



Regular Meeting Minutes – Village of Timberlane – November 20th, 2025

1. Call to order at 7:00pm by Darcy Hills, trustee presiding as president since Steve Rapp, President (is recovering from surgery in the hospital) at Timberlane Village Hall at 2940 Charleston Ct., Caledonia, IL 61011.
2. Roll call: Present: Stacy Kleyn, Debbie Marner, Donna Leone. Greg Hills, Darcy Hills, Rick DeSimone, Paul Loner. Absent: Steve Rapp,
3. There were no guests.
4. Motion made by Greg Hills, seconded by Paul Loner to approve October 16th, 2025, regular meeting minutes. 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 Donna Leone, seconded by Greg Hills to approve the October 2025 Treasurer's Report. Vote all ayes, 0 nays, and 0 absent.
 - b. The following bills were submitted for November 2025 payment. Motion made by Paul Loner seconded by Rick DeSimone to approve bills. Roll call vote: Ayes: Greg Hills, Paul Loner, Darcy Hills, Rick DeSimone, Donna Leone. Nay: 0 Absent: 0

Date	Num	Payee	Payment	Motion Made:	Motion Seconded:
11/05/2025	3505	Midland States Bank	\$ 35.00	Paul L	Rick D
11/05/2025		IL Department of Revenue	\$ 108.04	Paul L	Rick D
11/20/2025	3506	Com Ed	\$ 50.90	Paul L	Rick D
11/20/2025	3507	CES Inc.	\$ 763.75	Paul L	Rick D
11/20/2025	3508	B & F Construction Code Services, Inc.	\$ 225.00	Paul L	Rick D
11/20/2025	3509	Debra K. Marner	\$ 145.51	Paul L	Rick D
11/20/2025	3510	Richard Desimone	\$ 87.40	Paul L	Rick D
11/20/2025	3511	Darcy A. Hills	\$ 87.40	Paul L	Rick D
11/20/2025	3513	Stacy M Kleyn	\$ 596.10	Paul L	Rick D
11/20/2025	3514	Paul D. Loner	\$ 87.40	Paul L	Rick D
11/20/2025	3515	Debra K. Marner	\$ 434.81	Paul L	Rick D
11/20/2025	3516	Stephen M. Rapp	\$ 799.00	Paul L	Rick D
11/20/2025	3517	Gregory S. Hills	\$ 171.53	Paul L	Rick D
		Total Funds - General Checking	\$3,591.84		

7. Committee Reports
 - a. Finance
 - i. Motion made by Greg Hills, seconded by Donna Leone to approve O25-324-01 Tax Levy for 2026. Vote all ayes, 0 nays, 0 absent.
 - ii. Motion made by Paul Loner, seconded by Donna Leone to approve O25-324-02 Budget for 2026. Vote all ayes, 0 nays, 0 absent.
 - iii. Motion made by Rick DeSimone, seconded by Paul Loner to approve Truth in Taxation for 2026. Vote all ayes, 0 nays, 0 absent.

- iv. The treasurer and the clerk copied and assembled all necessary documents from 2012 – 2024 for the IDOT Motor Fuel Tax audit. Final package was received on 11/17 in Dixon, IL.
 - b. Planning and Zoning
 - i. No update from the Comprehensive Plan hearing with the Boone County Regional Planning Committee.
 - ii. No update from B & F Code Construction concerning the update of village building codes.
 - iii. No update on RAMP's R1 Regional Planning offer to help concerning the minimum requirements of IHDA's Fair Housing Policy Section 25, AHPAA.
 - iv. No update on Melbri Hope Ventures, LLC's Planned Unit Development (PUD) in accordance with Village of Timberlane Zoning Ordinance O25-079-01 for 10568 Caledonia Road (Schumacher property). Steve Rapp contacted Kevin Bunge, CES for guidance to support the board of trustees. Currently the property is not zoned for storage units, trailers, or commercial vehicles.
 - v. No update concerning Frontier's response back to Kevin Bunge, CES, from their review of Frontier's fiber optic right of way permit request.
 - c. Roads/Highways/Bridges
 - i. Paul Loner offered to let Grant Sjostrom know that vegetation has been cleared at bridge # 004-6000 on Orth Road over Beaver Creek. Steve Rapp requested a quote from Grant Sjostrom to provide quotes for structural concrete repair/maintenance on a time/material basis.
 - ii. Greg Hills received four (4) quotes from Com Edison concerning our streetlight request at the south entrance of Country Meadow and Caledonia roads. It will be 43 feet from the road edge / intersection. Light extends 15 feet from the pole. The existing light pole is 65 feet from the intersection.
 - iii. Motion made by Paul Loner, seconded by Rick DiSimone to approve the ComEdison quote # 4 to install one electric light pole up and pay upfront charges of \$4,358.69 and to approve monthly lighting and facilities charges of \$45.83. Monthly energy usage charges will also be added. Roll call vote: Ayes: Greg Hills, Paul Loner, Darcy Hills, Donna Leone Rick DeSimone. Nay: 0 Absent: 0
 - d. Village Hall located at 2940 Charleston Ct, Immanuel Lutheran in Timberlane
 - i. None.
8. Old Business
- a. No update concerning the land development interest by Cenergy (Solar) Power. Steve Rapp forwarded the Cenergy documents to board of trustees for review.
 - b. No update concerning the Intergovernmental Agreement for Boone County Animal Services fees that are beyond IL statute requirements. Steve Rapp offered to ask Becky Tobin their questions and concerns.
 - c. No update from Kevin Bunge, CES, concerning Surf Broadband's internet pre-engineering discovery phase.
 - d. Kevin Bunge, CES, is currently waiting for Frontier's response back from their review of Frontier's fiber optic request for right of way (ROW) permit.

- e. No update concerning attracting local candidates for open positions may be combined with a new village website, Timberlane’s 30th year anniversary and a postcard mailing.
- f. The new Timberlane website is operational now. Provide your feedback to Greg Hills on any changes to make.
- g. No update concerning the single garbage hauler project. Trent Ferguson, village attorney stated that he has seen both a referendum or just contract bidding about the RF Proposal for a single garbage hauler. At a minimum he stated this does have to go out for bid letting.

9. New Business

- a. Motion made by Paul Loner, seconded by Donna Leone to approve resolution R25-324-01 Meeting Schedule for 2026. Vote all ayes, 0 nays, 0 absent.
- b. Motion made by Paul Loner, seconded by Donna Leone to approve resolution R25-324-02 IDOT Motor Fuel Tax for ice and snow control for 2026.
- c. Board of trustees decided to host a holiday pizza party on 12/18 at 6:30pm.

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 two draft ordinances and provide guidance to the board: 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
Revise Timberlane’s 2012 Comprehensive Plan	Jan 2023	Full board
Determine the legal use of the cannabis tax income	Jan 2024	Steve Rapp
Repairs for bridge # 004-6000 on Orth Road over Beaver Creek: request the scope of work, request bridge contractor quotes for structural concrete repair/maintenance on a time/material basis.	2024	Steve Rapp Justin Krohn
Ensure Timberlane meets the minimum requirements of IHDA’s Fair Housing Policy Section 25 of AHPAA.	2025	Steve Rapp, Trent Ferguson
Orth Road impact fees account from Aberdeen Knoll	2025	Steve Rapp, Trent Ferguson

- i. Motion made by Darcy Hills, seconded by Paul Loner to adjourn at 8:03pm Vote all ayes, 0 nays, and 0 absent.