



**PROPOSED AGENDA
REGULAR MEETING OF THE LAKE ODESSA VILLAGE COUNCIL
MONDAY, SEPTEMBER 15, 2025 - 7:00 P.M.**

Page Memorial Building
Village Council Chambers
839 Fourth Avenue, Lake Odessa, Michigan 48849

I. Call to Order

II. Pledge of Allegiance

III. Roll Call of Council Members

IV. Approval of Agenda

V. Public Comment:

Under the Open Meetings Act, any citizen may come forward at this time and make comment on items that appear on the agenda. Comments will be limited to three minutes per person. Anyone who would like to speak shall state his/her name and address for the record. Remarks should be confined to the question at hand and addressed to the chair in a courteous tone. No person shall have the right to speak more than once on any particular subject until all other persons wishing to be heard on that subject have had the opportunity to speak.

VI. Minutes: To approve the meeting minutes from the following Village Council meetings:

- a) Minutes from the regular Village Council meeting of August 18, 2025

VII. Expenditures:

- a) Approve bills equal to or less than \$3,000.00 each from 8/1/2025 to 8/31/2025.
- b) Approve bills in excess of \$3,000.00 each, including:
 - i. Deere & Company – Zero Turn Mower – \$14,549.34 (Paid)
 - ii. Ferguson Waterworks – Dehumidifier – \$3,122.67 (Paid)
 - iii. Gregg Guidance – Interim Village Manager – \$3,150.78 (Paid)
 - iv. High Pointe Tree Service – Tree Removal – \$8,700.00 (Paid)
 - v. Homeworks Tri-County Electric Cooperative – Electricity – \$3,219.40 (Paid)
 - vi. River City Reproductions – Art In The Park Printing – \$3,307.80 (Paid)
 - vii. United States of America – USDA Water Bond – \$106,932.23 (Paid)
 - viii. Wightman – Local Street Improvements – \$8,066.25 (Paid)
 - ix. Wightman – Water Reliability Study – \$3,800.00 (Paid)

VIII. Consent Agenda

- a) None

IX. Departmental Reports:

- a) Village Manager
- b) Police Department
- c) Department of Public Works
- d) Finance
- e) Zoning

X. Public Hearing:

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

XI. Presentation:

- a) iPav4ever, LLC Presentation

XII. New Business:

- a) Proposed Resolution 2025-32: Approving Assignment of Right-of-Way Café Encroachment Agreement to Ipav4ever, LLC
- 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
- c) Discussion about Village Manager position

XIII. Miscellaneous Correspondence:

- a) None

XIV. Trustee Comments

XV. Public Comment (See Above)

XVI. Adjournment

Council Meeting Minutes

VILLAGE OF LAKE ODESSA

MINUTES

REGULAR COUNCIL MEETING

AUGUST 18, 2025

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

PUBLIC COMMENT

None

MINUTES

Motion by Green, supported by Halfmann, to approve the minutes from the regular Village Council meeting of July 21, 2025. All ayes; motion carried 7-0.

BILLS

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

Motion by Cappon, 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 special Planning Commission meeting of June 17, 2025
- b) Minutes from the special Lake Odessa Area Arts Commission meeting of June 30, 2025
- c) Minutes from the regular Lake Odessa Area Arts Commission meeting of July 14, 2025
- d) Minutes from the regular Lake Odessa Area Arts Commission meeting of July 28, 2025

Motion by Green, 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.
Values Clarification: Results submitted.

PRESENTATION

- a) FY 2024-25 Audit Report was presented by Dave DeHaan, CPA, Principal at Rehmann. The Village of Lake Odessa received a clean audit.

NEW BUSINESS

- a) Proposed Resolution 2025-30: Intent to Amend the Boundaries of the Downtown Development Authority's district and to Conduct a Public Hearing Theron.

Motion by Cappon, supported by Green, to adopt proposed Resolution 2025-30. Banks called for a roll call vote. Yes: Cappon, Green, Brighton, DeJong, Halfmann, Yoder, Banks; No: None; Absent: None; Abstain: None. Motion carried 7-0.

- b) Proposed Resolution 2025-31: Accepting Financial Statements for the Year Ended February 28, 2025.

Motion by Brighton, supported by Halfmann, to adopt proposed Resolution 2025-31. Banks called for a roll call vote. Yes: Brighton, Halfmann, Cappon, DeJong, Green, Yoder, Banks; No: None; Absent: None; Abstain: None. Motion carried 7-0.

- c) Consider recessing to Closed Session at the conclusion of regular business to discuss Acquisition of Real Property, pursuant to Section 8(d) of Act 267 of 1976, as amended.

Motion by DeJong, supported by Halfmann, to recess to Closed Session at the conclusion of regular business to discuss Acquisition of Real Property, pursuant to Section 8(d) of Act 267 of 1976, as amended. 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.

MISCELLANEOUS CORRESPONDENCE

- a) Terri Cappon Letter
- b) Aurora Rice Letter
- c) Jake Hanson has resigned from the Administrative Internship position
- d) Jesse Trout has expressed interest in a dual role position of Village Manager/DPW Superintendent. Council members shared their thoughts, and it was decided that Gregg Guetschow and Karen Banks would start contract negotiations with Mr. Trout.

TRUSTEE COMMENTS

Banks – Echoed comments from other council members.

Brighton – None

Cappon – Thanked Kathy Forman for her hard work. Expressed that she wants to spend time with her family.

DeJong – Thanked Terri Cappon and said Art In The Park was great.

Green – Thanked Terri Cappon, the volunteers at Art In The Park and talked about the Back To School Bash,

Halfmann – Thanked Kathy Forman for her hard work on the audit, thanked Dave DeHaan for his audit presentation, and said he was sad to see Terri Cappon leave the council.

Yoder – Thanked Kathy Forman for a great job and told Terri Cappon she will be missed. Art In the Park was a magical day.

The video created for the Consumers Energy grant application was presented.

PUBLIC COMMENT

Barry Hoven – Presented his concern about the sign ordinance and cost of the variance procedure.

CLOSED SESSION

Moved to closed session at 7:41 pm.

Returned to open session at 7:52 pm.

ADDITIONAL ITEMS OF NEW BUSINESS

- a) Motion by Yoder, supported by Brighton to approve the July 21, 2025 Closed Session minutes. All ayes; motion carried 7-0.

ADJOURNMENT

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

Meeting adjourned at 7:53 pm.

Respectfully submitted,

Kathy S. Forman
Village Clerk / Treasurer

Expenditures

Check Date	Check	Vendor Name	Amount
Bank ARTS			
08/01/2025	3488	CARELINC MEDICAL EQUIPMENT & SUPPLY	40.00
08/01/2025	3489	JULIE LAHR	400.00
08/01/2025	3490	LUKAS LENHART	600.00
08/14/2025	3491	LAKE ODESSA ACE HARDWARE	31.58 V
08/14/2025	3492	CARL'S SUPERMARKET	55.34
08/14/2025	3493	KAREN BANKS	144.19
08/14/2025	3494	MENARDS-IONIA	99.86
08/14/2025	3495	MEYERS' BAKERY & BEANERY LLC	248.50
08/14/2025	3496	MELANIE BAKER	61.91
08/14/2025	3497	C&R RESTAURANT	150.00
08/14/2025	3498	BRIAN RICE	150.00
08/14/2025	3499	RIVER CITY REPRODUCTIONS	3,307.80
08/14/2025	3500	SEAM	33.04
08/14/2025	3501	VIEW NEWSPAPER GROUP	895.00
08/14/2025	3502	WEST MI TOURIST ASSOC	273.00
08/14/2025	3503	LAKE ODESSA ACE HARDWARE	31.58
08/28/2025	3504	LAKE ODESSA ACE HARDWARE	47.98
08/28/2025	3505	VERIZON WIRELESS	43.69

ARTS TOTALS:

Total of 18 Checks:	6,613.47
Less 1 Void Checks:	31.58
Total of 17 Disbursements:	6,581.89

Bank DDA 6015 DOWNTOWN DEVELOPMENT AUTHORITY

08/07/2025	1270	MENARDS - LANSING WEST	169.71
08/07/2025	1271	MOOD MEDIA	35.23

DDA TOTALS:

Total of 2 Checks:	204.94
Less 0 Void Checks:	0.00
Total of 2 Disbursements:	204.94

Bank POOL POOLED CASH

08/07/2025	43613	LAKE ODESSA ACE HARDWARE	67.97 V
08/07/2025	43614	BADGER METER	845.48 V
08/07/2025	43615	GRANGER	105.05
08/07/2025	43616	GREGG GUIDANCE, LLC	3,150.78
08/07/2025	43617	JIM STOWELL	150.00
08/07/2025	43618	HASKINS DIRT CONCEPTS	960.00
08/07/2025	43619	MICHIGAN STATE POLICE	30.00
08/07/2025	43620	QUADIENT FINANCE USA, INC.	800.00
08/07/2025	43621	HOMEWORKS	3,219.40
08/07/2025	43622	VERIZON WIRELESS	190.39
08/07/2025	43623	VIEW NEWSPAPER GROUP	212.00
08/07/2025	43624	WEX BANK	1,613.01
08/07/2025	43625	LAKE ODESSA ACE HARDWARE	67.97
08/07/2025	43626	BADGER METER	845.48
08/14/2025	43627	LAKE ODESSA ACE HARDWARE	4.65
08/14/2025	43628	AMAZON CAPITAL SERVICES, INC.	119.69
08/14/2025	43629	AT&T	208.42
08/14/2025	43630	BULLSEYE PEST DEFENSE	125.00
08/14/2025	43631	ELAN FINANCIAL SERVICES	845.96
08/14/2025	43632	CONSUMERS ENERGY	3,755.45
08/14/2025	43633	CONSUMERS ENERGY	427.32
08/14/2025	43634	FAMILY FARM & HOME - CHARLOTTE	171.60
08/14/2025	43635	GOVERNMENT FINANCE OFFICERS ASSOC	250.00
08/14/2025	43636	HSV REDI-MIX	2,040.83
08/14/2025	43637	ERIC TOLLEFSON	22.71
08/14/2025	43638	QUILL CORPORATION	25.28
08/14/2025	43639	USA BLUEBOOK	900.91
08/14/2025	43640	WIGHTMAN	3,800.00
08/20/2025	43641	AMAZON CAPITAL SERVICES, INC.	76.56
08/20/2025	43642	BLUE CARE NETWORK	6,192.51
08/20/2025	43643	BLUE CROSS BLUE SHIELD OF MICHIGAN	272.48
08/20/2025	43644	DEERE & COMPANY	14,549.34
08/20/2025	43645	FERGUSON WATERWORKS	3,122.67
08/20/2025	43646	HSV REDI-MIX	103.50
08/20/2025	43647	CITY OF IONIA	100.00
08/20/2025	43648	CURTIS COLVIN	32.20
08/20/2025	43649	WIGHTMAN	8,066.25
08/20/2025	43650	WOW! BUSINESS	151.00

Check Date	Check	Vendor Name	Amount
08/20/2025	43651	WOW! BUSINESS	116.25
08/28/2025	43652	LAKE ODESSA ACE HARDWARE	116.12 V
08/28/2025	43653	EVERON, LLC	69.48 V
08/28/2025	43654	AMAZON CAPITAL SERVICES, INC.	412.75
08/28/2025	43655	BLUE WATER SOLUTIONS, LLC	2,468.41
08/28/2025	43656	GREGG GUIDANCE, LLC	2,798.02
08/28/2025	43657	HIGH POINTE TREE SERVICE	8,700.00
08/28/2025	43658	HSV REDI-MIX	1,859.00
08/28/2025	43659	VC3, INC	224.00
08/28/2025	43660	MICHIGAN MUNICIPAL LEAGUE	1,560.00
08/28/2025	43661	SBIS	1,478.74
08/28/2025	43662	VERIZON WIRELESS	415.56
08/28/2025	43663	WOLVERINE POWER SYSTEMS	568.42
08/28/2025	43664	WOW! BUSINESS	249.58
08/28/2025	43665	LAKE ODESSA ACE HARDWARE	116.12
08/28/2025	43666	EVERON, LLC	69.48

POOL TOTALS:

Total of 54 Checks:	78,843.79
Less 4 Void Checks:	1,099.05
Total of 50 Disbursements:	77,744.74

Bank WBOND 8194 WATER BOND REDEMPTION

08/01/2025	12(E)	UNITED STATES OF AMERICA	106,932.22 V
08/01/2025	13(E)	UNITED STATES OF AMERICA	106,932.23

WBOND TOTALS:

Total of 2 Checks:	213,864.45
Less 1 Void Checks:	106,932.22
Total of 1 Disbursements:	106,932.23

REPORT TOTALS:

Total of 76 Checks:	299,526.65
Less 6 Void Checks:	108,062.85
Total of 70 Disbursements:	191,463.80

Purchases Over \$3,000.00



Invoice

Remittance Address:
Deere & Company
Ag & Turf SABD & Government Sales
21748 Network Place
Chicago, IL 60673-1217
Phone: 800-358-5010, option 1
Email: GNSAcctg@JohnDeere.com

Bill To: 2123739

Village of Lake Odessa
Accounts Payable
839 4th Ave
Lake Odessa MI 48849-4884

Ship To: 2123740

Village of Lake Odessa DPW
1214 Jordan Lake St
Lake Odessa MI 48849-4884

Information

Invoice Number	117801195
Invoice Date	08/15/2025
Invoice Due Date	09/15/2025
Payment Terms	Net 30 Days
Purchase Order No.	QUOTE 32311894
Reference#	3606327
Sold To	2123739
Servicing Dealer	000S039152
JD FID No.	36-2382580

Page 1 of 1

Invoice Details

Item	Material	Description	Qty/Wt	Unit Price	Amount
0010	2234TC	Z960M ZTrak	1 PC	15,809.00	15,809.00
		Contract Description:MI 240000000161			
		Serial Number: 1TC960MGASS140285			
0030	1040	24x12N12 Michelin X Tweel Turf for 54 In	1 PC	1,149.00	1,149.00
		Contract Description:MI 240000000161			
0040	1505	60 In. Mulch On Demand Mower Deck	1 PC	1,100.00	1,100.00
		Contract Description:MI 240000000161			
0050	2093	Fully Adjustable Suspension Seat with Ar	1 PC	595.00	595.00
		Contract Description:MI 240000000161			
				Items total.....	18,653.00
				MSRP% Discount	4,103.66-
				Tax Amount.....	0.00
				TOTAL	14,549.34
					Pay This Amount

When paying by check, please reference Invoice Number above.
Payment must be made to the remittance address listed above.

Payment should not be made to a dealership or any other remittance addr.
To pay by credit card, please contact us at 1-800-358-5010 option 1.

The above items are sold according to the terms on the face and reverse side hereof, including those limiting warranties and sellers liabilities, any federal, state or city sales or use taxes are to be paid by purchaser. The above goods are made in accordance with the Fair Labor Standard Act of 1938, as amended, proof of delivery must be requested within sixty days of invoice date.

**WATERWORKS**1931 SNOW ROAD
LANSING, MI 48917-9505

Please contact with Questions: 517-322-0300

INVOICE NUMBER	TOTAL DUE	CUSTOMER	PAGE
0226991	\$3,122.67	6734	1 of 1

**PLEASE REFER TO INVOICE NUMBER WHEN
MAKING PAYMENT AND REMIT TO:**FERGUSON WATERWORKS #3386
PO BOX 644054
PITTSBURGH, PA 15264-4054**MASTER ACCOUNT NUMBER: 590644****SHIP TO:**VILLAGE OF LAKE ODESSA
839 FOURTH AVE
LAKE ODESSA, MI 48849VILLAGE OF LAKE ODESSA
1214 JORDAN LAKE ST
LAKE ODESSA, MI 48849

SHIP WHSE.	SELL WHSE.	TAX CODE	CUSTOMER ORDER NUMBER	SALESMAN	JOB NAME	INVOICE DATE	BATCH ID
3386	3386	MIE	LAKE ODESSA	386	QUEST DEHUMIDIFIER	08/04/25	18981
ORDERED	SHIPPED	ITEM NUMBER	DESCRIPTION	UNIT PRICE	UM	AMOUNT	
1	1	T4036710 Serial #	JESSE 616-374-7228 QUEST HI-E 195 PORTBL T4036710201	3002.670	EA	3002.67	
			INVOICE SUB-TOTAL			3002.67	
			FREIGHT			120.00	
***** LEAD LAW WARNING: IT IS ILLEGAL TO INSTALL PRODUCTS THAT ARE NOT "LEAD FREE" IN ACCORDANCE WITH US FEDERAL OR OTHER APPLICABLE LAW IN POTABLE WATER SYSTEMS ANTICIPATED FOR HUMAN CONSUMPTION. PRODUCTS WITH *NP IN THE DESCRIPTION ARE NOT LEAD FREE AND CAN ONLY BE INSTALLED IN NON-POTABLE APPLICATIONS. BUYER IS SOLELY RESPONSIBLE FOR PRODUCT SELECTION. ST 591-536-931.001							

Please note the new remit address above

TERMS: NET 10TH PROX	ORIGINAL INVOICE	TOTAL DUE	\$3,122.67
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All past due amounts are subject to a service charge of 1.5% per month, or the maximum allowed by law, if lower. If Buyer fails to pay within terms, then in addition to other remedies, Buyer agrees to pay Seller all costs of collection, including reasonable attorney fees. Complete terms and conditions are available upon request or at <https://www.ferguson.com/content/website-info/terms-of-sale>, incorporated by reference. Seller may convert checks to ACH.

