



VILLAGE OF MANITO

REGULAR VILLAGE BOARD MEETING

JUNE 02, 2025

The Village of Manito Board of Trustees held its regular meeting at the Village Hall on June 02, 2025, at 7:01 p.m.

Present for the meeting were President Sondag, Trustees Baker, Schier, Nieuwkoop, Mattson, Lacey, Kalhammer, and Clerk Butler. Also present were Attorney Rossi, Chief of Police Scott Montgomery, Public Works Director Steve Sondag, and ESDA Dan Kraft

PREVIOUS MONTH MINUTES

The minutes of the May meeting were approved as presented in a motion by Trustee Mattson and second by Trustee Schier.

TREASURERS REPORT

Trustee Mattson made a motion to approve the Treasurer's report which was seconded by Trustee Nieuwkoop and approved. (Attached)

WATER REPORT

Trustee Nieuwkoop presented the water report for May. Currently 89 delinquent customers owe \$6,427. May deposits \$23,492.09. Deposits were down \$1,587.55 compared to one year ago. Year to date income is down \$1,587.55. Smith Septic balance is \$3,814.50. Burling and Son balance \$2922.

ZONING

Trustee Schier reported for Director Farnam. Seven permits were issued. Two of the seven were canceled. Jake Cleaver, 504 E High St, shed. Jamie Crum, 205 W State – Solar. Charles Beal, solar – canceled. Jerry Schier, 817 S. East Ave – shed. Mary Potter, 106 E Mason St - above ground pool. William Blessman, solar – canceled. Shaun Taylor, 207 E Glendale St – above ground pool and fence.

ZONING BOARD OF APPEALS

NTR

WATER COLLECTOR'S REPORT

NTR

PUBLIC WORKS DEPARTMENT REPORT

Director Sondag reported the new water line at ACoZ Boutique has been ran and water is flowing very well. He also reported that the curbing on W. Orange Street (behind Family Dollar building) has been finished. Where Orange Street meets Adams Street is a high spot. He installed a culvert under ground that ran to the pond to help keep rain water flowing. He will report at July meeting if that worked, and if so he will purchase another culvert for water removal to flow more efficiently. He stated that 14 tons of asphalt has been put down since May meeting.

ESDA

Director Kraft reported that the May test went fine. June testing is 6/3/2025.

POLICE REPORT

Chief Montgomery clarified that the hiring process for the open full time position was offered to all part time officers in the department. Only Officer Tristan Rife was interested in and accepted the position. He is currently looking for more part-time officers.

PARK DISTRICT REPORT

Not present at the time of report. Listed in new business, and will be addressed when they arrive at the meeting.

AUDIENCE

NTR

OLD BUSINESS

Trustee Nieuwkoop has employed a local carver to start looking for a black walnut log and begin carving the town Indian. The gentleman estimates the cost to be around \$1000 (\$20/hour). No money is required up front, and if the finished product is not liked, we are not obligated to purchase.

President Sondag addressed action on Broadway businesses. Business owners present – Dan Sarff, Jeff Neikirk, and Mandi Warner. Attorney Rossi stated that our village has a fund within the TIF ordinance that can be used for things like demolition, acquisition of property, infrastructure, improvements – but not for the actual construction. Improvements include sidewalks, water lines, sewer lines, or extensions. There is over \$500,000 in this fund that is available and can be given as grants or loans. Fund will expire soon after 23 years unless the Village requests an extension. Atty Rossi looked at Village code and looked at the businesses on Broadway – comparing them – to determine which businesses needed to address any nuisances found. Attorney Rossi stated that communication has been made between business owners and their lawyers and himself. Village resident Val Breedlove was concerned about possible damages during demolition. Atty Rossi stated that her (or business owner) was to take that claim up with their insurance company. It was stated that the Village has no legal obligation for damages incurred. Mandie and Scott Warner asked who was responsible for paying for reinforcement of walls and basements if it was needed in their business. They asked if that was the owner's responsibility or if TIF money could be used for that. Mr. Theinert addressed that he had to purchase a separate policy of \$5 Million dollars for this demolition. Business owner Dan Sarff asked how many trustees were in the meeting about what to propose to downtown business owners. President Sondag stated that the meeting was with the Finance Committee on 5/12/2025. Dan Sarff complained that the downtown buildings should not be residential, as a few of the buildings currently have people living in them. Dan Sarff stated that the trustees need to decide at the current board meeting. Dan Sarff had a complaint that Revive and Thrive is a waste of time.

