



Regular Meeting Minutes – Village of Timberlane – January 20th, 2022

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, Jonathan Lipscomb, Donna Leone, Darcy Hills, and Greg Hills. Absent: none.
3. There were four guests.
4. Motion made by Darcy Hills, seconded by Donna Leone to approve December 16th, 2021, regular meeting minutes. Vote all ayes, 0 nays, 0 absent.
5. Motion made by Jonathan Lipscomb, seconded by Donna Leone to approve December 22nd, 2021, Planning Zoning committee meeting minutes. Vote all ayes, 0 nays, 0 absent.
6. President’s Report: Steve Rapp also thanked the PZ committee for their good work in support of Timberlane village.
7. Treasurer’s Report:
 - a. Motion made by Jonathan Lipscomb, seconded by Greg Hills to approve the December 2021 Treasurer's Report. Vote all ayes, 0 nays, and 0 absent.
 - b. Stacy Kleyn distributed W2 forms to the board. She will file all forms online with Social Security Administration after board member review.
 - c. Stacy Kleyn began working with Lauterbach & Amen, LLP auditors to plan the schedule and required documents for the 2021 financial audit. They plan on a presentation to the board in March 2022.
 - d. The following bills were submitted for payment. Motion made by Greg Hills, seconded by Donna Leone to approve bills. Roll call vote: Ayes: Darcy Hills, Donna Leone, Jonathan Lipscomb, Greg Hills, Nays: 0 Absent: 0.

Date	Number	Payee	Payment	Motion made:	Motion seconded:
1/3/2022	MyTaxIL	Illinois Department of Revenue	\$ 106.43	Greg H	Donna L
1/12/2022	2910	Frontier	\$ 95.83	Greg H	Donna L
1/20/2022	2911	Darcy A Hills	\$ 111.43	Greg H	Donna L
1/20/2022	2912	Debra K Marner	\$ 290.60	Greg H	Donna L
1/20/2022	2913	Donna M Leone	\$ 87.40	Greg H	Donna L
1/20/2022	2914	Gregory S Hills	\$ 111.43	Greg H	Donna L
1/20/2022	2915	Jonathan M Lipscomb	\$ 243.63	Greg H	Donna L
1/20/2022	2916	Stacy M Kleyn	\$ 423.00	Greg H	Donna L
1/20/2022	2917	Stephen M Rapp	\$ 799.00	Greg H	Donna L
1/20/2022	2918	Jonathan M Lipscomb	\$ 13.34	Greg H	Donna L
1/20/2022	2919	Debra K Marner	\$ 191.98	Greg H	Donna L
1/20/2022	2920	Com Ed	\$ 39.14	Greg H	Donna L
1/20/2022	2921	B & F Construction Code Services, Inc.	\$ 1,843.14	Greg H	Donna L
1/20/2022	2922	United States Treasury	\$ 1,262.84	Greg H	Donna L
1/20/2022	2923	Midwest Dirt	\$ 12,375.30	Greg H	Donna L
1/20/2022	1078	William Charles Construction	\$ 449.40	Greg H	Donna L
		Total Funds	\$ 18,443.89		
		US Bank - General Checking - Non-Specific	\$ 17,994.49		
		US Bank - Utility Tax Checking	\$ 449.40		

8. Committee Reports

- a. Finance
 - i. None.
- b. Planning and Zoning
 - i. Chairman, Jonathan Lipscomb presented the PZ committee meeting minutes and recommendations from the January 13th, 2022 Public Hearing to board of trustees. Discussion over the findings answered the trustee's questions.
 - ii. Motion made by Darcy Hills, seconded by Greg Hills to approve January 13th, 2022, Planning Zoning Committee meeting minutes. Vote all ayes, 0 nays, 0 absent.
 - iii. Guest William Humphry asked about installing solar panel arrays on the 1.6-acre field. Jonathan Lipscomb stated that is not a permissible use of AG zoning requiring special use permitting. He explained how solar installers and municipal interaction typically occurs. Steve Rapp was unsure of Boone County's current position on solar arrays.
- c. Roads/Highways/Bridges
 - i. Darcy Hills offered to revise the ordinance for mailbox damage to include the types of stakes allowed for roadside use.
 - ii. No update from Kevin Bunge, CES engineer, concerning review of Timberlane roads for a 2022 update of the original "Village of Timberlane Street Evaluation Study January 2018".
- d. Village Hall (located at 2940 Charleston Ct, owners NBFD3, on market for re-sale)
 - i. None.

9. Old Business

- a. No update about the IL EPA storm water waiver in progress with the help of CES.
- b. Darcy Hills is preparing to update the board at the next meeting concerning the single waste hauler RPF discussion.
- c. Surf Broadband asked for an update from Steve Rapp for next month review.
- d. Motion made by Greg Hills, seconded by Donna Leone to approve the special use permit for Case # 1 presented by Josh Durham described as a 10-acre parcel on Dawson Lake Road & IL Route 76. Roll call vote: Ayes: Darcy Hills, Donna Leone, Jonathan Lipscomb, Greg Hills, Nays: 0 Absent: 0.
 - i. Steve Rapp will provide a Letter of Record concerning this 10-acre lot.
- e. Motion made by Jonathan Lipscomb, seconded by Darcy Hills to disapprove the special use permit for Case #2 presented by Whitney & William Humphry located at 3778 Orth Road, Belvidere, IL Roll call vote: Ayes: Darcy Hills, Donna Leone, Jonathan Lipscomb, Greg Hills, Nays: 0 Absent: 0.
- f. Motion made by Darcy Hills, seconded by Greg Hills to approve the special use permit for Case #3 Immanuel Lutheran Church & School for 2940 Charleston Court, Caledonia, IL. Roll call vote: Ayes: Darcy Hills, Donna Leone, Jonathan Lipscomb, Greg Hills, Nays: 0 Absent: 0.

10. New Business

- a. Steve Rapp will search for more Public Hearing Notice signs for the committee.
- b. Debra Marner presented the new Statement of Economic Interest for 2022 to the board. List of SEI definitions was provided by Village attorney Trent Ferguson. The board will review the changes. Filing the form due May 1st Boone County Clerk.

- c. Motion made by Darcy Hills, seconded by Jonathan Lipscomb to appoint Andrea Ulbert as a Trustee to fill the vacant 2-year position expiring 2023. Vote all ayes, 0 nays, 0 absent. She will be voted in at the February meeting.

11. Actions from previous meetings:

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
Orth Rd box culvert bridge cleanup to be re-bid 2022. Midwest Dirt quoted \$18,941 to clear vegetation restricting waterway. Remove tree debris and add riprap to slumping bank.	May 2021	Trustees, Steve Rapp
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

12. Motion made by Donna Leone, seconded by Darcy Hills to adjourn at 8:21pm Vote all ayes, 0 nays, and 0 absent.