Gregg Guidance, LLC
720 High Street
Charlotte, MI 48813
9894134290



Village of Lake Odessa
Attn: Accounts Payable
839 Fourth Avenue
Lake Odessa, MI 48849

Invoice Number GG2025-22
Date of Issue 08/01/2025
Due Date 09/01/2025
Amount Due (USD) **\$3,150.78**

101-172-801,000

Description	Rate	Qty	Line Total
Interim Mgmt. Hrs. July 17, 2025	\$90.00	8	\$720.00
Mileage Per Diem - Lake Odessa July 17, 2025	\$30.13	1	\$30.13
Interim Mgmt. Hrs. July 21, 2025	\$90.00	2.25	\$202.50
Mileage Per Diem - Lake Odessa July 21, 2025	\$30.13	1	\$30.13
Interim Mgmt. Hrs. July 22, 2025	\$90.00	7.25	\$652.50
Mileage Per Diem - Lake Odessa July 22, 2025	\$30.13	1	\$30.13
Interim Mgmt. Hrs. July 28, 2025	\$90.00	1	\$90.00
Mileage Per Diem - Lake Odessa July 28, 2025	\$30.13	1	\$30.13
Interim Mgmt. Hrs. July 29, 2025	\$90.00	7.5	\$675.00
Mileage Per Diem - Lake Odessa July 29, 2025	\$30.13	1	\$30.13
Interim Mgmt. Hrs. July 31, 2025	\$90.00	7	\$630.00
Mileage Per Diem - Lake Odessa	\$30.13	1	\$30.13

July 31, 2025

Subtotal	3,150.78
Tax	0.00
Total	3,150.78
Amount Paid	0.00
Amount Due (USD)	\$3,150.78

Terms

Payment in full is due within 30 days of the date of invoice. Please make checks payable to Gregg Guidance, LLC. Thank you for your business.

High Point Tree Service LLC

1800 Maple Grove Rd
Hastings, MI 49058-8744 USA
highpointep@gmail.com

INVOICE

BILL TO
Village Of Lake Odessa
839 Fourth Ave
Lake Odessa, mi 48849

INVOICE 256
DATE 08/18/2025
TERMS Net 30
DUE DATE 09/17/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	1111 6th ave tree removal	1	800.00	800.00
	Services	1125 6th ave tree removal	1	750.00	750.00
	Services	929 6th ave tree removal	1	750.00	750.00
	Services	924 6th ave tree removal small maple	1	600.00	600.00
	Services	across from 709 5th ave dead maple	1	300.00	300.00
	Services	924 5th ave tree removal	1	700.00	700.00
	Services	1304 peal tree removal	1	700.00	700.00
	Services	771 2nd st tree removal - 2nd Ave	1	750.00	750.00
	Services	771 2nd street stump grind - 2nd Ave	1	250.00	250.00
	Services	1600 jordan lake tree removal	1	500.00	500.00
	Services	1504 martin tree removal - morton	1	650.00	650.00
	Services	1416 harrison tree removal	1	550.00	550.00
	Services	1015 mc arthur tree removal	1	650.00	650.00
	Services	804 2nd street tree removal - 2nd Ave	1	750.00	750.00

BALANCE DUE

\$8,700.00

ST
202-449-801 - \$ 500⁰⁰
203-449-801 - \$ 8,200⁰⁰



Tri-County Electric Cooperative
7973 E. Grand River Ave.
Portland, MI 48875-9717

Emergency: 1-800-848-9333
Billing: 1-800-562-8232
Payments: 1-844-963-2875

Blanchard Office

3681 Costabella Ave.
Blanchard MI 49310
www.homeworks.org

Portland Office

7973 E. Grand River Ave.
Portland MI 48875

Account Number	2043600
Rate	CMLP5
Current Due Date	08/16/2025
Bill Date	07/23/2025
Days Billed	30
Meter Number	56587
kWh per Day Last Year	713
kWh per Day This Year	761

Account Status

Previous Balance 06/23/25	\$3,603.90
Payment Received 07/10/25	-\$3,603.90
Balance Forward	\$0.00
Current Charges	\$3,219.40
Total Amount Due 08/16/25	\$3,219.40

309 0 AV 0.593
VILLAGE OF LAKE ODESSA
839 4TH AVE
LAKE ODESSA MI 48849-1001

5 309
C-2



591-536-920.000

SERVICE ADDRESS:		2367 BONANZA RD #5				POLE #:	OD392X7M		BOARD DIST: D02	
Billing Period 06/14/2025 TO 07/14/2025	METER READINGS				MULTIPLIER	ENERGY USED	ENERGY UNIT	RATE PER UNIT	CHARGE	
	BEGIN	TYPE	END	TYPE						
PEAK	643301	REG	647373	REG	1	4072	KWH	0.07550	\$307.44	
INTERMEDIATE	388348	REG	395467	REG	1	7119	KWH	0.07550	\$537.48	
OFF PEAK	128900	REG	140538	REG	1	11638	KWH	0.07550	\$878.67	
POWER SUPPLY COST RECOVERY						22829		0.00360	\$82.19	
PEAK KW						91.710	KW	14.00000	\$1,283.94	
AVAILABILITY CHARGE									\$105.00	
MICHIGAN LOW INCOME ENERGY FUND									\$0.87	
MICHIGAN ENERGY OPTIMIZATION SURCHARGE									\$23.81	
TOTAL CURRENT CHARGES WITHOUT OPERATION ROUND UP									\$3,219.40	
TOTAL AMOUNT									\$3,219.40	

CHECK REQUEST FORM

Village of Lake Odessa
Lake Odessa Area Arts Commission
Lake Odessa, MI

Today's Date: 8/5/2025

Requested By: Karen Banks

Date Needed:

Check Payable To: River City Reproductions, Inc.

Address (if mailed): 4039 40th Street, S.E., Unit 1
Grand Rapids, MI 49512

Amount: \$3,307.80 (Invoice/receipt attached)

Purpose:

Item Description	Line item to be charged	Amount
Printing for Art in the Park (Visitors Guides, booth cards, signs, hand fans, forms)	290-752-881.000 Advertising	<u>\$3,307.80</u>
Total:		<u>\$3,307.80</u>

Comments: ☐ Will be on _____ LOAAC agenda

☒ Was approved at 8/11/25 LOAAC meeting

K Banks
Signature



River City Reproductions LLC

4039 40th Street S.E., Unit 1
Grand Rapids , MI 49512
616.464.1220
copies@rivercityrepro.com

Invoice

Date	Invoice #
7/31/2025	132664

Bill To
LAKE ODESSA AREA ARTS COMMISSION 839 FOURTH AVE LAKE ODESSA MI 48849

Ship To
LAKE ODESSA AREA ARTS COMMISSION 839 FOURTH AVE LAKE ODESSA, MI 48849

Rep	Order By	Job Name	Terms	W. O. No.	P.O. No.
	KAREN BANKS	2025 ART/PARK	NET 30	87661	ART IN THE PAR...
# of Sets	# of Origs	Description	Quantity	Rate	Amount
1500	1	8.5X5.5 SPEC COLOR - #80 GLOSS COVER #60	1,500	1.65	2,475.00
98	1	INSIDE FESTIVAL BOOKS			
6	40	8.5X11 SPEC COLOR - #80 MATTE COVER BOOTH CARDS	98	0.75	73.50
90	1	8.5 X 5.5 VISITOR CARD PADS PRINTED ON #20 TINTED BOND 40 PGS.	6	2.50	15.00
90	1	8.5 X 5.5 EXHIBITOR COMMENT CARDS #20 PAPER	90	0.05	4.50
90	1	8.5 X 5.5 SPEC BOOK BONUS PROGRAM FLYER #20 TINTED PAPER	90	0.07	6.30
100	3	8.5X11 SPEC COLOR - 2026 AITP APPLICATION #70 TEXT STAPLED	300	0.70	210.00
100	3	8.5X11 SPEC COLOR - 2026 AITP RULES #70 TEXT STAPLED	300	0.70	210.00
90	1	PRINTING ON FLATBED 18PT HAND FANS W/ STICK	90	1.25	112.50
1	1	24X36 PRINTING ON FLATBED 18PT DOOR PRIZE SIGN	1	18.00	18.00
1	1	11X17 PRINTING ON FLATBED 18PT KID ZONE	1	6.00	6.00
2	1	18X24 PRINTED ON 4MM WHITE COROPLAST ENTER/EXIT SIGNS	2	9.00	18.00
2	1	18X24 PRINTING ON FLATBED MAGNET DOOR SIGNS	2	24.00	48.00

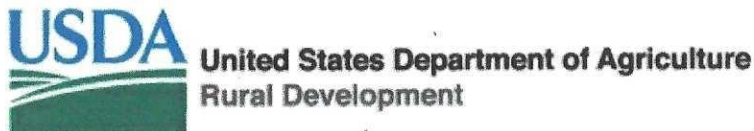
3% processing fee will be applied
to all credit card payments

Subtotal
Sales Tax (6.0%)
Total
Payments/Credits
Balance Due

Kathy Forman

From: Weir, Patricia - RD, MI <patricia.weir@usda.gov>
Sent: Wednesday, September 3, 2025 2:32 PM
To: Kathy Forman
Subject: Lake Odessa, Village of - August Payment Invoice **CORRECTION**

Importance: High



Village of Lake Odessa
839 Fourth Avenue
Lake Odessa, MI 48849

RE: Notice of Payment Due *CORRECTION**

Dear Borrower:

The following payment is due **August 1, 2025**:

Loan	Principal	Interest	Total
91-04	\$74,000.00	\$32,932.23	\$106,932.23

591-000-300.003 \$74,000.00
591-536-994.000 \$32,932.23

TOTAL DUE: \$106,932.23

As part of the Preauthorized Debit (PAD) process, this amount will be automatically deducted from your account on the due date. Please be sure this amount is in the proper bank account.

Extra principal payments are now being withdrawn electronically. If you wish to request an extra principal payment, please send us an email.

If you have any questions, please contact our office at (616) 942-4111 ext. 6 or email us at sm.rd.migrandpaw.cp@usda.gov.



Patricia M. Weir
Loan Specialist
Grand Rapids Area Office | Water & Environmental Programs Team



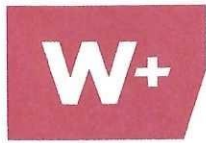
U.S. DEPARTMENT OF AGRICULTURE

Rural Development

3200 Eagle Park Drive N.E., Suite 100 B | Grand Rapids, MI 49525

Direct: (616) 222-5856 | Office: (616) 942-4111, Ext 6 | Fax: (855) 729.8874

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WIGHTMAN

it's all about people

Village of Lake Odessa
Sent via email:
treasurer@lakeodessa.org
manager@lakeodessa.org

Invoice number 96675
Date 08/15/2025
Project Manager Derek J. Miller

Project **242125 242125 LOCAL STREET
IMPROVEMENTS**

Professional Services from July 15, 2025 through August 10, 2025

Description	Contract Amount	Prior Billed	Current Billed	Remaining
Category B Grant Application	3,000.00	2,992.50	0.00	7.50
Survey & Design Engineering	176,300.00	82,165.38	8,066.25	86,068.37
Total	179,300.00	85,157.88	8,066.25	86,075.87

Invoice total **8,066.25**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
96675	08/15/2025	8,066.25	8,066.25				
	Total	8,066.25	8,066.25	0.00	0.00	0.00	0.00

****Please remit to 2303 Pipestone Road, Benton Harbor, MI 49022 and include invoice number****

****If you would like to pay with a credit card, please visit our website at www.gowightman.com, a 3% fee applies to all credit card transactions. ACH transactions are accepted for a flat \$2.50****

SERVICE CHARGE: A delinquency charge of 1 1/2% per month (which is an ANNUAL PERCENTAGE RATE of 18%) will be added to all amounts not paid 30 days after invoice date.

ST

591-536-801 - A 8,058 ⁷⁵

203-449-801 - A 7 ⁵⁰

Invoice #8



Village of Lake Odessa
Sent via email:
treasurer@lakeodessa.org
manager@lakeodessa.org
Jesse Trout

Invoice number 96562
Date 08/15/2025
Project Manager Brian K. Holleman

Project **250072 250072 LAKE ODESSA - WATER RELIABILITY STUDY**

Professional Services from June 16, 2025 through August 10, 2025

Description	Contract Amount	Prior Billed	Current Billed	Remaining
Water Reliability Study	23,000.00	13,693.75	3,800.00	5,506.25
Total	23,000.00	13,693.75	3,800.00	5,506.25

Invoice total **3,800.00**

****Please remit to 2303 Pipestone Road, Benton Harbor, MI 49022 and include invoice number****

****If you would like to pay with a credit card, please visit our website at www.gowightman.com, a 3% fee applies to all credit card transactions. ACH transactions are accepted for a flat \$2.50****

SERVICE CHARGE: A delinquency charge of 1 1/2% per month (which is an ANNUAL PERCENTAGE RATE of 18%) will be added to all amounts not paid 30 days after invoice date.

591-536-801.000

Departmental Reports



MEMORANDUM

TO: President Banks and Village Council Members

FROM: Gregg Guetschow, Village Manager

SUBJECT: Agenda Summary

DATE: September 11, 2025

ITEMS OF BUSINESS:

Public Hearing – Ordinance No. 2025-09 Amending DDA Boundaries. As Council members learned during the special meeting held on September 4, this ordinance, if adopted, would accomplish two things. First, it would amend the boundaries of the Downtown Development Authority development area to include a few parcels south of properties abutting Jordan Lake Street, including the Municipal Beach. Second, it would delete references to the sunset date in the current ordinance. No action is planned to follow the public hearing until the November 17 Council meeting. The state statute under which the DDA operates requires 60 days to elapse before the Council considers whether to adopt the ordinance.

Presentation and Proposed Resolution 2025-32 – Assignment of Encroachment Agreement. As you are aware from discussions at other Council meetings, Bill Rogers, owner of the property and business at 1002 Fourth Avenue, has had discussions with prospective purchasers of the property and business. One of those purchasers, operating under the business name iPav4ever, is seeking the Council's consent to accept assignment of the encroachment agreement pursuant to which Mr. Rogers blocked parking spaces on Second Street and constructed a floating deck above the right-of-way adjacent to his building. The prospective owners are iLya Pavlenko and Rushell Francis-Pavlenko. If the Council approves the resolution, the assignment will not be effective until the sale of the property and business has closed and a memorandum of understanding between iPav4ever and the Village is executed.

Proposed Resolution 2025-33 – Property Donation. Shirley Haskins owns a .25 acre parcel of land at the northeast corner of Jordan Lake Street and Jordan Lake Avenue that she is offering to donate to the Village. At present, this parcel remains part of a larger parcel where she resides, although it is isolated from the larger parcel by an easement leading to a mid-block parcel to the north of her residence. The parcel is zoned HC-Highway Commercial but cannot be developed for any use permitted in the HC district because the parcel does not meet the minimum square footage required. I believe the location of this parcel at a

prominent intersection across from the Municipal Beach offers an opportunity to add to the attractiveness of two of the primary entrances into the community. This could occur through the installation of a sculpture or other structure that would celebrate the culture of the community and its history. Such an investment would be consistent with goals and objectives in the new DDA development plan related to amenities and culture and corridor beautification. To develop the property for such a use, consideration should be given to rezoning it to PR-Public Recreation, the same zoning classification as parcels immediately south of the property.

Discussion about Village Manager Vacancy. This agenda item is for the purpose of deciding how to proceed given the failure of our recent efforts to fill this vacancy.

MISCELLANEOUS MATTERS:

Dangerous Building, 1323 Ionia Street. The notice and order of the hearing officer requiring demolition of the structure was sent certified mail but returned as the property owner declined to take delivery. A copy of the notice and order was sent via standard first-class mail. Although I suspect this was opened, we have no proof of delivery. A little less than a month remains before the expiration of the time allowed for carrying out the order. If no action is taken in that time frame, I will be asking Council at its October meeting to set a date for a public hearing as required by the Dangerous Buildings ordinance.

Planning Commission. The Planning Commission has a busy agenda for its meeting on September 16. Members will discuss the update to the Master Plan, consider the granting of a special use permit that would allow for the operation of a fitness facility as a home occupation in a residential neighborhood, and review the site plan for an apartment complex proposed for the former football field property.

Computer Upgrades. I have decided to delay by another month bringing this matter before Council. We are still investigating whether the two laptops in use in the Police Department must be replaced to accommodate Windows 11. Further, if they do need to be replaced, the proposal we received from our IT consultant for standard laptops might need to be revised since more rugged computers are typically employed in police operations.

