

Minutes of
Board of Trustees
Village of Atkinson

June 15th, 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
Rory VanOpdorp, Trustee

Others Present

Krystle Thomas, Nick Simmon, Ray Elliot
Scott Krug, Jake Strightmatter, Jim Allen
Andy Carton, Zach Howell, Kaitlyn Rahn

Motioned: DeSmith and Jagers, seconded to approve the June 1st. meeting minutes. Burton, Rahn, Stage, Jagers, DeSmith. Motion carried: 5 – AYES; 0 – NAYS,.

III. Discussion and vote on Mayor's Appointment of Rory VanOpdorp to fill the vacancy

- Mayor, this was my choice, would like to appoint Rory, already sent out email to everyone.

Roll Call Vote to approve the Mayor's appointment of Rory VanOpdorp to fill the Vacancy of Trustee. Burton, Rahn, Stage, Jagers, DeSmith. Motion carried: 5 – AYES; 0 – NAYS,.

IV. Newly appointed takes the Oath of Office

CITIZENS'/GUEST OPPORTUNITY TO ADDRESS THE VILLAGE

OLD BUSINESS

- i. Action: Blacktop
 - Mayor, received one bid
 - Had two previous but were not comparable
 - This on the north side of park
 - Jagers, starting date?
 - Jake, no it has to be approved first
 - Rahn, gave expansion but not total feet
 - VanOpdorp, what's the normal?

Motioned: Jagers and Burton, seconded, to approve Potter & Sons Blacktopping for \$23,000 for street-side parking at Veterans Park. Burton, Rahn, Stage, Jagers, DeSmith, VanOpdorp. Motion carried: 6 – AYES; 0 – NAYS,.

ii. Sewer Lining Discussion

- Rahn, spoke with Kevan Cooper and had a quick meeting with the finance committee
 - The 45% forgivable, lower interest rate changes every July 1st.
 - As soon as Kevan gets the numbers, before he gets the numbers, it has to do with census, funds, etc.
 - Will find out July 1st, then what we will want, more than likely to move forward

(Mayor, explained to VanOpdorp what we had Burner, Cooper, and Zuck do)

- DeSmith, how soon would we have to start it, if we go it?
- Rahn, not sure but will ask that also
- Mayor, bad spot by price place
- Scott, also over by the church
- VanOpdorp, we should start cracking down on individuals

COMMITTEE CHAIRMEN REPORTS

FINANCE/PROPERTIES

i. Action: Ordinance No. 840

Motioned: Rahn and Jagers, seconded to approve Ordinance No 840 appropriations. Burton, Rahn, Stage, Jagers, DeSmith, VanOpdorp. Motion carried: 6 – AYES; 0 – NAYS,.

ii. Action: Ordinance No. 841

- Rahn, I need Thomas to explain this
- Thomas, this is the Supplemental. This is what and where we overspent.

Motioned: Rahn and Jagers, seconded to approve Ordinance No. 841 supplemental. Burton, Rahn, Stage, Jagers, DeSmith, VanOpdorp. Motion carried: 6 – AYES; 0 – NAYS,.

iii. Action: Vote to Transfer property

- Nick, met with the board a month ago in executive session to take over Heritage Square
 - Back in the 80's we paid 3quarter of million dollars to start
 - currently have \$123,000 left on the loan
 - Have \$70,000 in a fund for future repairs
 - Have had people on board for 40 years
 - We have lease with Village for 99 years which end in 2083
 - What we are offering to peruse to sell the property
 - Talked to management company
 - It is not an assisted living just for a certain age and over

- Management company charges \$22,000 a year for reports and filing to keep the feds happy
- Value of the building \$777,000; we are a non-profit
- If the board want to take over with the transfer to the village
- Prefer to stay as it is the way it is
- Option #2 is to break away
 - The reporting process is a lot
 - Pay off the loan
 - Loan balance is \$123,000 pay it off would not require reporting
 - Get a different management company
 - Set your own rules
 - Account manager, who tenants would call and an auditor
 - This would take about 6 months but can do quicker
 - Send two letters to the tenants
 - We would continue to pay the management company till the sale
- Jagers, in contract with the management company till July?
- Nick, if we give 30 days' notice to get out of it
- Mayor, loan is \$123,000
 - Village pays off the loan
 - Then release the \$70,000 to the village
 - Then the village will have to pay \$53,000
- Nick, if you did it this way no restrictions
 - Management company takes care of background check, HUD
 - If no longer in the loan, the current tenants get a voucher
- Ray, new tenants wouldn't have to have a background check, financial checks, a lot less paperwork
- Rahn, new tenant would be eligible, but through Section 8
- Nick, yes. We would do the work on the other side, meet together with the Village Attorney and feds
- DeSmith, I don't like the idea of a government body owning that type of private industry
- Rahn, I agree with you on the government part
 - On the other hand, we would have control over the property
- Nick, the city owns the land already, with all of this, they would have full control
- Mayor, I think it's a good deal

Motioned: Rahn and Burton, seconded to approve and move forward to transfer the Property.
 Burton, Rahn, Stage, Jagers, DeSmith, VanOpdorp. Motion carried: 6 – AYES; 0 – NAYS,.

