

Minutes of  
Board of Trustees  
Village of Atkinson

December 15th 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

Krystle Thomas,  
Sue Mochel, Bob Floming  
Andy Carton, Scott Krug  
Chief Adam Burroughs

Motioned: DeSmith and Jagers seconded to approve the December 1st meeting minutes. Burton, Westfall, Rahn, Stage, Jagers, DeSmith. Motion carried: 6– AYES; 0 – NAYS.

CITIZENS’/GUEST OPPORTUNITY TO ADDRESS THE VILLAGE

OLD BUSINESS

- Mayor wanted to recognize Janis Smith for all she does at the green space
  - She was very appreciative of the phone call to be invited to be recognized

COMMITTEE CHAIRMEN REPORTS

FINANCE/PROPERTIES

i. Action: Tax Levy Ord. 839

- Rahn, we have our annual tax levy ordinance number 839

Motioned: Rahn and Burton seconded to approve ordinance 839, Tax levy current fiscal year 5-1-25-4-30-26 \$146,965. Burton, Westfall, Rahn, Stage, Jagers. DeSmith. Motion carried: 6– AYES; 0 – NAYS.

ii. Action: 107 S State Street Building Plumbing

- Rahn, we have two plumbing issues
  - Kitchen and bathrooms
  - One bathroom stall is locked off due to a backflow into the urinal
  - Some blockage somewhere
  - Talked to Ky at Wirth
  - \$1,000 to \$3,000 try to fix the problem
  - Run cameras, locate, investigate
- Mayor, approval to let Wirth to move forward
- Rahn, can tell to stop at \$3,000, try to find the issue
- Burton, one bathroom has been a problem for years

Motioned: Rahn and Jagers seconded to approve Wirth to run cameras, investigate plumbing issues at 107 S State Street, up to \$2,500, before moving forward. Burton, Westfall, Rahn, Stage, Jagers. DeSmith. Motion carried: 6– AYES; 0 – NAYS.

### iii. Bat Proof-Excel

- Rahn, Excel has bats inside the school
  - Received quote for \$10,000
  - They are an endangered species
  - When walking around with the principal, I do see other problems
  - Had problems in the past (Rahn describes bat pipe and screen)
  - Need to fix the brick
  - Get the contractor in look at the problems
  - Tuck pointing, bricks popping out
  - Bats sleep during the day. They have found 3 of them so far
- Mayor, company out of Milan if needed, another quote
- Rahn, will talk to the principal, and wants the contractor look at the issues
  - Need to fix the bat issue
- Burton, need to mortar the bricks

## PUBLIC WORKS

### i. Action: Proposals-Appraisal and Review Appraisal

- Mayor, received two
  - Hutchson-Geneseo
  - Martin-Silvis
  - Hutchson appraisal (Reads off the whole proposal) fee \$15,400
  - Martin appraisal review (reads whole review appraisal) Fee: \$7,500
  - Not understanding why need two
- Thomas, how I am understanding what you read off is that Hutchson does the appraisal, then Martin must review the appraisal

- DeSmith, refer to Dan Pepin
- Burton agreed with DeSmith

Motioned: Rahn and Jagers seconded to approve Hutchison's appraisal for \$15,400 under the advice from Dan, and approve Martin Corey for review for \$7,500 under the direction that needs/has to be done. Burton-NO, Westfall, Rahn, Stage, Jagers. DeSmith. Motion carried: 5–AYES; 1 – NAYS.

#### ii. Action: Valve Replacement

- DeSmith received a bid for valve replacement at the lagoon
  - Bid is for \$8,150.00
- Thomas, Shellie from MVP said replace the valves before you replace the pump
  - Sent the valve replacement bid to Matt Wagner
  - Matt said to go ahead and have MVP do it

Motioned: Rahn and Burton seconded to approve the valve replacement at the lagoon for \$8,150.00 from MVP. Burton, Westfall, Rahn, Stage, Jagers. DeSmith. Motion carried: 6–AYES; 0 – NAYS.