President Sondag stated that the problem with the Village paying 100% of demolition costs is that there are some businesses downtown that have expressed desire to rebuild and if they rebuilt they would like to pay less in demolition fees. Sara Hayden stated that she has a business and has spent a lot of money for upkeep of their business. President Sondag addressed each trustee for their individual opinion. Trustee Nieuwkoop stated that things should have happened 30 years, but it seemed that everyone had just left Louie alone. He stated that as far as he was concerned, he felt business owners downtown hate each other. He said the city does not want to own any business downtown because then the Village does not get any tax revenue if they own it. Trustee Schier stated that he felt that the downtown business owners might feel entitled but there are other business owners around town that deserve the money in the same way the downtown business owners are. Atty Rossi stated that the Village cannot subsidize the interior improvements of any structure, but the exterior improvements such as signage and façade could be. Trustee Mattson stated that the TIF was established for water and sewer improvements, knowing that it would deteriorate over time. President Sondag stated that the TIF district gets its money from new construction taxes in town. Dan Sarff stated that his tax bill has a TIF tax on it. Trustee Baker stated that she wants to see Manito continue to grow. Trustee Mattson stated that in the end there will be safety issues. Trustee Lacey said that he was at a loss of what to say. He said he has been told by residents that stated that no money should be given to the downtown business owners. He said that no matter what we will be stepping on other people's toes. Trustee Kalhammer said that she wants downtown to improve, but wants the whole town to improve. She stated that the board should help somewhat, but business owners should take responsibility for their building. Sara Hayden stated that the residential and commercial properties are two different entities. She stated that ordinances need to be updated and other safety issues need to be addressed with code enforcement. Attorney Rossi stated that of the two dozen municipalities that his firm represents, not a single one has a full time code enforcement officer. It was brought up that the TIF fund goes away in 2 years. President Sondag stated that the Mason County Health Department has been called in to check out many of the buildings downtown. Clerk Butler stated that while the issues downtown have been ongoing for over 30 years, and to please have patience and trust that issues are being addressed. A motion was made by Trustee Schier that if the owners of the buildings downtown that were inspected and declared unsafe and dangerous per Article 5, pages 609-611 Chapter 25 of the revised code of ordinances date 1 November 1999 do not agree to either of the options offered to them as send to them by the Village of Manito there we proceed with legal proceedings and withdraw our offers to those who declined to accept said offer. Also, if we do proceed with legal proceedings, the Village will seek remediation of the nuisance and issue fines and seek reimbursement of legal fees. A second of the motion was made by Trustee Mattson. The discussion was made that the 2 options that were offered were 50% of demolition be paid if the owner would not be rebuilding, and 75% if the owner would be rebuilding. This was the original offer sent by the attorney. Trustee Mattson wanted the offer to be 75% of the demo paid by Village to be considered across the board. The owner would get to keep the property with possible stipulations. Dan Sarff stated that the quote he received to demo

