



**PROPOSED AGENDA
REGULAR MEETING OF THE LAKE ODESSA VILLAGE COUNCIL
MONDAY, OCTOBER 20, 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. Filling Council Vacancy

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

- a) Minutes from the Committee of the Whole meeting of September 4, 2025
- b) Minutes from the regular Village Council meeting of September 15, 2025
- c) Minutes from the Committee of the Whole meeting of October 7, 2025

VIII. Expenditures:

- a) Approve bills equal to or less than \$3,000.00 each from 9/1/2025 to 9/30/2025.
- b) Approve bills in excess of \$3,000.00 each, including:
 - i. Gregg Guidance – Interim Village Manager – \$3,098.15 (Paid)
 - ii. Gregg Guidance – Interim Village Manager – \$3,570.65 (Paid)
 - iii. Homeworks Tri-County Electric Cooperative – Electricity – \$3,711.62 (Paid)
 - iv. PK Contracting – Pavement Markings – \$3,677.80 (Paid)
 - v. Wightman – Water Reliability Study – \$4,000.00 (Paid)

IX. Consent Agenda

The following consent agenda will normally be adopted without discussion; however, at the request of any council member, any item may be removed from the consent agenda for discussion.

Reports and Minutes: To accept and file the following:

- a) Minutes from the Planning Commission regular meeting of July 28, 2025
- b) Minutes from the Lake Odessa Area Arts Commission regular meeting of August 11, 2025
- c) Minutes from the Lake Odessa Area Arts Commission regular meeting of September 8, 2025

X. Departmental Reports:

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

XI. New Business:

- a) Proposed Resolution 2025-34: Authorizing Purchasing and Upgrading Computers to Run Windows 11 Operating System
- b) Proposed Resolution 2025-35: Regarding the Future Capture of Village Street Millage Increments
- c) Proposed Resolution 2025-36: Setting a Public Hearing Regarding a Dangerous Structure at 1323 Ionia Street
- d) Proposed Resolution 2025-37: Referring Zoning Ordinance and Zoning Map Amendments to the Planning Commission for Public Hearing
- e) Proposed Resolution 2025-38: Approving Setting the Date and Hours for Trick or Treating in the Village of Lake Odessa for 2025

XII. Miscellaneous Correspondence:

- a) None

XIII. Trustee Comments

XIV. Public Comment (See Above)

XV. Adjournment

Filling Council Vacancy

Angie Dillon

821 Lakeview Dr. Lake Odessa, MI 48849 | Cell: 989.640.9775 angdillon85@yahoo.com

August 21, 2025

Village of Lake Odessa
839 Fourth Ave.
Lake Odessa, MI 48849

To Whom It May Concern,

I would like to express my interest in the open seat on the Lake Odessa Village Council. I am a current resident of Lake Odessa, and I would love the opportunity to work with our current Village administration to continue to make Lake Odessa a great place for all our residents and a place that non-residents want to visit. In looking for ways that I can help make a difference, I have also recently joined the volunteer initiatives with the Lake Odessa Fair. I assist with organizing/managing the groups of volunteers, communicating shift responsibilities and assisting volunteers during the fair to ensure all shifts are covered.

I currently have board experience as a Co-Chair of the Early Career Professionals Employee Resource Group at the State of Michigan. This is a volunteer position that I hold in addition to my respective job responsibilities within Treasury. As Co-Chair I assist in the planning and implementation of monthly committee meetings, monthly board meetings, and events that align with our mission of helping Treasury staff achieve personal and professional development.

Currently, I work as a Departmental Supervisor within the Unclaimed Property division of Treasury. In this position I supervise technical support staff in a complex work area. I am responsible for analyzing staff performance, developing/analyzing metrics, directing work assignments, staff training and development. I analyze and prepare reports for management and strategic planning efforts.

In my private sector career, I worked as a Mortgage Loan Officer/Bank Branch Manager. In this position I supervised front line customer service staff in a fast-paced branch environment. I was responsible for managing, coordinating and analyzing branch budget and growth as well as directing work assignments, staff training, development and project management.

Along with my work experience, I am quick to learn new procedures, expectations, and assignments. I am both professional and punctual and can prioritize multiple competing deadlines. I hold myself to exceptional standards and I believe you would find that reflected in my work ethic.

I appreciate your time and consideration and look forward to hearing from you.

Respectfully,

Angie Dillon

RECEIVED
AUG 21 2025

BY:

Barry M. A. Hoven

1501 Tupper Lake Street
Lake Odessa, MI 48849-9588
616-729-9666
bhoven@lakewood-fitness.com

RECEIVED
SEP 19 2025

BY: **KSF**

19 September 2025

Village of Lake Odessa
Council Appointment Committee
Village of Lake Odessa

Dear Council Appointment Committee,

I am eager to express my interest in serving on the Lake Odessa Village Council. As a resident, I am committed to fostering growth, safety, and community engagement within our town. I believe my diverse background—spanning military service, business leadership, and community involvement—equips me with a unique perspective and a comprehensive skill set to serve effectively.

My service as a paratrooper in the 82nd Airborne Division fostered discipline, adaptability, and leadership under pressure—traits that translate directly into effective governance and community service. Managing a retail store honed my skills in financial oversight, team management, and customer service, vital for responsible decision-making and fiscal accountability. As a startup fitness business owner, I gained invaluable experience in entrepreneurship, strategic planning, and community outreach, understanding firsthand how local businesses can grow and thrive with the right support.

Beyond my professional experience, I am deeply involved in our community—founding the ****Lakewood Area Small Business Alliance**** to support local entrepreneurs and community development efforts. Additionally, I established the ****Playwell Michigan Foundation****, dedicated to enhancing access to recreation and wellness activities, further emphasizing my commitment to fostering a vibrant, connected community.

I am passionate about ensuring our village remains a place where residents feel heard, and where responsible growth benefits everyone. I am ready to collaborate with fellow council members and residents to address challenges, seize opportunities, and uphold the values that make Lake Odessa special.

Thank you for your consideration. I look forward to the opportunity to serve and help shape a thriving future for our community.

Sincerely,

A handwritten signature in cursive script, reading "Barry Monte Allen Hoven". The signature is written in dark ink and is positioned above the printed name.

Barry Monte Allen Hoven

Barry Monte Allen Hoven

1501 Tupper Lake Street, Lake Odessa, MI 48849-9588 | 616-729-9666 |
bhoven@lakewood-fitness.com

Summary

Dedicated community advocate with military, business, retail management, nonprofit leadership, and volunteer service experience seeking to serve as a village trustee. Committed to promoting responsible growth, transparency, and active community engagement to enhance the well-being of Lake Odessa. A dedicated community advocate with extensive experience in military service, business, retail management, nonprofit leadership, and volunteer work seeks to serve as a village trustee. The candidate is committed to promoting responsible growth, transparency, and active community engagement to enhance the well-being of Lake Odessa.

Experience

Founder & Owner

Playwell Michigan Foundation | May 5, 2025 10:00 AM – Present

- Established a nonprofit dedicated to increasing access to recreation, wellness, and community activities.
- Managed events and programs that improve quality of life and foster community cohesion..

Founder

Lakewood Area Small Business Alliance | Sep 2, 2025 10:00 AM – Present

- Founded an alliance to support local entrepreneurs and drive community development.
- Provided resources and networking opportunities for small businesses.
- Business Owner (Startup Fitness Business)

◊ Place | Nov 17, 2023 – Sep 19, 2025

- Developed and executed strategic business plans from conception to launch.
- Managed all aspects of a startup, including marketing, operations, and community outreach.
- Fostered strong relationships with clients and community members.

Howard Streets Special Service Area — President - Volunteer

◊ Chicago Nov 10, 2016 – Feb 8, 2019.

- Managed a \$400,000 budget for TIF (Tax Increment Financing) projects.
- Organized inaugural "Chalk the Block" community arts event.
- Developed the "Howard St – Living on the Edge" community brand to foster neighborhood pride and revitalization.

Retail Store Manager

◊ Lake Odessa | Mar 17, 1999 10:00 AM – Sep 19, 2025

- Oversaw daily operations, including financial oversight, inventory management, and sales targets.
- Led and motivated a team, fostering a customer-centric environment.
- Implemented strategies to improve efficiency and enhance customer satisfaction.

Paratrooper & Petroleum Logistics Specialist

82nd Airborne Division | Dec 2, 1993 – Jul 13, 1995

- Demonstrated exceptional discipline, adaptability, and leadership in high-pressure environments.
- Executed complex missions with precision and teamwork.
- Developed strong problem-solving and decision-making skills.
- Awarded the Sharpshooter Badge for rifle skills.

