

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

IN COUNCIL CHAMBERS @6:00 P.M.

Tuesday, January 22, 2019

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 (6pm)

For the Discussion of the Discipline of a Public Employee and the Potential Sale of Real Estate.

SWEARINGS-IN (7pm)

Planning Commission: AJ Williams; Dino Pallotta
ESC: Saul Greenburg; Henry Myers
ACC: Cheryl Durgans; Ara Beal

ANNOUNCEMENTS (7:05)

CONSENT AGENDA (7:10)

1. Minutes of December 17, 2018 Regular Meeting
2. Minutes of December 19, 2018 Special Council Meeting: Retreat
3. Minutes of January 7, 2019 Regular Meeting

REVIEW OF AGENDA (7:15)

I. PETITIONS/COMMUNICATIONS (7:20)

The Clerk will receive and file:

Emily Seibel re: Responses to Senior Housing PUD Questions
Steven Conn re: Objection to Senior Housing PUD
Senior Housing Working Group re: Thank You
Conor Stratton re: Springsfest Request
Taki Manolakos re: Support for WSU Faculty Strike
Environmental Commission re: Vernay Clean Up

II. PUBLIC HEARINGS/LEGISLATION (7:25)

Second Reading and Public Hearing of Ordinance 2019-02 Rezoning Ten Parcels of Village Land Currently Located in the R-B District to Planned Unit Development (PUD)
First Reading of Ordinance 2019-03 Repealing Section 290.01 of the Codified Ordinances of the Village of Yellow Springs, Ohio and Enacting New Section 290.01 "Court Night"
Reading of Resolution 2019-05 Appointing a Community Advisory Committee to Assist in Selection of a New Village Manager
Reading of Resolution 2019-06 Authorizing Application to the Ohio Department of Natural Resources Clean Ohio Trails Fund for the Yellow Springs-Clifton Connector

III. CITIZEN CONCERNS (7:45)

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 (7:55)

Treasurer’s Report (McKinley: 10 min)

V. OLD BUSINESS (8:25)

Transient Guest Lodging Discussion (Stokes: 15 min.)
Village Manager Search Update (Housh: 10 min.)
Budgeting for Boards and Commissions (Housh: 10 min.)

VI. NEW BUSINESS (9:00)

Candidate Vetting Process (Sanford: 10 min.)
Council 2019 Goals (Housh: 20 min.)

VII. MANAGER’S REPORT (9:30)

VIII. CLERK REPORT (9:35)

IX. BOARD AND COMMISSION REPORTS (9:40)

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

MacQueen	Planning Commission (Kreeger)
	Active Transportation Enhancement Committee
Kreeger	Economic Sustainability Commission (Stokes)
Stokes	Community Access Panel (HIATUS) (Housh)
Kreeger	Arts and Culture Commission (Housh)
Unfilled	Energy Board (HIATUS) (Unfilled)
Stokes	Library Commission (MacQueen)
Sanford	Justice System Commission (Kreeger)
MacQueen	Village Mediation Program (Kreeger)
Stokes	Human Relations Commission (Sanford)
MacQueen	Environmental Commission (Sanford)
	Glass Farm Conservation Management Committee
Housh	Greene County Regional Planning Commission (MacQueen)
Housh	Miami Valley Regional Planning Commission (Bates)
MacQueen	Housing Advisory Board (Sanford)
Kreeger	Finance Advisory Committee (Housh)

X. FUTURE AGENDA ITEMS (9:45)*

Feb. 4: **Second Reading and Public Hearing of Ordinance 2019-03** Repealing Section 290.01 of the Codified Ordinances of the Village of Yellow Springs, Ohio and Enacting New Section 290.01 “Court Night”
Reading of Resolution 2019-04 Authorizing the Village Manager to Enter into an Exclusive Lease Agreement with SBA Properties, LLC.
Resolution re: Village 2019 Goals
Zoning Administrator Request for Consideration of Preliminary PUD Plan on Less than Five Acres
Progressing Toward a Culture of Health: Sharon Sherlock/Cindy Sieck
Charter Review Discussion
Proposal for Community Engagement Process for Village Manager Search
Public Works End of Year Report (Burns: 10 min.)
Finance End of Year Report (Harris: 5 min.)

Planning and Zoning End of Year Report (Doden: 5 min.)
EC Annual Report
Feb.19: ESC Annual Report
ACC Annual report
March 4: Announcement of Final Village Manager Candidates
April 1:
April 15: Village Manager Announcement and Transition Plan

*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, February 4, 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 @ 6:30 P.M.

Monday, December 17, 2018

CALL TO ORDER

President of Council Brian Housh called the meeting to order at 6:30pm.

ROLL CALL

Present were President Housh, Vice President Marianne MacQueen and Council members Kevin Stokes and Lisa Kreeger and Kineta Sanford. Also present were Village Manager Patti Bates and Solicitor Chris Conard.

EXECUTIVE SESSION (6:30)

MacQueen MOVED and Kreeger SECONDED a MOTION TO ENTER EXECUTIVE SESSION for the Purpose of Discussion of Potential Litigation. The MOTION PASSED 5-0 ON A ROLL CALL VOTE.

At 7:01, MacQueen MOVED and Stokes SECONDED a MOTION TO EXIT EXECUTIVE SESSION. The MOTION PASSED 5-0 ON A VOICE VOTE.

SWEARING IN

Mark Ewalt, Energy Board, was sworn in by President Housh.

ANNOUNCEMENTS

MacQueen congratulated the Mills Park Hotel on receipt of “Hospitality Leadership Team of the Year Award” from the Ohio Hotel and Lodging Association.

Housh noted that the Village has been awarded \$22,084.00 from Greene County, and asked that people start thinking about how this could be expended most effectively.

Housh noted that the Village has made it to phase two of the “Culture of Health” award process and thanked Karen Wintrow and Kineta Sanford for their involvement in this effort.

Housh clarified that the grant received from the Department of Health for the Active Transportation Plan was a return of taxpayer funds from state coffers to a good local cause.

Housh commented on a letter which had appeared in the YS News from the 365 Group, stating that while he believed the comments were not meant to cause a slight, they failed to take into account the great deal of effort expended by many in the last two years to create meaningful change in the YSPD and the local justice system generally. Housh commented that the work necessary is difficult, and noted that it is necessary to move beyond critique to positive suggestions that can be used to address the issues at hand. Housh stated that citizen support is critical to resolving these issues.

CONSENT AGENDA

1. Minutes of December 3, 2018 Regular Meeting

MacQueen MOVED and Sanford 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

MacQueen asked to highlight something regarding the Little Miami River.

PETITIONS/COMMUNICATIONS

MacQueen reviewed communications received as follows:

- 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

PUBLIC HEARINGS/LEGISLATION

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

Housh OPENED THE PUBLIC HEARING. He noted that the ordinance is being read as an emergency so that it can be effective as of January 1, 2019.

There being no public comment, Housh CLOSED THE PUBLIC HEARING and CALLED THE VOTE. The MOTION PASSED 5-0 ON A ROLL CALL VOTE.

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. Sanford MOVED and Stokes SECONDED a MOTION TO APPROVE.

Housh noted that the line is being created as a reflection of Council goals and values, and will need to be approved by the State Auditor before it can be used.

Housh OPENED THE PUBLIC HEARING.

There being no public comment, Housh CLOSED THE PUBLIC HEARING and CALLED THE VOTE. The MOTION PASSED 4-0 ON A ROLL CALL VOTE with MacQueen abstaining without reason given.

Emergency Reading of Ordinance 2018-52 Approving a Supplemental Appropriation for the Fourth Quarter of 2018 and Declaring an Emergency. Kreeger MOVED and MacQueen SECONDED a MOTION TO APPROVE.

Harris explained the ordinance as a housekeeping measure necessary to pay all 2018 expenses which have exceeded their budgets.

Harris noted that a large portion of the supplemental covers “cash-outs” which are payment to employees leaving the Village and receiving their accrued vacation and sick pay. These amounts are difficult to predict, Harris noted, and 2018 saw several significant cash-out situations.

Housh OPENED THE PUBLIC HEARING.

There being no public comment, Housh CLOSED THE PUBLIC HEARING and CALLED THE VOTE. The MOTION PASSED 5-0 ON A ROLL CALL VOTE.

Reading of Resolution 2018-42 Adjusting Village Employee Wage Scales. Stokes MOVED and MacQueen SECONDED a MOTION TO APPROVE.

Bates noted research in the surrounding communities shows an average of about 2% in the region. The adjustment applies only to hourly employees.

Housh noted that Greene County also gave 2%.

Housh thanked employees as a group for their good work for the Village.

Housh CALLED THE VOTE and the MOTION PASSED 5-0 on a voice vote.

CITIZEN CONCERNS

Judith Hempfling stated that she disagreed with Housh as to the intent of the letter from 365, stating that that group was making a constructive reminder. Hempfling commented upon security concerns in the lobby area, asking that people be helped to find alternatives.

Bates commented that the lobby security protocol will not change procedure in any way other than that the dispatcher will know who is in the building because visitors will have to be let in. Bates stated that visitors will be encouraged to make use of the resources offered to them.

SPECIAL REPORTS

Consideration of Planning Commission Recommendation re: PUD Proposal. Housh prefaced the discussion by having the solicitor provide an overview of the process.

Conard thanked Planning Commission (PC) for making a well-considered recommendation.

Conard reviewed the process, and advised Council as to their duties as set forth in the Village Zoning Code.

Conard asked each Council member to affirm that s/he had reviewed the record in its entirety, including all citizen comments.

Sanford recused for reason of conflict of interest as a current employee of Home, Inc. Sanford then left Council Chambers.

Kreeger affirmed that she had reviewed all materials in the record and had, additionally, attended both relevant meetings of Planning Commission.

Stokes affirmed that he had reviewed all material.

MacQueen affirmed that she had both reviewed all materials and had attended both relevant Planning Commission meetings.

Housh affirmed that he had reviewed all material and had watched the youtube video of both relevant Planning Commission meetings.

Conard stated that any Council member had the ability to ask questions of any person involved in the hearing process or any staff person in order to obtain clarification or information needed for a decision.

Housh stated that Council would review the standards, and should frame questions around those standards. He suggested that any citizen comment address the review standards.

The Clerk read the PUD Review Standards (Chapter 1254.06).

Stokes stated that he trusted the process to this point. He asked for clarification that the facility can be served from a physical need perspective.

Johnnie Burns stated that improvements would have to be made to the infrastructure, and that these would need to move up in the priority scheme. Burns stated that he could not definitively say that the Village could meet all needs but could not say whether any of the needs would result in additional cost to the Village until he receives final renderings.

Burns stated that the needs could be met, but that he could not be definite regarding cost at this time. He stated that water is there, sewer relining will need to occur, and electric can be provided.

Stokes asked about the need for a traffic study.

Burns acknowledged that the traffic count provided by Home, Inc. St. Mary's Development Corporation (HI/SMDC) shows no need for a traffic study, but stated that he will require this, stating that Herman and Xenia Avenue is "probably one of the most dangerous intersections in town."

Responding to a question from Housh, Burns stated that the study would be at the expense of the Village.

Bates suggested that ODOT might be willing to conduct the study.

Burns noted that a traffic light would be at the expense of the Village, and would cost in the area of \$225,000.00.

Kreeger asked for confirmation that the sewer can handle the capacity of the structure.

Burns responded that the capacity is there and that there would be no further capacity on that line.

Kreeger asked whether some “senior with family” units had been considered, and asked also about the possibility of co-housing for the proposed unit.

Emily Seibel, Home, Inc. Director, stated that each unit has to have its own kitchen, so that the co-housing idea would not be feasible.

Wes Young stated that for senior housing, the lower age limit is 55. An aide can live with a resident, Young stated, but multi-age or co-housing options are not possible. He stated that a grandchild could visit for a total of 14 consecutive days.

Housh received clarification from Swinger as to how the recommendation for 42 parking spaces with the available option to increase to 54 came about.

Swinger stated that the average age for this property is likely to be younger than the properties upon which the averages were determined by SMDC. She stated that the Village does not provide as good availability of public transportation as SMDC’s properties in Dayton.

Stokes asked about coordination between Friends Care, SMDC and the Fire Station for parking, and was informed that this was only posed as a suggestion.

Stokes received confirmation that PC had requested that the space be available to expand the parking if it were needed.

Housh asked about other parking options.

Seibel stated that HI/SMDC could contact Greene CATS regarding a possible stop at the facility. She commented that SMDC has in the past received a grant for adult trikes, and could pursue that option in this instance as well. She noted the potential for coordination with the Senior Center for ride provision, and the potential for fundraising for golf carts.

Young responded to Housh, stating that there is not a restriction on cars per unit, generally, in SMDC facilities. He stated that he would reserve funds for expansion of the parking area if needed.

Housh asked about a separate visitor parking lot.

Architect Rob Humason demurred, stating that this has not been done previously. He responded to a question regarding whether more than 54 spaces were needed, stating that this would detract from green space, but would be doable.

Housh asked about the selection process for who receives apartments.

Seibel stated that as soon as the project is funded, local seniors would be able to apply, and once the building is within 120 days of completion, the property management company, which is National Church Residencies, would inform applicants as to their status based upon a “first come first served” basis.

Seibel did not address eligibility.

Housh opened the floor for public comment.

Jillian Ewalt expressed concerns regarding the project. She agreed that there is a need for affordable senior housing, but expressed concern regarding density, green space and traffic. She stated that there are “long term and community-wide consequences.” She asked that the matter be considered more responsibly and creatively.

Richard Lapedes commented that the project is complicated, and that it is difficult to balance all of the issues. He spoke in favor of the project, stating that the project should bring more young families to the village. He stated that he overall good overrides the negatives.

Pat Brown stated that principles need to be balanced against values, commenting that the four stories should be approved. She commented that the traffic concern is likely not to occur.

Chris Bonjorno, resident of the neighborhood and Home, Inc. Board Director, commented that the issues raised as concerns have been addressed by the developers, and that he will look at the traffic and safety concerns carefully as well, as a member of the Safe Routes to Schools committee member.

Judith Hempfling commented that neighborhood harmony comes from a mix of homes in the village. She commented that there is the potential for connectivity. She asked that the zoning code be changed to come into alignment with village values.

Mitzie Miller asked whether parking is permitted on the street on either Herman or Marshall. Burns stated that he thought it was after the first half of the block. Miller stated familiarity with senior housing where seniors are limited to one vehicle and where it is difficult to park as a visitor.

Miller asked who would be responsible for infrastructure costs.

Bates commented that sewer relining, traffic study and traffic light would all be costs to the village.

Housh commented that the earlier raised fact that that area had been a medical clinic with concomitant traffic was relevant.

Seibel stated that HI/SMDC has committed to “up to \$56,000.00 for infrastructure and can commit to up to 15% in excess of that. She stated that this INCLUDES the aid to construction costs—which are always the responsibility of the developer—but that HI/SMDC was committed to the cost of the sewer relining “to the extent possible” at an estimate of \$27,000.00. Seibel referenced the traffic study paid for by HI/SMDC which states that there would not be a significant impact.

Seibel stated that if the project receives funding, HI/SMDC will have to raise eight million dollars in tax credits to be able to build the structure. That is, eight of the ten million dollars will still have to be obtained, if funding is awarded.

Bates commented that Friends Care has steadily increased in size and capacity since the clinic departed, such that the comment regarding the clinic traffic may not be relevant. She commented also that Greene CATS has recently lost its contract with Greene, Inc. which may affect their funding and ability to serve the village.

MacQueen commented that the amount of traffic in and out of Friends Care has not engendered any complaints from residents, and her sense is that it would be comparable in amount to the traffic generated by the SMDC facility. She stated that her greater concern was for the traffic associated with the fire station.

Malte Von Mathiesson commented that the land for the clinic and for Friends Care was all donated by Serge Vernay, and that it was controversial at the time. He stated that the development seems to be a natural next step.

Emily Seibel stated that she would “be reaching out” to Jillian Ewald, and would be exploring the issue of visitor parking.

Pat Brown commented that “she never sees any cars” at Friends Care.

Carmen Milano commented that there are no other facilities with elevators, and that this enables aging in place. She spoke in favor of the 54 units and the “cascade effect” it might have on housing.

Stokes commented to the effect that the effort to find senior housing has been underway in some fashion for some number of years. He asked that “no one who lives in Yellow Springs should be the one to say “no””. Let’s give a viable project to “play the game”.

Stokes suggested that people ride and walk more to effect traffic.

Kreeger thanked citizens for expressing their thoughts to her. She stated that “this hasn’t been a slam dunk.” Kreeger stated her confidence in the Village Manager and the Manager’s team to handle the project from an infrastructure standpoint. She commented that part of her role is to facilitate collaboration between such entities as the school board, the township and the Village, and that she would be failing in that capacity not to assume the ability of multiple entities to collaborate successfully to pull off a significant endeavor such as that proposed by HI/SMDC.

