



Regular Meeting Minutes – Village of Timberlane – December 18th, 2025

1. Call to order at 7:03pm by Steve Rapp, President at Timberlane Village Hall at 2940 Charleston Ct., Caledonia, IL 61011.
2. Roll call: Present: Steve Rapp, Stacy Kleyn, Debbie Marner, Donna Leone. Greg Hills, Darcy Hills, Rick DeSimone, Paul Loner. Absent: 0
3. There were no guests.
4. Motion made by Paul Loner, seconded by Donna Leone to approve November 20th, 2025, regular meeting minutes. Vote all ayes, 0 nays, 0 absent.
5. President’s Report: Steve Rapp thanked the board for their extra work during his absence.
6. Treasurer’s Report:
 - a. Motion made by Paul Loner, seconded by Donna Leone to approve the November 2025 Treasurer's Report. Vote all ayes, 0 nays, and 0 absent.
 - b. The following bills were submitted for December 2025 payment. Motion made by Greg Hills seconded by Donna Leone 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:
12/18/2025	1017	MWD Services, Inc.	\$ 3,820.80	Greg H	Donna L
12/08/2025		IL Department of Revenue	\$ 133.40	Greg H	Donna L
12/18/2025	3518	Richard Desimone	\$ 87.40	Greg H	Donna L
12/18/2025	3519	Darcy A. Hills	\$ 87.40	Greg H	Donna L
12/18/2025	3520	Gregory S. Hills	\$ 147.49	Greg H	Donna L
12/18/2025	3521	Stacy M Kleyn	\$ 479.02	Greg H	Donna L
12/18/2025	3522	Donna M. Leone	\$ 87.40	Greg H	Donna L
12/18/2025	3523	Paul D. Loner	\$ 135.47	Greg H	Donna L
12/18/2025	3524	Debra K. Marner	\$ 218.49	Greg H	Donna L
12/18/2025	3525	Stephen M. Rapp	\$ 799.00	Greg H	Donna L
12/18/2025	3526	B & F Construction Code Services, Inc.	\$ 1,305.00	Greg H	Donna L
12/18/2025	3527	CES Inc.	\$ 731.25	Greg H	Donna L
12/18/2025	3528	Com Ed	\$ 48.46	Greg H	Donna L
12/18/2025	3530	Gatehouse Media IL Holdings, Inc.	\$ 225.00	Greg H	Donna L
12/18/2025	3531	Debra K. Marner	\$ 63.90	Greg H	Donna L
12/18/2025	3532	MWD Services, Inc.	\$ 8,015.40	Greg H	Donna L
12/18/2025	3533	Donna M. Leone	\$ 110.81	Greg H	Donna L
		Total - General Checking	\$ 12,674.89	Greg H	Donna L
		Total - MFT Checking	\$ 3,820.80	Greg H	Donna L
		Total Funds	\$ 16,495.69	Greg H	Donna L

7. Committee Reports

- a. Finance
 - i. Timberlane received the IDOT Motor Fuel Tax audit results. The receipts and disbursements of MFT funds from 2012 through 2024 are true and correct and in agreement with IDOT records. The village successfully passed the audit.
- b. Planning and Zoning

- i. No update from the Comprehensive Plan hearing with the Boone County Regional Planning Committee.
 - ii. Vincent Gallo from B & F Code Construction asked if we were ready to update the Timberlane village building codes. Trustees previously approved.
 - iii. Steve Rapp received email from Eric Tison, Project Coordinator from Region 1 Regional Planning Council inquiring about how R1 could assist on any comprehensive planning, ordinance updates and statutory reviews. Steve originally asked for help concerning the minimum requirements of IHDA's Fair Housing Policy Section 25, AHPAA. Meetings may occur in 2026.
 - 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. No mailbox damage requests from snowplowing were received.
 - ii. No update from Grant Sjostrom to provide quotes for structural concrete repair/maintenance on a time/material basis.
 - iii. Greg Hills received a ComEdison estimate of end of January 2026 for the one new streetlight installation at the south entrance of Country Meadow and Caledonia roads at Country Meadows subdivision.
 - iv. Nate Walton, Midwest Dirt has a new wood post for the stop ahead sign on Dawson Lake Road. Weather permitting, he will replace the Newbury sign and fix other Dawson Lake Rd signs as well.
- 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. Steve Rapp offered to contact Becky Tobin concerning the Intergovernmental Agreement for Boone County Animal Services fees that are beyond IL statute requirements.
- c. No update from Kevin Bunge, CES, concerning Surf Broadband's internet pre-engineering discovery phase.

- d. No update from Kevin Bunge, CES, concerning 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. Greg Hills and Diane’s Web Design stated that Timberlane will keep Host Papa for village emails and use the new website until one web platform becomes available.
 - g. Trent Ferguson, village attorney, offered no experience but did advise the village to ask other municipalities for single garbage hauler RF bid letting proposals. Steve offered to search for samples.
 - h. The full board enjoyed the annual holiday pizza party.
9. New Business
- a. Steve Rapp received a letter explaining that the Boone County’s various Regional Stormwater Committees are convening to review its 2011 official plan. Requests were sent to all municipalities to participate. Timberlane is asked to provide a contact or representative to join as committee member/technical advisor. Steve notified the board.
 - b. Paul Loner asked about paying for the Newbury Place subdivision’s two streetlights at two entrances. It was suggested that their HOA formalize its request to the village.
 - c. Jessica Roberts, Boone County planner, is spearheading an effort to begin quarterly meetings between village presidents and mayors. No update received.
 - d. Timberlane village received a subpoena concerning 13570 Bennington Ct. The clerk provided the email responses between all parties of the subpoena within the deadline.

Open Actions:	Meeting	Contact
Revision of Timberlane By-laws to include electronic attendanc	Mar 2014	Debra Marnar
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 (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 Donna Leone to adjourn at 8:00pm Vote all ayes, 0 nays, and 0 absent.