193	$ 160	$ 250	$ 250	$ 900	
620- DIESEL FUEL - GENERATORS			$ -	$ -	$ -	
4 MATERIALS & SUPPLIES	**$ 14,010**	**$ 11,866**	**$ 18,565**	**$ 22,300**	**$ 24,500**	
620- LAND & BUILDINGS	$ -	$ -	$ -	$ -	$ -	
620- CAPITAL EQUIPMENT	$ -	$ -	$ -	$ -	$ -	
620- PUBLIC WORKS					$ -	
5 CAPITAL	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	
620- DEBT SERVICE - PRINCIPAL	$ 50,066	$ 49,958	$ 51,432	$ -	$ -	
620- DEBT SERVICE - INTEREST	$ 2,738	$ 2,846	$ 1,518	$ -	$ -	
6 DEBT SERVICE	**$ 52,804**	**$ 52,804**	**$ 52,950**	**$ -**	**$ -**	
620- REFUNDS & REIMBURSEMENTS	$ 13,295	$ 696	$ 5,000	$ 5,000	$ 6,000	
7 MISCELLANEOUS	**$ 13,295**	**$ 696**	**$ 5,000**	**$ 5,000**	**$ 6,000**	
TRANSFERS	$ -	$ 12,500	$ 25,000	$ 25,000	$ 125,000	
ADVANCE OUT	$ -	$ -	$ -	$ -		
TRANSFERS	**$ -**	**$ 12,500**	**$ 25,000**	**$ 25,000**	**$ 125,000**	

ACCOUNT DESCRIPTION	2015 ACTUAL	2016 ACTUAL	2017 BUDGET	2018 BUDGET	2019 PROJECTED	REVISED 12/5/2018
ENTERPRISE FUND BREAKDOWN:						
# SEWER COLL. TOTAL EXPENSES	**$ 326,556**	**$ 325,405**	**$ 408,134**	**$ 408,175**	**$ 502,900**	
# SEWER TREATMENT						
620- WAGES	$ 68,015	$ 66,959	$ 61,041	$ 88,027	$ 122,900	4% Cash outs
620- OVERTIME	$ 8,518	$ 8,534	$ 10,000	$ 10,000	$ 10,000	
620- PART-TIME	$ -	$ 1,122	$ 2,000	$ 2,000	$ 2,000	
620- PENSION	$ 10,861	$ 10,446	$ 11,000	$ 14,000	$ 14,000	
620- HEALTH INSURANCE	$ 22,483	$ 15,703	$ 20,000	$ 29,000	$ 47,000	
620- LIFE INSURANCE	$ 127	$ 152	$ 198	$ 250	$ 300	
620- WORKERS COMPENSATION	$ 979	$ 1,773	$ 3,500	$ 2,500	$ 3,500	
620- DENTAL INSURANCE	$ 1,116	$ 772	$ 1,600	$ 1,250	$ 2,000	
620- UNIFORMS	$ 1,361	$ 1,150	$ 2,500	$ 2,500	$ 3,000	
620- MEDICARE	$ 1,042	$ 1,020	$ 1,200	$ 1,400	$ 1,800	
620- OTHER PERSONAL SERVICES	$ -	$ -	$ 250	$ 250	$ -	
620- PRE-EMPLOYMENT PHYSICALS	$ -	$ -	$ 100	$ 100	$ 100	
620- WELLNESS ACTIVITIES	$ -	$ -	$ 150	$ 150	$ -	
620- UNEMPLOYMENT COMPENSATION	$ -	$ -	$ -	$ -	$ -	
620- RECRUITMENT & TESTING	$ -	$ -	$ -	$ -	$ 100	
1 PERSONNEL SERVICES	**$ 114,502**	**$ 107,631**	**$ 113,539**	**$ 151,427**	**$ 206,700**	
620- TRAVEL & TRAINING	$ 478	$ 1,119	$ 3,100	$ 3,100	$ 3,100	
2 GENERAL OPERATING EXPENSES	**$ 478**	**$ 1,119**	**$ 3,100**	**$ 3,100**	**$ 3,100**	
620- OTHER CONTRACTUAL SERVICE	$ -	$ -	$ -	$ -	$ -	
620- UTILITIES	$ -	$ -	$ -	$ -	$ -	
620- RENTS & LEASES	$ 32	$ -	$ 250	$ 250	$ -	
620- PROFESSIONAL SERVICES	$ 20,713	$ 32,368	$ 33,500	$ 47,600	$ 35,000	
620- INSURANCE	$ 5,808	$ 5,832	$ 6,500	$ 6,500	$ 6,500	
620- MAINTENANCE OF EQUIPMENT	$ 10,616	$ 7,301	$ 12,000	$ 15,000	$ 18,000	
620- POSTAGE	$ 193	$ 10	$ 400	$ 400	$ 400	
620- MEMBERSHIPS	$ 135	$ -	$ 200	$ 200	$ 250	
620- TREE TRIMMING/LINE CLEARI	$ -	$ -	$ -	$ -	$ -	
620- SOLID WASTE	$ 46,859	$ 66,222	$ 75,000	$ 82,500	$ 82,000	
620- ELECTRIC	$ 58,129	$ 50,535	$ 55,000	$ 75,000	$ 75,000	
620- WATER	$ 9,721	$ 10,423	$ 9,200	$ 12,500	$ 12,500	
620- SEWER	$ 10,258	$ 9,865	$ 9,000	$ 10,000	$ 10,000	
620- TELEPHONE	$ 2,447	$ 3,536	$ 2,500	$ 4,600	$ 4,600	
620- MAINTENANCE OF FACILITY	$ 28,481	$ 2,246	$ 8,000	$ 8,000	$ 5,000	
620- PRINTING	$ 177	$ -	$ 500	$ 500	$ 250	
620- ADVERTISING	$ 419	$ 8	$ 20	$ 20	$ 250	
620- VEHICLE MAINTENANCE	$ 201	$ 559	$ 1,500	$ 1,500	$ 1,500	
620- LICENSE & PERMITS	$ 3,695	$ 2,809	$ 3,600	$ 6,200	$ 4,500	
620- NATURAL GAS	$ 491	$ 540	$ 700	$ 700	$ 700	
620- HARDWARE/SOFTWARE MAINTEN	$ 634	$ 1,985	$ 7,750	$ 2,250	$ 1,500	
620- LEGAL SERVICES	$ -	$ -	$ -	$ -		
3 CONTRACTUAL SERVICES	**$ 199,009**	**$ 194,239**	**$ 225,620**	**$ 273,720**	**$ 257,950**	
620- OFFICE SUPPLIES	$ 117	$ 300	$ 350	$ 450	$ 450	
620- OPERATING SUPPLIES	$ 9,535	$ 15,257	$ 20,000	$ 20,000	$ 25,000	
620- VEHICLE PARTS	$ -	$ -	$ 300	$ 300	$ -	
620- BOOKS & PUBLICATIONS	$ 12	$ -	$ -	$ -	$ -	
620- OFFICE EQUIPMENT	$ 983	$ 36	$ 500	$ 500	$ 500	
620- FUEL	$ 800	$ 996	$ 2,000	$ 2,000	$ 2,000	
620- TOOLS	$ -	$ 378	$ 1,000	$ 1,000	$ 1,000	
620- SPECIAL EVENTS	$ -	$ -	$ 50	$ 50	$ -	
620- SAFETY EQUIPMENT	$ 98	$ -	$ 600	$ 3,000	$ 3,500	
620- DIESEL FUEL - GENERATORS	$ 312	$ 282	$ 3,000	$ 3,000	$ 3,000	
4 MATERIALS & SUPPLIES	**$ 11,857**	**$ 17,249**	**$ 27,800**	**$ 30,300**	**$ 35,450**	

ACCOUNT DESCRIPTION	2015 ACTUAL	2016 ACTUAL	2017 BUDGET	2018 BUDGET	2019 PROJECTED	REVISED 12/5/2018
ENTERPRISE FUND BREAKDOWN:						
620· LAND & BUILDINGS	$ -	$ -	$ -	$ -	$ -	
620· CAPITAL EQUIPMENT	$ 39,928	$ -	$ -	$ -	$ -	
620· PUBLIC WORKS	$ 4,760	$ -	$ -	$ -	$ -	
5 CAPITAL	**$ 44,688**	**$ -**	**$ -**	**$ -**	**$ -**	
620· DEBT SERVICE - PRINCIPAL	$ 43,333	$ 44,571	$ 51,811	$ 53,322	$ 54,878	
620· DEBT SERVICE - INTEREST	$ 24,245	$ 22,278	$ 25,165	$ 23,655	$ 22,100	
6 DEBT SERVICE	**$ 67,578**	**$ 66,849**	**$ 76,976**	**$ 76,977**	**$ 76,978**	
REFUNDS & REIMBURSEMENTS	$ 4,149	$ -	$ -	$ -	$ -	
7 MISCELLANEOUS	**$ 4,149**	**$ -**	**$ -**	**$ -**	**$ -**	
TRANSFERS	$ -	$ 12,500	$ 25,000	$ 25,000	$ 25,000	
ADVANCE OUT	$ -	$ -	$ -	$ -		
9 TRANSFERS	**$ -**	**$ 12,500**	**$ 25,000**	**$ 25,000**	**$ 125,000**	
# SEWER TRTMNT TOTAL EXPENSE	**$ 442,261**	**$ 399,587**	**$ 472,035**	**$ 560,524**	**$ 705,178**	
TOTAL SEWER FUND EXPENSES	**$ 768,817**	**$ 724,992**	**$ 880,169**	**$ 968,699**	**$ 1,208,078**	
REVENUE OVER/(UNDER) EXPE	**$ 45,405**	**$ 163,087**	**$ 83,589**	**$ 166,848**	**$ (1,078)**	
SOLID WASTE FUND						
REVENUE:						
630· CONSUMER FEES	$ 270,735	$ 265,426	$ 260,000	$ 270,000	$ 280,000	
630· PAPER & IRON	$ 167	$ 1,369	$ -	$ 200	$ -	
630· TRASH BAGS	$ 1,334	$ 1,691	$ 1,000	$ 1,000	$ 1,000	
630· GARBAGE STICKERS	$ 2,114	$ -	$ 1,200	$ 1,200	$ 1,000	
CHARGES FOR SERVICES	**$ 274,350**	**$ 268,486**	**$ 262,200**	**$ 272,400**	**$ 282,000**	
630· REFUNDS & REIMBURSEMENTS	$ 435	$ 770	$ -	$ 200	$ 500	
MISC RECEIPTS & REIMBURSEMENTS	**$ 435**	**$ 770**	**$ -**	**$ 200**	**$ 500**	
TOTAL SOLID WASTE REVENUE	**$ 274,785**	**$ 269,256**	**$ 262,200**	**$ 272,600**	**$ 282,500**	
# EXPENSES:						
630· SOLID WASTE (RUMPKE)	$ 257,391	$ 258,244	$ 262,000	$ 270,000	$ 280,000	
CONTRACTUAL SERVICES	**$ 257,391**	**$ 258,244**	**$ 262,000**	**$ 270,000**	**$ 280,000**	
630· REFUNDS & REIMBURSEMENTS	$ 64	$ -	$ 200	$ 300	$ 300	
MISCELLANEOUS	**$ 64**	**$ -**	**$ 200**	**$ 300**	**$ 300**	
SOLID WASTE TOTAL EXPENSES	**$ 257,455**	**$ 258,244**	**$ 262,200**	**$ 270,300**	**$ 280,300**	
REVENUE OVER/(UNDER) EXPEI	**$ 17,330**	**$ 11,012**	**$ -**	**$ 2,300**	**$ 2,200**	
TAL ENTERPRISE FUND EXPENSES	**$ 5,393,782**	**$ 5,452,874**	**$ 5,363,401**	**$ 5,763,159**	**$ 8,219,230**	

VILLAGE OF YELLOW SPRINGS, OHIO
ORDINANCE 2018-51

APPROVING CREATION OF A FUND FOR THE FURTHERANCE OF AFFORDABLE HOUSING IN THE VILLAGE OF YELLOW SPRINGS

WHEREAS, Council for the Village of Yellow Springs recognizes the need to increase the availability of affordable housing in the Village, and,

WHEREAS, Council for the Village of Yellow Springs has a goal to "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" and,

WHEREAS, Council for the Village of Yellow Springs believes that achievement of this goal would be furthered by the regular appropriation of funds to support endeavors directed towards the creation of affordable housing in the Village;

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

Section 1. The Finance Director is authorized to create the Affordable Housing Fund.

Section 2. The Finance Director is authorized to receipt monies into this fund as directed when they become available and to make expenditures as the law allows.

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

_____
Brian Housh, Vice President of Council

Passed:

Attest: _____
Judy Kintner, Clerk of Council

Roll call: Housh ___ MacQueen ___ Stokes _____

Kreeger _____ Sanford____

ORDINANCE NO. 2018-52

APPROVING 2018 SUPPLEMENTAL APPROPRIATIONS FOR THE FOURTH QUARTER FOR THE VILLAGE OF YELLOW SPRINGS VILLAGE OF YELLOW SPRINGS, OHIO AND DECLARING AN EMERGENCY

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**
	Personal Services	*128,550*	.	*128,550*
	Mayor Total	**58,275**		**58,275**
	Personal Services	*43,850*		*43,850*
	Administration Total	**364,950**		**364,950**
	Personal Services	*190,600*		*190,600*
	Auditor	**30,600**		**30,600**
	Rental Property	**29,700**		**29,700**
	Library	**9,250**		**9,250**
	Cable	**26,550**		**26,550**
	Personal Services	22,600		22,600
	Council Commissions	**25,000**		**25,000**
	Public Safety Total	**1,441,602**		**1,441,602**
	Personal Services	*1,225,402*		*1,225,402*
	Planning Total	**105,808**	**$ 5,000**	**110,808**
	Personal Services	*83,258*	*$ 5,000*	*88,258*
	Mediation	**7,575**		**7,575**
	Transfers and Advances	**940,932**		**940,932**
TOTAL GENERAL FUND APPROPRIATIONS		**$ 3,321,042**	**$ 5,000**	**$ 3,326,042**

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

202	**Street Maintenance & Repair Total**	**$ 686,086**		**$ 686,086**
	Streets	**663,786**		**663,786**
	Personal Services	*212,941*		*212,941*
204	**Parks and Recreation Fund Total**	**$ 422,750**	**$ 15,000**	**$ 437,750**
	Parks Total	**53,875**		**53,875**
	Personal Services	*26,150*		*26,150*
	Pool Total	**110,750**		**110,750**
	Personal Services	74,000		74,000
	Bryan Center Total	**246,625**		**246,625**
	Personal Services	*115,725*	*$ 15,000*	*130,725*
	Bryan Youth Center Total	**6,500**		**6,500**
210	**Mayor's Court Computer Fund**	**$ 2,200**		**$ 2,200**
213	**Coat & Supply Fund**	**$ 3,000**	**$ 713**	**$ 3,713**
216	**State Law Enforcement Trust Fund**	**$ 21,000**		**$ 21,000**
903	**Police Pension Fund Total**	**$ 115,450**		**$ 115,450**
	Personal Services	*115,000*		$ 115,000
TOTAL SPECIAL REVENUE FUND APPROPRIATIONS		**$ 1,250,486**	**$ 15,713**	**$ 1,266,199**

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

302	**Cable Capital Improvement Fund**	**$ 26,000**		**$ 26,000**
303	**Water - Capital Improvement Fund**		**$ 5,713,417.00**	**$ 5,713,417**
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**	**$ 3,000**	**$ 20,000**
TOTAL CAPITAL PROJECT FUND APPROPRIATIONS		**$ 694,762**	**$ 5,716,417**	**$ 6,411,179**

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

601	**Electric Fund Total**	**$ 3,937,723**		**$ 3,937,723**
	Personal Services	*472,180*		*472,180*
610	**Water Fund Total**	**$ 997,636**	**$ 143,011**	**$ 1,140,647**
	Water Distribution Total	**481,944**	**$ 7,000**	**488,944**
	Personal Services	*272,347*	*$ 7,000*	*279,347*
	Water Treatment Total	**515,692**	**$ 136,011**	**651,703**
	Personal Services	*163,156*	*$ 7,000*	*170,156*
620	**Sewer Fund Total**	**$ 1,009,436**	**$ 7,000**	**$ 1,016,436**
	Sewer Collection	**416,175**		**416,175**
	Personal Services	*236,855*		*236,855*
	Sewer Treatment	**593,261**	**$ 7,000**	**600,261**
	Personal Services	*168,406*	*$ 7,000*	*175,406*
630	**Solid Waste Fund**	**$ 270,300**		**$ 270,300**
TOTAL ENTERPRISE FUND APPROPRIATIONS		**$ 6,215,095**	**$ 150,011**	**$ 6,365,106**

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

GRAND TOTAL APPROPRIATIONS ALL FUNDS	**$ 11,481,385**	**$ 5,887,141**	**$ 17,368,526**

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 is hereby declared to be an emergency measure immediately necessary to preserve the public interest and for the health, safety and welfare of the citizens of the Village, wherefore, this ordinance shall be in effect immediately upon its adoption by Council.

Brian Housh, President

Passed:

Attest:

Judy Kintner, Clerk of Council

ROLL CALL:

Brian Housh _____
Marianne MacQueen _____
Kevin Stokes _____
Lisa Kreeger _____
Kineta Sanford _____

SUPPLEMENTAL APPROPRIATION WORKSHEET

SUPPLEMENT TO ORDINANCE 2018-52

GENERAL FUND

DEPT	AMOUNT	PROJECT	ACCOUNT	ACCT. DESCRIPTION
Zoning	$ 5,000.00	Additional Wages	101.1202.51101	Personnel Services, Wages
Total General Fund	**$ 5,000.00**			

SPECIAL REVENUE FUND

DEPT	AMOUNT	PROJECT	ACCOUNT	ACCT. DESCRIPTION
Parks & Rec.	$ 15,000.00	Additional Wages	204.1603.51104	Personnel Services, Part Time Wages
Coats & Supplies	$ 713.00	New Vendor, higher costs for coats, shoes, hats, gloves for children	213.1201.54102	Coats and Supplies
Total Special Revenue Funds	**$ 15,713.00**			

CAPITAL PROJECTS FUNDS

FUND	AMOUNT	PROJECT	ACCOUNT	ACCT. DESCRIPTION
YS Clifton Connector Project	$ 3,000.00	Yellow Springs Clifton Connector Trail Project	355.1801.53104	Professional Services
Water Capital Improvement	$ 5,713,417.00	OWDA/OPWC payments to Vendors in 2018 for WTP	303.1313.55103	Public Works Capital Improvement
Total Capital Project Funds	**$ 5,716,417.00**			

ENTERPRISE FUNDS

DEPT	AMOUNT	PROJECT	ACCOUNT	ACCT. DESCRIPTION
Water Fund	$ 21,667.00	OPWC Second Half of Loan Payment Due	610.1312.56101	Principal
Water Fund	$ 69,276.00	Second Half of New Water Plant Principal Loan Payment Due	610.1312.56101	Principal
Water Fund	$ 38,068.00	Second Half of New Water Plant Interest Loan Payment Due	610.1312.56102	Interest
Water Dist.	$ 7,000.00	Additional Wages	610.1311.51101	Personnel Services, Wages
Water Treatment	$ 7,000.00	Additional Wages	610.1312.51101	Personnel Services, Wages
Sewer Treatment	$ 7,000.00	Additional Wages	620.1322.51101	Personnel Services, Wages
Total Enterprise	**$ 150,011.00**			

Total Supplemental Appropriations	**$ 5,887,141.00**

VILLAGE OF YELLOW SPRINGS, OHIO
RESOLUTION 2018-42

ADJUSTING THE VILLAGE EMPLOYEE WAGE SCALES

WHEREAS, Yellow Springs Village Council amended Section 252.05 of the Codified Ordinances with the passage of Ordinance 2010-26 which established a new methodology for the adjustment of employee wages; and

WHEREAS, the Village Manager has used this methodology and has recommended that the Village Employee Wage Scales be adjusted by 2.0% effective as of January 1, 2019; and

WHEREAS, Village Council concurs with this recommendation,

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

Section 1. The Village Employee Wage Scales be adjusted by 2.0%.

Section 2. This increase is to be effective January 1, 2019.

Section 3. This increase will not be applied to the salary of the Village Manager, Clerk of Council, Village Treasurer, or Law Director.

Section 4. This Resolution shall be in effect and in full force upon its adoption.

_____
Brian Housh, President of Council

Passed:

Attest: _____
Judy Kintner, Clerk of Council

ROLL CALL:

Housh ____ MacQueen _____ Stokes ____

Kreeger _____ Sanford____

CITY	% INCREASE
Tipp City	2.5
Beavercreek	2.5
Miamisburg	3
Kettering	2.5
Englewood	Not Available
Troy	Not Available
Fairborn	2.25
Moraine	2
W. Carrollton	Not Available
Vandalia	Merit only
Springboro	Not Available
Trotwood	Not Available
Xenia	2

SOLICITOR'S REPORT
December 17, 2018

PUD Process

The Home, Inc./Saint Marys PUD proposal has now worked through the Planning Commission review portion of the PUD process, and that application is now before Council in the form of a report and recommendation from that body.

Per the Yellow Springs zoning code, Council is charged with undertaking the following action:

> Upon receipt of the Planning Commission recommendation, the Village Council shall review the preliminary development plan, the record of the Planning Commission proceedings, the standards of Section 1254.06 and the recommendation of the Planning Commission, and shall approve, disapprove, or approve with modifications the preliminary development plan and rezoning request.

To assure that those requirements are met, Council has received the complete packets for both Planning Commission meetings, has received the approved minutes of the November 12, 2018 meeting, and has received Planning Commission's recommendation as approved by that body at their December 10, 2018 meeting. At Monday's meeting, each Council member will have reviewed all the information from the Planning Commission record. Council members should ask any questions regarding any aspect of the record to staff, Home, Inc. or St. Mary's.

Following this query, and following any public comment not yet heard either as contained in your Council packet as a communication or as contained in the minutes of both Planning Commission meetings, any Council member who so chooses may make a brief statement as to their position on the matter.

Council should then go through the required Review Standards. You have been provided those standards, along with the statement of PUD purpose as referenced in those standards. President Housh will call the vote on each standard, and at the conclusion of that process the Clerk will tally your votes and the PUD request will either succeed or fail based upon that vote result.

Council may then wish to discuss modifications which would allow a change in the vote. Should those modifications be assigned and the vote re-taken in view of those modifications, the PUD would then pass "with modification".

If the PUD proposal is approved, either with or without modification, Council will need to request an ordinance be brought which would rezone those parcels to PUD. In that event, the ordinance would receive a first reading on January 7th, and a second reading and public hearing on January 22. If the re-zoning is approved, the ordinance will take effect before the grant application deadline.

Chris

PLANNING COMMISSION RECOMMENDATION TO COUNCIL
December 10, 2018

On Nov. 12, 2018, Yellow Springs Planning Commission held a public hearing on the application of Home, Inc. and reviewed the Yellow Springs Home, Inc./SMDC PUD Preliminary Development Plan, based upon its conformance or non-conformance with the standards set forth in the applicable sections of the Yellow Springs Zoning Code.

Following the November 12 meeting, Planning Commission met in regular session on December 10 to complete their review. This included voting on each item in section 1254.06 Review Standards, followed by crafting of this recommendation to Council based upon the information obtained over the course of the work session, the November 12 public hearing and discussion, and the December 10 deliberations.

