



**Regular Meeting Minutes – Village of Timberlane – January 16<sup>th</sup>, 2025**

1. Call to order at 7:0pm by President Steve Rapp at the Timberlane Village Hall at 2940 Charleston Ct., Caledonia, IL 61011.
2. Roll call: Present: Darcy Hills, Stacy Kleyn, Debbie Marner, Greg Hills, Donna Leone, Jonathan Lipscomb, Steve Rapp. Absent: Paul Loner
3. There were no guests.
4. Motion made by Darcy Hills, seconded by Donna Leone to approve December 19<sup>th</sup>, 2024, regular meeting minutes. Vote all ayes, 0 nays, 1 absent.
5. President’s Report: Steve Rapp’s comments are found within the meeting minutes.
6. Treasurer’s Report:
  - a. Motion made by Greg Hills, seconded by Jonathan Lipscomb to approve the December 2024 Treasurer's Report. Vote all ayes, 0 nays, and 1 absent.
  - b. The following bills were submitted for January 2025 payment. Motion made by Donna Leone, seconded by Darcy Hills to approve bills. Roll call vote: Ayes: Darcy Hills, Donna Leone, Greg Hills, Jonathan Lipscomb Nay: 0 Absent: Paul Loner.

<b>Date</b>	<b>Num</b>	<b>Payee</b>	<b>Payment</b>	<b>Motion Made:</b>	<b>Motion Seconded:</b>
01/04/2025		IL Department of Revenue	\$ 106.43	Donna L.	Darcy H.
01/16/2025	3378	Darcy A. Hills	\$ 87.40	Donna L.	Darcy H.
01/16/2025	3379	Gregory S. Hills	\$ 87.40	Donna L.	Darcy H.
01/16/2025	3380	Stacy M Kleyn	\$ 479.02	Donna L.	Darcy H.
01/16/2025	3381	Donna M. Leone	\$ 87.40	Donna L.	Darcy H.
01/16/2025	3382	Paul D. Loner	\$ 87.40	Donna L.	Darcy H.
01/16/2025	3383	Debra K. Marner	\$ 218.49	Donna L.	Darcy H.
01/16/2025	3384	Stephen M. Rapp	\$ 799.00	Donna L.	Darcy H.
01/16/2025	3385	IRS	\$ 1,237.68	Donna L.	Darcy H.
01/16/2025	3386	B & F Construction Code Services, Inc.	\$ 225.00	Donna L.	Darcy H.
01/16/2025	3387	Gatehouse Media Holdings, Inc	\$ 187.50	Donna L.	Darcy H.
01/16/2025	3388	Debra K. Marner	\$ 40.53	Donna L.	Darcy H.
		<b>Total for General Checking</b>	<b>\$ 3,643.25</b>	Donna L.	Darcy H.
1/16/2025	1012	MWD Services, Inc.	\$4,402.00	Donna L.	Darcy H.
		<b>Total for MFT Checking</b>	<b>\$4,402.00</b>	Donna L.	Darcy H.
		<b>Total Funds</b>	<b>\$8,045.25</b>	Donna L.	Darcy H.

7. Committee Reports
  - a. Finance
    - i. Stacy Kleyn transferred \$200,000.00 from the General checking account to the General Prime account with no issues this month.
    - ii. She handed out W2 forms to the board. Work began with the village auditor. An entrance conference was received. Documents will be sent later this month.
  - b. Planning and Zoning

- i. Greg Hills offered to amend the Zoning Ordinances and Subdivision Codes book's page numbers on the Table of Contents.
    - ii. A meeting has not taken place yet concerning the Schmacher property, located at IL 76 and Caledonia Road, for possible self-storage opportunities. Steve delegated this to a teleconference with potential land buyers and Kevin Bunge, CES; Justin Krohn, BC Highway Dept; and BF Code Construction to discuss the concept plans.
  - c. Roads/Highways/Bridges
    - i. The replacement of bridge # 004-3036 on Dawson Lake Road over a branch of Beaver Creek will be led by Justin Krohn and Steve Rapp. The bi-annual bridge inspection in 2026 will re-evaluate the horizontal cracking in the exterior walls. This re-evaluation may lower the culvert condition rating from 5 (fair) to 4 (poor) which drops the sufficiency rating below the 80 threshold for federal dollars eligibility.
    - ii. The repairs of bridge # 004-6000 on Orth Road over Beaver Creek: Justin Krohn stated that he can help request bridge contractors (such as: Civil or Sjostrom) to quote on structure concrete repair/maintenance on a time/material basis.
    - iii. Donna Leone's husband offered to sketch out landscaping plans for underneath the 4 new signs for board of trustee's review.
    - iv. The trustees decided to replace and/or install new 45mph road signs. Steve Rapp asked the clerk to order 6 new signs from Hi-Viz Inc.
    - v. Steve Rapp received an invitation from Justin Krohn to discuss IDOT forms/procedures and answer common questions/issues facing municipalities. IDOT requested Boone County to facilitate this meeting on Feb 27, 2025. Debra Marner offered to attend the meeting.
  - d. Village Hall located at 2940 Charleston Ct, Immanuel Lutheran at Timberlane
    - i. None.
- 8. Old Business
  - a. Timberlane village board enjoyed the Holiday pizza party before the 12/19/24 regular meeting.
  - b. Waiting for Trent Ferguson to prepare bid letting for the single garbage hauler project.
  - c. Darcy Hills offered to create a handout that communicates Timberlane Village's 20-year history, purpose and roles/duties of board positions. After trustee review, this handout may be given out to residents. Possible open house yet this year.
- 9. New Business
  - a. Steve Rapp was notified that a special use meeting to review a proposed solar farm near Argyle and Beloit roads was scheduled 1/15/25. Kevin Bunge, CES, calculated the land was 1.8 miles from Timberlane Village. No action was taken.
  - b. Debra Marner, Clerk notified the board of trustees of the latest email scam.

<b>Open Actions:</b>	<b>Meeting</b>	<b>Contact</b>
Revision of Timberlane By-laws to include electronic attendance	Mar 2014	Debbie Marner

Timberlane has been asked to adopt 2015 International Residential Codes for Inspections (IRC, IBC, IMC), 2014, 2011 NEC codes.	Oct 2016	Steve Rapp along with Drew Bliss
Review three draft ordinances and provide guidance to the board: O20-324-03 Burning ordinance, O20-324-04 Noise ordinance, O20-324-05 Street Parking ordinance	April 2021	Steve Rapp, Trent Ferguson, attorney
New Ordinance stating the surface of driveways within the easement shall match the roadway surface type that it intersects (J. Krohn)	Oct 2021	Steve Rapp, Trent Ferguson
IL EPA storm water waiver in progress.	2021	Steve Rapp, CES
Donna Leone asked about adding a speed limit size on Orth Rd near 76 since there may not be one in the area.	Aug 2022	Steve Rapp
Revise Timberlane's 2012 Comprehensive Plan	Jan 2023	Full board
IFHDA stated that Timberlane is determined to be a "Non-Exempt Local Government". The Affordable Housing Planning and Appeal Act requires that Timberlane is to create, adopt and submit an affordable housing plan to IHDA within 18 months after notification of its non-exempt status.	Jan 2024	Steve Rapp, Trent Ferguson
Determine the legal use of the cannabis tax income	Jan 2024	Steve Rapp

- i. Motion made by Darcy Hills, seconded by Donna Leone to adjourn at 7:51pm Vote all ayes, 0 nays, and 1 absent.