Lake Odessa Police Department August 2025 Council Report



Image from Lake Odessa Area Arts Commission Facebook Page

August Calls For Service

08/31/25 20:16:36 -FOLLOW UP
08/31/25 19:18:36 9909P -NON-CRIMINAL
08/31/25 19:12:41 5300 -DISORDERLY CONDUCT
08/31/25 17:34:15 99091 -MED 1
08/31/25 17:10:18 -FOLLOW UP
08/31/25 16:41:40 5500 - HEALTH & SAFETY
08/31/25 15:23:38 TRF -TRAFFIC
08/31/25 12:49:22 99093 - MED 3
08/31/25 11:55:22 TRF -TRAFFIC
08/31/25 10:23:54 TRF -TRAFFIC
08/31/25 05:09:50 99091 - MED 1
08/31/25 02:31:02 99091 - MED 1
08/31/25 00:10:20 9908 - GENERAL ASSIST
08/30/25 20:10:21 5300 - DISORDERLY CONDUCT
08/30/25 19:47:51 9807 – SUSPICIOUS SITUATION
08/30/25 18:29:35 5300 - DISORDERLY CONDUCT

08/30/25 18:09:14 1301 - ASSAULT
08/30/25 16:40:45 9301A - PIA TRAFFIC
08/30/25 12:11:52 5500 - HEALTH & SAFETY
08/29/25 23:41:23 PROPERTY CHECK
08/29/25 20:31:29 5500 - HEALTH & SAFETY
08/29/25 19:59:37 TRF - TRAFFIC
08/29/25 14:16:05 5500 - HEALTH & SAFETY
08/29/25 01:42:51 9909M - MENTAL
08/28/25 22:03:08 9909M - MENTAL
08/28/25 21:47:31 9500 - FIRE ALL
08/28/25 21:32:31 9909M - MENTAL
08/28/25 21:13:18 99091 - MED 1
08/28/25 11:56:00 9908A - ASSIST
08/28/25 01:23:33 9807 - SUSPICIOUS SITUATION
08/27/25 22:10:15 9807 - SUSPICIOUS SITUATION
08/27/25 17:06:27 9908 - GENERAL ASSIST
08/27/25 16:01:09 5403 - TRAFFIC
08/27/25 13:13:49 5403 - TRAFFIC
08/27/25 09:47:37 2900 - MDOP
08/26/25 11:57:41 9807 - SUSPICIOUS
08/25/25 23:29:21 PROPERTY CHECK
08/25/25 21:02:17 TRF -TRAFFIC
08/25/25 16:33:05 9908 - GENERAL ASSIST
08/25/25 13:03:42 TRF -TRAFFIC
08/25/25 11:33:09 9401 - ALARM
08/24/25 23:22:12 PROPERTY CHECK
08/24/25 22:35:17 TRF -TRAFFIC
08/24/25 17:02:40 9909P - NON-CRIMINAL
08/24/25 16:40:00 911H - 911 HANG UP
08/24/25 09:39:12 TRF -TRAFFIC
08/23/25 23:30:59 PROPERTY CHECK
08/23/25 21:19:13 9908 - GENERAL
08/23/25 18:50:13 TRF -TRAFFIC
08/23/25 17:44:42 TRF -TRAFFIC
08/23/25 11:02:44 FOLLOW UP
08/23/25 09:12:43 TRF -TRAFFIC
08/23/25 07:38:48 9908 - GENERAL
08/23/25 07:27:08 PROPERTY CHECK
08/22/25 23:34:43 PROPERTY CHECK
08/22/25 18:37:01 9806 - CIVIL DISPUTE
08/22/25 15:57:39 2300 - LARCENY
08/22/25 14:12:15 9807 - SUSPICIOUS
08/22/25 14:10:14 5500 - HEALTH & SAFETY
08/21/25 15:42:55 2300 - LARCENY
08/21/25 14:22:24 5702 - FOLLOW UP
08/21/25 11:59:34 5500 - HEALTH & SAFETY
08/21/25 11:16:27 5500 - HEALTH & SAFETY
08/21/25 08:37:11 9504 - WIRES
08/20/25 10:04:17 5500 - HEALTH & SAFETY
08/19/25 14:05:57 9908 - GENERAL
08/19/25 11:21:48 9807 - SUSPICIOUS
08/19/25 00:14:05 9807 - SUSPICIOUS
08/18/25 23:31:17 PROPERTY CHECK
08/18/25 17:01:21 99092 - MED 2
08/18/25 16:19:16 99091 - MED 1
08/18/25 15:03:32 5701 - TRESPASSING
08/18/25 12:18:55 9808 - LOST
08/17/25 23:23:17 9807 - SUSPICIOUS
08/17/25 22:40:20 TRF - TRAFFIC
08/17/25 17:18:54 5300 - DISORDERLY
08/17/25 11:45:35 VDOM - VERBAL
08/17/25 10:46:12 9908 - GENERAL
08/16/25 17:10:39 9807 - SUSPICIOUS
08/16/25 13:44:11 9807 - SUSPICIOUS
08/16/25 13:40:35 99091 - MED 1
08/15/25 18:01:44 9806 - CIVIL DISPUTE E
08/15/25 13:59:30 99091 - MED 1
08/14/25 14:02:02 9908 - GENERAL
08/14/25 13:19:24 5500 - HEALTH & SAFETY
08/14/25 12:34:11 5500 - HEALTH & SAFETY

08/14/25 09:58:14 9807 - SUSPICIOUS
08/14/25 09:24:52 9908 - GENERAL
08/14/25 08:10:13 9807 - SUSPICIOUS
08/13/25 16:46:55 5500 - HEALTH & SAFETY
08/13/25 15:44:42 3800 - FAMILY
08/13/25 13:44:06 9806 - CIVIL DISPUTE
08/13/25 09:07:07 7000 - JUVENILE
08/13/25 00:24:14 99092 - MED 2
08/12/25 16:54:40 9908 - GENERAL
08/12/25 14:07:24 FOLLOW UP
08/11/25 21:32:23 9908 - GENERAL
08/11/25 20:29:03 1302 - DOMESTIC
08/11/25 18:39:21 9808 - LOST
08/10/25 23:43:22 PROPERTY CHECK
08/10/25 21:22:12 2300 - LARCENY
08/10/25 20:08:24 99092 - MED 2
08/10/25 19:36:36 TRF -TRAFFIC
08/10/25 17:19:19 9500 - FIRE ALL
08/10/25 15:56:39 3800 - FAMILY
08/10/25 12:39:38 9500 - FIRE ALL
08/10/25 11:54:52 PROPERTY CHECK
08/09/25 23:29:57 PROPERTY CHECK
08/09/25 17:54:09 9908A - ASSIST
08/09/25 13:21:55 9500 - FIRE ALL
08/09/25 11:38:06 TRF-TRAFFIC
08/09/25 11:11:13 PROPERTY CHECK
08/09/25 07:58:17 9908 - GENERAL
08/08/25 21:22:32 99092 - MED 2
08/08/25 21:13:54 9909P - NON
08/08/25 19:52:36 AMBT - AMBULANCE
08/08/25 17:48:50 9501 - STRUCTURE
08/08/25 17:27:03 9908 - GENERAL
08/08/25 15:45:57 FOLLOW UP
08/08/25 09:36:12 9807 - SUSPICIOUS
08/08/25 09:19:44 9909P – NON CRIINAL
08/07/25 17:07:07 5500 - HEALTH & SAFETY
08/06/25 16:47:33 99091 - MED 1
08/04/25 23:27:06 PROPERTY CHECK
08/04/25 21:15:16 99091 - MED 1
08/04/25 18:57:30 2600 - FRAUD
08/04/25 12:48:28 FOLLOW UP
08/04/25 11:20:17 5300 - DISORDERLY
08/04/25 08:31:23 9301B - PDA TRAFFIC
08/04/25 05:41:17 9301B - PDA TRAFFIC
08/03/25 20:14:29 TRF- TRAFFIC
08/03/25 18:50:21 TRF- TRAFFIC
08/03/25 17:10:10 5500 - HEALTH & SAFETY
08/02/25 23:32:18 PROPERTY CHECK
08/02/25 20:20:39 9301B - PDA TRAFFIC
08/02/25 16:54:32 9908 - GENERAL
08/02/25 16:25:51 2600 - FRAUD
08/02/25 14:27:47 99091 - MED 1
08/02/25 08:08:55 TRF-TRAFFIC
08/01/25 23:32:12 PROPERTY CHECK
08/01/25 16:17:40 9908 - GENERAL
08/01/25 11:28:37 5500 - HEALTH & SAFETY

TRAINING:

Officer Tollefson attended Supervising Patrol Critical Incidents which was offered through our training consortium. This course is designed to provide patrol supervisors with the information and tools needed to manage a critical incident prior to the arrival of a special operations team. Subject matters included; The Characteristics of a crisis, Basic law

enforcement strategy, Primary mistakes made during large-scale incidents and Managing a dynamic tactical problem methodology, Legal realities, and Crisis leadership.

Officer Colvin attended a traffic crash training. UD10's are traffic crash reports officers complete and forward to the state for traffic data purposes. Topics covered include:



- Understanding why crash data is so important
- Explaining the different crash types and how to distinguish between them
- Relationship between roadway area and the number of lanes
- Determining crash locations, including ramps, intersections, driveways, and roundabouts
- What is a unit? Definitions and explanations
- Walk through of sequence of events scenarios
- Gaining a better understanding of the Truck/Bus section
- Demonstration of CLIP (Crash Location Improvement Project)
- New changes to the UD-10

Officer Colvin also attended a Personal Protection Order and Stalking training. A Personal Protection Order (PPO) is a court order to stop threats or violence against you. A PPO can help protect you from someone who is threatening, hurting, harassing, or stalking you. You can get a PPO if you have a reasonable fear for your personal liberty or safety.

There are three types of PPOs:

- Nondomestic (Stalking) PPO
- Nondomestic Sexual Assault PPO
- Domestic Relationship PPO

PUBLIC RELATIONS:

LOPD assisted with Art in the Park festivities. The event was well attended and ran without any major incidents concerning traffic or calls for service needed. Thank you to the first responders who were present in case of an emergency and to all the vendors and volunteers that make this event possible in our community.

Department of Public Works

August 13th 2025 to September 9th 2025

Council Report

Parks & Beach

The grounds are being mowed as necessary and the beach is being cleaned free of debris daily. The grounds were sprayed again for weeds. We will be closing the beach restrooms in the coming weeks. The dock will remain in until early October. The park restrooms will remain open until late October.

Streets

We trimmed the low hanging limbs above the sidewalks and streets, in preparation for leaf collection and snow plowing. The potholes around the village were filled.

Water

Peerless Midwest completed their work on standby well #2. We are currently in the process of chlorinating, sampling, and getting the well back online. Nonpayment water shut offs went without issue. Five new meters were installed at the new condos on 3rd Ave and the water has been turned on.

DPW

We are wrapping up sidewalk replacement for the year and have now begun restoration of the lawns. We are continuing to mow tagged lawns when necessary.

Additional Comments

The final brush collection will be on October 20th. Once we have completed brush collection, we will begin collecting loose leaf piles. I would like to remind everyone that we do not begin this collection until the leaves are falling in large quantities. There are a few softwood trees around the Village that begin to lose leaves in September. You may bag those leaves and we will collect them. If you rake them curbside, they will remain there for several weeks until we begin loose leaf collection. Again; the average timeframe for loose leaf collection to begin is almost always that last week of October.

We will begin flushing water mains on the 30th of September. This will be completed by the end of the day on October 1st.

GL NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BDGT USED
		AMENDED BUDGET	08/31/2025 (ABNORMAL)	MONTH 08/31/2025 INCREASE	(DECREASE)	NORMAL	(ABNORMAL)	
Fund 101 - GENERAL FUND								
Revenues								
Dept 000 - BALANCE SHEET / GENERAL								
101-000-402.000	CURRENT REAL PROPERTY TAXES	554,560.00	173,872.86		77,224.24	380,687.14		31.35
101-000-410.000	CURRENT PERSONAL PROPERTY TAX	25,000.00	1,635.92		1,540.27	23,364.08		6.54
101-000-428.000	MANUFACTURED HOUSING FEES	420.00	177.50		27.00	242.50		42.26
101-000-447.000	PROPERTY TAX ADMINISTRATION FEE	8,000.00	2,540.06		1,139.99	5,459.94		31.75
101-000-476.000	LIQUOR LICENSE FEES	2,000.00	2,203.85		2,148.85	(203.85)		110.19
101-000-477.000	CABLE TV FRANCHISE	1,900.00	703.57		0.00	1,196.43		37.03
101-000-490.000	SPECIAL USE/ZBA PERMIT	200.00	0.00		0.00	200.00		0.00
101-000-490.001	ZONING PERMIT FEES	1,000.00	1,025.00		150.00	(25.00)		102.50
101-000-540.000	STATE GRANTS	0.00	80.17		0.00	(80.17)		100.00
101-000-542.000	METRO ACT	9,000.00	10,022.33		0.00	(1,022.33)		111.36
101-000-549.000	TREE GRANT	3,000.00	0.00		0.00	3,000.00		0.00
101-000-573.000	LOCAL COMMUNITY STABILIZATION SHARE TAX	45,000.00	41,048.20		0.00	3,951.80		91.22
101-000-574.000	STATE REVENUE SHARING	212,985.00	108,243.00		37,030.00	104,742.00		50.82
101-000-574.001	EVIP PMTS	57,000.00	26,791.00		8,933.00	30,209.00		47.00
101-000-601.000	VEHICLE RENTAL INCOME	32,500.00	0.00		0.00	32,500.00		0.00
101-000-632.000	MOWING	750.00	1,125.00		0.00	(375.00)		150.00
101-000-635.000	MAY CLEAN UP (NON-RESIDENTS)	500.00	1,170.00		0.00	(670.00)		234.00
101-000-643.000	PENALTIES & INTEREST ON TAXES	300.00	624.49		0.00	(324.49)		208.16
101-000-656.000	PARKING TICKET FEES	200.00	390.00		0.00	(190.00)		195.00
101-000-657.000	ORDINANCE FINES	2,000.00	1,084.92		74.65	915.08		54.25
101-000-665.000	INTEREST	37,500.00	23,604.80		4,917.30	13,895.20		62.95
101-000-667.000	RENTS-BUILDINGS-LAND	800.00	725.00		25.00	75.00		90.63
101-000-673.000	SALE OF FIXED ASSET	20,000.00	22,895.00		0.00	(2,895.00)		114.48
101-000-676.000	REIMBURSEMENTS	162,515.00	0.00		0.00	162,515.00		0.00
101-000-684.000	MISC REVENUE	500.00	358.90		0.00	141.10		71.78
101-000-684.001	MISC REVENUE-MISC REVENUE GENERAL	8,000.00	3,233.39		0.00	4,766.61		40.42
101-000-684.010	MISC REVENUE-POLICE	250.00	2,569.45		0.00	(2,319.45)		1,027.78
Total Dept 000 - BALANCE SHEET / GENERAL		1,185,880.00	426,124.41		133,210.30	759,755.59		35.93
TOTAL REVENUES		1,185,880.00	426,124.41		133,210.30	759,755.59		35.93
Expenditures								
Dept 101 - GOVERNING BODY								
101-101-702.708	TRUSTEE MEETING FEES	9,000.00	4,875.00		600.00	4,125.00		54.17
101-101-710.000	EMPLOYER FICA	0.00	372.92		45.89	(372.92)		100.00
101-101-723.000	WORKMEN'S COMPENSATION	60.00	30.64		0.00	29.36		51.07
101-101-750.000	DUES & MEMBERSHIPS	2,200.00	2,200.00		0.00	0.00		100.00
101-101-752.000	EDUCATION & TRAINING	1,500.00	1,560.00		1,560.00	(60.00)		104.00
101-101-963.000	MISC EXPENSE	250.00	0.00		0.00	250.00		0.00
101-101-970.000	CAPITAL OUTLAY	2,000.00	1,574.75		0.00	425.25		78.74
Total Dept 101 - GOVERNING BODY		15,010.00	10,613.31		2,205.89	4,396.69		70.71
Dept 172 - MANAGERS								
101-172-702.001	DEPT HEAD WAGES	68,527.00	1,905.99		679.20	66,621.01		2.78
101-172-710.000	EMPLOYER FICA	5,250.00	134.91		47.99	5,115.09		2.57
101-172-711.000	EMPLOYERS SHARE OF PENSION	6,855.00	190.60		67.92	6,664.40		2.78
101-172-712.000	HEALTH INSURANCE EXPENSE	14,000.00	0.00		0.00	14,000.00		0.00
101-172-712.001	HEALTH INS EXPENSE-HEALTH SAVINGS	4,950.00	0.00		0.00	4,950.00		0.00
101-172-713.000	DENTAL INSURANCE EXPENSE	1,200.00	0.00		0.00	1,200.00		0.00
101-172-714.000	OPTICAL PLAN EXPENSE	130.00	0.00		0.00	130.00		0.00
101-172-720.000	DISABILITY INSURANCE	1,255.00	0.00		0.00	1,255.00		0.00