Skills

- Strategic Planning
- Financial Oversight & Budgeting (TIF & community funds)
- Team Management
- Community Engagement
- Entrepreneurship
- Leadership
- Adaptability
- Public Speaking
- Business Development
- Non-profit Management

- Land Use & Zoning Knowledge
- Negotiation & Conflict Resolution
- Public Policy & Advocacy
- Event Planning & Organizational Development

Education

- University of Lynchburg — Lynchburg, VA
August 1991 – May 1992
Continuing Studies in Music Education
- Grand Rapids Community College (GRCC) — Grand Rapids, MI
September 2022 - May 2023
Continuing Studies in Computer Sciences / IT Technician

Community Involvement & Leadership

- **Founder, Playwell Michigan Foundation** - Enhancing access to recreation and wellness.

- **Founder, Lakewood Area Small Business Alliance** - Supporting local entrepreneurs.
- **President, Howard Street Special Service Area** - (Chicago)
- **Volunteer in local community events** - Lake Odessa, MI

Donald L. McLaughlin
907 6th Ave.

RECEIVED
OCT 08 2025

BY:KSF.....

Dear Council,

I would like to be considered for the Trustee position on the Council. I have lived in the village most of my life. I graduated from Lakewood high school in the class of 75, I had various jobs before hiring into GM on the assembly line, I worked there 30 years and during that time I was trained as an Industrial Electrician specializing in power distribution, Resistance Welding, and Robotics. My last 5 years at GM I taught robotics and Welding. Since then I have had several jobs including building maintenance, working at the local hardware and Electrician Apprentice training. I have upgraded several houses in town in the last 40 years. I am now officially retired.

I currently have two daughters that own properties in the village, and five of my six Grand Children attend Lakewood public schools. +I have a vested interest in our village and feel that my background of Science and Technology might benefit the village that I have called home for almost my entire life. I currently produce a Live Stream of Musical talent from all over Michigan, from Bob's Barn on Johnson Street every Sunday, as a hobby. I try to play guitar there too. I also Mentor the Lakewood Atomics Robotics Team.

I have watched as our village has changed over the years for the better and I hope I can help it continue forward into the future. Thank you for your Consideration.

Neena M. Rush

930 5th ave.

Lake Odessa, MI 48849

Nrush525@gmail.com

(616) 902-7614

08/19/2025

RECEIVED
AUG 25 2025

BY:

Lake Odessa Village Council Board

Dear Members of the Village Council,

I am writing to formally express my intent to join the Village Council Board. As a dedicated member of our community, I am eager to contribute my time, skills, and energy toward supporting the growth, well-being, and future development of our village.

Over the years, I have witnessed the positive impact that strong leadership and collaboration can bring to our residents. I believe my background in office health care, community outreach, support, willingness and youth leadership equips me with the perspective and skills necessary to serve effectively. I am particularly passionate about community outreach, local church/school/village programs, sustainability, youth safety and much more.

I am committed to working cooperatively with fellow board members, listening to the concerns of residents, and helping to create practical and forward-thinking solutions. My goal is to ensure that our village continues to thrive as a safe, welcoming, and vibrant place for all who live here. We will continue to develop and bring more new faces and opportunities to our village, I believe I can be a great addition to this growth.

Thank you for considering my application. I would be honored to bring my dedication and experience to the Village Council Board and serve our community in this capacity.

Sincerely,

Neena Marie Rush

VILLAGE OF LAKE ODESSA

BOARD/COMMISSION APPLICATION

All applicants must be residents of the Village except for members of the Lake Odessa Area Arts Commission (LOAAC), Downtown Development Authority (DDA) and Library Board. This form shall be used to apply for all board or commission vacancies. Applicants to the DDA must live within or have an interest in a business or property located within the DDA District.

Application for appointment to: Lake Odessa Village Council Board
(Name of Board/Commission)

Name: Neena M. Rush

Address: 930 5th Ave Lake Odessa, Mi 48849

Phone number: 616 - 902 -7614 E-mail address: nrush525@gmail.com

Describe any experience that led to your desire to serve the community:

Provide a brief biography, including your skills, background and expertise, as well as involvement in the community, professional or other nonprofit organizations that are specifically applicable to this board or commission:

Please see attached letter.

VILLAGE OF LAKE ODESSA

Employment: List your most recent employment experiences.

Dates of Employment	Company Name/Location	Position	Job Description
Current	Forefront Dermatology, Hastings Mi	Medical Assistant	

Education: List your most recent educational experiences.

Educational Institution/School	Certificate/Degree Received	Area(s) of Study
Ionia High School	Diploma	General Deucation

Supplemental Information: Please review the attached "Boards and Commissions Application Attachment" for the desired qualifications for each board and commission. Check the appropriate box or boxes to indicate whether you have experience or professional credentials that may be needed to fill a specific seat.

Some boards and commissions are a mix of citizens with certain qualifications and others are citizens representing the general public. Even if you do not have any of the experience or professional background listed below, the community urges you to apply for consideration. The community needs citizens with diverse backgrounds on its boards and commissions.

VILLAGE OF LAKE ODESSA

BOARD AND COMMISSION APPLICATION ATTACHMENT

Arts Commission

Members need not be Village residents.

Members should reflect diverse interests in such areas as business, theater, arts, hobbies, crafts, science and architecture, and should be representative of the whole community. Please check below if you have experience in:

- ☐ Public Art
- ☐ Culture
- ☐ Performing Arts
- ☐ Visual Arts
- ☐ Arts Education and/or Marketing

Downtown Development Authority

Members must live within or have an interest in property located in the DDA district. Please check below if you have experience in:

- ☐ New Business Development
- ☐ Business Recruitment and Retention
- ☐ Marketing and Promotion
- ☐ Real Estate Development
- ☐ Banking/Finance

Library Board

Members set policies concerning the management, supervision and control of the Lake Odessa Community Library. Members need not be Village residents. Please check below if you have experience in:

- ☐ Policymaking
- ☐ Finance/Budget
- ☐ Advertising/Marketing/Public Relations
- ☐ Strategic Planning
- ☐ Knowledge of or experience with fundraising
- ☐ Grants/Endowments
- ☐ Knowledge of libraries

Planning Commission

A majority of members must be Village residents/electors. Members should represent different professions and occupations. Interest or training in land use related issues is beneficial. Please check below if you have experience in:

- ☐ Architecture/Landscape Architecture
- ☐ Building Construction
- ☐ Civil Engineering
- ☐ Land Use Planning
- ☐ Real Estate Development

Zoning Board of Appeals

All members must be Village residents/electors. Members shall, to the extent possible, be representative of the entire Village. Please check below if you have experience in:

- ☐ Architecture/Landscape Architecture
- ☐ Building Construction/Engineering
- ☐ Land Use Planning
- ☐ Real Estate / Real Estate Development
- ☐ Law

Kathy Forman

From: Rob Young <ryoung@dixonengineering.net>
Sent: Thursday, October 9, 2025 7:48 PM
To: Kathy Forman
Subject: Vacant Trustee Position

Rob Young

Resident of Lake Odessa for 30 years.

Currently working for Dixon Engineering (10 years) which is based in Lake Odessa.

Owner of DJ Rob Music 4 All Occasions (20 years).

Past local experiences:

Vice President of the Chamber of Commerce.

Member of the Arts Commission.

MFR/Fire Fighter for the Lake Odessa Fire Department.

Village Council Trustee (4 years).

This e-mail along with any attachments is only intended for the individual or entity whom it names. If you've received it in error, please notify the sender and delete it without copying, reviewing, distributing, or otherwise transmitting it.



Village of Lake Odessa

Karen Banks
Village President

Gregg Guetschow
Village Manager

Kathy Forman
Village Treasurer

Kendra Backing
Chief of Police

Jesse Trout
DPW Supervisor

MEMORANDUM

TO: Prospective Village Trustee Candidates
FROM: Karen Banks, Village President
RE: 10/20/2025 Presentation to Village Council
DATE: October 13, 2025

Thank you for expressing interest in serving your community and appointment to a vacant seat on the Village Council.

The next regular Village Council meeting will be held on Monday, October 20, at 7 PM at the Page Memorial Building. You are invited to make a brief presentation to the Village Council. Following the presentations, one candidate will be selected for appointment and sworn in.

Attached for your review is an excerpt from the most current Village Manager job posting, including a list of challenges and opportunities that a newly-hired manager may encounter. As part of your presentation, we will ask that you first introduce yourself and describe why you are interested in serving on the Village Council. We will then ask you to identify an issue, based on the attached document, that you feel is of significance or importance to the community, and describe how you would address that issue.

Candidate presentations will be limited to no more than five minutes.

If you have any questions, feel free to contact me at president@lakeodessa.org or (269) 838-9863.

THE COMMUNITY

Lake Odessa is situated in southeastern Ionia County along state highway M-50 and is home to about 2,000 residents. Equidistant from Grand Rapids, Battle Creek, and Lansing, its location offers residents easy access to opportunities for employment and entertainment to mix with small town charm and hospitality.

The village downtown is an inviting place for shop owners and residents with a local bakery, coffee shop and grocery store located on a modern well- designed main street. Medical and dental services are available locally as well as other professional services.