During the course of the December 10 meeting, Planning Commission stated its support for the principles set forth in the Yellow Springs Housing Vision Values Statement.

Planning Commission was unable to reach the required concurrence of three members to approve the PUD Preliminary Development Plan as presented.

Planning Commission by a majority vote found the Preliminary Development Plan met the following Qualifying Conditions set forth in Section 1254.02: (a), (c), (d), (e), (f), (h) and (i).

Planning Commission could not reach a majority vote on the following Qualifying Conditions set forth in Section 1254.02: (b) "Size" and (g) "Architectural. Those voting that the PUD did not meet these standards stated that their opposition was specific to the scale of the proposed project in relationship to the neighborhood.

Planning Commission by majority vote found the proposed Preliminary Development Plan met the following PUD Requirements set forth in Section 1254.03: (a), (c), (d) (1), (2), (3), (6), (7) and (8), (e), and (f).

Planning Commission could not reach a majority vote on the following Preliminary Development Plan PUD Requirements set forth in Section 1254.03: (b) in relationship to height, and (d) (4) and (5).

Planning Commission by majority vote found the proposed Preliminary Development Plan met the following Review Standards set forth in Section 1254.06: (d), (f) and (h).

Planning Commission could not reach a majority vote on the following Preliminary Development Plan Review Standards set forth in Section 1254.06: (a), (b), (c), (e), and (g).

For the foregoing reasons, Planning Commission did not reach the necessary majority vote to recommend approval of the Applicant's Preliminary Development Plan to Village Council.

Should Village Council approve the Preliminary Development Plan and re-zoning request, Planning Commission recommends the attached conditions:

1. A traffic study coordinated by Village Staff with consideration for the location of the Miami Township Fire House and with input of the County Engineer and Ohio Department of Transportation as needed.

2. Approve parking with no fewer than 42 parking spaces, reserving additional parking spaces for expansion as needed for up to to 54 parking spaces.

This recommendation was approved by a 4-0 affirmative vote of the Planning Commission at their December 10 meeting.

Planning Commission
Regular Meeting Minutes

Council Chambers 7:00pm **Monday, November 12, 2018**

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

ROLL CALL
Planning Commission members present were Frank Doden, Chair, Council Representative Marianne MacQueen, Alternate AJ Williams and Ted Donnell. Also present were Denise Swinger, Zoning Administrator, Public Works Director Johnnie Burns and Solicitor Chris Conard. Susan Stiles was absent due to having recused herself from the public hearing for potential conflict of interest.

REVIEW OF AGENDA
Doden reviewed the agenda. There were no changes made.

REVIEW OF MINUTES
Minutes of October 8, 2018. MacQueen MOVED and Donnell SECONDED a MOTION TO APPROVE the Minutes as written. The MOTION PASSED 4-0 on a voice vote.

Minutes of October 18, 2018. Donnell MOVED and MacQueen SECONDED a MOTION TO APPROVE the Minutes as written. The MOTION PASSED 4-0 on a voice vote.

COMMUNICATIONS
Conard reviewed the PUD process for all present, noting the complexity of the process.

Conard swore in all members of the audience who intended to speak.

Conard disclosed an ex parte meeting between Home, Inc and Doden and Pelzl, in which the idea for the PUD was discussed with them.

Doden noted letters from Linda Chernick and Steven Conn opposing aspects of the PUD proposal.

COUNCIL REPORT
MacQueen talked about Home, Inc. requests for funds and where that discussion stands currently with regard to the ongoing budget discussion. She noted that Council had approved its housing goals, and read those goals. MacQueen reviewed the information gathering process used in development of the goals.

The Clerk noted that Council had passed all seven of the text amendments recommended to them by Planning Commission.

CITIZEN COMMENTS
There were no citizen comments.

PUBLIC HEARINGS:
Site Plan for Home, Inc. PUD/Senior Housing. Swinger introduced the application, noting PUD purpose, and noting that she had applied RC zoning as the underlying default zoning, as permitted by the zoning code. Swinger read through the PUD requirements as noted here:

PUD Requirements

Lot Area and Lot Width - The ten lots combined **meets** the minimum lot area and width requirements of the zoning code with a total area of 80,750 square feet.

Lot Frontage - The lot frontage width of the five lots on E. Marshall Street measures 50 feet each for a total lot frontage of 250 feet. This same calculation of 250 feet is the same frontage width for East Herman Street. This **meets** the zoning code requirement.

Density – The building **exceeds** the maximum density requirements of 28 dwelling units for 1.853 acres. Home, Inc. is requesting a deviation to the maximum density with an additional 26 dwelling units for a total of 54 dwelling units, a 93% increase over the zoning code's maximum density allowed.

Maximum Building Height (Ft/Stories) - The building **exceeds** the maximum height of 35 feet with a proposed height of 55 feet. Home, Inc. is requesting a deviation of 20 feet, a 58% increase over the zoning code's maximum height allowance.

Minimum Yard Setbacks (Ft.) - With the ten lots combined, the building as shown in the Exhibit B1 site plan – page A-001, **meets** the front yard setback requirements with a setback of 30 feet on the E. Marshall Street side and 37 feet on the E. Herman Street side. A covered porch on E. Herman was not measured in the site plan. Staff estimated an additional 8 feet and adjusted the 45 foot measurement to 37 feet.

The side yard setback measures 57 feet on the west and 42 feet on the east. This **meets** the zoning code requirement.

There is **no rear yard setback** as the ten lots combined have frontage on two parallel streets and is considered a through lot with two front lot lines per the zoning code.

Maximum Lot Coverage (%) - The lot coverage maximum of 50 percent of the total property square footage of 80,750 equals 40,375 sq. ft. With a building footprint of 18,901 sq. ft., the structure **meets** the maximum lot coverage percentage.

The building also **exceeds** the maximum height of three stories with a proposed four-story structure.

The property will have ingress/egress on both the north and south sides enabling residents to access the parking lot area from either direction. This vehicular traffic will then park on the western side of the property, leaving the eastern side free of vehicles. Swinger noted that the parking requirement in the Zoning Code for 54 units of senior apartments is 1.25 spaces per unit for a total of 68 parking spaces. Home, Inc. plans for 54 spaces, 14 spaces **less than the requirement**. Staff's count of the parking spaces shows 53 stalls.

Three ADA parking stalls next to the main entrance are shown. This requirement is typical for any parking lot, but Swinger questioned whether this will be enough for a senior apartment building.

Swinger commented that with an age range starting at age 55, many residents would still be driving, particularly given the building's distance from the downtown area.

Swinger noted that she had been **unable to evaluate** the impact of the proposal upon E. Marshall or E. Herman streets without a traffic study. Given existing vehicular traffic from the Friends Care Center on E. Herman Street, in addition to the existing residential traffic and the proposed location of the new fire station's driveway, the addition of a 54-unit apartment building could require a widening of the street to allow for a turn lane or some other traffic safety or mitigation design, she stated.

Regarding connectivity, Swinger stated Home, Inc.'s site plan shows a bicycle/walking path connecting to new sidewalks along both E. Herman Street and E. Marshall. The plan shows the new sidewalk on E. Herman Street connecting via a cross-walk (on a public street) to the existing sidewalk at Friends Care Center on the south side of E. Herman Street. This existing sidewalk in front of Friends Care Center connects to extensive walkways within the Friends Care Center's complex. This **meets** the zoning code requirement.

Modification of Minimum Requirements. Swinger went on to address the modification of minimum requirements, as follows, calling out the modifications for which Home, Inc. has applied and evaluating whether the requirement in question was met. Swinger noted that four of the criteria have to be met to qualify as a PUD:

District regulations applicable to a land use in the PUD may be altered from the requirements specified in Table 1254.03, including but not limited to, modification from the lot area and width, building setbacks, height, lot coverage, signs and parking. The applicant for a PUD shall identify, in writing, all intended deviations from the zoning requirements. Modifications may be approved by the Village Council during the preliminary development plan review stage, after Planning Commission recommendation. These adjustments may be permitted only if they will result in a higher quality and more sustainable development consistent with the purposes of PUD expressed in Section 1254.01. The modifications shall also satisfy at least four of the following criteria: ***Highlighted in bold are the criteria Home, Inc. are applying to their application.***

(1) Preserve the best natural features of the site;

This criterion **does not apply** as there are not any "best natural features" on the site. This was the former location of Wright State University's family health clinic which was closed and demolished a decade ago. All that is left is the remains of a parking lot. The front part of the property formerly owned by Wright State University was purchased by the Miami Township trustees and will be home to their new fire station.

(2) Create, improve or maintain open space for the residents, employees and visitors beyond the minimum required by subsection (f) of this section;

This criterion has been **met** as Home, Inc. has indicated they intend to create open space for residents and visitors that will exceed what is required. The site plan shows landscaped areas on the north and south sides of the building, a pedestrian walkway and bicycle path, a pollinator path, and an area for resident gardens on the east side of the building. The open space area exceeds the minimum requirement of 15 percent with 34 percent open space.

(3) Commit that at least ten percent of all dwelling units in the PUD will be "permanently" affordable units or 20% affordable units, or commit to a payment in lieu of constructing such units, as agreed to with the Village Council;

This criterion has been **met** as Home, Inc. has indicated that 100 percent of the 54 units will be "permanently" affordable senior dwellings.

(4) Provide a mix of residential types such as single family, townhome and/or multiple family;

This criterion **has not been met** as this site will not provide a mix of residential types as there will be only one multi-family residential building with 54 residences for seniors.

(5) Employ low impact design and/or other best practices to manage storm water and reduce the off-site impacts of runoff;

Staff **cannot evaluate** whether this criterion is met as the management of storm water runoff is unknown without storm water calculations. These calculations will be a requirement of the site plan review in the final plan submission.

Home, Inc. has indicated that they intend to have a "respectful environmental site impact through the use of open space, plantings and active storm water management design." The site plan indicates a proposed storm water detention area at the southeast corner of the property, an area for resident gardens, three landscaped areas, and a pollinator path along the pedestrian sidewalk.

Staff requested additional information regarding the storm water detention basin and if it will serve as a water feature. The architect wrote, *"*The detention area will not be a permanent water feature (pond) that is wet at all times. It will function to collect the precipitation that hits the site including the paved areas, the building roofs, and some on the water that hits the grass (most will be absorbed during a normal rainfall). That water will be detained in the detention area for a short period of time and released slowly into the storm system. This will result in short periods of time (hours, or a day or two) when the detention will hold water. The amount of water and the length of time it is detained will of course be dependent on the intensity and duration of the rain/snow event. The detention area will be planted with plants chosen to be attractive and also for their ability to survive and thrive in the type of environment."

(6) Employ practices in site layout, building construction and materials that will result in a measurable reduction in energy consumption;

Staff **cannot evaluate** whether this criterion is met. Home, Inc. has indicated the development will employ practices that lead to a reduction of energy consumption. In their document statement regarding energy efficiency they indicate specific design strategies to improve the energy efficiency of the building, which include: selecting high performing, properly-sized HVAC equipment for each unit; providing individualized HVAC controls in each unit; sealing cracks and entry/exit points for air; and using enhanced insulation materials, R-values and installation techniques.

(7) Introduce new development concepts, such as co-housing: and/or

This criterion **has not been met**.

(8) Include a mix of residential and nonresidential uses.

This criterion **has not been met**.

(e) **Density Bonus**. In addition to the modification of minimum requirements permitted in Section 1254.03(d), the Village Council, after Planning Commission recommendation, may permit an increase in the total number of residential units allowed within a PUD where it is demonstrated that at least three of the following amenities will be included in the development: ***Highlighted in bold are the criteria Home, Inc. is applying to their application.***

(1) More than 20% of the total units within the PUD will be committed as "permanently" affordable units;

This criterion has been met as Home, Inc. has indicated that all of the 54 units will be "permanently" affordable senior dwellings.

(2) Cool roof technology will be employed on all buildings within the PUD;

Staff cannot evaluate whether this criterion is met as Home, Inc. indicated they will use roof coverings with a low "SRI," but they did not indicate the SRI level they want to achieve, nor did they indicate the type of roofing material.

The Solar Reflectance Index (SRI) is a measure of the constructed surface's ability to reflect solar heat.

(3) Fresh food market will be incorporated into the PUD;
This criterion has not been met.

(4) Buildings will be designed and constructed to accommodate green roof gardens;
This criterion has not been met.

(5) One or more of the buildings within the PUD will be LEED certified building(s);
*Swinger stated that staff cannot evaluate whether this criterion has been met. As indicated, this building will not be LEED certified. However, Home, Inc. intends to submit the building and site for green construction compliance certification by a third-party green building program Enterprise Green Communities (**Exhibit E**), in lieu of LEED certification which they indicate is similar to or preferred. Staff requested information on LEED certification from Planning Commissioner member Ted Donnell, an architect, who wrote, "*The LEED criteria was really the only choice for green sustainable and measurable criteria when the new code was written. The new green standards for residential multi-family development are really better than LEED in my opinion. I see no reason to not accept the green enterprise standard."

(6) Low-impact development (LID) design principles will be employed to minimize storm water runoff;
*Staff cannot evaluate whether this criterion has been met. Home, Inc. indicated, "*the project is designed to detain and control storm water on impervious areas that will reduce the impact of storm water on the existing public system*."*

The site plan shows catch basin locations on both the north and south sides of the property that will flow into the storm water detention basin.

*The zoning code's Site Plan Review Standards 1268.06 (2) states, "*Storm water detention and drainage systems shall be designed so that the removal of surface waters will not adversely affect neighboring properties or public storm water drainage systems. Unless impractical, storm water shall be removed from all roofs, canopies and paved areas by underground surface drainage system. Low-impact design solutions, however, such as rain gardens and green roofs, are encouraged."

(7) Solar panels will be installed on one or more of the buildings within the development and will yield a measurable reduction in energy usage;
This criterion has not been met.

(8) Additional accommodation beyond the required pathways will be made for bicycles and pedestrians; and/or
This criterion has been met because of the addition of the pedestrian walkway and bicycle path on the east side of the building. There will also be a location for the storage of bicycles.

(9) A minimum of 25% open space will be dedicated within the development.
This criterion has been met. Open space is not calculated the same way that lot coverage is calculated. Open space does not allow parking areas, storm water detention ponds, required yards, public ROWs or private street easements or required yards which is defined in the zoning code as "That portion of the yard lying between the lot line and the required building setback line."

The architect calculated a building footprint of 18,901 including porches, a parking area of 16,422 (paved areas including drive lane), a storm water detention basin measuring 5,500 sq. ft., and required yards of 12,835 sq. ft. (front and side yards underlying R-C) = a total area of 53,657 sq. ft. This equates to an open space area of 27,093 sq. ft. or 34%, which meets the 15 percent open space requirement of the PUD, and the 25 percent open space requirement for modification of the minimum requirements of the PUD.

(f) **Open Space**. At least 15% of the area of a PUD site shall be preserved as open space, in accordance with the following requirements. For purposes of this requirement, "green roofs" shall be counted as open space.

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: ***Highlighted in bold are the criteria Home, Inc. is applying to their application.***

(1) Preservation of significant natural features;

This project does not meet the criterion of (1) as there are no significant natural features to preserve at this site.

(2) A complementary mix of land uses or housing types;

This project does not meet the criterion of (2) as there is not a complimentary mix of land uses or housing types in this development. It is classified as a multiple-family building.

(3) Extensive open space and recreational amenities;

This project does meet the criterion of (3) for extensive open space as the property measures 1.853 acres (80,750 sq. ft.) The architect calculated a building footprint of 18,901 including porches, a parking area of 16,422 (paved areas including drive lane), a storm water detention basin measuring 5,500 sq. ft., and required yards of 12,835 sq. ft., front and side yards underlying R-C equals a total area of 53,657 sq. ft. This equates to an open space area of 27,093 sq. ft. or 34%, which meets the 15 percent requirement of the PUD, and the 25 percent requirement for consideration of a density bonus.

This project does meet the criteria of (3) recreational activities as there are plans for a pedestrian walking circuit, on-site resident gardens and a fitness center.

(4) Connectivity of open space with new or existing adjacent greenway or trail corridors; Pathways for bicycles and pedestrians shall be incorporated throughout the development and along all perimeter streets to ensure connectivity between uses and with adjacent properties. The pathways shall be paved and shall be designed to Village standards.

Based upon the current information received from the applicant, this project does not meet the criterion of (4) as the PUD's open space does not connect to adjacent greenway or trail corridors. Home, Inc.'s site plan shows a bicycle/walking path connecting to new sidewalks along both E. Herman Street and E. Marshall. The plan shows the new sidewalk on E. Herman Street connecting via a cross-walk (on a public street) to the existing sidewalk at Friends Care Center on the south side of E. Herman Street. This existing sidewalk in front of Friends Care Center connects to extensive walkways within the Friends Care Center's complex. At best, this connectivity will be semi-public as the Friends Care Center walkways are not on public property.

(5) Preservation of small town appeal;

This project does not meet the criteria of (5). As currently proposed, this building will be the tallest non-exempt structure in the village, and will be located in a residential district. Height limits within the code do not apply to churches, schools, hospitals and public buildings.

(6) Improvements to public streets or other public facilities that mitigate traffic and/or other development impacts;

Staff cannot determine if the qualifying conditions can be met without a traffic study.

(7) Coordinated development of multiple small parcels;

This project meets the criteria of (7) as there will be a coordinated development of ten vacant lots.

(8) Removal or renovation of blighted buildings, sites or contamination clean-up.

This project does not meet the criteria of (8) as there is no blight or contamination of the site. There was a family health clinic on the site which was demolished a decade ago. Concrete remaining from the former parking lot will be removed for the development of this property.

(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;
(2) The proposed uses will complement the character of the surrounding area;
(3) The purpose and qualifying conditions of the PUD District can be achieved within a smaller area; and
(4) The PUD is not being used as a means to circumvent conventional zoning requirements.

Council allowed Planning Commission to consider a preliminary site plan on this property. Staff has concerns with density, height, parking and traffic issues based on the size of the proposed development in relation to the size of the lot.

(c) Utilities. The PUD shall be served by public water and sanitary sewer.

The Public Works Director provided the capacity for water/sewer/electric at this site based on the capacity requirements provided by the architect.

Although the site plan shows a gas line off of E. Marshall Street, St. Mary Development Corporation representatives explained at the work session that the building will use electric as it is a safer option for residents.

The Public Works Director does have concerns that this may increase the aid to construction for the electric transformer, but staff can only provide estimates based on the calculations provided by the developer.

The water line on the site plan is shown at East Marshall Street. The Public Works Director did let the architect know that the water must go to E. Herman Street and tap into the village's 10" water main.

(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.

The preliminary development plan application was submitted by the property owner Yellow Springs Home, Inc. If Home, Inc. is able to move forward with the project, the Planning Commission will be securing more detailed documentation on how the property will be managed and maintained in the final plan review. A PUD agreement with the Village of Yellow Springs will also be required, in recordable form, setting forth the applicant's obligations with respect to the PUD.

(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.

The comprehensive plan states, "Make provisions for a range of housing opportunities, costs, and choices that provide safe, quality housing for current and potential residents of all income levels." The Vision Plan states, "Stewardship of land resources that maintains scale and distinct character, puts a priority on intensification of infill development and redevelopment, identifies priority growth areas, and supports additional greenspace and farmland." and, "Redevelopment and infill locations are favored over development of greenfield locations."

The proposed use as senior apartments is consistent with the recent housing needs assessment done by Bowen National Research which stated that 60% of all households in Yellow Springs are age 55 and older. One of the resulting housing priorities that came out of this assessment was to support affordable housing for seniors, low-income households and workforce households.

(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.

A proposed bicycle and pedestrian walking path and a bicycle parking area are indicated. New sidewalks on E. Herman and E. Marshall are shown in the design. A crosswalk is proposed on E. Herman Street to tie to a sidewalk in front of Friends Care Center.

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

As proposed, this building will be the tallest non-exempt structure in the village. At the October 18th work session, the Planning Commission requested additional drawings of the building from street view, including the proposed fire station on the west property line and the two houses on the east property line, adding people and cars for a visual scale. Planning Commission also requested a scale of the building at street view comparing it to Antioch College's North Hall, Antioch University Midwest and Mills Park Hotel, and lastly, an overhead view of shadowing at certain times of the day for the proposed building and the two houses east of the building, at 135 E. Herman Street and 114 E. Marshall Street.

(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.

Staff cannot evaluate the impact on E. Marshall or E. Herman without a traffic study. With the existing vehicular traffic from the Friends Care Center on E. Herman Street, in addition to the existing residential traffic and the proposed location of the new fire station's driveway, the addition of a 54-unit apartment building could require a widening of the street to allow for a turn lane or some other traffic safety or mitigation design.

The property will have ingress/egress on both the north and south sides enabling residents to access the parking lot area from either direction. This vehicular traffic will then park on the western side of the property, leaving the eastern side free of vehicles.

Three ADA parking stalls next to the main entrance are shown. This requirement is typical for any parking lot, but staff questions whether this will be enough for a senior apartment building.

A crosswalk is proposed (on a public street) connecting a new sidewalk on the north side of E. Herman Street to the existing sidewalk on the south side.

Parking lot landscaping is referenced in 1254.03 of this report.

A storm water catch basin in the parking lot will flow to the south and then east to the storm water detention basin.

The zoning code requires 1.25 spaces for senior apartments or senior independent living. With 54 units, the zoning code requires 68 parking spaces for this project. Home, Inc. is requesting 54 parking spaces, 20% fewer than the minimum requirement.

(i) Eligible Districts. Land within any zoning district may qualify for PUD zoning.
The land is located in the R-B, Moderate Density Residential District which allows multi-family dwellings as a conditional use. Using PUD zoning, the criteria for multi-family dwellings follows the R-C, High-Density Residential zoning requirements.

Swinger concluded her report and asked for PC input regarding the process from that point.

Donnell stated his belief that PC members need to go through the Qualifying Statements and to make a determination as to whether the applicant meets each standard.

Donnell cautioned that PC's role is to make that determination, not to weigh in on the project or the applicant's worth. PC is not given the role of entering into political decisions, he said—that is Council's role.

Conard clarified that PC is permitted to permit deviations from the zoning code requirements when granting a PUD.

Donnell asked that the applicant give an overview of their application.

Doden OPENED THE PUBLIC HEARING.

Emily Seibel, Executive Director, Home, Inc. introduced staff members and St. Mary Development personnel as well as the architect and project director.

Seibel outlined the process leading to the PUD presentation.

With regard to specifics contained in the PUD request, Seibel stated that "there are some reasons that the project is 54 units," and stated that, "we have to balance scoring competitively while not exceeding the maximum award amount available through the highly competitive non-urban pool of low income housing tax credits through the Ohio Housing Finance Agency."

"We have to have a perfect score going in and then meet the tie-breakers." The second reason it is 54 units is, Seibel stated, "we want to go big." She stated that this would be the only opportunity, if they receive the financing, to attain funding for this type of project.

Seibel stated that they had initially met the parking criterion but had revised their parking plan based upon input provided by Planning Commission members at the Work Session.

Swinger corrected this, stating that Home, Inc. had never met the minimum requirement of 68 spaces, that Home, Inc. had initially presented a plan for 54 parking spaces and had then reduced this number based upon the input.

Seibel stated her understanding that they had only failed to meet the Qualifying Conditions, and read a statement from Friends Care asserting that the walking path is "open to the public". She asked that this condition be approved.

