

**VILLAGE OF AVISTON  
MINUTES OF REGULAR MEETING HELD ON:  
MONDAY NOVEMBER 3, 2025**

The regular meeting of the President and Board of Trustees was held on Monday November 3, 2025, at 7:00 pm in the Village Hall. In attendance were Village President Mike Kampwerth, Village Treasurer Jacob Timmermann, Village Clerk Jennifer Jansen, Trustees Matt Kohnen, Kim Peek, Matt Netemeyer, Kyle Markus, Gary Rakers and Ken Leach. Employees present included Tony Falconio, Village Attorney Chad Lietch, Zoning Board President Mike Engel and Brandon Ratermann with HMG. Guests present included Taylor Trame, Adalyn Morris, Madison Ahle, Eric Timmermann, Jeff & Nancy Woltering, Tracy Session, Joseph Langhauser with Abacus, Sophie Markus and Danica Krebs.

All recited the Pledge of Allegiance.

**1. GUESTS:**

Several high school students were present to fulfill a class requirement. Tracy Session was present to discuss an issue with one of her neighbors. Session presented documents regarding said neighbor and asked for assistance from the Village in getting the situation under control. Tony will do some research at the County and get back with her.

**2. MINUTES:**

Minutes of the special meeting of October 6<sup>th</sup> were available for review. A motion to approve these minutes was made by Matt Kohnen, second by Gary Rakers. Motion carried 6-0. Minutes of the regular meeting of October 6<sup>th</sup> were present for review. A motion to approve these minutes was made by Ken Leach, second by Matt Netemeyer. Motion carried 6-0. Minutes of the closed session from October 6<sup>th</sup> were present for review. A motion to approve and open these was made by Kim Peek, second by Matt Netemeyer. Motion carried 6-0. Minutes of the special meeting of October 22<sup>nd</sup> were available for review. A motion to approve these minutes was made by Kyle Markus, second by Matt Netemeyer. Motion carried 6-0.

**3. FINANCIAL REPORT:**

Jacob Timmermann reviewed the financial report as follows:

Page 2 – Overall Cash Position

- 1) Collected \$340K and disbursed \$305K.
- 2) Sitting at \$3.198M total cash.

Page 4 – General Fund

- 1) Net profit of \$69K in the General Fund.
- 2) Income
  - a. We received our 2<sup>nd</sup> property tax payment for \$66K.
- 3) Expenses
  - a. Engineering fees of \$18K

Page 5 – Water Fund

- 1) Net surplus of \$18K.
- 2) Expenses in line

Page 6 – Sewer Fund

- 1) Net surplus of \$11K in the Sewer Fund
- 2) Expenses in line

Page 7 – Park Fund

- 1) Net loss \$1K
- 2) Received park rent. Just a reminder, the Village bills the Park District \$4,000 but we subtract any money we receive from people renting it and we bill them quarterly.

Page 7 -MFT

- 1) Net surplus of \$7K
- 2) Normal state payment

Pages 8, 9, and 10 – TIF Funds, etc.

1. Our 2<sup>nd</sup> property tax payments received for our TIF accounts. \$11K for TIF 1, \$5K for TIF 2, and \$23K for TIF 3.
2. TIF 1 we had another \$100K expense for the Elm Street project.

Mike Kampwerth reviewed the TEK invoice with the Board. A motion to accept the financial report and to pay all bills was made by Gary Rakers, second by Kyle Markus. Motion carried 6-0.

An HMG invoice was submitted for payment. A motion to approve this bill was made by Matt Netemeyer, second by Ken Leach. Motion carried 6-0.

#### **4. POLICE REPORT:**

The police report was present for all to review.

Jennifer Jansen swore in new officer Brian Salvi.

-Vest Grant – The federal grant is now open and it is a 50% matching grant. Salvi's vest was purchased with the hiring.

-Reporting – All state mandated reporting has been completed.

-Flock Cameras – Tony worked with Wisper and used 2 of the 3 licenses at Schumacher Road and the Legion. There is no cost to add these to Flock. Clinton County Crimestoppers would donate \$7K for the first year for the cameras as the total purchase price for 4 cameras is \$18,900. A motion to approve the purchase of the Flock camera was made by Kim Peek, second by Kyle Markus. Motion carried 5-0, Ken Leach abstained.

