



Regular Meeting Minutes – Village of Timberlane – September 20th, 2018

1. Call to order at 7:00pm by President, Steve Rapp at the Timberlane Village Hall at 2940 Charleston Ct., Caledonia, IL 61011.
2. Roll call: Present: Steve Rapp, Stacy Kleyn, Debbie Marner, Laura Herter, Bill Hursh, James Wehrle, Donna Leone and Christina Jones. Absent: none.
3. There were eight guests.
4. Motion made by Laura Herter, seconded by Donna Leone to approve August 16th, 2018 regular meeting minutes subject to changing 7.B to “General Checking” per Stacy Kleyn. Vote all ayes, 0 nays, 0 absent.
5. President’s Report: Steve Rapp’s comments are within the meeting minutes.
6. Treasurer’s Report:
 - a. Motion made by Bill Hursh seconded by Laura Herter to approve August 2018 Treasurer's Report. Vote all ayes, 0 nays, and 0 absent.
 - b. The following bills were submitted for payment. Motion made by Bill Hursh, seconded by Christina Jones to approve bills. Roll call vote: Ayes: Bill Hursh, James Wehrle, Laura Herter, Christina Jones, Donna Leone. Nays: 0 Absent: 0.

Date	Number	Payee	Payment	Motion Made:	Motion Seconded:
9/11/2018	MyTaxIL	Illinois Department of Revenue	\$107.79	Bill H.	Christina J.
9/14/2018	2367	Com Ed	\$42.06	Bill H.	Christina J.
9/14/2018	2368	Frontier	\$89.49	Bill H.	Christina J.
9/17/2018	2369	Debra K Marner	\$130.23	Bill H.	Christina J.
9/17/2018	2370	CES Inc.	\$1,023.75	Bill H.	Christina J.
9/17/2018	2371	Derango, & Cain, LLC	\$950.00	Bill H.	Christina J.
9/17/2018	2372	Rockford Register Star	\$217.07	Bill H.	Christina J.
9/20/2018	2373	Christina M Jones	\$159.50	Bill H.	Christina J.
9/20/2018	2374	Debra K Marner	\$218.49	Bill H.	Christina J.
9/20/2018	2375	James R Wehrle	\$87.40	Bill H.	Christina J.
9/20/2018	2376	Laura M Herter	\$87.40	Bill H.	Christina J.
9/20/2018	2377	Stacy M Kleyn	\$418.00	Bill H.	Christina J.
9/20/2018	2378	Stephen M Rapp	\$799.00	Bill H.	Christina J.
9/20/2018	2379	William R Hursh	\$87.40	Bill H.	Christina J.
9/20/2018	1066	Chad's Excavating & Landscaping	\$7,792.00	Bill H.	Christina J.
		Total Funds	\$ 12,209.58		
		US Bank - General Checking - Non-Specific	\$ 4,417.58		
		US Bank - Utility Tax Checking - Streets	\$ 7,792.00		

7. Committee Reports
 - a. Finance
 - i. Stacy Kleyn updated the Treasurer’s Duties document.
 - b. Planning and Zoning

- i. The agreement with B&F Construction Code Services was signed today and Steve Rapp will send it back to Ken Garrett.
 - c. Roads/Highways/Bridges
 - i. No culvert permits were issued.
 - ii. Christina Jones requested that Norwest Construction, Inc change Item 9 of asphalt proposal #2018-245-1 to patching potholes and rolling of material into roadway which they did. Christina and a Norwest Construction representative drove roads affected by the five appraisals for accuracy and priority of road repairs.
 - iii. Motion made by Laura Herter, seconded by James Wehrle to approve asphalt proposal #2018-245-1 for \$19,900. Roll call vote: Ayes: Bill Hursh, James Wehrle, Laura Herter, Christina Jones, Donna Leone. Nays: 0 Absent: 0.
 - iv. Motion made by Laura Herter, seconded by Bill Hursh to approve asphalt proposal #2018-245-2 for \$16,800. Roll call vote: Ayes: Bill Hursh, James Wehrle, Laura Herter, Christina Jones, Donna Leone. Nays: 0 Absent: 0.
 - v. Bid letting for Silver Fox and Woodchuck Drives was published on 9/18/18. The board missed the deadline for receiving bids at todays meeting. Bids will now be received by 9/28/18.
 - vi. Motion made by Laura Herter, seconded by James Wehrle to approve a special meeting of the board of trustees to receive asphalt bids for Silver Fox and Woodchuck drives on Monday 10/1/18 at 7:00pm at the village hall. Vote all ayes, 0 nays, 0 absent. Meeting notice to be published.
 - vii. Steve Rapp worked with Chad Excavating and Justin from Boone County for emergency cleanup of Dawson lake tree removal from wetland roadside and repair. A guard rail will be installed as soon as possible.
 - viii. Motion made by Laura Herter, seconded by James Wehrle, to approve resolution R18-263-1 for IDOT and Hanson Professional Services agreement for the 2018 biennial bridge inspection of Dawson Lake Road culvert box bridge s/n 004-3036 over a branch of Beaver Creek for \$950.00. Roll call vote: Ayes: Bill Hursh, James Wehrle, Laura Herter, Christina Jones, Donna Leone. Nays: 0 Absent: 0.
 - d. Village Hall
 - i. None.
- 8. Old Business
 - a. No update concerning electric aggregation from Chad Hageman, Rock River Energy Services this month.
 - b. Steve Rapp continues to work on the GATA/SAM.gov website on behalf of Timberlane Village for this state and federal grant process.
 - c. James Wehrle found few mosquitos in his yard but found many within the county.
 - d. Guest Tim Smith received a recreational vehicle parking violation letter from Steve Rapp and is looking into compliance. Tim added a driveway for the RV that is in violation of Boone County parking setback at building line or back and Timberlane ordinance for 72-hour parking. Trustees are encouraging enforcement on parking.

