

VILLAGE OF LAKE ODESSA
MINUTES
REGULAR COUNCIL MEETING
MAY 18, 2026
PAGE MEMORIAL BUILDING
839 FOURTH AVENUE
LAKE ODESSA, MICHIGAN 48849

Meeting called to order at 7:00 pm by Village President Karen Banks.

ROLL CALL

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

Council absent: None

Staff present: Village Manager Mark Borden, Clerk/Treasurer Kathy Forman, DPW Director Jesse Trout

APPROVAL OF THE AGENDA

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

PUBLIC COMMENT

1. Sharon Rohrbacher spoke about the potential Brownfield impact on Odessa Township

MINUTES

Motion by Yoder, supported by Brighton, to approve the minutes from the regular Village Council meeting of April 20, 2026 as amended. All ayes; motion carried 7-0.

BILLS

Motion by Green, supported by Rush, to approve expenditures equal to or less than \$3,000.00 for the period 4/1/2026 through 4/30/2026. 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

- a) Minutes from the DDA regular meeting of January 13, 2026
- b) Minutes from the Lake Odessa Area Arts Commission regular meeting of April 14, 2026

Motion by Rush, supported by DeJong, to approve the consent agenda. All ayes; motion carried, 7-0.

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) Review Special Assessment Roll – Hazards and Nuisances

Motion by DeJong, supported by Rush, to open the Public Hearing regarding the Special Assessment Roll – Hazards and Nuisances. All ayes; motion carried, 7-0

The Public Hearing was opened at 7:08pm.

President Banks asked for public comment, none was heard. The Public Hearing was noticed per state law, and no public comment has been received.

Motion by Yoder, supported by Halfmann, to close the Public Hearing. All ayes; motion carried, 7-0.

The Public Hearing was closed at 7:09pm.

PRESENTATIONS

- a) Roman Wilson, Fishbeck. Re: Brownfield Amendment, Condominiums and Apartments
Explained the Brownfield approved for the Stuart Condominium Project. It is a formality to amend the original plan due to the sale of 2.71 acres.
- b) Ryan Schmidt, Partner, Indigo Architecture, LLC, and Jess Solis, Consultant with SME
Engineering and Consultants in Grand Rapids. RE: Brownfield TIF Request, Apartments
Explained the plan design for 54 apartments. The Brownfield Housing TIF is being pursued. This has been approved by the Ionia County Brownfield Redevelopment Authority. The current plan is to break ground in the Fall of 2026. Council discussed options they might have to help with the tax revenue that will not come to the village.

NEW BUSINESS

- a) Proposed Resolution 2026-36: Approving a Special Assessment Roll for Abating Hazards and Nuisances

Motion by Green, supported by Halfmann, to adopt proposed Resolution 2026-36. Banks called for a roll call vote. Yes: Brighton, DeJong, Green, Halfmann, Rush, Yoder, Banks; No: None; Absent: None; Abstain: None. Motion carried 7-0.

- b) Proposed Resolution 2026-37: Setting Millage Rates for 2026

Motion by Rush, supported by Halfmann, to adopt proposed Resolution 2026-37. Banks called for a roll call vote. Yes: Brighton, DeJong, Green, Halfmann, Rush, Yoder, Banks; No: None; Absent: None; Abstain: None. Motion carried 7-0.

- c) Proposed Resolution 2026-38: Brownfield Plan Amendment – Amendment #1

Motion by Yoder, supported by Brighton, to adopt proposed Resolution 2026-38. Banks called for a roll call vote. Yes: Brighton, DeJong, Green, Halfmann, Rush, Yoder, Banks; No: None; Absent: None; Abstain: None. Motion carried 7-0.

- d) Proposed Resolution 2026-39: Award the Pavilion Re-Construction Project to Stowell Builders, LLC

Motion by DeJong, supported by Rush, to adopt Resolution 2026-39. Banks called for a roll call vote. Yes: Brighton, DeJong, Green, Halfmann, Rush, Yoder, Banks; No: None; Absent: None; Abstain: None. Motion carried 7-0

- e) Proposed Resolution 2026-40: Approval to Proceed with a Phase One Environmental Assessment on Property Being Donated to the Village.

Motion by Green, supported by DeJong, to adopt proposed Resolution 2026-40. Discussion about the location took place. Trustee Green withdrew his motion.

Motion by DeJong, supported by Rush, to adopt proposed Resolution 2026-40 as amended adding Pending Confirmation that there was a Gas Station at this location. Banks called for a roll call vote. Yes: Brighton, DeJong, Green, Halfmann, Rush, Yoder, Banks; No: None; Absent: None; Abstain: None. Motion carried 7-0.

- f) AI Ad-Hoc Committee Amendment. President Banks appointed Trustees Brighton, DeJong and Halfmann to the AI Ad-Hoc Committee. Motion by Yoder, supported by Green to approve the appointment of Trustees Brighton, DeJong and Halfmann to the Ad-Hoc Committee. All ayes; motion carried 7-0.

MISCELLANEOUS CORRESPONDENCE

- a) Arbor Day proclamation and press release

TRUSTEE COMMENTS

- Banks – None
- Brighton – None
- DeJong – Ring of Fire, July 4th. There will be a band this year. Anyone who would like to donate funds for the band should contact Kathy Stowell.
- Green – Appreciates Jesse and the DPW workers for their work. Thanked Kathy for the training update.
- Halfmann – Attended the MML Training last week.
- Rush – Attended the MML Training last week.
- Yoder – Thanked Kathy for her willingness to go to training. Thanked DPW for their work during May Clean-Up and the Brush Pickup.

PUBLIC COMMENT

None

CLOSED SESSION

Motion by Yoder, supported by DeJong to Recess to Closed Session to Review Attorney Opinions, In Accordance with Section 8(h) of the Open Meetings Act 267 of 1976, as amended. Banks called for a roll call vote. Yes: Brighton, DeJong, Green, Halfmann, Rush, Yoder, Banks; No: None; Absent: None; Abstain: None. Motion carried 7-0.

Recessed to Closed Session at 7:49pm.

Resumed Open Session at 8:44 pm.

Motion by Rush, supported by DeJong, to approve the November 17, 2025 Closed Session minutes. All ayes; motion carried 7-0.

ADJOURNMENT

Motion by Rush, supported by DeJong, to adjourn the meeting. All ayes: motion carried 7-0.
Meeting adjourned at 8:45 pm.

Respectfully submitted,

Kathy S. Forman
Village Clerk / Treasurer