his entire building was \$49,900. Resident Paula Charlton asked what the entire bid was to demolish all of the buildings that were deemed unsafe. President Sondag stated that the total bid was \$210,000, which is up to the business owner to hire the company to demo their building. President Sondag would like to resolve the issue ASAP. Attorney Rossi stated that he was told by President Sondag that the Village would like a written proposal within 2 weeks and demolition to begin within 6-8 weeks. Mr. Theinert suggested foam be added to walls when they are exposed, and that is not in the bid. He suggested that something needs to be added to protect the walls to buildings that are staying. President Sondag stated that if the business owners do not agree to this proposal then the Village would start legal proceedings. The motion did not carry. 1 yeah, 5 nays. President Sondag asked Clerk Butler to call for votes. Trustee Baker – nay, Trustee Shier – aye, Trustee Nieuwkoop – nay, Trustee Mattson – nay, Trustee Lacey- nay, Trustee Kalhammer – nay. 5-1 motion fails. New motion made by Trustee Nieuwkoop that the Village pays for all demolition and the Village gets to keep the property. The only property that wants to rebuild is Roadhouse Properties, LLC. They would like a significant amount of demolition costs paid for in exchange for rebuilding. This would all need to be in a written agreement and rebuilding would have to start within 90 days. Trustee Nieuwkoop withdrew his motion. President Sondag made the recommendation that the motion be made that the Village would permit Attorney Rossi to deal with the Sarff and Lord properties to pay for demolition of the properties with the expectation that after demolition the property be delivered to the Village; and that a deal with Prather/Roadhouse Properties in which the Village would agree to pay for 90% of demolition with the expectation that rebuild would begin within 90 days and plans that are submitted are in excess of \$250,000. (This could include plumbing, water lines, etc). This would mean that 10% tax on the building would be around \$8,000 annually, in which the Village would get 3% of that. Zoning board requires that building be complete within 18 months of permit being issued. If Roadhouse Properties decides not to rebuild, the same offer of the Village acquiring the property stands also. Motion has been made by Trustee Nieuwkoop on President Sondag's recommendation. Motion seconded by Trustee Mattson. Attorney Rossi addressed the concern of loss of wages and profits during demolition. The Village would not be responsible for reimbursement of lost wages. Mr. Theinert stated that he would want businesses closed for 3-4 days while the roofs come down. Business owner Jeff Neikirk's complaint was heard that he was concerned about lost revenue. He feels that there is compassion for businesses in trouble, but nothing for business owners bringing revenue into the Village. Atty Rossi stated that he would do research into if TIF can reimburse for lost revenue. He did state that some insurances might have that as an added policy. Clerk Butler called to vote. Trustee Baker – aye, Trustee Shier – nay, Trustee Nieuwkoop – aye, Trustee Mattson – aye, Trustee Lacey- aye, Trustee Kalhammer – aye. 5-1 motion carries. Attorney Rossi will prepare documents for business owners. He stated that business owners should not sign the proposal until the Village signs stating that the Village will reimburse the contractor.

Trustee Mattson stated that the pond has been seeded and will need a liner, and he has 2 bids for liners. One bid was from out of state for \$56,000, delivered in 4 pieces and we would have to glue it together. He also spoke with the company that lined Garlisch's pond out of Oregon. That company stated that would be approximately \$28,000, plus shipping. It would be shipped in one piece. Trustee Mattson made the motion to approach BLT Liners out of Oregon to purchase a liner for the pond for \$35,000 including shipping. Seconded by Trustee Nieuwkoop. Motion carries.

Gutter update by Trustee Mattson said that all gutters have been installed. He said that the gutter was not long enough to meet up with her sidewalk. He had Gerald Cox of CoxCrete add 20' of gutter to alleviate water issues beyond the sidewalk. The total amount for extra gutter was \$320. The consensus of the board was to expend an additional \$320 for an extended gutter. Trustee Mattson is going to keep pursuing gutter issues around town.

NEW BUSINESS

Appointment of ZBOA member – Patrick Butler. Sworn in.

The appointment of co-chairs of Manito Popcorn Festival – Marcia Whitehouse, Patia Picken, and Bree Kerley.

We have tabled the discussion of electronic items and recycling items since Susan Messman was not at the board meeting.