Wes Young, Vice President for Development, St. Mary Development. Young compared the proposed PUD to an existing facility for Veterans in Dayton. He acknowledged that there is extensive public transportation available in Dayton and compared that directly to the services of Greene CATS.

Young stated that "we have more space for parking and can meet the requirement."

Young stated that they could "take a look at" a traffic study.

Doden asked for the total number of parking spaces the developer could provide.

Young stated, "We could provide the 54."

MacQueen received clarification that the applicant is still asking for a deviation on parking.

Doden received confirmation that St. Mary's has never provided a traffic study for any of their facilities.

Seibel spoke to the height, stating that there has been a sign off on fire safety with the four story plan. She argued that neighbors had expressed a preference for more height if they had more green space thereby.

Rob Humason of ATA Beilharz Architects spoke to the Green Communities certification, stating that it is more appropriate to a multi-family building than is LEEDS. It is a more stringent certification, he noted, and described some of the standards involved.

Regarding storm water, Humason described the process as one of detainment and slow release. He noted that the process would work "better than what is now there."

Regarding "cool roof technology", Humason stated that it has a specific SRI which is considered a "cool roof."

Regarding "low impact", Humason stated that building waste will be recycled to a large extent, and that recycled materials will be prioritized.

Citizens spoke regarding the proposal in the following order:

Antonia Dosik: In favor of the project. Referenced the proximity to Friends Care as a positive. Referenced trust in Home, Inc as the builder.

Suzanne Patterson: In favor of the project, stated that she would like to live in a facility like this one.

Karen Wolford: Commented that ADA spaces are not needed in any large number in her opinion. Offered transportation services. Stated social options and proximity for seniors as a positive.

Kineta Sanford: Read letter from her parents stating their desire to reside in the Village as older residents.

Chris Bongorno: Home, Inc. Board of Directors, President and adjacent homeowner. Expressed confidence in the partnership of Home, Inc and SMDC and in the design presented.

Cindy Coffman: Spoke in favor of the project.

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Mark Crockett: Miami Township Trustee, spoke in favor of the project.

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Dorothy Smith: Agreed with Hitchcock.

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Lauren Miller: Spoke against the project. Stated a concern for fire safety because of the four stories. Stated that the community rating for fire response might be reduced for this reason, which could increase insurance rates for all in the Village. Stated a potential for increased cost or for mutual aid in the event of an emergency. Stated that there is far too little available parking and stated concern that it will increase on-street parking and area traffic. Stated her calculation that the development might house up to 231 persons and opined that this is too large a number for the acreage and the neighborhood.

Laura Curliss: Spoke against the project. Stated HUD funding as an issue, since this is driving the density. Expressed her agreement with Miller. Stated her objection to the statement made that there were no natural features to protect, arguing that the sky, sun and light are natural features which will be affected by the height of the project.

Joan Ackerman: Spoke against the project. Stated that the project "goes against the vision for this community." Expressed that the project feels like ghettoization to her and that Village seniors deserve better. Asked that Home, Inc. seek out a better more responsive option. Made note of the size of the proposed structure as out of proportion to the neighborhood.

Sharon Mohler: Spoke in favor of the project. Stated that she would like to live in a structure like that proposed.

Andree Bognar: Spoke in favor of the project. Asked that approval be given.

Linda Rudawski: Noted that she is familiar with HUD funded projects and is also a neighbor to the proposed project. Spoke of the value of living near seniors. Expressed that the safety issues should be addressed. Expressed that affordability is important in general and to her in particular. Rudawski noted that runoff is a major

concern in the area and asked that this be addressed. Asked that parking for golf carts be created. Noted the likelihood of home health and other regular visitors in the need for adequate parking. Stated that traffic will likely divert to Livermore Street and asked that this be studied, stated that the intersection of Herman and Xenia Avenue is currently difficult and likely to worsen. Encouraged integration of residents into the neighborhood.

Richard Lapedes: Spoke in favor of the project. Commented that forebears were unafraid to build outsized structures with "pride, not fear", and encouraged action rather than fear with regard to the project.

Amy Magnus: Spoke in favor of the project. Commented that rental properties will assist the dynamics in the Village.

Following a break, Doden read the PUD standards and then asked for a report from Public Works Director Johnnie Burns.

Burns stated that the traffic could be problematic, since it is a difficult corner—Herman Street at Xenia Avenue—presently. He noted that a traffic study would be useful.

Burns expressed that he had given an electric cost estimate based upon the "number they gave me", which he stated is likely to be inadequate to serve the property. This will increase the aid to construction, he said.

Water will be a cost to the developer, and they will have to have "some kind of pumping ability" but noted that the Village has adequate water service to that location. He did note that the site plan show the water coming off of Marshall, and it will in fact come off of Herman.

The sewer line would need to be relined for the project, Burns stated, noting that Seibel had stated at an earlier Council meeting that Home, Inc. "might be able to share that cost."

In response to inquiry from Doden, Burns stated that the relining is not on the Village's short list, and would have to be moved up if the PUD is approved.

Burns stated that his greatest concern is the lack of storm sewer capacity. There is a lot of flooding in that area during large rainfalls. Whatever they produce, Burns said, it cannot become their neighbor's problem.

MacQueen asked whether it is true that the stormwater mitigation will improve the situation as a whole.

Burns expressed skepticism, based on the fact that the area is not covered with impervious surface presently.

Burns affirmed that the proposed fire station will add to the issue.

Donnell noted that Xenia Avenue is a state highway, and would likely be involved in a traffic study.

Conard asked who would bear the cost for lights or road improvement.

Burns stated that "it is not in my budget," and opined that the cost would go to the developer.

Doden moved PC through the Qualifying Conditions as follows:

(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;

PC agreed that this is not met.

(2) A complementary mix of land uses or housing types;

There was agreement that this criterion does not apply, since the mix of uses or types are to be within the PUD.

(3) Extensive open space and recreational amenities;

All agreed that this criterion is met.

(4) Connectivity of open space with new or existing adjacent greenway or trail corridors;

PC agreed as a body that this criterion is met.

(5) Preservation of small town appeal;

Donnell stated that the Visioning process the Village had engaged in several years ago, and that this process was key in developing the new zoning code. He stated that integration of seniors into neighborhoods, keeping them connected on a larger scale and "not in a large scale warehouse, institutional concept." He stated that the density is antithetical to small town appeal.

PC agreed 3-1 that this criterion is not met, with Doden voting that the criterion was met.

(6) Improvements to public streets or other public facilities that mitigate traffic and/or other development impacts;

PC agreed as a body that this criterion is not met.

(7) Coordinated development of multiple small parcels;

PC agreed as a body that this criterion is met.

(8) Removal or renovation of blighted buildings, sites or contamination clean-up.

Doden stated that based upon the definition of "blighted", the site is not eligible to receive this determination.

MacQueen disagreed, stating "it looks more blighted than the Vernay site."

Conard referenced the legal definition as stated in the Ohio Revised Code of "blighted or contaminated", and stated that the site does not comply with that definition. He further clarified that the Village code is silent on this definition, and the default is then the ORC.

PC agreed as a body that the criterion is not met.

(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;
(2) The proposed uses will complement the character of the surrounding area;
(3) The purpose and qualifying conditions of the PUD District can be achieved within a smaller area;
(4)The PUD is not being used as a means to circumvent conventional zoning requirements.

PC discussed this matter, noting that Council had approved the project to move forward despite less than five acres.

Donnell commented that in his professional experience, he always tries to weigh his client's needs against the zoning code to make a determination as to how far outside the parameters of the code the project will fall, and whether the client's needs can be met without adverse effect to the community. Donnell stated that the height, density and massing of the structure here consists of a precedent that is detrimental to the zoning code. Donnell then concluded based on the aforementioned that he does consider the PUD an attempt to circumvent conventional zoning requirements.

MacQueen disagreed, noting that aside from the need for a traffic study she sees no potential detriment to adjacent lands. She characterized the location as an exceptional use for the land, given proximity to Friends Care and the future fire station.

MacQueen and Donnell exchanged differing views regarding the interpretation of (b) (3).

Donnell argued that a more conforming project could be put on the property that is senior housing and would fulfil the goals of the project.

MacQueen stated that this could not be done.

The Clerk noted that the proof that this can in fact be accomplished is the purpose of the parallel site plan.

Williams commented his understanding that a more conforming project could not be done if the applicant was to obtain the funding.

Seibel stated that a smaller project would only be eligible for funding "that goes up to a certain amount". The cost of this land would not support a smaller project," Seibel stated.

Wes Young responded to a question from Williams, stating that "since this is no longer a public meeting, I will explain further." He continued, stating that the minimum number of units required for funding under the Ohio Housing Finance Agency (OFHA) is 45. "The public housing policy of the agency," Young stated "wants as many units as you can build and keep the cost down." Young stated that the need exists in the community.

Young stated his concern that the application will not be competitive with under 55 units. He stated that they were attempting to balance the maximum use of the land against the need and the competitiveness.

Young commented that "the cost of this land far exceeds what we typically see."

Williams received confirmation that the applicants would have to receive funding before moving forward.

Donnell expressed understanding of the dilemma. He stated that his job as a PC member is to view the project from the perspective of the zoning code, and establish what deviations must be considered. In those considerations, funding sources do not count, Donnell stated. PC has to be able to justify the deviations based upon the zoning code, and will have no bearing on Council's decision, since Council appropriately considers such things as funding and can make their determination based on more subjective guidelines. "We are trying to give a recommendation on how this deviates from our zoning code."

Seibel stated her understanding that PUD is meant as a "one-time special projects achieving a special purpose that won't be replicated." She expressed that onus is on the developer to show how the project meets or exceeds community benefit to balance out approval of minimal modifications.

Seibel argued that one of the incentives in the zoning code is for provision of affordable housing, which this project does.

Donnell responded that the conversation has always been around provision of mixed income housing, and argued that because the PUD is proposed a solely low income it does not, therefore, necessarily fulfill the vision provided in the Comprehensive Plan or the zoning code.

Donnell argued that PC needs to assure that that particular demographic is not glutted with other developers down the road.

MacQueen stated that "it is a long shot that they will get funded," and argued that achieving an ideal scenario is not possible, and that any comparable plan would be 10 years down the road. Given those realities, she stated, let's not compare what is not possible with what is before us. If it's funded here, it will not be funded again here, she opined.

Conard stated that PC is within its rights to address the deviation with regard to size.

Conard asked if there is language that PC wants address in its report to Council.

Doden stated that he did not object to the size of the project.

MacQueen stated the same.

Donnell stated that he does object to the size, stating that he believes it is too large.

Williams stated that he believes that (4) is "what it would appear to be", and that the size is "too large".

Two "no's" and two "yesses" constitutes a "no" vote. This criterion—(b)-- is not met.

(c) Utilities. The PUD shall be served by public water and sanitary sewer.

All agreed that this criterion is met.

(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.

The preliminary development plan application was submitted by the property owner Yellow Springs Home, Inc.

Swinger noted that this information has not yet been provided.

Young responded to a question from Swinger, stating that St. Mary's is entirely responsible "until that 30 year restrictive covenant expires". He stated further that "there could be an adjustment in ownership after year 15," but that there is a condition attached to the loan from the funding agency that the property remain affordable low income housing for a 30 year period. St. Mary's would be required to be involved in the project for 30 years.

Responding to a question from Conard, Young stated that he, as the Vice President for Development would be responsible for the day to day running of the facility. He clarified further that he would hire a management company—National Church Residences-- to run the facility. This is the company, as of 2013, hired to run "all of our Dayton area properties."

Young stated that the project is initially set up as a Community Housing Development Organization. SMDC, he stated, will be a 100% general partner with the limited partner being Ohio Capital Corporation for Housing, which is a private non-profit entity. Young stated that "no project has ever failed, for either entity."

Young stated that "there would be some plans for Home, Inc. to take on some form of ownership after year 15."

Both SMDC and OCC would provide oversight over the facility operations, he stated.

Young responded to a question that the management company, "would try to hire locally for groundskeeping and that sort of thing." He stated that the construction firm would be Greater Dayton Construction.

Williams asked who holds the deed.

Seibel stated that Home, Inc. currently holds the deed.

Young stated that SMDC would form a separate for-profit entity which would handle the leases so that investors can invest in tax credits.

The housing agency grants the tax credits, Young said, to SMDC and SMDC then uses a bank or Ohio Capital to leverage the credits.

PC agreed that this criterion is met for the present.

(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.

Donnell argued that mixed income appears to be a priority in the Comprehensive Plan. He argued that PC needs to advocate for mixed income housing.

In response to a question from Doden, Donnell stated that he would like PC to be able to state to any future developer that they advocate for mixed income housing, that it provides them a better platform in future interaction with developers if this is their consistent stance.

PC agreed 3-1 that this criterion is met, with Donnell dissenting.

(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.

All members agreed that this criterion is met.

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

Donnell and Williams disagreed that the criterion was met, which constitutes a no to this criterion.

(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.

Donnell asked that PC recommend a traffic study.

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

All members agreed to this criterion.

Swinger suggested that PC members go through 1254.03; PUD criteria.

Donnell stated that the PUD request would seem to satisfy all of the requirements with the exception of "units per acre".

Donnell returned to the utilities section, asking that PC revisit the cost to the Village of relining the sanitary sewer, for provision of the electrical capability, and affirming that gas will not be used as an energy source. He asked that a hired engineer look at the impact of the storm sewer with SMDC to assess capacity and any increased demand on the infrastructure.

MacQueen stated that the sanitary sewer relining would have been done anyway, and questioned the need to assess this cost further.

Donnell responded that another priority would be bumped in this case. He asked specifically that:

- Location of the power source to provide electric service to a 600 amp three-phase be determined, and provide a cost for this.
- Confirm that gas will not be available or needed to the site.
- Comprehensive study of the storm water which goes from on-site to the outflow at Corry Street, including an engineer.

MacQueen questioned whether there would be additional water flow following a rain even.

John Haws stated that "there is no permeability at the site." He stated that the PUD would be required to contain all runoff, and would have to "hold a 50-year rain for one hour." It should "drastically" reduce the runoff from the property.

Donnell stated that the Village needs to be able to demonstrate that runoff is dealt with all the way to the Glen.

Regarding the traffic study, Swinger asked that a notation be made that this is required.

Donnell asked that ODOT be informed of the proposed plan to receive their input on the matter. He stated that a counter could also be placed at the egress for the rear of the property, which would be at Livermore.

Regarding parking: Donnell stated that he is in favor of fewer parking spots and that perhaps an agreement could be arranged with Friends Care for overflow.

MacQueen asked SMDC what the makeup of the residents would be.

Young stated that the age is "55 and older". Children would not be permitted to visit for more than a two week visit.

There is a guardianship rule covering grandparents who are caring for their grandchildren, said Young, but "we haven't seen anything like that." Young opined that there would likely be about 65 or 70 people, and that "about 40%" would have cars.

Swinger noted that lot area is all within the code, and that the only remaining discussion items for this section were density and height.

Donnell argued that RC density should be used, but that even the RC density, if doubled, is only 28 units.

Seibel argued that the infrastructure impact would be lower, given fewer people.

Donnell stated that "if you look at the density per unit, and you consider "fixture units", the increase is manageable."

Conard received confirmation from Donnell that he would like the countervailing consideration which approves of the density as defined above written into the recommendation to Council.

With regard to height, Donnell compared the requested deviation to a BZA standard, stating that BZA has never gone past a 20% variance. Fire safety is not the issue, he stated, explaining that his problem was solely with the degree of height variance for that area of town.

MacQueen asked for the negative impacts of that height.

Donnell stated that the size and scale of the proposal is simply out of proportion to any comparable structure in the Village. It reinforces the notion of warehousing seniors, he stated, and to have that represent our values with regard to senior housing is just not acceptable. It's out of context he stated.

MacQueen argued that many seniors had expressed a desire to live there. She argued that there are many structures that vary in terms of height and size in the Village, and stated her approval of the height.

Doden and MacQueen expressed approval for the height, while Williams and Donnell objected, and the standard was not met, given the 2-2 split.

MacQueen received confirmation that lot width, coverage and area and setbacks are all fine.

Parking was considered a non-issue in that this was vetted earlier.

Landscaping will be addressed during the final site plan review.

Lighting and connectivity were covered earlier in the evening.

Swinger asked PC to go through the **Modification of Minimum Requirements**, and to determine that four of the required criteria are met. PC agreed to review only those criteria that Home, Inc is attempting to attain.

(2) Create, improve or maintain open space for the residents, employees and visitors beyond the minimum required by subsection (f) of this section: This has been met, per PC agreement.

(3) Commit that at least ten percent of all dwelling units in the PUD will be "permanently" affordable units or 20% affordable units, or commit to a payment in lieu of constructing such units, as agreed to with the Village: PC agreed that this criterion is met.

(5) Employ low impact design and/or other best practices to manage storm water and reduce the off-site impacts of runoff; All Commission members agreed that this criterion is met.

(6) Employ practices in site layout, building construction and materials that will result in a measurable reduction in energy consumption; Donnell stated that the criterion cannot be met because the RC district allows a smaller footprint. If you double the size of the structure, Donnell stated, you will use more materials and energy. The standard is based on consumption of natural resources, he stated.

MacQueen disagreed, stating that the question is whether the energy use of the proposed building will be lower than one for a standard building, "and the answer is yes."

Doden called the role, stating that the question can be read either way.

PC voted 3-1 that the criterion was met, with Donnell dissenting.

(e) Density Bonus. In addition to the modification of minimum requirements permitted in Section 1254.03(d), the Village Council, after Planning Commission recommendation, may permit an increase in the total number of residential units allowed within a PUD where it is demonstrated that at least three of the following amenities will be included in the development.

Conard stated that the staff report noted that the criteria for 1; 8 and 9 were met, with PC later agreeing to 2 and 5.

PC discussed the criteria, agreeing that numbers 1; 2; 5; 6; 8 and 9 have all been met for the density bonus.

Conard noted that traffic still needs to be considered.

The Clerk noted that PC needed to approve 1254.06.

Conard stated that PC needs to attach any conditions, per section 1254.04, before making a recommendation to Council.

Conard responded to a question from Donnell, stating that Council is likely to thoroughly review PC's recommendation and report.

Donnell asked that the record reflect the areas of disagreement regarding some of the requested deviations.

Conard noted that the zoning code allows PC 30 days to make a recommendation to Council, and that they may wish to use this period of consideration to craft their recommendation.

Swinger received confirmation that Council could hear the recommendation on December 17th.

The Clerk made note of Council's options in this regard. She noted that the request is a major development and that PC should be driven only by their need for due diligence in reviewing the matter and making a clear recommendation.

Young stated that SMDC needs a zoning approval letter prior to February 21st.

Young stated that SMDC needs as much time as possible.

MacQueen spoke in favor of the project, but stated that it is a big project for a small town, and it needs to be carefully considered.

Young stated that he would suggest that PC work backwards from SMDC's deadline in determining the path of the recommendation and Council process.

The Clerk stated that the process belongs to PC and to Council, noting that the clearer the recommendation to Council, the greater the chance of approval and little or no change at Council's end. She urged PC not to rush.

Swinger stated that she could provide a draft recommendation for the December 10th meeting, which could then be completed during that meeting.

The Clerk suggested that the Review Standards be run through as a legal process on December, but that this should not affect the draft that Swinger needs to work on.

Donnell MOVED to REQUEST that Staff prepare a report for the December meeting. Williams SECONDED, and the MOTION PASSED 4-0 on a voice vote.

OLD BUSINESS

There was no Old Business.

AGENDA PLANNING

Infrastructure Report: Public Works Director Johnnie Burns
Concept Site Plan from the owner of 314 Dayton Street for PC review
Conditional Use Hearing for a Home Occupation

ADJOURNMENT

At 10:31pm, Donnell MOVED and Donnell SECONDED a MOTION TO ADJOURN. The MOTION PASSED 4-0 ON A VOICE VOTE.

_____

Frank Doden, 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.

Excerpted Citizen Comment from Minutes of 11/12/18 and 12/10/18 Planning Commission Meetings

Citizens spoke regarding the proposal in the following order:

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Amy Magnus: Spoke in favor of the project. Commented that rental properties will assist the dynamics in the Village.

December 10, 2018:

Judith Hempfling commented that Village Council had passed a welcoming community resolution, and opined that it is the responsibility of Planning Commission members to follow the goals of Council "as (they are) a part of Village government". She asked that if members of the PC felt unable to adhere to that document that they should attach changes to the PUD process and/or zoning code which should occur to allow them to do so in their recommendation to Council. Hempfling commented that the purpose of the PUD is to allow flexibility to developers "who bring excellent proposals". Hempfling characterized an earlier characterization of the project as "warehousing seniors" as prejudicial. She stated that this was insulting and unprofessional.

Hempfling then stated that a previously referenced general standard of 20% deviation was incorrect and had been 25%, and that this should not be considered in either case, since they are meant to be applied flexibly.

Hempfling then referenced "Judge Kavanaugh and 'Notorious RBG'" in stating that even judicial entities are political, so to state that the PC is not is untrue.

Richard Lapedes noted that federal buildings and churches "as communal buildings" are exempt from height requirements, and asked that senior citizens be considered as worthy of the same exemption.

Linda Chernick stated that she is “within feet” of Greene County subsidized housing. She stated that tenants are not long term, and are not Villagers, and asked how it would happen that Yellow Springs residents would be given priority in the proposed housing units. She expressed her belief that residents would be drawn from a wide area.

Kathryn Hitchcock responded to the above question, stating that if the project is approved, that a notice will go out to Yellow Springs, and those in the village “would know about it first.” Hitchcock went on to opine that “there is no ‘they’ here,” since persons living outside the village may have ties to it, or may always have wanted to live in the village.

PUD Purpose and Review Standards

1254.01 PURPOSE.

The Planned Unit Development (PUD) District is 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.

1254.06 REVIEW STANDARDS.

In considering the PUD request, the reviewing body must find that the proposed development meets all of the following general standards:

(a) The PUD will comply with the standards, conditions, and requirements of this chapter.

(b) The PUD will promote the intent and purpose of this chapter.

(c) The proposed project will be compatible with adjacent uses of land, the natural environment, and the capacities of public services and facilities affected by the proposed project.

(d) The proposed project will be consistent with the public health, safety, and welfare needs of the Village,

(e) Granting the PUD rezoning will result in a recognizable and substantial benefit to ultimate users of the project and to the community, which would not otherwise be feasible or achievable under the conventional zoning districts.

(f) The PUD will not result in a significant increase in the need for public services and facilities and will not place a significant burden upon surrounding lands or the natural environment, unless the resulting adverse effects are adequately provided for or mitigated by features of the PUD as approved.

(g) The PUD will be consistent with the Village's Comprehensive Plan and Vision: Yellow Springs and Miami Township. Specifically, the following planning principles shall be adhered to, as applicable:

(1) Redevelopment and infill locations should be favored over greenfield development;

(2) Natural features and resources should be preserved or at least conserved;

(3) Future development/redevelopment shall strengthen the physical character of the Village;

(4) Quality design is emphasized for all uses to create an attractive, distinctive public and private realm;

(5) Places are created with an integrated mix of uses that contribute to the Village's identity and vitality;

(6) Diverse housing choices are found throughout the Village, including relatively high-density and affordable units;

(7) Parks, open space and recreational areas are incorporated into future development; and

(8) Places are connected and accessible throughout the community by transportation methods other than automobiles.

(h) The PUD will respect or enhance the established or planned character, use, and intensity of development within the area of the Village where it is to be located.