-Vehicle Lettering – The black truck has been lettered. Discussion was held as to whether the silver truck should be lettered as well. A motion to NOT letter this vehicle was made by Kyle Markus, second by Matt Kohnen. Motion carried 5-1 with Gary Rakers as a nay.

#### **5. PARK DISTRICT:**

Minutes of the previous meeting were available for review. All water is turned off at the park.

#### **6. VILLAGE CLERK:**

The Clerk's report was available for review.

Jenny reviewed the FOIA updates and information. A draft ordinance for public comment was present for review.

## **7. VILLAGE ADMINISTRATOR REPORT:**

Matt Kohlen stated that he has spoken with Jeff Woltering and legal regarding the TIF application. Terry will review the proposed contract before Jeff signs.

Access permit has been received from the State.

The board discussed the Kues property (who is to get the dirt and who is to get rid of the trees).

-Amended Solicitor Ordinance – Matt Kohlen and Matt Netemeyer reviewed the amended document. This will be presented at the December meeting for a final review.

## **8. CURRENT PROJECTS:**

-Elm Street Project – Doug stated that a work order has been submitted to Clearwave. Doug will reach out again to see where this is. Doug stated there was no letter received from Curt Albers regarding the carwash property. HMG submitted the final pay request.

-Kalmer Subdivision – No report.

-Eastbrook – Doug stated this is in the final report stage. The Village is still in contact with CSX.

## **9. ZONING ADMINISTRATORS REPORT:**

Minutes of the Zoning Board meeting were in everyone's packet for review.

A subdivision plat for Gray-Zing Meadows was present for the Board to review. The Zoning Board reviewed the plat as it is within the Village's mile and a half and stated they had no issue with it. Mike Kampwerth signed off on the plat.

Mike Engel reviewed the variance for Eric Timmermann to relax setback to 10' on the north side of his commercial property. There were no guests present to object and the Zoning Board suggested approval. A motion to accept the Zoning Board's approval to grant the variance was made by Matt Netemeyer, second by Gary Rakers. Motion carried 6-0.

## **10. DIRECTOR OF PUBLIC WORKS REPORT:**

Bids were opened for the sale of the F-350 and were as follows:

-Kyle Voss - \$7100

-Ryan Trame - \$4501

-Glenn Brokering - \$2589

-Mike Rakers - \$500.

Motion to sell the Kyle Voss, highest bidder, was made by Matt Netemeyer, second by Kyle Markus. Motion carried 6-0.

-Stop Signs at Lantern Inn – An ordinance needs to be prepared for the addition of the signs.

-Snow Blade – A quote for a snow blade from Reichmann was reviewed. This will be on the December agenda.

## **11. OLD BUSINESS:**

No report.

## **12. NEW BUSINESS:**

-Property Maintenance – This will be followed up on as needed. There is a report of derelict vehicles on W Fourth Street and Poplar Street.

- Feldmann Property Updates – Matt Markus and Jim Daiber are the only ones that have expressed interest in the demolition so the Village will keep in contact with them. The Village will also need an EPA permit to begin the project.
- Carwash Property – Curt Albers needs to get in touch with HMG and TEK.
- Emergency Work Pay – Emergency worker pay that other municipalities pay was reviewed. A motion to increase ours to \$25/hour was made by Gary Rakers, second by Matt Netemeyer. Motion carried 6-0.
- 2026 Marquee Renewal – Matt Kohlen stated that 10 of the 16 contacted have responded.
- S Hull Street Parking – Police will patrol the area more often.
- N Cleveland Street Ord – Ken Leach reviewed this ordinance and a letter from area resident Mike Bowling. This will be addressed again at the December meeting.
- E 4<sup>th</sup> Street Drainage – Ken Leach reviewed the drainage area. Gary will ask Dave to investigate this.
- E First Street Curbing – Matt Kohlen reviewed the request from Dale Haukap at the October meeting. Matt suggested having a couple of yards marked to show what that would look like for property owners. Tony also suggested parallel parking between the entrance and exit at the circle drive to assist drivers.

A motion to adjourn was made by Matt Netemeyer, second by Kim Peek. Motion carried 6-0. Time was 8:35pm.

Jennifer Jansen, Village Clerk