



Regular Meeting Minutes – Village of Timberlane – March 21st, 2024

1. Call to order at 7:01pm by President Steve Rapp at the Timberlane Village Hall at 2940 Charleston Ct., Caledonia, IL 61011.
2. Roll call: Present: Stacy Kleyn, Greg Hills, Donna Leone (arrived 7:03pm), Darcy Hills, Debbie Marner, Paul Loner, Steve Rapp and Jonathan Lipscomb. Absent: Andrea Ulbert.
3. There were 4 guests.
4. Motion made by Darcy Hills seconded by Paul Loner to approve the February 15th, 2024, regular meeting minutes. Vote all ayes, 0 nays, 1 absent.
5. President’s Report: Steve Rapp was contacted by Greg Clayton from Ringland Johnson Construction concerning the permitting process and bidding for Oscar Mike’s building construction. He was directed to B&F Construction Code Services Inc for permitting.
6. Treasurer’s Report:
 - a. Motion made by Greg Hills, seconded by Donna Leone to approve the February 2024 Treasurer's Report. Vote all ayes, 0 nays, and 1 absent.
 - b. The following bills were submitted for March 2024 payment. Motion made by Darcy Hills, seconded by Donna Leone to approve bills. Roll call vote: Ayes: Greg Hills, Paul Loner, Jonathan Lipscomb, Donna Leone. Nay: 0, Abstained: Darcy Hills, Absent: Andrea Ulbert.

Date	Num	Payee	Payment	Motion Made:	Motion Seconded:
03/21/2024	3270	Lauterbach & Amen, LLP	\$4,000.00	Darcy H	Donna L
03/07/2024		IL Department of Revenue	\$137.23	Darcy H	Donna L
03/21/2024	3260	Darcy A. Hills	\$207.58	Darcy H	Donna L
03/21/2024	3261	Gregory S. Hills	\$111.43	Darcy H	Donna L
03/21/2024	3262	Ms Stacy M Kleyn	\$437.00	Darcy H	Donna L
03/21/2024	3263	Donna M. Leone	\$87.40	Darcy H	Donna L
03/21/2024	3264	Jonathan M. Lipscomb	\$87.40	Darcy H	Donna L
03/21/2024	3265	Paul D. Loner	\$87.40	Darcy H	Donna L
03/21/2024	3266	Debra K. Marner	\$218.49	Darcy H	Donna L
03/21/2024	3267	Stephen M. Rapp	\$799.00	Darcy H	Donna L
03/21/2024	3268	Darcy A. Hills	\$130.46	Darcy H	Donna L
03/21/2024	3269	Gregory S. Hills	\$53.00	Darcy H	Donna L
03/21/2024	3270	Lauterbach & Amen, LLP	\$550.00	Darcy H	Donna L
03/21/2024	3271	Com Ed	\$40.94	Darcy H	Donna L
03/21/2024	3272	Debra K. Marner	\$182.48	Darcy H	Donna L
		Total Funds - General Funds	\$7,129.81		

7. Committee Reports
 - a. Finance
 - i. Stacy Kleyn explained the pros and cons concerning the village’s general checking account versus opening a business checking account with US Bank. We would receive interest and be able to obtain cancelled checks, etc. Motion made by Darcy Hills, seconded by Donna Leone to allow Stacy Kleyn to

pursue changing from general checking to a business checking account at US Bank. Vote all ayes, 0 nays, 1 absent.

- ii. Stacy Kleyn responded to Lauterbach & Amen, LLC various inquiries concerning Timberlane's 2023 financial audit. She made adjusting journal entries in QuickBooks per the auditor and compared updated QB's trial balance to the auditor's trial balance.

b. Planning and Zoning

- i. Guest Mack Gapinski, Project Development Manager from Trajectory Energy Partners introduced a solar project on a parcel of land located within the 1.5-mile limit of Timberlane's pre-annexed Schumacher property at IL-76 and Caledonia Road. Spring 2025 construction start date.

- 1. Prairie Central Solar is a proposed 5MWac community solar project on approx. 38 acres that would enter into a long-term lease agreement with the landowners. The project is in un-incorporated Boone County west of IL-76. Mack said they expect to produce enough energy to power over 1,125 homes and will provide estimated utility bill savings of \$100,000 annually to community solar subscribers in the area.
- 2. Zoning solar projects in Boone County have historically been a challenge with mixed results in the past years. In 2023, this company developed the Poplar Grove Solar farm located at IL-76 and Route 173.
- 3. Mack Gapinski stated that to zone through the village they need to enter into a pre-annexation agreement with current landowner permission. Also, they would work with the village on providing some form of community benefit as part of the arrangement.
- 4. Steve Rapp requested that Mark Gapinski prepare a formal proposal for the board of trustees to review and discuss at a future meeting.