Both Housh and Kreeger thanked HI/SMDC, the Village team, and Planning Commission for their work in bringing the project to Council table.

Housh commented that often the good is abandoned because the ideal cannot be reached. Housh stated that this knowledge impacts his decision, and his need to balance goals and values against the higher ideal. Housh commented that the village like many others is dealing with a housing crisis. He expressed his confidence in the village team and in Planning Commission to move the project forward once it is approved.

Housh explained the review process, noting the need to vote on each of the review standards and to add any modifications as needed he noted further that the reviewing body must find that the proposed development meets all of the following general standards:

Housh suggested starting with the second standard and then returning to (a). He then walked Council through each of the standards of Chapter 1254.06 in the following order:

(b)The PUD will promote the intent and purpose of this chapter. Housh asked for a roll call vote, first reading the PUD Purpose to provide context, he noted that the standard was not approved at the Planning Commission (PC) level.

Roll call: Kreeger-Y; Stokes-Y; MacQueen-Y; Housh-Y.

(a) 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. Housh noted that the standard was not approved at the Planning Commission (PC) level.

Roll call: Kreeger-Y; Stokes-Y; MacQueen-Y; Housh-Y.

Conard commented that any modifications desired should be suggested during discussion of 1254.03, although a general discussion could be undertaken during discussion of Review Standards.

(b) The proposed project will be consistent with the public health, safety, and welfare needs of the Village. Housh stated that this standard was approved at the PC level.

Roll call: Kreeger-Y; Stokes-Y; MacQueen-Y; Housh-Y.

(c) 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. Housh noted that the standard was not approved at the Planning Commission (PC) level.

Roll call: Kreeger-Y; Stokes-Y; MacQueen-Y; Housh-Y.

(d) 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. Housh stated that this standard was approved at the PC level.

Roll call: Kreeger-Y; Stokes-Y; MacQueen-Y; Housh-Y.

(e) 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: Housh stated that this standard was not approved at the PC level.

(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 highdensity 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.

Roll call: Kreeger-Y; Stokes-Y; MacQueen-Y; Housh-Y.

(f) 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. Housh stated that this standard was not approved at the PC level.

Roll call: Kreeger-Y; Stokes-Y; MacQueen-Y; Housh-Y.

Finally, Housh called the vote on the first standard:

(a) The PUD will comply with the standards, conditions, and requirements of this chapter. Housh noted that at the PC level, PUD requirements were found to be met or not-met as follows:

Permitted Uses--met;

Minimum Lot Size and Zoning Requirements—not met;

Connectivity—met;

Modification of Minimum Requirements—met, except for providing a mix of residential types and employment of low impact design or other best practices to manage stormwater mitigation.

Open Space—met.

Regarding Conditions, Housh stated, Recognizable Benefit was approved by PC; Size and Architecture were not approved; Utilities; Ownership; Pedestrian Accommodation; Comprehensive Plan and Vision; Traffic; Eligible Districts were all approved by PC.

Roll call: Kreeger-Y; Stokes-Y; MacQueen-Y; Housh-Y.

Having approved of 1254.06, Council continued to 1254.03 (d), intended deviations.

Conard noted that the deviations can be approved by Council. He stated that of the eight factors listed, 1; 2; 6; 7 and 8 were met.

Conard read through the deviations, one being the size of the lot. Council had previously accepted consideration of the lot as fewer than 5 acres.

Housh called the vote on whether Council approves the size deviation with respect to the size of the lot, with the following result: Roll call: Kreeger-Y; Stokes-Y; MacQueen-Y; Housh-Y.

Housh called the vote regarding approval of the deviation in density of an increase of 26 additional units, with the following result: Roll call: Kreeger-Y; Stokes-Y; MacQueen-Y; Housh-Y.

Housh called the vote regarding approval of the deviation in height of an increase of 35 additional feet, with the following result: Roll call: Kreeger-Y; Stokes-Y; MacQueen-Y; Housh-Y.

Housh asked for a vote on the RECOMMENDATION OF PLANNING COMMISSION with regard to Chapter 1254.03(d). Roll call: Kreeger-Y; Stokes-Y; MacQueen-Y; Housh-Y.

With regard to PC's requested modifications, Housh called the vote on each recommendation with the following result:

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.

Roll call: Kreeger-Y; Stokes-Y; MacQueen-Y; Housh-Y.

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

Housh asked that the recommendation be amended as follows: That HI/SMDC set aside funds to construct the additional 12 parking spaces as needed.

Conard asked that a representative from SMDC affirm their ability to set aside these funds.

Young affirmed that the funds would be set aside for a total of 54 spaces.

Roll call: Kreeger-Y; Stokes-Y; MacQueen-Y; Housh-Y.

Housh affirmed that legislation to rezone will be brought to the January 7th meeting, and that the legislation will not be read as an emergency.

Housing Advisory Board End-of-Year Review. Kevin McGruder, member of the Manager's Housing Advisory Board, gave the report as follows.

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. The 400+ page HNA 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 in part:

- 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.

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.

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. Bowen 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.

Regarding 2019 goals, McGruder stated that an alternate Council member, a realtor, and a Planning Commission member be added to the MHAB for 2019.

An additional goal for 2019 is to complete the Housing Plan as a living document.

McGruder stated that another goal is to commission a study of Glass Farm and to hold another series of community conversations after the housing document is written.

Based on HAB's recommendations following the stakeholder meeting, at its November 5th 2018 meeting, Council adopted, by resolution, the following Housing Goals Statement:

Stokes asked about outreach to developers.

McGruder noted that available land has been identified, noting that developers need to know where available land exists, and identify barriers to development.

MacQueen stated that resources need to be gathered.

Housh noted the importance of involving Planning Commission.

Housh reiterated the need to formalize the Village's relationship with Home, Inc.

MacQueen asked Council to affirm the stated goals of the HAB, with the inclusion of involvement of PC and of formalizing the relationship with Home, Inc.

Council stated their informal approval.

ESC Report on Rebranding/Marketing of CBE. Kreeger commented that one of the ESC's 2018 goals was to start a marketing strategy for the CBE. Kreeger noted that work has been ongoing on the matter, and that her purpose is to let Council think about what steps Council would like the ESC to take next.

Kreeger noted that ESC engaged in a SWOT analysis and has developed a list of questions and next steps, including focus upon an attraction strategy for the type of businesses the Village would like to attract to the CBE. Kreeger noted outreach to real estate groups is being considered, as well as creation of a simple site plan. The group has a number of other options to research, which Kreeger noted. ESC is ready to work with Council, Kreeger said, and this will be a major undertaking for 2019.

Housh suggested pulling together some of the entities that might fit with the CBE for a brainstorming session.

Kreeger mentioned B-Corps, which are associated with sustainability and social good, as another contact and resource.

OLD BUSINESS

Council End-of Year Review. Housh and Kreeger presented by means of a slide show, noting that the presentation is not all-inclusive, but points up a number of accomplishments achieved over the past year.

MacQueen suggested combining end of year reports for 2019 so that staff accomplishments are included in the report.

Updated Village Manager Timeline. Housh reviewed the timeline he provided for the discussion, noting that position advertisements are now prepped for posting in a variety of locations.

Housh asked that the advertisement for the Citizen Committee be placed as soon as possible. MacQueen asked to edit that piece in collaboration with the Clerk.

Council agreed to review the process and documents at greater length at their mini-retreat on December 19th.

NEW BUSINESS

Little Miami Scenic River. MacQueen referenced two groups started by Hope Taft in support of the Little Miami, one the “Little Miami River Cleaners,” and one other, meant to promote the Little Miami. The organizations have partners, she stated, and noted that the Little Miami runs through the South Glen. MacQueen stated that she plans to return in January with a proposal that The Village become a partner.

Evaluations. Stokes stated that a new means of attaining evaluations is underway which uses Survey Monkey to obtain responses. He commented that Village values are integrated into the evaluation in this effort, as opposed to the prior method which primarily assessed duties.

Housh stated that professional development will be stressed.

Housh stated that the matrix will be ready for Wednesday, and asked that all involved complete their reviews by Friday for the Manager and the Clerk.

MANAGER’S REPORT

Bates reported on the following:

To date the Village has received \$1,081.77 in donations for the Utility Round Up which includes \$603.89 from YS Community Foundation Giving Tuesday and from Village residents. The Village should also be receiving the \$5,000 grant from the YS Community Foundation very soon.

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.

SOLICITOR’S REPORT

There was no Solicitor’s report.

CLERK’S REPORT

There was no verbal Clerk Report.

FUTURE AGENDA ITEMS

- 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)
 First Reading of Ordinance 2019-02 Rezoning Ten Parcels of Village Land Currently Located in the R-B District to Planned Unit Development (PUD)
 Reading of Resolution 2019-01 Supporting Agraria Trail
 Reading of Resolution 2019-02 Authorizing the Sale During Calendar Year 2019 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)
Public Works End of Year Report
Charter Review Discussion
Manager's End of Year Report
Nominate Community Advisory Council
Candidate Vetting Process
Council 2019 Goals
Jan. 22: Charter Review Discussion
ESC Annual Report
ACC Annual report

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

**Council of the Village of Yellow Springs
Retreat Minutes**

IN COUNCIL CHAMBERS @ 6-8pm

Wednesday, December 19, 2018

CALL TO ORDER

President of Council Brian Housh called the meeting to order at 6:02 am.

ROLL CALL

Present were President Housh, Vice President Marianne MacQueen and Council members Kevin Stokes, Lisa Kreeger and Kineta Sanford. Also present was Village Manager Patti Bates.

Topics were addressed as follows. No decisions were made, and no votes were taken.

Board and Commission Assignments

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.

Assessment of interest on the part of Council members regarding the liaison roles to each commission.

General discussion of best process for commission requests for funds and of the procedure for expenditure of funds.

Village Manager Concerns

Bates noted strides being made regarding staff evaluations.

Bates noted some concern regarding commissions fulfilling Council goals as required.

Village Goals

Council reviewed the most recent incarnation of Council's 2018 goals as a way of preparing for their January 7th 2019 goals discussion.

ADJOURNMENT

At 8:05 pm, Kreeger MOVED and Stokes 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 upon request from Channel 5.

Brian Housh, Council President

Attest: _____
Judy Kintner, Council Clerk

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

In Council Chambers @ 6:30 P.M.

Monday, December 17, 2018

CALL TO ORDER

President of Council Brian Housh called the meeting to order at 6:00pm.

ROLL CALL

Present were President Housh, Vice President Marianne MacQueen and Council members Kevin Stokes and Lisa Kreeger and Kineta Sanford. Also present was Village Manager Patti Bates.

EXECUTIVE SESSION (6:00)

MacQueen MOVED and Kreeger SECONDED a MOTION TO ENTER EXECUTIVE SESSION for the Purpose of Discussion of the Potential Discipline of a Public Employee; the Evaluation of Public Employees, and the Potential Sale of Public Property. The MOTION PASSED 5-0 ON A ROLL CALL VOTE.

At 7:03, Stokes MOVED and Kreeger SECONDED a MOTION TO EXIT EXECUTIVE SESSION. The MOTION PASSED 5-0 ON A VOICE VOTE.

ANNOUNCEMENTS

MacQueen announced programming for the upcoming Martin Luther King, Junior holiday.

Kreeger highlighted the MLK march, World House Choir concert, and awarding of student essay prizes.

Housh noted that Council's regular meeting will occur on January 22nd.

Housh noted Christmas tree pickup scheduled for January 14 and 15.

Housh announced new bike lights from the "You Move" movement from Active Transportation, available from the Police Department.

REVIEW OF AGENDA

Kreeger added nominations to New Business.

PETITIONS/COMMUNICATIONS

MacQueen reviewed communications received as follows:

- Gary Greenburg re: Fluoridation
- Lori Askeland re: Affordable Housing
- Mitzie Miller re: Questions re: PUD
- Green Co. Public Library re: Greetings
- Marcia Wallgren re: Vernay Cleanup

PUBLIC HEARINGS/LEGISLATION

Emergency Reading of Ordinance 2019-01 Authorizing the Annual Transfer of Funds and Declaring an Emergency. MacQueen MOVED and Stokes SECONDED a MOTION TO APPROVE.

Harris stated that the ordinance is a housekeeping measure, assuring that funds are available to pay for goods and services approved in the budget.

Housh noted the ongoing effort on the part of Council to "right size" the budget so that funds are expended upon needed current projects and are not reserved too far in advance or in amounts in excess of what is required.

Housh OPENED THE PUBLIC HEARING.

There being no comment from those present, Housh CLOSED THE PUBLIC HEARING and CALLED THE VOTE. The MOTION PASSED 5-0 on a ROLL CALL VOTE.

First Reading of Ordinance 2019-02 Rezoning Ten Parcels of Village Land Currently Located in the R-B District to Planned Unit Development (PUD). MacQueen MOVED and Stokes SECONDED a MOTION TO APPROVE.

Housh clarified that the ordinance is rezoning the Home, Inc. property approved for development as senior low-income housing.

There being no comment from those present, Housh addressed a letter from Mitzie Miller which asked several questions.

Housh noted that there is no preference given to village residents, other than the courtesy of informing that group of the application date first.

Seibel stated that “as soon as approval is received for the project”, and interest list will be started. Once the application period is open, persons on that list will be informed of that fact. It is, however, first come, first served. There is no higher score for being a village resident.

Housh stated that there is no need to assume a “worst case scenario”, noting that it generally works out that local residents comprise the majority of accepted applicants. He stressed the need to provide ongoing education regarding the process, and asked that Home, Inc. provide this education.

Housh addressed the issue of parking, expressing his comfort with the initial number of 42 parking spaces. He asked that there be some flexibility around the issue, and asked that Home, Inc. determine the possibilities for shared parking with Friends Care and the future fire station.

Housh commented upon the traffic issues raised, stating that he did not believe there will be a significant problem, but that if that were to occur or be predicted through a traffic study, that any cost for a light at that intersection could be funded through a grant.

Kreeger asked whether Miami Township conducted a traffic safety analysis when they selected the location.

This was not known.

Kreeger stated that the fire station traffic concerns her more than residential traffic.

Kreeger asked whether pets are permitted in the proposed senior housing facility.

Seibel stated that she will bring the latter information to the January 22nd meeting.

MacQueen stated that there should be no concern about “outsiders”, stating that “not everyone wants to live here” and those who wish to move here appreciate the village.

Mitzie Miller commented that there is not a fear about “outsiders”, but stated that the information has not been fairly shared with village seniors. She commented that it “scares her to death” that there are local seniors who believe that the structure is being built “for them”, and that they do not understand that they may not qualify. She asked that more education be provided.

Housh CALLED THE VOTE, and the MOTION PASSED 4-0 ON A ROLL CALL VOTE, with Sanford recusing for reasons of conflict of interest.

Reading of Resolution 2019-01 Supporting Agraria Trail. MacQueen MOVED and Stokes SECONDED a MOTION TO APPROVE. MacQueen MOVED and Sanford SECONDED a MOTION TO APPROVE.

Susan Jennings showed a map of the proposed trail, noting that it will enable Middle and High school students to walk or hike to Agraria.

There being no further comment, Housh CALLED THE VOTE. The MOTION PASSED 5-0 ON A VOICE VOTE.

Reading of Resolution 2019-02 Authorizing the Sale During Calendar Year 2019 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). Kreeger MOVED and Stokes SECONDED a MOTION TO APPROVE.

Bates noted the resolution as a housekeeping item in place to allow the Village to sell off unwanted items.

There being no comment, Housh CALLED THE VOTE. The MOTION PASSED 5-0 ON A VOICE VOTE.

Reading of Resolution 2019-03 Awarding a Lease to Farm All Village Farmland Properties to JCW Enterprises, LLC. MacQueen MOVED and Sanford SECONDED a MOTION TO APPROVE.

Bates explained that the areas in question have to be bush hogged or otherwise maintained at Village cost if they are not farmed. JCW was the only completely non-chemical farming response received, she noted.

Bates noted that while the rental will bring in about \$5,600.00, those funds are subject to taxation.

Housh noted the clause permitting the Village to proceed with any development activity, with the caveat that crop loss would have to be paid for if appropriate.

Susan Jennings commented that the farmer is known to Agraria, as he organically farms that property. Jennings encouraged the Village to use the opportunity to educate villagers about regenerative farming.

Housh clarified that the properties are located at the Glass Farm, Sutton Farm and the CBE.

Housh asked for clarification regarding one clause in the contract referencing the “conservation reserve contract lease”, and asked that Bates bring any relevant information to the next meeting.

Housh CALLED THE VOTE, and the MOTION PASSED 5-0 on a VOICE VOTE.

CITIZEN CONCERNS

There were no concerns

SPECIAL REPORTS

Mayor’s Court Report re: Eligible Charges Sent to Mayor’s Court in 2018. Mayor Conine and Court Clerk Elise Burns presented an updated monthly report, noting that they will now provide information regarding activities as well as Mayor’s Court data. Conine noted that since enactment of a resolution requesting that all eligible charges be brought to Mayor’s Court, all such charges have been heard in Mayor’s Court.

