

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

In Council Chambers @ 6:00 P.M.

Monday, May 6, 2019

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 Lisa Kreeger, Kevin Stokes and Kineta Sanford. Also present was Village Manager Patti Bates.

EXECUTIVE SESSION

At 6:02pm, MacQueen MOVED and Kreeger SECONDED a MOTION TO ENTER EXECUTIVE SASSION for the Purpose of Discussion of the Hiring of a Public Official. The MOTION PASSED 5-0 ON A ROLL CALL VOTE.

Robert Wasserman, Policing Assessment Professional, was invited into the session.

At 7:00pm, MacQueen MOVED and Stokes SECONDED a MOTION TO EXIT EXECUTIVE SESSION. The MOTION PASSED 5-0 on a VOICE VOTE.

SWEARINGS-IN

Paige N. Burge, as Peace Officer

ANNOUNCEMENTS

Housh thanked members of the Community Advisory Committee, reading off names of those participants and personally thanking Karen McKee and Scott Osterholm, who were present to receive their certificates.

MacQueen again thanked those participants and all citizens who participated and acknowledged the assistance of the Clerk.

Lisa Abel, speaking on behalf of the newly formed Yellow Springs Community Development Corporation (YSCDC), stated that the group has been working with EnviroFlight in an effort to assist them in retaining their Research and Development function in Yellow Springs. She noted that hearing from officials and citizens who wish them to remain will play a critical role in their decision.

Bates commented that Vectren has experienced difficulty working at night in the downtown area, due to citizens who continue to park in the restricted areas after 8pm. She noted that vehicles will be towed if left on downtown streets between 8pm and 6am, for the duration of the project.

Bates noted that the Utility Round Up door-to-door educational event was cancelled for the second time due to lack of volunteers. Kreeger noted "Thirsty Thursdays" at the Brewery as a way to contribute to the URUP.

MacQueen announced the upcoming Village Policing Forum from 7-9pm May 21st in the Bryan Center Gym.

Bates lauded the Electric Crew for their recently received Certificate of Excellence from American Municipal Power.

MacQueen noted that the Shred-It truck will be in the Bryan Center parking lot on May 18th, and will be shredding ONLY paper.

Housh thanked the Police Department and MTRF for their assistance with Opening Day for Trails.

Bates noted Bike/Walk to School Day set for May 8th.

CONSENT AGENDA

1. Minutes of April 1, 2019 Regular Session
2. Minutes of April 15, 2019 Regular Session

Kreeger MOVED and Sanford SECONDED a MOTION TO APPROVE. The MOTION PASSED ON A 5-0 VOICE VOTE.

REVIEW OF AGENDA

Stokes added conversation about the Village's Dig Once policy to Old Business.

Housh added the topic of Lodging Tax Revenue to New Business.

PETITIONS/COMMUNICATIONS

MacQueen reviewed communications received as follows:

Annual Beekeepers Swarm List
Jim DeLong re: Gaunt Park Ballfields
Karen Wintrow re: Vectren Project Map
Johnnie Burns re: Certificate of Excellence

PUBLIC HEARINGS/LEGISLATION

Reading of Resolution 2019-17 Appointing Josue Salmeron as Village Manager. Kreeger MOVED and MacQueen SECONDED a MOTION TO APPROVE.

Housh read a statement from Salmeron, and noted that his official start date is June 17th.

Sanford commented that the choice was difficult, given the strong field of finalists, but that she is excited and positive about the move.

Kreeger addressed a concern she had heard repeated regarding Salmeron's level of direct experience as a city or village manager, saying, "I want to explain why I am not concerned." She commented that "lateral movement is a powerful way to build skills."

People who successfully do similar jobs in succession, Kreeger explained, often assume that the same actions and techniques can be used in subsequent positions for the same outcomes. Because Salmeron has not done this job before, he brings none of those assumptions, she commented, but he does bring a strong and relevant skill set.