- e. Steve Rapp received documents notifying Timberlane Village that Mediacom filed notice with Illinois Commerce Commission to offer cable or internet and modification of cable service area. They sent a template ordinance that can be used to establish a service provider fee if Timberlane so chooses. Steve will send information to trustees for review.

9. New Business

- a. Village attorney James Hursh provided a draft ordinance ‘addressing the payment of cable television franchise fees in Timberlane village’ for board of trustee review.
- b. Guests Wes and Eric Lindberg request to discuss the special use permit Boone County received for proposed solar farms within 1.5 miles of Newbury Village. Comments from discussion with board of trustees and guests as follows:
 - Scott Novack, senior developer from Chicago for Cypress Creek Renewables focused on the lack of impact to the land and environment for ground mounted solar farms below 10 ft. He is proposing a 40-acre solar farm located in the least invasive farm land area and will plant hedges and trees to block the view. He added this will not impact existing adjacent land properties.
 - Wes Lindberg stated the solar farm is adjacent to Newbury Place phase 3 and the process to get electricity to the grid is dangerous with current running thru ac/dc inverters creates heat and voltage is increased to get electricity into the grid and dispersed out. He is concerned that this proposed major industrial effort will make Newbury Place less attractive and tax revenues and home values worth less in the future.
 - Erik Lindberg asked that Timberlane village file a legal objection on behalf of Newbury Place with biggest argument being location – having an industrial use next to residential use is not acceptable, may not agree with the Boone County comprehensive plan. He stated that Newbury Place has 56 built, 20 not built lots that would be affected by glare and electromagnetic field noise next to lots.
 - James Hursh, village attorney stated that legal objection is not required by the village for special use permits.
 - Dan Curran stated he has 25yrs in residential/commercial appraisal experience and he believes there will be a decrease in property valuation and legal appraisal adjustments of 10 to 40% lower due to solar farm high power closeness to residential lots.
 - Scott Novak stated the Boone County Planning Zoning committee meeting is 9/25/18 for this solar farm review. Scott offered to increase space between 250 ft to property lines. More counties are approving solar farms. Solar comes with no resident infrastructure costs, train local fire depts and provide access to site.
 - Trustees would like to see pictures, presentations on solar farms to address residents’ concerns. Christina Jones asks for a vote and a letter from the village lawyer before 9/25/18 meeting to Boone County for consideration and reading.
- c. Motion made by Bill Hursh, seconded by Christina Jones that a request be made to James Hursh, village attorney, stating that after presentations, Timberlane Village is not in favor of the site location of the proposed solar farms as stated in the Boone County special use permits. Vote all ayes, 0 nays, 0 absent.

10. Actions from previous meetings:

Open Actions:	Meeting	Contact
Single Waste Refuse collection consideration to investigate	Nov 2012	Trustees
Revision of Timberlane By-laws to include electronic attendance	Mar 2014	Debbie Marner
Create new bridge filing system with Hanson Engineering	Oct 2014	Steve & Debbie
Investigate “investment policies” to provide options to revise ours to the board of trustees.	Apr 2016	Stacy, Debbie
Timberlane has been asked to adopt 2015 International Residential Codes for Inspections (IRC, IBC, IMC), 2014, 2011 NEC codes.	Oct 2016	Steve Rapp
<i>Need a new fee schedule from Safebuilt that replaced Independent Inspection’s fee schedule when they were bought out by them.</i>	<i>Jul 2017</i>	<i>Steve Rapp</i>
Ask Curt Newport to discuss property taxes affecting Timberlane residents during a regular meeting.	Feb 2018	Steve Rapp
Ask Jim Hursh to research benefits and disadvantages of being connected to the townships of Caledonia and Poplar Grove.	Feb 2018	Steve Rapp
Any engineering expenses involving Jim Schmacher’s cell tower installation charged to Timberlane Village are to be billed back.	Feb 2018	Stacy Kleyn

11. Motion made by Christina Jones, seconded by Donna Leone to adjourn at 9:05pm.
Vote all ayes, 0 nays, and 0 absent.