Lake Odessa Fairgrounds, located in the village, hosts a five day event in late June and offers a variety of activities for the whole family. A first class public pickleball facility, beautiful play area for children, and overnight camping sites are also located on the fairground property.

Art in the Park annually brings thousands of visitors to town in August. The Lakewood Area Chamber of Commerce hosts a variety of community events, including an Easter Egg Hunt in the village park, a November craft fair and a holiday Christmas parade. Jordan Lake, an all-sports waterway in the village, provides year-round recreational options and has public access sites.

THE ORGANIZATION

Lake Odessa is a general law village governed by Public Act 3 of 1895, as amended, of the State of Michigan.

The village is part of Odessa Township and residents pay additional taxes for village-provided services. The elected village council is comprised of six trustees serving four-year terms, alternating three in each even year election, and a president whose term of office is four years. The current elected officials are a diverse group (tenure and experience) who work well together to reach consensus.

The village council appoints the manager, sets policy and direction, and approves the budget and major expenditures, while serving as the legislative authority through the approval of ordinances and major initiatives.

The village provides a range of municipal services including water, storm sewer maintenance and repair, brush/leaf/grass pickup, street and sidewalk repairs, snow plowing, street sweeping, zoning and master planning, street signals, lights and signage, municipal parks, a public beach and special events.

Municipal services provided to village residents by other organizations include wastewater, assessing, tax and utility billing and collections, fire/EMS and recreation programs.

The current workforce includes ten full-time employees and two part-time staff. The department directors work well together, and employees have strong community support.

The General Fund of the Village for FY 2025-2026 is approximately \$1.3 million, and the total of all funds is approximately \$3.1 million. As of March 1, 2025, the unassigned fund balance of the General Fund was a “healthy” \$1.5 million or 115% of expenditures.

CHALLENGES

- Village facilities usage and needs
- Need for additional housing
- Jordan Lake Trail construction
- Perceived lack of public parking
- Refurbish beach pavilion
- Park maintenance
- Lack of municipal wastewater service to developable property

OPPORTUNITIES

- Increase communication with residents and businesses
- Condominium development underway to help increase housing stock
- Jordan Lake Trail completion
- Increase businesses
- Vehicle parking study in downtown
- Proximity to Jordan Lake
- Renew strategic plan and master land use plan
- Healthy fund balance
- Progressive village council

Council Meeting Minutes

VILLAGE OF LAKE ODESSA

MINUTES

Special Meeting of the Lake Odessa Downtown Development Authority
and
Study Session of the Lake Odessa Village Council Committee-of-the-Whole

Thursday, September 4, 2025
Page Memorial Building
Lake Odessa, Michigan

Downtown Development Authority:

Present: Karen Banks, Marilyn Danielson, Cody Dreysse, Sarah McGarry, Bill Rogers,
Darwin Thompson

Absent: None

Village Council:

Present: Karen Banks, Terri Cappon, Ben DeJong, Bob Green, Roy Halfmann

Absent: Mike Brighton, Martha Yoder

Village Staff: Village Manager Gregg Guetschow

Visitors: Judy Clark (Ionia County Treasurer); Al Baron, Brad Barrone, Sharon
Rohrbacher, Gary Secor, Lisa Williams (Odessa Township Board of Trustees); Jen
Salgat (Lake Odessa Community Library librarian); and five citizens

CALL TO ORDER

Meeting called to order by DDA Chair McGarry and Village President Banks at 7:00 p.m.

DDA NEW BUSINESS

McGarry explained that Sid's Flower Shop in Ionia will no longer be doing installations of municipal holiday garlands and wreaths. Motion by McGarry, support by Rogers to approve a quote from JBM LawnCare, LLC, of Ionia, Michigan, in the amount of \$1,971 for the installation of 540 feet of holiday garland. All ayes; motion carried.

PRESENTATION

Village Manager Gregg Guetschow gave a presentation regarding the history of the present Downtown Development Authority; the reasons for its formation; projects completed over the course of the past twenty years; the proposed updated tax increment financing plan; and proposed projects in the three phases of the draft new development plan. He also described the statutory process for amending and updating a DDA plan, plus opportunities for neighboring taxing entities to negotiate with the DDA for the sharing of tax increment revenues.

PUBLIC COMMENT

DDA members McGarry and Rogers, and Village Council Trustees Green and Cappon spoke in favor of the DDA and the need for its continuation.

Judy Clark inquired about an apparent discrepancy on parcels listed on Appendix B of the TIF plan; inquired how many and what parcels are included in TIF District #2; suggested that Ionia County may be in favor of the DDA continuing tax capture from the county's operating budget, but suggested negotiating with the DDA to share tax capture from the county's designated millages (Roads, Senior, District Library and possibly Veterans); and inquired about the DDA's base year.

Sharon Rohrbacher spoke in opposition to continuing the DDA and mentioned a resolution passed by Odessa Township in 2005 regarding a 20-year sunset date.

Questions were raised by unidentified audience members regarding the location of TIF #2 and the feasibility of commercial development of the Village's Public Works garages.

ADJOURNMENT

Without objection, meeting adjourned at 8:12 p.m.

Respectfully submitted:

Karen Banks, Village President (and Acting Village Council Recording Secretary)
and DDA Secretary/Treasurer

VILLAGE OF LAKE ODESSA

MINUTES

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

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

ROLL CALL

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

Council absent: None

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

APPROVAL OF THE AGENDA

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

PUBLIC COMMENT

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

MINUTES

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

BILLS

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

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

CONSENT AGENDA

None

DEPARTMENTAL REPORTS

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

PUBLIC HEARING

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

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

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

Public Hearing opened at 7:12 pm.

President Banks asked for public comment.

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

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

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

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

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

Returned to Open Session at 7:31 pm.

PRESENTATION

a) Ipav4ever, LLC

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

NEW BUSINESS

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

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

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

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

c) Discussion about Village Manager position.

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

MISCELLANEOUS CORRESPONDENCE

None

TRUSTEE COMMENTS

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

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

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

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

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

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

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

PUBLIC COMMENT

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

ADJOURNMENT

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

Meeting adjourned at 8:36 pm.

Respectfully submitted,

Kathy S. Forman
Village Clerk / Treasurer

VILLAGE OF LAKE ODESSA
MINUTES
COUNCIL COMMITTEE OF THE WHOLE
OCTOBER 7, 2025
PAGE MEMORIAL BUILDING
839 FOURTH AVENUE
LAKE ODESSA, MICHIGAN 48849

President Karen Banks called the meeting to order at 6:02 p.m.

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

Council absent: Trustee Yoder

Staff present: Village Manager Guetschow, DPW Superintendent Trout and Clerk/Treasurer Forman

Public Comment

None

Discussion Items:

a) Village Manager Job Posting

The ad Hoc committee consisting of President Banks, Trustee Halfmann, Trustee Yoder and Village Manager Guetschow prepared a new job posting for the Village Manager position. There are three levels that applicants may apply for, Level 1 Deputy, Level 2 Journey, Level 3 Senior. Each Level has a different set of qualifications, training opportunities and wage schedule.

Council members were given time to review the posting. A discussion took place where each council member shared their thoughts. A review of the current Compensation Plan may be necessary. Manager Guetschow will investigate this.

The job posting will be placed on the MML website effective 10/10/25. All applications will be due by close of business on 11/10/25. The posting will also be on the village website.

b) DDA TIF Plan

Manager Guetschow explained to council that with the new plan there is an opportunity to negotiate with the DDA over sharing of tax captures. A handout was shared which shows projected millage capture over the next 30 years. The question was posed are there other areas where the money could be better spent on village needs. What is the council willing to negotiate for.

Council members shared their thoughts and asked questions. All members should think about this before the October 20, 2025 council meeting.

President Karen Banks declared the meeting adjourned at 6:58 pm.

