



Regular Meeting Minutes – Village of Timberlane – February 19th, 2026

1. Call to order at 7:01pm 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, Greg Hills, Darcy Hills, Rick DeSimone, Donna Leone. Absent: Paul Loner
3. There were no guests.
4. Motion made by Darcy Hills, seconded by Greg Hills to approve January 15th, 2026, 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 January 2026 Treasurer's Report. Vote all ayes, 0 nays, and 1 absent.
 - b. Stacy Kleyn prepared files for the audit. Met with the village auditor from Lauterbach & Amen, LLP to provide the necessary files and answered questions.
 - c. Stacy invoiced Melbri Hope Ventures for CES engineering costs related to the Schumacher project. Also, \$150,000.00 was transferred from General Checking to General Prime account with IL Municipal Funds.
 - d. The following bills were submitted for February 2026 payment. Motion made by Greg Hills, seconded by Darcy Hills to approve bills. Roll call vote: Ayes: Greg Hills, Darcy Hills, Donna Leone, Rick DeSimone. Nay: 0 Absent: Paul Loner.

Transaction date	Num	Payee	Payment	Motion Made:	Motion Seconded:
02/09/2026		IL Department of Revenue	\$ 113.86	Greg H	Darcy H
02/19/2026	3546	Richard Desimone	\$ 87.40	Greg H	Darcy H
02/19/2026	3547	Darcy A. Hills	\$ 87.40	Greg H	Darcy H
02/19/2026	3548	Gregory S. Hills	\$ 87.40	Greg H	Darcy H
02/19/2026	3549	Stacy M Kleyn	\$ 480.70	Greg H	Darcy H
02/19/2026	3550	Paul D. Loner	\$ 87.40	Greg H	Darcy H
02/19/2026	3551	Debra K. Marner	\$ 218.50	Greg H	Darcy H
02/19/2026	3552	Stephen M. Rapp	\$ 799.00	Greg H	Darcy H
02/19/2026	3553	Debra K. Marner	\$ 258.29	Greg H	Darcy H
02/19/2026	3554	B & F Construction Code Services, Inc.	\$ 615.20	Greg H	Darcy H
02/19/2026	3555	Com Ed	\$ 4,420.87	Greg H	Darcy H
02/19/2026	3556	Diane's Web Design	\$ 220.00	Greg H	Darcy H
2/19/2026	3558	Mark Damon	\$ 75.00	Greg H	Darcy H
02/19/2026	3557	Nico's Landscaping	\$ 300.00	Greg H	Darcy H
		Total for General Checking	\$ 7,851.02	Greg H	Darcy H
02/19/2026	1019	MWD Services, Inc.	\$5,661.60	Greg H	Darcy H
		Total for MFT Checking	\$5,661.60	Greg H	Darcy H
		Total Funds	\$ 13,512.62	Greg H	Darcy H