Burns differentiated between “charges” and “offenses”, noting that the distinction helps one understand why bundled charges would all be sent to one court setting.

Housh commented that this type of report is just what Council would like to see in order to best understand how well Village Policing is working.

MacQueen asked that more cases be considered to be brought to Mayor’s Court.

Burns commented that those cases that can, are.

Housh commented that this may be something for the new Justice System to look at.

Chief Carlson noted that violent incidents cannot come to Mayor’s Court.

Housh noted that the question as to whether to hire a prosecutor has bearing on the discussion.

Conine commented that in restorative justice trainings she has participated in does not seem suited to Mayor’s Court but more to mediation. She stated that she conducts Mayor’s Court “with a restorative lens” to the greatest extent possible.

Mayor’s Court Request to Update Fine Schedule. Conine addressed the fine schedule, which, she stated, had not been updated since 2009.

The Mayor and Clerk asked that Council approve an update to the fine schedule. This matter was discussed, with Council agreeing to approve the update.

Housh asked for quarterly reports of the same nature as those provided at this meeting.

OLD BUSINESS

Village Manager Search Update. Housh noted that the position has been posted, and that he and Kreeger are working on listing the position on LinkedIn. He noted a well conducted search for another city, and noted that he has gathered some tips from this.

Housh commented that he would like to work with Bing Design on promotion of the Village Manager brochure and on the LinkedIn option, with a cap of \$1,000.00 for the total expenditures to Bing.

Bates noted postings on a number of sites.

MacQueen suggested posting with local universities.

Housh suggested the APA as an option for posting.

Kreeger noted that she is working to assure that the key words needed for LinkedIn are right to find the type of candidate desired. She exhorted every citizen to reach out to prospective applicants and encourage their application.

Housh noted that the Chamber has donated ad space in City Beat to the VM advertisement.

Housh noted that the nominations for the citizen committee will come to Council at their next meeting.

NEW BUSINESS

Report on Scenario-Based Training. Chief Carlson reported on the following:

On December 4th 2018, the department held a mandatory meeting covering our plans for the scenario based exercises, and discussed updates regarding systems and procedures, with all PD Staff present.

Carlson noted that the training was difficult and meaningful for the participants.

On December 12th, all PD team members participated in selected Scenario based exercises with all PD staff present:

- 2- Traffic stops resulting in excessive use of force
- 1-multiple officers with non-compliant violent subject – excessive use of force
- 2-Officer escalation situations
- 1-non-compliant violent subject with distraction strikes resulting in social media storm
- 1-shoot don't shoot scenario
- 1-CFS for "suspicious person" who baits officer on camera

After reviewing each of the scenarios, the team reviewed mistakes made and discussed alternative approaches to handling the different situations which could have resulted in positive outcomes.

Carlson noted that in each incident, there is a "key moment" when the situation shifts either towards resolution or towards escalation.

The department's next session is slated for early February.

COS Randolph stated that things are going well in the Police Department. She noted that the training did trigger some trauma among some officers, and that this needed to be addressed.

The Chief asked for scenario suggestions from citizens.

COS Randolph asked for volunteers actors from Council.

The Chief stated that the process is still evolving within the department, and that for now, he would like to limit any visitors to Council members.

Board and Commission Assignments. Council members discussed the assignments they had gone over at their retreat.

Housh noted that he is suggesting an Active Transportation Committee.

MacQueen commented that it is unreasonable to expect the Council liaison to attend all meetings, and suggested that they only attend as needed.

Housh clarified that the alternate should simply be a known entity, and attend from time to time.

MacQueen commented upon Board and Commission budgets.

Kreeger stated that each board/commission should make a proposal for a budget.

Housh commented that each commission should have the opportunity to make their case for funding. He noted that there are now a number of commissions to which entities can apply for funding, and this changes the overall funding picture.

Council 2019 Draft Goals. Housh iterated the process he used in preparing the draft 2019 goals.

Housh noted that he had added a new goal, the goal of which geared towards balancing the budget so that taxpayer money is being spent upon current projects to the greatest extent possible.

Housh commented that problem-solving to support infrastructure needs is important, as is cost-sharing for those groups which consistently use Village space or resources.

Housh noted that the Levy Renewal is coming up for 2020 which will require planning and looking at other options so that a proper mix of funding is accomplished.

Kreeger stated that she is building interest around the “Culture of Health” activities which are occurring of late, and that she will add this either to an existing goal or perhaps create a new goal. She asked for input from Council as to the best placement for this goal.

Housh reminded Council that he would like to gather citizen input on the goals and that he would like to start gathering information regarding participatory budgeting so that the process can be in place for the 2020 budget process.

Transient Guest Lodging Report. Bates introduced the topic, explaining that in 2017, Council passed legislation instituting a lodging tax on all transient guest rentals. A transient guest is defined as a guest who rents a room or home for a period of less than 30 days. That legislation also requires all providers of transient guest lodging to register with the Village.

During the discussions on TGL, Bates noted, concerns were brought forward regarding the conversion of long-term rental units to transient guest lodging. There were discussions of possible ways to minimize this impact, including allowing only owner-occupied properties to become TGL (excluding hotels and those establishments with 4 rooms or more) and limiting the number of licenses.

Bates then noted a number of possibilities for mitigating the concerns raised by TGL establishments:

- Make only owner-occupied properties eligible for a TGL permit. This could be a room in a home or an accessory dwelling unit.
- Of the current 33 establishments, to the best of staff knowledge, 16 are owner-occupied, 14 are not owner-occupied, 3 are not known
- Limit the number of TGL permits allowed in each zoning district, or ban them entirely in some zoning districts
- Limit the number of TGL permits available and establish a waiting list for new permits
- Require insurance certificates from TGL establishments when they obtain a permit
- Limit TGL permits to permanent residents (those who currently reside within the municipal limits of the Village) only (excluding hotels and establishments w/4 rooms or more currently operating)

Bates noted that any currently operating TGL establishment would be grandfathered-in.

Stokes noted the impact that TGL specific homes have a negative impact upon the housing market.

MacQueen stated that the Housing Advisory Board is looking at similar issues. One set of strategies involves existing homes, she said, and the issue of “house-flipping” also impacts the market negatively. She commented that TGLs should be owner-occupied in order to address the problem.

Bates asked whether Planning Commission (PC) should be involved.

Housh responded that Council should hold another meeting to clarify the issues and to come to a consensus on possible approaches before engaging the PC. He noted that many municipalities are addressing the issue.

Stokes cautioned that the matter should be addressed before it becomes a larger issue.

Housh asked that there be an active outreach to participants. He asked that key topics in general be highlighted for citizens.

Bates suggested that those topics be highlighted during Agenda Planning.

Cellular Tower Lease Buyout Staff Recommendation. Bates explained the recommendation as follows:

Currently, the Village leases to SBA Properties space at Sutton Farm for a cellular tower. At the current lease rate, the Village receives \$1,520.88/month (\$18,250.56/year) for that lease. Previously, the Village also received 10% of the rent collected by SBA from other providers leasing space on the tower itself. However, as of January 1, 2019, another provider (Cricket Mobile) has terminated their lease with SBA, following the path of Cincinnati Bell and Sprint. Only T-Mobile is left on the tower, for minimal rent.

SBA has proposed a buyout of the lease, allowing them a perpetual lease on the space for a lump sum payment of \$280,000. The Village would no longer receive the monthly payments. In the past, staff has recommended against these buyouts, as the regular income was sometimes helpful in budgeting. Given the expected increase in 5G small cell towers, staff has reconsidered and recommends to Council that the Village take advantage of this buyout offer, per the attached agreement.

If Council agrees, the necessary legislation would be brought to the January 22nd meeting, as this offer is good until January 23rd.

Bates requested that, if a decision is made to take advantage of this offer, at least half (\$140,000) of the payment be earmarked to remove the massive spoils piles and old chemicals that have accumulated at Sutton Farm over the years.

In response to a question from Housh, Bates stated that there is not much that could go on the tower to either benefit or disadvantage the Village.

Kreeger expressed approval of the plan.

Megan Bachman, Yellow Springs News, asked whether other communities are also selling out.

Bates stated that it was “about half and half”, and that with the advent of 5G some large towers will still be needed, but that the company has a large tower on the east side of the Village which could serve that purpose.

Housh asked that Bates gain assurance that the company could not place another use on the spot. If that is the case, he said, bring the legislation to the next meeting.

Nominations. MacQueen NOMINATED AJ Williams to the full member slot and Dino Pallotta to the alternate slot on Planning Commission. Kreeger SECONDED, and the NOMINATION WAS APPROVED on a 5-0 voice vote.

Kreeger NOMINATED Henry Myers to a second full slot on the ESC. Stokes SECONDED, and the NOMINATION WAS APPROVED on a 5-0 voice vote.

Kreeger NOMINATED Ara Beal to the full slot on the ACC. Stokes SECONDED, and the NOMINATION WAS APPROVED on a 5-0 voice vote.

Sanford noted that work is continuing on the JSC process, and that this should be ready to come to Council soon.

MANAGER’S REPORT

She also noted that the Utility Round Up Program is operational.

SOLICITOR’S REPORT

There was no Solicitor’s report.

CLERK’S REPORT

The Clerk noted that a Retreat Agenda is needed. Council listed goals; impact upon the Village team of the Council goals; Boards and Commissions budgeting; Commission efficacy.

MacQueen asked that proper communication with boards—effectively communicating with the bounds of sunshine law—be discussed.

Housh asked that the new goal be thoroughly vetted.

Housh asked that Harris and Burns be present if possible, but noted that they are not required to be present.

FUTURE AGENDA ITEMS

Jan. 22: **Emergency Reading of Ordinance 2019-01** Authorizing the Annual Transfer of Funds and Declaring an Emergency

Second Reading and Public Hearing of Ordinance 2019-02 Rezoning Ten
Parcels of Village Land Currently Located in the R-B District to Planned Unit
Development (PUD)

Ordinance Adjusting Mayor's Court Fee Schedule

Public Works End of Year Report

Charter Review Discussion

Manager's End of Year Report

Nominate Community Advisory Council

Candidate Vetting Process

Council 2019 Goals

Feb. 4: Reach Out Clinic/Culture of Health Report

Feb.19: ESC Annual Report

ACC Annual report

ADJOURNMENT

At 9:31pm, Kreeger MOVED and MacQueen 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

**VILLAGE OF YELLOW SPRINGS, OHIO
ORDINANCE 2019-01**

**AUTHORIZING THE ANNUAL TRANSFER OF FUNDS
AND DECLARING AN EMERGENCY**

WHEREAS, Ordinance 2018-50 was adopted to make appropriations for expenses of the Village of Yellow Springs, State of Ohio, during the fiscal year ending December 31, 2019; and

WHEREAS, the Village of Yellow Springs Charter, Section 40, requires the transfer of funds be approved through an ordinance established by Council; and

WHEREAS, this ordinance is hereby declared to be an emergency measure necessary to preserve the public interest and provide for a special emergency in the operation of Village services, such emergency being the urgent necessity to provide for legitimate expenditures,

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

Section 1. In accordance with Ordinance 2018-50 and Charter Section 40 the following transfers of funds for fiscal year 2019 are authorized:

General Fund Transfers to:

Street Fund	\$500,000
Parks and Recreation Fund	\$500,000
Economic Development	\$30,000
Police Pension Fund	\$85,000
Capital Equipment Fund	\$25,000
Facilities Improvement Fund	\$25,000
Parks and Recreation Improvement Fund	\$25,000
TOTAL GENERAL FUND TRANSFERS	\$1,190,000

Electric Fund Transfers to:

Electric Improvement Fund	\$1,050,000
TOTAL ELECTRIC FUND TRANSFERS	\$1,050,000

Water Fund Transfers to:

Water Improvement Fund	\$150,000
TOTAL ELECTRIC FUND TRANSFERS	\$150,000

Sewer Fund Transfers to:

Sewer Improvement Fund	\$250,000
TOTAL SEWER FUND TRANSFERS	\$250,000

Section 2 The Finance Director is authorized to transfer the funds as they are certified and available.

Section 3 This ordinance is hereby declared to be an emergency measure necessary to preserve the public interest and shall take effect at the earliest date permitted by law.

Brian Housh, President of Council

Passed:

Attest: _____
Judy Kintner, Clerk of Council

Roll call: Housh _____ MacQueen _____ Stokes _____ Kreeger _____ Sanford _____

**VILLAGE OF YELLOW SPRINGS, OHIO
ORDINANCE 2019-02**

**AMENDING THE OFFICIAL ZONING MAP OF THE VILLAGE OF YELLOW SPRINGS,
OHIO FOR THE PROPERTY LOCATED BETWEEN E. MARSHALL STREET AND E.
HERMAN STREET IDENTIFIED BY THE FOLLOWING GREENE COUNTY PARCEL ID
NUMBERS: F19000100080030300; F19000100080030200; F19000100080030100;
F19000100080030000; F19000100080029900; F19000100080031500; F19000100080031600;
F19000100080031700; F19000100080031800; AND F19000100080031900 ON 1.853 ACRES FROM
“R-B” MODERATE DENSITY RESIDENTIAL DISTRICT TO “PUD” PLANNED UNIT
DEVELOPMENT**

Whereas, the Planning Commission, following a public hearing and deliberations on November 12, 2018 and on December 10, 2018, made certain findings and recommendations pertaining to an application submitted by Yellow Springs Home, Inc. who requested that the official zoning map for the Village of Yellow Springs be amended from “R-B” Moderate Density Residential to “PUD” Planned Unit Development for the Property located between E. Marshall Street and E. Herman Street with the Greene County Parcel ID Numbers: F19000100080030300; F19000100080030200; F19000100080030100; F19000100080030000; F19000100080029900; F19000100080031500; F19000100080031600; F19000100080031700; F19000100080031800; and F19000100080031900 on 1.853 acres (the “Property”); and

Whereas, Village Council on December 17, 2018 received findings and recommendations from Planning Commission and voted to approve the rezoning request for the Property and to amend the official zoning map from “R-B” Moderate Density Residential to “PUD” Planned Unit Development for the Property,

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

Section 1. Village Council hereby amends the official zoning map from “R-B” Moderate Density Residential to “PUD” Planned Unit Development for the Property located between E. Marshall Street and E. Herman Street with the Greene County Parcel ID Numbers: F19000100080030300; F19000100080030200; F19000100080030100; F19000100080030000; F19000100080029900; F19000100080031500; F19000100080031600; F19000100080031700; F19000100080031800; and F19000100080031900 on 1.853 acres.

Section 2. This ordinance shall take effect and be in full force at the earliest date permitted by law.

Brian Housh, President of Council

Passed:

Attest: _____
Judy Kintner, Clerk of Council

ROLL CALL

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

VILLAGE OF YELLOW SPRINGS, OHIO
ORDINANCE 2019-03

REPEALING SECTION 290.01 OF THE CODIFIED ORDINANCES OF THE VILLAGE OF
YELLOW SPRINGS, OHIO AND ENACTING NEW SECTION 290.01 "COURT NIGHT"

Whereas, Section 290.01 of the Codified Ordinances of the Village of Yellow Springs currently states that Mayor's Court shall be held on Tuesday at 7:30pm no less than twice a month; and

Whereas, the Mayor wishes to change the regular Court Night schedule to accurately reflect the time and day that Mayor's Court is and has been held for a number of years,

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

Section 1. Section 290.01 of the Codified Ordinances of the Village of Yellow Springs, Ohio is hereby repealed.

Section 2. New Section 290.01 shall be enacted as set forth as follows: The Mayor or Acting Mayor shall hold regular court on Monday at 4 p.m. no less than twice a month, except on holidays when regular court shall be held on the following Monday at 4 p.m. Court may also be held at other times designated by the Mayor or Acting Mayor.

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

Brian Housh, President of Council

Passed:

Attest: _____
Judy Kintner, Clerk of Council

ROLL CALL

Brian Housh _____ Marianne MacQueen _____ Kevin Stokes _____

Lisa Kreeger _____ Kineta Sanford _____

VILLAGE OF YELLOW SPRINGS
RESOLUTION 2019-05

APPOINTING A COMMUNITY ADVISORY COMMITTEE TO ASSIST IN SELECTION OF A NEW
VILLAGE MANAGER

WHEREAS, the Village of Yellow Springs has initiated a national search to hire a Village Manager; and

WHEREAS, the Village of Yellow Springs Charter requires that all executive and legislative power of the Village shall be vested in the Council; and

WHEREAS, Council has determined to appoint a committee (the "Community Advisory Committee") pursuant to the Village of Yellow Springs Charter Section 17(8) to assist Council in determining the desired qualifications and character for an ideal candidate for Village Manager; and

WHEREAS, the purpose of the creation and appointment of the Community Advisory Committee is intended to further the Village's goal of an open government and participation by citizens; and

WHEREAS, the Community Advisory Committee is intended to act in an advisory role to Council as Council goes through the selection process to appoint a Village Manager; and

WHEREAS, the Community Advisory Committee is a Municipal Body and therefore subject to the notice requirements set forth in Ordinance 2009-20; and

WHEREAS, among the expected roles the Community Advisory Committee may provide to Council are:

- Review resumes of potential candidates selected by Council's Selection sub-committee;
- Participate in interviews of Village Manager candidates as selected by Council's selection sub-committee; and
- Work in conjunction with Council to organize a public forum in which Village citizens can meet with finalists for the Village Manager position.