Print

Yellow Springs, OH Code of Ordinances

CHAPTER 1254
Planned Unit Development

1254.01 Purpose.

1254.02 Qualifying conditions.

1254.03 PUD requirements.

1254.04 General provisions.

1254.05 Review process.

1254.06 Review standards.

1254.07 Changes to PUD.

1254.08 Appeals.

1254.01 PURPOSE.

The Planned Unit Development (PUD) District is 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.

(Ord. 2013-19. Passed 9-16-13.)

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;

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

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

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

(c) Utilities. The PUD shall be served by public water and sanitary sewer.

(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.

(Ord. 2013-19. Passed 9-16-13.)

1254.03 PUD REQUIREMENTS.

(a) Permitted Uses. Any use permitted by right or conditional approval in any zoning district may be permitted within a PUD, subject to the provisions of Section 1254.02, Qualifying Conditions, and the requirements of this section.

(b) Minimum Lot Size and Zoning Requirements. Lot area, width, setbacks, height, lot coverage, minimum floor area, parking, landscaping, lighting and other requirements for the district applicable to the proposed use, as provided in Table 1254.03, shall be applicable for all such uses within a PUD, unless modified in accordance with Section 1254.03(d). In the case of a mix of uses, the zoning requirements applicable to each use category shall apply to that use.

Table 1254.03 Minimum Zoning Requirements

Land Use	***Applicable Zoning District***
Single-family	R-B
Two-family	R-B
Townhome	R-B
Multiple-family	R-C
Retail, office, service business	B-2
Industry	I-1
Institutional	E-I

(c) Connectivity. Pathways for bicycles and pedestrians shall be incorporated throughout the development and along all perimeter streets to ensure connectivity between uses and with adjacent properties. The pathways shall be paved and shall be designed to Village standards.

(d) Modification of Minimum Requirements. District regulations applicable to a land use in the PUD may be altered from the requirements specified in Table 1254.03, including but not limited to, modification from the lot area and width, building setbacks, height, lot coverage, signs and parking. The applicant for a PUD shall identify, in writing, all intended deviations from the zoning requirements. Modifications may be approved by the Village Council during the preliminary development plan review stage, after Planning Commission recommendation. These adjustments may be permitted only if they will result in a higher quality and more sustainable development consistent with the purposes of PUD expressed in Section 1254.01. The modifications shall also satisfy at least four of the following criteria:

(1) Preserve the best natural features of the site;

(2) Create, improve or maintain open space for the residents, employees and visitors beyond the minimum required by subsection (f) of this section;

(3) Commit that at least ten percent of all dwelling units in the PUD will be "permanently" affordable units or 20% affordable units, or commit to a payment in lieu of constructing such units, as agreed to with the Village Council;

(4) Provide a mix of residential types such as single family, townhome and/or multiple family;

(5) Employ low impact design and/or other best practices to manage storm water and reduce the off-site impacts of runoff;

(6) Employ practices in site layout, building construction and materials that will result in a measurable reduction in energy consumption;

(7) Introduce new development concepts, such as co-housing: and/or

(8) Include a mix of residential and nonresidential uses.

(e) Density Bonus. In addition to the modification of minimum requirements permitted in Section 1254.03(d), the Village Council, after Planning Commission recommendation, may permit an increase in the total number of residential units allowed within a PUD where it is demonstrated that at least three of the following amenities will be included in the development:

(1) More than 20% of the total units within the PUD will be committed as "permanently" affordable units;

(2) Cool roof technology will be employed on all buildings within the PUD;

(3) Fresh food market will be incorporated into the PUD;

(4) Buildings will be designed and constructed to accommodate green roof gardens;

(5) One or more of the buildings within the PUD will be LEED certified building(s);

(6) Low-impact development (LID) design principles will be employed to minimize storm water runoff;

(7) Solar panels will be installed on one or more of the buildings within the development and will yield a measurable reduction in energy usage;

(8) Additional accommodation beyond the required pathways will be made for bicycles and pedestrians; and/or

(9) A minimum of 25% open space will be dedicated within the development.

(f) Open Space. At least 15% of the area of a PUD site shall be preserved as open space, in accordance with the following requirements. For purposes of this requirement, "green roofs" shall be counted as open space.

(1) Areas not considered open space. The following land areas shall not be counted as required open space for the purposes of this section:

A. The area within any public street right-of-way or private street easement;

B. Any easement for overhead utility lines, unless adjacent to qualified open space;

C. Storm water detention ponds; provided, rain gardens or ponds designed as water features that may also provide for storm water storage may be counted toward required open space;

D. Fifty percent of any flood plain, wetland, water body or steep slope (15% or greater) area and 50% of the area of any golf course;

E. The area within a platted lot, unless the lot has been dedicated to open space on the plat via conservation easement or other means of ensuring that the lot is permanent open space; and

F. Parking and loading areas.

(2) Specifications for required open space. Required open space areas shall meet the following specifications:

A. Shall be for use by all residents, employees and visitors of the PUD, subject to reasonable rules and regulations. In the case of a golf course, stable or similar facility, membership shall be available to all residents of the PUD, subject to charges, fees or assessments for use;

B. If the site contains a river, stream or other body of water, the Village may require that a portion of the required open space abuts the body of water;

C. Leaves scenic views and vistas unblocked or uninterrupted, particularly as seen from public street rights-of-way;

D. Protects the roadside character by establishing buffer zones along scenic corridors and improves public safety and vehicular carrying capacity by avoiding development that fronts directly onto existing roadways;

E. Shall be configured so the open space is reasonably usable by residents of the PUD;

F. Shall be of sufficient size and dimension and located, configured, or designed in such a way as to achieve the applicable purposes of this chapter and enhance the quality of the development. The open space shall neither be perceived nor function simply as an extension of the rear yard of those lots abutting it;

G. To the extent practical, open space areas shall be linked with adjacent open spaces, public parks, bicycle paths or pedestrian paths;

H. Pedestrian access points to the required open space areas from the interior of the PUD shall be provided and clearly identified by signs or a visible improved path for safe and convenient access;

I. Grading shall be minimal, with the intent to preserve existing topography and landscaping where practical; and

J. May contain ball fields, tennis courts, swimming pools and related buildings, community buildings, golf courses, and similar recreational facilities. However, no more than 50% of the required open space may contain any of these uses.

(g) Existing PUDs. Within the Village there are previously approved planned unit developments, identified on the zoning map as "PUD*". These developments shall be exempt from the requirements of this chapter and shall conform to the prior approved development plans for each respective project. However, any expansion to or modification of the existing approved developments that constitutes a major change, as defined in Section 1254.07, shall be subject to the following procedural requirements of this chapter:

(1) Major changes shall be subject to the Final Development Plan requirements of Section 1254.05(d).

(2) The review standards of Section 1254.06(c) through (h) shall apply.

(3) The general provisions of Section 1254.04 shall apply.

(h) Center for Business and Education. Prior to the adoption of this code, the Center for Business and Education mixed commerce development was proposed, reviewed and approved. Having undergone that process and received Village Council approval, based on specific development parameters and conditions, the property formerly zoned “Mixed Commerce” is hereby zoned “PUD” and identified as

"PUD*" on the zoning map. All prior representations, conditions, plans and requirements attached to the approval of the Center for Business and Education development shall supersede the requirements of this chapter and shall remain in force and become attached to the PUD designation of the subject property. However, any modification of the approved plans that constitute a change of use or major change, as defined in Section 1254.07, shall be subject to the following procedural requirements of this chapter:

(1) Major changes shall be subject to the final development plan requirements of Section 1254.05(d).

(2) The review standards of Section 1254.06(c) through (h) shall apply.

(3) The general provisions of Section 1254.04 shall apply.

(Ord. 2013-19. Passed 9-16-13.)

1254.04 GENERAL PROVISIONS.

(a) Conditions. Reasonable conditions may be imposed upon the PUD approval by the Planning Commission and/or Village Council. The conditions imposed shall be recorded in the minutes of the approval action, and shall remain unchanged except upon amendment of the PUD in accordance with the procedures of Section 1254.07. Conditions may include, but are not limited to, those necessary to:

(1) Ensure public services and facilities will be capable of accommodating increased loads;

(2) Protect the natural environment and conserve natural resources and energy;

(3) Ensure compatibility with adjacent uses of land;

(4) Meet the intent and purpose of this code;

(5) Be related to the standards established in the code for the proposed PUD;

(6) Ensure compliance with the final development plan and the provisions of this code.

(b) Performance Guarantees. The Village Council or Planning Commission may require reasonable performance guarantees, in accordance with Section 1272.04 of this code to ensure completion of specified improvements within the PUD.

(c) Interior Streets. Public or private streets may be required to be extended to exterior lot lines in order to allow connection to existing or planned streets on adjacent parcels, so as to provide for secondary access, continuity of the circulation system and to reduce traffic on collector streets.

(d) Time Limits. Each PUD shall be under construction within 12 months after the date of approval of the final development plan. If this requirement is not met, the Village Council may, in its discretion, grant extensions not exceeding 12 additional months for each such extension; provided that prior to the expiration of the initial 12-month period and any subsequent extension, the applicant submits reasonable evidence in writing to the effect that unforeseen difficulties or special circumstances have been encountered, causing delay in commencement of the PUD. If the PUD has not been commenced within the initial 12-month approval period, or within an authorized extension thereof, any building permits issued for the PUD or any part thereof shall be of no further effect. At the expiration of the applicable period of time, the Planning Commission or Village Council may initiate proceedings for the rezoning of the property to some other zoning district.

(Ord. 2013-19. Passed 9-16-13.)

1254.05 REVIEW PROCESS.

The following procedures shall be followed in the establishment of any planned unit development:

(a) Pre-Application Conference. Prior to filing a formal application for a Planned Unit Development, the applicant shall meet with the Zoning Administrator and/or other Village officials in order to review the general character of the proposed development, i.e., its scope, nature and location. At this time, the applicant shall be advised of the PUD review procedures and the various information, studies, etc., which may be required as part of the review process.

(b) Preliminary PUD Application. An application for rezoning to PUD shall be submitted to the Zoning Administrator on a form for that purpose, along with an application fee in accordance with the schedule of fees established by the Village Council. In addition, the application shall include the following:

(1) Parallel plan. Residential density shall be determined through the preparation of a conventional development plan illustrating how the site could be developed in accordance with the basic requirements specified in Table 1254.03. A concept layout shall be prepared to scale showing, as applicable, single family and two-family lots, townhome and multiple-family buildings, parking, setbacks and street rights-of-way. The number of units that could be accommodated under the requirements of Table 1254.03 shall serve as maximum number permitted, unless a density bonus is approved in accordance with Section 1254.03(e). Live/work units located above main floor businesses shall not be counted toward the maximum number of dwellings.

(2) Preliminary development plan. A preliminary development plan containing the following information shall be submitted:

A. General location map;

B. Legal description of the subject property;

C. Title block, date, north arrow, scale, name and contact information of applicant and name and contact information of plan preparer;

D. Current topographical map clearly showing existing topographic conditions, including contour intervals of no more than two feet based on field survey or photogrammetric methods;

E. Property boundary survey;

F. Location of existing natural features, including woods, streams, ponds, wetlands and steep (15% or greater) slopes;

G. Existing land uses within the development site and surrounding areas for a distance of 300 feet, including the approximate location of all buildings, structures, lots and streets (an aerial photo may suffice);

H. Location and identification of existing and proposed public, semi-public, or community facilities such as schools, parks, trails, churches, public buildings and dedicated open space;

I. Existing zoning on all abutting properties;

J. Approximate location of existing and proposed utilities, including a preliminary utility and drainage concept plan;

K. Uses proposed within the PUD;

L. Number and type of dwelling units proposed, including the number and type of committed

affordable units, if any;

M. Conceptual layout;

N. General location of proposed interior streets and access points to abutting streets;

O. Number and general location of off-street parking facilities; and

P. Perspective drawings or photographs of representative building types, indicating the proposed architectural style and appearance.

(3) Summary of intent. A written statement containing the following information shall be submitted with the preliminary development plan:

A. Statement of how the proposed PUD meets each of the qualifying conditions of Section 1254.02;

B. Statement of the present ownership of all land within the proposed development;

C. Explanation of the character of the proposed development, including a summary of acres or square footage by type of use, number and type of dwelling units, gross density calculation for dwelling units, and minimum standards for floor area, lot size, and setbacks;

D. Verification that the subject site is not located within an existing flood plain;

E. A complete description of any requested variations from the applicable spatial or other requirements applying to the property, in accordance with Section 1254.03(d);

F. General statement of the proposed development schedule and progression of each phase or stage; and

G. Intended agreements, provisions, and covenants to govern the use of the development, building materials or architectural styles and any common or open space areas, including the provisions which will organize, regulate and sustain a property or homeowners association, if applicable.

(c) Preliminary PUD Plan and Rezoning.

(1) Planning Commission review. Upon receipt of the PUD application and related materials, the Planning Commission shall conduct a work session with the applicant to review the development concept and determine the need for additional information, prior to conducting a public hearing.

(2) Additional information. If required by the Planning Commission, the applicant shall submit additional information and/or studies to support the request such as, but not limited to: impact assessment, traffic analysis, storm water study, market feasibility study.

(3) Public hearing. Upon completion of its initial review and following receipt of any additional materials, the Planning Commission shall conduct a public hearing, notice of which shall be in accordance with the requirements of Section 1280.03(e).

(4) Recommendation. Following the public hearing, the Planning Commission shall review the PUD request and the preliminary development plan, based on conformance with the standards of Section 1254.06 and shall make a recommendation to the Village Council to approve, disapprove, or approve with modifications the request for PUD zoning and the preliminary development plan.

(5) Village Council action. Upon receipt of the Planning Commission recommendation, the Village Council shall review the preliminary development plan, the record of the Planning Commission proceedings, the standards of Section 1254.06 and the recommendation of the Planning Commission,

and shall approve, disapprove, or approve with modifications the preliminary development plan and rezoning request.

(6) Zoning Map. If the PUD zoning is approved, the Zoning Administrator shall cause the Zoning Map to be changed to indicate the planned unit development. If the preliminary development plan is approved with modifications, the applicant shall file with the Zoning Administrator written notice of consent to the modifications and a properly revised preliminary development plan prior to the map being changed.

(d) Final Development Plan. Within 12 months of the Village Council's approval of the preliminary development plan and PUD rezoning, the applicant shall submit a final development plan for the entire PUD or one or more phases to the Zoning Administrator, in accordance with the requirements for final site plan review as contained in Section 1268.05. If determined to be complete by the Zoning Administrator, copies of the plan shall be forwarded to the Planning Commission.

(1) Phased projects. If the PUD is to be developed in phases, the final development plan may be submitted for one or more phases of the overall PUD. A tentative schedule for the completion of each phase and commencement of the next phase shall also be submitted for Planning Commission approval.

(2) Extension of time limit. One extension of the time period for submitting the final development plan may be granted by the Village Council for up to an additional 12 months, if a request is submitted by the applicant, in writing, prior to the expiration of the original 12-month approval period. If an application for final development plan approval has not been submitted prior to the expiration of the original 12 months or an approved extension, the preliminary development plan shall be null and void. In addition, the Planning Commission or Village Council may initiate a rezoning of the property to another zoning district.

(3) Subdivision plat. For any PUD requiring subdivision plat approval, the subdivision plat shall be submitted simultaneously with the final development plan and reviewed concurrently as part of the PUD.

(4) Review and action. The Planning Commission shall review the final development plan in relation to its conformance with the preliminary development plan and any conditions or modifications attached to the PUD rezoning by the Village Council. If it is determined that the final plan does not substantially conform with the preliminary development plan, the review process shall be conducted as a preliminary development plan review, in accordance with Section 1254.05(b). If the final development plan is consistent with the approved preliminary development plan, the Planning Commission shall review the final plan in accordance with the standards for site plan review, Section 1268.06 and the PUD standards of Section 1254.06. The Planning Commission shall prepare a record of its findings and shall approve, disapprove, or approve with modifications the final development plan.

(e) PUD Agreement.

(1) Prior to issuance of any building permits or commencement of construction on any portion of the PUD, the applicant shall enter into an agreement with the Village, in recordable form, setting forth the applicant's obligations with respect to the PUD.

(2) The agreement shall describe all improvements to be constructed as part of the PUD and shall incorporate, by reference, the final development plan with all required modifications, other documents which comprise the approved PUD, and all conditions attached to the approval by the Village.

(3) A phasing plan shall also be submitted, if applicable, describing the intended schedule for start and completion of each phase and the improvements to be undertaken in each phase.

(4) The agreement shall also establish the remedies of the Village in the event of default by the

applicant in carrying out the PUD, and shall be binding on all successors in interest to the applicant.

(5) All documents shall be executed and recorded in Greene County.

(Ord. 2013-19. Passed 9-16-13.)

1254.06 REVIEW STANDARDS.

In considering the PUD request, the reviewing body must find that the proposed development meets all of the following general standards:

(a) The PUD will comply with the standards, conditions, and requirements of this chapter.

(b) The PUD will promote the intent and purpose of this chapter.

(c) The proposed project will be compatible with adjacent uses of land, the natural environment, and the capacities of public services and facilities affected by the proposed project.

(d) The proposed project will be consistent with the public health, safety, and welfare needs of the Village.

(e) Granting the PUD rezoning will result in a recognizable and substantial benefit to ultimate users of the project and to the community, which would not otherwise be feasible or achievable under the conventional zoning districts.

(f) The PUD will not result in a significant increase in the need for public services and facilities and will not place a significant burden upon surrounding lands or the natural environment, unless the resulting adverse effects are adequately provided for or mitigated by features of the PUD as approved.

(g) The PUD will be consistent with the Village's Comprehensive Plan and Vision: Yellow Springs and Miami Township. Specifically, the following planning principles shall be adhered to, as applicable:

(1) Redevelopment and infill locations should be favored over greenfield development;

(2) Natural features and resources should be preserved or at least conserved;

(3) Future development/redevelopment shall strengthen the physical character of the Village;

(4) Quality design is emphasized for all uses to create an attractive, distinctive public and private realm;

(5) Places are created with an integrated mix of uses that contribute to the Village's identity and vitality;

(6) Diverse housing choices are found throughout the Village, including relatively high-density and affordable units;

(7) Parks, open space and recreational areas are incorporated into future development; and

(8) Places are connected and accessible throughout the community by transportation methods other than automobiles.

(h) The PUD will respect or enhance the established or planned character, use, and intensity of development within the area of the Village where it is to be located.

(Ord. 2013-19. Passed 9-16-13.)

1254.07 CHANGES TO PUD.

Changes to an approved PUD shall be permitted only under the following circumstances:

(a) Notify Zoning Administrator. The holder of an approved PUD final development plan shall notify the Zoning Administrator of any desired change to the approved PUD.

(b) Minor Change Determination. Minor changes may be approved by the Zoning Administrator upon determining that the proposed revision(s) will not alter the basic design and character of the PUD, nor any specified modifications imposed as part of the original approval. Minor changes shall include the following:

(1) Reduction of the size of any building and/or sign;

(2) Movement of buildings and/or signs by no more than ten feet;

(3) Landscaping approved in the final development plan that is replaced by similar landscaping to an equal or greater extent;

(4) Changes in floor plans which do not alter the character of the use or increase the amount of required parking;

(5) Internal rearrangement of a parking lot that does not affect the number of parking spaces or alter access locations or design; or

(6) Changes required or requested by the Village or other county, state or federal regulatory agency in order to conform to other laws or regulations.

(c) Major Change Determination. A proposed change not determined by the Zoning Administrator to be minor shall be submitted as an amendment to the PUD and shall be processed in the same manner as the original PUD application for the final development plan. While not required, the Planning Commission may elect to hold a public hearing in which case the notification requirements of Section 1280.03(e) shall be followed.

(Ord. 2013-19. Passed 9-16-13.)

1254.08 APPEALS.

The Board of Zoning Appeals shall have no jurisdiction or authority to accept or consider an appeal from any PUD determination or decision, or any part thereof, nor shall the Board of Zoning Appeals have authority to grant variances for or with respect to a PUD or any part thereof.

(Ord. 2013-19. Passed 9-16-13.)

2018 Village Manager's Housing Advisory Board End-of-Year Report & Goals for 2019

The Village Manager's Housing Advisory Board (HAB) began in 2017 as a team that came together at the directive of Village Council. Its purpose was to oversee securing the services of a Housing Needs Assessment (HNA) provider for the Village of Yellow Springs. Bowen National Research was selected as the provider and worked on the HNA through the end of 2017. Over 800 village residents participated in the HNA survey. Patrick Bowen presented the Assessment in a PowerPoint presentation to Council on January 16, 2018[1]. The 400+ page HNA[2] includes population and housing related demographic data as well as five-year projections for population changes and housing demand. Key points made in the Assessment include:

- Relative lack of available housing choices across the spectrum of size and price points for both homeownership and rental units. Yellow Springs has a very tight market which is a driver in its relatively high housing costs.
- A high percentage of lower and moderate income renters (and to a lesser extent, homeowners) are housing cost burdened, spending more than 30% on their income on housing related costs. While this is proportional to the area it is a significant factor for these households.
- Yellow Springs has a relatively high median income but one quarter of its children live below the poverty line.
- The median age of 50 is considerably higher than the surrounding area and the country and is projected to get higher.
- There is a significant lack of rental units and many have not been retrofitted to meet current energy efficiency standards.
- Most homes in Yellow Springs are small one or two person households.
- The African American population in the Village has significantly decreased over the last several decades.
- There is available infill land for housing development scattered throughout the Village, albeit mostly privately held. The main exception is the Village-owned Glass Farm property.

In order to provide an opportunity for community reflection on the HNA, the HAB organized the Community Conversations on Housing. Four sessions were held with the help of other partners including the Yellow Springs Senior Center, the Yellow Springs Schools (including a 4th grade class at Mills Lawn), the First Baptist Church and the Village Mediation Program. The Conversations held in March and April of 2018 were attended by over 150 people. The program format included an abbreviated HNA PowerPoint presentation led by Dr. Kevin McGruder and breakout discussion sessions. Participant feedback from these sessions echoed the findings and recommendations of the HNA. Participants listed the following primary housing needs as more affordable and market-rate senior housing, more starter homes for families, and more rental housing and affordable housing in general[3].

In May of 2018 the HAB presented a summary of the results of the Conversations on Housing to Council. The Board also suggested a process to continue the housing initiative by presenting an outline for a proposed Housing Plan (Plan). The written Plan would include a Vision and Values statement, Goals, and Strategies to meet those goals. Council supported HAB's continued work on this plan.

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[1] The Bowen PowerPoint presentation to Council is Appendix A included in the housing section of the Yellow Springs Village website along with this report.

[2] The full Housing Needs Assessment is Appendix B.

[3] A summary of the Community Conversations on Housing and the abbreviated PowerPoint is included as Appendix C.

As part of its work, the HAB began to research housing related resources including the option of Inclusionary Zoning (IZ) as a strategy. After a number of conversations with affordable housing consultants, HAB decided that mandated IZ would not be a good fit for Yellow Springs. Another HAB process was to identify specific developable properties on large map of Yellow Springs and the immediate surrounding area. The HAB also developed a glossary of terms to aid Council and the Community in understanding and clarifying housing related vocabulary[4].

On August 20th 2018, Council adopted, by resolution, the HAB recommendation of the following ***Vision and Values Statement.*** :

Yellow Springs has a housing stock that enables a diverse community to live and work here.