Kreeger listed some of Salmeron's credentials, expressing her confidence in his abilities as a project manager.

Kreeger then commented that Salmeron has the benefit of joining a team who bring "deep domain expertise" and noted Johnnie Burns, Colleen Harris specifically, stating that their knowledge and experience will be of critical importance to the manager's success.

Stokes commented that Council had been interested in a non-traditional candidate as a possibility from the outset, and reflected that the process was complete and has resulted in "what might be a transformative selection."

MacQueen thanked Bates for her five years of service, opining that without her leadership of a strong team, this choice might not have been possible.

MacQueen expressed that younger leadership and diversity may bring a new energy and direction to the village.

Housh also thanked Bates for her leadership, which has laid the groundwork for what other skills can be brought in to add to the existing strong team. Housh stressed Salmeron's deep knowledge of the community. Housh commented on the three-day vetting process and on Council's interviews of each candidate, stating that Salmeron had convinced them of the transferability of his skill set, and had impressed them with his ability to think tactically around housing, policing and economic development.

Bates read a statement, stressing the strength of the team he will be working with.

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

SPECIAL REPORTS

Public Works Report. Burns provided a detailed Public Works report.

Burns noted that Miller Pipeline is finding serious issues with the sewer lines, that there are 30 areas that need to be addressed.

Housh asked Burns whether repair of the sewer lines has been budgeted-for for 2019.

Burns stated that \$90,000.00 has been budgeted for 2019, but that the 30 areas now identified have not been budgeted for at this point. He stated that as much of this will be included in the 2020 capital budget as possible.

Kreeger asked where the Village stands with regard to a third circuit.

Burns stated that he is still gathering information about the situation, but that there is not an immediate concern. He noted several stopgap measures available, but agreed that this needs to be on the radar.

CITIZEN CONCERNS

Karen McKee stated that the McKee Association has awarded the McKee Association Award for 2019 to Macie and Rodger Reynolds.

Jim Walkey spoke about the Village Impact Project updating Council, and urging local adults to engage as Big Brothers Big Sisters, noting the high level of need in the village.

OLD BUSINESS

YS Pride Proposal. Housh introduced the discussion, commenting that the availability of rooms is key, given that there will be a number of free screenings. He commented that it is appropriate that the banners be funded as well as the proposed educational speaker.

Amy Wamsley commented that the YS Chamber will be assisting with the banners and Equitas Health will assist with funding of the speaker.

Banner locations have yet to be confirmed, and this needs to be coordinated.

Housh asked that funding for the Pride event be taken from the Board and Commission budget line, and asked for \$1,500.00 in funding for the event.

Kreeger noted that the proposal is appropriate, and that she was in support.

Stokes received clarification that these would be unallocated funds.

Housh MOVED that the Village sponsor YS Pride in the amount of \$1,500.00. Stokes SECONDED, and the MOTION PASSED 5-0 ON A VOICE VOTE.

MacQueen received clarification that the rental fees will be paid out of this amount.

Discussion of the Treasurer Position and Hiring of Investment Consultant. Housh suggested that the Clerk be made Treasurer, citing historical basis for the decision, as well as the Clerk's proximity to Council and ability to generate reports as needed.

Housh asked that a resolution be brought to the next meeting.

Housh referenced numerous documents received from Financial Advisor Brad Dragler, noting his proposal to retain Dragler as a municipal investor. The market does and will change, Housh stated, and an advisor can assure that the Village stays in a position to take advantage of the best possible interest rates.

Housh noted that the fees charged if the Village remains primarily invested in Star Ohio are \$300/month, but would increase if investments were to diversify.

Harris confirmed that the Village does have CD's through Huntington Bank, while the rest of the investment capital is in Star Ohio. She commented that Dragler's projection of \$150,000.00 in interest through Star Ohio is likely conservative, stating that if rates continue as they have been, the Village should be in line for about \$178,000.00 in interest income for the year.

Housh commented that the maximum fee for Dragler would be \$5,000.00/year if he were actively investing funds, while the fee would be \$3,600.00/year otherwise.