WHEREAS, the following citizens shall be appointed to the Community Advisory Committee:

Bettina Solas; Kate Hamilton; Susan Jennings; Anthony Salmonson; Phillip Renfro; Karen Wintrow; Trent Fisher; Dino Pallotta; Jerry Sutton; Jeremiah Gaddy; Al Schlueter

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

Section 1. Village Council hereby appoints the above named residents to be members of the Community Advisory Committee.

Section 2. In adopting this Resolution, Council retains all its powers granted under the Charter.

Section 3. The Community Advisory Committee shall be disbanded upon the appointment of the new Village Manager.

Section 4. The Community Advisory Committee is a Municipal Body as defined by Ordinance 2009-20 and subject to notice requirements and open meetings laws.

Section 5. This Resolution shall become effective upon its adoption.

Brian Housh, President of Council

Passed:

Attest: _____
Judith O. Kintner, Clerk of Council

Roll Call:

Housh	MacQueen	Stokes
Kreeger	Sanford	

VILLAGE OF YELLOW SPRINGS, OHIO

Resolution 2019-06

Authorizing Application to the Ohio Department of Natural Resources Clean Ohio Trails Fund for the Yellow Springs-Clifton Connector

WHEREAS, the State of Ohio, through the Ohio Department of Natural Resources (“ODNR”) administers financial assistance for public recreation purposes, through the Clean Ohio Trails Fund (COTF); and

WHEREAS, Council for the Village of Yellow Springs considers bicycle, pedestrian and other forms of active transportation to be of utmost importance to the community in providing the region with recreation and transportation opportunities as well as supporting economic & community development, healthy lifestyles and environmental sustainability; and

WHEREAS, a partnership has been formed among the Village of Yellow Springs, the Village of Clifton and Miami Township for the purpose of completing a safe and viable multi-use connector trail between Yellow Springs and Clifton and passing through Miami Township suitable for pedestrians and bicyclists of all ages and abilities as well as for individuals using mobility devices, and

WHEREAS, the Villages of Yellow Springs and Clifton and Miami Township desire financial assistance under the Clean Ohio Trails Fund Program (COTF),

NOW, THEREFORE, BE IT RESOLVED THAT Council for the Village of Yellow Springs, Ohio:

Section 1. Hereby supports the combined efforts of our neighboring municipality and township and other stakeholders in creating this tangible connection of our communities.

Section 2. Does agree to obligate the funds required to satisfactorily complete the proposed project and become eligible for reimbursement under the terms and conditions of the COTF Program.

Section 3. The Village Manager is hereby authorized and directed to execute and file an application with the Ohio Department of Natural Resources COTF program and to provide all information and documentation required to become eligible for possible funding assistance.

Signed: _____
Brian Housh, President

Passed:

Attest: _____
Judy Kintner, Clerk of Council

Roll Call:

Housh _____

MacQueen__

Stokes_____

Kreeger_____

Sanford____

**Village of Yellow Springs
Treasurer's Report for 4th Quarter 2018**

January 3, 2019

Currently we have under active investment, \$6,375,545. This amount represents an increase of \$2.59 M since the end of 2017 and 3.38 M since the end of 2016. Thanks to Council and Village Administration authorizing the increase in the amount set aside for active investment, and thanks to a steady rise in interest rates, the earnings from investments in 2018 were \$93,901. This amount represents an increase from \$36,014 in 2017 and \$7,095 in 2016.

I encourage Council and Administration to authorize additional funds to be actively invested. As of 12/31/18, we had over \$2.67 M sitting in the US Bank checking accounts. As mentioned in my 3rd Quarter Report, US Bank continues to provide an earnings credit of .75% towards our service fees. Currently the amount these credits actually exceeds our service fees. If we transferred an additional \$500,000 from the checking account to Star Ohio, total earnings would increase by about \$12,739 per year assuming Star Ohio rates remain steady. I will explore this with the Investment Committee at our upcoming meeting on Wednesday, January 9th.

Council has requested that I amend the Investment Policy, specifically to redefine members of the Investment Committee to include at least one Village Council Member, and either the Village Manager or Village Finance Director, and the Village Treasurer. I have proposed the changes (see *Village of YS Investment Policy Proposed Change 2018-1220*) and have requested that legal Counsel weigh in on these proposed changes.

Now that we have more actively invested funds, I am requesting that the Investment Committee provide guidelines for the Treasurer for when a CD or Commercial Paper issuance matures. Guidelines will provide the Treasurer with the information needed to reinvest proceeds in a timely manner. The investment committee will need to meet periodically to assess these guidelines with input from Administration on upcoming cash flow needs. These guidelines should include a percentage to be invested in Star Ohio/Star Plus, CD's and CP. Any other conditions such as maturity dates can be added to the guidelines as well. Obviously, all guidelines must comply with the Investment Policy and ORC 135.14.

In conclusion, I am happy to report we have made substantial progress in maximizing the earnings from our cash reserves and I am grateful for the opportunity to serve as Treasurer.

Respectfully Submitted,

*Rachel McKinley
Treasurer, Village of Yellow Springs
RMcKinley@vil.yellowsprings.oh.us
Cell: 937-347-7165*

VILLAGE OF YELLOW SPRINGS
DETAIL OF HOLDINGS as of 12/31/18

US Bank Checking Accounts: \$2,671,548.37 (currently earning a .75% fee offset)

FUNDS UNDER ACTIVE INVESTMENT: \$6,375,545.27 (see detail below)

Star Funds: \$4881,802.20

Star Ohio: \$2,372,034.94 (**37.205%** of Investment)

Star Plus: \$2,509,767.26 (**39.366%** of Investment)

Huntington Investment Portfolio: \$1,493,743.07 (includes \$5,807.27 accrued interest). Detail of Holdings:

Money Market (7.061% of Investment):

Fidelity Gov't MMKT Daily Money Class – 7 day yield 1.71% Value as of 12/31/18 is \$450,200.08

CDs – FDIC insured (7.907% of Investment):

Ally Bank @ 1.55% Purchased 1/5/17 Matures 1/7/19 Cost \$248,000, Estimated Market Value as of 12/31/18 \$247,967.76

Capital One Bank @ 1.55% Purchased 1/5/17 Matures 1/11/19 Cost \$248,000, Estimated Market Value as of 12/31/18 \$247,947.92 (

Discover Bank @ 1.72% Purchased 1/5/17 Matures 1/6/20 Cost \$248,000, Estimated Market Value as of 12/31/18 \$245,453.04

Commercial Paper (4.648% of Investment):

Toyota Motor Credit @ 2.40% Purchased 9/7/18 Matures 6/4/19 Cost \$294,695.48, Estimated Market Value as of 12/31/18 is \$296,367.00

Upcoming maturities:

1/7/19 – Ally Bank CD - \$248,000

1/11/19 – Capital One Bank CD - \$248,000

6/4/19 – Toyota Motor Credit CP - \$300,000

1/6/20 – Discover Bank CD - \$248,000

STAR Ohio and STAR Plus Daily Rate

STAR Ohio Rate as of January 02, 2019	
Total Shares:	9.141 Billion
Overnight Yield:	2.55 %
Annualized Yield:	2.58 %
Daily Dividend Rate:	0.0000698040
Average Days to Maturity:	45.8 days

STAR Ohio Plus Rate as of January 02, 2019	
Rate:	2.45 %
Annualized Yield:	2.48 %
Rate for Over \$2.5 MM:	1.45 %
Annualized Yield for Over \$2.5 MM:	1.46 %

Approximate Current Rates for:

250k 9 month Commercial paper at 2.70%

18 month FDIC insured CDs are at 2.85%

24 month FDIC insured CDs are at 3.00%

INVESTMENT SUMMARY
Village of Yellow Springs
December 2018- YTD

	Total Investments		Huntington (Investment Only)		Star Ohio/Star Plus (Investment Only)		US Bank CKG Accts
	Balance	Earnings	Balance	Net Earnings + Accd Int	Balance	Earnings	Balance
Beginning Balance	\$ 7,980,887.24		\$ 2,159,377.34		\$ 1,622,266.98		\$ 4,199,242.92
JANUARY	\$ 7,665,478.26	\$ 4,212.57	\$ 2,161,623.67	\$ 2,246.33	\$ 1,624,233.22	\$ 1,966.24	\$ 3,879,621.37
FEBRUARY	\$ 7,846,086.92	\$ 3,775.37	\$ 2,163,551.73	\$ 1,928.06	\$ 1,626,080.53	\$ 1,847.31	\$ 4,056,454.66
MARCH	\$ 8,963,282.99	\$ 2,596.75	\$ 2,163,923.55	\$ 371.82	\$ 1,628,305.46	\$ 2,224.93	\$ 5,171,053.98
APRIL	\$ 8,874,574.74	\$ 6,099.01	\$ 2,167,623.81	\$ 3,700.26	\$ 1,630,704.21	\$ 2,398.75	\$ 5,076,246.72
MAY	\$ 8,963,832.15	\$ 6,216.86	\$ 2,171,251.96	\$ 3,628.15	\$ 1,633,292.92	\$ 2,588.71	\$ 5,159,287.27
JUNE	\$ 8,526,826.34	\$ 6,270.79	\$ 2,174,864.90	\$ 3,612.94	\$ 1,635,950.77	\$ 2,657.85	\$ 4,716,010.67
JULY	\$ 8,736,338.48	\$ 7,315.05	\$ 1,679,171.90	\$ 4,307.00	\$ 2,138,958.82	\$ 3,008.05	\$ 4,918,207.76
AUGUST	\$ 9,224,698.25	\$ 10,543.83	\$ 1,682,615.80	\$ 3,443.90	\$ 4,646,058.75	\$ 7,099.93	\$ 2,896,023.70
SEPTEMBER	\$ 9,180,059.67	\$ 10,065.46	\$ 1,485,227.25	\$ 1,700.62	\$ 4,853,512.76	\$ 8,364.84	\$ 2,841,319.66
OCTOBER	\$ 9,266,297.53	\$ 12,048.31	\$ 1,488,027.46	\$ 2,800.21	\$ 4,862,760.86	\$ 9,248.10	\$ 2,915,509.21
NOVEMBER	\$ 9,394,160.76	\$ 11,822.33	\$ 1,490,624.87	\$ 2,597.41	\$ 4,871,985.78	\$ 9,224.92	\$ 3,031,550.11
DECEMBER	\$ 9,047,093.64	\$ 12,934.62	\$ 1,493,743.07	\$ 3,118.20	\$ 4,881,802.20	\$ 9,816.42	\$ 2,671,548.37
	Change in Balance	Total Earnings all accounts	Change in Balance	Earnings including Accrued Interest	Change in Balance	Total Earned YTD	Change in Bank Balance
2018	\$ 1,066,206.40	\$ 93,900.95	\$ (665,634.27)	\$ 33,454.90	\$ 3,259,535.22	\$ 60,446.05	\$ (1,527,694.55)
2017	\$ 1,140,868.42	\$ 36,014.09	\$ 769,019.17	\$ 18,805.36	\$ 17,208.73	\$ 17,208.73	\$ 354,640.52
	Average Balance	Earnings % *	Average Balance	Earnings % *	Average Balance	Earnings % *	Average Balance
AVERAGE 2018	\$ 8,807,394.14	1.0662%	\$ 1,860,187.50	1.7985%	\$ 3,002,803.86	2.0130%	\$ 3,944,402.79
AVERAGE 2017	\$ 7,515,099.31	0.4792%	\$ 2,150,222.26	0.8746%	\$ 1,613,540.59	1.0665%	\$ 3,751,336.46

* Not annualized for partial year

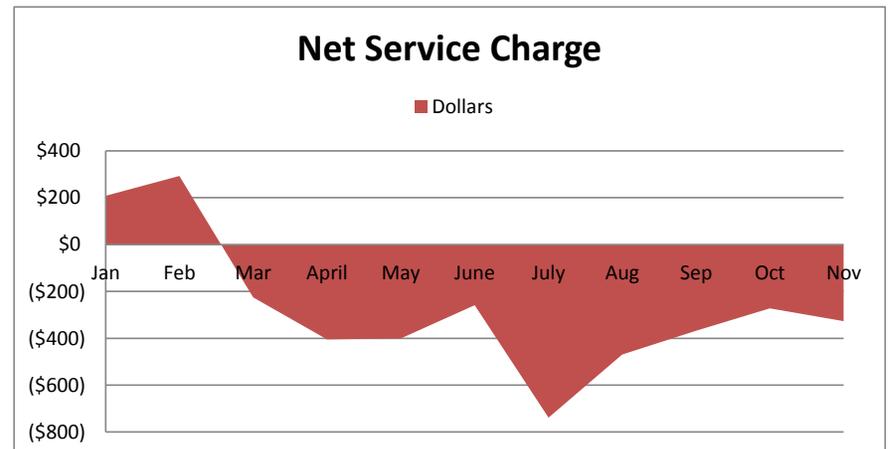
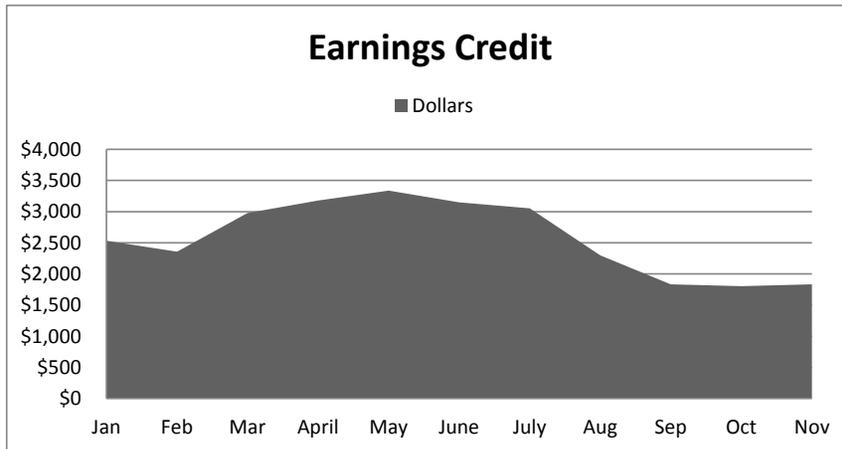
US Bank Earnings Credits & Service Charges

Village of Yellow Springs

2018

Fourth Quarter (YTD)*

MONTH	AVERAGE BALANCE	EARNINGS CREDIT RATE	EARNINGS CREDIT	INTEREST PAID ON BALANCE	BANK SERVICE CHARGE	NET SERVICE CHARGE
JAN	3,977,968	0.75%	\$2,534	0	2,742	208
FEB	4,094,710	0.75%	\$2,356	0	2,649	293
MAR	4,674,319	0.75%	\$2,977	0	2,752	(225)
APR	5,155,296	0.75%	\$3,178	0	2,773	(405)
MAY	5,238,900	0.75%	\$3,337	0	2,936	(401)
JUN	5,107,443	0.75%	\$3,148	0	2,889	(259)
JUL	4,792,521	0.75%	\$3,053	0	2,314	(739)
AUG	3,607,461	0.75%	\$2,298	0	1,828	(470)
SEPT	2,972,129	0.75%	\$1,832	0	1,464	(368)
OCT	2,831,322	0.75%	\$1,804	0	1,532	(272)
NOV	2,973,537	0.75%	\$1,833	0	1,506	(327)
DEC	*	0.75%				
TOTAL YTD			\$28,350	\$0	\$25,385	(\$2,965)
<i>Monthly Average</i>	<i>\$4,129,601</i>		<i>\$2,577</i>	<i>\$0</i>	<i>\$2,308</i>	<i>(\$270)</i>



* December report not yet available

I. Introduction

The intent of the Investment Policy of the Village of Yellow Springs is to define the parameters within which funds are to be managed. In methods, procedures and practices, the policy formalizes the framework for the Village of Yellow Springs' investment activities that must be exercised to ensure effective and judicious fiscal and investment management of the Village's funds. The guidelines are intended to be broad enough to allow the investment officer to function properly within the parameters of responsibility and authority, yet specific enough to adequately safeguard the investment assets.

II. Governing Authority

The investment program shall be operated in conformance with federal, state, and other legal requirements, including ORC 135.14.