#### iii. Action: New Pump

- DeSmith, have bid from MVP for a new pump to have a second one at the lagoon
  - \$49,950.00 plus freight
- Rahn, do we still need another pump when we re-do the reed bed?
- Bob Floming, yes
- Mayor discussed the payment form from what other funds
  - The lagoon is in the TIF

Motioned: Rahn and Jagers seconded to approve the purchase of the 2nd pump from MVP for \$49,950.00 plus freight for the lagoon. Burton, Westfall, Rahn, Stage, Jagers. DeSmith. Motion carried: 6–AYES; 0 – NAYS.

#### iv. Diamond Maps

- Thomas, Jake asked me to explain more since he is not here
  - Cost \$20 a month
  - You can pull up on phone, computer shows shut-off, water, sewer lines, you add comments when repaired or fixed, or what was done
- Jagers, reads off some of the email Jake provided
- Rahn, more investigation tabled for next meeting
- Mayor, well #1 was going in today
  - Muffin monster was put in last Friday

### PARKS & RECREATION

- Jagers, received an estimate from Matt Wagner
  - He questioned whether the sanitation was good
  - If not, we will have to replace that, which will be \$55,000
  - If you don't have to replace, then take \$17,000 off
  - Total for splash pad and sanitary system \$86,950
  - Courts, hoop, concrete excavating \$92,250.00
  - Emailed Jim Allen with holidays going on, going to wait a bit
- Mayor, need to apply for a grant?
- Jagers, talking with the landfill about what they like to donate
- Rahn, donation preferred
- Jagers Jim said they help with concrete for the splash pad
- Mayor, sometimes grants are good and sometimes not so much
  - After all the hoops you must jump through
- Jagers, Jim, wants numbers early up front for his budget
  - Setting up a meeting in January for landscaping by the fountain for ideas and numbers

## PUBLIC HEALTH & SAFETY

Stage, nothing

## TIF

- Burton, Gwen, is not coming tonight
- i. Andy's Structural Engineer Report
  - Burton, did everyone get to read the report?
  - Rahn did look over it
    - It was what I expected to see
  - Burton, I agree
  - Rahn, the one corner getting the price for tuck pointing by the bricks
  - Andy, \$6,000-\$10,000, get an estimate
  - Rahn, done good work so far
  - DeSmith, good start, good job so far
  - Andy, the report does not talk about the roof due to the snow
    - Does have a new tin roof on it
    - (explained how the roof was done)
    - Where do I stand with the TIF now that you have my report?
  - Rahn, need to think about it first
    - Turn in a solid bid price, and what needs to be done on the report
  - Andy, turned in all bids; the estimated apartment costs are separate

- Rahn, still struggles with how we need a good, solid business plan
  - Want to make a venue
  - No profit
  - Willing to spend the money to fix the corner
  - Struggle to spend that much money on a venue when we have three already
- DeSmith, go forward with this
  - Need to make downtown look nice
  - Continue to turn in bids
- Rahn, Thomas, please send out an email with Andy's breakdown to everyone
- Stage, questioned Andy, willing to come up with 75% and 50%?
- Andy, depending on how fast we move and what I can cover

### FARM REFUSE & RECYCLING

- Westfall, nothing

### BILLS

Motioned: Burton and Jagers seconded that all bills be paid as presented, \$25,217.13. Burton, Westfall, Rahn, DeSmith, Stage, Jagers. Motion carried: 6 – AYES; NAYS;

### OTHER ITEMS

- i. Action: New server set up by Digital Repairs

- Thomas, our new software system, needs to be on two separate servers, Sue explained at last meeting
  - This way we both can be in the system doing what needs to be done at the same time and not kicking one of us out

Motioned: Rahn and Jagers seconded to the new server and set up by digital repairs for \$2,748.00. Burton, Westfall, Rahn, Stage, Jagers. DeSmith. Motion carried: 6– AYES; 0 – NAYS.

- ii. Action: DG Hookup

- Mayor, DG had a few problems
  - The Fulton's were without water for 36 hours
  - Would like to discuss reimbursing Fulton somehow
  - Did speak to the owner George, about doing something for the Fulton's and them reimbursing us
- Rahn, what happened?
- Scott, bore company, bored right though, ripped, could not locate due to being plastic
  - They had water back at 8:30 Friday

- Rahn, they need to be compensated
- Burton, free water bill during the project
- Mayor, no pay till job is complete
- Scott, meat, and cheese tray
- Mayor, was thinking free water and nice gift certificate then have George reimburse us

The board agreed no water bill till job is complete, and a gift certificate to the cellar