The Yellow Springs Village Government, with community members, is committed to being a welcoming community which is environmentally and economically sustainable. This requires housing that enables people of diverse races, ages, sexual orientations, gender identities, ethnicities, economic statuses, physical & mental abilities, religious affiliations, skills and lifestyles to afford to live here. We aim for a balanced population across the age spectrum, valuing seniors as well as children and those in between, single people as well as families. We understand that each Villager contributes to the wholeness and health of the community and are particularly committed to those struggling to remain in Yellow Springs because of affordability challenges. We also welcome newcomers wishing to move to our community. We encourage housing and workplaces that allow Villagers to live and work here. We recognize that, while homeownership is a goal for many, there are many others for whom renting is the best option and we seek a balance of both. Mixed income housing and increased density in all new development will be essential to reach our goals of promoting affordability and healthy neighborhoods.

As a next step toward the development of a Housing Plan, Patrick Bowen generously offered to assist the Village in creating housing goals. He made a PowerPoint presentation to Council on August 20, 2018.[5] Patrick recommended that the Village seek the development of 500 new housing units over the next five years, 300 of which (60%) to be rental units. His recommendations provided details on the number of units that would meet different demographic needs including age, household size, and income considerations. He also suggested goals of increasing the percentage of children and young adults in the Village to be more in line with the region and attracting more people of color.

On September 20th HAB met with a housing stakeholder group to reflect on Bowen's suggested goals. The group included realtors, a local developer, Home, Inc., and representatives from the Senior Center, Yellow Springs Schools and Antioch College. Their feedback was critical to HAB's decision to modify Bowen's suggested goals by extending the time frame to 10 – 15 years and creating a target range of from 300-500 units. The target of 60% rental and 40% for sale units stayed the same. HAB passed on to Council two additional suggestions from the stakeholder meeting: 1) the need for a Village-wide marketing plan for the housing effort that would include an affirmative marketing component; and, 2) the importance of offering starter homes at more "affordable" rates.[6]

Based on HAB's recommendations following the stakeholder meeting, at its November 5th 2018 meeting, Council adopted, by resolution, the following ***Housing Goals Statement.***
Purpose: To encourage greater housing choice as a strategy to build a diverse community which includes seniors, young adults and families, and represents persons from varied ethnic and racial groups and economic strata.

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[4] See Appendix D for a glossary of terms
[5] See Appendix E for Bowen's suggested goals PowerPoint presentation
[6] See Appendix F for the stakeholder summary report

- *Actively support an increase in housing stock over the next 10-15 years of 300 – 500 housing units.*
- *This stock should ideally be increased using a ratio of 60% rental to 40% purchase units.*
- *Rental units should be targeted to low and moderate income households with a smaller number targeted to upper income households. (Subsidies will be needed for very low and low income households (< 80% AMI) because the market cannot generally serve these needs)*
- *Purchasable units should be targeted to low-moderate (80-100% AMI), moderate (100-120% AMI) and upper income (over 120% AMI) households. (Subsidies will be needed for low-moderate and some moderate income households).*

These goals are based on recommendations made by Patrick Bowen of Bowen National Research at his August 20, 2018 presentation to Village Council. The more detailed Bowen recommendations will be included in the final Yellow Springs Housing Plan to be completed in early 2019.

As a final note, it is important to recognize that the Village Planner and Planning Commission have been exploring ways to allow for increased housing density over the last several years. A number of changes have been developed by Planning Commission and approved by Council. These changes allow more housing units on infill development within the Village. They include:

- removing the property square foot requirement per unit
- allowing a development to round up to the nearest acre for the number of units/acre
- allowing lot splits through loosening the replat and subdivision regulations as well as more flexible access easement requirements
- removing the minimum square foot requirement for housing units and allowing Tiny Homes
- creating the Pocket Neighborhood Development which consists of a clustering of smaller dwelling units that are individually owned, around a courtyard or common open space area on a single lot under the control of a Homeowner's Association.

***

The Village Manager's Housing Advisory Board proposes the following goals for 2019 and seeks Council's agreement to continue its Board functions during this time:

- Add additional members, including an alternate Council member, and potentially a Planning Commission member and a realtor.
- Complete the written Housing Plan as a living document which will include:
    - Strategies for increasing the stock of new units
    - Address rehab/repairs of existing units, including rental units
    - Provide a structure for the Affordable Housing Fund and criteria for its use.
    - Develop a Marketing Plan concept.
- Commission a study of the GF (this hasn't been previously defined)
- Host a second Community Conversations on Housing

Village Manager's Housing Advisory Board members include: Village Manager Patti Bates; Village Planner Denise Swinger; former Council member Judith Hempfling; Dr. Kevin McGruder; and Yellow Springs Chamber of Commerce Director Karen Wintrow. Housing specialist Liz Voigt served even after she left Yellow Springs but recently resigned because of increased work commitments.

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

CBE Special Status Report

December 17, 2018

The ESC established a goal in 2018 to identify an attraction and marketing strategy for the CBE. The purpose of this report is to provide an update to the Village Council on our work related to this goal. Our commission requests feedback and direction from the Council. Should our Commission continue to work on this goal or pause until the 2019 Council priorities are established?

The ESC began work on this goal in September 2018. We began with a general brainstorming session. We then developed a SWOT analysis (Internal Strengths and Weaknesses/External Opportunities and Threats) related to attracting new businesses to Yellow Springs in general and, more specifically, to the CBE property.

Based on the SWOT analysis the ESC generated a set of ideas for potential target industries / businesses:

- the strengths of water, agriculture and wellness would support food production as a target industry.
- smaller, boutique companies typically looking at the coasts but attracted to ethos in Yellow Springs at a much more affordable cost. tech companies would fit into this category.
- cultural/eco-tourism was also identified as a potential opportunity.
- green energy technology and manufacturing was also identified as an opportunity.
- nutraceuticals (definition: any food component used for medicinal purposes. Examples include minerals, vitamins, amino acids, and hormones) This opportunity is strengthened by Cresco.
- B-corps and industries that reflect the values of YS.
- WPAFB offers opportunities for new businesses that could be explored.

The ESC has generated a set of questions to consider on an ongoing basis:

1. Is a review of the current state of businesses in Yellow Springs needed vis a vis CBE development?
2. How will the status of the Antioch University Midwest building impact the ability to develop the CBE?
3. Would a community collaboration (convening) support strategy development (e.g. speakers from like-minded communities who have attracted new business, involvement of local non-profits / businesses)?
4. What core strategy will attract individuals (business owners) who Yellow Springs as a compelling location for their business because of shared values and collaborative opportunities?

The ESC is recommending the following next steps to Village Council to continue to move the project forward.

- Rebrand the CBE to focus on the businesses we wish to attract.
- Investigate Real Estate groups that would be a good match for the property and YS.
- Develop a simple site plan to illustrate how buildings could fit on the irregular parcels.
- Research incentives available from Greene County
- Explore local collaborations and expansion opportunities
- Reach out to citizens outside the ESC for input.
- Develop personas of potential industries that would be appropriate for the CBE
- Research similar communities who have done industrial/business development

The ESC is ready to work with the Village to facilitate this work and expect it will be a major goal for 2019.

Approved by the ESC on 12/5/2018

Manager's Report, December 17, 2018

Public Works Update

Public Works crews have picked up all of the branches downed by the last ice storm. Thanks to the crew for taking on this extra task!

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

Precision Concrete is grinding down sidewalk trip hazards in the downtown area.

Planning & Zoning

Lots of irons in the fire in the P&Z Office! The Village is a very busy place and Denise is doing a great job staying on top of things.

Finance/Utilities

Interest received from Star Ohio, Star Plus and Huntington Bank from November was $10,843.92. Total received from 1-1-18 to 11-30-18 is $83,746.65. Our 2018 budget estimated receiving $32,675 for the total year. I estimate our total interest will be close to $90,000. The investments have been doing very well.

We have received $11,675,588 in Revenue as of 11-30-18. This reflects 97.82% of our Target of 91.67% for this time of year. We have used $10,787,111 of our Appropriation Expenses as of 11-30-18. This reflects 90.4% of our Target of 91.67% for this time of year.

Utility Round Up: To date we have received $1,081.77 in donations which includes $603.89 from YS Community Foundation Giving Tuesday and from Village residents. We believe that the word is getting out and the ladies in the utility office have been monitoring it very close. We are still hoping for more one time donations to be able to get this program funded for 2019 and will keep you posted. We should also be receiving the $5,000 grant from the YS Community Foundation very soon. Thank you, everyone for supporting this assistance effort!

Computer Upgrades

Staff has been speaking with our IT provider, TechAdvisors, about potential upgrades to our computers. After much thought and research, we have signed a 4-year lease with Dell to upgrade all computers and software on a continuing basis. This lease will cost less over time than purchasing the necessary equipment outright, and will also keep us on a regular upgrade cycle.

Community Development Grant

Staff would like to recommend to Council that the recently-received grant from Greene County be used to complete the section of sidewalk between Stafford and the recent Safe Routes to School (SRTS) project at Fair Acres. This was a portion of sidewalk that the Village committed to completing as part of the SRTS project and was mentioned by a resident at the last meeting. The grant was for $22,084.57. Using the grant for this purpose would allow us to meet our obligation under the SRTS project and take that project off the list. The Village could make up the difference in cost.

Closed December 24th

A reminder that Council kindly added December 24th as a holiday for employees, so the offices will be closed that day. The Police Department will be operating, per usual.

A happy and safe holiday season to all!

Patti Bates

TRTaylor Consulting Group
Building Better Cross-Cultural Relationships

December 13, 2018

Yellow Springs Village Council
Patti Bates, Village Manager
100 Dayton St
Yellow Springs, OH 45387

Dear Ms. Bates;
Thank you for your interest in working with us to support your efforts with the Yellow Springs Village Council. We are excited to offer another professional development for your council personnel.

The design of the two 2-1/2 hour sessions for supervisors and staff members will offer an opportunity for them to continue building capacity for diversity, equity and inclusion. The focus of both sessions will be:

- Review of August training key concepts
- Navigating cross-cultural conversations
- Leading with cultural competence

Both sessions will include role-plays and exercises to increase understanding and application beyond the training. A key outcome will be having team members reflect on the role they play in the culture and climate of the organization. Each participant will develop a personal action plan to include next steps beyond the training to continue building their skills and experiences with diversity, equity and inclusion.

Our goal is to continue supporting the development of every employee's cultural competence skills to deliver the mission of the Yellow Springs Village Council. Each participant will explore the influences of cultural identity development on individual perceptions. Participants will leave feeling empowered to incorporate their cultural experiences into their relationships and conversations while being open to increasing their cultural competence.

We look forward to our time together. Please let us know if you have any questions.

Sincerely,
Tiffany

1970 Litchfield Ave. ♦ Dayton, Ohio 45406 ♦ 908-451-4446
www.culturelearningpartners.com ♦ info@culturelearningpartners.com

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	0			6
Two-Family Dwelling	0	0	1	0	0	0	0	0	0	0			1
Single-Family Attached	0	0	1	0	0	0	0	0	0	0			1
Multi-Family/Commercial	0	0	0	0	0	0	0	0	0	0			0
Accessory Dwelling Unit	0	0	1	0	1	1	0	0	0	0			3
Accessory Structure	0	1	1	0	4	2	3	1	2	1	1		16
Addition	0	1	0	1	1		0	1	0	0			4
Fence	0	1	2	1	7	2	4	5	0	1			23
Sign	0	2	1	1	2	0	0	0	0	0	1		7
Minor Subdivision	0	0	0	0	0	0	0	0	0	0			0
Replat	0	1	1	0	3	1	1	0	0	0			7
Conditional Use Hearing*	0	2	1	1	2	0	0	0	1	1			*8
Variance Hearing*	0	0	0	0	0	0	0	0	0	0			*0
Change of Use	2	1	1	0	0	0	1	1	0	0			6
PND/PUD/Subdivision*	0	0	0	0	0	0	0	1	0	1	1		*3
Transient Guest Lodging	14	8	1	0	2	2	2	0	1	1	1		32
Working in the ROW	1	0	0	5	3	3	1	5	2	4	3		27
Map/Text Amendment*	0	3	0	9	0	0	0	1	9	0			*22
Zoning Compliance*	1	0	0	0	0	0	0	0	0	0			*1
Meetings*	21	24	16	19	22	18	15	23	15	11	14		*198
Violations*	0	23	1	0	0	17	11	2	0	1			*55

GC Recorder Filings*	0	0	0	0	0	0	0	0	0				*0
Other**			1	1	0	2	0	1	0	2	1		*5 + **3
Total Permits	17	17	11	8	23	11	13	16	5	9	6		136

Total Meetings-to-date	198

Total Permits-to-date	136

Total Violations-to-date	54

* 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, October-(2) General Permit, W/L Support Permit November-(1) solar IC agreement*- in twp. no permit issued.

2018 Mayor's Court

	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	71	59		637
Charges sent to MC	20	20	15	18	18	76	43	34	42	35	29		350
Percentage of charges sent to MC	56%	77%	52%	37%	53%	78%	64%	40%	50%	49%	49%		55%
Total Incidents	24	21	23	27	26	42	50	54	42	35	31		375
Total Incidents to MC	19	17	14	14	16	30	34	30	22	25	22		243
Percentage of Incidents to MC	79%	81%	61%	52%	62%	71%	68%	56%	52%	71%	71%		65%
Total Charges in MC	20	20	15	18	18	76	43	34	42	35	29		350
Traffic	8	12	5	7	5	27	28	18	12	22	18		162
Criminal	1	3	2	1	3	2	3	0	1	0	1		17
Parking	11	5	8	10	10	47	12	16	29	13	10		171
Payments/Revenue													
Traffic/Criminal	$ 395.00	$ 1,738.00	$ 1,215.00	$ 1,878.00	$ 1,143.00	$ 1,622.00	$ 2,495.00	$ 2,458.00	$ 1,682.00	$ 1,417.00	$ 1,526.00		$ 17,569.00
Parking Tickets	$ 335.00	$ 40.00	$ 95.00	$ 265.00	$ 235.00	$ 660.00	$ 200.00	$ 240.00	$ 380.00	$ 595.00	$ 585.00		$ 3,630.00
Weddings	$ 100.00	$ -	$ 50.00	$ 100.00	$ 100.00	$ 50.00	$ 50.00	$ -	$ 50.00	$ 50.00	$ -		$ 550.00
TOTAL	$ 830.00	$ 1,778.00	$ 1,360.00	$ 2,243.00	$ 1,478.00	$ 2,332.00	$ 2,745.00	$ 2,698.00	$ 2,112.00	$ 2,062.00	$ 2,111.00		$ 21,749.00
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	$ 54.00	$ 90.00		$ 855.00
Drug Law Enforcement	$ 7.00	$ 31.50	$ 24.50	$ 24.50	$ 14.00	$ 38.50	$ 35.00	$ 38.50	$ 35.00	$ 21.00	$ 31.50		$ 301.00
Indigent Defense Support Fund	$ 50.00	$ 255.00	$ 195.00	$ 225.00	$ 124.50	$ 280.50	$ 390.00	$ 315.00	$ 269.00	$ 171.00	$ 250.50		$ 2,525.50
Indigent Drivers Alcohol Treatment	$ 3.00	$ 14.50	$ 10.50	$ 10.50	$ 7.50	$ 15.00	$ 15.00	$ 16.50	$ 15.00	$ 9.00	$ 14.00		$ 130.50
Expungement - Local	$ -	$ -	$ -	$ -	$ 20.00	$ -	$ -	$ -	$ -	$ -	$ -		$ 20.00
Expungement - State	$ -	$ -	$ -	$ -	$ 30.00	$ -	$ (487.00)	$ -	$ -	$ -	$ -		$ (457.00)
TOTAL	$ 78.00	$ 400.00	$ 293.00	$ 341.00	$ 241.00	$ 424.00	$ 57.00	$ 487.00	$ 413.00	$ 255.00	$ 386.00		$ 3,375.00
Revenue for Village	$ 752.00	$ 1,315.69	$ 1,067.00	$ 1,902.00	$ 1,237.00	$ 1,908.00	$ 2,688.00	$ 2,211.00	$ 1,699.00	$ 1,807.00	$ 1,200.00		$ 17,786.69
Computer Fund	$ 29.00	$ 100.00	$ 80.00	$ 91.00	$ 40.00	$ 149.00	$ 200.00	$ 190.00	$ 120.00	$ 90.00	$ 110.00		$ 1,199.00
Bank Fees	0	$ (62.31)	0	0	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	$ 1,717.00	$ 1,090.00		$ 15,728.00

Fourth Quarter Highlights from Mayor Pam Conine:

Greetings, Council:

It's been almost a year since taking office. Having run on a platform that included an active, engaged, and visible mayor, I attend as many social events, presentations, celebrations and school, cultural or arts events as can fit in my schedule. The mayor receives invitations to many local and county meetings as well, and I do my best to RSVP and attend as many as possible. Citizens sometimes call the mayor's office or stop me on the street with a concern or need they may have. Those, I forward on to the appropriate village staff person, or offer a suggestion that may help. I believe being a village ambassador is an important part of the mayor's job.

This mayor's job has 3 categories: Ceremonial, Educational, Mayor's Court.

Here's an updated sampling on each.

1) Ceremonial: Since taking office in the new year, the mayor has issued 16 proclamations, participated in 7 ribbon cuttings, attended spring and summer street fairs to welcome visitors, MC'ed a Senior Center fund raiser, spoke at the local Memorial Day service, led the 4th of July parade, volunteered at the Community Thanksgiving, lit the Community Holiday Tree and married 15 couples.

2) Educational: Contact at the start of the school year was made with each public school in the village, The Antioch School and Antioch College, with several invitations for class visits, school celebrations, and college receptions as a result. Monday is "Mayor Monday" in Mills Lawn Kindergarten, as the mayor reads to each kindergarten and tutors during the interim time between the classes.

3) Mayor's Court: There have been 21 Mayor's Court sessions held this year. Since beginning the JSTF discussion on sending all cases that qualify for Mayor's Court TO Mayor's Court, the incidents coming to the court did increase. Since the October 1 passage of Council Resolution 2018-38 took effect on Nov. 1, our recent review of police citations for Oct. and Nov. done with the sergeants and the court clerk indicates 100% of incidents eligible for Mayor's Court were sent there. Mayor's Court averaged 6-7 defendants per session during the year, with most charges by far being traffic offenses.

12-17-2018

To: Council

From: Judy Kintner

Re: Clerk's Report

In response to a question raised at Council's last meeting, I am providing in this report language from the Village Charter regarding emergency legislation. Here is what our Charter states on that topic:

SECTION 25. EMERGENCY ORDINANCES.

The Council may, by an affirmative vote of not less than four members, pass emergency ordinances to take effect at the time indicated therein, to preserve the public interest, or to provide for special emergencies in the operation of usual Village services. Each emergency ordinance shall set forth the specific reasons necessitating emergency legislation. Ordinances appropriating money may be passed as emergency measures, but no ordinance granting, renewing, or extending a franchise or regulating the rate to be charged for public utility services shall ever be passed as an emergency measure. In lieu of publication before passage, the summary of an emergency ordinance shall be published within one week after its passage.

A legal summation of emergency clauses as defined in the Ohio Revised Code is included here as a useful guideline. This was written by Solicitor Kevin K. Frank, and was published July, 2014, by Wood and Lamping, Attorneys at Law.

In Ohio, local governments are generally permitted to enact ordinances with "emergency" clauses so they take effect immediately. While the timing can be altered in a charter, Ohio statutes provide that ordinances take effect 30 days after they are enacted. R.C. 731.29. The intent of the 30-day window gives residents an opportunity to file a petition for a referendum to repeal the ordinance.

But an emergency clause makes the ordinance effective immediately. Consequently, emergency language eviscerates the public's right to a referendum. The public tends to give extra scrutiny if an agency routinely uses the emergency clause without good reason.

However, the courts' authority to review emergency clauses is very limited. As long as the public agency states a colorable reason for the emergency, courts are required to uphold it.

An emergency is something needed to preserve the *public peace, health, or safety of the municipality*. An ordinance declaring an emergency must state the reason for the urgency — merely reciting it is necessary to protect the peace, health, or safety is not sufficient.

COUNCIL FOR THE VILLAGE OF YELLOW SPRINGS
SPECIAL COUNCIL MEETING: BUDGET WORK SESSION
AGENDA

IN COUNCIL CHAMBERS @ 6-8pm **Wednesday, December 19, 2018**

CALL TO ORDER

ROLL CALL

Board and Commission Assignments (6pm)

General discussion of the requirements and responsibilities for each commission and indication from Council as to willingness to shift in or out of liaison roles.

Village Manager Concerns (6:30)

Council Goals (7:00)

ADJOURNMENT

The next regular meeting of the Council of the Village of Yellow Springs will be held at 7:00 p.m. on **Monday, January 7, 2019** 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.

2019 Calendar of the Village of Yellow Springs Council and Council's Commissions and Boards

Council for the Village of Yellow Springs: Meets first and third Mondays @ 7 pm in Council Chambers: **Mon. Jan 7; Tues. Jan. 22; Mon. Feb. 4; Tues. Feb. 19; Mon. March 4; Mon. March 18; Mon. April 1; Mon. April 15; Mon. May 6; Mon. May 20; Mon. June 3; Mon. June 17; Mon. July 1; Mon. July 15; Mon. ~~Aug. 5~~ NO MEETING first week of August; Mon. Aug. 19; Tues. Sept. 3; Mon, Sept. 16; Mon. Oct. 7; Mon. Oct. 21; Mon. Nov. 4; Mon. Nov. 18; Mon. Dec. 2; Mon. Dec. 16.**

Board of Zoning Appeals: Meetings only as required; scheduled by Planning Office. Meets in Council Chambers: **No Meetings Scheduled: Check Yellow Springs News or www.yso.com for meetings.**

Planning Commission: Meets second Monday of the month as needed @ 7 pm in Council Chambers: **Mon. Jan. 14; Mon. Feb. 11; Mon. March 11; Mon, April 8; Mon. May 13; Mon. June 10; Mon. July 8; Mon. Aug. 12; Mon. Sept. 9; Mon. Oct. 14, Mon. Nov. 11; Mon. Dec. 9.**

Arts and Culture Commission: Meets second Wednesdays at 5:30 in Council Chambers**: Wed. Jan. 9; Wed. Feb. 13; Wed. March 13; Wed. April 10; Wed. May 8; Wed. June 12; Wed. July 10; Wed. Aug. 14; Wed. Sept. 11; Wed. Oct. 9; Wed. Nov. 13; Wed. Dec. 11.**

Economic Sustainability Commission: Meets first Wednesdays at 7pm in Chambers. **Wed. Jan. 2; Wed. Feb. 6; Wed. March 6; Wed. April 3; Wed. May 1; Wed. June 5; Wed. July 3; Wed. Aug. 7; Wed. Sept. 4; Wed. Oct. 2; Wed. Nov. 6; Wed. Dec. 4.**

Energy Board: Meets third Tuesdays @ 6:00 pm in Council Chambers. **Tue. Jan. 15; Tue. Feb. 19; Tue. March 19; Tue. April 16; Tue. May 21; Tue. June 18; Tue. July 16; Tue. August 20; Tue. Sept. 17; Tue. Oct. 15; Tue. Nov. 19; Tue. Dec. 17.**

Environmental Commission: Meets third Thursdays at 5:45 in Council Chambers: **Th. Jan. 17; Th. Feb. 21; Th. March 21; Th. April 18; Th. May 16; Th. June 20; Th. July 18; Th. August 15; Th. Sept. 19; Th. Oct. 17; Th. Nov. 21; Th. Dec. 19.**

Human Relations Commission: Meets first Thursdays @ 7:00 pm in Chambers: **Thu. Jan. 3; Thu. Feb. 7; Thu. March 7; Thu. April 4; Thu. May 2; Thu. June 6; Thu. July 4; Thu. August 1; Thu. Sept. 5; Thu. Oct. 3; Thu. Nov. 7; Thu. Dec. 5.**

Justice System Commission: Meeting details TBA

Library Commission: Meets first Tuesday of every even # month. Meets at YS Library (415 Xenia Ave.) @ 7 pm: **Tue. Feb. 5; Tue. April 2; Tue. June 4; Tue. Aug. 6; Tue. Oct. 1; Tue. Dec. 3.**

Glass Farm Management Committee: No regularly scheduled meetings. Any meetings scheduled will be noticed in the Yellow Springs News and online at www.yso.com.