III. Scope

This policy applies to activities of the Village of Yellow Springs with regard to investing the financial assets of all funds. In addition, funds held by trustees or fiscal agents are excluded from these rules; however, all funds are subject to regulations established by the state of Ohio. The covered funds, and any new funds created by the Village of Yellow Springs, are defined in the Comprehensive Annual Financial Report.

Except for funds in certain restricted and special funds, the Village commingles its funds to maximize investment earnings and to increase efficiencies with regard to investment pricing, safekeeping and administration. Investment income will be allocated to the various funds based on their respective participation and in accordance with generally accepted accounting principles.

IV. General Objectives

The primary objectives, in priority order, of investment activities shall be:

1. Safety

Safety of principal is the foremost objective of the investment program. Investments shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio. The goal will be to mitigate credit risk and interest rate risk.

2. Liquidity

The investment portfolio shall remain sufficiently liquid to meet all operating requirements that may be reasonably anticipated.

3. Return

The investment portfolio shall be designed with the objective of attaining a market rate of return throughout budgetary and economic cycles, taking into account the investment risk constraints of safety and liquidity needs.

V. Standards of Care

1. *Prudence*

The standard of prudence to be used by investment officials shall be the “prudent person” standard and shall be applied in the context of managing an overall portfolio. Investment officers acting in accordance with written procedures and this investment policy and exercising due diligence shall be relieved of personal liability for an individual security’s credit risk or market price changes, provided deviations from the expectations are reported in a timely fashion and appropriated action is taken to control adverse developments.

The “prudent person” standard states that,

“Investments shall be made with judgement and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their Own affairs, not for speculation, but for investment, considering the probable safety of their Capital as well as the probable income to be derived.”

2. *Ethics and Conflicts of Interest*

Officers and employees involved in the investment process shall refrain from personal activity that could conflict with the proper execution and management of the investment program, or that could impair their ability to make impartial investment decisions. Employees and investment officials shall disclose any material interest in financial institutions with which they conduct business. Disclosure shall be made to the Village Manager. They shall further disclose any person financial/investment positions that could be related to the performance of the investment portfolio. Employees and officers shall refrain from undertaking any personal investment transactions with the same individual with whom business is conducted on behalf of the Village.

3. *Delegation of Authority and Responsibilities*

Governing Body

The Village Council will retain ultimate fiduciary responsibility for the portfolios. The Council will receive quarterly investment reports, designate investment officers and review the investment policy making any changes necessary by adoption.

Investment Officers CURRENT VERSION

Authority to manage the investment program is granted to The Treasurer as designated by Village Council. Whenever idle funds exist in the Treasury of the Village they may be invested in a manner agreed upon by the Finance Director, The Village Manager and the Village Treasurer, in accordance with Ohio R.C. 731.56 to 731.59.

Investment Officers PROPOSED VERSION

Authority to manage the investment program is granted to The Treasurer as designated by Village Council. Whenever idle funds exist in the Treasury of the Village they may be invested in a manner agreed upon by the investment Committee, in accordance with Ohio R.C. 731.56 to 731.59.

Responsibility for the operation of the investment program is hereby delegated to the Treasurer who shall establish and maintain an inventory of all obligations and securities acquired by the Village. The inventory shall include the description of the security, type, cost, par value, maturity date, settlement date, and coupon rate. The Treasurer shall produce a quarterly portfolio report detailing the current inventory of all obligations and securities, and all transactions during the quarter, income received and investment expenses paid and other special reports as may be deemed necessary. All participants in the investment

process shall seek to act responsibly as custodians of the public trust. No officer or designee may engage in an investment transaction except as provided under the terms of this policy and supporting procedures.

Investment Committee - CURRENT VERSION

All investment decisions should be made jointly with a Finance Director, the Village Manager and the Village Treasurer and should conform to all applicable laws and regulations governing the investment of public moneys

Investment Committee – PROPOSED VERSION

All investment strategy decisions should be made by the Investment Committee. The committee members are the Treasurer, the Finance Director or the Village Manager, and at least one Council member. The committee may grant discretion to the Treasurer to direct the purchase and sale of investment securities in accordance with this Investment Policy and the stated investment strategy. The committee and Treasurer should conform to all applicable laws and regulations governing the investment of public moneys.

Investment Advisor

The Village may engage the services of one or more external investment managers to assist in the management of the entity’s investment portfolio in a manner consistent with the Village’s objectives. Such external managers may be granted discretion to purchase and sell investment securities in accordance with this Investment Policy. Such managers must be registered under the Investment Advisors Act of 1940.

VI. Safekeeping and Custody

1. Delivery vs. Payment

All trades of marketable securities will be executed (cleared and settled) on a delivery vs. payment (DVP) basis to ensure that securities are deposited in the Village’s safekeeping institution prior to the release of funds.

2. Third-party Safekeeping

Securities will be held by an independent third-party safekeeping institution selected by the Village. All securities will be evidenced by safekeeping receipts in the Village’s name. The safekeeping institution shall provide a copy of its most recent report on internal controls – Service Organization Control Reports (formerly 70 or SAS 70) prepared in accordance with the Statement on Standards for Attestation of Engagements (SSAE) No. 16 (effective June 15, 2011.)

3. Internal Controls

Management shall establish a system of internal controls, which shall be documented in writing. The internal controls shall be reviewed by the investment committee, where present, and with the independent auditor. The controls shall be designed to prevent loss of public funds arising from fraud, employee error, and misrepresentation by third parties, unanticipated changes in financial markets or imprudent actions by employees and officers of the Village.

VII. Permissible Investments

VILLAGE OF YELLOW SPRINGS INVESTMENT POLICY

The Treasurer may invest in any instrument or security authorized in ORC 135.14, as amended. Permissible investments include:

1. United States Treasury bills, notes, bonds or any other obligation or security issued by the United States Treasury or any other obligation guaranteed as to principal and interest by the United States. Stripped principal or interest obligations of such eligible obligations are strictly prohibited.
2. Bonds, notes, debentures, or any other obligations or securities issued by any federal government agency or instrumentality, including but not limited to the Federal National Mortgage Association, Federal Home Loan Bank, Federal Farm Credit Bank, Federal Home Loan Mortgage Corporation, Government National Mortgage Association, and Student Loan Marketing Association. All federal agency or instrumentality securities must be direct issuances of the federal agency or instrumentality.
3. STAR Ohio is eligible as long as the fund maintains the highest letter rating provided by at least one nationally recognized standard rating service as outlined in ORC 135.45.
4. STAR Plus eligible and is a fully FDIC Insured Bank Deposit program endorsed through the State Treasurers Office
5. Bonds and other obligations of this state.
6. Interim deposits (such as Certificates of Deposit) in the eligible institutions applying for interim moneys as provided in ORC 135.08.
7. No-load money market mutual funds consisting exclusively of obligations described in sections VII 1 or 2 of this policy and expressly excluding derivatives in accordance with ORC 135.14.
8. Written repurchase agreements (repos) with any eligible public depository permitted in ORC 135.03
9. Reverse repurchase agreements are strictly prohibited.
10. The Treasurer is authorized to invest up to a maximum of forty percent (40%) of Village funds in either of the following;
 - a. Commercial paper notes issued by a for-profit corporation, business trust or association, real estate investment trust, common-law trust, unincorporated business or general or limited partnership which has assets exceeding \$500,000,000. Such notes must:
 - 1) Be rated at the time of purchase in the highest classification established by at least two nationally recognized standard rating servicers;
 - 2) Have an aggregate value that does not exceed ten percent (10%) of the outstanding commercial paper of the issuing entity;
 - 3) Mature not later than 270 days after purchase; and
 - 4) Be limited to the aggregate of five percent (5%) of interim monies available for investment at the time of purchase, when issued by a single issuer.
 - b. Bankers' Acceptance of banks that are insured by the Federal Deposit Insurance Corporation (FDIC) and that mature no later than the extent permitted by Ohio Revised Code

No investment shall be made under sections 10.a – 10.b. above unless the Treasurer has completed additional training that has been approved by the Treasurer of State and is either conducted by or provided under the supervision of the Treasurer of State.

VIII. Maturity Guidelines.

To the extent possible, the Treasurer will attempt to match its investments with anticipated cash flow requirements to take best advantage of prevailing economic and market conditions. The maximum maturity of any eligible instrument is five years from the settlement date, unless the investment is matched to a specified obligation or debt of the subdivision. Any investment made must be purchased with a reasonable expectation to be held to maturity.

IX. Prohibited Practices

1. Using current investments assets as collateral for purchasing other assets (leverage) is prohibited.
2. Issuing taxable notes for purposes of arbitrage is prohibited
3. Contracting to sell securities not yet acquired is prohibited.

X. Derivatives.

Investments in derivatives are strictly prohibited. A derivative is defined in ORC 135 as a financial instrument or contract or obligations whose value is based upon or linked to another asset or index or both, separate from the financial instrument, contract or obligation itself. However, any eligible investment with a variable interest rate payment based upon a single interest payment or single index comprised of other investments consisting of US government or federal agency or instrumentality obligations is mi considered a derivative if it mature-Sin two years or less.

XI. Pooling

The pooling of funds by subdivisions is prohibited except as provided in ORC715.02 or Sec. IV Article XVIII of the Ohio Constitution, and STAR Ohio and Star Plus.

XII. Eligible Institutions.

Any financial institution located within the State of Ohio as defined by ORC 135.03 is eligible to serve as an approved depository and/or investment provider. Only securities dealers and brokers that are members of the National Association of Securities Dealers (NASD) are eligible to be an investment provider. Investment advisors must be an eligible financial institution as defined by ORC 135.03, or an advisor that is registered with the Securities and Exchange Commission.

XIII. Training

The Village Treasurer is required to receive continuing investment training given annually by the Treasurer of the State or be limited to investing solely in interim deposits in eligible institutions as provided in ORC 135.8 and/or STAR Ohio and STAR Plus as outlined in VII 3. and 4. above.

XIV. Collateral

All the deposits shall be collateralized pursuant to Ohio Revised Code Chapter 135. Letters of Credit are eligible as specifically pledged collateral.

XV. Performance Standards/Evaluation

The performance of investments will be measured against the performance of a combination of benchmarks: Star Ohio and Star Plus (local Government Investment Pool) and a 3-year Treasury or Agency Index may be used. All fees and expenses involved with managing the portfolio shall be included in the computation of the portfolio's rate of return.

XVI. Investment Policy Adoption

The Village's investment policy shall be adopted by resolution of the Village Council. The policy shall be reviewed annually by the Village Council and any modifications made thereto must be approved by the Village Council.

XVII. Acknowledgments

Pursuant to O.R.C. Chapter 135, all brokers, dealers, and financial institutions initiating transactions with the investment authority by giving advice or making investment policy, or executing transactions initiated by the investment authority, must acknowledge their agreement to abide by the investment policy's consent.

Dated: _____

Treasurer

Village Manager or Finance Director

Council Member

Broker/Dealer

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

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

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

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

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

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

Yellow Springs Village Council 2019 Strategic Goals

Values	Goal	2019 Actions	Future/Ongoing Activities	Responsible	Resources
1, 2, 3, 4, 6	Provide an affordable community with a high quality of life that encourages a diverse resident base in terms of race, age, economic status, sexual orientation, gender identity, ethnicity, ability and religious affiliation.	<ul style="list-style-type: none"> Evaluate utility rates and related policies to identify tactics to improve affordability Utilize YS Designated Community Improvement Corporation to promote affordability goals Develop 'energy efficiency' & other education programs; incentivize improvements to properties translating to resident cost savings Design and implement strategies to preserve low and moderate income housing (see housing goal) Complete a Community Health Assessment 	<ul style="list-style-type: none"> Identify other strategies that could help residents manage utility costs Review income/property tax structures in conjunction with determining operating levy needs Continue the collaborative effort to improve quality of life and reduce cost of living via Culture of Health initiative 	<ul style="list-style-type: none"> P. Bates Council J. Burns Finance Advisory Committee Housing Advisory Board 	<ul style="list-style-type: none"> Human Relations Commission Env. Commission Planning Commission Citizens Local nonprofits DCIC Miller Fellow
1, 3, 4, 5, 6	Promote retention, rehabilitation and development of diverse types of rental and home-ownership housing to meet current and future needs with focus on low-income, workforce, and senior households to result in mixed-income, environmentally sustainable neighborhoods.	<p>Create a Housing Plan that includes:</p> <ul style="list-style-type: none"> Formal Partnership with Home, Inc. Potential changes to zoning to encourage housing development Design, criteria and structure for Affordable Housing Fund Identification of funding sources for housing Buy-in and collaborative relationships with stakeholders Plan for incentives for housing development Plan for preservation/rehab of existing housing stock Marketing Plan, including Affirmative Mktg Plan for mixed-income development, with rental & ownership housing on Glass Farm Complete updated Comprehensive Land Use Plan 	<ul style="list-style-type: none"> Identify Glass Farm developer(s) Initiate development plans that provide for recreation, education, environmental/green energy needs Work with large parcel owners & developers to encourage housing dev. in line with vision, strategies, goals & agreed-upon incentives Utilize tactics to increase housing unmet by market, i.e. low-income rental, workforce home ownership & accessible units Encourage housing development for middle-income families Plan housing in concert with econ. dev. & other stakeholder projects Support at least one rehab project 	<ul style="list-style-type: none"> Council Village Manager Planning & Zoning Administrator Village Staff Planning Commission VM Housing Advisory Board Home, Inc. YS DCIC 	<ul style="list-style-type: none"> For & Nonprofit Developers Private & Public Funders Other consultants Antioch College YS Schools YS Senior Center Landowners Community Members Miami Township
2, 3, 4, 5	Engage in continuous infrastructure development that promotes Dig Once, Complete Streets and other economic and strategic best practices to facilitate a more robust and resident/business friendly community.	<ul style="list-style-type: none"> Define model (e.g. Public-Private Partnership) to deliver improved/affordable broadband Internet services to residents/businesses Adopt Updated Comprehensive Land Use Plan Study, assess and develop plans to improve water distribution, electric distribution, sewer and storm water and systems Finalize Tree Ordinance to support a healthy tree canopy while protecting infrastructure 	<ul style="list-style-type: none"> Continue to monitor source water protection area, especially properties of potential high risk 	<ul style="list-style-type: none"> J. Burns P. Bates B. Ault Council Planning Commission 	<ul style="list-style-type: none"> Springs-Net MVECA Env. Commission OEPA Citizens Planning Comm.

