

Minutes of
Board of Trustees
Village of Atkinson

September 21, 2026 @ 6 pm

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
Jeana Jagers, Trustee

Others Present

Krystle Thomas, Colton Jagers (via Teams)
Scott Krug, Bob Floming, Andy Carton
Jordan Newell (via Teams), Joe Ricial, Lola Rahn
Jim Allen, Chief Burroughs

Motioned: Burton and Jagers, seconded to approve the August 17th meeting minutes. Burton, Rahn, Jagers, DeSmith. Motion carried: 4 – AYES; 0 – NAYS,.

- Discussion and Vote on the Mayor's Appointment of Bob Floming to fill the vacancy

The board as a whole voted yes to appoint Bob Floming

- Newly appointed takes the Oath of Office

CITIZENS'/GUEST OPPORTUNITY TO ADDRESS THE VILLAGE

i. Foster hope-A/C

- Lola Rahn, I am requesting a/c for Foster Hope space
 - Been there for 10 years now
 - Rent went up 2 years, and 4 months ago, a/c was talked about then
 - Every other tenant has a/c; Foster Hope is the only one that doesn't
 - I tried to remedy it myself; took Jagers in to walk around
 - Can't do much May-September due to temps usually being 88 to 92 degrees
 - Foster Hope is expanding; want to do more
 - Ask no special favors of any kind of talk since my husband is on the board
- Mayor, I didn't know you didn't have A/C
 - We have action on a/c in finance and properties; we will discuss more then

OLD BUSINESS

- i. Action: Replace ½ windows in ROE
 - Rahn, at last meeting, had a quote and discussed replacing the windows in ROE
 - Estimate was \$35,530; discussed to approve ½ now and ½ next budget
 - DeSmith, what's the higher price one?
 - Rahn, higher-end ones, and regular ones
 - DeSmith, 11 total windows

Motioned: Rahn and Jagers seconded, replace ½ windows in ROE from double masonry for \$18,265.00. Burton, Rahn, DeSmith, Floming, Jagers. Motion carried: 5 – AYES; NAYS;

COMMITTEE CHAIRMEN REPORTS

FINANCE/PROPERTIES

- i. Findings on property
 - Rahn, Houchins building
 - Mayor, if we condemn, then it has to be torn down
 - Rahn, I have a hard time getting rid of it
 - Mayor, can we keep and renovate?
 - Does someone still live there?
 - Floming, it's been condemned
 - Jordan, clarify which building we are talking about
 - Rahn, talked about in the executive session last meeting
 - Mayor, it was condemned, but we never followed through to finalize it
 - Rahn, Jordan, what are our paths moving forward?
 - Jordan, municipality, make note/ specific findings of the property
 - Move on with a notice letter, make safe, or tear down
 - Mayor, I think if he was handed either option, I think he would pick to tear down, but I'm worried about each building on each side of it
 - Rahn, if we leave it to up to him to develop it, maybe sign over to the village
 - Jordan, not uncommon to see signed over; doubt the village insurance carrier will be real happy about burden shifting from him to yours
 - Floming, downtown construction might make it start to come down
 - Mayor, start the process of condemning it
 - Rahn, The Board of Trustees in the Village of Atkinson hereby find and determine that the residential structure located at 509 1/2 N STATE ST., ATKINSON, IL 61235 (the "Property") constitutes a dangerous and unsafe building within the meaning of Section 11-31-1 of the Illinois Municipal Code, 65 tLCS 5/11-31-1, based upon the following conditions:

- 1. The structure has been substantially neglected and inadequately maintained over an extended period of time, since:2010
- 2. The Property exhibits the following visible signs of deterioration and damage:
 - Significant and/or deterioration of exterior components; walls, roofing materials, porches, stairs, windows, and/or foundation components;
 - Water intrusion, roof failure, or evidence of prolonged exposure to the elements;
 - Structural instability, including sagging, leaning, settlement, collapse, or compromised load-bearing components;
 - The property has become a harbor for vermin, pests, trespassers, or unlawful activity, or contains accumulations of garbage, debris, hazardous materials, or other unhealthy substances that contribute to unsafe and unsanitary conditions.
 - The deterioration of the structure has progressed to such an extent that ordinary maintenance is insufficient to eliminate the hazardous conditions without substantial rehabilitation.
 - The conditions of the structure noted above present an actual and continuing threat to the public health, safety, and welfare by creating an unreasonable risk of injury to occupants, neighboring residents, emergency responders, and members of the public.
 - Based upon inspections, photographs, reports, and other evidence available to the Village, the Board of Trustees finds that the structure is dangerous and unsafe and that demolition is necessary and appropriate to protect the public health, safety, and welfare because repair is impracticable, infeasible, or has not been undertaken by the owner despite notice.
 - NOW THEREFORE, the Village authorizes the initiation of proceedings pursuant to Section 11-31-1 of the Illinois Municipal Code to obtain an order from the Circuit Court requiring the owner to demolish the structure, or authorizing the Village to cause the demolition of the structure and recover its costs as provided by law.
- Jagers, if we decided to do this, do we get to fix it?
- Jordan, yes yours to do with what you want
 - ii. Action: Findings on property