Respectfully submitted,

Kathy Forman
Clerk/Treasurer

Expenditures

Check Date	Check	Vendor Name	Amount
Bank ARTS			
09/11/2025	3506	ELAN FINANCIAL SERVICES	114.27
09/25/2025	3507	VERIZON WIRELESS	43.71
ARTS TOTALS:			
Total of 2 Checks:			157.98
Less 0 Void Checks:			0.00
Total of 2 Disbursements:			157.98
Bank DDA 6015 DOWNTOWN DEVELOPMENT AUTHORITY			
09/11/2025	1272	LAKE ODESSA ACE HARDWARE	18.99
09/11/2025	1273	KAREN BANKS	9.99
09/11/2025	1274	MCKENNA	740.00
09/11/2025	1275	MOOD MEDIA	35.23
09/11/2025	1276	RIVER CITY REPRODUCTIONS	84.00
09/18/2025	1277	DICKINSON WRIGHT PLLC	125.00
DDA TOTALS:			
Total of 6 Checks:			1,013.21
Less 0 Void Checks:			0.00
Total of 6 Disbursements:			1,013.21
Bank POOL POOLED CASH			
09/11/2025	43667	LAKE ODESSA ACE HARDWARE	32.97
09/11/2025	43668	AT&T	208.42
09/11/2025	43669	BADGER METER	846.40
09/11/2025	43670	ELAN FINANCIAL SERVICES	1,169.79
09/11/2025	43671	CINTAS FIRST AID & SAFETY	240.34
09/11/2025	43672	CONRAD'S QUICK LUBE	84.34
09/11/2025	43673	CONSUMERS ENERGY	3,359.59
09/11/2025	43674	GRANGER	105.05
09/11/2025	43675	GREGG GUIDANCE, LLC	3,098.15
09/11/2025	43676	HSV REDI-MIX	1,938.15
09/11/2025	43677	VC3, INC	150.00
09/11/2025	43678	JIM'S SERVICE	1,056.89
09/11/2025	43679	MICHIGAN STATE POLICE	66.00
09/11/2025	43680	NYE UNIFORM	341.00
09/11/2025	43681	QUADIENT FINANCE USA, INC.	296.00
09/11/2025	43682	RIVER CITY REPRODUCTIONS	80.50
09/11/2025	43683	RS TECHNICAL SERVICES	338.00
09/11/2025	43684	SMITH WELDING & REPAIR	195.00
09/11/2025	43685	HOMEWORKS	3,711.62
09/11/2025	43686	VERIZON WIRELESS	190.39
09/11/2025	43687	VIEW NEWSPAPER GROUP	751.00
09/11/2025	43688	WEX BANK	1,409.27
09/12/2025	43689	CORELOGIC	1,450.02
09/15/2025	43690	HASKINS, SHIRLEY A	670.16
09/18/2025	43691	LAKE ODESSA ACE HARDWARE	314.31 V
09/18/2025	43692	BANDIT INDUSTRIES, INC.	1,680.00 V
09/18/2025	43693	BAUER BUILT TIRE	1,667.32 V
09/18/2025	43694	BLUE CARE NETWORK	6,192.51 V
09/18/2025	43695	BIG L LUMBER	66.99 V
09/18/2025	43696	BLUE CROSS BLUE SHIELD OF MICHIGAN	272.48 V
09/18/2025	43697	CONSUMERS ENERGY	839.86 V
09/18/2025	43698	GREGG GUIDANCE, LLC	3,570.65 V
09/18/2025	43699	HSV REDI-MIX	522.15 V
09/18/2025	43700	CITY OF IONIA	75.00 V
09/18/2025	43701	PK CONTRACTING	3,677.80
09/18/2025	43702	ODESSA TOWNSHIP	130.76
09/18/2025	43703	SBIS	869.90
09/18/2025	43704	WIGHTMAN	4,000.00
09/18/2025	43705	WOLVERINE POWER SYSTEMS	1,600.00
09/18/2025	43706	WOW! BUSINESS	116.25
09/18/2025	43707	WOW! BUSINESS	151.00
09/18/2025	43708	LAKE ODESSA ACE HARDWARE	314.31 V
09/18/2025	43709	BANDIT INDUSTRIES, INC.	1,680.00
09/18/2025	43710	BAUER BUILT TIRE	1,667.32
09/18/2025	43711	BLUE CARE NETWORK	6,192.51
09/18/2025	43712	BIG L LUMBER	66.99
09/18/2025	43713	BLUE CROSS BLUE SHIELD OF MICHIGAN	272.48
09/18/2025	43714	CONSUMERS ENERGY	839.86
09/18/2025	43715	GREGG GUIDANCE, LLC	3,570.65
09/18/2025	43716	HSV REDI-MIX	522.15

Check Date	Check	Vendor Name	Amount
09/18/2025	43717	CITY OF IONIA	75.00
09/18/2025	43718	LAKE ODESSA ACE HARDWARE	314.31
09/25/2025	43719	IONIA COUNTY TREASURER	370.80
09/25/2025	43720	VERIZON WIRELESS	471.03
09/25/2025	43721	WOW! BUSINESS	249.58

POOL TOTALS:

Total of 55 Checks:	64,143.02
Less 11 Void Checks:	15,515.58
Total of 44 Disbursements:	48,627.44

Bank PR VI 1498 PAYROLL

09/17/2025	38(E)	AMERICAN FUNDS	125.00
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PR VI TOTALS:

Total of 1 Checks:	125.00
Less 0 Void Checks:	0.00
Total of 1 Disbursements:	125.00

REPORT TOTALS:

Total of 64 Checks:	65,439.21
Less 11 Void Checks:	15,515.58
Total of 53 Disbursements:	49,923.63

Purchases Over \$3,000.00

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 GG2025-24
Date of Issue 08/31/2025
Due Date 10/01/2025
Amount Due (USD) **\$3,098.15**

101-172,-801.000

Description	Rate	Qty	Line Total
Interim Mgmt. Hrs. August 18, 2025	\$90.00	1.25	\$112.50
Mileage Per Diem - Lake Odessa August 18, 2025	\$30.13	1	\$30.13
Interim Mgmt. Hrs. August 19, 2025	\$90.00	6.75	\$607.50
Mileage Per Diem - Lake Odessa August 19, 2025	\$30.13	1	\$30.13
Interim Mgmt. Hrs. August 21, 2025	\$90.00	8.25	\$742.50
Mileage Per Diem - Lake Odessa August 21, 2025	\$30.13	1	\$30.13
Interim Mgmt. Hrs. August 26, 2025	\$90.00	8.25	\$742.50
Mileage Per Diem - Lake Odessa August 26, 2025	\$30.13	1	\$30.13
Interim Mgmt. Hrs. August 28, 2025	\$90.00	8.25	\$742.50
Mileage Per Diem - Lake Odessa August 28, 2025	\$30.13	1	\$30.13

Subtotal 3,098.15
Tax 0.00

Total	3,098.15
Amount Paid	0.00

Amount Due (USD)	\$3,098.15
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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.

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 GG2025-25
Date of Issue 09/17/2025
Due Date 10/18/2025
Amount Due (USD) **\$3,570.65**

101-172-801.000

Description	Rate	Qty	Line Total
Interim Mgmt. Hrs. September 2, 2025	\$90.00	8	\$720.00
Mileage Per Diem - Lake Odessa September 2, 2025	\$30.13	1	\$30.13
Interim Mgmt. Hrs. September 4, 2025	\$90.00	12.5	\$1,125.00
Mileage Per Diem - Lake Odessa September 4, 2025	\$30.13	1	\$30.13
Interim Mgmt. Hrs. September 9, 2025	\$90.00	7.25	\$652.50
Mileage Per Diem - Lake Odessa September 9, 2025	\$30.13	1	\$30.13
Interim Mgmt. Hrs. September 11, 2025	\$90.00	8	\$720.00
Mileage Per Diem - Lake Odessa September 11, 2025	\$30.13	1	\$30.13
Interim Mgmt. Hrs. September 15, 2025	\$90.00	2.25	\$202.50
Mileage Per Diem - Lake Odessa September 15, 2025	\$30.13	1	\$30.13

Subtotal 3,570.65
Tax 0.00

Total	3,570.65
Amount Paid	0.00
Amount Due (USD)	\$3,570.65

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.



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

307 0 AV 0.593
VILLAGE OF LAKE ODESSA
839 4TH AVE
LAKE ODESSA MI 48849-1001

5 307
C-2

Account Number	2043600
Rate	CMLP5
Current Due Date	09/16/2025
Bill Date	08/22/2025
Days Billed	30
Meter Number	56587
kWh per Day Last Year	1155
kWh per Day This Year	968

Account Status	
Previous Balance 07/23/25	\$3,219.40
Payment Received 08/14/25	-\$3,219.40
Balance Forward	\$0.00
Current Charges	\$3,711.62
Total Amount Due 09/16/25	\$3,711.62



SERVICE ADDRESS:		2367 BONANZA RD #5				POLE #:		OD392X7M		BOARD DIST:		D02	
Billing Period 07/14/2025 TO 08/13/2025		METER READINGS				MULTIPLIER	ENERGY USED	ENERGY UNIT	RATE PER UNIT	CHARGE			
		BEGIN	TYPE	END	TYPE								
PEAK		647373	REG	652980	REG	1	5607	KWH	0.07550	\$423.33			
INTERMEDIATE		395467	REG	404720	REG	1	9253	KWH	0.07550	\$698.60			
OFF PEAK		140538	REG	154712	REG	1	14174	KWH	0.07550	\$1,070.14			
POWER SUPPLY COST RECOVERY							29034		0.00360	\$104.53			
PEAK KW							91.810	KW	14.00000	\$1,285.34			
AVAILABILITY CHARGE										\$105.00			
MICHIGAN LOW INCOME ENERGY FUND										\$0.87			
MICHIGAN ENERGY OPTIMIZATION SURCHARGE										\$23.81			
TOTAL CURRENT CHARGES WITHOUT OPERATION ROUND UP										\$3,711.62			
TOTAL AMOUNT										\$3,711.62			

