

Village of Sheffield
Village Board Mtg
April 14, 2026
6:00 pm

Determining that a quorum was present, President Sheila Yepsen called the regular meeting to order at 6:00 pm and asked Clerk Ries to call the roll.

Roll Call

PRESENT: Adams, Corwin, DeVoss, Price, Taylor, Yepsen

ABSENT: Barry

The Pledge of Allegiance was recited.

President Yepsen recognized Wendee VanderMeersch as the first person signed to speak during public comment. VanderMeersch spoke of attending previous meetings to assure getting meeting happenings to the community accurately and clear up information that is known to be false. VanderMeersch publicly thanked the board and employees for doing what they believe is best for the community to keep it growing and thriving.

The president thanked VanderMeersch and welcomed the next speaker, Jim Hurley. Mr. Hurley advised the board that he would be recording himself. Hurley addressed the Board regarding his personal disappointment with the Village's management. Additionally he scolded the board for not sharing his opinion regarding Village employees and the way duties were handled. He once again mentioned the reconstruction of his driveway by the Village Public Works Department, which was completed at his request after the previous driveway was removed during a curb stop installation. Hurley stated his neighbor was not satisfied with his reconstructed drive. Hurley noted his dissatisfaction of having to provide a deposit and was eager to receive a refund soon. President Yepsen stopped Hurley at the end of his allotted five minutes and thanked him. Yepsen then introduced the next speaker, Dr Tim Pratt. Pratt thanked the board for all the new trees planted within the Village and indicated that studies have shown trees improve mental health. Pratt asked that the board continue to plant more trees as Sheffield needs the mental health benefits associated with these trees. Yepsen thanked Dr. Pratt and proceeded to Board Reports.

Board Reports: President Yepsen directed the Board to review the reports included in their meeting packets. While the reports were being reviewed President Yepsen read her prepared statement addressing misconception and some misunderstandings previously presented about the Village. Yepsen asked that her statement be included in the board minutes in its entirety -

PRESIDENT YEPSEN STATEMENT to public 4-14-2026- *In response to recent misinformation circulating and on Facebook, I would like to provide clarification on several matters that are important to our community.*

TIF -

All TIF records are public and available for review. TIF funds may be used within designated TIF boundaries. In the case of Sheffield, these boundaries encompass nearly the entire Village, as the incorporated limits were established as the original TIF district.

To date, TIF funds have been used for the Main Street Business District renovations, annual street maintenance and seal coat programs when costs exceeded available Motor Fuel Tax (MFT) funds, and developer agreements for commercial and business properties. The only residential property receiving reimbursement is the Wilson property located on Reed Street, individuals who took advantage of the Village Lot Marketing Program - No other residential properties—including those owned by past or present trustees—have received TIF funds.

The Village Board has chosen a “pay-as-you-go” approach for all submitted developer agreements to date. Under this structure, developers may be reimbursed for up to 50% of the property taxes they have paid for a given year up to their agreed upon max reimbursement. Applicant’s proposed properties must be located within Village TIF limits and submit a formal application for consideration. These projects are intended to support and enhance local infrastructure and overall community development.

For additional information, including a more detailed list of eligible TIF expenditures, please visit TIFILLINOIS.com. It is important to note that no upfront payments have been made to developers; all assistance has been provided solely through real estate tax reimbursement.

It is also important to address a common misconception: TIF does not increase property taxes. TIF represents a reallocation of existing tax revenue. Any increase in property taxes is the result of changes in assessed property values, which are determined by Bureau County—not the Village.

The TIF Annual Joint Review Board Meeting for Fiscal Year 2025 is open to the public and will be held on May 12, 2026, at 5:00 p.m. at the Community Center.

VILLAGE EMPLOYEES

The Village employs three full-time positions, each of which includes vacation and personal time benefits as established by the Village Trustees and/or negotiated at the time of hire. These positions currently include:

- *Public Works Superintendent: 21 days of combined vacation/personal time*
- *Public Works Employee: 21 days of combined vacation/personal time*
- *Village Clerk/Office Manager: 26 days of combined vacation/personal time*

*The combined role of Village Clerk and Office Manager is both appropriate and permitted. Many neighboring communities have adopted similar structures to improve operational efficiency. The Clerk attends all Village Board meetings and actively participates as needed to support the Board, ensure smooth operations, and uphold **Robert’s Rules of Order**.*

Adrienne regularly works in excess of 40 hours per week and continues to manage Village responsibilities even while on vacation. As a salaried employee, she does not receive additional compensation for these extra hours.

The Health Savings Account (HSA) employee benefit was introduced in 2021 by the Village Trustees, as the Village did not offer a group health insurance plan at that time. Employees were responsible for securing their own coverage. As of November 2025, only Adrienne and Jake were receiving monthly HSA contributions, while the current and former Superintendent received an equivalent amount in the form of additional salary.

Due to recent changes in available health insurance options, continued HSA contributions would have limited plan flexibility for employees. As a result, the Board elected to discontinue HSA contributions and instead incorporate the equivalent value into employee wages/salaries. This adjustment was not a performance-based increase, but rather a restructuring of compensation to replace the prior HSA benefit.