Motioned: Rahn and Floming seconded to adopt the findings supporting the demolition and unsafe residential. Burton, Rahn, DeSmith, Floming, Jagers. Motion carried: 5– AYES; NAYS;

- iii. Cell Allowance
 - Jagers, I would like to make a motion to have Thomas receive a cell phone allowance
 - She uses her cell phone for the bank security app when doing payroll and anything with the bank, and for Facebook posting; I also send texts and pictures of orders to her. She should be no different than public works employees and the chief.

- Mayor, I have no problem with it, but no one should be bothering her after hours about work

iv. Action: Cell allowance

Motioned: Jagers and Burton seconded to have Krystle Thomas, our village clerk, receive a cell phone allowance of \$50 a month. Burton, Rahn-NO, DeSmith, Floming, Jagers. Motion carried: 4– AYES; 1-NAYS;

v. Air conditioning for Atkinson Commons building

- Rahn, this is for the Foster Hope section; I talked with Wirth
 - Foster Hope wanted just a window a/c unit; heat doesn't work
 - I think we need to make it more usable if and when Foster Hope retires and we get a new tenant
 - Asked for rooftop prices and mini-split prices
 - Rooftop was pretty pricey
 - Mini-split Wirth portion: \$7,850.00, Verstrate electric portion: \$4,000, for a total of \$11,850.00
- Mayor, that is also in the TIF district, correct?
- Rahn, yes
- DeSmith, what did KRC do? Did they pay for it themselves?
- Rahn, we paid for KRC, ROE, KRC paid for special ventilation themselves that they needed
- Floming, I like the mini split idea
- Jim Allen, we just had few of them installed and like them real well

vi. Action: A/C for Atkinson Commons building

Motioned: Floming and Jagers seconded to accept Wirth's proposal for a mini-split at the Foster Hope section for \$11,850.00. Burton, Rahn, DeSmith, Floming, Jagers. Motion carried: 5– AYES; NAYS;

vii. Gym Roof repair

- Rahn, it's not the gym its cafeteria that needs repaired. Needs the whole edge replaced; leaks around the seams. They patched it for now.

viii. Action: Gym roof repair

Motioned: Rahn and Floming seconded to accept Sterling Commercial Roofing quote to replace and repair the roof above the cafeteria for \$9,600.00. Burton, Rahn, DeSmith, Floming, Jagers. Motion carried: 5– AYES; NAYS;

- Rahn, excel school has a leak in one area also, temporary fixed found another big leak, whole floor had ½ inch of water from the leak Jagers, talked to excel cleaning lady about it.
- Jagers, Chief office ceiling gave way, then had them check whole roof

ix. Resolution No. 269

- Rahn, this is to permanently move money to cover big expenses in bills for the playground

x. Action: Resolution No. 269

Motioned: Rahn and Burton seconded to adopt Resolution No. 269 to permanently move money from PMM to Clearing for \$200,000.00 Burton, Rahn, DeSmith, Floming, Jagers. Motion carried: 5– AYES; NAYS;

- Mayor, I have been trying to get in contact with owners at 415 Margaret St.; no one answers, calls back, can't see the house; no one should live next to that.