Julie Grant – Revive and Thrive board member for tourism. She presented three ideas to the board. The 3 ideas that the committee has that they would like the OK to proceed with are flags on poles along Adams Street, concrete flower pots along Adams Street in front of businesses, and an annual farmer's market. The flags/banners were presented by Dayla. They would be attached to Ameren poles along Adams Street. These banners would be purchased from Peoria Flag and Decoration Company. They are 18oz vinyl, 24"x72", double sided, and come with hardware to be installed. The hardware would meet Ameren rules for their poles. Ameren requires pictures of the banners and a sketched out proposal of banners. The proposal is for seasonal banners. The proposal for 35 banners is approximately \$2065. Peoria Flag and Decoration Company requires a 50% deposit. The committee would like to have the first round of banners up before Labor Day weekend. Julie Grant stated that her next idea was 25 concrete flower pots. These pots would be of various numbers. The committee would like to put pots at various businesses on Adams Street. The village would purchase the pots. Meyers offered to donate mums for the first year. The business owner would be responsible for maintaining pots on their property, and the Village would be responsible for pots on public property. She received 2 estimates for these pots. The first estimate would be from Darnell in Bloomington at

approximately \$200 per pot. The second estimate was from LaHood Contract and they are giving an estimate for the form for the pot and for the cost of the pot. Julie Grant also stated that they would like to have a Farmer's Market on August 9th. The location is not known at this time. More information will come at a later date. Trustee Schier made a motion to spend a maximum of \$5,000 for banners and pots. Motion was seconded by Trustee Nieuwkoop. Motion carries.

Trustee Lacey made a motion to approve moving of Officer Tristan Rife from part time to full time at the rate of \$24 per hour. Motion seconded by Trustee Schier. Motion carries.

Resident Charlene Null and Susan Messman worked together to get a bid from Springfield Clock to fix Connie's clock with a one year warranty, with an estimate of \$1000-\$1500. Motion was made by Trustee Mattson to employee Springfield Clock Shop to fix the clock and not to exceed \$1500.

Trustee Baker motioned for mulch for Veteran's Park playground not to exceed \$5,000. The mulch being requested is certified playground mulch. Seconded by Trustee Mattson. Discussion was the concern of what the Village pays for and what the park pays for. It was clarified that the Village gave money for mowing and general maintenance by Dan Sarff. Motion carries.

Trustee Kalhammer brought the problem of stray cats to the board. She would like to get pricing for getting the stray cats around town spay or neutered. She will get pricing and bring it back to the next meeting.

Director Sondag stated that sewer scoping would be taking place June 23-27. He needs the funds of \$20,000 released. It will be from Adams Street and west. Trustee Nieuwkoop motioned to release funds to begin sewer scoping. Seconded by Trustee Mattson. Motion carried.

EPA requires the CCR to be posted every year by July 1. This needs to be posted on the Village website. Trustee Nieuwkoop made the motion to approve paying up to \$125 to post the CCR on IRWA if we cannot get the CCR posted to the website. Motion seconded by Trustee Mattson. Motion carries.

Dan Sarff addressed the board about Revive & Thrive. He brought the concern that he does not feel the board is 100% behind Revive and Thrive. The committee wants to try to look into lodging and possibly rejuvenating the Manito Area Chamber of Commerce.

Clerk Butler brought forth plans and ideas from the Popcorn Festival Committee. The committee wanted to put a memorial up in Lee Lacey's name and wanted the Village's blessing to do so. The ideas were possibly a plaque on the stage with his name, or possibly a bench with his name on it. They will be addressing that at the next board meeting. The consensus of the board is that they are allowed to place a memorial at Veterans Park in Lee's name.

Bills were allowed paid on a motion by Trustee Mattson and second by Trustee Baker:

General Fund – 24 checks for a total of \$28,757.87

Water/Sewer – 15 checks for a total of \$23,046.46

TIF – 4 checks for a total of \$15,155.00

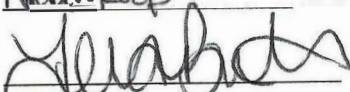
MFT – 1 check for a total of \$155.00

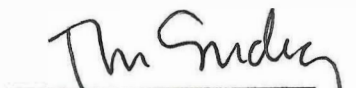
CLOSING REMARKS

NTR

The meeting was adjourned at 9:34pm on a motion by Trustee Mattson and second by Trustee Nieuwkoop.

Approved/corrected as presented on a motion by Trustee Mattson and second by Trustee Nieuwkoop at a regular meeting held on July 7, 2025.


Tera Butler, Clerk
Village of Manito


Tim Sondag, President
Village of Manito