



**Regular Meeting Minutes – Village of Timberlane – December 19<sup>th</sup>, 2024**

1. Call to order at 7:15pm 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, Paul Loner, Steve Rapp. Absent: Jonathan Lipscomb
3. There were two guests.
4. Motion made by Darcy Hills, seconded by Donna Leone to approve the November 21<sup>st</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 Darcy Hills, seconded by Donna Leone to approve the November 2024 Treasurer's Report. Vote all ayes, 0 nays, and 1 absent.
  - b. The following bills were submitted for December 2024 payment. Motion made by Donna Leone, seconded by Greg Hills to approve bills. Roll call vote: Ayes: Darcy Hills, Donna Leone, Greg Hills, Paul Loner, Nay: 0 Absent: Jonathan Lipscomb

<b>Date</b>	<b>Num</b>	<b>Payee</b>	<b>Payment</b>	<b>Motion Made:</b>	<b>Motion Seconded:</b>
12/05/2024		IL Department of Revenue	\$ 109.83	Donna L	Greg H
12/19/2024	3365	Darcy A. Hills	\$ 87.40	Donna L	Greg H
12/19/2024	3366	Gregory S. Hills	\$ 87.40	Donna L	Greg H
12/19/2024	3367	Stacy M Kleyn	\$ 437.00	Donna L	Greg H
12/19/2024	3368	Donna M. Leone	\$ 87.40	Donna L	Greg H
12/19/2024	3369	Jonathan M. Lipscomb	\$ 87.40	Donna L	Greg H
12/19/2024	3370	Debra K. Marner	\$ 218.50	Donna L	Greg H
12/19/2024	3371	Stephen M. Rapp	\$ 799.00	Donna L	Greg H
12/19/2024	3372	Debra K. Marner	\$ 56.00	Donna L	Greg H
12/19/2024	3373	Postmaster	\$ 73.00	Donna L	Greg H
12/19/2024	3374	Com Ed	\$ 43.34	Donna L	Greg H
12/19/2024	3376	B & F Construction Code Services, Inc.	\$ 1,250.00	Donna L	Greg H
12/19/2024	3377	Donna M. Leone	\$ 206.88	Donna L	Greg H
		<b>Total for General Checking</b>	<b>\$ 3,543.15</b>	Donna L	Greg H
12/19/2024	1011	MWD Services, Inc.	\$680.40	Donna L	Greg H
		<b>Total for MFT Checking</b>	<b>\$680.00</b>	Donna L	Greg H
		<b>Total Funds</b>	<b>\$4,223.55</b>	Donna L	Greg H

7. Committee Reports
  - a. Finance
    - i. Motion made by Paul Loner, seconded by Greg Hills to allow Stacy Kleyn to transfer \$100,000.00 from the General checking account to the General Prime account contingent to having the ability to transfer funds back to General checking account within the banking system. Roll call vote: Ayes: Darcy Hills, Donna Leone, Greg Hills, Paul Loner, Nay: 0 Absent: Jonathan Lipscomb.

- ii. If the funds transfer back is acceptable within the banking system, then a new motion was made by Paul Loner, seconded by Greg Hills to approve another transfer of \$100,000.00 from General checking account to the General Prime account. Roll call vote: Ayes: Darcy Hills, Donna Leone, Greg Hills, Paul Loner, Nay: 0 Absent: Jonathan Lipscomb.
  - b. Planning and Zoning
    - i. Greg Hills commented that the zoning ordinances and subdivision codes book seems to be complete, however he is looking into defining the term light industrial. The page numbers on the Table of Contents in the zoning book are not in alignment with the page numbers. He offered to correct that if possible.
    - ii. Guests Brian and Melissa Hormke stated that they are the interested party in purchase negotiations for the pre-annexed Schmacher property located at IL 76 and Caledonia Road. They are venturing into self-storage opportunities and have been in negotiations for 6 months. They presented their light industrial concept plan to start out with 4 buildings and an open area for parking storage. Would keep semi-truck parking originally and may turn the building into an office. The trustees asked if nearby homeowners are aware of this concept plan. Brian Hormke stated that the acreage to the north remains a perpetual easement. They have been working with BF Code Construction. They request to meet with Kevin Bunge, CES; Justin Krohn, BC Highway Dept; Steve Rapp and BF Code Construction to discuss the concept plan. Steve Rapp offered to set up this meeting for January 2025 if possible.
  - c. Roads/Highways/Bridges
    - i. No update on the bridge inspection final reports of three bridges.
    - ii. Midwest Dirt applied the 1st road salting of the season with no concerns.
    - iii. Motion made by Paul Loner, seconded by Darcy Hills to pay invoices to Midwest Dirt for 2024-2025 snow and ice control and pothole patching not to exceed \$10,000.00 in invoices every 15 days prior to the next regular meeting. Roll call vote: Ayes: Darcy Hills, Donna Leone, Greg Hills, Paul Loner, Nay: 0 Absent: Jonathan Lipscomb.
  - d. Village Hall located at 2940 Charleston Ct, Immanuel Lutheran at Timberlane
    - i. None.
- 8. Old Business
  - a. No update concerning the single garbage hauler project.
  - b. Steve Rapp offered to email Darcy Hills the new training email from IMLRMA in support of a draft trustee job description.
- 9. New Business
  - a. Darcy Hills offered to investigate setting up a Timberlane Facebook page for notifications only.
  - b. Motion made by Darcy Hills, seconded by Donna Leone to approve resolution R24-354-01 Meeting Schedule for 2025. Vote all ayes, 0 nays, 1 absent.
  - c. Motion made by Paul Loner, seconded by Donna Leone to approve O24-354-01 Fire Prevention and Protection ordinance. Vote all ayes, 0 nays, 1 absent. Notice will be given to HOA's and the Timberlane website.

<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 Greg Hills by Donna Leone to adjourn at 8:33pm Vote all ayes, 0 nays, and 1 absent.