GL NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BDGT USED
		AMENDED BUDGET	NORMAL (ABNORMAL)	MONTH 08/31/2025 INCREASE (DECREASE)	NORMAL (ABNORMAL)	BALANCE		
Fund 101 - GENERAL FUND								
Expenditures								
101-172-721.000	LIFE INSURANCE EXPENSE	285.00	0.00	0.00	285.00	0.00		
101-172-723.000	WORKMEN'S COMPENSATION	115.00	114.88	0.00	0.12	99.90		
101-172-727.000	OFFICE SUPPLIES	1,000.00	99.95	19.99	900.05	10.00		
101-172-730.000	MEALS & MILEAGE	200.00	151.47	0.00	48.53	75.74		
101-172-750.000	DUES & MEMBERSHIPS	750.00	0.00	0.00	750.00	0.00		
101-172-752.000	EDUCATION & TRAINING	5,000.00	384.85	10.00	4,615.15	7.70		
101-172-801.000	CONTRACTED SERVICES	57,000.00	38,497.33	5,948.80	18,502.67	67.54		
101-172-850.000	COMMUNICATION EXPENSE	1,200.00	446.07	80.45	753.93	37.17		
101-172-970.000	CAPITAL OUTLAY	0.00	299.00	0.00	(299.00)	100.00		
Total Dept 172 - MANAGERS		167,717.00	42,225.05	6,854.35	125,491.95	25.18		
Dept 261 - GENERAL ADMINISTRATION								
101-261-702.001	DEPT HEAD WAGES	81,500.00	40,685.40	6,268.38	40,814.60	49.92		
101-261-710.000	EMPLOYER FICA	6,250.00	2,654.40	452.80	3,595.60	42.47		
101-261-711.000	EMPLOYERS SHARE OF PENSION	8,150.00	4,068.55	626.84	4,081.45	49.92		
101-261-712.000	HEALTH INSURANCE EXPENSE	18,470.00	10,129.76	1,542.76	8,340.24	54.84		
101-261-712.001	HEALTH INS EXPENSE-HEALTH SAVINGS	4,950.00	0.00	0.00	4,950.00	0.00		
101-261-713.000	DENTAL INSURANCE EXPENSE	1,095.00	537.12	89.52	557.88	49.05		
101-261-714.000	OPTICAL PLAN EXPENSE	160.00	76.80	12.80	83.20	48.00		
101-261-720.000	DISABILITY INSURANCE	900.00	549.09	107.49	350.91	61.01		
101-261-721.000	LIFE INSURANCE EXPENSE	260.00	196.98	21.32	63.02	75.76		
101-261-723.000	WORKMEN'S COMPENSATION	135.00	134.86	0.00	0.14	99.90		
101-261-727.000	OFFICE SUPPLIES	2,000.00	637.72	25.28	1,362.28	31.89		
101-261-728.000	SUPPLIES	0.00	111.30	0.00	(111.30)	100.00		
101-261-730.000	MEALS & MILEAGE	200.00	50.82	0.00	149.18	25.41		
101-261-740.000	POSTAGE	1,500.00	2,388.24	809.68	(888.24)	159.22		
101-261-750.000	DUES & MEMBERSHIPS	200.00	290.00	250.00	(90.00)	145.00		
101-261-752.000	EDUCATION & TRAINING	3,500.00	1,668.40	0.00	1,831.60	47.67		
101-261-755.000	MEADOWBROOK INSURANCE	13,500.00	13,376.00	0.00	124.00	99.08		
101-261-801.000	CONTRACTED SERVICES	8,549.00	10,129.62	0.00	(1,580.62)	118.49		
101-261-805.000	ATTORNEY FEES	2,000.00	1,025.00	0.00	975.00	51.25		
101-261-806.000	AUDIT SERVICES	14,800.00	0.00	0.00	14,800.00	0.00		
101-261-850.000	COMMUNICATION EXPENSE	1,000.00	2,811.40	419.33	(1,811.40)	281.14		
101-261-880.000	COMMUNITY PROMOTION	7,000.00	0.00	0.00	7,000.00	0.00		
101-261-957.000	COUNTY DRAIN	6,000.00	0.00	0.00	6,000.00	0.00		
101-261-963.000	MISC EXPENSE	0.00	600.00	0.00	(600.00)	100.00		
101-261-980.002	SOFTWARE	0.00	467.00	97.00	(467.00)	100.00		
Total Dept 261 - GENERAL ADMINISTRATION		182,119.00	92,588.46	10,723.20	89,530.54	50.84		
Dept 265 - PAGE MEMORIAL BUILDING								
101-265-702.000	WAGES	11,700.00	6,065.71	538.89	5,634.29	51.84		
101-265-702.706	PART TIME WAGES	350.00	346.51	0.00	3.49	99.00		
101-265-710.000	EMPLOYER FICA	922.00	470.70	39.57	451.30	51.05		
101-265-711.000	EMPLOYERS SHARE OF PENSION	1,170.00	755.07	80.38	414.93	64.54		
101-265-723.000	WORKMEN'S COMPENSATION	160.00	17.64	0.00	142.36	11.03		
101-265-728.000	SUPPLIES	1,000.00	0.00	0.00	1,000.00	0.00		
101-265-750.000	MEADOWBROOK INSURANCE	1,100.00	1,925.00	0.00	(825.00)	175.00		
101-265-850.000	COMMUNICATION EXPENSE	1,200.00	595.37	105.39	604.63	49.61		
101-265-920.000	GAS AND ELECTRIC	7,000.00	3,896.91	611.43	3,103.09	55.67		
101-265-931.001	MAINTENANCE/REPAIR-BUILDING	4,000.00	208.93	125.00	3,791.07	5.22		
101-265-931.002	MAINTENANCE/REPAIR-EQUIPMENT	2,500.00	534.71	0.00	1,965.29	21.39		
101-265-931.003	MAINTENANCE-LANDSCAPING & GROUNDS	3,500.00	323.08	0.00	3,176.92	9.23		

GL NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	08/31/2025 (ABNORMAL)	MONTH 08/31/2025 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 101 - GENERAL FUND						
Expenditures						
101-265-980.001	HARDWARE	1,500.00	0.00	0.00	1,500.00	0.00
Total Dept 265 - PAGE MEMORIAL BUILDING		36,102.00	15,139.63	1,500.66	20,962.37	41.94
Dept 301 - POLICE						
101-301-702.001	DEPARTMENT HEAD WAGES	86,825.00	42,732.18	6,668.38	44,092.82	49.22
101-301-702.704	FULL TIME WAGES	187,125.00	62,191.35	9,674.30	124,933.65	33.24
101-301-702.705	OVER TIME WAGES	1,000.00	3,042.91	450.68	(2,042.91)	304.29
101-301-702.706	PART TIME WAGES	25,500.00	12,215.56	1,979.84	13,284.44	47.90
101-301-702.717	NO FRINGE BENEFIT INCENTIVE	6,600.00	6,600.00	0.00	0.00	100.00
101-301-710.000	EMPLOYER FICA	22,870.00	9,597.62	1,420.59	13,272.38	41.97
101-301-711.000	EMPLOYERS SHARE OF PENSION	29,900.00	5,007.45	1,857.40	24,892.55	16.75
101-301-712.000	HEALTH INSURANCE EXPENSE	21,500.00	4,925.38	898.70	16,574.62	22.91
101-301-712.001	HEALTH INS EXPENSE-HEALTH SAVINGS	9,900.00	0.00	0.00	9,900.00	0.00
101-301-713.000	DENTAL INSURANCE EXPENSE	2,090.00	600.06	100.01	1,489.94	28.71
101-301-714.000	OPTICAL PLAN EXPENSE	300.00	64.98	10.83	235.02	21.66
101-301-716.000	WELLNESS PROGRAM	360.00	0.00	0.00	360.00	0.00
101-301-720.000	DISABILITY INSURANCE	3,800.00	1,540.29	510.04	2,259.71	40.53
101-301-721.000	LIFE INSURANCE EXPENSE	1,125.00	373.44	62.24	751.56	33.19
101-301-723.000	WORKMEN'S COMPENSATION	3,500.00	3,065.13	0.00	434.87	87.58
101-301-724.001	TUITION REIMBURSEMENT	2,000.00	0.00	0.00	2,000.00	0.00
101-301-727.000	OFFICE SUPPLIES	750.00	266.98	0.00	483.02	35.60
101-301-728.000	SUPPLIES	2,000.00	495.73	23.31	1,504.27	24.79
101-301-729.000	RESERVE SUPPLIES	250.00	0.00	0.00	250.00	0.00
101-301-730.000	MEALS & MILEAGE	500.00	516.32	54.91	(16.32)	103.26
101-301-731.000	VESTS	1,000.00	0.00	0.00	1,000.00	0.00
101-301-741.000	MEDICAL & PHYSICALS	2,000.00	0.00	0.00	2,000.00	0.00
101-301-744.000	CLOTHING EXPENSE	2,000.00	485.50	0.00	1,514.50	24.28
101-301-745.000	UNIFORM CLEANING	300.00	0.00	0.00	300.00	0.00
101-301-750.000	DUES & MEMBERSHIPS	525.00	175.00	0.00	350.00	33.33
101-301-751.000	GASOLINE PURCHASES	9,500.00	2,341.90	479.98	7,158.10	24.65
101-301-752.000	EDUCATION & TRAINING	5,000.00	2,075.45	175.00	2,924.55	41.51
101-301-752.001	RANGE QUALIFICATION	1,500.00	0.00	0.00	1,500.00	0.00
101-301-752.002	CPE TRAINING	4,500.00	0.00	0.00	4,500.00	0.00
101-301-755.000	MEADOWBROOK INSURANCE	6,600.00	6,998.00	0.00	(398.00)	106.03
101-301-801.000	CONTRACTED SERVICES	3,000.00	1,421.87	150.00	1,578.13	47.40
101-301-805.000	ATTORNEY FEES	1,000.00	0.00	0.00	1,000.00	0.00
101-301-850.000	COMMUNICATION EXPENSE	6,750.00	3,108.02	529.99	3,641.98	46.04
101-301-880.000	COMMUNITY PROMOTION	350.00	0.00	0.00	350.00	0.00
101-301-931.002	MAINTENANCE/REPAIR-EQUIPMENT	1,500.00	54.67	0.00	1,445.33	3.64
101-301-931.004	MAINTENANCE/REPAIR-VEHICLE	3,500.00	2,766.10	0.00	733.90	79.03
101-301-980.002	SOFTWARE	1,500.00	624.00	104.00	876.00	41.60
Total Dept 301 - POLICE		458,420.00	173,285.89	25,150.20	285,134.11	37.80
Dept 441 - PUBLIC WORKS						
101-441-702.001	DEPT HEAD WAGES	36,355.00	18,165.53	2,796.26	18,189.47	49.97
101-441-702.704	FULL TIME WAGES	86,175.00	27,222.39	3,965.89	58,952.61	31.59
101-441-702.705	OVER TIME WAGES	1,000.00	0.00	0.00	1,000.00	0.00
101-441-702.706	PART TIME WAGES	2,225.00	2,546.39	406.72	(321.39)	114.44
101-441-702.717	NO FRINGE BENEFIT INCENTIVE	6,000.00	0.00	0.00	6,000.00	0.00
101-441-710.000	EMPLOYER FICA	9,550.00	3,937.38	531.89	5,612.62	41.23
101-441-711.000	EMPLOYERS SHARE OF PENSION	12,375.00	6,560.71	1,033.16	5,814.29	53.02
101-441-712.000	HEALTH INSURANCE EXPENSE	17,850.00	14,272.47	2,251.32	3,577.53	79.96

PERIOD ENDING 08/31/2025

Dept 728 - ECONOMIC DEVELOPMENT

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DB: Lake Odessa Vil								
G/L NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BDGT
		AMENDED BUDGET	08/31/2025 (NORMAL (ABNORMAL))	MONTH 08/31/2025 INCREASE (DECREASE)	NORMAL (ABNORMAL)	BALANCE		
Fund 101 - GENERAL FUND								
Expenditures								
101-728-801.000	CONTRACTED SERVICES	2,000.00	2,000.00	0.00	0.00	100.00		
Total Dept 728 - ECONOMIC DEVELOPMENT		2,000.00	2,000.00	0.00	0.00	100.00		
Dept 751 - PARKS AND RECREATION								
101-751-702.001	DEPT HEAD WAGES	14,550.00	7,266.25	1,118.52	7,283.75	49.94		
101-751-702.704	FULL TIME WAGES	28,620.00	11,347.30	2,795.64	17,272.70	39.65		
101-751-702.706	PART TIME WAGES	8,700.00	6,233.43	1,224.97	2,466.57	71.65		
101-751-710.000	EMPLOYER FICA	3,975.00	1,851.57	379.86	2,123.43	46.58		
101-751-711.000	EMPLOYERS SHARE OF PENSION	4,800.00	2,945.76	587.56	1,854.24	61.37		
101-751-723.000	WORKMEN'S COMPENSATION	668.00	109.55	0.00	558.45	16.40		
101-751-728.000	SUPPLIES	2,000.00	1,173.05	0.00	826.95	58.65		
101-751-755.000	MEADOWBROOK INSURANCE	2,340.00	898.00	0.00	1,442.00	38.38		
101-751-801.000	CONTRACTED SERVICES	46,000.00	0.00	0.00	46,000.00	0.00		
101-751-882.000	SWIFTY'S PLACE	250.00	0.00	0.00	250.00	0.00		
101-751-920.000	GAS AND ELECTRIC	3,800.00	2,032.14	347.81	1,767.86	53.48		
101-751-931.001	MAINTENANCE/REPAIR-BUILDING	5,000.00	2,373.86	0.00	2,626.14	47.48		
101-751-931.002	MAINTENANCE/REPAIR-EQUIPMENT	2,500.00	755.41	607.98	1,744.59	30.22		
101-751-931.003	MAINTENANCE-LANDSCAPING & GROUNDS	7,500.00	3,038.81	0.00	4,461.19	40.52		
101-751-970.000	CAPITAL OUTLAY	20,000.00	18,576.70	7,274.67	1,423.30	92.88		
Total Dept 751 - PARKS AND RECREATION		150,703.00	58,601.83	14,337.01	92,101.17	38.89		
TOTAL EXPENDITURES		1,331,841.00	537,771.14	77,904.28	794,069.86	40.38		
Fund 101 - GENERAL FUND:								
TOTAL REVENUES		1,185,880.00	426,124.41	133,210.30	759,755.59	35.93		
TOTAL EXPENDITURES		1,331,841.00	537,771.14	77,904.28	794,069.86	40.38		
NET OF REVENUES & EXPENDITURES		(145,961.00)	(111,646.73)	55,306.02	(34,314.27)	76.49		

GL NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	08/31/2025 (ABNORMAL)	MONTH 08/31/2025 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 202 - MAJOR STREET FUND						
Revenues						
Dept 000 - BALANCE SHEET / GENERAL						
202-000-546.000	ACT 51 / STREETS	224,750.00	111,368.29	18,816.98	113,381.71	49.55
202-000-665.000	INTEREST	4,000.00	7,246.59	2,119.52	(3,246.59)	181.16
Total Dept 000 - BALANCE SHEET / GENERAL		228,750.00	118,614.88	20,936.50	110,135.12	51.85
TOTAL REVENUES		228,750.00	118,614.88	20,936.50	110,135.12	51.85
Expenditures						
Dept 449 - STREET DEPT (ACT 51)						
202-449-702.001	DEPT HEAD WAGES	5,460.00	2,724.87	419.46	2,735.13	49.91
202-449-710.000	EMPLOYER FICA	420.00	208.44	32.09	211.56	49.63
202-449-711.000	EMPLOYERS SHARE OF PENSION	546.00	569.52	94.92	(23.52)	104.31
202-449-712.002	ADMIN BENEFITS	205.00	103.11	22.96	101.89	50.30
202-449-731.000	COLD/HOT PATCH	1,200.00	0.00	0.00	1,200.00	0.00
202-449-734.000	SALT/SAND ROADS	3,700.00	1,745.70	0.00	1,954.30	47.18
202-449-801.000	CONTRACTED SERVICES	24,800.00	17,235.00	500.00	7,565.00	69.50
202-449-863.000	STREET STRIPING	4,500.00	422.93	0.00	4,077.07	9.40
202-449-865.000	STREET SIGNS	1,000.00	0.00	0.00	1,000.00	0.00
202-449-944.867	VEHICLE RENTAL - STREET REPAIRS	14,000.00	0.00	0.00	14,000.00	0.00
202-449-944.869	VEHICLE RENTAL - SNOW REMOVAL	8,000.00	0.00	0.00	8,000.00	0.00
202-449-963.000	MISC EXPENSE	2,500.00	39.95	0.00	2,460.05	1.60
202-449-970.006	STREET REPAIRS	90,000.00	57,900.00	0.00	32,100.00	64.33
202-449-995.000	TRANSFERS OUT	75,000.00	0.00	0.00	75,000.00	0.00
202-449-995.005	ADMINISTRATIVE REIMBURSEMENT	8,369.00	0.00	0.00	8,369.00	0.00
Total Dept 449 - STREET DEPT (ACT 51)		239,700.00	80,949.52	1,069.43	158,750.48	33.77
Dept 450 - MAINTENANCE / CONSTRUCTION						
202-450-702.001	MAINTENANCE WAGES	7,410.00	4,044.21	908.56	3,365.79	54.58
202-450-710.000	MAINTENANCE EMPLOYER FICA	570.00	299.29	66.62	270.71	52.51
202-450-711.000	MAINTENANCE ER SHARE OF PENSION	741.00	340.85	83.17	400.15	46.00
202-450-712.002	MAINTENANCE BENEFITS	1,280.00	0.00	0.00	1,280.00	0.00
Total Dept 450 - MAINTENANCE / CONSTRUCTION		10,001.00	4,684.35	1,058.35	5,316.65	46.84
Dept 869 - SNOW REMOVAL						
202-869-702.001	SNOW REMOVAL WAGES	4,165.00	0.00	0.00	4,165.00	0.00
202-869-710.000	SNOW REMOVAL EMPLOYER FICA	320.00	0.00	0.00	320.00	0.00
202-869-711.000	SNOW REMOVAL SHARE OF PENSION	420.00	0.00	0.00	420.00	0.00
202-869-712.002	SNOW REMOVAL BENEFITS	715.00	0.00	0.00	715.00	0.00
Total Dept 869 - SNOW REMOVAL		5,620.00	0.00	0.00	5,620.00	0.00
TOTAL EXPENDITURES		255,321.00	85,633.87	2,127.78	169,687.13	33.54
Fund 202 - MAJOR STREET FUND:						
TOTAL REVENUES		228,750.00	118,614.88	20,936.50	110,135.12	51.85
TOTAL EXPENDITURES		255,321.00	85,633.87	2,127.78	169,687.13	33.54

GL NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BDGT USED
		AMENDED BUDGET	08/31/2025 (ABNORMAL)	MONTH INCREASE	08/31/2025 (DECREASE)	NORMAL	BALANCE (ABNORMAL)	
Fund 202 - MAJOR STREET FUND								
NET OF REVENUES & EXPENDITURES		(26,571.00)	32,981.01		18,808.72		(59,552.01)	124.12

