

Minutes of
Board of Trustees
Village of Atkinson

May 19th, 2025

The regular meeting of the Board of Trustees, Village of Atkinson, was called to order at 6:00 p.m. by Mayor Taber, who led the Pledge of Allegiance to the Flag.

Members Present

Kenneth Taber, Mayor
Ryan Rahn, Trustee
Richard DeSmith, Trustee
Bobby Burton, Trustee
Dawn Stage, Trustee
Jeana Jagers, Trustee
Robert Westfall, Trustee

Others Present

Sue Mochel, Krystle Thomas
Andy Carton, Gus Junior, Adam Farber
Terry Stephens, Scott Krug
Sarah Combs-Burroughs, Julia Massingill
Charlene Brants, Andy Carton, Matt Wagner

Moved by Burton and seconded by Stage to approve minutes of the May 5th Meeting of the Board of Trustees. Motion carried: Burton, Rahn, Stage, Jagers, Westfall, DeSmith, 6– AYE; 0 – NAY;

Mayor addressed the board as a whole and new committees and work together

CITIZENS’/GUEST OPPORTUNITY TO ADDRESS THE VILLAGE

i. DEDECKER’S

- Gus Junior applied for \$30,000 of TIF money in September
- Talked to Cole in December – Junior attended meetings in January and April with no response
- May 19th contacted by Matt from Hometown
 - Discuss removing the electrical panel.
 - Per Gus, nothing is getting accomplished
 - Was told it was approved back in April
 - Not contacted by Rahn or any committee member
 - Has taken over 13 months.
 - Eric, Nicole, and Andy have been given no direction or help over the last year
 - Trouble getting approved
 - No direction, no help
 - The wall is falling on the side sidewalk in front of the building
 - Safety hazard
 - The town is worse has ever looked
 - Cost is going up due to the delay
 - Project ready

- Was approved by Jacob & Klein but not by the committee/board
- Over \$1.7 million in savings account
 - 9 out of 11 employees of DeDecker's live in Atkinson
 - Ryan seems to be the common denominator in getting things not done
 - Questioned how the board can rectify this, other than removing Rahn from the committee
 - Canceling the hometown Consultant contact would be a good start
 - If not approved by the next meeting, on June 2nd, I will withdraw the application.
 - Ryan should have been in contact
- Rahn, appreciates what Gus has said
- Gus, we are tired of excuses
- Rahn, some of my difficulties are communications amongst other board members, was never called
- Rahn, I have given out my phone number to every applicant
- No one called him.
- Gus questioned if it was his fault.
 - I do not have Rahn's number
 - On all my applications, both my numbers are on them
- Rahn did not have his phone number.
 - No direction
 - Currently flying by the seat of his pants.
 - Need solid guidelines
 - Maintenance issue of only 25% payment
 - Above the 25% for expanding or new businesses
 - 5-year forgivable loan
- 6 months trying to get approval
- Rahn states that buildings require repair.
 - Get inspections of every building
 - Expense to save buildings
 - Hometown misspoke on the dollar amount offered
- Gus, states he is project-ready, tuckpointing no issue
- Hometown Consulting has done a poor job
 - Knows Rahn has been working with Nicole
 - Feel Rahn does not want to work with other owners
- Rahn states the #1 goal is to preserve the building
 - And business inside
 - Get inspections on all buildings
 - Other Board members would like to get rid of it
 - Don't want to go in blind
 - Need the total budget for Nicole's building
 - Wants to do a walkthrough with Eric
- Gus questioned how many project-ready applications

- Andy states he has been approved since June
 - Gus feels residents and employees are frustrated.
 - Nothing is getting done
 - Revitalization of our downtown 1.7 million in bank
 - I'm asking for 50% of our ready project of the \$30,000
 - I think the TIF committee should take out the 25%
 - Would like to see a vision sometime
 - Rahn just wants a standard type or amount
 - Gus, People applying should be #1 priority
 - Mayor, the difference between Hometown Catering was a new business, while DeDecker's is an existing business
 - Gus, when TIF started, Hometown Catering was the main goal
 - Jeff got what he deserved, and he was happy with what he got
 - Have another building I would like to redo, but since this is taking so long, I would not want to apply again
 - Mayor, if downtown gets going, questioned Gus if he would put new business in 1st floor of the building
 - Gus, states yes, used for storage now
 - Rahn, not likely to give money with no business on 1st floor
 - Mayor, mentioned revolving loans available, expanding
 - Gus, is that 1% loan
 - Focus on the applications
 - Focus on marketing on the downtown
- ii. Sarah Combs- Burroughs asked if new members of the Council were sworn in – not on the agenda
- Mayor, yes, at the last meeting they were.

OLD BUSINESS

- i. Wetlands Group Company/Matt Wagner-Proposal
- Matt – direction moving forward with the project
 - Wants Scott on my team – done so for 40 years
 - Discussed funding sources available
 - Number of species of grasses currently there
 - Will have to fix things at the plant
 - Plan in place, function, flow
 - 1st cell most significant – meeting limits with discharge, sludge
 - Mayor – hired an engineering firm to clean out the sewers
 - Who presents to EPA
 - How do we hear from EPA
 - Matt – he and Scott would present to EPA

- Would drive to Springfield to meet the timeframe
 - Should be pushing it
- Board – agreement with Matt
- Rahn – where does sewerage go when doing this
- Matt – EPA would have to ok to direct discharge
- Rahn – move forward with Wetlands operational
 - Once operational, can start on the current lagoon
- Westfall asked about the cost for wetlands and where the money will come from
- Mayor – be project-ready, have CWG services
- Matt – funding will be the board's call
- Rahn – don't do anything now. Phase I – wetlands operational, then Phase II
- Matt – construction possible in 2027/28 with 30/40% forgivable loan
- Mayor – look to grants – check with Dan Pepin