1, 2, 3, 4	Take action to avoid a deficit budget, recognizing the importance of “right-sizing” funds, some of which may reflect sitting on reserves rather than appropriately investing current taxpayer dollars.	<ul style="list-style-type: none"> • Design & implement paid parking strategy to improve residents’ & local businesses’ situations • Intentionally form community partnerships to maintain services, e.g. JBCP & ball field users • Develop plan for operation levy renewal • Deeply analyze investments to increase ROI • Pilot some level of ‘participatory’ budgeting 	<ul style="list-style-type: none"> • Identify other potential revenue generating opportunities • Continue to actively pursue grant funding and low-interest loans • Carefully review 2019 budget for possible cost savings in 2020 	<ul style="list-style-type: none"> • Fin. Comm. • C. Harris • Village Team • J. Burns • P. Bates • Council 	<ul style="list-style-type: none"> • Community Groups • Citizens • Treasurer
1, 2, 3, 6	Embody a Village culture that is welcoming to all, anti-racist and proactive about maintaining a diverse community.	<ul style="list-style-type: none"> • Review and update Village recruitment, evaluation and retention policies/processes to ensure that communities of color included in outreach, diversity prioritized in hiring/retention, and personal development supported/encouraged • Support inclusive/diverse arts & cultural events 	<ul style="list-style-type: none"> • Ongoing review and implementation of best practices 	<ul style="list-style-type: none"> • Council • YSPD/Community Outreach Specialist • Village Team 	<ul style="list-style-type: none"> • JSC • 365 Project • HRC • ACC • Ohio AG Diversity Liaison
1, 2, 3, 4	Execute an economic sustainability strategy to support existing businesses and entrepreneurs and attract new opportunities that support the values of the community.	<ul style="list-style-type: none"> • Develop ED strategy focused on “localism” & “entrepreneurship”; initiate 1-3 collaborations • Update Comprehensive Land Use Plan • Create “CBE” Mktg Plan to attract <i>good fit</i> • Plan for business expansion needs • Explore business incubator/entrep. center • Finalize Development Plan for Dayton/RR property that complements LMS Trail 	<ul style="list-style-type: none"> • Update and develop ED tools, e.g. property inventory, web presence • Actively promote opportunities to developers and businesses 	<ul style="list-style-type: none"> • D. Swinger • Council • P. Bates • ESC • Planning Commission 	<ul style="list-style-type: none"> • Vision YSMT • Bus. Retention/Expansion Survey • Smart Growth Task Force Report • Citizens • DCIC
1, 2, 3, 6	Establish a model Village Justice System that supports a just, safe and welcoming community across race, age, economic status, sexual orientation, gender identity, ethnicity, ability and religion; the entire Village Team will work in concert to be proactively anti-racist.	<ul style="list-style-type: none"> • Recommend policy to address disparate impacts of justice system on economically disadvantaged • Work with HRC to host community conversation re: Village Justice System • Continue research/data collection to evaluate progress and develop best Village Policing practices 	<ul style="list-style-type: none"> • Update YSPD policy to reflect Village Values & address impacts on economically disadvantaged • Increase public understanding of YSPD policy & practice • Implement alt. municipal policing approaches to drug addiction 	<ul style="list-style-type: none"> • Council • Mayor Conine • Chief Carlson & Police Team • HRC • Solicitor • JSC • P. Bates 	<ul style="list-style-type: none"> • 365 Project • Village Mediation • US Department of Justice • Initiatives in Other Communities • TCN • NAMI
1, 2, 3, 4, 5, 6	Develop high quality integrated surface transportation infrastructure system that contributes to improved quality of life by promoting safety, recreation, env. sustainability, health, equity/inclusion & economic development.	<ul style="list-style-type: none"> • Develop a solid strategy for sidewalk improvements • Create plan for further addressing high priority areas, e.g. W.S. College & Dayton Streets • Design strategies based on Bike Friendly results • Create implementation plan for YS AT Plan 	<ul style="list-style-type: none"> • Evaluate & address bike-ped amenities and signage needs • Educational activities – collaborate with YS Schools 	<ul style="list-style-type: none"> • Plan. Comm. • P. Bates • D. Swinger • J. Burns • YSPD • AT Comm (?) 	<ul style="list-style-type: none"> • SRTS study/plan • Sidewalk research • YS Active Trans Comm./Bike YS • MVRPC • ODOT/ODH
5	Complete protection of key properties in Jacoby Greenbelt, protecting additional 1000 acres in sub-watersheds; encourage conservation practices that protect soil & water, preserving the agricultural nature of the Greenbelt and protecting water resources surrounding the Village.	<ul style="list-style-type: none"> • Support TLT educational events and opportunities • Authorize financial matches for targeted properties as needs arise • Develop plan to reclaim Vernay property and utilize in a productive & safe manner 		<ul style="list-style-type: none"> • P. Bates • Council • Planning Commission • TLT 	<ul style="list-style-type: none"> • TLT Partners • Greenspace Fund • Environmental Commission • Citizens



Manager's Report, January 22, 2019

Public Works

The Village recently had our annual inspection by the Public Entities Pool (PEP), our insurers. The items they asked us to address included: installing a bridge over the spillway at Ellis Park; completing the fence around Sutton Farm; properly disposing of unused chemicals at Sutton Farm. However, one thing they were adamant about was the removal of the wooden skate ramps at the skate park. The ramps have fallen into disrepair and PEP was adamant they be removed. Staff will continue to look for grants to replace them, and we welcome input from private citizens who may like to engage in fundraising to move the replacement along.

Previously, staff had brought to Council the concern over the use of the electric car chargers at the Bryan Center. These chargers are meant for visitors to town who wish to charge their vehicles while they shop or attend events. They were not meant to be used daily by local citizens who own electric vehicles. When this issue was first discussed, staff attempted to remedy the problem with signs that limited the charging time to 4 hours and prohibited overnight charging. Not everyone has seen fit to respect that request. Staff now requests Council pass legislation making charging for more than 4 hours or charging overnight a citable offense, in order to allow the Police Department to take enforcement action. Please remember, this is a FREE service and that Village funds pay for it.

If you haven't looked at the gym floor lately, take a look! It's newly refinished and looks great!

Gray's Tree Service will be returning to the Village to finish up in January.

Utility Round Up: The Utility Roundup Program is accepting applications for assistance! Please contact the Utility Office at the Bryan Center for information on how to apply. You can stop by in person or call 937-767-7202 ext 2 for information! And don't forget to ROUND UP to donate to the program!

Police Department

The Police Department had 13 qualified applicants for the open police officer position. Nine of those applicants appeared for written and physical testing on Saturday, January 12th. Once the scoring is complete, the cycle will move forward to interviews. The interview panel will consist of: Chief Carlson, Sgts. Watson and Knapp; HR Officer Ruthe Ann Lillich; community members John Gudgel and Janet Mueller from the 365 Group.

Patti Bates



2018 End of Year Report
Submitted by Patti Bates
February 22, 2019

2017 was a very busy year for Village staff and 2018 was no different. In addition to our daily duties, special projects and reports took a large portion of staff time in 2018. Below is a bullet-point list of those projects, in no particular order.

- Village staff worked with Cresco Labs, Ohio LLC to get the building up and running. Cresco is now producing new product and has applied for a processing license.
- A ribbon-cutting was held at the new water plant, which has pellet-softening as a feature and was constructed through a design-build contract. Staff has been asked to accompany Shook Construction to conferences on two occasions to present the project as a successful design-build collaboration and are scheduled to attend a conference in April to present a third time.
- The new barn at Sutton Farm was completed after two years of the project planning
- A new generator was purchased and installed at the Xenia Avenue lift station when the old generator unexpectedly failed.
- The Housing Advisory Board has worked toward several goals related to Village housing needs
- Work toward a new Safe Routes to School Travel Plan was completed in preparation for a grant application in January
- Sidewalk ramps and domes were installed throughout the Village under an ODOT grant, making an accessible loop around the Village. Thank you, **Denise Swinger**, for the work you did on this!
- In collaboration with the Environmental Commission and the 365 Group, tri-fold informational flyers were produced and distributed on topics such as the Guidelines for Village Policing, the Wellhead Protection Plan and Stormwater.
- Major renovations were completed at the Gaunt Park pool in a very short time period to make sure the pool was safe and ready to open on time. **I cannot stress enough the sincere appreciation I have for Johnnie Burns and the Public Works Department for achieving this incredible feat.**
- Trees were trimmed on the south end of the Village through a contract with Gray's Tree Service.
- A contract was signed with Precision Concrete Cutting to begin work on grinding down sidewalk trip hazards in the Village. Precision also provided a free assessment of all sidewalks throughout the Village, so that a full capital repair/replacement plan could be formed.

Police Chief **Brian Carlson** attended Staff and Command School for new chiefs in Louisville in November. Village Manager **Patti Bates** attended the International City/County Management Association (ICMA) conference in Baltimore, Maryland in September, attending sessions on Affordable Housing, Implicit Bias, Crisis Readiness, AirBnB, Mental Illness and the Criminal Justice System and Managing Investments. All Village employees and Council members attended sessions of Implicit Bias training with Tiffany Taylor-Smith and Melanie Taylor of Culture Learning Partners. Follow-up sessions are scheduled for 2019.

Personnel Changes

Several employees left the Village in 2018 to move on to new endeavors. Long-term employee **Kent Harding** retired at the end of December after 34 years of service, entirely with the Village of Yellow Springs! We wish Kent a long, happy and peaceful retirement. **Jason Hamby** resigned as Streets Superintendent to pursue other opportunities.

Austin Pence joined the Electric/Water Distribution crew.

Assistant Village Manager/Finance Director **Melissa Dodd** took a City Manager position with the City of Bellbrook, leaving an opening for **Colleen Harris** to join the team as our new Finance Director.

Richard Stockton and **John Christensen** both left the water/wastewater treatment team, Richard moving on to work for Springfield and John moving to Washington State with his family. Hired in their places were **Ginnifer Amey** and **Kevin Martin**, welcome additions to our family!

A new position was created by Council and added to the Police Department. Community Outreach Specialist **Florence Randolph** is a great asset to the team, reaching out to residents and others in need.

Channel 5 Station Manager **Spencer Glaser** has moved to Dayton and taken another position. Local resident **Sean Devine** joined the team as the new Station Manager.

Eleanor Anderson was hired as a part-time office assistant.

Meter reader **Dustin Harris** became full-time with the Electric/Water Distribution Crew, while part-time meter reader **Mike Neal** transferred to the Street Department. Mike will become permanent full-time with the retirement of Kent Harding. **Rose Pelzel** was hired as full-time meter reader and **Patrick Redman** as part-time meter reader.

Awards

Having been nominated by the Greene County Prosecutor's Office, Sgt. **Naomi Watson** received the prestigious David P. Eckert Outstanding Law Enforcement Service Award for her continued commitment to victims of crime.

Johnnie Burns received the Greene County Achievers Award in recognition of his work with our electric utility system.

Public Works (note: PW will also submit a separate report detailing this year's accomplishments!)

In late May, **Johnnie Burns** was promoted permanently to Public Works Director, while **Tanner Bussey** and **Ben Sparks** were made foremen over their departments. Crews also began cross-training to the extent possible, for more efficient work processes.

After an enormous amount of work, staff presented to Council a 3-1/2 hour work session on the infrastructure needs of the Village. These projects, many of which have been neglected for years, will require continued attention on the part of the staff and Council, and will impact the Village budget for many years to come.

The Public Works crew completed several major projects for which they performed part or all of the work. The facelift of the gym and Youth Center here at the John Bryan Community Center and work on the crew quarters and grounds at Sutton Farm are just two of their many projects. The Electric Crew, under Foreman **Ben Sparks**, continues to replace failing electric poles, as able.

Several crew members also received licenses. **Tanner Bussey** received his Class II Sewer Collection License, while **Dale Fisher** received his Class I Sewer Collections License. Kevin Martin received his Class I Wastewater Treatment license.

Utilities and Finance

In June, **Colleen Harris** joined the team as our new Finance Director, stepping right up to that plate and tackling the budget process. Also, the long-awaited software upgrade was finally completed in February.

The last of the officers in the **Police Department** completed the 40-hour Crisis Intervention Training Program. Now, every officer has completed that training.

Planning and Zoning Officer **Denise Swinger** increased her hours from part-time to full-time in January of 2018 and the P&Z Office continues to be exceptionally busy. **Denise** continues to be one of the most diligent employees in her reporting to the Planning Commission, a very important part of her job.

In 2017, **Denise** applied for a grant for curb ramps and domes, which was awarded. The ramps and domes were installed in 2018, completing an accessible circuit around the Village perimeter.

Staff also worked diligently to assist Home, Inc. through the complicated Planned Unit Development process at the end of the year.

(note: P&Z will also submit a separate report detailing this year's accomplishments!)

The Leadership Team

Colleen Harris and Brian Carlson, you are newer to your positions, but you are both integral to the team. I have enjoyed working with both of you!

Brad Ault, thank you, thank you for making sure everyone has clean water and our natural systems are kept clean of pollution. Thank you for being that steadying influence!

Denise Swinger, no one kicks Planning and Zoning into gear like you! Thank you for your dedication and commitment.

Special thanks to Clerk of Council **Judy Kintner**, who has been ever-present and without whose input I would have likely have made far-less-informed decisions.

And to the ever present **Chris Conard**, with whom I've likely had more conversations than I have with my husband over the last couple of years, thank you for your support.

A most sincere and heart-felt thank you to **Ruthe Ann Lillich**, who keeps me on track and keeps me centered.

To **Johnnie Burns**: thank you. You stepped up, you dove in, you made things happen.

This will be my final end-of-year report before I step down. I want to reiterate what an amazing team the Village has working for it! It has been my pleasure and my honor to work with them in bringing the Village forward. I could not have accomplished anything without you. YOU ROCK, every one of you!

I also want to thank Council, all members past and present, for the support and encouragement you have provided. You ALSO ROCK!

To all of the Village residents and businesses who have supported and encouraged me, guess what? EVERYONE ROCKS!!!

I guarantee this Village staff is ready to handle whatever comes their way, whether it's me at the helm or someone else.

Patti

1-22-19

To: Council

From: Judy Kintner

Re: Clerk's Report for September 17, 2018

It has been very busy in the Clerk's office in 2019. Activity around the Village Manager search, getting ordinances in the American Legal for codification, lots of meetings and minutes. . .

Attached please note a timeline prepared by the Village Planner in response to a request for rezoning. The timeline is useful for understanding which entities—Planning Commission or Council—are involved at what points. That said, you will have "Zoning Administrator Request for Consideration of Preliminary PUD Plan on Less than Five Acres" on your agenda for February 4th.

--Judy Kintner

PUD REZONING TIMETABLE FOR MILLWORKS

- February 4, 2019 – Request to Council to allow Planning Commission to proceed with the preliminary plan process for Millworks on less than five acres.
- February 5, 2019 – Planning Commission Retreat – Work Session with property owners and architect to review their proposed plan and request any additional information needed for the preliminary plan review and public hearing.
- February 12, 2019 – Preliminary Plan Review with Planning Commission. If approved, a recommendation to Council to be written at this meeting.
- March 4, 2019 – First reading of Ordinance for PUD rezoning by Council. This is not a public hearing so there will be enough time to notice surrounding property owners.
- March 18, 2019 – Second reading of ordinance for PUD rezoning by Council. This is the official public hearing. If passed, the ordinance becomes effective April 17, 2019.
- After April 17, 2019 - The developer has up to 12 months following the approval of the preliminary development plan and PUD rezoning to submit a Final Development Plan. The final development plan is submitted following the requirements for the Level B Site Plan Review in Chapter 1268. The project must be underway prior to the expiration period of 12 months. An extension of 12 months may be granted if submitted in writing by the applicant. The project can be submitted in phases or as one complete plan.
- After final plan approval and prior to the issuance of permits, a PUD agreement between the developer and the Village must be executed and recorded with the Greene County Recorder's Office.



1/20/19

MacQueen January Commission and VMHAB Reports to Council

Planning Commission

At its last meeting on January 14th, Planning Commission considered two requests that consumed the full meeting which lasted until 9:40 pm. Both requests have implications for future infill planning and development. The first was – what on the face of it – was a simple request as a Conditional Use for an accessory dwelling unit. The issue that created a lengthy discussion dealt with the potential impact of storm water runoff and the owner's responsibility to manage that. As infill development creates more impermeable surfaces this may become more of an issue. Clearly it is the right time to be having a storm water study and finding ways as the Village Government (as well as individual property owners) to mitigate storm water runoff.

The second request was a Replat Application requesting that three narrow parcels in the old part of town be reconfigured into two parcels, one of which would be a flag lot. The issue that arose in this situation dealt with how to determine the setbacks. My sense is that Planning Commission will continue to deal with unanticipated consequences of more vigorous and dense housing development. The more we can anticipate these situations the better. Judy, Denise, Frank and I will be meeting to discuss how to provide more effective leadership in these situations.

Denise submitted a Draft 2018 Annual Report for the Commission to review. There were no real corrections and Frank Doden will present it at this Council Meeting.

Village Manager's Housing Advisory Board

Kineta has now joined the Board and A. J. Williams has agree to participate as our Planning Commission representative. We are also seeking at least one realtor to join the group. We are in the midst of organizing working groups to focus on the various aspects of the Housing Plan to be completed by the end of 2019. The areas (which are included in the 2019 Council Goals) are developing:

- A formal Partnership with Home, Inc.
- Potential Changes to Zoning to encourage housing development
- The design, criteria and structure for the Affordable Housing Fund
- The identification of funding sources for housing
- Buy-in and collaborative Relationships with Stakeholders
- A plan for incentives for housing development
- A plan for preservation and rehab of existing housing stock



- A Marketing Plan including Affirmative Marketing
- A Plan for mixed-income development including rental and ownership housing on the Glass Farm
- Complete an updated Comprehensive Plan

Environmental Commission

The Environmental Commission had agreed to notify the community about the letter it submitted to the EPA regarding the Vernay clean-up plan. EC met on the 17th and reviewed the Letter to the Editor that you will find in your packet. EC is asking Council to review and approve or suggest revisions before sending it to the Yellow Springs News. We spent much of the meeting developing the format for our 2018 report and planning for our retreat scheduled for 1-4 PM Saturday, February 16th. In addition, we discussed a potential strategy to provide recycling at local apartments and will be contacting Patti Bates as a first step.



TO: Village Council
 FROM: Kineta Sanford & Lisa Kreeger
 RE: Chapter 290 - Justice System Commission - Launch Plans
 DATE: January 22, 2019

Background

The Justice System Commission came into effect on January 2, 2019 (Ordinance 2018-49). Establishing this Commission is part of a long-term commitment to "Establish a model Village Justice System that supports a just, safe and welcoming community across race, age, economic status, sexual orientation, gender identity, ethnicity, ability and religion; the entire Village Team will work in concert to be proactively anti-racist." (Council Goal, 2018, 2019).

