

Minutes of
Board of Trustees
Village of Atkinson

January 19th 2026

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, Lola Rahn
Zach Howell, Jake Howell
Andy Carton, Gwen Crawford

Motioned: Stage and Westfall seconded to approve the January 5th meeting minutes. Burton, Westfall, Rahn, Stage, Jagers, DeSmith. Motion carried: 6– AYES; 0 – NAYS.

CITIZENS’/GUEST OPPORTUNITY TO ADDRESS THE VILLAGE

- i. Foster Hope-Toddler Tuesday
 - Lola Rahn asked the board to partner up with Foster Hope for toddler Tuesday
 - Foster Hope is open to the public
 - Parents stay with their children
 - Four Tuesdays in February
 - 9 am -10 am, 9:30-10:30, 30 min before for set up
 - Have families from Geneseo, Galva, and Atkinson
 - If the village partnered up with Foster Hope, would the village waive the \$50 gym rental fee since Village sponsored
 - Foster Hope has insurance
 - No expense to the Village or Foster Hope
 - Stage, questioned just in February?
 - Lola, Just February, it’s a lot of work
 - Rahn, four families from Geneseo
 - Mayor does the board have a problem?

(All Board Agrees)

OLD BUSINESS

- i. Plumbing update at 107 S State
 - Rahn, Wirth came unclogged, cleaned
 - Restroom cleared and clean
 - Ran the 130 ft camera as far as they could, all clean
 - Kitchen, the grease trap was clogged
 - Had not been cleaned since school was in session
 - Garbage disposal was not working, cleaned out everything, and drained
- ii. Kitchen
 - Rahn, sink would not drain, drain is working now
 - Redo the floors for \$400
 - Paint \$600
 - Need to get the stove hooked up
 - Spend the \$1,000 get it back usable for events
 - Thomas, Ryan Rasmsen from Apex, sent an email that the bathroom is working
 - Very thankful for getting everything done so fast
 - Willing to donate towards the bill from Wirth.
 - Westfall, can we have our guys do that?

Motioned: Rahn and Jagers seconded to approve Tony to paint the kitchen for \$600. Burton, Westfall, Rahn, DeSmith, Stage, Jagers. Motion carried: 6 – AYES; NAYS;

iii. Name for 107 Building

- Rahn, have a list of names
 - Atkinson Commons
 - The exchange
 - The hub
 - The station
 - Elevated
 - The launch pad
- Westfall, Atkinson Commons
- Jagers agreed.

The board agreed with Atkinson Commons

COMMITTEE CHAIRMEN REPORTS

FINANCE/PROPERTIES

- i. Quote Brick for Excel
 - Rahn, asked for a quote for all four walls
 - \$30,000
 - Asked to split up the bid

- Tuck pointing, flashing, and new gutter
- I preferred \$10,000 each year for the next three
- Just Informational
- Jagers, budget it out
- Rahn, we could ask what \$10,000 would get us
- Jagers agreed to do that

PUBLIC WORKS

i. Action: Shive-Downtown Project-Plans

- Zach, plans put together
 - Been working hard since we were here a month ago
 - Everyone received the email that I sent to Thomas on Friday
 - Today is the last final comment turn-in on February 20th
- Westfall, do you have a 3-D drawing?
- Zach, no
 - Concrete streets, sidewalk
 - All new roads and sidewalks
 - 2 ft wide curb to road/colored brick red
 - Required contractor to provide a physical sample
- Rahn, any changes since the last drawing?
- Zach, no
 - Sidewalk is less 2% and 6inch curb
- Rahn, questioned the level difference
- Zach, described how they are trying to make it work
- Jagers, still have a storm at the end
- Zach, yes, brought it in more road-drained to the north
 - Did reach out to Thomas about storm sewer
 - Village going to have a televised
- Thomas, will follow up with Public Works when Ruhl Water will be doing that
- Zach, at intersections, curb ramps come up in areas
- Jake, goal to have landing and ramps to come down to road grade
- Zach, new light poles throughout
- DeSmith, easy to repair if hit?
- Mayor, that's what insurance is for
 - Cost on the cost sheet?
- Zach, yes on 2nd page
- Mayor, have some people who want to donate money for a memorial, thought light poles would be a good idea for that

(Zach described the drawings)

- Zach, based on the number of stalls in the project must have four handicap stalls
 - Replacing storm and sanitary
 - All landscaping and brick wall removed
 - Put back to grass
 - Clock tower is to stay
 - Take the arch out
 - Pump stays on the east side, westside power pole
 - Pole is going to have to leave
 - All power is relocated by the pump itself

(passed around drawing)