591-536-920.000



MAIN OFFICE
1965 Barrett Drive
Troy, MI 48084-5372
PHONE 248-362-2130
FAX 248-362-4969

INVOICE

TO: VILLAGE OF LAKE ODESSA
839 FOURTH AVE
LAKE ODESSA, MI 48849

INVOICE DATE: 9/17/2025
DUE DATE: UPON RECEIPT

PK INVOICE# 259106-1
LAKE ODESSA 2025 PAVEMENT MARKINGS

ATTN: JTROUT@LAKEODESSA.ORG

PAVEMENT MARKINGS

WORK OF: 7/14/2025

ITEM CODE	DESCRIPTION	PK completed to date	UNIT Price	Due This Period
1	WATERBORNE 4" WHITE	148.00	\$ 0.200	\$ 29.60
2	WATERBORNE 4" YELLOW	18,241.00	\$ 0.200	\$ 3,648.20
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -

Please pay from this invoice

BALANCE DUE \$ 3,677.80

**PLEASE REMIT PAYMENT TO:
PK CONTRACTING
1965 BARRETT
TROY MI 48084**

ST
202-449-863



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

Invoice number 97290
Date 09/14/2025
Project Manager Brian K. Holleman

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

Professional Services from August 11, 2025 through September 14, 2025

Description	Contract Amount	Prior Billed	Current Billed	Remaining
Water Reliability Study	23,000.00	17,493.75	4,000.00	1,506.25
Total	23,000.00	17,493.75	4,000.00	1,506.25

Invoice total **4,000.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
97290	09/14/2025	4,000.00	4,000.00				
	Total	4,000.00	4,000.00	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.

591-536-801.000

Consent Agenda

**VILLAGE OF LAKE ODESSA
PLANNING COMMISSION**

MINUTES

**REGULAR MEETING
MONDAY, JULY 28, 2025 - 6:00 P.M.
Page Memorial Building
Lake Odessa, Michigan**

The meeting was called to order at 6:00 pm by Chairperson Meg Wheeler.

ROLL CALL

Commissioners present: Meg Wheeler, Ben DeJong, Karen Banks, Beth Barrone, Ken Misiewicz, Gregg Guetschow

Commissioners absent: None

Staff present: Clerk/Treasurer Kathy Forman, Zoning Administrator Jeanne Vandersloot

APPROVAL OF THE AGENDA

Motion by Banks, supported by DeJong, to approve the agenda. All ayes; motion carried 6-0.

PUBLIC COMMENT

1. Kathy Griffin – Pointed out that some of the names in front of commissioners were wrong.

MINUTES

Motion by Misiewicz, supported by Barrone, to approve minutes from the special Planning Commission meeting of June 17, 2025. All ayes; motion carried 6-0.

PUBLIC HEARING

- a. Motion by Misiewicz, supported by Banks, to open the public hearing regarding the Type II Home Occupation Business Permit to allow a software engineering business at 1022 Lakeview Drive. All ayes; motion carried 6-0.

The public hearing was opened at 6:01 pm.

Chairperson Wheeler asked for public comment and none was heard. The Public Hearing was noticed per state law and one response was received in support of the proposed permit being approved.

Motion by Misiewicz, supported by DeJong, to close the public hearing. All ayes; motion carried 6-0.

The public hearing was closed at 6:03 pm.

ACTION AND DISCUSSION ITEMS

- a. Consider Approving Special Use Permit – Home Occupation Business Application – 1022 Lakeview Drive.

Discussion took place about the application.

Motion by Barrone, supported by Banks to approve the Special Use Permit – Home Occupation Business Application for 1022 Lakeview Drive as is including the findings memo from Zoning Administrator Vandersloot. All ayes; motion carried 6-0.

- b. Review Special Use Permit – Home Occupation Business Application – 1501 Tupper Lake Street

Barry Hoven spoke to the commission about his business and application. Commissioners asked questions. Jeanne Vandersloot reviewed her memo with findings regarding the application. Discussed the impact to the neighborhood.

Motion by Banks, supported by Barrone, to move the application for special use permit forward to a public hearing to be held on September 16, 2025 at 7:00 pm. All ayes; motion carried 6-0.

- c. Planned Development Preapplication Conference with Indigo Design and Copperrock Construction

Indigo Design gave a presentation explaining they are considering a multi-family project in Lake Odessa on Jordan Lake Avenue where the football field used to be. They are proposing three-story garden style apartment buildings. A discussion took place with several questions being voiced. Gregg Guetschow explained that a review of our ordinance will be completed to see what changes must be made to allow this project to move forward.

Motion by DeJong, supported by Barrone, to move forward with this project, place it on the agenda for September 16, 2025 at 7:00 pm and hold a public hearing. All ayes; motion carried 6-0.

- d. Gregg Guetschow began reviewing the special use permits ordinance and now feels it is necessary to do a complete review of the entire special use permits ordinance. He requested permission to lay out a report regarding the changes needed. Commissioners all agreed this was needed.

COMMISSION MEMBER COMMENTS

Banks – None
Barrone – None
DeJong – None
Guetschow – None
Misiewicz – None
Wheeler – None

ADJOURNMENT

Motion by DeJong, supported by Barrone, to adjourn the meeting. All ayes; motion carried 6-0.
Meeting adjourned at 6:42 p.m.

Respectfully submitted,

Kathy Forman
Village Clerk / Treasurer

MINUTES

Lake Odessa Area Arts Commission

Regular Meeting

Monday, August 11, 2025

Page Memorial Building

Lake Odessa, Michigan

1. **Call to Order:** Chair Hermes called the meeting to order at 7:07 p.m.
Present: Melanie Baker, Karen Banks, Meg Hermes, Nancy Mattson, Elizabeth Stoneman
Absent: Ty Nurenberg
Visitors: None
Staff: None
2. **Agenda:** Motion by Mattson, support by Hermes, to amend agenda, adding 2026 Art in the Park artist fees and future of Art in the Park. All ayes; motion carried.
3. **Public Comment:** None.
4. **Minutes:** Motion by Mattson, support by Stoneman, to approve corrected minutes of 6/30/25 special meeting; minutes of 7/14/25 regular meeting; and minutes of 7/28/25 regular meeting. All ayes; motion carried.
5. **Finance:**
 - a. Revenue/Expense report for July 2025 was reviewed, reflecting total revenues of \$8,229.12 and total expenditures of \$12,582.83.
 - b. Motion by Hermes, support by Mattson, to approve the following accounts payable:

River City Reproductions	Printing (Visitor Guides, booth cards, signs, hand fans, forms)	3,307.80
View Newspaper Group	Full-page display ad	895.00
C&R Restaurant	35 sandwiches for 8/1/25	150.00
Meyers' Hometown Bakery	Donuts, donut holes	248.50
Carl's Supermarket	Concession supplies	55.34
Lake Odessa Ace Hardware	Supplies	31.58
		33.04
SEAM	Two 3X t-shirts	

Brian Rice	Overnight security	150.00
Menards	Supplies	99.85
Karen Banks	Reimbursement - 124 coloring books for Fire Dept	144.19
West Michigan Tourist Association	Annual membership renewal	273.00
Melanie Baker	Reimbursement - water, juice	<u>61.91</u>

TOTAL: 5,450.21

All ayes; motion carried.

6. Action/Discussion Items:

a. 2025 Art in the Park event recap:

- 1) Visitor Feedback: Tabulated comments were all very positive, with very few negative remarks. Hermes will contact the nine respondents who expressed an interest in either volunteering or serving on the board.
- 2) Artist Check-in: Banks reported that artists gave high marks for the new check-in and load-in procedure. Some artists did not understand where the entrance and exit for the First Congregational Church parking lot were, so in 2026 there will need to be additional directional signage and clearer instructions on the pre-event mailing in July. It may be helpful if handicap parking yard signs are installed later (perhaps by Scouts?), to avoid visitors trying to park in the church lot during check-in.
- 3) Food Vendors: Mattson reported all food vendors had a good day and expressed interest in returning in 2026. She stated Steven McGhee (Kool Breeze) had difficulty with his electrical hook-up. Motion by Hermes, support by Mattson, to refund to Steven McGhee the \$10 he paid for electrical hook-up. All ayes; motion carried. Hermes will contact Chad Perkins sometime in January 2026 to inquire if the fire department will be interested in selling food in 2026.
- 4) Kids' Zone: Stoneman reported things went well, but there was not much interest in the kids' mural. She stated the children enjoyed Brian Rice and his magic act, and that the Library's rock painting was a big hit. She received some comments that the hours for the Kids' Zone were too short (9 AM to Noon). Consensus was to inquire if Zion Lutheran Church and/or Lake Odessa Community Library would be interested in

hosting the Kids' Zone in 2026 so that it could remain open for the duration of the event, with Stoneman acting as Arts Commission liaison.