Launch Plan

When	What	Notes
January	Identify Council representatives	
January	Council liaisons review past JSTF materials	
January	Document optimal knowledge, skills, and attributes for community participants	
January - February	Interview JSTF members	Interview guide needed
February	Council liaisons meet with other interested community organizations	For example: The 365 Project, Antioch College
February	Council Liaisons meet with other Village Leaders	For example: Mayor, YSPD
February	Interview and select commission members	Interview guide needed
March	Convene first meeting of the JSC	? reinstate Tuesday JSTF time

2019 Focus

March - June (2019): Milestone is to identify focus activities for action

- Review progress made towards attaining the Guidelines for Village Policing. In scope includes actions taken by Council, the YSPD, the JSTF and community partners with particular focus on whether desired outcomes are being achieved.
- Support Council in prioritizing initial focus activities that will be undertaken by the JSC, based on a gap analysis, and with a pragmatic balance between the intent to be

impactful and Village / community resources. Previously suggested areas of focus have included: Key initiatives related to Mayor's Court (Prosecutor/Public Defender/Magistrate), addressing disparate impacts of the justice system on economically or otherwise disadvantaged groups, exploring & adopting alternative strategies to drug enforcement, formation and management of a Citizen Review Board.

July - August (2019): Milestone is to identify metrics and reporting strategies

- Document action plans for each focus activity
- Identify performance measures and data collection/reporting strategies that ensure transparency and accountability
- Confirm a 'cadence' to evaluate outcomes (e.g. frequency of reporting) to inform refinement of justice system policies and practices
- Evaluate need for sub committees to expand capacity through specific expertise

September - December: Milestone is that the JSC is functioning based on best practices and procedures (as outlined in commission guidelines documents) and leadership and membership are collaborating effectively, aligned with Village Goals.

- Implement action plans
- Report to Council monthly and as needed
- Evaluate impact based on performance measures
- Remain flexible!!



Art & Culture Commission

Economic Sustainability Commission

Page 1 of 2

Kreeger Reports / January, 2019

Welcome to a NEW YEAR!

Arts & Culture Commission

Highlights in addition to meeting minutes:

- **Commission Proposal (standard format):** The ACC identified the need to have a simple form for citizens to complete who are requesting funding from the ACC. We have reviewed the HRC form and find this will serve our purposes with minimum revisions. Kreeger will develop a 'mock up' of revisions for consideration.
- **JB Center Amphitheater:** Commission member Fleming has recommended that the ACC take the lead on evaluating /restoring the JB Center Amphitheater. The focus of restoration would be safety of access and infrastructure (e.g. electricity). Subsequent to the ACC meeting, Kreeger confirmed that the property is owned by the Village. Patti Bates has described past renovation attempts over the last four years. The concern for the Village would be the scope of renovation, impact on the budget, and capacity impact on the Village team. Fleming will develop a range of renovation options. Then a meeting with Johnnie Burns is in order. Does the Council see this as a project that is important to Village Values?
- **Placemaking Grant:** The ACC has begun looking at the possibility of developing a NEA 'creative placemaking' grant for the purpose of planning a community arts center. <https://www.arts.gov/grants-organizations/our-town/place-based-projects-grant-program-description>. Some commission members described past unsuccessful projects with a similar goal. Overall, there were mixed opinions with some members strongly in favor and others strongly against. We plan to discuss this again at the next meeting.
- **Local Art History Event:** The YSAC Permanent Collection has opened of a new show as part of a local art history series. An opening reception to **The Timeline Show – Yellow Springs Theater – Past to Present** was held on January 18.
- **Traveling Tabletop Theatre:** Fleming introduced a new project for a traveling tabletop puppet theatre. We plan to discuss this again at the next meeting.
- **Annual Report:** The ESC will present the 2018 annual report along with goals and any budget request to Council in the second February meeting.
- **ACC Retreat:** The ACC plans a retreat to discuss goal setting. This will be on January at 6:00 pm in Chambers.

Economic Sustainability Commission

Highlights in addition to meeting minutes:

- **Revolving Loan Fund:** The ESC discussed that they might be the group to administer the Revolving Loan Fund. This option became a necessity when concerns were raised about the DCIC administering the RLF because they can legally only issue loans of last resort. The ESC was supportive of the process outlined and eager to be involved The Village does have an agreement with the YS Credit Union to review and qualify applicants to maintain privacy of financial information. We discussed a 'high level' process:
 - The process would begin with the Village Finance Director reviewing the application and process with the applicant.
 - The application would then move to the YSCU to qualify applicants.

Prepared by Lisa Kreeger, Council Member
January 22, 2019



Art & Culture Commission

Economic Sustainability Commission

Page 2 of 2

- All viable applicants would be returned to the ESC for final review and recommendation to Council..

We propose the following next steps:

- Review past documents related to the RLF (provided by Seibel and Wintrow)
- Meet with the Finance Director and the YSCU to review the process and role
- **Paid Parking:** The ESC discussed the issue of paid parking. We understand that research has been completed on various technologies, administrative costs, and revenue potential. Possible roles for the ESC, should this initiative go forward, were considered including:
 - Advise on the impact on local businesses
 - Convene community inputThe ESC recommends an analysis of the revenue opportunity over time. Additionally, we recommend that the Planning Commission be involved in this opportunity.
- **CBE:** In the January meeting the ESC identified next steps for Commission work related to the CBE. These include:
 - Define a budget for site plan development and/or an artists' rendering of the site for marketing purposes.
 - Define a budget for marketing (re-branding and promotion)
 - Meet with the Antioch Midwest realtor to understand what design/marketing services could be offered. There is an advantage of working with this realtor because the properties are adjacent. However, an RFP may be needed. Patti Bates is [currently waiting on an updated appraisal with the new infrastructure that would provide more accurate information about the need for an RFP. She advised that we should plan for an RFP should be issued.](#)
 - **Questions for Council:**
 - Confirm that costs related to this initiative will come out of the economic development fund
- **Annual Report:** The ESC will present the 2018 annual report along with goals and any budget request to Council in the second February meeting
- **ESC Retreat:** The ESC plans a retreat to discuss goal setting. This will be on February 1 at 4:30 pm in Chambers.

ACC Meeting Minutes 12/12/18

PRESENT: Brittany Baum, Cheryl Durgans, John Fleming, Lisa Kreeger

EXCUSED: Nancy Mellon, Catherine Roma

- Prior to the meeting the ACC celebrated the installation of the new VIDA award to the “Muralist of Yellow Springs”. The award is located on the passageway between The Emporium and the Senior Center
- Two proposals were presented and approved. Lisa will follow up with both recipients.
 - Dylan Sage for a new mural. \$350 was set aside with the condition of more specific budget information before the end of the year. Lisa will provide a template.
 - Sarah Dickens for \$300 to complete the Jungle Mural restoration
- We discussed the standard form for commission proposals / funding request. Housh is following up per the Nov meeting. Kreeger will check with Housh.
- We determined the top three decorations for the annual Holiday in the Village Award. This was a major challenge as they are all wonderful.
- We began planning for the annual report. Brittany Baum graciously offered to create a first draft for review at our January, 2019, meeting.

Yellow Springs Environmental Commission

Meeting Minutes—Final Approved 12/20/18

November 15, 2018

5:45-7:00 PM

Council Chambers, Bryan Center

Attendance: Nadia Malarkey, Marianne MacQueen, Deanna Newsom, Tom Dietrich, Matthew Lawson, Duard Headley

- I. Welcome, Introduction of Guests –
- II. Agenda Review and Adopt Meeting Minutes
 - a. Motion to approve: Tom. Nadia: Second. Ayes: 4 Nay: 0. Abstain: Marianne, Duard
- III. Update on Little Miami watershed work (Marianne)
 - a. Marianne coordinating with Hope Taft on project/initiative for clean up and stewardship of Little Miami. 50 years ago designated as Ohio Scenic River.
 - b. One issue is clearing fallen trees to allow for safe canoeing and kayaking. Question was raised about the ecological benefit of woody debris in the stream. So need to balance conservation and recreation benefits. Question about the limitations per the law regulating scenic rivers.
 - c. Marianne wants to engage with state agencies. Little Miami River Cleaners. The new governor, for this and other local environmental issues (Marianne)
- IV. Vernay Corrective Measures Plan Follow up (Tom)
 - a. Comment letter from Village sent to US EPA. Vernay is required to respond to US EPA's comments within 60 days, and that deadline was 11/12/18.
 - b. Send a letter to YS News summarizing the letter's intent that Village is involved in the process and that US EPA had strong response. Marianne will send the entire letter to Megan Bachman to get feedback on the approach—whether letter to editor or full article.
- V. Risk Assessment—approve draft results (Deanna)
 - a. Discussion around the draft results of Planning and Prioritization presented by Deanna.
 - b. Proposal to adopt this document as a basis for annual reports and annual goal setting to be updated periodically as needed—Matthew. Marianne—seconded. Ayes: 6, Nays: 0
- VI. Waste Reduction Grant and Apartment Recycling (Matthew)
 - a. Difficulty getting in touch with Rumpke regarding recycling services for apartments. Left many voicemails with little response. He's going to try going into the office to meet in person.
 - b. Doing a site visit to Bellefontaine learn from their best practices for recycling services. They may have suggestions to improve YS services.
 - c. Also working on the Ohio EPA recycling grant. Update next month.
- VII. Ohio Bird Conservation Initiative (Nadia)—tabled for next meeting

- VIII. Proposed Pesticide Ordinance (Nadia)
 - a. Nadia working to develop proposed rules will specify the practices for where, when and how pesticides will be allowed. Collaborating with Patti Bates to get input. There are very few municipal regulations to limit pesticide uses, which would help promote this and be a template for other communities.
 - b. Marianne requested that suggested rules include demonstrated effective practices which can substitute for pesticides.
 - c. Nadia spoke at an event hosted by Hope Taft about regenerative gardening. Nadia collaborating with Hope Taft to get support.

- IX. Updates/reports from other EC members as needed
 - a. Duard stepping down from EC.
 - b. Need to recruit new members. Matthew has someone in mind.

- X. Next Meeting date, Chairperson, and draft agenda
- XI. Language for Village Manager Search – Marianne (tabled until December)
- XII. Next Meeting date, Chairperson, and draft agenda
 - a. Vernay Corrective Measures Plan Follow up (Tom)
 - b. Waste Reduction Grant and Apartment Recycling (Matthew)
 - c. Ohio Bird Conservation Initiative (Nadia)
 - d. Proposed Pesticide Ban (Nadia)
 - e. Little Miami Watershed (Marianne)
 - f. Annual Review of Highlights (Marianne)

Meeting Date-- 2018	Chairperson
November 15	Deanna
December 20	Matthew
January 17	
February 21	
March 21	

All meetings on 3rd Thursday of the month

Yellow Springs Environmental Commission

December 20th, 2018 Minutes

5:45-7:00 PM

Council Chambers, Bryan Center

Attendees: Matthew Lawson (Chair), Nadia Malarkey, Deanna Newsome, Marianne MacQueen (Council Liaison), Tom Dietrich absent; guests: Suzanne Patterson, Sue Pfeifer, Marni Neuman

I. Welcome to Marni, Sue and Suzanne

II. Agenda Review and Approved November Meeting Minutes, Marianne moved and Deanna 2nded

III. Smart Meter Concerns(Guest: Marni Neuman) – Marni has experienced various physical symptoms that she attributes to the Village’s smart meter that measures the electrical use at her home. She has done research and shared some from SmartMeterEducationNetwork.com. Her research has convinced her that smart meters are very dangerous and she wants to be able to opt out of the one at her house and have the analog meter reinstalled and is willing to pay for that.

It was noted that the Village did not ask EC to weigh in on any potential dangers to these meters when they proposed and before they were installed. Marianne noted that Council and staff did research that indicated there was no health threat. EC members also noted that no one present had expertise in this area, although the letter from Jim Bailey who is an electrical engineer was presented. Nadia, Deanna and Matthew will research this topic and bring their findings back to the next EC meeting.

IV. Update on Little Miami watershed work (Marianne): Marianne spoke of a recent meeting she attended with representatives from several scenic rivers in Ohio. One of the topics discussed at that meeting was the balance needed between conservation efforts and practices on scenic rivers and the recreational use of the rivers. Marianne plans to seek Council approval for Yellow Springs to become a partner of the Little Miami River Watershed Network which includes other communities and organizations. She is also working with Hope Taft to get ODNR to remove hazardous trees in the Little Miami south of the Jacoby canoe launch.

V. Taking advantage of Mike Dewine as governor to seek his support on local environmental issues (Marianne): EC could bring environmental issues to the attention of Mike Dewine now that he will be governor and is a “hometown boy”.

VI. Vernay Corrective Measures Plan Follow up: Marianne reported that the EPA has given Vernay a 60-day extension to resubmit their clean-up plan to meet EPA specifications.

VIII. Recycling(Sue Pfeifer): Sue has visited the Logan County recycling center in Bellefontaine two times with different community members. She is very impressed with their system that allow all plastics to be recycled. People can take their recycling to one of a dozen centers. She passed out a flyer from the Logan County Solid Waste Management District. She wants

Yellow Springs to develop a similar system and to start by doing a pilot project in which Yellow Springs could work together to take plastic and metals to one of the Logan County sites. EC will begin discussion about how we could do this. In the meantime Sue will write an “Other Voices” piece for the YS News about the system in Logan County encouraging people to get involved.

- IX. Ohio Bird Conservation Initiative (Nadia): while EC could just endorse the Ohio Bird Conservation Initiative, Nadia thinks it makes sense to have some type of active commitment. She sees it as having ties to the pollinator project and the pesticide work. She will talk with Bethany Gray about how EC might interface with this.
- X. Proposed Pesticide Policy (Nadia): Nadia will be working with Patti Bates on this during the winter using the Beyond Pesticides model.
- XI. Source Water Protection update: Deanna says that the OHEPA wants Yellow Springs to broaden and deepen the scope of our Plan. She is concerned that the task is daunting.
- XII Next Meeting date January 17, Chairperson Marianne, and draft agenda
 - Report on research re the smart meters
 - Vernay update
 - Little Miami River update
 - Recycling update
 - Plan 2018 EC Report
 - Confirm Retreat date
 - Other updates

Meeting Date-- 2018	Chairperson
January 17th	Marianne
February 21	Deanna
March 21	Tom
April 18	Nadia
May 16	Matthew
June 20	
July 18	
August 15	
September 19	
October 17	
November 21	

All meetings on 3rd Thursday of the month



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 December 5, 2018; 7:00 pm

Council Chambers, John Bryan Community Center

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

The meeting was called to order at 7:02 by Greenberg. Lisa Kreeger announced that Gerry Simms had resigned from the ESC.

Minutes

Minutes from November were unanimously accepted as amended (Kreeger/Greenberg) with abstention from Seibel.

Citizen Concerns

None

Old Business

CBE Special Status Report

Kreeger presented the special report that she had drafted to present to Council regarding the CBE including a summary of the potential target businesses developed through the SWOT analysis and a recommendation of steps to move the project forward. The purpose of the report is to bring Council up to date on the CBE work that has been progressing in ESC and to request direction from Council to continue work or to table additional action pending the Council 2019 priority setting.

Wintrow recommended removal of the SWOT analysis from the report since it was already included in the October minutes and to reduce content of the report to one page. ESC members agreed.

The list of target industries was refined, and an additional category of B-corps was added as recommended by Seibel. She clarified that B-corps are social enterprises that are certified for social and environmental performance, public transparency and legal accountability.

It was noted that WPAFB is the largest employer in the region with many Yellow Springs residents working there and it did offer opportunities although there is not clarity that industries connected to base contractors would be viewed as industries reflecting community values.

Wintrow advised the ESC of a meeting she had with Walt Hibner, Economic Development Manager for Vectren. He was involved in connecting Cresco to new service and his role is to support business and economic development for Vectren. Walt is familiar with the site and provided the printout from the JobsOhio website where the property is listed. His suggestions included rebranding the CBE to provide clarity of target industries, provide a simple site plan to show how buildings would fit and improve the entrance to make it more attractive. He also felt a Commercial Real Estate Broker would be a more suitable partner than a developer because the available land is not large. JLL is a broker he's worked with and they are the same company representing Antioch University Midwest. He also discussed the importance of workforce to business location and suggested that could be a selling point for the CBE

After hearing the recommendations, the ESC further amended the CBE Special Status Report to include a few of his recommendations. Motion to approve revisions (Kreeger/Seibel) Vote was unanimous.

New Business

January Meeting Schedule

The January ESC meeting was rescheduled to January 9.

ESC Membership

Kreeger advised that Greenberg was re-appointed to the ESC by Council at the November 19 meeting. Myers term also ended, and he is interested in continuing. Seibel's term is up in February. Jennings is currently an alternate and could consider coming on as a full member. There are three spots open on the ESC including the spot recently opened with Simms resignation.

ESC 2018 Annual Report and 2019 Goals

Kreeger reported that Council will be meeting in December to discuss commission assignments and again in January for a more detailed discussion of 2019 goals. She suggested the ESC might want to wait to hear from Council about their goals, but Greenberg suggested that it is within the purview of the ESC to make recommendations to Council rather than only take their direction.

