The Village

MINUTES
Sheffield Village Council Meeting
Monday, February 23, 2026 at 7PM

Regular meeting was called to order by Mayor Markovich at 7:00 PM

ROLL CALL
Scott Pederson, Robert Yarber, Matthew Bliss, Mitchell Carr, Cynthia Conrad, John D. Hunter

MOMENT OF SILENCE / PRAYER/PLEDGE TO THE FLAG

MINUTES Council 02.09.26
Matthew Bliss moved to approve the minutes of the 02.09.2026 meeting
Mitchell Carr seconded the motion
Motion carried 6-0

Mayor informed council that an executive session was needed and asked for a motion to amend the agenda.

Robert Yarber moved to amend the agenda and add an executive session after the audience comments.
John Hunter seconded the motion
Motion carried 6-0

ADMINISTRATIVE

CORRESPONDENCE

REPORT OF STANDING COMMITTEES:
Buildings & Land John D. Hunter Has complaint about Orchard Court property. Will be turning over pictures. Junk in the yard that needs to be addressed. VA is working with engineers for service building complex. Will be June before moving to the next step. Fire and Police departments are working smoothly. Negotiations starting. Contracts for Law Director, Prosecutor and Magistrate are all on the agenda for first reading today.
Finance & Insurance Robert Yarber Jr. Had Finance meeting at 6:30 today. Received reports for January and five year comparison of expenses and revenues. Both have increased but are reasonable. Revenue outpaced expenses. It was a positive report.
Parks & Recreation Scott Pederson Not much to report. Parks survey is still going on. Mayor ordered door hangers to promote to share information. Hopefully if distributed, it will get more responses.
Mayor: If you distribute, please report back so they won't be delivered more than once to same address.
Safety Matthew Bliss No report
Utilities, Streets & Drains Cynthia Conrad Heard from a resident on Berkeley who had nothing but good things to say. Very happy for the project and cannot wait until done.

John Hunter stated address on Orchard Court is 2130.
Village Administrator informed that the owner had already been notified. Sent letter. Have had no response. Will have to take court action now.
VA and J Hunter discussed when the owners were notified and if police would be involved.
VA indicated this would require court action. There are others in the village that require police involvement.
J Hunter: What is status of microphone project?
Mayor: What are you asking about?
J Hunter: What is the status of microphone project and council videos to record and show meetings?
Mayor: We generally have council question period after the Mayor's report
J Hunter: I want a legal opinion.
David Graves: Commenting on the reports being given now seems reasonable. Maybe we would want to amend the agenda to include old/new business.

LEGISLATION

ORDINANCE NO. 2990: AN ORDINANCE AMENDING TABLE 1107-3 AND ESTABLISHING SECTION 1107.06(w) OF THE CODIFIED ORDINANCES OF THE VILLAGE OF SHEFFIELD REGARDING DATA WAREHOUSES

1st Reading 09.22.25
2nd Reading 10.27.25
Tabled 11.10.25 to 03.09.26

ORDINANCE NO. 2992: AN ORDINANCE AMENDING TABLE 1107-3 AND SECTION 1107.06(r)(1) OF THE CODIFIED ORDINANCES OF THE VILLAGE OF SHEFFIELD REGARDING SHORT-TERM RENTALS

1st Reading 09.22.25
2nd Reading 10.27.25
Tabled 11.10.25
Tabled 11.24.25
Tabled **01.26.26 to 03.09.26**

ORDINANCE NO. 3005: AN ORDINANCE ESTABLISHING CHAPTER 1355 OF THE CODIFIED ORDINANCES OF THE VILLAGE OF SHEFFIELD CREATING A VACANT BUILDING ENFORCEMENT PROGRAM

1st Reading 01.26.26
2nd Reading 02.09.26
3rd Reading 02.23.26

Scott Pederson: Is this a hot topic? What is bringing this up?
Mayor: It is customary for municipalities to have an ordinance overseeing this issue. Vacant properties also pose a fire risk. Safety is our main concern.
VA: Some property owners leaving vacant just for the tax benefits.
S Pederson: is the amount enough?
VA: This is what other communities charge. First year we can try this and it is the starting point.
Fire Chief: This will hopefully encourage property owners to get tenants in their property or sell. They should want to actively pursue tenants.
Robert Yarber moved to approve the ordinance
Cynthia Conrad seconded the motion
Motion carried 6-0