Harris stated that she had had a good conversation with Dragler and is eager to meet with him, but that she was not sure that he had any recommendations regarding investments which would perform any better than Star Ohio.

Lisa Abel received confirmation that the Village is limited as to their investments, although Council would like to be able to invest in local endeavors such as the Community Foundation.

Housh asked Council to carefully consider the recommendation, and asked that the Finance Committee also look at the proposal.

Kreeger suggested that the incoming Village Manager might be interested in the proposal, given his finance background.

Housh asserted that he wanted to make sure that Council is proactive in its approach.

Dig Once Policy Discussion. Stokes asked why fiber could not be placed while Vectren is replacing pipes in the downtown area, which he viewed as the spirit of the Dig Once policy.

Burns explained that the Village cannot force another utility provider to adhere to the Dig Once policy. He added that Vectren has also been unable to use directional boring, and will simply extend the laterals across the roads.

Burns stated that new construction always uses the Dig Once policy, but that in this instance Vectren has been less than collaborative.

Stokes asked whether the policy is strong enough to be enforceable.

Burns responded that the policy is only enforceable for Village utilities, and that in other cases, the provider is requested to accommodate Dig Once, but cannot be forced to do so.

Council briefly discussed adding a resolution, but decided against the idea.

Burns commented that it can be suggested to a developer that they accommodate Dig Once, but they cannot be forced to take on the additional cost that this might incur.

Affordable Housing Discussion. MacQueen asked to have a general discussion about the topic of affordable housing. She stated that Council has identified a vision and goals with regard to affordable housing, but has not identified strategies or the narrative as to what is desired. She noted the Glass Farm, and her desire to include “voluntary inclusionary zoning” for for-profit developers to include affordable housing.

MacQueen provided background as to the inception of affordable housing in the village, and asked for Council to weigh in as to whether the Manager’s Housing Advisory Board should become a formal commission of Council.

MacQueen noted the community land trust model, asking why this issue is controversial while land conservancy through, for example, Tecumseh Land Trust, seems not to be.

Stokes asked whether there is a land inventory available, and asked if that could be made available.

MacQueen expressed reluctance to share that information publically, given that some property is private.

Housh noted that the YS Schools are conducting a property assessment as well. He agreed that strategies should be looked at, and noted that at some point, the entire picture needs to be addressed.

Council briefly discussed the Housing Advisory Board becoming a Commission, with Housh opining that this might be placed under the purview of the Planning Commission.

Sanford commented that in terms of a narrative, starting with people first, that is, determining what kinds of people the village wants to draw here and building to those demographics is key. Sanford then recused herself for reasons of potential conflict of interest and left Chambers.

Housh commented that the Community Land Trust model has meaning, and asked that education around the reasons for that model becomes a part of the next steps.

Housh asked that Home, Inc. come in in an educational capacity to explain what they do and what value they bring, and added that he still believes in the importance of an MOU with that organization.

Housh stated that public perception does need to be proactively addressed.

Kreeger stated that she had met with Emily Seibel, who offered to address questions at Council. Kreeger noted that questions need to be drawn from the community. The word that is critical, she said, is collaboration. It may take a set of collaboration partners, and it is complicated, she said.

Kreeger identified the Glass Farm development as “a great opportunity for many”.

Housh asked that permanently affordable homes be included in the discussion.

MacQueen disclosed that the MHAB had met with St. Mary’s, Home, Inc. and a subsidiary of Miller-Valentine who build affordable housing, which had been productive.

Bates recommended that Council hire a master planner for the Glass Farm.

Stokes asked that discussion coordinate infrastructure, etc., given that there is an adjacent property which may also be developed.

Sanford returned to Council Chambers.

Health Assessment Update. Kreeger noted that the health assessment has officially kicked off, with students from area nursing programs now engaged in data gathering, which will continue for the next three months. Kreeger stressed that this is a unique opportunity to address health needs specific to the community.