PUBLIC WORKS

i. Recap duties

- DeSmith, duties: what public works should be doing; a reminder of what needs to be done daily, yearly, etc.
- Rahn, add to the list: broom downtown and sidewalks up by fountain; lots of leaves
 - Fountain maintenance every other day, inspect pH levels
 - Signs coming into town, sign at Atkinson Commons, trimmed up, mulched, weeded
 - Assist committees/events that are held in town: be helpful and welcoming; example: what do you need from us? Barricades, trash bins, etc
- Mayor, when leaves are cleaned up, then that will keep storm sewer clean
- Floming, just remember we only have two employees, lots of duties for two people; we need volunteers
- Jagers, I have had people approach me about volunteering
- Scott, I have nothing for public works
- Mayor, how about the meters being updated? 7-9 meters that need to be updated; get them updated
- Jagers, I asked Rahn to meet with Scott, talk about the dirt at the playground to use as backfill, don't want to spend a lot of money bringing dirt in
- Scott, if allowed to put a fence around the dirt right up against the sidewalk
- Rahn, lots of roots in the pile; did tell Scott get a quote for backfill
- Scott, \$2,000 for good load of backfill
- Floming, current pile is crap
- Scott, the one pile is not bad
- Jagers, see if we can use any of it then new dirt
- Mayor, it's going to have to dry out
- Rahn, southwest corner of pavilion always a swamp; before we pour sidewalk, backfill get JB down for elevations
- Jagers, that park needs a lot drainage

(Board discussed different directions for drainage)

- Mayor Scott, when is the asphalt going to be done?
- Scott, supposed to be this week, but with rain not going to happen
- Mayor, Scott, did you ever get with Matt for concrete?
- Scott, Russ, Chops, Joe, have the measurements

PARKS & RECREATION

- Jagers, contacted Troy about the baseball fence; now with rain, it's been pushed back
 - Talked to Marv about globe replacements; the business went out; Marv is going to keep looking
- Floming, they all need to be replaced with one
- Jagers, Marv is working on the pedestals; Lisa Gentry picked a maple to plant by Lauren's Bench
- Mayor, someone suggested to me on the north or east side of the park to have a porch swing for adults to swing while kids are playing
- Jagers, Thomas informed me today that Atkinson Women's Club donated money towards a round children's picnic table; Thomas ordered it today

PUBLIC HEALTH & SAFETY

- Chief, new computer system; it's a nightmare, headache, no cost to us
 - Finishing up with quote for a new squad for next meeting
 - New officer starting training this week
- Mayor, do you show the new officers the boundaries?
- Chief, yes, I do. Not supposed to be parked; will look into it
- Mayor, any updates on Mr. Zwicker?
- Chief, it will be handled/settled soon

TIF

i. Business Plan-Colton Jagers

- Rahn, to understand you and what you're thinking and your background, can you tell us
- Colton, Trustee Jager's son, was born and raised in Atkinson, graduated high school, moved to New York, went to college for Culinary Arts and Business Management, then moved to Boston
 - Have overseen 5 restaurants, opened 3 restaurants, and overseen 150 employees
 - Reason looking for something in Atkinson: want to start BBQ restaurant; signed a non-compete clause with boss in Boston; move back and be part of the community I grew up in
- Rahn, pretty impressive background
- Colton, this will be the 5th restaurant I have built, the 1st one I will own; do everything except the construction part. Have a place in mind; been in talks with Eric Nelson, willing to sell at friends and family price

- Floming, like the floor plan
- Colton, 20ft bar, 15-seat bar, 40 dining seats, video gaming room, no reheat food, create on demand
- Floming, I'm all for it; you have it all planned out and very impressed
- DeSmith, do you plan to do catering?
- Colton, take out; eventually doing catering events
- DeSmith, are you going to smoke the meat inside?
- Colton, pour concrete slab outside; work with the village on the space behind the building; have a 12ft smoker
- Rahn, are you talking back in the alleyway?
- Colton, yes
- Rahn, that is Atkinson Township; you will have to talk to them
- Mayor, your profit and loss statement is very achievable in this town
- Floming, when do you plan on starting this?
- Colton, if you agree on this, fly out next week, finalize everything, be open April 1st, 2027
- Mayor, how about the TIF money Eric has received?
- Rahn, if Eric is not profiting from the sale, passing it along to the next business is not a problem
- Mayor, need the numbers before ok for Eric to sell
- Colton, letter of intent will be public knowledge; not a problem
- Rahn, Breath of fresh air, been waiting on a business plan with the property and business and pictures
- Floming, love the menu, beautiful work on plan, what do you need from us?
- Colton, buildings are old; amount of money put in compared to the appraisal price will never match up; I have some rough numbers
 - \$500,000 up and running
 - Best support from Village would be the revolving loan for \$30,000, 6-month payment deferment
 - \$300,000-\$350,000 TIF money
 - Pretty equal partnership; most is eligible construction
- Andy, does the \$100,000 for 100% still stand?
- Rahn, in the plan, is stating he's putting in \$250,000 or more of his own money
 - Colton, how many employees?
- Colton, 8 full-time, lunch and dinner, 5 days a week
- Mayor, you could probably go up to 12 more employees part-time
- Floming, willing to help in any way we can at 100% be great for downtown
- Rahn, agree, someone with experience, has been down this road before, using a huge chunk of his own money
- Mayor, revolving loan probably at 4%, which is what our CDs are at for \$30,000
- Colton, I talked to Jim Kelly from the county
- Rahn, take the \$30,000 from revolving, then turn into TIF and keep revolving
- Colton, yes, increments of \$60,000-\$70,000