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REVENUE AND EXPENDITURE REPORT FOR LAKE ODESSA VILLAGE

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GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 08/31/2025 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 08/31/2025 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 203 - LOCAL STREET FUND						
Revenues						
Dept 000 - BALANCE SHEET / GENERAL						
203-000-546.000	ACT 51 / STREETS	78,500.00	38,970.71	6,584.69	39,529.29	49.64
203-000-665.000	INTEREST	2,750.00	3,411.43	981.83	(661.43)	124.05
203-000-684.000	MISC REVENUE	42,500.00	46,690.27	0.00	(4,190.27)	109.86
203-000-699.000	TRANSFERS IN	75,000.00	0.00	0.00	75,000.00	0.00
Total Dept 000 - BALANCE SHEET / GENERAL		198,750.00	89,072.41	7,566.52	109,677.59	44.82
TOTAL REVENUES		198,750.00	89,072.41	7,566.52	109,677.59	44.82
Expenditures						
Dept 449 - STREET DEPT (ACT 51)						
203-449-702.001	DEPT HEAD WAGES	7,275.00	3,633.10	559.25	3,641.90	49.94
203-449-710.000	EMPLOYER FICA	560.00	277.93	42.78	282.07	49.63
203-449-711.000	EMPLOYERS SHARE OF PENSION	730.00	759.36	126.56	(29.36)	104.02
203-449-712.002	ADMIN BENEFITS	275.00	137.50	30.60	137.50	50.00
203-449-731.000	COLD/HOT PATCH	1,200.00	0.00	0.00	1,200.00	0.00
203-449-734.000	SALT/SAND ROADS	3,700.00	1,745.70	0.00	1,954.30	47.18
203-449-801.000	CONTRACTED SERVICES	98,019.00	43,382.45	8,207.50	54,636.55	44.26
203-449-863.000	STREET STRIPING	1,500.00	422.92	0.00	1,077.08	28.19
203-449-865.000	STREET SIGNS	1,000.00	0.00	0.00	1,000.00	0.00
203-449-866.000	STREET RE-SURFACING	75,000.00	47,000.00	0.00	28,000.00	62.67
203-449-944.867	VEHICLE RENTAL - STREET REPAIRS	12,000.00	0.00	0.00	12,000.00	0.00
203-449-944.869	VEHICLE RENTAL - SNOW REMOVAL	5,000.00	0.00	0.00	5,000.00	0.00
203-449-963.000	MISC EXPENSE	2,000.00	119.69	119.69	1,880.31	5.98
203-449-995.005	ADMINISTRATIVE REIMBURSEMENT	6,160.00	0.00	0.00	6,160.00	0.00
Total Dept 449 - STREET DEPT (ACT 51)		214,419.00	97,478.65	9,086.38	116,940.35	45.46
Dept 450 - MAINTENANCE / CONSTRUCTION						
203-450-702.001	MAINTENANCE WAGES	9,900.00	13,781.95	4,356.05	(3,881.95)	139.21
203-450-710.000	MAINTENANCE EMPLOYER FICA	760.00	1,012.21	316.62	(252.21)	133.19
203-450-711.000	MAINTENANCE ER SHARE OF PENSION	990.00	1,136.36	380.29	(146.36)	114.78
203-450-712.002	MAINTENANCE BENEFITS	1,750.00	0.00	0.00	1,750.00	0.00
Total Dept 450 - MAINTENANCE / CONSTRUCTION		13,400.00	15,930.52	5,052.96	(2,530.52)	118.88
Dept 869 - SNOW REMOVAL						
203-869-702.001	SNOW REMOVAL WAGES	4,840.00	0.00	0.00	4,840.00	0.00
203-869-710.000	SNOW REMOVAL FICA	370.00	0.00	0.00	370.00	0.00
203-869-711.000	SNOW REMOVAL SHARE OF PENSION	484.00	0.00	0.00	484.00	0.00
203-869-712.002	SNOW REMOVAL BENEFITS	910.00	0.00	0.00	910.00	0.00
Total Dept 869 - SNOW REMOVAL		6,604.00	0.00	0.00	6,604.00	0.00
TOTAL EXPENDITURES		234,423.00	113,409.17	14,139.34	121,013.83	48.38
Fund 203 - LOCAL STREET FUND:						
TOTAL REVENUES		198,750.00	89,072.41	7,566.52	109,677.59	44.82

GL NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BDGT
		AMENDED BUDGET	08/31/2025	MONTH	08/31/2025	NORMAL	BALANCE	
Fund 203 - LOCAL STREET FUND								
TOTAL EXPENDITURES		234,423.00	113,409.17		14,139.34		121,013.83	48.38
NET OF REVENUES & EXPENDITURES		(35,673.00)	(24,336.76)		(6,572.82)		(11,336.24)	68.22

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G/L NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BDGT USED
		AMENDED BUDGET	08/31/2025 NORMAL (ABNORMAL)	MONTH 08/31/2025 INCREASE (DECREASE)	NORMAL (ABNORMAL)	BALANCE		
Fund 204 - GENERAL HWY								
Revenues								
Dept 000 - BALANCE SHEET / GENERAL								
204-000-402.000	CURRENT REAL PROPERTY TAXES	248,525.00	77,920.21	34,607.61	170,604.79	31.35		
204-000-410.000	CURRENT PERSONAL PROPERTY TAX	12,000.00	733.12	690.26	11,266.88	6.11		
204-000-573.000	LOCAL COMMUNITY STABILIZATION SHARE TAX	22,000.00	27,483.43	0.00	(5,483.43)	124.92		
204-000-665.000	INTEREST	5,000.00	6,688.73	1,728.41	(1,688.73)	133.77		
Total Dept 000 - BALANCE SHEET / GENERAL		287,525.00	112,825.49	37,026.28	174,699.51	39.24		
TOTAL REVENUES		287,525.00	112,825.49	37,026.28	174,699.51	39.24		
Expenditures								
Dept 446 - HIGHWAYS, STREETS (NOT ACT 51)								
204-446-970.000	SIDEWALK REPLACEMENT PROGRAM	15,000.00	9,661.23	4,174.93	5,338.77	64.41		
204-446-991.000	CAPITAL IMPROV BOND II - PRIN	119,200.00	119,200.00	0.00	0.00	100.00		
204-446-994.000	CAP IMPROV BOND II INTEREST	7,200.00	4,130.45	0.00	3,069.55	57.37		
204-446-995.005	ADMINISTRATIVE REIMBURSEMENT	58,620.00	0.00	0.00	58,620.00	0.00		
Total Dept 446 - HIGHWAYS, STREETS (NOT ACT 51)		200,020.00	132,991.68	4,174.93	67,028.32	66.49		
Dept 450 - MAINTENANCE / CONSTRUCTION								
204-450-702.001	STREET ADMIN SALARY	9,100.00	4,541.35	699.07	4,558.65	49.90		
204-450-710.000	STREET ADMIN FICA	700.00	347.40	53.48	352.60	49.63		
204-450-711.000	EMPLOYERS SHARE OF PENSION	910.00	949.20	158.20	(39.20)	104.31		
204-450-712.002	STREET ADMIN BENEFITS	350.00	171.85	38.25	178.15	49.10		
Total Dept 450 - MAINTENANCE / CONSTRUCTION		11,060.00	6,009.80	949.00	5,050.20	54.34		
TOTAL EXPENDITURES		211,080.00	139,001.48	5,123.93	72,078.52	65.85		
Fund 204 - GENERAL HWY:								
TOTAL REVENUES		287,525.00	112,825.49	37,026.28	174,699.51	39.24		
TOTAL EXPENDITURES		211,080.00	139,001.48	5,123.93	72,078.52	65.85		
NET OF REVENUES & EXPENDITURES		76,445.00	(26,175.99)	31,902.35	102,620.99	34.24		

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G/L NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BDGT USED
		AMENDED BUDGET	08/31/2025 NORMAL (ABNORMAL)	MONTH 08/31/2025 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)			
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY								
Revenues								
Dept 000 - BALANCE SHEET / GENERAL								
248-000-402.000	CURRENT REAL PROPERTY TAXES	56,000.00	0.00	0.00	56,000.00	0.00		
248-000-665.000	INTEREST	625.00	42.91	8.42	582.09	6.87		
Total Dept 000 - BALANCE SHEET / GENERAL		56,625.00	42.91	8.42	56,582.09	0.08		
TOTAL REVENUES		56,625.00	42.91	8.42	56,582.09	0.08		
Expenditures								
Dept 275 - DDA								
248-275-727.000	OFFICE SUPPLIES	50.00	43.67	0.00	6.33	87.34		
248-275-740.000	POSTAGE	25.00	0.00	0.00	25.00	0.00		
248-275-750.000	DUES & MEMBERSHIPS	50.00	40.00	0.00	10.00	80.00		
248-275-752.000	EDUCATION & TRAINING	500.00	0.00	0.00	500.00	0.00		
248-275-801.000	CONTRACTED SERVICES	10,500.00	6,640.13	35.23	3,859.87	63.24		
248-275-805.000	ATTORNEY FEES	3,000.00	1,541.00	0.00	1,459.00	51.37		
248-275-806.000	AUDIT SERVICES	200.00	0.00	0.00	200.00	0.00		
248-275-881.000	ADVERTISING	750.00	750.00	0.00	0.00	100.00		
248-275-955.000	MISCELLANEOUS EXPENSE	30,000.00	208.79	0.00	29,791.21	0.70		
248-275-967.000	BEAUTIFICATION	42,000.00	3,844.66	169.71	38,155.34	9.15		
248-275-967.002	CHRISTMAS DECORATIONS	2,000.00	0.00	0.00	2,000.00	0.00		
248-275-995.005	ADMINISTRATIVE REIMBURSEMENT	5,000.00	0.00	0.00	5,000.00	0.00		
Total Dept 275 - DDA		94,075.00	13,068.25	204.94	81,006.75	13.89		
TOTAL EXPENDITURES		94,075.00	13,068.25	204.94	81,006.75	13.89		
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:								
TOTAL REVENUES		56,625.00	42.91	8.42	56,582.09	0.08		
TOTAL EXPENDITURES		94,075.00	13,068.25	204.94	81,006.75	13.89		
NET OF REVENUES & EXPENDITURES		(37,450.00)	(13,025.34)	(196.52)	(24,424.66)	34.78		

GL NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BDGT USED
		AMENDED BUDGET	08/31/2025 NORMAL (ABNORMAL)	MONTH 08/31/2025 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)			
Fund 259 - 302 POLICE TRAINING								
Revenues								
Dept 000 - BALANCE SHEET / GENERAL								
259-000-540.000	STATE GRANTS	800.00	0.00	0.00	800.00	0.00		
259-000-665.000	INTEREST	0.00	0.54	0.02	(0.54)	100.00		
Total Dept 000 - BALANCE SHEET / GENERAL		800.00	0.54	0.02	799.46	0.07		
TOTAL REVENUES		800.00	0.54	0.02	799.46	0.07		
Expenditures								
Dept 301 - POLICE								
259-301-752.000	EDUCATION & TRAINING	988.00	182.44	0.00	805.56	18.47		
Total Dept 301 - POLICE		988.00	182.44	0.00	805.56	18.47		
TOTAL EXPENDITURES		988.00	182.44	0.00	805.56	18.47		
Fund 259 - 302 POLICE TRAINING:								
TOTAL REVENUES		800.00	0.54	0.02	799.46	0.07		
TOTAL EXPENDITURES		988.00	182.44	0.00	805.56	18.47		
NET OF REVENUES & EXPENDITURES		(188.00)	(181.90)	0.02	(6.10)	96.76		

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G/L NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 08/31/2025 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 08/31/2025 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 290 - ARTS						
Revenues						
Dept 000 - BALANCE SHEET / GENERAL						
290-000-540.000	STATE GRANTS	10,000.00	0.00	0.00	10,000.00	0.00
290-000-602.003	FOOD BOOTH FEES	300.00	510.00	0.00	(210.00)	170.00
290-000-602.290	ART IN THE PARK REVENUE	6,500.00	4,730.00	1,980.00	1,770.00	72.77
290-000-665.000	INTEREST	350.00	22.88	3.76	327.12	6.54
290-000-674.000	DONATIONS-PRIVATE SOURCES	7,500.00	4,950.00	0.00	2,550.00	66.00
290-000-684.000	MISC REVENUE	0.00	50.00	50.00	(50.00)	100.00
Total Dept 000 - BALANCE SHEET / GENERAL		24,650.00	10,262.88	2,033.76	14,387.12	41.63
TOTAL REVENUES		24,650.00	10,262.88	2,033.76	14,387.12	41.63
Expenditures						
Dept 752 - ARTS						
290-752-727.000	OFFICE SUPPLIES	100.00	0.00	0.00	100.00	0.00
290-752-728.000	SUPPLIES	600.00	179.42	179.42	420.58	29.90
290-752-740.000	POSTAGE	100.00	70.85	0.00	29.15	70.85
290-752-770.000	CREDIT CARD FEES	100.00	(39.41)	(48.25)	139.41	(39.41)
290-752-793.000	OPERATING EXPENSE	100.00	40.00	0.00	60.00	40.00
290-752-794.000	T-SHIRTS	500.00	746.54	33.04	(246.54)	149.31
290-752-795.000	SOUND	1,800.00	1,886.70	0.00	(86.70)	104.82
290-752-798.000	CONCESSIONS SUPPLIES	350.00	515.75	515.75	(165.75)	147.36
290-752-803.000	SECURITY	150.00	150.00	150.00	0.00	100.00
290-752-806.000	AUDIT SERVICES	150.00	0.00	0.00	150.00	0.00
290-752-851.000	RADIOS	150.00	144.00	0.00	6.00	96.00
290-752-852.000	TELEPHONE	550.00	262.14	43.69	287.86	47.66
290-752-881.000	ADVERTISING	8,400.00	6,410.70	4,475.80	1,989.30	76.32
290-752-883.000	PUBLIC ART PROJECT	13,000.00	2,099.00	0.00	10,901.00	16.15
290-752-890.001	CLEAN UP	940.00	0.00	0.00	940.00	0.00
290-752-895.000	KIDS AREA	500.00	337.50	144.19	162.50	67.50
290-752-898.000	ENTERTAINMENT	1,800.00	2,300.00	200.00	(500.00)	127.78
290-752-953.000	PORT A POTTY	625.00	460.00	0.00	165.00	73.60
290-752-955.000	GOLF CART RENTALS	1,600.00	1,475.00	0.00	125.00	92.19
290-752-956.000	TENT, TABLES, CHAIR RENTALS	750.00	556.00	40.00	194.00	74.13
290-752-963.000	MISCELLANEOUS EXPENSE	50.00	209.83	0.00	(159.83)	419.66
290-752-964.000	REFUND/REIMBURSEMENTS	200.00	512.45	0.00	(312.45)	256.23
290-752-967.000	PROJECT COSTS	2,400.00	0.00	0.00	2,400.00	0.00
Total Dept 752 - ARTS		34,915.00	18,316.47	5,733.64	16,598.53	52.46
TOTAL EXPENDITURES		34,915.00	18,316.47	5,733.64	16,598.53	52.46
Fund 290 - ARTS:						
TOTAL REVENUES		24,650.00	10,262.88	2,033.76	14,387.12	41.63
TOTAL EXPENDITURES		34,915.00	18,316.47	5,733.64	16,598.53	52.46
NET OF REVENUES & EXPENDITURES		(10,265.00)	(8,053.59)	(3,699.88)	(2,211.41)	78.46

GL NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BDGT USED
		AMENDED BUDGET	08/31/2025 NORMAL (ABNORMAL)	MONTH INCREASE	08/31/2025 (DECREASE)	NORMAL BALANCE	(ABNORMAL)	
Fund 590 - SEWER FUND								
Revenues								
Dept 000 - BALANCE SHEET / GENERAL								
590-000-590.603	SEWER NSF REVENUE	0.00	35.00		35.00		(35.00)	100.00
590-000-614.000	SEWER REVENUE	0.00	708,580.76		209.39		(708,580.76)	100.00
590-000-615.000	SEWER PENALTIES	0.00	7,562.65		4,299.44		(7,562.65)	100.00
590-000-619.000	LAB TESTING REVENUE	0.00	80.00		0.00		(80.00)	100.00
Total Dept 000 - BALANCE SHEET / GENERAL		0.00	716,258.41		4,543.83		(716,258.41)	100.00
TOTAL REVENUES		0.00	716,258.41		4,543.83		(716,258.41)	100.00
Fund 590 - SEWER FUND:								
TOTAL REVENUES		0.00	716,258.41		4,543.83		(716,258.41)	100.00
TOTAL EXPENDITURES		0.00	0.00		0.00		0.00	0.00
NET OF REVENUES & EXPENDITURES		0.00	716,258.41		4,543.83		(716,258.41)	100.00