7. Committee Reports
 - a. Finance
 - i. None.

- b. Planning and Zoning
 - i. Steve Rapp attended breakfast with local government leaders and planners where good discussions and contacts were made. Comprehensive planning was part of the discussion. More meetings to be held. Jessica Roberts, Boone County Planner will restart quarterly meetings between village mayors and presidents this year.
 - ii. Quote was received from Vincent Gallo from B & F Code Construction to update Timberlane village building codes to the 2021 International Standard. Completion is expected in three months. Motion made by Darcy Hills, seconded by Donna Leone to approve this quote as received not to exceed \$6,000.00. Roll call vote: Ayes: Greg Hills, Darcy Hills, Donna Leone, Rick DeSimone. Nay: 0 Absent: Paul Loner.
 - iii. Steve Rapp met with Eric Tison, Project Coordinator from Region 1 Regional Planning Council about how R1 could assist the village on these subjects:
 - 1. Affordable Housing Plan – inhouse help available at \$100/HR.
 - 2. Comprehensive Plan - possibly
 - 3. Dawson Lake Road bridge replacement – 80% Federal/20% State
 - 4. National Flood Insurance Program – not applicable however Steve will contact the Boone County Soil & Water Conservation Dept.
 - iv. Motion made by Rick DeSimone, seconded by Darcy Hills to approve Phase 2 of Kevin Bunge, CES engineer’s review of Frontier’s fiber optic request for right of way permit # 2512762 with Pierce Engineering. Vote all ayes, 0 nays, and 1 absent.
 - v. Steve Rapp presented the offer of \$85,000.00 from the Orth Road impact fees received from Aberdeen Knoll to Valerie Alt, Caledonia Township. A draft intergovernmental agreement for possible transfer of funds from Timberlane to Caledonia Township. They control that portion of Orth Road. This agreement is to be reviewed by the trustees.
- c. Roads/Highways/Bridges
 - i. Steve Rapp is waiting for Grant Sjoström on quotes for bridge structural concrete repair/maintenance on a time/material basis.
 - ii. New streetlight is now working at the south entrance of Country Meadow and Caledonia roads at Country Meadows subdivision.
 - iii. Nico’s landscaping installed a few road signs.
 - iv. No request received from Newbury Place HOA asking that the village pay and take ownership of their two streetlights at two entrances.
 - v. Mailbox damage request was received from 12236 Squirrel Tree. Motion made by Greg Hills, seconded by Darcy Hills to approve payment of \$75.00 to the homeowner. Vote all ayes, 0 nays, and 1 absent.
- d. Village Hall located at 2940 Charleston Ct, Immanuel Lutheran in Timberlane
 - i. None.

8. Old Business

- a. No update from Steve Rapp offering to contact Becky Tobin concerning the Intergovernmental Agreement for Boone County Animal Services fees that are beyond IL statute requirements.
- b. No update from Kevin Bunge, CES, concerning Surf Broadband’s internet pre-engineering discovery phase.
- c. 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.
- d. Steve Rapp is reviewing garbage bid letting examples. The draft (RFP) request for proposal was compared against the Survey results for single garbage hauler RF bid letting proposals.
- e. Steve Rapp offered to put an opportunity on the Timberlane website asking for residents involvement in Boone County’s various Regional Stormwater Committees as they review the 2011 official plan. Requests were sent to municipalities to participate.

9. New Business

- a. Greg Hills read 4 pricing options that Host Papa provided to eliminate service interruptions on our current ‘shared hosting plan with limited resources’. They determined that an increase in bandwidth was needed for these website and email platforms. Motion made by Greg Hills, seconded by Darcy Hills to approve a one-year option of \$443.40 for the Managed VPS Progress plan with Host Papa. Roll call vote: Ayes: Greg Hills, Darcy Hills, Donna Leone, Rick DeSimone. Nay: 0 Absent: Paul Loner.
- b. Motion made by Darcy Hills, seconded by Donna Leone to approve Clarke Mosquito’s quote not to exceed \$4,744.00 for mosquito abatement this year. Roll call vote: Ayes: Greg Hills, Darcy Hills, Donna Leone, Rick DeSimone. Nay: 0 Absent: Paul Loner.
- c. Motion made by Darcy Hills, seconded by Donna Leone to approve resolution R26-050-01 Weight Limits for spring 2026. Vote all ayes, 0 nays, and 1 absent.
- d. Melbri Hope Ventures, LLC emailed a notice of permit addendum asking to replace static billboards with multi-message billboards on both sides. There was an IDOT response on 12/31/25. Motion made by Greg Hills, seconded by Darcy Hills to table this request until the March regular meeting due to non-payment of previous invoice. Vote all ayes, 0 nays, and 1 absent.

Open Actions:	Meeting	Contact
Revision of Timberlane By-laws to include electronic attendanc	Mar 2014	Debra 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 (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

10. Motion made by Greg Hills, seconded by Donna Leone to adjourn at 8:25pm Vote all ayes, 0 nays, and 1 absent.