Community Access Panel; Currently on hiatus.

Board of Tax Appeals: Meetings only as required— Scheduled by administration. Meets in Council Chambers: **No Meetings Scheduled.**

Utility Dispute Resolution Board: Meetings only as required, scheduled by Administration. Meets in Council Chambers. **No Meetings Scheduled**

Art & Culture Commission

Economic Sustainability Commission

Kreeger Reports / December, 2018

Wow! My first year on Council has flown by. It has been an honor to serve with the dedicated Commission members, the Council Members, and the Village Team. Thank you for being supportive colleagues and for your dedication to Yellow Springs.

Utility Roundup – Giving Tuesday: Thank you to the generous community members who donated a total of $375.00 to the Utility RoundUp Program on Giving Tuesday.

Arts & Culture Commission

Highlights in addition to meeting minutes:

- **VIDA award:** On December 13 the VIDA award was given to honor the muralists of Yellow Springs. The award is installed in the walkway between the Emporium and the Senior Center near the new mural recently installed by artist Dylan Sage. Also please check out the Jungle Mural in Keith's alley that is in the process of restoration. It looks great! Thank you to muralist Sarah Dickens.
- **Banner Project**: The Banner project at the YS High School is progressing. Florence Randolph, Mayor Conine, and I volunteered to review and provide feedback to the students who are researching and planning the banners. Special thanks to Megan Bachman and the Yellow Springs News for volunteering as well as providing research support for the students.
- **Holiday Decorations**: At the request of the Chamber of Commerce, members of the ACC had the pleasure of nominating the top 3 local business holiday decorations. This was VERY difficult. Thank you to the Chamber and the businesses for going all out to create a festive holiday atmosphere in the Village!
- **Budget**: In December the ACC voted to approve $300 to complete the Jungle Mural Restoration and $350 for a new mural installation. Our remaining budget is: $49.78.
- **Annual Report**: The ACC is developing an annual report. Our goal is to have a draft from Commission review in January to be approved in February. This can be presented to Council in the second February meeting.

Economic Sustainability Commission

Highlights in addition to meeting minutes:

- **CBE Special Report:** The ESC prepared a special report to update the Council on our work, to date, related to the CBE property. We look forward to feedback from Council.
- **Annual Report**: The ESC is developing an annual report. Our goal is to have a draft from Commission review in January to be approved in February. This can be presented to Council in the second February meeting.

Prepared by Lisa Kreeger, Council Member
December 17,2018

ACC Meeting Minutes 11/14/18

PRESENT: Brittany Baum, Brian Housh, Cathy Roma, Dylan Sage, John Fleming
NOT PRESENT: Nancy Mellon, Lisa Kreeger

- Sarah Dickens updated the progress of the Jungle Restoration Mural. A ribbon cutting will take place on 12/12/18. There will be a commemorative plaque on the mural. The content of the plaque will include village pride in public art and also recognize the ACC and the YSCF as funders of the restoration.
- Dylan will submit a proposal for a new mural before December 12.
- Banner Project: coordinators are open to suggestions for additional subjects.
- ACC Mission Statement approved by Village Council.
- Brian discussed the Village Budget overview for support for Commission Projects
- The annual Holiday in the Village Award will be announced on December 12.
- VIDA: a submission by John Hudson for acknowledging the straw Bale Houses. The next VIDA will be given to "the Muralist of Yellow Springs". The award will be located on the passageway between The Emporium and the Senior Center

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 November 7, 2018; 7:00 pm
Council Chambers, John Bryan Community Center

Attendees: Saul Greenberg, Henry Myers, Gerry Simms, Sammy Saber, Lisa Kreeger, Mark Crockett, Karen Wintrow, Susan Jennings Absent: Emily Seibel, Steve McQueen
Guest: Jim Hammond

The meeting was called to order at 7:02 by Greenberg.

Minutes
Minutes from October were unanimously accepted as amended (Simms/Kreeger) Amendments as follows: 1) Under Threats, change red dot in a blue sea to Blue Dot in a Red Sea (Simms/Kreeger)

Citizen Concerns
None

Old Business
Designated Community Improvement Corporation Update
Kreeger and Council President Brian Housh are currently in conversations with stakeholders identified in the position paper. They have met with the YS Chamber and YS Community Foundation and are scheduled to meet with the Miami Township Trustees and the YS Schools. The conversations have been going well. They are developing a better understanding about the boundaries to development and funding in the village and current reliance on local resources only isn't sustainable. They hope the DCIC will lead to a pooling of assets rather than individual paths for each entity; exploring the most beneficial role for the DCIC to make this happen.

Myers asked about decisions regarding the sale of village-owned property. Kreeger conveyed information from Village Solicitor Chris Conard that the village could attach stipulations on the sale of property to protect the interests of the village and ensure use fit community values on a case by case basis. Myers remains concerned with a loss of control of village assets.

CBE Marketing Plan/SWOT Analysis
Saber facilitated the discussion and began by reviewing the SWOT process. Strengths and weaknesses are internal while opportunities and threats are external.

He suggested combining strengths and opportunities to determine what sorts of industries might work at the CBE. For example, the strengths of water, agriculture and wellness would support food production as a target industry.

Another opportunity would be smaller, boutique companies typically looking at the coasts but attracted to ethos in YS at a much more affordable cost. Tech companies would fit into this category. Three large international airports along with Springfield Regional Airport would make travel easy.

Cultural/eco-tourism was also identified as a potential opportunity.

The loss of the Fels Longitudinal Study from Wright State was mentioned as a possible opportunity if someone could be found to take it on.

Green energy technology and manufacturing was also identified as an opportunity.

Nutraceuticals is an opportunity based upon our wellness focus along with Cresco being the first business in that location.

Myers is concerned that the industries we're discussing are not appropriate for the scale of the CBE.

Next there was consideration of Weaknesses and Opportunities. The industries mentioned were Rehab Contractors, Defense Contractors, Drone Research and Wellness.

Next Steps:

1. Gather information on Marketing Consultants
2. Reach out to other communities
3. Review current state of business in YS
4. Get input from citizens outside of the ESC
5. Develop personas of potential industries for the CBE
6. Talk with Real Estate Developers
7. Research similar communities who have done industrial/business development

New Business

Kreeger advised that the ESC should be working on 2019 Goals and the 2018 Annual Report.

Agenda Planning

At the next meeting, individuals will report back with information gathered, specifically a report back from conversation with a developer.

Adjournment at 8:30 pm. (Simms/Kreeger)

Next meeting December 5, 2018 at 7:00 pm in Council Chambers

MacQueen December 2018 Commission Reports

Planning Commission Report

Most of Planning Commission's time at its last two meeting have dealt with the proposed senior housing PUD proposal that Council will be dealing with at its 12/17/18 meeting. At a later date I will bring issues that have come up during our deliberations in using the PUD process. I think the PUD legislation warrants review and revision. At our last meeting, PC did approve a conditional use for a medical massage business in a home on Glen Street.

Village Manager's Housing Advisory Board Report

A 2018 written report has been included in the Council packet. It includes potential goals for 2019.

Environmental Commission Report

At our 11/15/18 meeting I brought up the possibility of EC supporting an involvement in the Little Miami River conservation and enhancement. I would like the Village of Yellow Springs to become a partner with other neighboring communities in the Little Miami Watershed Network (LMWN). The goal of the Network is the restoration and protection of the Little Miami Watershed. Other partners include Sugarcreek Township, Beavercreek Township, the City of Bellbrook, Tecumseh Land Trust and Glen Helen. I will bring more information to Council about this opportunity in 2019.

EC plans on submitting a Letter to the Editor of the YS News regarding the Village letter in support of the EPA regulations of the Vernay contamination. EC continues to explore ways on increase recycling including, developing a way for apartment dwellers to recycle and more recycling of plastics. We are also exploring grant opportunities for community composting. We continue to work with staff to develop a Village policy about the use of pesticides on Village-owned property. We, unfortunately, had to say good-bye to Duard Headley who needs to leave EC because of increased work obligations.

Village Mediation Program Report

At its recent meeting on December 6, the VMP had a wide ranging discussion with Kathryn Hitchcock from the Greene, Clark, and Madison Counties National Alliance on Mental Illness (NAMI). Kathryn noted that the impetus for the creation of the local chapter was the shooting death of Paul Schenk. Since that time the chapter has developed a number of services. We discussed how mediators might use this information as well as the difficulties in broaching the topic of mental illness with people. Janet Mueller will speak at a future meeting regarding how Yellow Springs might implement a police – citizen mediation, possibly adapting the model used by the Dayton Police Department and the Dayton Mediation Program.

The purpose of the Human Relations Commission shall be to promote harmony among the citizens of the Village and to work to eliminate prejudice and discrimination within the Village against any individual or group because of race, religion, nationality, heritage, gender, age, disability, sexual orientation or economic class.

HRC Meeting Minutes December 6, 2018

Introductions: Tim Baum, Jessica Thomas, Debra Williamson, Cindy Shaw, Kevin Stokes, Patti Bates
Approval of minutes: Kevin Moved; Cindy seconded. Approved unamiously.

Requests for Support:
YS Schools requested 2,000 for funding for the 8th grade field trip to Washington DC; We are asking them to request money from other sources such as the YS community foundation. This money would be used to help students who receive free and reduced lunches. Kevin moved to award them the remainder of HRC's budget, $1,965; Jessica seconded the motion, and it was approved unanimously.

Council Updates: There will be a Justice System Commission; HRC will play a role in that work, but we have to wait for the JSC to ask HRC for the help in doing the work. There may be some shuffling around in roles for liaisons from Village Council.
**We need to put in a budget request to council in January

Old Business:
JSTF Update- JSTF has been disbanded so there are no updates

Rental Housing Welcome Kits-Cindy's packages have been delivered to the village office and The task has been accomplished. There will be postcards that the Village can print and give to the landlords. The tenets will then come to the Bryan Center to receive their welcome bags.
Council Requests for URU support- there was a 5,000 grant from the Community Foundation to help with funds for the round-up.

Discussion of various value statements-not necessary; we may pick it up at retreat

Best Practice Social Media- There should be a way to help people understand different points of view.

New Executive Positions- will be discussed at retreat

Standards and Procedures- Will be discussed at retreat

New Business:
Patti brought to our attention that there has been an uptick in incidents with folks with mental illness and folks who are homeless. Jessica and Tim are going to do some research on getting a homeless shelter program off the ground. We will add this to the next agenda and the retreat agenda.

Retreat date: We are setting the date for the 27th of January from 1:30-5:30 in Council Chambers. We will get a round table so that we can all see each other.

Next Meeting Jan 3, 2019

The purpose of the Human Relations Commission shall be to promote harmony among the citizens of the Village and to work to eliminate prejudice and discrimination within the Village against any individual or group because of race, religion, nationality, heritage, gender, age, disability, sexual orientation or economic class.

Board Report for Human Relations Commission – December 2018

Submitted by Kevin D. Stokes, Council Liaison.

- Commission met on December 6th, 2018

Member present: Debra Williamson, Cindy Shaw, Jessica Thomas Raska, Tim Baum, Kevin Stokes. Also present: Village Manager, Patti Bates

Adoption of Minutes (October)

- Citizen Concerns
  - None
- Council Updates
  - Stokes shared that there is now a Justice System Commission and that any role previously discussed regard HRC and an Advisory Board wilhave ot come from this new body
  - Also, there Was a new member voted onto Council, Kineta Sanford
  - The Utility Round Up Program (URUP) is now in effect. There will be a meeting of the URUP committee in the following week to address any programmatic concerns
  - As part of upcoming Council budget discussions early in the new year, HRC will need to prepare its budget in time for Stokes to request funds for 2019
  - Stokes will reach out to Housh regarding requests from HRC before Commission budgets are approved.
- Grant Requests
  - YS Schools request for funds in the amount of $2000 for the 8th Grade field trip
    - Request was granted for the amount remaining in budget, of $1965.00. Steve McQueen represented the School District
    - This added to the discussion about tracking funds more closely, especially since we do not have a treasurer
- Old Business Updates were discussed (or moved to next meeting or January retreat)
  - 365 Project/YPOC
  - JSTF Update
  - Rental Housing Kits
  - URUP
- New Business will include discussion of the possibility of a homeless shelter in YS
- Approval of Next Agenda
  - New topics will include Standard Operating Procedures and new Executive Officers

Details can be found in the official minutes of the meeting

12/13/18

TO: Yellow Springs Village Council
FROM: Marianne MacQueen
RE: Reflections on the Senior Housing PUD Proposal

Our recently approved housing goals of 60% rental reflect the fact that there has been a dearth of rental units created in Yellow Springs over the past several decades. The reasons for why we have not had more rental development include issues such as lack of buildable and available land, prejudice against rental housing, and – probably most importantly – the capital and resources needed to develop and manage rental units. The unique feature of Low Income Housing Tax Credit projects is the significant source of capital that comes from for-profit businesses. These funds are scare (as are all affordable housing funds) and the demand is high.

The PUD project Council is being asked to approve (or reject) is a one-time opportunity to provide critically needed affordable senior rental housing. If this project is successful, it could play a key role in moving our housing effort forward, including freeing up some homes where seniors are now living. St. Mary's Development Corporation and Yellow Springs Home, Inc. have surely spent hundreds of hours to get this project to this point. Like it or not, we are now faced with making a decision that will have major implications on senior housing in the Village for the foreseeable future. If Council rejects this proposal, it is hard to imagine that St. Mary's (or Home, Inc. for that matter) would be willing to bring another proposal forward in the near future.

Unfortunately, there really aren't other viable options to this proposal. Making the building smaller would mean the project would not get funded. Lowering the portion of the building that contains four floors and expanding the building footprint would mean a design that was rejected by the neighbors. The idea that we could get anywhere near the number of affordable senior rental units by promoting smaller projects such as mixed-income developments is not realistic. The money and capacity are just not there to fund such developments. Even if it were possible, and we successfully negotiated with developers to build 20% affordable senior rental units in every development, it would take a total of 270 more units to reach the same number of senior units as this project will include. Council has just set a goal of building 300-500 units over a 10-15 year period of time. So it would be a long time in coming.

Here is what Council needs to consider. **Are there significant negative impacts posed by this project that outweigh the benefit of having a critical mass of affordable senior housing rental units?**

I will leave concerns such as fear that it would become a ghetto, that people from outside Yellow Springs might want to live there, and that it would erode the "small town appeal" for others to address. I will focus on the primary concerns that were raised at Planning Commission: the size of the building, density, building height and traffic.

There is not getting around it, this building would be one of the largest in Yellow Springs. The four story section of the building would be comparable in height to North and South Hall on Antioch campus. The overall square footage of the building (56,000 sq ft) would be greater than that of South Hall (31,000 sq ft) but less than Main Building and the Science Building (both about 63,000 sq ft). It would be substantially smaller than Antioch Midwest (92,000 sq ft).

Our question must be: is there anything inherently negative about having a building of this size in this location? Clearly it is larger than the single family homes. With a footprint of 19,500 sq ft it has a footprint similar to the Assisted Living unit at the neighboring Friends Care Community. Clearly it would

be visible from all the neighboring buildings and from Xenia. I'm not sure that that is a negative. It would block the impact of the fire station from those homes to the east. Richard Lapedes made a point at the last Planning Commission that is worth considering. Is there a reason why we should not exempt a building such as the proposed senior apartment building from the height limitations just as we do for churches, educational institutions and other public buildings?

The density of 54 (mostly one-bedroom) senior units can't really be compared to 54 single family attached or detached homes which would have a much bigger footprint, more bedrooms, bathrooms, people coming and going, cars and general traffic. I suggest we compare it to the impact of Friends Care Community on the neighborhood. This would include those who live in the independent living and assisted living units (35 people total); who come for out-patient rehab therapy; family and friends who visit FCC residents; and FCC staff. I checked with Becky Baker the Director of Admissions and Marketing at Friends Care. She said that she is not aware of any complaints by neighbors due to traffic or other concerns from activities there.

The PUD exists as an optional tool *"to permit flexibility in the regulation of land development…"* This project meets a number of the purposes listed under the PUD statement of purpose including*: innovation of land use, form of ownership and variety of design, layout of structures constructed; achieve economy and efficiency in the use of land; to provide better housing…particularly suited to residents…. 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."* I recommend that Council approve this project.

Judy Kintner, YSO Village Clerk

From:	Emily Seibel <emily@yshome.org>
Sent:	Thursday, December 13, 2018 5:26 PM
To:	Judy Kintner, YSO Village Clerk
Cc:	Christopher Bongorno; Kevin McGruder; David Seitz; Jeanna GunderKline; Anderson, Jackie (LNG-DAY)
Subject:	Letter with Enclosure for 12/17 council packet
Attachments:	12.13.2018 Yellow Springs Senior Housing FAQ.pdf

December 13, 2018

To the Members of Village Council:

Re: Yellow Springs Senior Apartments FAQ

The board of Yellow Springs Home, Inc. would like to review a few of the common questions about the proposed senior apartment project. We fully anticipate locals to qualify and live in the apartments.

Local Seniors Will Qualify

More than 350 seniors in Yellow Springs make less than $35,000/year and would likely qualify for units that cap income at 80% of Area Median Income ($36,800 for a one-person household). Of the 350, 240 seniors in YS currently make less than $25,000/year and would also likely qualify for units that cap income at 60% of Area Median Income ($27,600 for a one-person household). More than 50 local seniors are already on interest lists for affordable senior rentals in the Village.

Assets Are Allowed

Currently owning a home or having retirement savings does not automatically disqualify an applicant, as only a very small portion of the assets (0.6%), or recurring income from the asset, is considered as income. We anticipate that some seniors in Yellow Springs will downsize, selling their homes and moving in.

Building Height

In regards to the height, the building is a mix of two, three, and four stories with varied roof-lines. The height allows for significant green space, a preference among neighbors. The height has also been approved by MTFR Chief Altman for fire safety. The building design is in direct response to 16 listening sessions held over the summer.

Building Scale

The project must be at least 54 units to secure funding in the highly competitive tax credit program, where $8,000,000 in tax credit equity is needed to pay for construction and to make and keep rents affordable.

The scale of this project is supported by the Housing Needs Assessment. If we are awarded funding, it is unlikely that another senior housing award will be issued in the foreseeable future. This is our one chance to make a significant difference.

Senior Housing Focus

Why focus on senior housing? The reality is a family tax credit project would not fit on the site. Seniors and local organizations have been working to make this dream a reality in Yellow Springs since 2005. The need has grown, not diminished.

Seniors are also vulnerable to the challenges of aging in place, living on a fixed income, and having unmet accessibility needs. Lastly, many seniors have contributed to Yellow Springs for decades, finding new challenges when they transition to a fixed income.

Home, Inc. recognizes the need for family housing as well and is committed to a "both, and" solution. In addition to the 22 family units already completed, we have projects planned to further meet this critical local need.

The Community Benefits

Community benefits include more than $45,000/year in estimated new property tax revenue to support our schools, improved infrastructure on a vacant infill site, an expanded local consumer and tax base, new accessible housing for seniors, homes opening up for families as seniors downsize, meeting public goals, and providing for approximately $10,000,000 in local economic development. PUD incentives for affordability, open space, pedestrian connectivity, energy efficient building, and other zoning code incentives are met or exceeded.

Approval for preliminary zoning is not a "done deal." It's just the starting point. We ask that you recognize and support the value to our community of this worthy project and give it a chance to succeed.

Please see the enclosed FAQ, which expand on these ideas and include specific examples of income qualification with assets and other details. We thank you for your consideration.

Respectfully submitted,

The Board of Trustees, Yellow Springs Home, Inc.

Alex Scott

Jackie Anderson

Christopher Bongorno

Cynthia Sanford

David Seitz

Jeanna GunderKline

Kevin McGruder

Malte Von Matthiessen

Jacqueline Radebaugh

Steve McQueen

Timothy Honchel

Enclosure: Yellow Springs Senior Housing FAQ

Yellow Springs Senior Apartments FAQ

Can We Expect Locals to Live Here?

- **Yes!** The Housing Needs Assessment illustrates the local need for this project and pent-up demand. There are more than 1,000 senior[1] heads of household in Yellow Springs.

- Of these, more than **350 seniors currently residing in the Village make less than $35,000/year** and would likely qualify for units that cap income at 80% of Area Median Income[2].

- Of these, **240 seniors currently residing in the Village make less than $25,000/year** and would likely quality for units that cap income at 60% of Area Median Income[3].

- **More than 50 seniors currently living in the Village have already expressed personal interest** in moving into affordable, senior-oriented rental housing options in Yellow Springs[4].

- While the project will be using an Affirmative Fair Housing marketing plan, **local seniors will be able to join a first-come, first-serve interested party list as soon as the project is approved[5].**

- Owning a home or having a retirement account doesn't automatically disqualify eligibility. **Here's how assets are calculated within the income limits:**

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[1] Aged 55 and older, as per tax credit program rules.

[2] 80% of Area Median Income in 2018 is $42,080 for a two-person household. 350 local senior households like qualify.

[3] 60% of Area Median Income in 2018 for a two-person household is $31,560. 60% of AMI will be the average income served by the project. 240 local senior households likely qualify.

[4] This figure was generated between the rental interest list for the upcoming Yellow Springs Home, Inc. Forest Village Homes project and a waitlist provided by the Senior Housing Working Group. There are no duplicates in this figure – these were removed when calculating the total number of seniors already on interest lists for senior rental housing, with minimal advertising. These figures are intended as an anecdotal representation of local interest in an affordable, accessible, senior rental project.

[5] The interested party list will have the name, address, phone number, and unit preferences of all interested. Once the project is within 120 days of building completion, the property managers will notify everyone on the interested party list that we will begin taking applications. At the time of application, everything will have a date stamp so that applications are ordered. Typically, most of those on initial interest lists are from the area or in some cases moving back to the area.

1. **Only a small portion of assets is considered "income"** from the perspective of the income limits to tax credit projects. Please see the footnotes for the methodology[6].
2. If someone is selling a home, for example, the income as considered an asset, not income for that year, and treated as such. Please see the following examples to demonstrate how assets and income are treated differently in income qualification.

Example: A Senior Has Home Equity of $250,000

A senior sells her home and has $250,000 in net proceeds, which she retains in a savings account. $250,000 represents "imputed income" of $1,500, or 0.6%, which is added to the senior's annual income.

A senior receiving the national average of Social Security income of $1,404 per month would make $16,848 per year[7]. Adding in home equity "imputed income" of $1,500 would report a total income of $18,348 per year.