ORDINANCE NO. 3007: AN ORDINANCE DECLARING THE IMPROVEMENT TO CERTAIN PARCELS IN THE VILLAGE TO BE A PUBLIC PURPOSE AND EXEMPT FROM TAXATION PURSUANT TO ORC 5709.40(B); PROVIDING FOR THE COLLECTION AND DEPOSIT OF SERVICE PAYMENTS AND SPECIFYING THE PURPOSES FOR WHICH THOSE SERVICE PAYMENTS MAY BE EXPENDED; AUTHORIZING SCHOOL COMPENSATION PAYMENTS AND DECLARING AN EMERGENCY

1st Reading 02.23.26
2nd Reading _____
3rd Reading _____

Robert Yarber: What is this for?
Mayor: The TIF payments can be used for street, sewer, park improvements. We can use these funds in the area of the project.
David Graves: It will capture the increase in value of project. Funds can be used in the TIF district near the project.
Robert Yarber: What other projects can the funds be used for?
David Graves: They do not have to be used on the exact street, but improvements in the area.
Robert Yarber: What is the size of the area?
D Graves: In the general area.
J Hunter: Any of the TIF dollars going to be used on the private project?
Mayor: No
J Hunter is there going to be an escalation and de-escalation lane there?
Mayor: the developer would be responsible for that.
J Hunter: Will there be any sewer issues because of this?
Mayor: Not at this point in time.
J Hunter: Will there be issues with water, water pressure, drainage, storm water or retention or detention of storm water?
Mayor: The funds generated will be used in the village, not specifically on the project.
J Hunter: Will the school still get funds?
Mayor: Yes, this is a non-school TIF.
J Hunter: is this 100%
D Graves: The legislation speaks for itself. It is 100%, non-school TIF.
S Pederson: These can be done prior? Nothing has gained value? Glad schools protected.

ORDINANCE NO. 3008: AN ORDINANCE AUTHORIZING ALL ACTIONS NECESSARY TO ACCEPT NORTHEAST OHIO PUBLIC ENERGY COUNCIL (NOPEC) 2025 ENERGIZED COMMUNITY GRANT(S) FUNDS AND DECLARING AN EMERGENCY

1st Reading 02.23.26
2nd Reading _____
3rd Reading _____

Mayor: Council needs to approve and accept the funds that are being awarded. The amount this year is $13,896. Last year the money was used for the crosswalks near Abbe and Colorado to go along with the new sidepaths.
S Pederson: there is no grant match for this?
Mayor: No.
J Hunter moved to suspend the rules
R Yarber seconded the motion
Motion carried 6-0
S Pederson moved to approve
J Hunter seconded the motion
Motion carried 6-0

ORDINANCE NO. 3009: AN ORDINANCE EMPLOYING ATTORNEY DAVID M. GRAVES TO FILL THE POSITION OF SOLICITOR FOR THE VILLAGE OF SHEFFIELD FOR THE PERIOD APRIL 1, 2026 THROUGH MARCH 31, 2027 PRESCRIBING THE RATE OF COMPENSATION; PROVIDING THAT SUCH SERVICES SHALL BE RENDERED IN ACCORDANCE WITH THE LAWS OF THE STATE OF OHIO, VILLAGE OF SHEFFIELD, AND DECLARING AN EMERGENCY

1st Reading 02.23.26
2nd Reading _____
3rd Reading _____

ORDINANCE NO. 3010: AN ORDINANCE AUTHORIZING THE MAYOR TO APPOINT ATTORNEY WAYNE NICOL AS THE PROSECUTING ATTORNEY FOR THE VILLAGE OF SHEFFIELD, AND DECLARING AN EMERGENCY

1st Reading 02.23.26
2nd Reading _____
3rd Reading _____

ORDINANCE NO. 3011: AN ORDINANCE EMPLOYING ATTORNEY KREIG BRUSNAHAN AS MAGISTRATE OF THE SHEFFIELD VILLAGE MAYOR'S COURT, AND DECLARING AN EMERGENCY **1st Reading 02.23.26**
2nd Reading _____
3rd Reading _____