PUBLIC WORKS

- i. Action: Amendment for downtown

- Zach, the amendment designed changes you have requested
 - Switch from replacing sanity sewer to just lining
 - \$315,000 cost to take out
 - \$100,000 to do lining
 - Savings around \$200,000 in savings
 - Do you want to line service for each building?
 - Bruner, Cooper, Zuck was just the main, leave up to each business owner
 - \$40,000 to \$50,000 to do the lining to each business
- Mayor, business owner not going to do it
- Rah, lining it, would save them from digging up after everything is done
- DeSmith, how deep are they?
- Andy, my building it was 7foot
- Rahn, how do they do the lining?

(Chad described in great detail how lining works)

Motioned: Rahn and Jagers seconded to approve the amendment for the downtown contract with Shive, changing from replacing to lining. Burton, Rahn, DeSmith, Stage, Jagers, VanOpdorp.
Motion carried: 6– AYES; NAYS;

- Mayor, Zach have you been in contact with Jordan?
- Zach, I have reached out couple weeks ago, no update since
 - November is letting date signed off by sept 2nd Jordan thinks that's plenty of time
 - Will bring final plans to board next month
- VanOpdorp, why did this get delayed?
- Mayor, property underneath each building easement from property owners, estimates, appraisals.
 - Did not get turned in, in time to DOT from Zach and Dan who does our grants
- Rahn, has to be started in April to not lose the grant money

ii. Action: Quote for alarm and monitoring at the lift station

- Mayor, I thought we had a alarm system
- Scott, Joe said needed internet and we did that and since then Joe never got back to us, so currently no alarms.
- Chad, landlines are to be discontinued.
 - This quote is for the cellular system
 - Yearly fee for maintenance system
 - Scope of Work: Britton Electronics & Automation shall provide Mission Mydro 150 RTU with 8 available digital inputs and 2 available analog inputs for alarming and monitoring at the lift station
 - •Inputs will be agreed upon with operator(s) prior to installation.
 - •Installation of the unit next to the existing control cabinet.

- •Antenna will be mounted on the existing mast.
- •Setup of callout notification policies, verification of callouts, and basic training on the RTU.
- Clarifications: Customer is responsible for account setup with Mission; BEA is able to assist with setup. Following installation, BEA will be set up as an account administrator for on-demand remote support with the unit.

(Chad gave examples and explained more in depth of the quote)

- Rahn, what are we trying to accomplish?
- Scott, make sure we are alerted and able to monitor everything that is going on to keep up with it

(Chad explained how the Atenas are run and hooked up)

- DeSmith, how far does this go?
- Chad, worldwide. If they have service on their cell phones, they will get notifications
- Rahn, can we add a chip/card in, say, a year?
- VanOpdorp, rather do it now, first time, more cost-effective
- Jagers, if we didn't do it the first time, would have pay 2nd time for them to come back out, Rather do it one time
- Rahn, you need sit down with our guys, this is what we want the add-ons' extra ports
 - Could approve the lift station

Motioned: Rahn and VanOpdorp seconded to approve the lift station expected cost: \$10,200, not exceeding \$11,300, at County Highway 5. Burton, Rahn, DeSmith, Stage, Jagers, VanOpdorp.
Motion carried: 6– AYES; NAYS;

iii. Action: Quote for alarm and Monitoring at the water treatment facility

Scope of Work: Britton Electronics & Automation shall provide Mission Mydro850 RTU with 8 available digital inputs and 2 available analog inputs for alarming and monitoring at the water treatment facility.

- Inputs will be agreed upon with operator(s) prior to installation.
- Installation of unit next to existing PLC cabinet.
- Routing of antenna to outside for cellular signal.
- Installation of expansion module on PLC for alarm outputs from controller.

- Setup of callout notification policies, verification of call outs, and basic training on the RTU.