- 5) Volunteers: Banks reported that despite several emails being sent to those who had signed up, there were several who did not show up on the day of the event; also, that many signed up only one or two days prior to the event, which made coordinating volunteers and recordkeeping difficult. Consensus was to have a designated volunteer coordinator or volunteer committee, if possible, in the future, and possibly set a sign-up deadline.
- 6) Friday Night Food: It was agreed that the sandwiches ordered for volunteers on August 1st was a very good idea, but that the quantity should be reduced in 2026 (35 sandwiches was too many, and about half of the sandwiches were given away to artists who were still setting up). Everyone agreed the sandwiches from C&R Café were excellent.
- 7) Restrooms/Trash: Suggestions for 2026 include shortening height of blue trash barrels to make it easier to lift full trash bags; replace faucets in restrooms; replace large soap dispensers with smaller dispensers that create less mess. Designate specific people at specific times to do bathroom checks, both for men's and women's restrooms.
- 8) Equipment Needs for 2026:
 - Pop-up canopy used at artist check-in was damaged and had to be discarded, so new canopy will need to be purchased.
 - The "Permit Parking B Only" yard signs that were used along the Third Avenue road end in 2024 turned up missing. It's possible they were damaged and discarded in 2024. New yard signs will need to be ordered for 2026.
 - New "Exit" or "One Way" sign for north driveway of First Congregational Church parking lot.
 - Cordless drill and 12" to 18" drill bit
 - Staple gun and staples
- 9) Supplies Needed for 2026:
 - Black Gorilla tape
 - Electrical tape
 - Yellow caution tape
 - Safety caps for t-posts
 - New hand soap dispensers
- 10) Advertising: Baker suggested posting more and earlier Facebook events. Banks reported that the Grand Ledge art fair posted weekly artist spotlights on Facebook, displaying the artist jury photos.

11) Chalk the Walk: Stoneman gave positive feedback for the Chalk the Walk event on July 29. The only negative was that a rainstorm the next day washed away all of the beautiful chalk art. Discussion was held about possibly making this a stand-alone event earlier in the season.

12) Correspondence:

- Thank You Letters to Sponsors: Hermes will begin work on a first draft.
- Thank You Letters to Volunteers: Baker will begin work on a first draft. Banks will send her a list of volunteers with mailing addresses for a mail merge.
- Follow-Up Letter to Artists: Letters can't be sent until all artist feedback is received after the end of August. Hermes will begin drafting a letter.

13) Payment to Youth Organizations for Volunteer Hours: Motion by Baker, support by Mattson, to approve payment of \$10 per hour to the following youth organizations:

- LHS Wrestling: \$120 for 12 hours worked
- LHS Band: \$140 for 14 hours worked
- Boy Scouts: \$240 for 24 hours worked

All ayes; motion carried. Stoneman will confirm the correct payees for Wrestling and Band.

b. Mural Project:

1) 1001 Fourth Avenue Site: Mattson reported that approximately two weeks ago she texted Elisa Jackson, the building owner, to discuss timeline for building repairs and painting prior to mural installation, as well as need to work with legal counsel to prepare an easement agreement, but has not yet received a reply. She will make a second in-person attempt on August 12. Mattson also reported that Dan Arens is experiencing some health issues and completion of his mural may be delayed.

2) Beach Site: Banks reported that Dave Kippen is nearing completion of his mural for the wellhouse building at the beach. There will need to be coordination with DPW to arrange for the electrical work and construction of the mural frame.

Stoneman left the meeting at 8:36 p.m.

c. 2026 Art in the Park:

1) Fee Schedule for Artists: Following discussion, consensus was to wait until all event revenue and expenses have been reviewed, and then discuss at upcoming meeting whether there should be an increase in fees for artist applications submitted after December 31, 2025. Also, that the application deadline of one week prior to the event should be changed to two weeks.

2) Future of Art in the Park:

Discussion was held re: need for new board members, the likely lack of grant funding in the State of Michigan's 2025-26 fiscal year budget, rising event costs, and difficulty finding volunteers.

Banks requested that her workload be more equally shared among board members or possibly even delegated to committees of non-voting board members. Consensus was that it would be a good idea for her to prepare for board members a list of her tasks throughout the year.

Further discussion will be held at September meeting, with a stand-alone community open house likely planned for October.

7. Adjournment: Without objection, meeting adjourned at 9:30 p.m.

Respectfully submitted,

Karen Banks, Secretary/Treasurer

MINUTES

Lake Odessa Area Arts Commission

Regular Meeting

Monday, September 8, 2025

Page Memorial Building

Lake Odessa, Michigan

1. **Call to Order:** Chair Hermes called the meeting to order at 7:12 p.m.
Present: Melanie Baker, Karen Banks, Meg Hermes, Nancy Mattson
Absent: Ty Nurenberg, Elizabeth Stoneman
Visitors: None
Staff: None
2. **Agenda:** Motion by Banks, support by Mattson, to change item 6.d) from "Miscellaneous," to "Board Member and Volunteer Recruitment." All ayes; motion carried.
3. **Public Comment:** None.
4. **Minutes:** Motion by Mattson, support by Hermes, to approve minutes of 8/11/25 regular meeting. All ayes; motion carried.
5. **Finance:**
 - a. Revenue/Expense report for August 2025 was reviewed, reflecting total revenues of \$10,262.88 and total expenditures of \$18,316.47. Banks reported that at this time there is no grant funding available through the Michigan Arts & Culture Council for the 2026 Art in the Park, which will likely result in a year-end budget deficit.
 - b. Motion by Hermes, support by Mattson, to approve payment of \$47.98 to Village Ace Hardware for Art in the Park supplies. All ayes; motion carried.
6. **Action Discussion Items:**
 - a. **2025 Art in the Park:**
 - 1) Artist Feedback: Complaint re: backlog of cars in cul-de-sac at end of event was discussed. Banks stated she has volunteered to assist at the Fallasburg Arts Festival in Lowell on September 21 to learn more about their end-of-day load-out procedure. Hermes offered to volunteer as well. Names were chosen from among artist comment cards for prize awards: Gregg Johnson won \$50 toward free booth in 2026, and Karen Wood will receive a \$25 pre-paid gift card.
 - 2) Sponsor Thank You Letters: Hermes will email a draft letter to everyone for review and comment.

- 3) Artist Follow-Up Letters: Hermes is in the process of drafting a letter.
- 4) Volunteer Thank You Letters: Baker will make revisions to her first draft and send to Karen to do a mail merge. Hermes will print the letters.
- 5) Request from Dave Wilson: Artist Dave Wilson cancelled on June 23, but had had a long-term hospitalization which began prior to the May 15 cutoff for receiving a 50% refund. Motion by Hermes, support by Baker, to approve giving Mr. Wilson a free booth in 2026. All ayes; motion carried.

b. Mural Project: Mattson reported that due to health issues, Dan Arens' work on his mural has been slowed. He has identified another artist who can assist with mural completion. Banks reported that electrical wiring close to Simple Truth Chiropractic's building was slowing work on the building repairs needed prior to mural installation. Before Dave Kippen's mural can be installed at the beach wellhouse, the building needs a new roof and painting.

c. 2026 Art in the Park: To date, 45 application received and 58 booths purchased.

d. Board Member and Volunteer Recruitment: Discussion was held. Consensus was to hold a brief business meeting at 6:30 p.m. on October 13, followed by a community open house at 7 p.m. to introduce current board members, to describe current and pending projects and fundraising challenges, as well as the long-range future of Art in the Park. Board members will bring refreshments:

- Veggie tray, nuts, Rice Krispie treats: Mattson
- Donut holes and cider: Banks

7. Board Member Comments:

- a. 2026 Art in the Park Entertainment: Banks will send to Baker the contact information for Michael Hulett.
- b. 2025 Holiday Decorating Contest: Consensus is to follow the same format as the past two years.

8. Adjournment: Without objection, meeting adjourned at 8:33 p.m.

Respectfully submitted,

Karen Banks, Secretary/Treasurer

Departmental Reports



MEMORANDUM

TO: President Banks and Village Council Members

FROM: Gregg Guetschow, Village Manager

SUBJECT: Agenda Summary

DATE: October 16, 2025

ITEMS OF BUSINESS:

Appointment of Council Member. Among the first items for action by the Village Council is the appointment of a council member to fill the vacancy created by Terri Cappon's resignation. This appointment is for a partial term extending until November of 2026. The ballot that year would include a separate vote for the remaining two years of the term. Your agenda packet includes letters submitted by five individuals interested in serving for the partial term.

Proposed Resolution 2025-34 – Computer Upgrades. I reported previously that we need to upgrade computers from Windows 10 to Windows 11. Some of our computers are incapable of running this software and need to be replaced. We have determined independently that two of the laptops our IT consultant proposed for replacement should be able to run Windows 11. I am recommending that we proceed with the other computer purchases and the installation of Windows 11 on all computers.