Motion made by Westfall to approve the \$2000 plus \$750 to CWG services and Matt. Burton seconded the motion. Motion carried: 6 – Ayes; 0 - Nays

- Board agreed with Matt on the idea of using wetlands
- Mayor – will talk to Matt about Dollar General getting water & sewer

ii. Specification for Fence Bid

- Westfall, looked over the field fences
 - At this point, leaving the backstop as it
 - The outside field needs to be replaced on the main field
 - Loves the field outside, but the fencing is in bad shape
- Mayor, don't have to take the cheapest bid; whoever can get here the soonest
- Westfall will come in and edit specifications and then email out for updated bids

iii. Atkinson Cattle Company Sewer Hook-up

- Rahn, the tank needs to be knocked in
 - Wirth opinion is to give an exemption
- DeSmith, have a problem with the exemption he made us spend \$80,000 to extend out to the property, then still did not hook up

Motion made by Westfall to approve the exemption for Atkinson Cattle Company till Lisa moves or sells property. Burton seconded the motion. Motion carried: 5 – Ayes; 1 - Nays

COMMITTEE CHAIRMEN REPORTS

FINANCE/PROPERTIES

i. Audit Details

- Mochel – miscellaneous revenue on pg.4 includes under Government
 - \$49,000 equipment
 - \$2000 lot
 - Donations and reimbursement
- Business revenue
 - Leachate - \$94,035
 - Water Meter - \$16,693
 - Water Main - \$59,000
- Host/License Fees- timing on when checks were deposited
- Mayor – no reason to go back in questioning – accepted by the State
 - The state requires 6 months of capital, which the Village has met
 - No need to go back
- Westfall – reasoning is looking for any fraud
- Thomas informed the Board – continue to look for a new auditor
 - Now requires a single audit by EPA as well as a regular audit
- Jagers – any progress on new software

PUBLIC WORKS

i. Test contract renewal

- DeSmith – Terry is not impressed with Joe
 - Left messages – no reply
 - Had to up the chlorine level due to the pump
 - The current chlorine level is high

DeSmith made a motion to accept the TEST contract; Jagers seconded the motion. Motion carried: 6 – AYES; 0- NAYS>

- Terry – looking to replace mower
 - Has 1475 hours
 - Mechanical issues – smokes
 - Other mower – 2 years old with 300-400 hours
 - Mayor – can use as a backup
 - DeSmith – get quotes
- Terry started tearing up the grass around the school
 - Cannot proceed until the concrete for the sidewalks is completed
 - DeSmith – did we have bids already
 - Dwyer & Specht bids – need new ones with labor included
 - Rahn, will get with Terry and Scott

- Westfall – who can get it done the fastest
- Concrete work near Barb Martin’s house is done before the County does road work

PARKS & RECREATION

- i. Three Memorial Benches need to be replaced at the fountain
 - Mayor, Need to replace three benches at the fountain
 - Thomas has a letter for each family to mail out about the bench replacement
 - Board approval to ask the family if they would like the original bench back or another place in town

Burton made a motion to purchase three new memorial benches; Jagers seconded the motion.
Motion carried: 6 – AYES; 0- NAYS>

PUBLIC HEALTH & SAFETY

- Nothing for Public Health

TIF

- i. Annual Letter, Jacob & Klein
- ii. Building Inspection reports on three buildings
- Rahn, explained all inspection findings

FARM REFUSE & RECYCLING

- Westfall, Nothing
- Jagers, asked if they had any answers from LRS about the dumpster on their property?
- Westfall will speak to them about it

BILLS

Motioned: Burton and Jagers seconded that all bills be paid as presented, \$46,460.50.
Burton, Westfall, Rahn, DeSmith, Stage, Jagers. Motion carried: 6 – AYES; 0 – NAYS.

Rahn – Public Works: Need to get an application for a spraying license

OTHER ITEMS

- i. Future Evaluations
 - Jagers – wants Mayor, Chair, and committee members to do employee evaluations
 - Westfall, the Mayor, should always sit in on the evaluation
 - DeSmith – need a face-to-face with the employee

- Mayor – similar to Thomas' evaluation
 - Everyone fills out individual sheets
 - Sit down and discuss with the employee
- DeSmith questioned the locks at ROE
- Rahn had one company look at the doors
 - Cannot do keyless locks, if we did have to replace all doors
 - Main goal: time lock
 - Working on another option
- Mayor, Rahn, and Burton get together and have locks and fire alarm system information for the next meeting

Motioned: Stage and Jagers seconded to go into Executive Session at 7:50 p.m., Burton, Westfall, Rahn, DeSmith, Stage, Jagers. Motion carried: 6 – AYES; 0 – NAYS.

Motioned: DeSmith and Jagers seconded to go into Open Session at 8:03 p.m. Burton, Westfall, Rahn, DeSmith, Stage, Jagers. Motion carried: 6 – AYES; 0 – NAYS.

EXECUTIVE SESSION

- i. Leases
- ii. Summer Rec Application

Motion made by Jagers seconded by Stage to hire both summer rec applicants. Motion carried: 6- AYES, 0 – NAYS.

Motion made by Rahn and seconded by Jagers, to adjourn the meeting at 8:05 pm. Motion carried: 6 – AYES, 0 – NAYS.

Respectfully submitted, Krystle Thomas, Village Clerk