- DeSmith, heard back from Ameren?
- Zach, no, getting nervous about that
 - Last response was in December to get me something
 - Have not heard back
 - Really need information from Ameren
 - Relocation should be moved by the utility company
- Mayor, who is responsible, cost estimate, time frame
- Zach, ideally, Ameren works with the contractor
 - Ameren hold up
 - Another hold up is Medicom, need to relocate
 - Medicom is waiting to see what Ameren is going to do
 - Same lighting as Blvd.
 - One side banner arm
 - Other power sources, RV power
- Rahn, for a food truck, down by the fountain
- Jagers green space, fountain
- Zach everything found during inspections is in the report
 - Let the contractor shut down the areas
 - No parking, no drive-through traffic
 - April 24 letting, my guess start date is June
 - June 1st is feasible to start
 - ROW must be done
 - Appraiser, finish up appraisals
 - The board do negotiations
 - Phase 1 been approved
 - Nothing is stopping the village from reaching out to business owners
- Mayor, concerned about shutting down all downtown
 - Can they do it in sections
- Zach, what specific business are you worried about?
- Mayor, Dedeckers, Gathering Place

- Jake, alleyways will all be open
- Mayor, QVS, when do we have that?
- Zach will talk with Dan
 - Around the first of the year
 - Finalized final plans, bring to the board for approval
- Stage, start to finish, how long?
- Zach, 5-6 months
 - Start in June and end by the end of the year

ii. Action: Permit for Gas Generator proposal

- Thomas, Matt Wagner sent the permit proposal for the gas generator at the well pump
 - EPA requirement, this was after thought after putting in the new pump

Motioned: DeSmith and Burton seconded to approve the permit for the gas generator proposal by Matt Wagner. Burton, Westfall, Rahn, DeSmith, Stage, Jagers. Motion carried: 6 – AYES; NAYS;

iii. Action: Broken Lawnmower

- Jagers, the public works guys, brought up to me about a broken lawnmower
 - Riding lawn mower
- Mayor, fix it
- Rahn agrees, will stop by and talk to the guys

iv. Mower Upgrade

- Jagers, the public works guys, brought up to me about mower upgrade
- DeSmith, brought up to me also
 - Have two John Deere and Stehl
 - Every so often, rotate out every two or three years
 - One picked out is bigger than Deere
- Mayor, how old
- Rahn, Deere not that old
- Jagers, they wanted a bigger deck to cut time at Lagoon by an hour
- Mayor, hire part-time at minimum wage to mow
- DeSmith, I said I will look at it at budget time

v. Applicator spraying license

- Jagers, it was brought to my attention
 - Spoke to Jordan
- Mayor, Scott was working on that today

- DeSmith, Jake, is working on 30 hours of OSHA

PARKS & RECREATION

i. Action: Broken Tree Lights

- Jagers, broken trees, 6 trees not working
- DeSmith, have guys fix them
- Mayor, when it's cold, those are good days to fix them

ii. Action: Backdrop

- Jagers, the Christmas festival had a metal backdrop outside the office here
- Rahn, square, steel, that is mine it got borrowed 2-3 years ago and never got it back
- Jagers go look at it, down at the shop
- Mayor, told them to keep the steps
 - Also told the guys that it is their shop to make the decisions on what they need or do not need
- Jagers, talked to Marv today, taking the pole out
 - Has been trenched
 - Will have it down by the end of the month

PUBLIC HEALTH & SAFETY

- Stage, Nothing

TIF

i. Gwen Crawford

- Mayor, thanked Gwen for coming

(Went around the board, introduced themselves)

- Mayor, questioned the four committee members of the TIF
- Thomas, TIF Committee consists of: Burton, Rahn, DeSmith
- The mayor questioned Gwen about what would happen if everyone were TIF?
- Gwen, must have at least four people to vote, and would have to take some addresses out of the TIF
- Mayor, can my wife opt out of the TIF, then I can participate?
- Rahn, think it is hard to get back put into the TIF
- Gwen, yes very hard to get back in the TIF

(Passed out brochure)

- Gwen explained how to establish TIF
 - Economic group
 - We are a two-company business
 - Help with day-to-day
 - Help carry out plans
 - J&K law firm, sister company
 - In the same office
 - Can always go ask attorney questions
 - Currently in the Annual
 - Flat fee every year, not hourly

(Passed out TIF Reports)

- We get the audit, file with the comptroller
- Explained the file, filed with the state, High Level summary of TIF 1 and TIF 2
- 25 agreements for TIF 1
- 1 agreement for TIF 2
- Jagers, I did not do TIF, I did bank loans
 - Had to prove tax return, prove insurance
 - Shouldn't that be required?
- Gwen, we can put that in the agreement
 - All the terms must be in the agreement
- Rahn, seems wise, proof of insurance is that typical?
- Gwen, not common
 - Village giving out large sums of money
 - Yes, build in extra protections for the village
- Westfall, what kind of questions can we ask?
- Gwen, you can ask questions, cannot give an opinion, cannot try to influence
 - General information, need to talk about it, but cannot vote
- DeSmith, what happens if they did vote or give an opinion and influence
- Gwen, very strongly frowned upon on, you will deal with the attorney general, and you would not want to risk it
- Westfall, I am in TIF 1. Can I vote in TIF2?
- Gwen, the best practice I would not
 - I would ask the attorney about it
 - How TIF applies does not specify residential and commercial
- Andy, if the TIF expires, what happens when there's money left over?
- Gwen, move to TIF 2 if not another then back to the taxing body
 - TIF 1 has 11 years left
 - TIF 2 has 24 years left