Kreeger noted specific members of the committee who will collaborate to provide historical and real time data as well as interviews.

Kreeger noted issues of gender identity, inclusion and race as areas which tend to need attention, commenting that this work seems to her some of the most effective and important work she has been able to engage in for this community.

Kreeger noted that she will be bringing monthly updates on the project.

Utility Round Up Update. Kreeger noted a report for the Utility Round Up program coordinator, Conor Jamison, who is trying to improve the level of engagement in the program.

Kreeger acknowledged that the URUP is “something of a bandaid” in that there needs to be another phase that addresses how people use utilities, energy efficiency of housing, etc, and that that next phase is being prepared for roll-out. She noted that the group will have a booth at Street Fair.

Housh asked for updates on the take rate, and asked that a bi-monthly report be generated.

Housh suggested that all continue to come up with ways to promote the program, and suggested that a Mills Lawn PBL perhaps engage in creation of information cards.

Economic Development Revolving Loan Fund Follow Up. Kreeger reminded Council that the ESC had looked into having the RLF administered by a Community Development Corporation, but that the group would then only have been able to loan to persons who had tried and failed to obtain a loan from traditional resources. This, she said, was not what the group wanted, and so they spent a great deal of time working with the YS Credit Union to use that organizations as a vetting tool. After much effort, Kreeger said, the Auditor has now indicated that they will not approve the funds being disbursed through a credit union.

Kreeger stated that the matter is now back in the hands of the Community Development Corporation as a possibility, but that legal counsel has been engaged to assure that funds can in fact be transferred to the CDC, and from there to the Credit Union.

Kreeger stressed the need for moving forward with accurate advice. She noted that the CDC is moving forward with the 501C3 application, which should take several months.

Housh received confirmation that the 501C3 application will come back to Council for final vetting.

NEW BUSINESS

Lodging Tax Discussion. Housh noted that in its first year, lodging tax brought in \$53,370.00. Housh noted that most residents had been in favor of the tax, and that he wants the money to go back into economic development so that funds are reinvested to support the community.

Housh suggested that the sidewalk project from Fair Acres to Stafford still needs to be completed, that participatory budgeting could be engaged to figure out how to disburse the remainder of the funds. He noted that engaging the community in voting would be a challenge.

Housh acknowledged fundamental infrastructure issues, but stated the importance of demonstrating to the community the importance of the lodging tax.

He asked that the topic be brought back in more depth at the next meeting.

MANAGER'S REPORT

Bates noted the following:

Vectren will be working at night downtown and will tow any vehicles which have been left in the tow zone.

Spring clean-up is this week.

The Village has zoning regulations regarding grass height and vegetation along roadways, alleyways and sidewalks. Please contact the Zoning Office with any questions or concerns.

Bates stated that the Village is required to appoint a designee and an alternate to the RCG, said delegates to vote on issues concerning the Regional Income Tax Agency, or RITA. The Village contracts with RITA to collect municipal taxes. Normally, the designee is the Village Manager and the alternate is the Finance Director. Bates recommended Council appoint Josue Salmeron and Colleen Harris as designee and alternate, respectively. Council voted in the affirmative, 5-0.

CLERK'S REPORT

The Clerk noted a draft version of an informational piece for meeting attendees and asked for feedback.

FUTURE AGENDA ITEMS

- | | |
|---------|--|
| May 20: | Pool Rate Increase Discussion
Beatty Hughes Parking Proposal
Lodging Tax Revenue Discussion (Housh: 20 min.)
Resolution 2019-18 Appointing Judy Kintner Village Treasurer |
| June 3: | AMP Portfolio Proposal
Community Health Update
Resolution Approving a Contract with Tech Advisors
Resolution Approving a Contract with Colleen Harris |

ADJOURNMENT

At 9:39pm, MacQueen 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 any time via youtube link from the Village website:

Brian Housh, Council President

Attest: Judy Kintner, Clerk of Council