ORDINANCE NO. 3012: AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A WATER SERVICE AGREEMENT WITH THE CITY OF ELYRIA AND DECLARING AN EMERGENCY **1st Reading 02.23.26**
2nd Reading _____
3rd Reading _____

MISCELLANEOUS BUSINESS

Fiscal Officer's Report No report
Mayor's Report: To J Hunter.....what questions do you have from earlier?
J Hunter: where are we on the council chambers microphone/video project? You said at an earlier meeting that it was being worked on.
Mayor: We have a man in the service department that will be ordering and installing equipment.
J Hunter: What is going on with the new website?
Mayor: We are in the process of getting a new one. The technology is different. The old website had over 80 pages. New one will be more efficient. It takes time to completely overhaul.
J Hunter: The parks survey....a resident contacted and they couldn't do the QR code. What is going on with the survey?
Mayor: the meeting last week was for the community survey. Nothing on the Parks survey yet. One of the top focuses on the community survey was parks.
J Hunter: Side path for French Creek?
Mayor: The project is scheduled for early spring. Needed to remove fencing at storage facility near the railroad tracks. The Mayor provided additional details of the plans for sidewalks and side paths on Abbe, French Creek to all connect to the metro parks.
J Hunter: Will there be a crosswalk on French Creek?
Mayor: Was that part of the developers agreement?
J Hunter: LC Metro parks supposed to pay. Still need a section from Old Colorado to canoe launch pad. It was supposed to be a joint project with Kokosing, Lorain County and the village.
Mayor: We cannot close the street.
Mayor provided the Building report for January with all the fees collected. Mayor announced the Employee of the Month, Greg Davis and read his certificate. EOM is always announced the third Wednesday of the month on WLDW around 10:15 am. KMU will move full operations from Avon to the village on East River Rd soon. This will bring additional revenue to the village. Ford continues to be on our radar. Tooling still has to be done. Regarding the property on Orchard Ct. We have a new policy for complaints. When property is identified, it must be sent in writing to the Village Administrator. This process will allow for a better follow-up. It must be in writing before enforcement process can begin.
Village Administrator: The road reconstruction project on Berkely has started. Engineer is finalizing the service department property plans. When we installed the new water meters, we provided the MY360. It is an app for your phone that can monitor water usage. Kim Ackerman receives reports for unexpected water usage or under-usage. She contacted owners who were able to identify water leaks or hoses being left on. This program protects the residents from huge water bills. It can be set up to send an alarm. It is very useful tool. Call Kim at water department to set up.
Ed Zovack: is it on the website?
S Pederson: Where is the app? Website?
VA: We put it multiple times in the water bills.

Mayor: Could we get a QR code for it?
VA: Neptune can provide the details. We will get them to you.
Anthony Gallo: Lots of people have issues with QR codes. Need to include links also.
Fire Chief: Every two years, the fire department goes to high school to provide CPR training to teachers and staff. Doing that now and also the Stop the Bleed training. It will take two months to complete.
Police: No report
Anthony Gallo: Regarding the Ford project, the Mayor and I recently met with LCCC and LCJVS to help with the employee training when it is time. They can use space at their locations or at Ford. Trying to be pro-active with the fluid timeline. He and Mayor also participated in OML seminar about data centers.