Wintrow will bring a draft of the 2018 Annual Report to the January ESC meeting to include a review of our success with achieving 2018 goals. The ESC will target the February meeting to approve the final draft of the 2018 Annual Report.

Agenda Planning

Review 2018 Annual Report draft.

Discuss approach to 2019 goals.

Adjournment at 8:13 pm. (Wintrow/McQueen)

Next meeting January 9, 2019 at 7:00 pm in Council Chambers

Yellow Springs Senior Apartments Income Eligibility Overview and Examples

Owning a home or having a retirement account doesn't automatically disqualify eligibility in the Low Income Housing Tax Credit program. Income verification is performed on a case by case basis at the time of application.

Assets are calculated as follows:

Only a small portion of assets is considered "income" from the perspective of the income limits to tax credit projects. If someone is selling a home, for example, the income is 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.

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 (such as 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.

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 year¹. 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.

¹ According to Forbes.com "What is the Most I Can Receive from My Social Security Retirement Benefits?" by Contributor David Rae, April 18, 2018

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 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 recommended².

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.**

Income Limits

The Yellow Springs Senior Apartments project will serve a variety of incomes, including seniors aged 55 and older with a certain number of units reserved for each of the following income groups, making the following percentages of Area Median Income. The overall average income served by the project will be 60% of Area Median Income. Please note that income limits are based on 2018 Area Median Income percentages calculated by HUD. These figures change annually:

Incomes served by this project:

- 30% of Area Median Income (\$13,800 one person/\$15,780 two persons)
- 50% of Area Median Income (\$23,000 one person/\$26,300 two persons)
- 60% of Area Median Income (\$27,600 one person/\$31,560 two persons)
- 80% of Area Median Income (\$36,800 one person/\$42,080 two persons)



²<https://www.cnbc.com/2018/05/15/how-much-americans-have-saved-for-retirement.html>

Village Council Members,

My name is Conor Stratton and I am the Director and Owner of the Yellow Springs music festival Springsfest. I am also a Yellow Springs native and am very dedicated to growing this event in a way that will greatly benefit our village.

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

Springsfest has been a staple event in town for three years and is now heading into its fourth year with a newly announced lineup that is sure to bring even more people to Yellow Springs. Last year, Springsfest was attended by nearly 2,000 people and was the talk of our region for quite some time. For the sake of some perspective on how beneficial that is for the town, it would be safe to assume that each of those people spent a minimum of \$10 within our local economy, which would contribute nearly \$20,000 to our local businesses. Additionally, Springsfest is partnered with some of the most prominent local businesses and organizations such as the Yellow Springs Brewery, the Chamber of Commerce and Dunphy Real Estate and all of these organizations rely on the boost in revenue/exposure we provide them every year.

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

As a younger resident and business owner here in Yellow Springs, I am aware that what Springsfest is providing to the community is an event suitable and exciting to everyone, including our younger population. Growing up here, my age group always felt that there weren't events catered accurately to represent our younger community, and we all imagined what it would be like if we just had something like Springsfest. This event gives our youth, artists, businesses and creatives an opportunity to connect on the national level right here in Yellow Springs. Additionally, our festival has created the Springsfest Art Market curated specifically to uplift minority/disenfranchised artists with this opportunity for exposure and vending. The value of these efforts to our community is priceless.

I am writing the council today to request approval for Springsfest to extend past the sound ordinance. This is legal under section 634.06 of the ordinance pertaining exemptions, section G. I would like this item to be added to the agenda for the January 22nd Village Council Meeting as this topic is time sensitive. It is very difficult for me to continue this festival in town with the current time restrictions in place. As we have grown, we are bringing National headliners to Yellow Springs and they require longer set up and set length. With the ordinance forcing a sharp 10 pm deadline, it is now restricting my ability to have a complete festival with enough slots to accommodate local and regional acts. Even on a simpler note, the cut off is so early that my festival struggles to even have the benefit of utilizing light systems on stage, which greatly increases the audience experience. I have spoken with Village Police Chief Carlson, who expressed that he has no issue with the idea of this exception extending noise ordinance for Springsfest, and that village complaints were minimal. In talking with Public Works Manager Johnnie Burns, he also saw no issue with this exception.

I look forward to discussing this with you at the council meeting and truly appreciate your consideration and hard work.

Sincerely,

Conor Stratton

Owner of Great Guys Entertainment and Director of Springsfest

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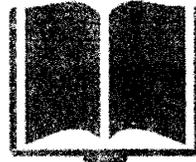
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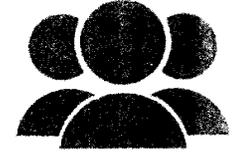
Public power utilities are subject to public records rules and decisions are subject to input from the general public.



PUBLIC
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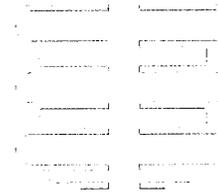
Local Ownership

Public power utilities are community owned, meaning they mirror local traditions and values.



Public power utilities are localized, therefore economic benefits translate directly to the local community.

Economic Development



Public power utilities are more reliable when it comes to outage rate and recovery time.

Reliability

Municipally-owned electric utilities have been an important part of America for more than 135 years. Since 1880, thousands of public power utilities of all sizes have formed and thrived across the country. With the intention of supplying their communities with electric services, public power utilities have a long tradition of providing reliable, high-quality service to their communities.

Public power utilities are owned by their respective communities and are operated as not-for-profit entities. Electricity is not the only value public power systems provide to their communities, they also provide a long-term source of economic development, extremely reliable service and increased accountability, just to name a few of the benefits.

Local ownership

The municipal utility is completely accountable to the residents of their community. They do not answer to shareholders, but instead answer to their customer owners who have a say regarding the structure and direction of the community's utility service.

The level of transparency found in public power is unparalleled. Whether it is a change in rates, the addition of new services or an expansion of the electric system, customers have access to information surrounding decisions. Municipal utility materials are subject to public records rules, and decisions made by municipal utilities are subject to input from local government and the general public by way of public hearings or city council meetings.

The localized nature of a municipal utility is also beneficial for customers. The local offices of public power utilities enable customers to pay their bills in person, offer comments, learn about energy efficiency and green pricing programs, or ask questions about their energy usage.

Being local also gives public power employees a level of accountability that is not found in other sectors of the utility industry. Unlike investor-owned utilities that make decisions based on accommodating shareholders, public power officials make decisions in the best interest of the communities they call home. For example, when a storm interrupts electric service, public power lineworkers aren't simply restoring power because it is part of the job, they are restoring power because their family and friends in the community are depending on it.

Reliability

Public power utilities are significantly more reliable than their competition based on the national average of outage minutes. According to the American Public Power Association (APPA), customers of public power utilities average less than one hour without power per year, which is less than half of the national average. Even with the advantage of more reliable systems, power outages are sometimes too extensive for one community to fix on their own. In these situations, public power communities have the benefit of

mutual aid programs. Following devastating storms or other natural disasters, a call for assistance is made and public power communities from across the country come together to help restore service.

In 2017, when a severe line of thunderstorms left a trail of destruction and caused widespread outages in Celina, Arcadia and Shiloh, seven AMP member communities mobilized crews to assist in the restoration effort and services were fully restored in a matter of days. In 2013, when a powerful storm damaged 15 transmission poles in Bowling Green, nine AMP member communities sent crews to assist with cleaning up and setting new poles, resulting in electric service being restored in only three days.

Economic development

Municipal utilities also provide benefits to their customers in less obvious ways. Public power utilities provide local investment and jobs, such as lineworkers, engineers, customer service representatives and managerial positions. These utility employees typically live, and spend their earnings, in the same local community as they work. According to the APPA, on average, a public power employee's paycheck circulates through the local economy four to five times. This means that local dollars aren't sent to out-of-state shareholders, they remain in the community, stimulating the local economy.

In addition to providing employment, public power utilities also take part in furthering economic development by attracting businesses and investment to their communities. Working in concert with local government and interests, public power utilities help to bring new private sector jobs to the community. Many of our members have been successful in using their local authority to negotiate with businesses on behalf of their communities, helping to strengthen the local economy.

Public power utilities are more than just electric service providers—they are upstanding members of their communities. From providing reliable service with transparent operations to fostering economic development, public power utilities fulfill an important civic role in the communities they serve. 

AMP recognizes that not every utility has the time or means to properly communicate the benefits of public power to their customers. With that in mind, we have created the Benefits of Public Power Member Toolkit, available on the Public Power Connections page of the Member Extranet. The toolkit includes useful graphics and copy to help members communicate the benefits of public power to their customers. If you need assistance in accessing the toolkit, please contact Bethany Kiser, senior manager of digital content, at bkiser@amppartners.org or 614.540.0945.

January 17, 2019

Dear Yellow Springs Council Members:

We appreciate your deliberation and final support of the Senior Affordable Apartment project. We have been to this point before; however, with the assistance and support of St. Mary's we are very hopeful that funding will be secured.

And, needless to say Y.S. Home, Inc. is the foundation and has the broad collective foresight to proceed on behalf of all of Yellow Springs.

Seniors look forward to safe, affordable, convenient, community housing.

Sincerely,

The Senior Housing Working Group

Suzanne Patterson, Andree Bognar, Helen Eier, Lois Pelecoudis, Susan Stiles, Mark Crockett, Pat Stempfly, and Karen Wolford.

January 9, 2019

To Village Council:

I fully understand that the vote for PUD rezoning of the Home Inc. senior housing project is a proverbial done deal. I write nonetheless to renew my objection to it, and to plead with Council to reconsider.

In voting to advance this project, Council has already over-ridden our own Planning Commission and that body's expertise. They raised some very serious concerns about the project, and I will add my own in addition:

While people can disagree over what Council President Housh called "the affordability crisis" in the Village – how we define "crisis" and "affordability" is fungible at best, anecdotal at worst – what cannot be argued is that the most serious demographic challenge the Village faces is our rapidly aging population. As Council's own housing study revealed we are old and getting older fast. The numbers are as stark as they are undeniable. The rapid aging of our population has all sorts of serious consequences for the Village, most of them deleterious.

The flip side of this greying is that young families are now under-represented in the Village and that situation is only getting worse as existing housing in the Village is bought up (or in other cases built new) by baby-boom retirees from elsewhere, some of whom simply use Yellow Springs as a *pied-à-terre*.

Defenders of the project, including Home Inc and at least one Village Council member with whom I have spoken, insist that these apartments will attract seniors already living in town, thus freeing up their current houses for new families. The reasoning goes that the Home Inc project will indirectly help alleviate the family housing crunch.

This, it seems pretty clear, is wishful or indeed magical thinking. It is predicated on the twin beliefs that, first, there are a substantial number of homeowners in town who will make such a move; and second, that those homeowners would meet Home Inc's income eligibility requirements. Neither of those propositions has been demonstrated – indeed, I suspect that many seniors will be surprised to discover that they do not qualify for Home Inc housing because their incomes are too high.

In the end, therefore, should this project be built it will attract low-income seniors from outside the Village (perhaps as many as 100? = ~3% of the Village population). It will simultaneously serve to exacerbate the real demographic crisis the Village faces even while it takes developable land out of circulation for family housing. The project is bad for the Village in the short term; worse in the long term.

Sincerely,

Steven Conn
113 Marshall St.

----- Forwarded message -----

From: **Panayiotis T. Manolakos** <ptmanolakos@gmail.com>

Date: Wed, Jan 16, 2019 at 1:15 PM

Subject: Faculty strike at Dayton's Wright State University - please read and forward

To:

AAUP-WSU's Executive Committee's Open Letter to Our Friends in the Community

January 16, 2019

Full-time faculty members at Wright State University now face a difficult situation. Following two years of failed negotiations, the administration has unilaterally imposed an unfavorable, unfair, and unreasonable contract on the faculty. We believe that accepting their contract would lead to a reduction in the quality of education at the University and adversely impact our working conditions. For these reasons, we have overwhelmingly voted to authorize a strike, which will begin on January 22, 2019.

For a taste of who our faculty are and what they do, please visit:

https://www.dropbox.com/sh/u5tvvr17kvjy2m/AAB199K5UuEXIF_pQRTAksGa?dl=0

We do **NOT** want to go on strike, but the stakes have never been higher. Over the past several years, our students, the local workforce, and the region's economy have been negatively impacted by the administration's poor stewardship. We must stand up to a Board of Trustees that continues to be fiscally reckless and that prioritizes an expensive basketball program and real estate boondoggles while slashing support for the university's academic mission, including deep cuts to the library.

The administration's imposed contract is overwhelmingly negative for the community we serve, our students, and the faculty. We cannot permit our students to suffer the inevitable decline in quality of education if faculty are forced to teach more and even larger classes, if critical courses are offered much less frequently, and if Wright State is unable to recruit and retain the best educators and researchers. We cannot permit our alumni from having their WSU degrees devalued – but that is what will certainly occur if the administration/Board is allowed to continue attacking the academic core of our University. Already, some top faculty who have been at our University for years have left WSU (or have entered the job market) because they recognize that the administration and Board do not respect or value faculty; we cannot permit that hemorrhaging to continue.

Like other members of the university community we have also not received raises for five of the last eight years and do not expect any raises in the near future. But, we're **NOT** striking over raises.

We are taking a stand over the following issues:

- Our legal right to bargain over healthcare benefits and receive insurance that does not burden the sick and lowest paid among us
- Our ability to maintain the educational quality of courses offered
- Our need for job security
- Our right to expect that performance and merit pay are measured and determined *objectively* rather than by who is friendly with administrators

· Our right to expect to be paid for the all of the work we do, without the threat of furloughs

Want to help? Here's what you can do to support WSU faculty:

1. Contact Doug Fecher, CEO of WPCU and Chair of WSU's Board, and tell him you want to maintain the value of a degree from Wright State by making sure faculty don't have to compromise their ability to teach and conduct research. Ask them to negotiate with faculty! He may be reached at (douglas.fecher@wright.edu).
2. Stay up to date. Follow the AAUP-WSU on social media and post your support:
 - Facebook: AAUP Wright State University
 - Twitter: @aaupwsu
 - Instagram: @aaupwrightstate
 - [#RedforEd](#) [#fighting4Wright](#) [#faculty4students](#) [#aaupwsu](#)
1. Volunteer. We need community and alumni allies to help us get the word out to others about the strike. If you are interested in joining the picket line or volunteering in any other way, contact aaupwsu@gmail.com. Or you can stop by the AAUP-WSU office on the WSU campus in Medical Sciences 113, or in our nearby strike headquarters – to be announced and opened soon.
4. Talk with your family and friends about the importance of affordable, high-quality public education in the state of Ohio and why it is crucial to support the Wright State faculty in their efforts to achieve a fair contract that preserves quality for students. Most Wright State alumni reside locally, and they contribute greatly to our region.

For more information, please visit our website at <https://aaup-wsu.org>.

To the Editor:

Sergius Vernet founded Vernay Laboratories in Yellow Springs in 1946. During the mid-to-late 1900s Vernay Labs was a major, perhaps the major employer, in Yellow Springs. It provided good paying jobs for local residents, made a significant contribution to the Village tax base and, through the Vernay Foundation, was a major benefactor to the community.

Unfortunately in 1999, an assessment revealed soil and groundwater contamination caused by chemicals used in Vernay's manufacturing processes. By this time Vernay had developed facilities in other regions as well. A group of neighbors concerned with the contamination won a lawsuit to help push for and provide oversight of a cleanup effort. The company entered into a process with the United States Environmental Protection Agency (EPA) to develop a cleanup and remediation plan. In 2005, it closed its Yellow Springs plant. During the two decades since the discovery of the contamination, Vernay has been pumping and cleaning the groundwater in an attempt to mitigate the plume's expansion. It has been testing levels of contaminants via a number of wells in the area. However, the EPA has still not signed off on a final cleanup plan, in part, because of new research data indicating the potential of the vapor intrusion from chemicals in the groundwater. The YS News has many archived articles on this topic over the years.

In 2018 Vernay submitted their Corrective Measures Proposal (CMP) to the EPA. The Environmental Commission and Village Staff reviewed the CMP and made additional requests to the EPA. Those requests were mirrored in the EPA's response to Vernay requiring specific updates to the CMP. We anticipate that Vernay will resubmit their updated CMP in early 2019 and that the EPA will hold a public comment period about the plan soon thereafter.

The Village Government is concerned about the potential health hazards posed by the contamination and the remote, but potential, possibility of some contaminated groundwater infiltration into the Village wellfield area. We will continue to monitor the situation and notify the community when we are notified about Vernay's updated Proposal and the public comment period. The prominent location and size of the Vernay property, almost 18 acres on the western edge of Dayton Street, has the potential to serve an important function in our community. Having the remediation occur and repurposing the property would be a significant benefit to the Village and a fitting honor in memory of Sergius Vernet.

Village of Yellow Springs Environmental Commission

Tom Dietrich, Nadia Malarkey, Deanna Newsome, Matthew Lawson and Marianne MacQueen (Council liaison)