

VILLAGE OF LAKE ODESSA

MINUTES

REGULAR COUNCIL MEETING
SEPTEMBER 15, 2025
PAGE MEMORIAL BUILDING
839 FOURTH AVENUE
LAKE ODESSA, MICHIGAN 48849

Meeting called to order at 7:01 pm by Village President Karen Banks.

ROLL CALL

Council present: President Karen Banks, Trustee Mike Brighton, Trustee Terri Cappon, Trustee Ben DeJong, Trustee Bob Green, Trustee Roy Halfmann, Trustee Martha Yoder

Council absent: None

Staff present: Manager Gregg Guetschow, Clerk/Treasurer Kathy Forman, Police Chief Kendra Backing

APPROVAL OF THE AGENDA

Motion by Green, supported by Yoder, to approve the agenda. All ayes; motion carried 7-0.

PUBLIC COMMENT

1. Chari Burd – Voiced support of keeping the patio open at 1004 Fourth Avenue.
2. Carrie Johnson – Spoke in support of keeping easement at 1004 Fourth Avenue.
3. Janice Reed-Smith – Would like the easement to remain in place for 1004 Fourth Avenue.

MINUTES

Motion by Cappon, supported by Halfmann, to approve the minutes from the regular Village Council meeting of August 18, 2025. All ayes; motion carried 7-0.

BILLS

Motion by Green, supported by DeJong, to approve expenditures equal to or less than \$3,000.00 for the period 8/1/2025 through 8/31/2025. All ayes; motion carried 7-0.

Motion by Yoder, supported by Brighton, to approve bills in excess of \$3,000 as submitted.
All ayes; motion carried 7-0.

CONSENT AGENDA

None

DEPARTMENTAL REPORTS

Village Manager: Report submitted.
Police Department: Report submitted.
Department of Public Works: Report submitted.
Finance: Report submitted.
Zoning: Report submitted.

PUBLIC HEARING

- a) Consideration of an Amendment to Enlarge the Downtown Development Authority Development Area to Incorporate TIF District #2

Motion by DeJong, supported by Brighton, to open the public hearing on an Amendment to Enlarge

the Downtown Development Authority Development Area to Incorporate TIF District #2. All Ayes, motion carried, 7-0.

Public Hearing opened at 7:12 pm.

President Banks asked for public comment.

Jim McManus gave an overview of the 2025 Development Plan and Tax Increment Financing Plan.

Kathy Griffin asked what a TIF is. An explanation was given.

Carrie Johnson spoke in support of the DDA. Asked that Village Council members consider attending the Odessa Township meeting when this is discussed in October.

Clerk Forman stated that the Public Hearing was noticed per state law, and no public comment has been received by mail or email.

Motion by Yoder, supported by Brighton, to close the public hearing. All Ayes, motion carried, 7-0.

Returned to Open Session at 7:31 pm.

PRESENTATION

a) Ipav4ever, LLC

The prospective owners introduced themselves as Iliya and Rachelle Pavlinko. They gave a brief overview of their plan for the former Bistro.

NEW BUSINESS

a) Proposed Resolution 2025-32: Approving assignment of Right of Way Café Encroachment Agreement to Ipav4ever, LLC.

Motion by Yoder, supported by Cappon, to adopt proposed Resolution 2025-32. Banks called for a roll call vote. Yes: Yoder, Cappon, Brighton, Green, Halfmann, Banks; No: DeJong; Absent: None; Abstain: None. Motion carried 6-1.

b) Proposed Resolution 2025-33: Accepting the donation of a parcel of land located at the northwest corner of Jordan Lake Street and Jordan Lake Avenue.

Motion by DeJong, supported by Halfmann, to adopt proposed Resolution 2025-33. Banks called for a roll call vote. Yes: DeJong, Halfmann, Brighton, Cappon, Green, Yoder, Banks; No: None; Absent: None; Abstain: None. Motion carried 7-0.

c) Discussion about Village Manager position.

Manager Guetschow started the discussion and announced that two former candidates have expressed interest in the position again. Council members discussed a dual posting for a Village Manager or a Deputy Village Manager. This would allow a wider appeal for applicants. An ad Hoc committee was formed, consisting of President Banks, Trustee Halfmann, Trustee Yoder and Village Manager Guetschow. They will develop a new profile with two levels of the position.

MISCELLANEOUS CORRESPONDENCE

None

TRUSTEE COMMENTS

Banks – Thanked everyone for coming. Reviewed Terri Cappon's contributions to the village.

Brighton – Excited for the new business coming to town. Thanked Terri as this is her last meeting.

Cappon – Thanked everyone for attending the meeting, nice to see the room filled. Wished the new business good luck. She will continue to volunteer her time in different areas of the community.

DeJong – Thanked everyone for coming out to the meeting and enjoyed the great discussion.

Green – Thanked everyone. Thanked Terri. Wants to do what is best for the community. Welcomed the new business owners.

Halfmann – Thanked everyone for coming. Welcomed the new business owners. Likes to hear what village members say. Thanked Terri and told her she would be missed.

Yoder – Thanked everyone. Good government depends on participation. Thanked Terri.

PUBLIC COMMENT

1. Terri Catt – Shared questions about the hiring process.
2. Cathy Griffin – Would like to see a committee work on a solution for the easement at 1004 Fourth Avenue. Asked about the dual role manager position. Thanked Terri Cappon.
3. Stan Dykstra – Does not think designated parking should be allowed for any business.
4. Carrie Johnson – Spoke on the presentation at the Odessa Township meeting about the new Fire Barn.
5. Charles Crossett – Expressed his opinion that the village needs more parking downtown.

ADJOURNMENT

Motion by Cappon, supported by Halfmann, to adjourn the meeting. All ayes: motion carried 7-0.

Meeting adjourned at 8:36 pm.

Respectfully submitted,

Kathy S. Forman
Village Clerk / Treasurer