Clarifications: Customer is responsible for account setup with Mission; BEA is able to assist with setup. Following installation BEA will be set up as an account administrator for on-demand remote support with the unit.

iv. Pumps

- Jagers, pumps didn't get put out Thursday night
 - This is preventable
 - Flash flood warning no pumps out
 - I have finished basement all backed up with sewer
 - I called you DeSmith, due to you being public works chair
 - I asked Scott if he needed help with pumps
 - DeSmith, this is your chair, you said you didn't know anything
- VanOpdorp, who is responsible?
- DeSmith, public work guys
- Jagers, have come to so many meetings coming to the chair, this is not a personal attack at you DeSmith, it is at the chair
 - No, my job, it's your Job DeSmith, to monitor and make sure they are doing stuff
 - If something happens at park you said that's on me but this is on this chair
 - Or least get in your truck and go help or offer to help
- VanOpdorp, as a property owner what happens if lining doesn't work?
- Jagers, keep using pumps, comes down to communication
- Mayor, anything else in public works?
- Scott, Casey's need to know if they need a Knox Box?
 - Loves and Dollar General don't have
 - They have to have permission and or approval from Mayor
- Rahn, that's up to them if they have one or not
- Mayor, give them our approval

PARKS & RECREATION

- Jagers, I had a thought about asking Ecology about helping take out old equipment with their big equipment
 - Fountain should be started this Thursday, June 18th

PUBLIC HEALTH & SAFETY

- Stage, Part-time officer is on tonight. Chief had a family conflict tonight
 - Chief did provide his report to Thomas, which everyone has

TIF

- Burton, nothing
- Rahn, \$3500 quote advantage artictics work with shive and the owner of the corner tap for the whole corner downtown to get it to look nice
 - \$1500 to do the next building
 - Angie fill out for her building
 - The next building would be on us
- Mayor, be down after the downtown
- Rahn, be done at the same time
- VanOpdorp, who owns the other building?
- Mayor, Mike Ufkin
- DeSmith, he can apply for TIF
- Rahn, if we do it together, we get a discount
- Mayor, rather not use shive
- Rahn, only with Shive is because doing the street, Angie will have whoever to do the work
- Burton, just do the one building

FARM REFUSE & RECYCLING

- Mayor, VanOpdorp, this would be your chair
 - Take care of the farm, Don Verbeck currently rents
 - Then, landfill and help with annexation

BILLS

Motioned: DeSmith and Burton seconded that all bills be paid as presented, \$25,896.00. Burton, Rahn, DeSmith, Stage, Jagers, VanOpdorp. Motion carried: 6 – AYES; NAYS;

OTHER ITEMS

- Thomas, Softball league starts this Friday through July 31st
 - 5 teams ----Play at 6:15 & 7:30, did let public works know so fields are ready
 - Condemnation findings will be on the July 6th meeting. I did not hear back from Jordan till 3:30 today. Condemnation findings need to have a report and pictures. Planning on getting with Chief to have him do that and get me that for the next meeting, so we can pass that and move forward.
 - Commercial Rates ordinances will be on the agenda for the July 6th meeting
 - Karin-CPA is willing to do our treasury duties. She did come and meet with me last Thursday, and I explained to her how it has been done. She did explain to me that it is double the work and not necessary. That's what our software is already doing. Gave her access to our system so she can double-check everything and review accounts. I am currently working on the annual treasure report now that we no longer have a treasure.

- As of today, when I got the mail, no Ill Funds statements have come in yet; they usually come on the 15th. That explains why there are no reports or end-of-month balances. You will have them all at the July 6th meeting.
- ZBA meeting @ 6 pm on July 6th for a rezoning from Residential to Bl. Jordan posted it that way so our regular scheduled meeting will be moved back to start at 7 pm instead.
- Mayor, might be out of line to ask Brody to weed-eat at the business on the curbs; it looks bad.
 - I know that on the business owner
- Rahn, spray Roundup
- Jagers, they can't spray no license
- Rahn, I thought they were supposed to have it or get by now
- DeSmith, they do have it
- Scott, no, and I told you we did not a while ago
- Mayor, work on that guys.

Motioned: Rahn and Burton seconded to go to Executive Session at 8:02p.m. Burton, Rahn, DeSmith, Stage, Jagers, VanOpdorp. Motion carried: 6 – AYES; NAYS;

EXECUTIVE SESSION

i. Personnel

Motioned: Rahn and Jagers seconded to go to Open Session at 8:25p.m. Burton, Rahn, DeSmith, Stage, Jagers, VanOpdorp. Motion carried: 6 – AYES; NAYS;

FINAL ACTION

i. Personnel

Motion made by Rahn, seconded by VanOpdorp, to adjourn the meeting at 8:26 p.m. Motion carried 6-AYES, 0-NAY

Respectfully submitted, Krystle Thomas, Village Clerk