It was very informative and dispelled many falsehoods about data centers. Most buildings have 20-30 employees and 20-30 contractors. Jobs pay between $80,000 and $100,000. This could generate $800,000 to one million a year in tax withholdings. The owner of the industrial park property is going to pay for a load study for electricity. Had a developer very interested, but electricity study had not been done and Ohio Edison indicated it could take a long time.
Mayor: Robert, did you also participate in the seminar?
R Yarber: Yes it was very interesting. Recently spoke with the president of LeoCloud through my place of employment. He lives in Virginia, where it is the ground zero of data centers. Nothing bad to say about them. Creates lots of revenue. We still need a lot of information on this.
Mayor: Ordinance 2990 to allow for data centers in the industrial park off East River Road. We have a meeting set up with a company with a solid lead this week. I would like to get a Committee of the Whole meeting set up to bring in the professionals and experts to address your questions and concerns. If we cannot do it on March 9th, I suggest re-tabling the legislation. Pointed out that the number of employees stated earlier is for each building. The project in the industrial park would be five to seven buildings.
R Yarber: Concerned with the probability of brown-outs. Are there regulations that can be put in place where rates do not get increased to the residents?
A Gallo: Team NEO indicated that the data center companies negotiate rates for several years in advance. Their rates have nothing to do with neighborhood rates. They are not that noisy, unless the power is out and the generators are on.
Robert Yarber: We need to talk about Committee of the Whole.....
J Hunter: Anything to debunk? Brown-outs, noise, water pressure, anything?
A Gallo: Water is not used as much as everyone thinks. It is used to cool the towers. 90% of the time, there is not a need as they are air-chilled. Water is only needed when it is really hot outside.
Mayor: These are all questions that can be addressed during the Committee of the Whole meeting.
Robert Yarber: March 19, 2026 at 6:00 pm will be the Committee of the Whole meeting for Data Center discussions.

Audience Comments

Eddie Herdendorf: Representing the Historical Society. Pleased to be named the 'Village historian.' It is a great honor. The Historical Society along with the MetroParks is having an Artifact ID Day on March 21, 2026 to identify prehistoric artifacts. Historical Society also created a 15-minute PowerPoint presentation with slides of village history. A flash drive was given to the mayor. 20th anniversary of the North Ridge Scenic by-way (Detroit Rd.) across the Garfield bridge to Avon. Representatives in Columbus were very helpful in getting grant approved to write a book. Copies of book are available to any council members who do not have one. There is an obligation to maintain the by-way and not put up garish signs. The five year plan has been approved by the state. He would like to see more neighborhood parks along Detroit Rd. Bi-centennial park by Village hall or the area next to the history center by Mike Bass could be used. The history center has been dormant since covid. Now up and running with new furnishings. Asst. Chief Greg Davis designed a fire suppression system for the building to protect valuable records. In the spring, the group will invite council and staff to see the center. A resident who was the former county auditor donated a stand up desk. Keep in mind when buildings are going to be torn down to share with the Historical Society to see if maybe building could be saved or moved.

Ed Zovack 5465 Schueller Blvd: Thank you for making sure full text of ordinances appear online. Looked at ordinance 2992 short-term rental changes. Removing the owner-occupancy requirement allows anyone to come in and buy property. Places where Airbnbs are prevalent, the values of neighborhood properties is increasing, but causing hotels to have increase in vacancies. People could buy multiples and having no one there to monitor and maintain could be a problem. The owner should be nearby. Since 2017, 14 people have died, 47 injured at 26 parties held at Airbnbs in Ohio. Regulations don't matter how to use. Village will be reacting to events that occur. This is a non-starter. Please vote down.
Mayor: this is currently tabled. Clear that State of Ohio will create AirBnb legislation. I may suggest to table until the end of the year or vote down.
D Graves: There are currently two bills at the state level that would prohibit any restrictions/regulations for short-term rentals. Our legislation only allows as a conditional use. If property owner wanted to do this, there still is a lengthy process to go through for conditional use.
RYarber: Earlier when discussing the data centers the president of the company lives in Loudoun County, Virginia, the data center alley. 70% of global internet traffic passes through there. This is ground zero for data centers.

Matt Bliss moved to go into executive session to discuss current/pending litigation an ongoing collective bargaining negotiations.
Mitchell Carr seconded the motion
Motion carried 6-0
Moved to executive session at 8:22 pm

Matthew Bliss moved to reconvene the regular council meeting
Mitchell Carr seconded the motion
Motion carried 6-0
Meeting reconvened at 8:59 pm

Scott Pederson moved to adjourn the regular meeting
Matt Bliss seconded the motion
Motioin carried
Meeting was adjourned at 9:00 pm

3-9-2026
Approved

Karen Shawver
Karen Shawver, Fiscal Officer

R.C. L
Robert Markovich, Mayor