- Have seen 12-year TIF extensions; you can extend it
- Every taxing district must agree.
- must have the support of everyone

- Mayor, do you have to do 12 years or could less?
- Gwen you can ask for less
 - Help work with each taxing body
 - If no one agrees, or let TIF 1 go
 - Start a new one at \$0

- Westfall, can the village use TIF money for things we need to upgrade?
- Gwen, yes, only the four people can vote and must be in the TIF district
 - Can use money from TIF 1 or TIF 2 for public projects

- Mayor, you have seen our project agreements in the past
 - I feel we did not do it correctly
 - Anyway, to make it fair
 - 100% for the first \$100,000 ect and after that tax increment after
- Gwen, the only problem with older buildings is not much increase
- Mayor, just want to have everyone treated equally and fair
- Jagers, consistent
 - Gwen, do you have any suggestions for it to be more uniform

- Gwen, do you want a program?
- Jagers, do you see a lot of documents, more proof, do you see that?
- Gwen, yes, I have
- Jagers, I mean, we want to help people
- Gwen, I will have to say the village has been very generous with TIF money
- Rahn, my view to apply total amount of the project
 - Proof of financing
 - Business plan
 - What is going to give back to the city
 - Sales, tax, jobs
 - Each thing gives a percentage towards each

- Westfall, our goal is to get the downtown done, have to be flexible
- Gwen, you do want to be flexible with each agreement
- Burton, one person, went out of business and reimbursed some taxes
- Gwen, that person is still paying the taxes, so is the reimbursement

ii. Final Action: Ordinance NO. 840

Motioned: Rahn and DeSmith seconded to approve the amendment of \$1,405.75 for engineer fees. Burton, Rahn, DeSmith, Stage. Motion carried: 4 – AYES; 0 – NAYS.

- Andy, a new idea is coming into the building now
 - Having live sales and online sales
 - Online sales will run for 2 weeks
 - Have auctioneer Joe Orwig come for live and small specialty sales
 - No, heat, no bathrooms, only can have a certain number of people
 - Now with the downtown shutdown, how going to work for live sales
- Burton, not going to hold up the downtown for this
- Mayor sounds like a good idea for the other building
- Stage, how does this bring money to town?
- Andy, eat, get gas, coffee, donuts
 - 10-12 auctions that we know we can do
 - 3-4 household sales
 - Use my building as an outlet

FARM REFUSE & RECYCLING

- Westfall, nothing
 - Update contract with Don on the Farm, Thomas, email me that to me
- Mayor, landfill wants to help pay for the pump
 - I think we should combine the new pump, muffin monster, and valves
 - Combine the total cost split with us
 - Shows we are working together

BILLS

- Mayor, how bad are they, Thomas?
- Thomas, Seems large due to TIF reimbursements
 - Breakdown is out of both TIF is 279,653.94, and regular bills, which are 46,566.25

Motioned: Burton and Westfall seconded that all bills be paid as presented, \$326,220.19.
 Burton, Westfall, Rahn, DeSmith, Stage, Jagers. Motion carried: 6 – AYES; NAYS;

OTHER ITEMS

- i. Action: Car Show- May 30th
 - Thomas, Scott Bickett, a DJ, contacted me to do this for Chuck Lawson
 - Jagers, with road work starting June 1st
 - Rahn, do not want to hold up the downtown; all construction stuff will be up and ready to start the next day
 - Mayor, let them know wrong time
 - Thomas, I will call

ii. Action: Old Printer

- Thomas, when our new printer maintenance gentleman came, he asked if we thought about putting the old printer on consignment through the city blue
 - I have tried eBay, Facebook marketplace, and it has been almost a year
 - No strong offers close to what we want
 - The consignment is also not a guarantee, nor is the price
- Mayor, we all agree to go ahead with putting on consignment and get out of the office, taking up too much space

Motioned: Rahn and Burton seconded to go into Executive Session at 8:36 p.m., Burton, Westfall, Rahn, DeSmith, Jagers, Stage. Motion carried: 6 – AYES; 0 – NAYS.

EXECUTIVE SESSION

Motioned: Rahn and Burton seconded to go into Open Session at 8:38 p.m., Burton, Westfall Rahn, DeSmith. Jagers, Stage Motion carried: 6 – AYES; 0 – NAYS

FINAL ACTION

Motion made by Rahn, seconded by Burton, to adjourn the meeting at 8:39 p.m. Motion carried 6-AYES, 0-NAY

Respectfully submitted, Krystle Thomas, Village Clerk