GL NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	08/31/2025 (ABNORMAL)	MONTH 08/31/2025 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 591 - WATER FUND						
Revenues						
Dept 000 - BALANCE SHEET / GENERAL						
591-000-642.001	FINAL READ INCOME	1,037,500.00	495,719.21	18.76	541,780.79	47.78
591-000-642.002	WATER HOOK UP FEES	10,000.00	134.31	0.00	9,865.69	1.34
591-000-643.000	PENALTIES & INTEREST	5,500.00	3,330.26	1,970.70	2,169.74	60.55
591-000-665.000	INTEREST	21,000.00	21,557.99	5,227.27	(557.99)	102.66
591-000-684.000	MISC REVENUE	11,000.00	35.00	0.00	10,965.00	0.32
Total Dept 000 - BALANCE SHEET / GENERAL		1,085,000.00	520,776.77	7,216.73	564,223.23	48.00
TOTAL REVENUES		1,085,000.00	520,776.77	7,216.73	564,223.23	48.00
Expenditures						
Dept 536 - WATER/SEWER						
591-536-702.001	DEPT HEAD WAGES	15,460.00	7,720.42	1,188.43	7,739.58	49.94
591-536-702.704	FULL TIME WAGES	30,100.00	20,468.91	1,464.22	9,631.09	68.00
591-536-702.705	OVER TIME WAGES	1,000.00	61.97	0.00	938.03	6.20
591-536-702.706	PART TIME WAGES	2,100.00	1,511.07	161.99	588.93	71.96
591-536-702.710	WATER LICENSE STIPEND	5,600.00	0.00	0.00	5,600.00	0.00
591-536-702.717	NO FRINGE BENEFIT INCENTIVE	0.00	3,000.00	0.00	(3,000.00)	100.00
591-536-710.000	EMPLOYER FICA	370.00	2,405.58	207.48	(2,035.58)	650.16
591-536-711.000	EMPLOYERS SHARE OF PENSION	4,650.00	3,762.44	428.87	887.56	80.91
591-536-712.000	HEALTH INSURANCE EXPENSE	5,550.00	(1,702.16)	0.00	7,252.16	(30.67)
591-536-713.000	DENTAL INSURANCE EXPENSE	905.00	149.58	24.93	755.42	16.53
591-536-714.000	OPTICAL PLAN EXPENSE	125.00	11.40	1.90	113.60	9.12
591-536-720.000	DISABILITY INSURANCE	625.00	109.43	34.58	515.57	17.51
591-536-721.000	LIFE INSURANCE EXPENSE	200.00	21.72	3.62	178.28	10.86
591-536-723.000	WORKMEN'S COMPENSATION	1,800.00	932.12	0.00	867.88	51.78
591-536-727.000	OFFICE SUPPLIES	1,000.00	0.00	0.00	1,000.00	0.00
591-536-728.000	SUPPLIES	1,500.00	1,085.31	744.21	414.69	72.35
591-536-730.000	MEALS & MILEAGE	200.00	0.00	0.00	200.00	0.00
591-536-732.000	CHEMICAL SUPPLIES	5,000.00	3,084.00	0.00	1,916.00	61.68
591-536-740.000	POSTAGE	2,200.00	527.71	0.00	1,672.29	23.99
591-536-741.000	MEDICAL & PHYSICALS	200.00	53.00	0.00	147.00	26.50
591-536-744.000	CLOTHING EXPENSE	1,100.00	149.99	0.00	950.01	13.64
591-536-750.000	DUES & MEMBERSHIPS	3,500.00	570.00	0.00	2,930.00	16.29
591-536-751.000	GASOLINE PURCHASES	7,000.00	1,477.60	451.36	5,522.40	21.11
591-536-752.000	EDUCATION & TRAINING	2,000.00	1,137.50	0.00	862.50	56.88
591-536-755.000	MEADOWBROOK INSURANCE	5,640.00	5,587.00	0.00	53.00	99.06
591-536-770.000	WELLHEAD PROTECTION	5,000.00	0.00	0.00	5,000.00	0.00
591-536-771.000	WATER TESTING FEES	2,700.00	1,877.00	100.00	823.00	69.52
591-536-780.000	METER REPLACEMENT	4,500.00	5,191.10	2,468.41	(691.10)	115.36
591-536-781.000	HYDRANT REPLACEMENT	5,000.00	4,432.00	0.00	568.00	88.64
591-536-801.000	CONTRACTED SERVICES	82,885.00	31,907.35	11,858.75	50,977.65	38.50
591-536-850.000	COMMUNICATION EXPENSE	4,500.00	2,068.56	339.76	2,431.44	45.97
591-536-900.000	PRINTING & PUBLISHING	1,000.00	0.00	0.00	1,000.00	0.00
591-536-920.000	GAS AND ELECTRIC	50,000.00	18,644.23	3,565.63	31,355.77	37.29
591-536-931.001	MAINTENANCE/REPAIR-BUILDING	6,000.00	3,632.87	3,279.37	2,367.13	60.55
591-536-931.002	MAINTENANCE/REPAIR-EQUIPMENT	8,000.00	6,026.09	568.42	1,973.91	75.33
591-536-931.004	MAINTENANCE/REPAIR-VEHICLE	2,500.00	20.46	0.00	2,479.54	0.82
591-536-931.009	MAINTENANCE/REPAIR-WATER LINES	5,000.00	2,889.50	0.00	2,110.50	57.79
591-536-931.010	MAINTENANCE/REPAIRS-TANKS	86,715.00	86,715.00	0.00	0.00	100.00
591-536-932.000	NEW WATER MAINS	6,000.00	3,196.82	0.00	2,803.18	53.28
591-536-933.000	WELL REPAIRS	45,000.00	0.00	0.00	45,000.00	0.00
591-536-946.000	SCADA CONTROL SYSTEM	2,500.00	7,622.50	0.00	(5,122.50)	304.90

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G/L NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BDGT USED
		AMENDED BUDGET	08/31/2025 NORMAL (ABNORMAL)	MONTH 08/31/2025 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)			
Fund 591 - WATER FUND								
Expenditures								
591-536-963.000	MISC EXPENSE	1,500.00	0.00	0.00	1,500.00	0.00		
591-536-968.000	DEPRECIATION EXPENSE	250,000.00	0.00	0.00	250,000.00	0.00		
591-536-970.001	CAPITAL OUTLAY-EQUIPMENT	27,000.00	18,576.71	7,274.67	8,423.29	68.80		
591-536-980.001	HARDWARE	9,000.00	4,225.56	0.00	4,774.44	46.95		
591-536-980.002	SOFTWARE	250.00	138.00	23.00	112.00	55.20		
591-536-991.000	CAPITAL IMPROVEMENT BOND	34,200.00	0.00	0.00	34,200.00	0.00		
591-536-991.001	CAPITAL IMPROVEMENT BOND II	18,600.00	0.00	0.00	18,600.00	0.00		
591-536-991.002	USDA BOND 2016	74,000.00	0.00	0.00	74,000.00	0.00		
591-536-994.000	INTEREST EXPENSE	68,200.00	34,713.99	0.01	33,486.01	50.90		
591-536-995.005	ADMINISTRATIVE REIMBURSEMENT	89,372.00	0.00	0.00	89,372.00	0.00		
Total Dept 536 - WATER/SEWER		987,247.00	284,002.33	34,189.61	703,244.67	28.77		
TOTAL EXPENDITURES		987,247.00	284,002.33	34,189.61	703,244.67	28.77		
Fund 591 - WATER FUND:								
TOTAL REVENUES		1,085,000.00	520,776.77	7,216.73	564,223.23	48.00		
TOTAL EXPENDITURES		987,247.00	284,002.33	34,189.61	703,244.67	28.77		
NET OF REVENUES & EXPENDITURES		97,753.00	236,774.44	(26,972.88)	(139,021.44)	242.22		
TOTAL REVENUES - ALL FUNDS								
TOTAL REVENUES - ALL FUNDS		3,067,980.00	1,993,978.70	212,542.36	1,074,001.30	64.99		
TOTAL EXPENDITURES - ALL FUNDS		3,149,890.00	1,191,385.15	139,423.52	1,958,504.85	37.82		
NET OF REVENUES & EXPENDITURES		(81,910.00)	802,593.55	73,118.84	(884,503.55)	979.85		

VILLAGE OF LAKE ODESSA
RECONCILED
CHECKING / SAVINGS / INVESTMENT ACCOUNT BALANCES
AS OF AUGUST 31, 2025

POOLED CASH	CHECKING	UNION BANK	
GENERAL FUND			\$ 135,395.98
MAJOR STREET FUND			\$ 234,932.72
LOCAL STREET FUND			\$ 197,147.52
GENERAL HIGHWAY FUND			\$ 206,135.63
POLICE TRAINING - 302 FUND			\$ 5.98
WATER FUND			\$ 365,992.11
			<u>\$ 1,139,609.94</u>
GENERAL HIGHWAY BOND REDEMPTION	CHECKING	UNION BANK	\$ 2,236.89
WATER BOND REDEMPTION	CHECKING	UNION BANK	\$ 2,830.10
PAYROLL FUND	CHECKING	UNION BANK	\$ 5,178.61
DOWNTOWN DEVELOPMENT AUTHORITY	CHECKING	UNION BANK	\$ 95,742.83
ARTS COMMISSION	CHECKING	UNION BANK	\$ 39,186.48
GENERAL FUND	SAVINGS	PFCU	\$ 14.77
VEHICLE REPLACEMENT	SAVINGS	UNION BANK	\$ 74,724.36
WATER REPAIR, REPLACEMENT & IMPROVEMENT	SAVINGS	UNION BANK	\$ 336,019.29
WATER BOND RESERVE	SAVINGS	MI 1 COMM CU	\$ 135,493.19
WATER FUND	SAVINGS	PFCU	\$ 286.39
GENERAL FUND	INVESTMENT	MI CLASS	\$ 897,548.40
MAJOR STREET FUND	INVESTMENT	MI CLASS	\$ 125,454.17
GENERAL HIGHWAY FUND	INVESTMENT	MI CLASS	\$ 154,986.23
WATER FUND	INVESTMENT	MI CLASS	\$ 666,109.09
POOLED CDARS	CERTIFICATE OF DEPOSIT	INDEPENDENT BANK	
GENERAL FUND			\$ 351,467.70
MAJOR STREET FUND			\$ 301,258.00
LOCAL STREET FUND			\$ 150,629.00
GENERAL HIGHWAY FUND			\$ 200,838.65
WATER FUND			\$ 502,096.65
			<u>\$ 1,506,290.00</u>

Lake Odessa Village
Zoning Administrator Report
August 2025

Permits:

On 8-6-25 I issued a zoning permit to Johnson Sign Co to replace a logo sign of the same size of 4' 7" by 4' 7" on the front wall of the business located at 1401 Jordan Lake St.

On 8-7-25 I issued a zoning permit to Nichole Lake for an above ground pool of 18' by 52" located at 924 Sixth Ave.

On 8-7-25 I issued a zoning permit to Erica Enz and Bradon Conn for a shed of 14' by 24' located at 2873 Bonanza Rd.

On 8-7-25 I issued a zoning permit to Ray Albert for a 6 ft privacy fence in the side yard located at 680 Lakeview Dr.

On 8-19-25 I issued a zoning permit to Randy and Tracy Siemon for a 26' by 26' garage to be located at 1305 Fourth St.

On 8-22-25 I issued a zoning permit to Meghan Roth for a shed of 12' by 20' to be located at 1504 Harrison Ave.

Miscellaneous:

Phone calls involved various appraisers checking on the zoning classification of assorted parcels. Other questions involved various questions regarding setbacks, fences, pools and permits.

Planning Commission

They met on July 28. They held a public hearing for a home occupation at 1022 Lakeview Dr and it was approved. They reviewed a home occupation application for 1501 Tupper Lake St and set a public hearing for the September meeting. Indigo Design and Copper Rock Construction made a presentation of the apartment project they would like to do on the remainder of the Stuart condos property. A discussion was held on ordinance amendments and if the project was received well enough to move forward with an upcoming site plan.

Master Plan

The Planning Commission is working with McKenna.

I am working with a resident on the process to sell part of their land to a neighbor. Nothing new.

I am working with a business owner on the process to demo a building and rebuild a new one with two stories. The owner has decided the cost was unaffordable, so he is remodeling the existing building.

1064 Tupper Lake St

The RV has not returned to the front yard.

1303 and 1305 Fourth St

I was reviewing a zoning application for a garage at 1305 Fourth St. When I looked at the GIS map, they own a small lot with a house on it and the area where they proposed the garage is an

unimproved street right-of-way. I asked them about this area as the County GIS does not list any owner of it (basically a 66' by 132' lot size) and according to the legal description, they do not own this land. I verified that with the Assessor. They thought they owned it when it was vacated a few years ago and thought each side owner got half of it. The 1303 people thought the same thing but they do not own their half of the land area either. I found out that I had previously issued a zoning permit for a garage at 1303 Fourth St a few months ago, but apparently I did not look at the map and their site plan drawing showed one lot. As it was intended that they own their respective halves of the former right of way, I issued the zoning permit, but both permits are in violation of the zoning ordinance because accessory buildings are not permitted on vacant land and the area split in half is not large enough for a legal lot, plus they do not own the land. After much digging and discussing with various County persons and the Assessor, it was shown that these people do not own their halves of this land area and it was recommended by the Assessor for the Village to do some sort of deed or resolution giving them the land. Then he is willing to rewrite the legal descriptions to combine the house lots with the half lots to show ownership and become ordinance-compliant. With this situation, no taxes are being levied either. The Village also looked into this situation and provided the right of way vacation resolution. It does not give ownership, just vacates the right of way. They are proposing the two land owners on each side of the vacated right of way go to Circuit Court for the process in the Platting/Land Division Act to be awarded the land halves. I am still looking into other ways with the County and Assessor to get ownership to them without attorney and court costs.

908 Morningside Ct

Neighbors complained that this owner has a long travel trailer RV and parks it on the cul de sac blocking traffic and in the front yard. After viewing it, I sent a letter telling them it cannot be on the street nor in the front yard and to remove it. Without space, they may have to take it to a rental storage place or somewhere else to store it. On my first inspection date, the RV was not at the property nor on the street. Then afterward, it reappeared. I sent a second letter requesting compliance with the ordinance and each time I have gone by there, it is in the front yard. I have just sent a third letter with a warning of a ticket being issued if it is not removed by a specific date and a ticket anytime I see it in the front yard. They also have a long flat bed trailer in the front yard next to the RV but the ordinance does not address other trailers, just RV's so nothing can be done about that one.

612 Tupper Lake St

I have been taking complaints for several weeks on loose chickens in the Tupper Lake St/First St/Washington Blvd area. Photos of them were being sent to me from various locations on other people's property. Chickens are prohibited in the Village. Art and I did some sleuthing and found the chickens at the above address. I took photos of them as proof where they are being kept. I just sent a letter to the owners along with the ordinance section and requesting removal of the chickens.

672 Lakeview Dr

I had received a complaint about this property, which is a VRBO rental. There are often more cars there than permitted and parked on the street and lots of noise/parties and too many people. We do not have a short-term rental ordinance and probably most people rent for a week so not a problem. It is the weekend renters who often use such a place for a party house. The cottage has rules such as only 2 vehicles allowed there but they apparently are not enforced. I suggested the neighbor let the Village Council know about it. I told the same thing to a person on another complaint last spring on a different part of Lakeview Dr.

1036 Jordan Lake St

The current owner is trying to sell the property and has a buyer. This dwelling has 2 apt's in it and an office unit which was approved by the ZBA back in 2000 for one of the 3 units to be converted into an office unit. The current owner has had construction work done in the office unit making it a dwelling unit without permits. Now the owner and buyer have contacted me again and want an approval to sell the dwelling and for me to give a CO on it. I asked about the work

that was done and that type of work should have required a building permit and permits such as plumbing, mechanical and electrical. I asked if he got permits and he indicated he did but did not seem to be aware of the County Building Dept. I told him to call them and see what permits he needed. I then checked with the County and the only permit that had been issued was a mechanical permit. He did call the County and a message was left on the Inspector's desk. I explained to the buyer I was waiting to see if all permits were issued, inspections done and a CO issued from the County. Then I would do an inspection to see if one of the units is an office unit. The buyer has also asked if they could apply to change the office unit into a residential unit. I am looking into that possibility and process.

Public Hearing

Village of Lake Odessa

Notice of Public Hearing

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

Monday, September 15, 2025 at 7:00 pm

**Village Hall
839 Fourth Avenue
Lake Odessa, Michigan**

Notice is hereby given, pursuant to the provisions of the Recodified Tax Increment Financing Act, Michigan Public Act 57 of 2018, MCL 125.4101, *et seq*, that the Lake Odessa Village Council will hold a public hearing on Monday, September 15, 2025, at 7:00 pm at the Page Memorial Building, 839 Fourth Avenue, Lake Odessa, Mi., 48849.

The purpose of the public hearing is to hear and consider public comments on an amendment to the boundaries of the Lake Odessa Downtown Development Authority (DDA) Development Area to include proposed Tax Increment Finance (TIF) District #2, prior to Village Council action. Activities the DDA may undertake in the Development Area include those permitted pursuant to state law such as establishing the initial assessed value for capturing tax increment revenues and undertaking projects financed in whole or in part with captured tax increment revenues. These and related activities are subject to the approval by the Village Council of the proposed 2025 Development Plan and Tax Increment Financing Plan, which will be considered at a meeting tentatively scheduled for November 17, 2025.

The current Development Area is generally described as properties abutting Fourth Avenue between Lincoln Street and Jordan Lake Street and abutting Jordan Lake Street between Fourth Avenue and the east Village limits. The general boundaries of proposed TIF District #2 range from properties abutting Second Ave north of McArthur Street on the West to the rear property lines of the properties on the south side of Jordan Lake Street to Jordan Lake Avenue on the east and the shore of Jordan Lake and Lakeview Drive on the south. Complete legal descriptions and maps of the current Development Area and TIF District #2 are available at the Page Memorial Building and on the Village website at lakeodessa.org.

All interested persons may attend the public hearing and comment on the proposed ordinance and special use permit application. Written comments will be considered if mailed to: Kathy Forman, Village Clerk/Treasurer, 839 Fourth Avenue, Lake Odessa, MI 48849 and received prior to the meeting. Written comments may also be emailed to: treasurer@lakeodessa.org.

Kathy Forman
Village Clerk/Treasurer

**VILLAGE OF LAKE ODESSA
IONIA COUNTY, MICHIGAN**

Trustee _____, supported by Trustee _____, moved the adoption of the following ordinance:

ORDINANCE NO. 2025-09

**AN ORDINANCE TO AMEND THE CODE OF
ORDINANCES OF THE VILLAGE OF LAKE ODESSA BY
AMENDING SECTIONS 2-163 AND 2-165, AND BY
REPEALING SECTION 2-164**

THE VILLAGE OF LAKE ODESSA ORDAINS:

Section 1. That Sections 2-163 and 2-164 of the Code of Ordinances, Village of Lake Odessa, Michigan, are hereby amended to read as follows:

Sec. 2-163. Authority established.

There is hereby created, pursuant to Act 197, a downtown development authority for the village. The authority shall be a public body corporate and shall be known and exercise its powers under the title of "Lake Odessa Downtown Development Authority." The authority may adopt a seal, may sue and be sued in any court of this state, and shall possess all of the powers necessary to carry out the purpose of its incorporation as provided by this division and Act 197. The enumeration of a power in this division or in Act 197 shall not be construed as a limitation upon the general powers of the authority; ~~provided, however, that any tax increment financing plan adopted under the provisions of Act 197 shall not extend beyond the last day of December, 2025, unless this division is amended pursuant to the same requirements for adopting the ordinance which creates the authority.~~

~~Sec. 2-164. Dissolution.~~

~~This division shall expire and the authority and the board shall be dissolved no later than the last day of December, 2025. The village council and the authority board shall not authorize or incur any obligations of the authority, including the issuance or repayment of bonds, the principal and interest of which shall become due or payable on or after the last day of December, 2025.~~

Section 2.165 Downtown district.