- ii. Steve Rapp received a Professional Service Agreement from Vincent Gallo, B&F Construction Code Services, Inc from Elgin, IL on enforcement of Timberlane's zoning codes. Steve Rapp asked the board of trustees for due diligence in reviewing this proposal against the village's ordinances.

- iii. Steve Rapp contacted property owners regarding earlier complaints and advised them on Item 5.C. Guest Curt Newport commented that the board needs to be cautious in defining its zoning enforcement. Parking of RV's etc. depends on lot sizes. Enforcement should be real hazards that the ordinances address not what is attractive etc. Steve Rapp stated that properties have gotten out of hand. Darcy Hills shared that subdivisions with HOA's are handling zoning enforcement in general. Jonathan Lipscomb said the village has a set back ordinance for RV's, boats, trailers that can be enforced.

- iv. Steve Rapp also had contact with Isaac Anthony, X2Technology concerning right of way (ROW) permitting access for Frontier Communications. It is already in place with Frontier.

c. Roads/Highways/Bridges

- i. Motion made by Darcy Hills, seconded by Paul Loner, to approve Midwest Dirt's quote for blacktop work at \$20,400 and \$13,280 to replace the collapsed culverts at Silver Fox and Woodchuck roads. Roll

call vote: Ayes: Greg Hills, Paul Loner, Jonathan Lipscomb, Donna Leone, Darcy Hills. Nay: 0, Absent: Andrea Ulbert.

- ii. Midwest Dirt's quote to remove overhanging branches in Timberlane and Wooded Acres subdivisions that may interfere with school buses, large truck traffic was rejected by the board of trustees. Greg Hills requests more bids for this work.
- iii. Justin Krohn stated that Boone County's 2024 re-surfacing bidding goes out 4/8/24. Timberlane requested re-surfacing for three (3) subdivisions: Heatherfield Estates, Wooded Acres, and Timberlane.
- d. Village Hall located at 2940 Charleston Ct, Immanuel Lutheran at Timberlane
 - i. None.

8. Old Business

- a. Darcy Hills stated that the landowner at Orth and Caledonia Roads still needs to be notified before Shawcraft Signs can proceed with JULIE for installation of new Timberlane signage in spring 2024.
- b. Surf Internet's pre-engineering discovery phase for fiber cable service is pending for March – April 2024. No updates received.
- c. Police patrols continue as scheduled and apparently it was targeted home invasion on Wildflower Lane this year.
- d. Greg Hills stated that 317 single garbage hauler survey postcards were mailed out. They had 181 responses and 174 homeowners answered most of the questions. Survey Results were: 119 or 68% responses were 'Yes' and 55 or 32% responses were 'No' to moving forward with a single garbage hauler. The Board of trustees discussed next steps including getting a referendum on the voting ballot, then a plan of execution. Survey results will be posted on Timberlane's website as well.

9. New Business

- a. Steve Rapp received Andrea Ulbert's resignation email on 3/21/24. Motion made by Darcy Hills, seconded by Paul Loner to accept Andrea's resignation with thanks for Andrea's valuable service to Timberlane. Vote all ayes, 0 nays, 1 absent.
- b. Two resident guests asked questions concerning the Garbage Survey results.
- c. Motion made by Donna Leone, seconded by Jonathon Lipscomb to approve the IDOT Expenditure for 2022 for \$17,016.80. Vote all ayes, 0 nays, and 1 absent.
- d. Motion made by Jonathan Lipscomb, seconded by Donna Leone to approve IDOT Expenditure for 2023 for \$38,419.70. Vote all ayes, 0 nays, and 1 absent.
- e. Motion made by Greg Hills, seconded by Jonathan Lipscomb to approve IDOT Estimate for 2024 for \$25,000.00 snow/ice control. Vote all ayes, 0 nays, and 1 absent.
- f. Motion made by Darcy Hills, seconded by Greg Hills to approve IDOT Resolution R24-081-01 for 2024 for \$25,000.00 snow/ice control. Vote all ayes, 0 nays, and 1 absent.
- g. Motion made by Jonathan Lipscomb, seconded by Donna Leone to approve IDOT Estimate for 2024 for \$178,000.00 road resurfacing of three (3) subdivisions: Heatherfield Estates, Wooded Acres, Timberlane. Vote all ayes, 0 nays, and 1 absent.

- h. Motion made by Darcy Hills, seconded by Jonathan Lipscomb to approve IDOT Resolution R24-081-02 for 2024 for \$178,000.00 road resurfacing of three (3) subdivisions: Heatherfield Estates, Wooded Acres, Timberlane. Vote all ayes, 0 nays, and 1 absent.

Open Actions:	Meeting	Contact
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 Jonathan Lipscomb, seconded by Paul Loner to adjourn at 8:48pm
Vote all ayes, 0 nays, and 1 absent.