At just 40% of Area Median Income, this senior makes well below the average income limit for this project after selling her home.

Example: A Senior Has Home Equity of $250,000 and $200,000 in Retirement Savings

Using the same scenario, we can add in a healthy amount of retirement savings. A senior with $200,000 in retirement savings would add another $1,200 in "imputed income" for their retirement savings asset, for a total income of $19,548 per year.

At just 42% of Area Median Income, this senior, with a retirement account and home equity, makes well below the average income limit for this project.

Example: A Senior Has Home Equity of $250,000 and $200,000 in Retirement Savings Subject to a Minimum Distribution

Depending on the retirement account and actual income, this amount may be adjusted. For example, if the $200,000 is in a traditional IRA and the applicant is aged 70½, she may have to take a required minimum distribution. In this example, the distribution calculation (tables are available on the IRS

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[6] If total household assets (retirement accounts, home equity, etc.) is less than $5,000, then actual income produced by the assets is added to annual income. If the asset total is greater than $5,000, there's an additional calculation. The value of the asset (including home sale proceeds) must be multiplied by the HUD Passbook Rate of 0.6% to determine the "imputed income" (unless the tenant is receiving Below Market Interest Rate assistance, then no imputed income is calculated). If the "imputed income" is greater than actual income earned, then it is added to the total household income.

[7] According to Forbes.com *"What is the Most I Can Receive from My Social Security Retirement Benefits?"* by Contributor David Rae, April 18, 2018

website) for a $200,000 retirement account would add $7,547.17 in annual income. Total income in this scenario would be $25,895.17.

At 56% of Area Median Income, this senior, with a minimum distribution retirement account and home equity, makes well below the income limit for this project.

It should be noted that more than 20% of Americans have nothing saved for retirement. Of those that were able to save for retirement, one third report having less than $5,000. **The average amount that Americans have in retirement savings is $84,821**—far less than what is recommended[8].

Income verification is completed on a case by case basis. While not everyone in Yellow Springs will qualify for the housing, with an upper income limit of $42,080 in annual income for a two-person household and $36,800 for a single, **many seniors in Yellow Springs will qualify**.

Height vs. Green Space

- In general, a lower building height requires more of the site to be covered with buildings, paving and storm detention. A taller building requires less of the site to be covered, allowing for amenities benefitting the community and responding to the listening session feedback, including: more open space for outdoor areas, resident gardens, pedestrian paths, further setback from the residential neighbors, etc.

- The current design which features 2, 3, and 4 storied rooflines, allows for 33% open space[9]. A similar design with a building limited to 3 stories, would result in 20% open space (below the required minimum threshold).

- Neighbors preferred a higher building with more green space, a larger setback, and varied rooflines stepping down to the residential corridor.

- Together the sloped rooflines and varied building heights allow for enhanced open space and visually mitigates the extra height of the four-story portion of the building and the extra height from the sloped roof forms.

- Fire Chief Colin Altman has reiterated that this project will meet or exceed all fire safety requirements and will be a fire safe building, meeting all current fire safety codes.

Why the Project Has to be at least 54 Units

- A thorough analysis of the scoring criteria for the tax credit program reveals that at least 54 units must be built to be competitive and to have a chance of being funded. Approximately

[8] https://www.cnbc.com/2018/05/15/how-much-americans-have-saved-for-retirement.html

[9] Open Space as defined here does NOT include the building footprint, paved parking areas, storm water detention areas (though the development team will work to make these visually appealing), or the required setbacks (which will be green).

$8,000,000 in equity from selling state-awarded tax credits is needed to make the project happen.

- There are several reasons for a 54-unit floor, including tiebreakers which prioritize larger projects and a competitive evaluation of the total development cost per unit. More units gives us an increased chance of success.

- There is not an option to reduce the scale through the highly competitive tax credit program and secure funding. If a smaller project were submitted, it would not receive funding. To approve the PUD with the condition of a smaller number of units would mean that the project would not be applied for.

- The scale and density of the building are supported by the recently conducted Housing Needs Assessment and are needed in the community. It is highly unlikely that another tax credit senior housing award will be issued in the foreseeable future.

Why Focus on Senior Housing? What about Young Families with Children?

- Yellow Springs Home, Inc. has been and will continue to be focused on housing families with children. In addition to the 22 family units already completed, with additional family housing projects in the works.

- <u>There are three reasons why this is a senior-focused project:</u>

    1. A large senior housing project has been in the works for more than 10 years. The time is now to meet this pent up local need head-on.

    2. Seniors are most vulnerable in terms of challenges to aging in place - more likely on fixed incomes, more likely to be isolated and lonely, and more likely to have unmet accessibility needs.

    3. A family project won't fit on this site. If we tried to build this as a family project, it would still have to be 54 units and would not fit on the site due to requirements for larger units. It is not possible on this site to do family housing through the tax credit program, though the need is there to do a family rental tax credit project at another (larger) location in the Village.

Where is the Money Coming from & Conditions of the Tax Credit Award

- The project will work because approximately $8,000,000 in tax credits will be awarded to help defray the cost of construction, reduce the permanent loan needed, and make/keep rents affordable.

- These tax credits are sold to investors, who provide equity to the project. Investors will be managed in a fund and will likely include CRA[10] institutions such as banks.

- The tax credit program is highly regulated and very competitive. We will have to secure a perfect base score and win tiebreakers that are very dependent on limiting the total cost per unit to the extent possible in order to receive funding.

- Outside investment in necessary to bring a benefit of this scale and impact to Yellow Springs

How Does this Fit in with the Bigger Picture?

- This project meets a need clearly articulated in the Housing Needs Assessment and is one strategy to meet the pent-up local demand for accessible, affordable housing for seniors in Yellow Springs.

- The mission of Home, Inc. and St. Mary is to identify the housing needs in Yellow Springs and seek funding to meet the most critical needs through the tax credit application process.

- The project is just one part of what we hope will be a coordinated effort to meet the housing goals identified by the Village of Yellow Springs.

Economic & Other Benefits to the Community

- Yellow Springs Senior Apartments will provide for approximately $10,000,000 in economic development on an infill, vacant parcel in the Village that has not provided any property taxes to the Village for many years.

- $8,000,000 in outside tax credit equity will be invested in Yellow Springs

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[10] CRA stands for the Community Reinvestment Act and is title VIII of the Housing and Community Development Act of 1977. It's a US Federal law designed to encourage commercial banks and savings associations to help meet the needs of borrowers in all segments of their communities, including low- and moderate-income neighborhoods and low- and moderate-income residents. Congress passed the Act in 1977 to reduce discriminatory credit practices against low-income neighborhoods. These institutions are regulated to ensure compliance. Investing in tax credit project is one way for CRA institutions to meet the requirements of the law.

- The project will conservatively generate more than $45,000 in annual property tax revenue, which benefits our schools and Village services (previously the site generated $0.00 in taxes)

- The project will expand the utilities base and will create more stock in the Yellow Springs housing market

- The developers have agreed to pay for up to $56,000 in infrastructure improvements to support the project, including $27,000 in sewer relining costs that would normally be the responsibility of the Village

- As seniors move out of existing homes and rentals and into the project, more housing will be available to families, expanding our tax base and adding local consumers

- The project provides accessible housing for seniors that is not otherwise available

Why the Time is Now

- The 2019 qualified allocation plan for tax credits aligns with the proposed project. The development team is confident that a perfect score can be reached alongside being competitive in the tie-breakers**. This narrow window extends through February 21 of 2019 only, as the scoring will be re-structured in 2020 and it is unknown whether the site will qualify for a maximum score.**

- No tax credit project has been built in Greene County in more than a decade.

- Tax Credits are responsible for 90% of housing development in the United States. Non-LIHTC funds are shrinking and difficult to come by. Yellow Springs Home, Inc. maxed out the non-LIHTC funds for the six-unit project on Dayton Street, which worked partly because the land was acquired below market pricing. To do a large senior-focused rental project without tax credit equity would be impossible on this site, given the cost of the land and the non-LIHTC funds available.

- It is highly unlikely that the Village could make up the difference in the equity needed to meet the need of affordable housing options for seniors (approximately $8,000,000). This project helps to meet the aggressive housing goals set by the Village in the coming years.

- Giving approval for preliminary zoning just means that we get to play the game. It is not a "done deal"—it's the starting point.

- Given the local senior housing crisis and pent up demand, this project is appropriate in size, scale, and density to best meet the needs of local seniors.

Judy Kintner, YSO Village Clerk

From: Joan Horn <joanhorn@att.net>
Sent: Wednesday, December 12, 2018 4:05 PM
To: Judy Kintner, YSO Village Clerk
Subject: Home Inc. & PUD Approval for development of housing

Dear Council members:

I understand you will be discussing the need for Senior Housing through Home Inc. planning very soon. I have already come to Council and spoken a few words some weeks ago. As the final decision is being worked on very soon, here are my thoughts at this point.

Having lived in the village since 1956, I have seen the ongoing rise, and difficult search for affordable housing, both for Seniors and for others. I've been affiliated with Home Inc. for a long time, serving on their board and continuing to help them thank major donors with personal visits to them. A special concern of mine is for diversity within the village - both in income levels, ethnicity, and with a vibrant body of active people, willing to do whatever they can help with in so many activities. The economic benefits to the Village are extremely important, too.

Listening to the few various negative concerns expressed by others at that meeting some weeks ago, I am sincerely convinced that Home Inc. can and will provide ways to meet these various considerations. I urge the Council to be successful in seeking approval to move ahead. Our village is already filled with a number of differently adapted individuals,and we should continue to seek out talented and committed folks who will aid in enriching this place many of us have called home for a long while.

I wish you good luck in your search for the answers that will make this possible.

Cordially,

Joan Horn
1635 Spillan Rd.
Yellow Springs, OH 45387

Judy Kintner, YSO Village Clerk

From: Richard Lapedes <richardlapedes@me.com>
Sent: Thursday, December 13, 2018 5:25 PM
To: Judy Kintner, YSO Village Clerk
Subject: Letter to Council

Re. Support of Senior Apartments Project

To the Members of Village Council:

Over the last decade, we have repeatedly tried and failed to provide housing accommodations for our senior citizens. The issue is particularly acute for those whose working lives didn't allow them to retire with sufficient income to continue living in their own homes and/or have mobility issues that are not accommodated in the current rental housing stock. For them, affordability is critical. Often, these folks are the very same people who have contributed mightily to our community well-being for decades. Now comes an opportunity to solve this ongoing, obvious, well documented and growing problem.

No solution is perfect, but this one looks about 90% excellent. The 54 unit apartment building must by law be built to higher standards than market rate housing. It must by law remain affordable rental units for people 55 years and older for minimum 30 years and highly likely in perpetuity. The land under the apartment building will remain in a well-established local community land trust, Yellow Springs Home, Inc. The developers are able to pay for off-site infrastructure, too - improving the Village at no cost.

The building's ongoing management will be overseen by an extremely experienced and highly regarded nonprofit entity, St. Mary Development, based in Dayton. St. Mary's focuses on affordable senior rental housing- doing just that for 30 years and now for over 4,000 units. We have spent years in Dayton on community projects. Unsurprisingly, we have never heard a negative comment about St. Mary Development. Our wonderful Home, Inc. researched deeply to vett them as their preferred partner.

Beyond all this, the building will be financed by resources outside Yellow Springs. Of course, many communities want those tax credits, so it is very competitive to bring those millions of outside dollars into our community. If we succeed, and with proper management of communications to our citizens, locals will be able to sign up for interest in a unit the moment the financing is secured. That would be their local advantage relative to folks who live elsewhere in Greene County.
So, what's not to like?

Well, the minimum number of units required to be competitive for the funding is 54. It is well documented that we have the market to fill 54, apartments with local seniors, but, yes, the building is big. At least it is larger than most projects in Yellow Springs. However, this is likely our one shot at affordable senior housing needs on a scale that really impacts our long growing needs. This apartment building will be perfectly sited across from the Friends Care. Though it is large in many people's opinion, it is designed to be as unobtrusive as possible through thoughtful design and a mix of two, three, and four stories with a sloped roofline, set back from

the road. The height maximizes the green space. Next door will be our new fire station. Other neighbors in single family homes have all been carefully included in these plans and are agreeable.

It is hard not to notice that the Village we love was built around the large, bulky tall buildings that became Antioch College. Those buildings were built with pride and for future generations. And those investments solved the existential problems faced in those times - albeit not by a smooth straight road. The proposed Affordable Senior Building is also a keeper with extensive guarantees of expert long term quality maintainence. A pretty darn good solution to our needs both financially and aesthetically.

We can't imagine any reason not to proceed.

We're mindful that such community-oriented buildings as churches and schools are already granted de minimis exemptions in our zoning code. We believe that an affordable building for our senior citizens deserves no less consideration.
We doubt an opportunity like this will come our way again, and know we can't change the state's timetable.That timetable may not perfectly fit our traditional processes, but hesitating about such deviations from process perfection is the equivalent of tossing out the baby with the bathwater. The idea that we might get stuck in the weeds of detail or that we'd be hesitant out of fear of change seems unthinkable to us.
Now, this year, is the chance to get funded. Everything lines up. We urge you to take advantage of this opportunity to bring millions of dollars into the Village to help meet today's pressing public need.

Maureen Lynch
Richard Lapedes
130 W. Limestone Street

Sent from my iPhone

AGRARIA

CENTER FOR REGENERATIVE PRACTICE

Community Solutions

The Arthur Morgan Institute for Community Solutions

Village of Yellow Springs
Village Council

December 13, 2018

Dear Members of Council:

I am writing to express my support for the Home, Inc. development of senior apartment housing. This development directly addresses the priorities laid out in the recent Yellow Springs Housing Needs Assessment. It brings millions of dollars of external funding into Yellow Springs, and also helps to broaden our tax base. By providing housing for seniors currently in larger homes, it also helps to increase the stock of available homes for people wanting to move into Yellow Springs.

As a fellow non-profit team, we have been grateful for the leadership that Home, Inc. has taken to help the village in numerous ways. Beyond the 22 units of housing already built by the organization—with 6 more in development-- Home, Inc. has been characterized by their support of the village as a whole, and by their collaborations with other non-profits. I serve on the Economic Sustainability Commission with Emily Seibel, and have been impressed with her broad-based understanding of how community development principles and practices can benefit the Village.

I hope that the Council supports Home, Inc. in their vision for senior apartment housing by encouraging preliminary zoning approval for the project.

Respectfully,

Susan Jennings
Executive Director, on behalf of
Arthur Morgan Institute for Community Solutions

622 Omar Circle
Yellow Springs, OH 45387
December 13, 2018

Village Council
100 Dayton Street
Yellow Springs, OH 45387

Dear Council Members:

I am writing to encourage you to support the request from Yellow Springs Home, Inc. for approval of the proposed 54-unit building at Xenia Avenue and Herman Street under Planned Unit Development designation of the Village Zoning code. The development provides a unique opportunity for the Village to take a significant step toward fulfilling the expressed interest of many in the Village for providing more housing that is affordable to low- and moderate-income people.

For the last twenty years Yellow Springs Home, Inc. has been developing approximately one home per year. While these homes are appreciated by their occupants, in reality they only addressed the crisis of housing affordability in a token manner. Home, Inc. has now increased its capacity to make a more substantial impact on housing affordability by partnering with St. Mary Development Corporation. The Bowen 2017 Village Housing Needs Assessment identified 237 rental apartments available in the Village at the end of 2017. When completed, the 54 new apartments in the Home, Inc. development would increase the number of rental apartments in Yellow Springs by over 20%. This is what makes this opportunity so unique. Multi-family buildings are the most efficient way to achieve the economies of scale that are essential to housing affordability. This scale is also essential to support the complex financial analyses associated with packaging the project using the federal Low Income Housing Tax Credit program.

In an 1853 speech alluding to people who celebrated democracy but criticized protest, the Black abolitionist Frederick Douglass described them as people "who want crops without plowing up the ground." As I have listened to the criticisms of Yellow Springs Home, Inc.'s proposed 54-unit senior citizens development, I have begun to feel that for some Villagers Douglass' description applies. They seem relatively comfortable with Home, Inc. providing affordable housing on a symbolic level, but very uncomfortable with doing the things necessary for Home, Inc. to make a significant impact on providing affordable housing for substantial numbers of people in the Village. There seems to be a strong consensus around a vision for Yellow Springs as a community of economic and racial diversity. The proposed senior citizens building is an important and significant opportunity to contribute to both of these goals. Your consideration is appreciated.

Sincerely,

Kevin McGruder
Treasurer, Yellow Springs Home, Inc.
Member, Village Manager's Housing Advisory Board

To: Village Council

From: Kathryn Hitchcock

223 N. High St.

Yellow Springs, Ohio

Dear Council,

My husband recently died. I plan to downsize in the next year and a half and move into an apartment for which Home, Inc. currently seeks zoning to build. Most, if not all, existing apartments in the village cost more than my mortgage. The senior apartments being built will be affordable and accessible, unlike most rentals in town. My understanding is the proposed structure is about as tall as the Mills Hotel, too. And there will be economic benefits to our schools and the village as whole.

The funding needed for this project has a timeline that extends into February 2019. The zoning request is just the first step. There is no “done deal”.

Seniors unable to afford to stay here have left with sadness to more affordable housing in surrounding communities. We miss their contribution to our community. It is time to give those of us who remain an option to stay here. After two decades of effort, ijt is time to build senior housing.

Kathryn Hitchcock

Judy Kintner, YSO Village Clerk

From: Susan Stiles <sastiles@att.net>
Sent: Tuesday, December 11, 2018 6:56 PM
To: Judy Kintner, YSO Village Clerk
Subject: Letter for Council Packet

December 11, 2018

To the Editor and Yellow Springs Village Council:

I would like to address the need for affordable senior housing and who will live in the apartments. I spent the last 17 years of my 25 years working at the Greene Metropolitan Housing Authority (GMHA) as the executive director.

The independent Housing Needs Assessment the Village Council had done identifies 350 current Yellow Springs senior residents with annual incomes below $35,000, 250 of those had annual incomes less than $25,000. This population will qualify for the proposed senior apartments. Many of them will want to live in a new safe and accessible apartment that will reduce their isolation and will provide specific services for seniors like themselves.

It is true that current landlords in Yellow Springs will lose some of their tenants. Those of us involved with rental properties know that the best tenants are usually seniors because they pay their rent on time, don't damage the property, and they aren't noisy. But there will be younger residents who will want to live in vacated rental properties. These younger people will also purchase the homes seniors sell to move into the apartments.

There is a concern I hear that seniors outside Yellow Springs will flock to move into new senior apartments. GMHA has a very large countywide wait list used to fill its units. When senior units in Yellow Springs are available, it can be hard to fill them. Most seniors want to be near their friends, families, physicians, pharmacies, churches, and their senior center. So most of the seniors on GMHA's wait list want to live in Xenia or Fairborn. But, there are former Yellow Springs seniors who have had to move out of town to find affordable, appropriate housing who will want to move back into town. Just as there are probably parents of some younger residents who may want to move to Yellow Springs to be near them. While director of GMHA, I had at various times been contacted by Yellow Springs residents who wanted to get their parent into senior public housing in Yellow Springs.

The proposed senior apartments will have affordable rents, but the rents will not be subsidized like rents are in public housing.

The local need and demand are here today to warrant this much-needed senior apartment. This is a worthy project that deserves the community's support.

Susan Stiles

Dear Yellow Springs Council:

Please approve senior affordable, safe, and convenient apartments. When calling Yellow Springs a special place to live, will you include senior citizens? In building senior affordable apartments, imagine -- they will be filled with people, ready to move in like me. Seniors will continue to provide economic benefits to schools, village, and downtown. And, let's not forget adding senior affordable apartments will free up many family neighborhood homes.

It is critical to support this project now. I have great confidence with Home, Inc. and St. Mary's leadership and expertise.

Suzanne Patterson
12-8-18

I Want To Stay

Dec 5, 2018

I have lived in the village for over 30 years, almost half my life. I now live in a small home that I own. I have worked outside of town most of my life and am now retired. I live on Social Security, supplemented monthly by money from an IRA. I feel fortunate. I can afford to support myself and stay in this town. Some of the ways I show my appreciation is by giving back. I volunteer at the Riding Centre, Dayton Food Bank delivery day in town, and in the past, I was a driver for the Senior Center.

I don't feel like a senior and I imagine many seniors in town also feel young. There is so much intergenerational contact here and so many things to participate in. It's a great town for seniors. Our Senior Center is a very active place! There are so many great offerings here, many from the seniors themselves! Their faces are familiar, and many are actively involved in this town. Many, many of them have lived here most of their lives too.

When I deplete my IRA, because of a large medical expense, a new roof, or just 10 years more of life, I will probably need to sell my home. At that point, I hope I will be able to stay in town. The senior housing that is being proposed by Home Inc., will allow me to stay, provided there are any open units.

I see this housing as something that is very important. There are many seniors who are already in need of affordable housing now in order to stay in town. They are in their own homes, some are in higher priced rentals that they struggle to afford. These are some of the folks you see in town, you just never know what their finances are. Most of us shy away from sharing this information. So when you think "old" and "low income" do not equate it with a lack of intelligence or trashy living. Every life is important. Often we don't remember all that a person has given until they are gone. Let's honor the seniors who live here now and want to continue to live here. Please support the senior housing development. Don't turn your head, say no, and just let life go on. Seniors here need your support.

Sue Pfeiffer

Citizens of Yellow Springs,

In light of current discussions around zoning for Home, Inc. and investment in Home, Inc., I am writing to clarify my role on council with regards to conflict of interest. Per my introduction letter to Council, I explicitly addressed that I would recuse myself from matters concerning Home, Inc. I understand that this is an important part of democracy and that as a Council Member who also works for a group that is working with the Village currently, it is important for me to be transparent and to step out when there is a conflict of interest. In fact, that was one of the very first questions I asked before I applied in order to fully understand when I should recuse.

On matters directly concerning Home, Inc., I will recuse. On issues of affordable housing in general, I will be actively involved in those discussions.

I take transparency seriously, so again, I will recuse myself just like those who have been associated with groups and organizations that work with the Village to achieve Village goals have had before me. I am grateful to have a committed team to work with who also care about the interests of transparency and democracy.

Best,

Kineta Sanford

From Judith Hempfling
Regarding Affordable Senior Housing Proposal
12/13/18

Dear Council,

In August Village Council adopted the document attached, entitled "Yellow Springs Housing Vision and Values" statement as a guiding document for all aspects of Village Government. In it we stated, "The Yellow Springs Village Government……understand(s) that each villager contributes to the wholeness and health of the community and are particularly committed to those struggling to remain in Yellow Springs because of affordability challenges." This was one of several statements we made making affordability and affordable housing a top goal and commitment not just of Village Council but of the entire Village Government. Increased density has been seen as a key element of reaching our goals.

An important characteristic of much of the center of the village are neighborhoods that are not harmonious in the sense that houses are of similar size or value, but rather are a wonderful mixture of stately homes, modest homes, and multifamily homes side by side in neighborly diversity. We have always said that we want mixed income neighborhoods, and this affordable senior housing apartment, which will serve elders of mixed incomes in a neighborhood of primarily single family homes, will add beautifully to the diversity of the neighborhood.