The downtown district in which the authority shall exercise its powers as provided by Act 197 shall consist of the described territory in the village, subject to this division and Act 197, as set forth below. The downtown district encompasses a portion of Sections 28, 33 and 34, Township 5 North, Range 7 West, Odessa Township, Village of Lake Odessa, Ionia County, Michigan, described as follows:

Beginning at the southeast corner of Lot 94, Johnson's Addition to Village of Bonanza; thence easterly to the southwest corner of Lot 83, Johnson's Addition to Village of Bonanza; thence easterly to the southeast corner of Lot 78, Johnson's Addition to Village of Bonanza; thence easterly to the northwest corner of Lot 66, Johnson's Addition to Village of Bonanza; thence southerly to the northwest corner of Lot 65, Johnson's Addition to Village of Bonanza; thence easterly to the northeast corner of Lot 62, Johnson's Addition to Village of Bonanza; thence easterly to the northwest corner of Lot 47, Johnson's Addition to Village of Bonanza; thence southerly to the southwest corner of said Lot 47; thence easterly to the southeast corner of said Lot 47; thence southerly to the northwest corner of Lot 12, Block 3, Village of Lake Odessa; thence southerly to the northwest corner of Lot 10, Block 3, Village of Lake Odessa; thence easterly to the northeast corner of said Lot 10; thence southerly to the southeast corner of Lot 7, Block 3, Village of Lake Odessa; thence southerly to the northeast corner of Lot 12, Block 10, Village of Lake Odessa; thence southerly along the East line of said Lot 12 and its southerly extension to the northeasterly line of the railroad right-of-way which runs thru Block 10, Village of Lake Odessa; thence southeasterly along said northeasterly railroad right-of-way line to the easterly right-of-way line of Second Avenue; thence southerly along the easterly right-of-way line of Second Avenue to the southwest corner of Lot 12, Block 14, Village of Lake Odessa; thence westerly to the southeast corner of Lot 1, Block 15, Village of Lake Odessa; thence westerly to the southwest corner of said Lot 1; thence southwesterly to the southeast corner of the North 6 feet of Lot 11, Block 15, Village of Lake Odessa; thence westerly along the South line of the North 6 feet of Lot 11, Block 15, Village of Lake Odessa to the eastern right-of-way line of Third Avenue; thence westerly to the southeast corner of Lot 1, Block 16, Village of Lake Odessa; thence westerly to the southwest corner of said Lot 1; thence southerly to the southwest corner of Lot 6, Block 16, Village of Lake Odessa; thence southerly to the northwest corner of Lot 1, Block 21, Village of Lake Odessa; thence southerly to the southwest corner of Lot 2, Block 21, Village of Lake Odessa; thence easterly 56.75 feet along the North line of Lot 3, Block 21, Village of Lake Odessa; thence southerly and parallel to the West line of said Lot 3 to the North line of Lot 4, Block 21, Village of Lake Odessa; thence westerly 11.75 feet along the North line of said Lot 4; thence southerly and parallel to the West line of said Lot 4 to the South line of the North 22 feet of Lot 5, Block 21, Village of Lake Odessa; thence westerly and parallel to the North line of said Lot 5 to the West line of said Lot 5; thence southerly to the southwest corner of Lot 6, Block 21, Village of Lake Odessa; thence southerly to the northwest corner of Lot 1, Block 28, Village of Lake Odessa; thence southerly to the southwest corner of Lot 4, Block 28, Village of Lake Odessa; thence easterly to the southeast corner of said Lot 4; thence easterly to the southwest corner of said Lot 5, Block 27, Village of Lake Odessa; thence easterly to the southeast corner of said Lot 5; thence easterly to the southwest corner of Lot 4, Block 27, Village of Lake Odessa; thence southerly 332 feet, parallel to the westerly right-of-way line of Second Avenue; thence easterly 148.5 feet to a point on the westerly right-of-way line of Second Avenue which lies 332 feet south of the southeast corner of Lot 4, Block 27 Village of Lake Odessa; thence easterly to a point on the easterly right-of-way line of Second Avenue which lies 326 feet south of the southwest corner of Lot 5, Block 26, Village of Lake Odessa; thence easterly 198 feet along a line parallel to and 165 feet north of the South line of Outlot 6, Village of Lake Odessa to the northwest corner of a parcel commonly known as 1223 Jordan Lake Street (Tax Parcel Number 101-050-000-235-00); thence proceeding from the northwest

corner of said 1223 Jordan Lake Street parcel along its northern boundary to its northeast corner the following 8 courses: East 66.58 feet, North 15.33 Feet, East 27.50 feet, South 29 feet, East 83.62 feet, South 5 degrees 53 minutes 53 seconds East 50.82 feet, South 75 degrees 17 minutes 32 seconds East 27.30 feet and South 89 degrees 52 minutes 35 seconds East 35.62 feet to a point which lies 70 feet west (as measured along the south line of said Outlot 6) and 91.58 feet north of the southeast corner of said Outlot 6; thence easterly 70.69 feet to a point on the east line of said Outlot 6 which lies 91.38 feet North of the southeast corner of said Outlot 6; thence easterly to the northwest corner of the South 126 feet of Lot 22 of Assessors Eastern Plat in the Village of Lake Odessa; thence easterly along the North line of the South 126 feet of said Lot 22 and its easterly extension to a point lying 29 feet east of the east line of said Lot 22; thence northerly and easterly along the western and northern boundary of a parcel commonly known as 1409 Jordan Lake Street (Tax Parcel Number 101-051-000-135-10) the following 4 courses: North 171 feet, East 60 feet, South 68 feet and East 79 feet to a point which lies North 229 feet and East 330 feet from the West $\frac{1}{4}$ Post of Section 34; thence northerly 68 feet to the northwest corner of a parcel commonly known as 1443 Jordan Lake Street; thence easterly along the northern boundary line of said 1443 Jordan Street to a point which lies 165 feet east of the eastern boundary of Assessors Eastern Plat in the Village of Lake Odessa; thence Northerly parallel to the eastern boundary of ~~Assesors~~ Assessors Eastern Plat in the Village of Lake Odessa to the easterly extension of the southern line of Lot 13, Assessors Eastern Plat in the Village of Lake Odessa; thence westerly along the easterly extension of the southern line of said Lot 13 to the southeast corner of said Lot 13; thence continuing westerly along the South line of said Lot 13 to the southwest corner of said Lot 13; thence westerly to the southeast corner of Lot 6 , Block 24, Village of Lake Odessa; thence northerly along the westerly right-of-way line of Jordan Lake Avenue to the southwesterly right-of-way line of the railroad which runs thru Block 13, Village of Lake Odessa; thence southeasterly along said southwesterly railroad right-of-way line to the northerly extension of the easterly right-of-way line of French Fry Lane; thence southerly along the easterly right-of-way line of French Fry Lane to a point which lies 365 feet north of the north right-of-way line of state highway M-50 (said point being 592 feet East and 425 feet North of the West $\frac{1}{4}$ Post of Section 34); thence easterly to the North-South $\frac{1}{8}$ line of the NW $\frac{1}{4}$ of Section 34; thence Southerly along said $\frac{1}{8}$ line and its southerly extension to the southerly right-of-way line of state highway M-50; thence westerly along the southerly right-of-way line of state highway M-50 to its intersection with the southeasterly right-of-way line of Virginia Street; thence southwesterly along the southeasterly right-of-way line of Virginia Street to the easterly right-of-way line of Jordan Lake Avenue; thence westerly, perpendicular to said right-of-way line to the westerly right-of-way line of Jordan Lake Avenue; thence northerly along said westerly right-of-way to the southeast corner of Lot 1, Assessors Southern Plat in the Village of Lake Odessa; thence westerly to the southwest corner of Lot 4, Assessors Southern Plat in the Village of Lake Odessa; thence northerly along the easterly right-of-way line of Haskins Street to the easterly extension of the south line of Lot 16, Newell's Subdivision of Lot 6 of Assessors Southern Plat in the Village of Lake Odessa; thence westerly to the southwest corner of Lot 2, of said Newell's Subdivision; thence southerly along the easterly right-of-way line of Second Avenue to the easterly extension of the North line of the South 83 feet of Lot 7, Assessors Southern Plat in the Village of Lake Odessa; thence westerly along the north line of the South 83 feet of said Lot 7 and its

easterly extension to the east line of Lot 8, Assessors Southern Plat in the Village of Lake Odessa; thence southerly to the southeast corner of said Lot 8; thence westerly to the southwest corner of Lot 10, Assessors Southern Plat in the Village of Lake Odessa, thence northerly along the western boundary of said Lot 10 to the South line of the North 131 feet of Lot 11, Assessors Southern Plat in the Village of Lake Odessa; thence westerly along the South line of the North 131 feet of said Lot 11 and its westerly extension to the westerly right-of-way line of Fourth Avenue; thence northerly along the west right-of-way line of Fourth Avenue to the northeast corner of Lot 14, Assessors Southern Plat in the Village of Lake Odessa; thence northerly to the southeast corner of Lot 8, Subdivision of Out Lot 5 of the Village of Lake Odessa; thence northerly along the west right-of-way line of Fourth Avenue to the southeast corner of Lot 12, Block 29, Village of Lake Odessa; thence northerly along the west right-of-way line of Fourth Avenue to the northeast corner of Lot 1, Block 29, Village of Lake Odessa; thence westerly along the south right-of-way line of Fourth Street to the northeast corner of Lot 16, Block 29, Village of Lake Odessa; thence northerly to the southeast corner of Lot 19, Block 20, Village of Lake Odessa; thence northerly to the southeast corner of Lot 21, Block 20, Village of Lake Odessa; thence westerly 25 feet along the South line of said Lot 21; thence northerly to a point on the North line of said Lot 21 which lies 25 feet west of the northeast corner of said Lot 21; thence easterly to the northeast corner of said Lot 21; thence northerly to the northeast corner of Lot 24, Block 20, Village of Lake Odessa; thence northerly to the southeast corner of Lot 19, Block 17, Village of Lake Odessa; thence northerly to the southeast corner of Lot 24, Block 17, Village of Lake Odessa; thence westerly 74.5 feet along the South line of said Lot 24; thence northerly to a point on the North line of said Lot 24 which lies 74.5 feet west of the northeast corner of said Lot 24; thence easterly to the northeast corner of said Lot 24; thence northerly to the southeast corner of Lot 19, Block 8, Village of Lake Odessa; thence northerly to the southeast corner of Lot 22, Block 8, Village of Lake Odessa; thence westerly 30 feet along the South line of said Lot 22; thence northerly to a point on the North line of said Lot 22 which lies 30 feet west of the northeast corner of said Lot 22; thence easterly to the northeast corner of said Lot 22; thence northerly to the northeast corner of Lot 24, Block 8, Village of Lake Odessa; thence westerly to the northwest corner of said Lot 24; thence westerly to the northeast corner of Lot 1, Block 7, Village of Lake Odessa; thence northerly to the southeast corner of Lot 8, Block 6, Village of Lake Odessa; thence northerly along the east line of Block 6, Village of Lake Odessa, and the westerly right-of-way line of Fifth Avenue to the southwesterly railroad right-of-way line; thence northerly to the southeast corner of Lot 95, Johnson's Addition to Village of Bonanza; thence northerly to the northeast corner of said Lot 95; thence northerly to the southeast corner of Lot 94, Johnson's Addition to Village of Bonanza and the point of beginning.

ALSO, Beg at a point on the west line of Jordan Lake Ave a distance of 243 feet north of the shoreline of Jordan Lake, thence South 243 feet to said shoreline, thence SWly along said shoreline 300 feet, thence North 120 feet, thence West 80 feet to the west ROW line of Lakeview Dr, the SWly along said ROW line 40 ft, thence NWly along the property line 30 feet, thence SWly along the rear property line of those parcels fronting Lakeview Dr a distance of 80 feet, thence SE 10 ft, thence West 70 ft to the east ROW line of Second Ave, the North along said ROW 15 to a point directly across from the north ROW line of McArthur Street, thence

West 214 feet, thence North 185 feet, thence East 214 feet to the east ROW line of Second Avenue, thence East 115 ft, then S 17 ft, thence East along the rear line of those parcels fronting on the south side of Jordan Lake St (M-50) 406 feet, thence South 139 feet to the POB.

Section 3. Effective Date. This ordinance shall take effect upon its publication.

Section 4. Publication. After its adoption, this ordinance or a summary thereof, as permitted by law, shall be published by the Village Clerk in a newspaper of general circulation in the Village.

Ayes:

Nays:

Abstain:

Absent:

ORDINANCE DECLARED ADOPTED.

Dated: November 17, 2025

Karen L. Banks, Village President

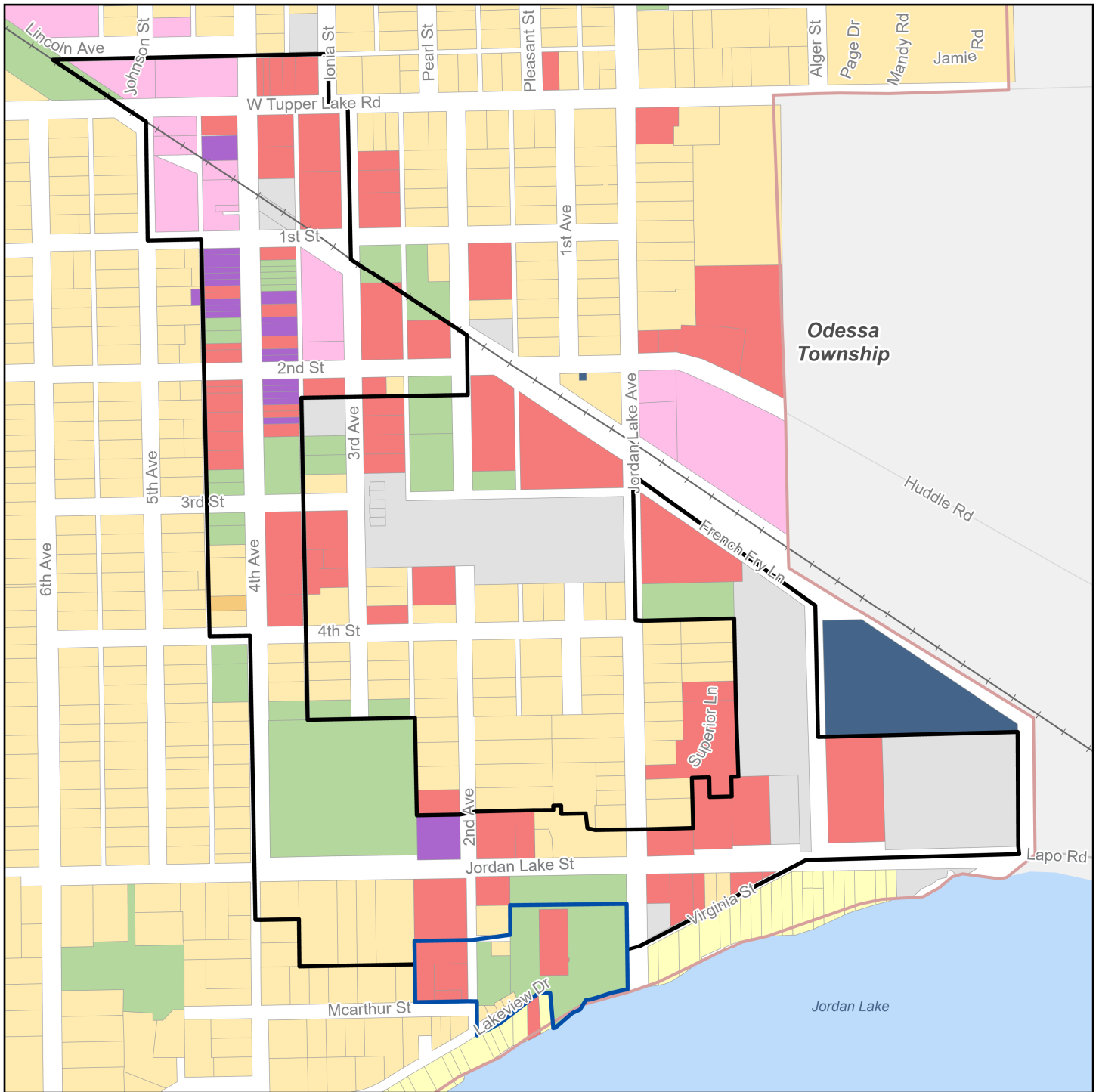
Kathy Forman, Village Clerk

CERTIFICATION

I, the undersigned duly appointed Village Clerk of the Village of Lake Odessa, Ionia County, Michigan, do hereby certify that the above ordinance, or a summary thereof, was published in the Lakewood News, a newspaper of general circulation in the Village, on _____ and that such ordinance was entered into the Ordinance Book of the Village on _____.

Date: _____

Kathy Forman, Village Clerk



DDA District Existing Land Use

Village of Lake Odessa
Ionia County, Michigan

August 15, 2025 DRAFT

LEGEND

- Lake Side Residential
- Residential
- Multi-Family Residential/Senior Living
- Mixed Use
- Commercial/Retail
- Recreational/Public/Semi-Public
- Industrial
- Utility
- Vacant
- TIF 1
- TIF 2
- Village Boundary



0 300 600
Feet

Basemap Source: MCGI, v. 17a.
Data Source: McKenna, 2025.



Presentations

New Business

Lake Odessa Village Council
Ionia County, Michigan

Trustee _____, supported by Trustee _____, moved to adopt the following resolution:

RESOLUTION NO. 2025-32

**APPROVING ASSIGNMENT OF RIGHT-OF-WAY CAFÉ
ENCROACHMENT AGREEMENT TO IPAV4EVER**

WHEREAS, The Village of Lake Odessa and Fourth Avenue Inn and Bistro, LLC entered into an encroachment agreement dated June 20, 2022, that permitted the construction of improvements in and occupancy of an area of the right-of-way of Second Street adjacent to the building located at 1002 Fourth Avenue; and

WHEREAS, the encroachment agreement was amended pursuant to Council Resolution 2024-44, adopted on August 19, 2025, in part by adding paragraph 19 to read as follows:

“This agreement shall be binding upon and inure to the benefit of the parties and their successors and assigns. Fourth Avenue Inn and Bistro, LLC shall not assign this agreement or any rights or obligations hereunder without the prior written consent of the Village of Lake Odessa.”

