

Village of Sheffield
Village Board Mtg
September 8, 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

Also present Attorney Jacob Frost.

The Pledge of Allegiance was recited.

President Yepsen invited Justine Ely to address the Board during Public Comment regarding the Sheffield Village Hall. Ely addressed the Village Board in support of locating a Children's Center in the former Village Hall building. She discussed what she believed would be the positive implications of the proposed Children's Center for existing Sheffield businesses. President Yepsen thanked Ely for her comments and proceeded to Board Reports.

Board Reports: President Yepsen directed the Board to review the reports included in their meeting packets. She then welcomed Attorney Jacob Frost to address the Board regarding the criteria and steps for selling surplus Village property that is no longer needed for a public purpose.

Attorney Frost explained that the process would include obtaining a current appraisal and adopting a resolution authorizing the sale, typically by bid. The resolution could include deed-use restrictions, conditional ownership requirements, and any other provisions the Board deemed appropriate. The process would also include the bid process and any additional steps necessary to legally sell the surplus property.

Following questions and clarification from the Trustees regarding the process, President Yepsen continued with the remaining reports.

All other board reports were reviewed. The board had nothing further and President Yepsen continued with the agenda.

Discussion/Action Items:

Yepsen requested board motion to approve the August 12, 2026 regular and executive meeting minutes available in the trustee board packet. No discussion. Adams, seconded by Price, made a motion to **approve the August 12, 2026 regular and executive minutes as presented.**

Roll Call:

AYES: Adams, Corwin, DeVoss, Price, Taylor

NAYS: None

ABSENT: Barry MOTION CARRIED 5-0

Yepsen asked for a motion to accept this month's bills and payroll. DeVoss, seconded by Corwin, made a motion to **approve the September 8, 2026 Regular Bills & Payroll.**

Roll Call:

AYES: Adams, Corwin, DeVoss, Price, Taylor

NAYS: None

ABSENT: Barry MOTION CARRIED 5-0

President Yepsen opened discussion regarding the former Village Hall and a proposal from Rhonda Telfer to purchase the building, with the intent that Telfer would subsequently transfer ownership of the building to the Sheffield Village Hall Alliance (SVHA) as a gift.

The Board discussed the information Attorney Frost provided regarding how to proceed with the sale of the building and the potential implications for the Village, including the loss of control over the building and its future uses.

The Trustees also discussed the possibility of entering into a lease agreement similar to the one they currently have with the Sheffield Historical Society and the Danish Church and what such an arrangement might entail, including whether SVHA would remain interested under this type of lease arrangement.

The Trustees requested estimates of the cost of an appraisal and other expenses the Village would incur in connection with a potential sale. No action taken.

The Village Board reviewed Resolution R2026-09-08-01, a Resolution releasing closed session meeting minutes. President Yepsen reminded the Board that this review and action is required semi-annually. Price, seconded by DeVoss, made a motion **to approve Resolution R2026-09-08-01 a Resolution releasing closed session meeting minutes**

Roll Call:

AYES: Adams, Corwin, DeVoss, Price, Taylor

NAYS: None

ABSENT: Barry MOTION CARRIED 5-0

President Yepsen presented Resolution R2026-09-08-02, a Resolution authorizing the destruction of audio recordings of closed meeting sessions. President Yepsen noted that this action is also required semi-annually. DeVoss, seconded by Corwin, made a motion **to approve Resolution R2026-09-08-02 a Resolution authorizing the destruction of audio recording of closed meeting sessions.**

Roll Call:

AYES: Adams, Corwin, DeVoss, Price, Taylor

NAYS: None

ABSENT: Barry MOTION CARRIED 5-0

President Yepsen initiated discussion regarding necessary electrical upgrades at West Park due to deterioration of the existing wiring and poles.

The Board discussed transitioning the park's electrical service to underground wiring, including the addition of a light near the ball court. The proposed improvements would eliminate the overhead wiring and poles throughout the park and provide greater flexibility for future park use.

Quotes will be obtained and presented to the Board for review at an upcoming meeting before any action is taken.

President Yepsen proposed moving forward with the next steps for addressing property ordinance violations at several properties within the Village.

Yepsen requested the Board's authorization to proceed with notifying property owners and, if necessary, arranging for cleanup of the properties or towing of vehicles or trailers or other necessary expenses. She noted that cleanup may result in placing liens on the properties to recover the costs associated with the abatement process.

Ries will investigate the properties and determine their current status, including whether any existing

liens are currently recorded against the properties. The Board agreed that the properties require attention and that the violations should be addressed in a timely manner.

Yepsen requested Clerk Ries explain to the trustees the request to transfer funds as a reimbursement for audit expenses and approve transfer from water and sewer funds to the general fund as a reimbursement for FY2026 audit expenses per Hopkins auditor Samantha Casey's recommendation. Adams, seconded by DeVoss, made a motion **to approve transfer from water and sewer funds - 1/3 of audit amount from each fund in the amount of \$3,633.33 to the General Fund as a reimbursement.**

Roll Call:

AYES: Adams, Corwin, DeVoss, Price, Taylor

NAYS: None

ABSENT: Barry MOTION CARRIED 5-0

Yepsen stated there was no need for a closed session and called for adjournment of the meeting.

Adjournment: Corwin, seconded by Adams made a **motion to adjourn the meeting at 6:51 pm.**

Roll Call:

AYES: Adams, Corwin, DeVoss, Price, Taylor

NAYS: None

ABSENT: Barry MOTION CARRIED 5-0