Proposed Resolution 2025-35 – Designating DDA Captures. During your recent special Council meeting you discussed the financial implications of the DDA's proposed tax increment financing plan and provided some direction on the sharing of captured funds from the general highway millage. I discussed this topic further with President Banks to formulate a policy position for consideration. This resolution would communicate to the DDA the desire of the Council to set aside as assigned fund balance tax increments capture from the general highway fund millage in excess of those captured in the 2025 tax year. These funds would then be available for use only on street, alley, and sidewalk improvement projects in the DDA project area.

Proposed Resolution 2025-36 – 1323 Ionia Steet Public Hearing. You are aware from previous reports that a hearing officer selected by the Village ordered the demolition of 1323 Ionia Street. The sixty-day deadline for doing so has passed without action by the owner. The next step in the process is to hold a hearing to review the hearing officer's order and to determine whether to affirm the order. I have included in the packet copies of orders we have

issued and photos taken of the property earlier this year that served as the basis of these orders. It is important to note that we have had no response from the owner to any of the orders.

Proposed Resolution 2025-37 – Referrals to the Planning Commission. This resolution addresses an ordinance requirement that amendments to the text of the zoning ordinance or the zoning map be referred by the Council to the Planning Commission. The Planning Commission will be meeting on October 21 and two amendments have been advertised for public hearing for that meeting. One amendment would modify provisions of the zoning ordinance to address density, height, and other issues regarding the proposed multiple-family development proposed for the former football field property. The second amendment would modify the official zoning map to designate the small parcel of land proposed for donation to the Village as PR-Public Recreational. This rezoning is needed before splitting the parcel from its parent parcel can be approved. Both amendments would return to the Council for consideration after the Planning Commission conducts its public hearings and makes its recommendation.

MISCELLANEOUS MATTERS:

Village Manager Vacancy. The vacancy has been advertised with the Michigan Municipal League and in the local newspaper. The posting is also on the Village's home page. I have been contacted by one individual who previously applied and will be reaching out to others who contacted me recently.

DDA Tax Increment Plan. The Downtown Development Authority held a special meeting this week to discuss negotiating over tax capture issues with taxing jurisdictions. I will be assisting two of the members as they meet with them. It appears that Odessa Township will be holding a special meeting to meet with the subcommittee.

I am attaching for your reference a letter and a resolution that address Odessa Township's concerns regarding DDA tax capture. There was a delay of several weeks after receiving the letter from the Township attorney before we could speak with the Village Attorney. We asked him to contact the Township attorney to determine how receptive they were to discussing their concerns given the difference in tone between the letter and the resolution. We were encouraged by the response our attorney received. The Township treasurer and clerk were present during the DDA's special meeting and seemed willing to discuss the tax increment plan.

We were also notified this week by the County treasurer that she believes errors were made in calculating tax captures that resulted in the DDA receiving funds in excess of the amount to which they were entitled. Kathy and I will be working to determine whether we believe this to be the case and confirming the excess amount paid to the DDA.

Fairgrounds. I met a few weeks ago with Bill King from the Lake Odessa Fair Board to discuss their plans for future improvements to the property. Some of the property they occupy and use is owned by the Village, including at least once parcel on which physical improvements are proposed. This ownership might complicate pursuing funding for the

planning project. I will be working to identify the Village's title interest in properties adjacent the fairground and formulating recommendations as to how we might proceed to address the issues that Mr. King raised.

Homeschool Group Field Trip. The Village offices will be one of the stops on a field trip taken by the Solid Rock Homeschool Group on November 6. I will be meeting with the students to discuss what Village government does and describe the work that I do. I have done this sort of thing several times in my career, but this is the first time for me in Lake Odessa.

September 12, 2025

Via First Class Mail and Email

Roger Swets
Dickinson Wright PLLC
Village of Lake Odessa Attorney
100 Ottawa Avenue NW, Suite 900
Grand Rapids, MI 49503-2405

Mr. Swets (CC: Village Council):

Re: Village of Lake Odessa DDA

Kindly accept this letter on behalf of Odessa Township ("Township") regarding the Village's current activities related to its downtown development authority ("DDA"). The Township appreciates the continued dialogue the Village has kept with Township officials related to DDA activities. However, it would like to make the Village Council aware of a few issues currently under consideration by the Township related to the DDA.

First, it is my understanding from conversations with my client that the Village may be unaware of the Township's decision to limit tax capture upon the formation of the DDA to coincide with the original dissolution date of the Village's DDA Ordinance. Please see attached as **Exhibit A**, a 2005 resolution from the Odessa Township Board that indicated its desire to authorize the Township to exercise (if desired) exemption from tax collection by the DDA after its twentieth year of formation. It is my hope that this resolution, among other things, can help show the Village why decisions to extend the DDA Ordinance's dissolution date are relevant to the Township.

Second, the Township knows that the Village amended its DDA Ordinance to first cause its expiration date to extend to from the last day of February 2025 to December 31, 2025. It also now appears that the Village intends to consider on November 17, 2025 an amendment to the DDA Ordinance to, among other things, amend the boundaries of the downtown district and to eliminate the sunset / dissolution date of the DDA. Given this information, the Township is respectfully requesting that any such action being proposed in November does not occur previously to November. I understand that the Village including its Village Manager has been forthcoming in



notifying the Township of any significant changes; but given the importance of this potential decision, the Township requests transparent communication to my office of any potential change of action (or prompt notification if I have the facts wrong).

Third, I have been made aware that the Village DDA may have been improperly capturing taxes from a variety of properties over the years. I have been told, and appreciate, that the Village intends to correct the improper capture. Please update my office at your earliest convenience on what the intended plan is to remedy this issue.

Last, I know this DDA is unusual as its Ordinance included a dissolution date that could be relevant as to why various governmental units agreed to capture (either fully or temporarily like the Township). In lieu of potential disagreements on the ability / procedure to address this irregularity, the Township would pursue a dialogue to discuss a potential agreement that would address the proceeds of any capture by the DDA and perhaps the issues above in a reasonable manner. If the Village would like to enter such a dialogue, please let me know.

Thank you for your attention to this matter. As always, if you have any questions or concerns do not hesitate to contact me.

Sincerely,



KYLE A. O'MEARA
SENIOR ASSOCIATE

Direct: 517.381.3168

komeara@fsbriaw.com

CC (Mail Only):

Village of Lake Odessa Council

EXHIBIT

A

**RESOLUTION SUPPORTING THE DOWNTOWN DEVELOPMENT DISTRICT
PROPOSED BY THE VILLAGE OF LAKE ODESSA**

WHEREAS, The Village of Lake Odessa has proposed to create a Downtown Develop Authority within Parts of Sections 27, 28, 33 and 34, Odessa Township, Ionia County, Michigan; and,

WHEREAS, a Public Hearing was held on December 20, 2004, to obtain input and begin the process of adopting Village Ordinance #2004-3 to establish the proposed Downtown Development Authority; and,

WHEREAS, the Odessa Township Board is the governing body of a taxing jurisdiction levying ad valorem property taxes that would be subject to capture within the proposed Downtown Development Authority; and,

WHEREAS, the Township of Odessa desires to enter into a mutually beneficial relationship with the Village of Lake Odessa that promotes the common interests of the citizens of the Village of Lake Odessa as proposed; and,

NOW, THEREFORE, BE IT RESOLVED, that the Township of Odessa supports the creation of the Downtown Development Authority in the Village of Lake Odessa as proposed; and,

BE IT FURTHER RESOLVED, that the Odessa Township Board encourages the Council of the Village of Lake Odessa to submit future amendments to the Ordinance creating the proposed Downtown Development Authority and allow the Township of Odessa to exempt Township ad valorem property taxes from being captured within the proposed Downtown Development Authority after the twentieth year.

Adopted this 16th day of February, 2005, by the Odessa Township Board.


Robert Cobb, Jr., Supervisor


Lisa K. Williams, Clerk

ODESSA TOWNSHIP BOARD

**RESOLUTION OPTING OUT TAX CAPTURE BY THE VILLAGE OF LAKE
ODESSA'S DOWNTOWN DEVELOPMENT AUTHORITY**

RESOLUTION NO. _____

At a meeting of the Odessa Township Board, Ionia County, Michigan, held on October 6,
2025, at 9:10 pm:00 p.m., Eastern Daylight Time.

PRESENT: Geor, Williams, Rohrbacher, Barrone & Baran.