WATER & SEWER INCOME

In the last 20+ years, the water and sewer funds have not generated sufficient revenue to fully cover operating expenses. Consequently, the General Fund has been required to subsidize these services. Without regular rate reviews and necessary adjustments, these funds will not maintain adequate balances to meet current obligations or support future repair and replacement projects.

While the water fund is now approaching a positive balance, the sewer fund continues to operate at a deficit. Historically, rate adjustments were not implemented consistently, which has contributed to the shortfall. As a result, increases over the past 8 years have been necessary to ensure the Village can meet its financial responsibilities and maintain these essential services.

Although rate increases are never desirable, they are necessary to support ongoing operations and long-term infrastructure needs.

GOVERNMENT ENTITIES WITHIN THE VILLAGE

The Village Board and I fully support both the Sheffield Fire & Rescue District located within the Village and the Sheffield Library.

The Sheffield Library, while part of the Village, has historically been allowed to operate independently with its own governing board. This enables a dedicated focus on library services while still receiving financial support from the Village.

Both the Fire & Rescue District and the Library are vital to our community and provide important services to our residents. However, it is important to note that these entities operate independently and are not directly controlled by the Village.

All board reports were reviewed and President Yepsen continued with the agenda.

Discussion/Action Items:

Yepsen requested board motion to approve the March 10, 2026 both regular and closed meeting minutes available in the trustee board packet. Corwin, seconded by Adams, made a motion to **approve the March 10, 2026 regular and closed meeting minutes, as presented.** Motion Carried 5-0.

Yepsen asked for a motion to accept this month's bills and payroll. Price, seconded by Adams, made a motion to **approve the April 14, 2026 Regular Bills & Payroll.**

Roll Call:

AYES: Adams, Corwin, DeVoss, Price, Taylor

NAYS: None

ABSENT: Barry MOTION CARRIED 5-0

President Yepsen introduced an amendment to the Village Code pertaining to alcohol. The amendment would raise the Class C licenses from a quantity of one (1) to two (2). Price, seconded by Taylor, made a motion to **approve ordinance 2026-04-14-01 amending the Municipal Code Chapter 3 Alcoholic Beverages regarding liquor license class C quantity to two (2).**

Roll Call:

AYES: Adams, Corwin, DeVoss, Price, Taylor

NAYS: None

ABSENT: Barry MOTION CARRIED 5-0

President Yepsen presented a resolution for the Village MFT Street Maintenance FY27 in the amount of \$40,000. Adams, seconded by DeVoss, made a motion to **approve resolution R2026-04-14-01 for the MFT Street Maintenance FY27 for summer 2026 in the amount of \$40,000.**

Roll Call:

AYES: Adams, Corwin, DeVoss, Price, Taylor

NAYS: None

ABSENT: Barry MOTION CARRIED 5-0

President Yepsen asked for a motion for approval of the FY27 Street rotation program and Engineering for summer 2026. DeVoss, seconded by Adams, made a motion to **approve to accept the FY2027 Street Program in the amount of \$106,592.50 and Chamlin Engineer estimate of \$9,777.40**

Roll Call:

AYES: Adams, Corwin, DeVoss, Price, Taylor

NAYS: None

ABSENT: Barry MOTION CARRIED 5-0

Yepsen presented Ace in the Hole Quote for the spray patch in the amount of \$19,360. Trustee DeVoss commented that he was very pleased with their work in the previous year. DeVoss, seconded by Corwin, made a motion **to accept Ace in the Hole quote for the spray patch in the amount of \$19,360.**

Roll Call:

AYES: Adams, Corwin, DeVoss, Price, Taylor

NAYS: None

ABSENT: Barry MOTION CARRIED 5-0

Yepsen presented three General Fund and one TIF Fund CD's maturing on April 25, 2026. The trustees questioned any necessity for leaving some monies available for upcoming expenses - Ries explained with other CD's maturing by fall 2026, property tax disbursement and the ability to cash in a CD if ever necessary, all the maturing CD's could be rolled over. Taylor, seconded by Adams, made a motion **to reinvest 3 General Fund CD's and 1 TIF Fund CD maturing April 25, 2026 in the Peoples National Bank 9-month special CD with a 3.75% interest rate.**

Roll Call:

AYES: Adams, Corwin, DeVoss, Price, Taylor

NAYS: None

ABSENT: Barry MOTION CARRIED 5-0

A Special Event application for a car show to be held in West Park August 2, 2026 and \$475 band fund for DJ was discussed. Trustees did not have any issues with the application but wanted the coordinators to be aware that there is no parking any vehicles under the Pavillion or on the concrete by the restrooms. Corwin, seconded by DeVoss, made a motion to **approve Car Show event application for West Park on August 2, 2026**

Roll Call:

AYES: Adams, Corwin, DeVoss, Price, Taylor

NAYS: None

ABSENT: Barry MOTION CARRIED 5-0

Adams seconded by Corwin, made a motion to **approve \$475 of Band Fund for a DJ at the Car Show event in West Park on August 2, 2026**

Roll Call:

AYES: Adams, Corwin, DeVoss, Price, Taylor

NAYS: None

ABSENT: Barry MOTION CARRIED 5-0

Adjournment: DeVoss, seconded by Taylor made a **motion to adjourn the meeting at 6:32 pm**
MOTION CARRIED 5-0.