The purpose of the PUD is to provide flexibility to developers who bring excellent proposals like this one, in response to village needs, and increased flexibility to village government. The original written rule was 25% deviation, and it was removed to provide increased flexibility for planning commission and village council to grant greater deviation in exchange for greater positive benefits. Fear that this deviation would set a precedent if recommended makes no legal sense, as PUDs are granted in an individualized process to "achieve a recognizable and substantial benefit". Of course, another proposal, which would bring such a high level of benefit would deserve to be recommended just as this proposal.

Elders in our community who have given so much to YS have been calling for affordable senior housing for many many many years to ease their ability to remain in their beloved community. We have much to be thankful for in this excellent proposal. The application of the PUD should not be prescriptive, nor should it be based in personal preferences. It should be grounded in an understanding of our community in 2018 and what are its current needs to thrive.

I would urge Village Council to direct staff and planning commission to review the Comprehensive Plan, the Zoning Code and the PUD, as well as the Village Goals, and Housing Vision and Values Statement to develop recommendations which will bring these documents in alignment.

Please find attached the Yellow Springs Housing and Vision Statement, and see below a link to a panoramic street view of an 80 unit affordable senior housing complex, Ann Whalen Apartments, that sits in the downtown of beautiful Amherst Massachusetts across the street from a historic neighborhood of primarily two story homes. It sits across the street from the house being sold on this site. There are minimal setbacks, and yet it really works and does feel a harmonious part of a vibrant college downtown neighborhood.

https://www.realtor.com/realestateandhomes-detail/34-Kellogg-Ave_Amherst_MA_01002_M41768-83049?cid=txt_shares_rdc_ldp

Judy Kintner, YSO Village Clerk

From: Donna Sorrell <deesorrell@sbcglobal.net>
Sent: Sunday, December 09, 2018 1:29 PM
To: Judy Kintner, YSO Village Clerk
Subject: Support for Zoning

Dear Judy,

Please include in Council packet.

As part of a working group who support Home, Inc.'s request for a zoning variance, I hope this request is granted. I am one of the seniors in the village who would likely qualify for an affordable and accessible senior apartment. Health problems could make staying in my current Home, Inc. home impossible. My home could be purchased by a young family. We would then reap the benefits for our schools, the village and our downtown.

I urge those who support the zoning variance to attend the next Council meeting on Dec. 17 at which time there will be a 1st reading of the zoning request. Please show your support!

Donna Sorrell
645 Thistle Creek Lane
Yellow Springs, OH 45387

Judy Kintner, YSO Village Clerk

From: Cy Tebbetts <ilsetebbetts@gmail.com>
Sent: Wednesday, December 12, 2018 8:31 PM
To: Judy Kintner, YSO Village Clerk
Subject: letter to Council

To: Village Council

From: Ilse Tebbetts

Re: Rezoning for Affordable Senior Apartments

Earlier this week I heard a PBS interview with outgoing California governor Jerry Brown. One of the questions he was asked was whether he regretted that his government had not done more to build affordable housing in a state where there is an increasingly dire need for it. His answer, in essence, was that they had done what they could but that, in general, this is not something that governments are well-placed to do. It's a hugely expensive proposition, he said, and the only way his government could have undertaken it would have been to raise taxes — and thus (my conclusion, not his) make the cost of living even higher for the very people they would be trying to help.

The Yellow Springs Village Council has, in recent years, listed affordable housing as one of its top priorities. Yet, like the government of California, the village is really in no position to initiate or carry out the concrete steps needed to get any such thing done. The village does not have the money or the staff to build or manage any such housing. It has, instead, depended on Home Inc. to raise the millions of dollars it has raised, to recruit the thousands of volunteer hours it has recruited, and to pay its dedicated professional staff, to put some 28 affordable houses and apartments on the ground, to manage the rental units, and to help the owners and occupants of those buildings gain the financial stability necessary to own or occupy them.

Does this mean that choosing affordable housing as a top Village Council priority amounts to little more than empty rhetoric? Not at all. To the extent that it is able, the village has been helpful in a number of ways available to it, including selling land to Home Inc. at a reduced price, waiving tap-in fees for utilities, and granting variances to make economical construction possible on some lots.

There is no question but that Home Inc. has done all the heavy lifting when it comes to providing affordable housing in Yellow Springs. What it is asking now is one of the few contributions the village is in a position to make in the development of 54 units of affordable senior rentals—namely, approval of the PUD rezoning.

I would like to urge members of Council to continue doing what you can to support the efforts of Home Inc., which is, in effect, carrying out the promise of your priority list.

13 December 2018

Judy Kintner, Clerk of Council

To Village Council of Yellow Springs

I am writing in support of the rezoning of YS Home, Inc.'s parcel of land reaching from Herman Street to Marshall Street. I am writing both personally, and as President of the Board of Trustees of Friends Care Community. YS Home Inc. proposes to develop the land with a 54-unit senior apartment project. They have held numerous listening sessions with the neighbors, including Friends Care Community, and are proposing a development that addresses the concerns of the neighbors.

Friends Care Community meets the residential living needs of seniors and others by providing independent living, assisted care, long-term living, and rehabilitation services. But we do not provide long-term residential rental housing for seniors who can live independently. We identified that need some years ago, and explored options to provide rental housing at that time. For a variety of reasons, the project did not go forward as we had envisioned it. But the need for senior rental housing that we identified earlier is still unmet, as evidenced by the recent Yellow Springs Housing survey. The proposed project by YS Home, Inc., to be conveniently located across the street from our campus, would be a significant step forward in meeting the need for senior rental housing in Yellow Springs. In addition, the nearby location would allow for synergies between the activities and services we provide for our residents, and the residents of the proposed development. I would envision benefits flowing in both directions – our new neighbors might take advantage of some of our facilities and services, but might also become volunteers and provide visits or companionship for our long-term residents.

I urge Village Council to support the proposed zoning change to create an opportunity for this exciting project to move forward. I believe it will be good for Yellow Springs seniors, Friends Care Community and for the Village as a whole.

Yours sincerely,

Bruce Bradtmiller

President, Friends Care Community Board of Trustees

13 December 2008

To: Village Council members
From: Richard Zopf
About: Senior Housing Project

There is no doubt that my neighborhood is changing. Friends Care continues to change woods into buildings. The clinic is long gone and a township office is on the way. A neighbor tells me that when she retires she will have to sell her home and rent, probably outside the Village. New homes are being infilled on Marshall Street. Do I like all this change?

I served on Planning Commission for ten years and my memory says that almost no one supported the changes to their neighborhoods that came before us, yet the changes happened and they are now a well accepted part of the fabric of this village. As a commission member I felt bound to not only follow our laws, but also to think about the future of Yellow Springs. As a neighbor I am also obliged to go beyond my first, personal feelings and think about the future of my community.

We are facing the facts that Yellow Springs does not stay the same, even if we make no intentional changes. Some kinds of diversity diminish. Our demographics shift. Renewable energy requires space as well as intent. Police departments evolve. Costs increase. The list is long.

Efforts to provide adequate lower cost housing for senior citizens have been going on for many years. The results have been almost unrecognizable. The current attempt to solve this real problem can not please everyone, but it is both critical and desirable (look at the governmental references Judith Hempfling made at Monday's PC meeting).

Yes, as reluctant PC members indicated, this will be a massive structure and it will continue to change the character of the neighborhood. However, smaller structures will cost more and no one is offering to build alternatives. What this project will do is change the character of our community in ways that I find critical for our overall well being. Who else is going to meet this need? **Please give your support to this project.**

8/20/18

APPROVED Yellow Springs Housing Vision and Values Statement

Yellow Springs has a housing stock that enables a diverse community to live and work here.

The Yellow Springs Village Government, with community members, is committed to being a welcoming community which is environmentally and economically sustainable. This requires housing that enables people of diverse races, ages, sexual orientations, gender identities, ethnicities, economic statuses, physical & mental abilities, religious affiliations, skills and lifestyles to afford to live here. We aim for a balanced population across the age spectrum, valuing seniors as well as children and those in between, single people as well as families.
We understand that each Villager contributes to the wholeness and health of the community and are particularly committed to those struggling to remain in Yellow Springs because of affordability challenges. We also welcome newcomers wishing to move to our community. We encourage housing and workplaces that allow Villagers to live and work here. We recognize that, while homeownership is a goal for many, there are many others for whom renting is the best option and we seek a balance of both. Mixed income housing and increased density in all new development will be essential to reach our goals of promoting affordability and healthy neighborhoods.

Submitted by Judith Hempfling 12/14/18

MIAMI TOWNSHIP FIRE-RESCUE

225 Corry Street, Yellow Springs, Ohio 45387-1812
Phone: (937) 767-7842 • **Fax:** (937) 767-7811 • **Web:** www.mtfr.org

December 6, 2018

VIA ELECTRONIC MAIL

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

Re: Home Inc. Senior Apartments

Dear Ms. Swinger;

There has been much discussion around town regarding the height of the proposed Home Inc. senior apartments and its perceived fire hazard. As stated previously during the planning commission work session, from a fire code standpoint I am comfortable with the height and design of the building. The reasons for this determination are:

- **The building will be protected by a full fire suppression (sprinkler) system.** The presence of such a system will help to mitigate fire spread and greatly enhance life safety, most likely reducing the need for fire personnel to conduct ladder-based rescues.
- **The building will be protected by a complete fire detection/alarm system.** As with the sprinkler system, this system will allow rapid detection and notification of a fire and reduce the chances of fire spread throughout the structure.
- **The building will be built to meet current building codes.** This will include fire separations throughout the structure as well as protected stair towers.
- **Building set-backs are not great enough to offset the use of an aerial ladder truck.** In the event of a reported fire in the proposed building, additional units would be dispatched to the scene on the initial alarm. These additional units include two aerial ladder trucks both with heights of 75 feet or more. The addition of these units on the initial alarm lessens the need to conduct rescues from ground ladders assuming their ladders can reach upper floors.

When preliminary site and building plans are made, I will conduct to review to assure that the above factors are met. Assuming those are met, or acceptable alternatives are proposed, I would be happy to support exceeding current height limitations.

Please feel free to contact me if you require further information.

Sincerely,

Chief Colin S. Altman
Certified Fire Safety Inspector

VILLAGE OF YELLOW SPRINGS
VILLAGE COUNCIL

A RESOLUTION OF SUPPORT
FOR THE AGRARIA TRAIL IN YELLOW SPRINGS, OH

WHEREAS, the State of Ohio, through the Ohio Department of Natural Resources ("ODNR") administers financial assistance for public recreation purposes, through the Recreational Trails Program (RTP) and/or the Clean Ohio Trails Fund (COTF); and

WHEREAS, Community Service, Inc., d/b/a the Arthur Morgan Institute for Community Solutions ("Community Solutions") operates the Agraria Center for Regenerative Practice (founded 2017) at 131 E. Dayton-Yellow Springs Road, in Miami Township ("Agraria") and desires to connect Agraria to the Village of Yellow Springs and Yellow Springs High School/Middle School on East Enon Road via a public, shared use, ADA-compliant trail (the "Agraria Trail"); and

WHEREAS, the Yellow Springs Village Council considers bicycle and pedestrian transportation to be of utmost importance to the region by providing the region with recreation and transportation opportunities as well as the possibilities of economic and community development; and

WHEREAS, Community Solutions has been a trusted partner of Yellow Springs for over 78 years, providing access to valuable publications and educational programs; and

WHEREAS, Agraria offers both children and adults in Yellow Springs new opportunities for education and local food production through sustainable agriculture, permaculture, regenerative land use, and watershed restoration; and

WHEREAS, officials of the Yellow Springs Village Council feel that it is in the best interest of the citizens of Yellow Springs to support said project,

NOW, THEREFORE, BE IT RESOLVED THAT, the Village Council of Yellow Springs, Ohio:

Supports Community Solutions in its application to ODNR for Clean Ohio funding for The Agraria Trail.

SO RESOLVED THIS _____ of _____ 2018.

Signed:

_____
Brian Housh, President

_____
Marianne MacQueen, Council Member

_____
Lisa Kreeger, Council Member

_____
Kevin Stokes, Council Member

_____
Kineta Sanford, Council Member

Attest:

_____
Judy Kintner, Clerk of Council

Village of Yellow Springs

To: Patti Bates, Village Manager
From: Sgt. J. Knapp
RE: Upgrades to Building Access Security

Mrs. Bates,

Over the last year, and more specifically in the last 6 months, we have had an increase in the number of people who come into the building during the overnight hours. These individuals are typically not Village residents and are staying extended hours in the lobby of the police department to sleep. Several times, the lobby and furniture have been soiled with bodily fluids, body lice, bed bugs or just general dirt from clothing and shoes, and this has required extensive cleaning and/or decontamination.

We understand that some people need assistance with finding a place to stay, and we always offer to assist with lodging, food and public assistance. However our attempts to provide any help or support are normally declined. We have also had a few instances where the person has been hostile, threatening and uncooperative with the dispatchers and officers. This has created a situation that is unsafe for our staff and for our facilities. In the past, we have also had damage done to our restrooms including items being broken or rendered inoperable and fecal matter smeared on the walls and fixtures of the restrooms. Given that our dispatchers are usually alone in the building, they are prevented from intervening in the damaging actions since they cannot leave the dispatch center.

I am proposing that we install security features that will allow us to prohibit access to the building during the overnight hours when there is typically only a dispatcher in the building. This system will allow access to the vestibule area but the inner doors will be locked with a mechanism that prevents persons from coming fully into the building without the knowledge of the dispatcher. The system will have a device that provides for communication to the dispatch center and then the dispatcher will have a switch that will open the door. This will allow a person into the building but they must have a valid reason to enter the lobby. This is not intended to prevent any person from escaping a dangerous situation, inclement weather or for a reasonable purpose. This is only designed and intended to prevent unsafe situations. I also propose that “no loitering” signs be posted in the vestibule. Persons requiring police assistance or restroom facilities will of course be given access.

This system is proposed to be implemented during our remodeling process of the police department and during our transition to electronic door access and the removal of the older keyed locks. I have received a quote from our current vendor, Cooper Security, for $7,425 and that amount is available in the remolding budget. We request approval to move forward with the entirety of the system. Thank you for your consideration and I can answer any questions you may have.

Respectfully, Sgt. Knapp

Memo: 12-03-2018

Patti,

Miami Township Fire-Rescue will again serve as the sponsor for the New Year's Eve festivities on December 31st. After speaking with Chief Altman regarding the plans for this year we are both in agreement to have a repeat of last year's well executed event.

The plans are as follows:

> Xenia avenue will close between Corry & Limestone Street from **11:30pm on December 31st until 1:00am on January 1st.** Short street and Glen Street from Keith's Alley will also close.
>
> MTFR staff will be present throughout the event and will provide beverages and other items to the crowd prior to the ball drop.
>
> MTFR with the YSPD will coordinate the public safety action plan.
> Fire will take responsibility for overall event coordination under NIMS, with the YSPD responsible for security and traffic issues.
>
> MTFR will coordinate with Public Works regarding the use of staff and vehicles to shutdown Xenia avenue as safely as possible.
>
> YSPD will have 2 officers available to respond to calls for service as well as Officers with the Chief in the crowd to assist with clean up after the event.

We look forward to a fun, safe, community event bringing in the New Year.

Regards,

Brian

Brian Carlson
Chief of Police

Dear Village Council & Staff -

On behalf of the board and staff of the YS Chamber, we would like to express our deep appreciation for the support and assistance we receive from the Village everyday but especially on those two days we call Yellow Springs Street Fair.

We consider this to be a true partnership as we have the mutual goal of making Yellow Springs the best it can be for all who live, work & play here.

Warmest regards &
Happy Holidays
Karen & Alex

YSCHAMBER

YELLOW SPRINGS CHAMBER OF COMMERCE

enterprising ideas + meaningful support

December 14, 2018

Yellow Springs Village Council
100 Dayton St.
Yellow Springs, OH 45387

Dear Council Members:

The Yellow Springs Chamber of Commerce supports the efforts of Yellow Springs Home Inc. to expand affordable housing opportunities in the community including senior housing.

Because of limited senior housing options in Yellow Springs, many villagers have remained in their large family homes far longer than they would like because they simply don't want to leave this community. With new senior housing options, they can finally downsize to smaller, more affordable, and easily accessible housing which will then open those larger homes for current and new families which will in turn increase enrollment in our schools.

Yellow Springs Home Inc. has a great track record of effectively leveraging outside investment through tax credit equity and bringing economic development investment from construction jobs, increased property taxes and utility revenue. Those tax dollars are critical to support our schools, Village services and local businesses.

Investment in new housing also benefits local contractors, suppliers and businesses with the opportunity to participate in and support projects during construction and certainly as new residents move to Yellow Springs.

In conclusion, the Yellow Springs Chamber is pleased to support the important work being done by Yellow Springs Home Inc. to fill a critical need in the Village for a variety of affordable housing options including home ownership, rentals, senior apartments and cottage communities.

Sincerely,

Karen Wintrow
Executive Director

Judy Kintner, YSO Village Clerk

From: Janet Mueller <janetmueller17@gmail.com>
Sent: Wednesday, December 05, 2018 2:45 PM
To: Judy Kintner, YSO Village Clerk
Cc: Brian Carlson, YSPD Chief; John W. Gudgel II; Patti Bates, YSO Village Manager
Subject: Letter

The 365 Project would like to submit the following letter to the Village Council. You may contact me with any questions, at this email or at 532-3950.

As we near the close of 2018 - almost two years since major changes with the Yellow Springs Police Department began - we wanted to share some recent reflections.

In response to national issues around race and police violence in the summer of 2016, most notably the deaths of Alton Sterling in Baton Rouge and Philando Castile in St. Paul, The 365 Project began work on how we could make improvements to policing here in Yellow Springs. A few months after our work began, community concerns heightened as a result of the events of New Year's Eve.

After reflecting on how to have the greatest impact, The 365 Project decided to focus most of our energy on ensuring passage of updated Guidelines for Village Police. Our concern was that policing lacked overall goals that were in line with community values and expectations. We saw a need to set a baseline for police policy and practices, especially for hiring, evaluation, and accountability.

The Guidelines were originally created by Council, then after a year long process including numerous conversations between The 365 Project, the Justice System Task Force, Council, Chief Carlson, and Village Manager Patti Bates, the Yellow Springs Village Council adopted a revised set of Guidelines on July 3, 2017. (https://www.yso.com/egov/documents/1530018515_3405.pdf)

We've seen steps toward living these guidelines, like the hiring of a social worker and training around implicit bias. But these kinds of steps in isolation are not enough. It is crucial that the Village return to the Guidelines to shape a strategic focus and to create systemic change in the police department. Without this, we are concerned that the personnel issues that have troubled the department will continue and the promise of a better police department will go unrealized.
The Guidelines are to "inform policy, hiring, training, evaluation and leadership decisions that are aligned with community values and support best practices in the Yellow Springs Police Department." In light of this, going forward, we ask that:

1. Police Department hiring practices include job descriptions and criteria for hiring that reflect the Guidelines.

2. Community members have a voice in hiring and a means of recourse when the Guidelines are violated.

3. Officers have frequent evaluation that reflects how well officers adhere to these Guidelines in carrying out their duties.

4. Officers are regularly oriented to and reminded of the best practices in enacting these Guidelines.

There is much work to be done to truly create the changes we hope for in our police department. We encourage the Village Council, Village Manager, and Police Chief to do a thorough review of the Guidelines, current practices, and create a plan for implementation of changes to more clearly meet our collectively agreed upon goals.

- The 365 Project

Guidelines for Village Policing

Yellow Springs, Ohio

The Village of Yellow Springs has a progressive police department that helps to ensure a safe and welcoming environment for those who live, work and visit. The department earns trust through consistent, meaningful engagement with our community, and Yellow Springs Peace Officers strive for nonviolent conflict resolution whenever possible. The Village intends inclusion and compassion in all of the department's workings, recognizing and addressing systemic issues of injustice and implicit bias that lead to inequities. This is accomplished through adherence to the principles listed below.

Safety-Centered

Safety is the primary need identified by Yellow Springs community members with regard to police services. Most community members feel that Yellow Springs is a safe community, which is facilitated by cooperation among residents, officers and other community members. The Yellow Springs Police Department (YSPD) supports safety in our Village by being proactive and ensuring that – as much as possible – unsafe situations do not occur. For example, a police vehicle stationed on Xenia Avenue can remind motorists to obey the speed limit, as opposed to setting up a 'speed trap' situation. Friendly police presence around town can also aid in effective police-community relations, so it is important that officers are known and respected by community members.

Other ways that the YSPD meets our needs for safety include helping elderly or disabled individuals, responding quickly to medical emergencies and traffic accidents, and defusing potentially violent situations. The community expects the YSPD to deal effectively with criminal activity and to serve the victims of crime with respect and professionalism – using best practices, data and research to guide the work. Yet, because the rate of actual crime in Yellow Springs is low, it is the more everyday activities that impact how the community experiences and responds to the police.

Resolution-Oriented

Our officers will not seek or initiate conflict, but when our police officers must interrupt unlawful behavior, the community expects that they will act with compassion, flexibility and reasonableness, treating everyone fairly and consistently. Yellow Springs Peace Officers use nonviolent conflict resolution in every way that they can to ensure the safety of the public as well as their own safety. The YSPD seeks to limit the use of weapons and reduce the use of force whenever possible.

Enforcing the law in the case of a minor offense does not warrant risking the safety of the citizen or officer involved. Furthermore, we acknowledge that our department is part of a larger criminal

justice system that is often heavy on “law and order.” Our goal is that the processes and practices of policing in Yellow Springs be perceived as fair, even by someone who has been arrested, because we know this helps create a community that is safe for our officers and for the public.

Demonstrably Inclusive

Mutual respect is critical to engender a sense of safety for all residents and visitors of Yellow Springs. This underscores the importance of appreciating the diversity of the individuals who live and interact in our Village. The community expects our officers to protect human rights and civil liberties, proactively working to be fair and impartial – particularly in light of the history of institutional prejudice and discrimination in our country based on race, gender identity, religion, sexual orientation, class, ability, age, heritage and nationality. Our officers must be trained to understand and act with compassion when interacting with individuals managing mental health issues.

The Village of Yellow Springs aims to be not simply tolerant but proactively inclusive and anti-racist.~~,~~ The Village of Yellow Springs and our police department commit to identifying, challenging and changing the values, structures and behaviors that perpetuate racism. ~~and our community is working to be a model for other communities around the region and the country with regard to racial and social justice issues.~~ The Village prioritizes equitable practices of hiring and continuing education. And, our officers are expected to engage with all community stakeholders including youth and parents, community of color churches and civic groups, business owners and entrepreneurs, local education and nonprofit leaders, and service workers and artists as well as with groups promoting social justice, equity and human rights to establish relationships, exchange ideas, initiate projects and create learning opportunities. For these collaborative relationships to be successful, the YSPD needs to attract and retain a diverse work force~~officers~~ who are open to and excited about meaningfully engaging with our community.

Locally-Minded

The Village of Yellow Springs actively promotes long-term investment and participation in our community by our police officers. Exposure to local culture and events is critical, as developing relationships among community members and officers encourages dedication to and longevity with the Village. It is important that YSPD team members are an active part of our community and feel connected, and the Village needs to facilitate this.

Yellow Springs Village Council and the Village Manager in collaboration with the Chief of Police will use these Guidelines for Village Policing to inform policy, hiring, training, evaluation and leadership decisions that are aligned with community values and support best practices in the Yellow Springs Police Department. The Department should look for opportunities for innovation to enact these Guidelines, and Village leaders should consistently seek community support for and trust in YSPD officers through communication and community engagement.