; and

WHEREAS, iPav4ever, LLC has agreed to purchase the property and business at 1002 Fourth Avenue from Fourth Avenue Inn and Bistro, LLC and seeking assignment of the encroachment agreement, as amended;

NOW, THEREFORE, BE IT RESOLVED:

1. That the Village Council does hereby consent to the assignment of the Right-of-Way Café Encroachment Agreement, and any rights or obligations thereunder, by Fourth Avenue Inn and Bistro, LLC to iPav4ever, LLC upon completion of the sale of the property and business located at 1002 Fourth Avenue;
2. That the Village President is hereby authorized, upon completion of the sale of the property and business located at 1002 Fourth Avenue; to execute a memorandum of understanding between the Village and iPav4ever, LLC acknowledging the assignment of the encroachment agreement and rights or obligations thereunder.
3. All resolutions and parts of resolutions are, to the extent of any conflict with this resolution, rescinded.

Ayes:

Nays:

Absent:

Abstain:

RESOLUTION DECLARED ADOPTED.

Dated: September 15, 2025

Kathy Forman, Village Clerk

RIGHT-OF-WAY CAFÉ ENCROACHMENT AGREEMENT

THIS ENCROACHMENT AGREEMENT (the "Agreement") is made as of June 20, 2022, by and between the **VILLAGE OF LAKE ODESSA**, a Michigan municipal corporation (the "Village"), whose address is 839 Fourth Avenue, Lake Odessa, MI 48849 and **Fourth Avenue Inn and Bistro, LLC** a Michigan limited liability company (the "Property Owner"), whose address is 1002 Fourth Avenue, Lake Odessa, Michigan 48849.

RECITALS

A. The Property Owner is the owner of property located at 1002 Fourth Avenue, Lake Odessa, Michigan 48849 identified in the attached Exhibit A and legally described as:

Village of Lake Odessa Block 9 Lot 7 Odessa Twp, Ionia County,
Michigan (the "Property")

B. The Village has control over the right-of-way of the property commonly known as: the parking spots (eight (8') feet wide as measured from the existing curb) directly abutting the aforementioned property on the north side of Second Street. (the "Right-of-Way").

C. Pursuant to State of Michigan law, the Village has absolute control of the Right-of-Way and is willing to permit the Property Owner to use a portion of the Right-of-Way in accordance with terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of the respective covenants and agreements contained herein, the Village and the Property Owner agree as follows:

1. **Grant of Encroachment.** The Village hereby grants to the Property owner a license for the encroachment for the construction and installation, use and maintenance of a right-of-way café but only as shown on Exhibit A (the "Encroachment") to be constructed and installed according to plans reviewed and approved by the Village, *provided, however*, such review and approval shall not place design, construction, installation, inspection or maintenance responsibility on the Village, which responsibility shall at all times remain solely with the Property Owner. The property owner understands that this agreement is for using the Village's Right-of-Way and that no special exceptions or modifications will be made by the Village to this right-of-way – these include any physical alterations to support the use of the right-of-way (curbs, sidewalks, paving, drainage, utilities, etc) or procedural changes (snowplowing, Village maintenance practices or schedules, etc). Furthermore, should this right-of-way be used for food service, dining, or alcohol service, the owner agrees and understands that it is their sole

responsibility to adhere to any rules and regulations as set forth by the State of Michigan and the Ionia County Health Department.

2. Insurance. The Property Owner shall obtain, continuously maintain for the duration of this Agreement and provide the Village at or prior to execution of this Agreement, and from time to time thereafter, proof of commercial general liability insurance coverage naming the Village as an additional insured. Such insurance shall have an initial limit of \$1,000,000 per occurrence and \$2,000,000 in the general aggregate. The Property Owner agrees to increase such minimum coverage in such reasonable amounts as the Village Manager may from time-to-time request as deemed reasonably necessary to adequately protect the Village's interest. Said insurance shall contain comprehensive coverage to insure against any and all claims arising out of or attributable to the Encroachment along with contractual liability coverage to insure that the obligations of the Property Owner to the Village pursuant to this Agreement are met. If the Property Owner should fail to maintain the required insurance, the Village may at its option, remove the Encroachment or obtain such insurance at its own expense and bill the costs of the same to the Property Owner, which costs the Property Owner, agrees to promptly pay.

3. Indemnification. The Property Owner agrees to save and hold the Village, its officers, councilmembers, employees and agents harmless from, and defend and indemnify them against, any and all claims or lawsuits seeking recovery for damage or injury, including death, and against other legal proceedings instituted against any of them, directly or indirectly, arising from the physical existence of the Encroachment or from the Village's granting of permission to the Property Owner to construct, install, use and maintain such Encroachment regardless of whether or not the Property Owner or any of its officers, employees, agents or invitees are negligent. As to incidents occurring during the term of this Agreement and any extensions thereof which would or do give rise to claims for damages, the obligation of the Property Owner under this paragraph shall survive the termination of the Encroachment granted by this Agreement.

4. Term and Termination by Village. The initial term of this Agreement shall be for a period of one (1) year from the date of this Agreement. Thereafter, the term shall be automatically renewed for additional succeeding one-year period, *provided, however*, both the initial term and any extensions thereof shall be subject to the Village's right to terminate this Agreement and the Encroachment for any reason or no reason upon ninety (90) day prior written notice to the Property Owner. Provided, further, if the Village determines that the continued existence of the Encroachment constitutes a danger to public health, safety or welfare, it has the right to terminate this Agreement and the Encroachment upon sixty (60) days prior written notice to the Property Owner. The Property Owner agrees that upon receipt of written notice, it shall remove the Encroachment and restore the Right-of-Way to a condition acceptable to the Village within the required time. The Property Owner further agrees that if it shall fail to promptly and properly remove the Encroachment and restore the Right-of-Way within the required time, the

Village may cause its removal and the restoration and bill the Property Owner for the costs thereof, which costs the Property Owner agrees to promptly pay. The Property Owner agrees not to pursue any claims for any damages, lost profits, unamortized construction costs or otherwise against the Village or its officers, councilmembers, employees or agents in the event the Village exercises its right to terminate this Agreement and the Encroachment. The property owner also agrees that should the business cease operations, all use of the right-of-way, as outlined in this agreement, will terminate and any encroachment will be removed within sixty (60) days by the property owner. Failure to remove the encroachment by the owner within sixty (60) days will result in the Village removing the encroachment apparatus/ structure and the costs of this removal by the Village will be the sole responsibility of the owner

5. Termination by Property Owner. The Property Owner shall have the right to terminate this Agreement and the Encroachment at any time upon giving the Village sixty (60) days advance written notice and removing the Encroachment and restoring the Right-of-Way to a condition acceptable to the Village.

6. Effect of Termination. Although any termination of this Agreement shall, as of its effective date, terminate the license of the Property Owner to use and maintain the Encroachment in the Right-of-Way, such termination shall not affect the Property Owner's obligations under this Agreement including its obligations to pay certain costs as provided herein.

7. Village Repair of Right-of-Way. In the event that repair or reconstruction of the sidewalk or other public facilities within the Right-of-Way are necessary, the Village shall take reasonable precautions to prevent damage to the Property Owner's property located within the Right-of-Way, *provided, however*, the Property Owner shall be responsible for the costs of any extra work or safety measures that are necessary because of the location of the Encroachment within the Right-of-Way and, provided the work is performed in a workmanlike manner, the Property Owner shall be solely responsible for any damage to its property within the Right-of-Way as a result of such work.

8. Village Access to Remove Encroachment. The Property Owner agrees to permit the Village and its employees and contractors to enter upon the Property as necessary should the Village be authorized to remove the Encroachment pursuant to this Agreement.

9. Permits and Village Approval. The Property Owner shall obtain (a) all necessary permits in connection with the construction and installation of the Encroachment including but not limited to a zoning permit per Section 36-35(f)(9) and (b) approval of the Village of the final construction and installation plans for the Encroachment, *provided, however*, such approval shall not place design, construction, installation, inspection or maintenance cost on the Village, which responsibility shall at all times remain solely with the Property Owner. Property owner shall submit all plans, pictures, measurements, and concepts with application

prior to approval or commencement of construction. Property Owner shall be responsible to obtain any applicable liquor license and any violation of any liquor law shall be cause to revoke this Agreement immediately. The fee for this right-of-way café encroachment shall be \$250.00 but is subject to amendment as determined by the Village Council from time-to-time.

10. Property Owner Failure to Pay. In the event the Property Owner shall fail to promptly pay any costs it has agreed to pay pursuant to this Agreement, the Village shall have the right to place a lien against the Property for the amount of such costs. The lien shall be of the same nature and effect as a lien for an unpaid special assessment.

11. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Michigan.

12. Binding Effect and Assignment. This Agreement shall bind the parties and their respective successors and assigns. No party to this Agreement may assign all or any of its rights or obligations hereunder without the written consent of the other party.

13. Additional Documents. Both parties agree to execute any additional documents reasonably requested by the other party to carry out the intent of this Agreement.

14. Notices. All notices or other communications hereunder shall be sufficiently given and shall be deemed given when dispatched by regular, registered or certified mail, postage prepaid, or by hand delivery, addressed or delivered as follows:

If to Village: Village of Lake Odessa
839 Fourth Avenue
Lake Odessa, Michigan 48849

If to Property Owner: Fourth Avenue Inn and Bistro, LLC
1002 Fourth Avenue
Lake Odessa, Michigan 48849

The parties hereto may by notice given hereunder, designate any further or different address to which subsequent notices or other communications may be sent.

15. Captions. The captions or headings of this Agreement are for convenience only and in no way define, limit or describe the scope or intent of any provision or paragraph of this Agreement.

16. Entire Agreement. This Agreement constitutes the entire agreement between the parties and there are no representations, warranties, promises, guarantees or agreements, oral or written, express or implied, between the parties hereto with respect to this Agreement.

17. **Amendments.** This Agreement may not be amended, changed, modified or altered without the written consent of the Village and Property Owner.

18. **Exhibit.** Exhibit A attached hereto is incorporated herein as though fully stated herein.

VILLAGE OF LAKE ODESSA

By: 

Attest: 

Stacy Storm

STATE OF MICHIGAN)
 : SS
COUNTY OF IONIA)

On this 27th day of June, 2022, before me, a Notary Public in and for said County, personally appeared XXXX, a Michigan municipal corporation (the "Village"), to me known to be the same persons who signed the above instrument for and on behalf of the Village, and acknowledged the same to be each of their free act and deed.

Kathy S. Forman

Notary Public, Ionia County, Michigan
My commission expires: 10/27/2027
Acting in Ionia County, Michigan

Kathy S Forman
NOTARY PUBLIC - STATE OF MICHIGAN
County of Ionia
My Commission Expires 10/16/2027
Acting in the County of _____

Lake Odessa Village Council
Ionia County, Michigan

Trustee _____, supported by Trustee _____, moved to adopt the following resolution:

RESOLUTION NO. 2025-33

**ACCEPTING THE DONATION OF A PARCEL OF LAND LOCATED AT THE
NORTHWEST CORNER OF JORDAN LAKE STREET AND JORDAN LAKE AVENUE**

WHEREAS, Shirley Haskins is the owner of a parcel of vacant property measuring .25 acres located at the northwest corner of Jordan Lake Street and Jordan Lake Avenue; and

WHEREAS, Ms. Haskins has offered to donate the parcel described above to the Village; and

WHEREAS, the Village Council has determined that ownership of the parcel is in the public interest;

NOW, THEREFORE, BE IT RESOLVED:

1. That the Lake Odessa Village Council does hereby agree to accept the donation of the parcel of vacant land described as follows:

PART OF OUTLOT 6, OF THE ORIGINAL PLAT OF THE VILLAGE OF LAKE ODESSA, IONIA COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF OUTLOT 6, THENCE 89° 44' 19" W 114.87 ALONG THE SOUTH LINE OF OUTLOT 6; THENCE N 02° 56' 53" W 95.60 FEET; THENCE S 76° 21' 08" E (RECORDED AS S 75° 17' 32" E) 13.93 FEET; THENCE W 89° 50' 50" E 106.39 FEET (RECORDED AS S 89° 52' 35" E 106.31 FEET); THENCE S 00° 05' 19" W (RECORDED AS S 00° 00' 00" W) 91.38 FEET TO THE POINT OF BEGINNING;

2. That the Village Manager is hereby authorized to arrange for completion of a title search to ensure the parcel is free from any liens or other encumbrances and for the preparation of a warranty deed from Ms. Haskins to the Village of Lake Odessa, and is further authorized, upon execution of the deed to pay transfer or other taxes and recording fees incurred in the transaction;
3. That the Village President and Village Clerk are hereby authorized to execute on behalf of the Village any documents necessary to effectuate the acquisition of the parcel.
4. All resolutions and parts of resolutions are, to the extent of any conflict with this resolution, rescinded.

Ayes:

Nays:

Absent:

Abstain:

RESOLUTION DECLARED ADOPTED.

Dated: September 15, 2025

Kathy Forman, Village Clerk

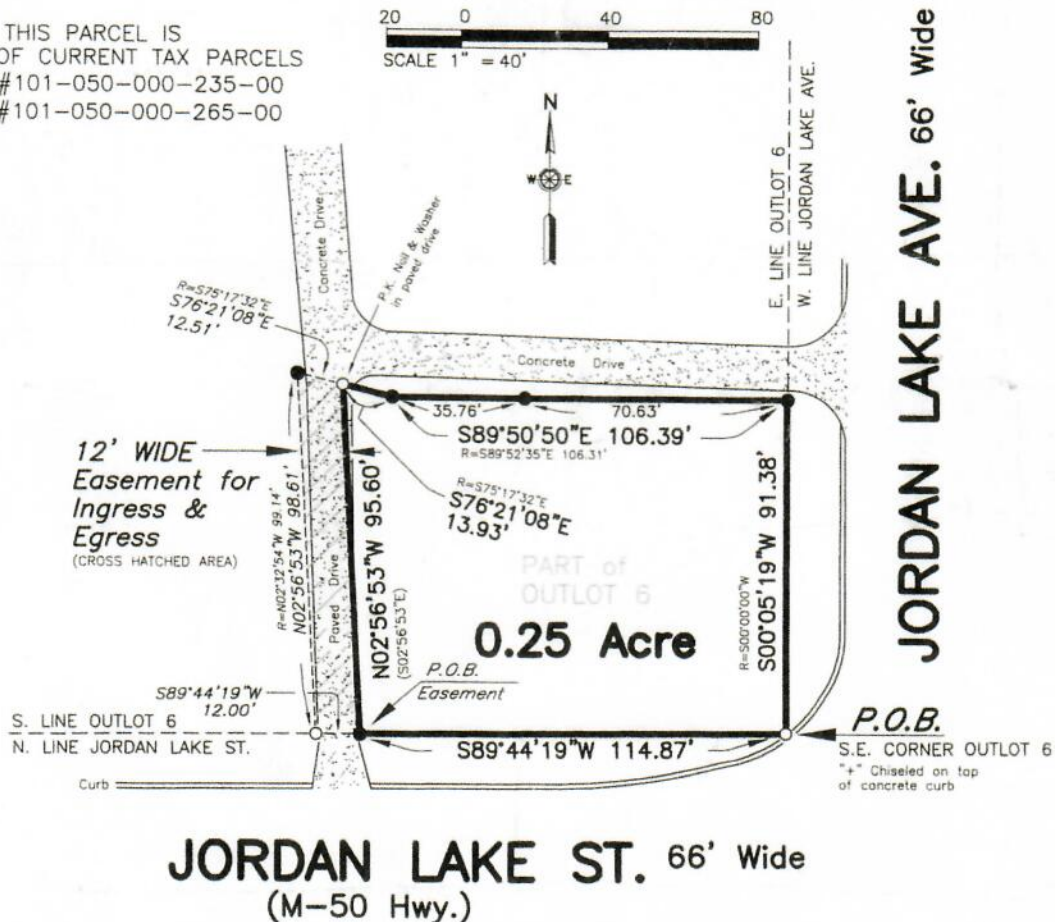
CERTIFIED SURVEY

REQUESTED BY: JEFF CROSS

PROPERTY SURVEY LOCATION: JORDAN LAKE ST.; LAKE ODESSA; MICHIGAN

LEGAL DESCRIPTION: PART OF OUTLOT 6, OF THE ORIGINAL PLAT OF THE VILLAGE OF LAKE ODESSA, IONIA COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF OUTLOT 6; THENCE S 89° 44' 19" W 114.87 FEET ALONG THE SOUTH LINE OF OUTLOT 6; THENCE N 02° 56' 53" W 95.60 FEET; THENCE S 76° 21' 08" E (RECORDED AS S 75° 17' 32" E) 13.93 FEET; THENCE S 89° 50' 50" E 106.39 FEET (RECORDED AS S 89° 52' 35" E 106.31 FEET); THENCE S 00° 05' 19" W (RECORDED AS S 00° 00' 00" W) 91.38 FEET TO THE POINT OF BEGINNING. THIS PARCEL CONTAINS 0.25 ACRES.

NOTE: THIS PARCEL IS
PART OF CURRENT TAX PARCELS
#101-050-000-235-00
and #101-050-000-265-00



I CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION OF THIS LAND DESCRIBED ABOVE IN COMPLIANCE WITH THE REQUIREMENTS OF PUBLIC ACT 132 OF 1970. THE RELATIVE ERROR OF CLOSURE BEING 1 PART IN _____; AND THAT THE ENCROACHMENTS AFFECTING SAID LAND, IF ANY, ARE LOCATED AS SHOWN HEREON.

DATE 8-2-18
No. 18-250C
DRN BY I.M.

○ - IRON STAKE (PLACED)
Unless otherwise noted
● - IRON STAKE (EXISTING)
P.S. #28414
Unless otherwise noted
R -- RECORDED DIMENSION
M -- MEASURED DIMENSION
x---x--- FENCE LINE

MULDER & ASSOCIATES
6585 MULDER DR., PORTLAND, MI. 48875
Phone: 517-647-7826
Fax: 517-647-6639
E. Mail: muldersurveying@reagan.com

MARINUS A. MULDER P.S.#25863