### iii. Action: Employee Uniform

- Rahn, had someone call about high-visibility clothing on employees
  - Probably was never passed down that was part of the uniform
  - Need to wear high visibility clothing
  - Have Public Works get with the office and order some
- Mayor, hoodies
- Rahn, hoodies, long sleeve, t-shirts

### iv. Apartment Renter

- Thomas had one applicant and one showing
  - Current lives in Annawan
  - Works in Moline
  - No kids
  - Background Check from Chief came back fine
  - Can pay security deposit of \$800 on Jan 1<sup>st</sup> and would like to move in January 1<sup>st</sup>
  - First month's rent is free
  - Monica Moriarty

Motioned: Jagers and Rahn seconded the acceptance of the renters' application for January 1<sup>st</sup>, 2026. Burton, Westfall, Rahn, Stage, Jagers. DeSmith. Motion carried: 6– AYES; 0 – NAYS.

- Stage, I received a bill for barricades for the festival
  - Used freedom barricades
  - Did not know if the board wanted to split the amount with us, or have the village pay all of it, or have the festival pay for all of it.
  - \$128.00
- Bob Floming, why did you get more when we have plenty more down at public works?
- Stage, used what public works put up and supplied us with
  - Clearly, we needed more
- Bob Floming could have gotten more with a phone call
- DeSmith, did you ask for more?
- Westfall, I think we need to support them a 100%
- Mayor, we have had a lot of questions about why we give so much money to the Atkinson Community Festival

- We gave \$500 for Heritage Days
  - We gave \$1,117 for fall fest expenses
  - We donated the raffle items and \$300 in gift certificates for the Christmas festival
- Thomas, I have received lots of questions from the taxpayers and asked about FOIA request on the Atkinson Community Festival itemized profits and expenses
  - They are non-profit; we do not hold their funds
  - I looked online for anything throughout the state. I could not find anything, so I am assuming they do not have their 501 (c) (3) yet
  - I can give an itemized list of what the village has given to them
  - I then took this matter to our village attorney
  - Jordan feels that if we had a form for an organization to fill out online, it would specify the amount of money and what it is being used for
  - Make it easier when residents ask about it, I would have the paper to explain
  - He also said a cap is always a good way to go towards donations
- Mayor, I think the festival should pay for them
- DeSmith, agrees with the mayor
- Jagers, if there was a cap and this is all that you get, that is it.
  - It would help with the outside talk of this amount and for this or that
- Rahn, it's just sad that they are putting on something for the community, and they had to separate from us
- Mayor, they had to separate from us because they started with the 50/50, and that is gambling, and we, as a government entity, cannot do that
- Sue, my announcement is that I am retiring as of April 1<sup>st</sup>, 2026
  - Time to call quits
  - I have been with the village on and off since 2009
  - Giving plenty of time to put ads out, interview, and train the new person
  - Only phone call away
- Jagers, appreciate everything you have done
- Rhan, you have gone above and beyond the 6 months
  - If it were not for you, the village would have been in a mess
- Sue, another piece of good news when you read in your IML book, House Bill 1028
  - Under 1,000 people
  - No longer have to do an audit every year
  - We have 988 residents
  - File every 4 years, financial statement once a year

Motioned: Rahn and Westfall seconded to go into Executive Session at 7:14 p.m., Burton, Westfall, Rahn, DeSmith, Jagers, Stage. Motion carried: 6 – AYES; 0 – NAYS.

## EXECUTIVE SESSION

- i. Employee Review
- ii. Excel Contract

Motioned: Rahn and Westfall seconded to go into Open Session at 7:24 p.m., Burton, Westfall Rahn, DeSmith. Jagers, Stage Motion carried: 6 – AYES; 0 – NAYS

## FINAL ACTION

- i. Final Action: Employee Review
- ii. Final Action: Excel Contract

Motioned: Rahn and Jagers seconded the Excel contract, increasing the rent by \$300 to compensate for the electric bill. Burton, Westfall, Rahn, Stage, Jagers. DeSmith. Motion carried: 6– AYES; 0 – NAYS.

Motion made by Rahn, seconded by Burton, to adjourn the meeting at 7:26 p.m. Motion carried 6-AYES, 0-NAY

Respectfully submitted, Krystle Thomas, Village Clerk