- Rahn, what do you need from us?
- Colton, Revolving loan, TIF commitment
- Rahn, a TIF commitment for \$300,000-\$350,000
- Floming, I'm all for it
- Rahn, Jordan, can we vote on intent?
- Jordan, yes
- Rahn, I am all for it with blessing from Gwen
- Floming, agree
- Burton, good idea, best one in a long time
- DeSmith, yes, it's a good one

FARM REFUSE & RECYCLING

i. Farm Lease Letter

- Jordan, state statute: year-to-year leases need to be filed by October 1st
- Rahn, put out for bid at next meeting
- Yes, send certified letter; the sooner, the better

Motioned: Rahn and Burton seconded sending out the termination letter by certified mail.
Burton, Rahn, DeSmith, Floming, Jagers. Motion carried: 5 – AYES; NAYS'

ii. Report

- Mayor, we received Phil's report. Reviewed host agreement and payments
 - Said in report missed about \$2000 payments over the years I don't think it was done intentionally
 - Phil did apologize; it took so long; it was a lot to go through
 - Sent to Jim at LRS and Dennis Welsch, our lawyer
 - Stated county is supposed to pay 20% host; not sure if they done it; that's not on us

BILLS

Motioned: Rahn and Jagers seconded that all bills be paid as presented, \$249,118.85 Burton, Rahn, DeSmith, Floming, Jagers. Motion carried: 5 – AYES; NAYS;

OTHER ITEMS

i. Block Party/Barricades

- Thomas, Christine Southwick is asking the board permission on E 2nd St to East block driveways and the road there; all the residents are ok with it. She would like to use two barricades from the city for 10-31-26
- Mayor, I'm ok with it; they go all out for Halloween

- Jagers, have no problem
- Rahn, ok with it
- Thomas, I will call her and let her know, and get with Scott for a reminder to drop off barricades
- Thomas, received an email from the Geneseo Girl Scout troop asking if they can have a lock-in at the cafeteria or the gym on February 13, 2027; this is the first request since I have been here. About 50 girls and 10 adults, and asking about the cost
- Rahn, I think the gym would be better
- Thomas, the gym is not booked for that day, and now we usually charge for the gym: up to 2 hours \$50, up to 3 hours \$75, and 4 hours: anytime over will be negotiable
- Mayor, \$100
- Jagers, \$100 and clean up and supervise

(The whole board agrees)

Motioned: Rahn and Jagers seconded to go to Executive Session at 7:51 p.m. Burton, Rahn, DeSmith, Floming, Jagers. Motion carried: 5 – AYES; NAYS;

EXECUTIVE SESSION

- Building Discussion
- Revolving loan specifications

Motioned: Rahn and Jagers seconded to go to Open Session at 8:51 p.m. Burton, Rahn, DeSmith, Floming, Jagers. Motion carried: 5 – AYES; NAYS;

FINAL ACTION

- Building Discussion
 - Mayor already talked about building in TIF
- Revolving loan specifications

Motioned: Rahn and Burton seconded a Revolving loan for \$35,000, deferred until the opening of business; once the business is open, 4% interest rate; first payment due in 6 months for 10 years. Burton, Rahn, DeSmith, Floming, Jagers-ABSTAIN. Motion carried: 4 – AYES; NAYS;ABSTAIN-1

Motion made by Rahn, seconded by Burton, to adjourn the meeting at 8:59 p.m. Motion carried 5-AYES, 0-NAY

Respectfully submitted, Krystle Thomas, Village Clerk

