



Regular Meeting Minutes – Village of Timberlane – April 18th, 2024

1. Call to order at 7:03pm 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, Darcy Hills, Debbie Marner, Steve Rapp. Absent: Jonathan Lipscomb, Paul Loner
3. There were 4 guests.
4. Motion made by Darcy Hills seconded by Donna Leone to appoint Steve Rapp to act on behalf of a trustee to form a quorum. Vote all ayes, 0 nays, 2 absent.
5. Motion made by Darcy Hills seconded by Donna Leone to approve the March 21st, 2024, regular meeting minutes. Vote all ayes, 0 nays, 2 absent.
6. President’s Report: Steve Rapp’s comments are within these meeting minutes.
7. Treasurer’s Report:
 - a. Motion made by Greg Hills, seconded by Donna Leone to approve the March 2024 Treasurer's Report. Vote all ayes, 0 nays, and 2 absent.
 - b. The following bills were submitted for April 2024 payment. Motion made by Darcy Hills, seconded by Donna Leone to approve bills. Roll call vote: Ayes: Greg Hills, Donna Leone, Darcy Hills, Steve Rapp, Nay:0 Absent: Jonathan Lipscomb, Paul Loner.

Date	Num	Payee	Payment	Motion Made:	Motion Seconded:
04/05/2024		IL Department of Revenue	\$119.55	Darcy H	Donna L
04/18/2024	3273	Darcy A. Hills	\$87.40	Darcy H	Donna L
04/18/2024	3274	Gregory S. Hills	\$123.47	Darcy H	Donna L
04/18/2024	3275	Stacy M Kleyn	\$437.00	Darcy H	Donna L
04/18/2024	3276	Donna M. Leone	\$87.40	Darcy H	Donna L
04/18/2024	3277	Jonathan M. Lipscomb	\$87.40	Darcy H	Donna L
04/18/2024	3278	Paul D. Loner	\$87.40	Darcy H	Donna L
04/18/2024	3279	Debra K. Marner	\$218.50	Darcy H	Donna L
04/18/2024	3280	Stephen M. Rapp	\$799.00	Darcy H	Donna L
04/18/2024	3281	Debra K. Marner	\$45.05	Darcy H	Donna L
04/18/2024	3282	Clarke Environmental Mosquito Mgmt, Inc.	\$4,610.00	Darcy H	Donna L
04/18/2024	3284	B & F Construction Code Services, Inc.	\$35.00	Darcy H	Donna L
4/18/2024	3285	IRS	\$1,366.66	Darcy H	Donna L
4/18/2024	3286	Com Ed	\$40.56	Darcy H	Donna L
		Total for General Checking	\$8,144.39	Darcy H	Donna L
04/18/2024	1006	Boone County Motor Fuel Tax	\$5,073.67	Darcy H	Donna L
		Total for MFT Checking	\$5,073.67	Darcy H	Donna L
		Total Funds	\$13,218.06	Darcy H	Donna L

8. Committee Reports

a. Finance

- i. Stacy Kleyn obtained online banking access using single point essentials with US Bank. The general checking account is now an interest-bearing account.
- ii. Stacy signed the tax levy confirmation and mailed it to Boone County Clerk.
- iii. Guest Courtney Mohr from Lauterbach & Amen, LLC presented the 2023 Financial Report and Management Letter to the board of trustees. She thanked Stacy Kleyn for her excellent support in this audit. Timberlane received the

highest opinion given as “unmodified” no weakness or items to change. Recommendations in the Management letter may be reviewed for 2024. Greg Hills asked about when to change the budget when the actuals are different.

- iv. Motion made by Darcy Hills, seconded by Greg Hills to approve the 2023 Financial Audit and Management Letter. Vote all ayes, 0 nays, 2 absent.
- b. Planning and Zoning
 - i. None.
- c. Roads/Highways/Bridges
 - i. Steve Rapp received a bridge inspection quote and scope of work agreement from Ian P. Nilausen, PE, SE Project Engineer from Hampton, Lenzini and Renwick Inc. Quote is \$1,843.00 per bridge. Steve will ask this firm to quote on all three (3) bridges to be on the same time schedule for board of trustees to review.
 - ii. Greg Hills obtained 4 bids in total for cutting and removal of overhanging branches and dead trees from village roadsides. He also toured the roads with each bidder.
 - iii. Guest Jeff Hermansen, Dany Tree Service, Inc presented quotes and pictures of what they have to offer to cut and remove wood at village roadsides. Jeff stated that you pay only after the village is satisfied, one year warranty and offers an annual \$5,000.00 tree/shrub maintenance and emergency tree/scrub work.
 - iv. Motion made by Darcy Hills, seconded by Donna Leone to approve Dany Tree Service, Inc for \$21,500.00 to begin work this spring. Steve offered to notify Dany Tree Service and Greg Hills will notify the other bidders. Roll call vote: Ayes: Greg Hills, Donna Leone, Darcy Hills, Steve Rapp, Nay:0 Absent: Jonathan Lipscomb, Paul Loner.
 - v. Justin Krohn stated that Boone County’s 2024 re-surfacing bidding goes out 4/25/24 instead of 4/8. 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.

9. Old Business

- a. Darcy Hills said that village signage is on schedule for spring 2024.
- b. Greg and Darcy Hills are reviewing the single garbage hauler next steps for the board of trustees.
- c. Guests Paul and Jane Zeien, owners of the Sheep Shoppe spoke against the proposed solar farm. They stated they are not against solar farms in general but not on prime farmland that is about 900 feet from their 28-acre property. They shared a letter from 2022 given to the Boone County government expressing what they believe is a lack of planning, electric grids not set up for new solar farms, etc. Boone County Soil and Water should have reports on this specific area. Also, they said proposals pushed by the government usually involve out of state solar companies.
- d. Steve Rapp has declined the solar farm proposal for pre-annexation to Timberlane Village with Mack Gapinski, Project Development Manager from Trajectory Energy Partners. This parcel of land is located within the 1.5-mile limit of

Timberlane’s pre-annexed Schumacher property at IL-76 and Caledonia Road.
Steve notified the board of trustees on 4/5/24 of this action.

10. New Business

- a. Motion made by Greg Hills, seconded by Steve Rapp to approve the Clarke Mosquito quote of \$4,610.00 for 2024 mosquito abatement. Roll call vote: Ayes: Greg Hills, Donna Leone, Darcy Hills, Steve Rapp, Nay:0 Absent: Jonathan Lipscomb, Paul Loner.

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 sign 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 8:45pm Vote all ayes, 0 nays, and 2 absent.