ABSENT: none

The following resolution was offered by Geor and supported by Barrone

WHEREAS, Odessa Township ("Township") and the Village of Lake Odessa ("Village") are taxing jurisdictions levying ad valorem property taxes that were subject to capture by the Village of Lake Odessa's Downtown Development Authority ("DDA"); and

WHEREAS, under the original Section 2-164 of the Village's Lake Odessa Downtown Development Authority Ordinance No. 2005-01 ("DDA Ordinance"), the term of the DDA expired as of midnight on February 28, 2025, and thus "the authority and the board shall be dissolved no later than the last day of February, 2025"; and

WHEREAS, the original Section 2-163 of the Village's DDA Ordinance provided that "any tax increment financing plan adopted under the provisions of Act 197 shall not extend beyond the last day of February, 2025, unless this division is amended pursuant to the same requirements for adopting the ordinance which creates the authority"; It is further black-letter law in Michigan that amendments to an ordinance must be adopted using actions of "equal dignity" compared to their initial enactment (which would require a public hearing, notice to the Township, and an opportunity for the Township to exempt its taxes from continued capture). *Saginaw v Consumers' Power Co*, 213 Mich 460, 469; 182 NW 146 (1921); and

WHEREAS, a 2005 Resolution of the Township Board (dated February 16, 2005) regarding the DDA similarity exempts Township tax revenues from capture by the DDA "after the twentieth year." This demonstrates the Township exercising its right upon the initial formation of the DDA to exempt future Township taxes after a set period of time; and

WHEREAS, Act 197 was recently amended and recodified as the Recodified Tax Increment Financing Act, Act 57 of 2018 (the "Act"); and

WHEREAS, the Act, specifically MCL 125.4203, requires specific procedural requirements, such as the holding of a public hearing, before adopting an ordinance to establish a DDA; and

WHEREAS, under the Act, a public hearing is required to establish a DDA, amend the boundaries of a DDA, or approve a DDA's development plan or tax increment financing plan; and

WHEREAS, pursuant to the Village's DDA Ordinance, the DDA was dissolved, and the Village, upon information and belief, did not follow the required procedures to pass an ordinance to establish a new DDA consistent with Michigan law; and

WHEREAS, the purported amendment to the DDA Ordinance to extend the expiration of the DDA did, upon information and belief, not follow the procedures required by the act for establishing or amending a DDA via ordinance or outline the Township's ability to exempt future tax capture, and does not authorize the DDA to capture future Township taxes as: (1) it is black-letter law in Michigan that amendments to an ordinance must be adopted using actions of "equal dignity" compared to their initial enactment, which would require a public hearing, notice to the Township, and an opportunity for the Township to exempt its taxes from continued capture *Saginaw v Consumers' Power Co*, 213 Mich 460, 469; 182 NW 146 (1921); (2) Village Code 2-163 required any extension of the DDA's tax increment financing plan to be extended pursuant to the same requirements as enacting the original DDA Ordinance / establishing the DDA (including the public hearing, notice to the Township, and an opportunity to exempt from capture). See MCL 125.4203; (3) the plain language of Village Code 2-164 (before any purported amendment) caused the DDA to expire "no later than the last day of February, 2025), which was at midnight on February 28, 2025 (before any purported amendment on February 28, 2025); (4) MCL 125.4230 provides guidance to the Village that reviving its DDA Ordinance after being dissolved needs to undergo the public hearing process discussed above (and opportunity for the Township to exempt itself from tax capture). Accordingly, there is no basis for continuing capture of Township taxes for the DDA without explicit authorization from the Township. Similarly, any such amendment extending the "life" of the DDA Ordinance expressly contravened the Township's intent and (and the Village's inducement of the Township to not object to tax capture) to be able to approve of up to only 20 years of tax capture; and

WHEREAS, even if the amendments to the DDA Ordinance were properly enacted to extend the DDA, it is understood that the DDA is still (under the purported amendments) going to expire on December 31, 2025, which is before Township tax disbursements of Winter 2025 taxes, and would require the Village to provide the Township with an opportunity to exempt itself from capture upon further extension for the reasons above. Therefore, any exemption from future taxes authorized in this resolution shall apply to future attempts to extend the DDA; and

WHEREAS, Section 2-164 of the Code of Ordinances for the Village of Lake Odessa hosted online still lists the dissolution date of the DDA as "the last day of February, 2025"; and

WHEREAS, the Village must re-establish the DDA according to the procedures and requirements set forth in the Act, including MCL 125.4203(3), which allows the Township to "exempt its taxes from capture by adopting a resolution to that effect and filing a copy with the clerk of the municipality proposing to create the authority" as well as other provisions of MCL 125.4203 requiring a public hearing and notice to the Township; and

WHEREAS, upon information and belief, it is understood that the DDA has been improperly capturing property taxes of properties not within its district throughout its lifespan to the detriment of the Township; and

WHEREAS, the Township desires to exempt its taxes from capture, beginning with the Winter 2025 levy, by the DDA for all the legal authority and facts cited above.

NOW, THEREFORE, IT IS RESOLVED by the Township Board of Odessa Township, Michigan, as follows:

1. The Township Board, as a governing body of a taxing jurisdiction levying ad valorem property taxes that would otherwise be subject to capture by the DDA (if the DDA was properly re-established), hereby exempts its ad valorem property taxes from capture by the DDA pursuant to legal authority and facts cited within this resolution including the authority granted to the Township by the Recodified Tax Increment Financing Act, Act 57 of 2018, specifically MCL 125.4203(3). Accordingly, no future Township taxes shall be captured by the DDA unless subject to future Township Board approval or an agreement with the Village (this includes for any purported boundary expansion of the DDA).
2. The Township hereby directs the Township Clerk to file a copy of this Resolution with the Village Clerk pursuant to MCL 125.4203(3).

Roll call vote:

YEAS: Belor, Williams, Pohrbacher, Barrone & Baron.

NAYS: none

ABSENT/ABSTAIN: none

RESOLUTION DECLARED ADOPTED.

CERTIFICATION

STATE OF MICHIGAN)
) ss
COUNTY OF IONIA)

I, the undersigned, the duly qualified and acting Clerk of Odessa Township, Ionia County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the Odessa Township Board at a meeting held on October 16, 2025, and further certify that the above Resolution was adopted at said meeting.

Lisa Williams
Lisa Williams, Clerk
Odessa Township



Lake Odessa Police Department
839 4th Ave, Lake Odessa, MI 48849
(616) 374-8845

SEPTEMBER 2025 COUNCIL REPORT



Chief Backing pictured with Reverend Dr. Marilyn Danielson at the First Congregational Church of Lake Odessa. Chief Backing presented a fraud presentation for the Women's Fellowship meeting held on September 10th.



Lake Odessa Police Department
839 4th Ave, Lake Odessa, MI 48849
(616) 374-8845

Training:

Officer Tollefson completed a Glock Armor re-certification course. The focus for this course is on the disassembly, repair, reassembly, function and inspection techniques for our department issued firearms.

SEPTEMBER 2025 CALLS FOR SERVICE

09/30/25 13:32:10 9807 - SUSPICIOUS
09/30/25 11:35:41 2201 - BURGLARY
09/30/25 10:01:15 9908 - GENERAL
09/29/25 19:30:02 2300 - LARCENY
09/29/25 16:44:03 TRF
09/29/25 10:41:51 99091 - MED 1
09/27/25 20:13:03 TRF
09/27/25 18:56:18 99091 - MED 1
09/27/25 18:32:03 TRF
09/27/25 15:57:17 TRF
09/27/25 09:51:37 9807 - SUSPICIOUS
09/27/25 04:51:12 99091 - MED 1
09/27/25 00:10:43 PROPERTY CHECK
09/26/25 19:35:31 TRF
09/26/25 12:28:02 TRF
09/25/25 13:35:18 99091 - MED 1
09/25/25 11:29:12 9908A - ASSIST
09/25/25 10:48:58 9808 - LOST
09/24/25 15:11:28 2300 - LARCENY
09/24/25 12:40:44 99092 - MED 2
09/24/25 09:26:19 99093 - MED 3
09/23/25 21:04:15 2900 - MDOP
09/23/25 14:11:33 99091 - MED 1
09/22/25 23:40:13 PROPERTY CHECK
09/22/25 22:22:22 TRF
09/21/25 23:38:43 PROPERTY CHECK
09/21/25 18:48:32 TRF
09/20/25 22:37:57 PROPERTY CHECK
09/20/25 18:21:20 TRF
09/20/25 17:25:32 9806 - CIVIL DISPUTE
09/20/25 09:49:52 99093 - MED 3
09/20/25 08:35:01 99093 - MED 3
09/19/25 23:18:09 PROPERTY CHECK
09/19/25 22:04:57 99093 - MED 3
09/19/25 19:25:02 9808 - LOST
09/19/25 10:36:38 99091 - MED 1
09/19/25 10:31:23 5300 - DISORDERLY
09/18/25 20:27:12 9301C - HIT AND RUN
09/18/25 16:30:34 911H - 911 HANG UP
09/18/25 10:14:16 5500 - HEALTH & SAFETY
09/18/25 08:18:04 3800 - FAMILY
09/17/25 20:12:36 9908 - GENERAL
09/16/25 19:44:02 5403 - TRAFFIC
09/16/25 18:12:37 99093 - MED 3
09/16/25 12:13:33 5000 - WARRANT
09/16/25 00:02:45 PROPERTY CHECK
09/15/25 16:11:36 2900 - MDOP
09/15/25 15:50:12 99091 - MED 1
09/15/25 15:12:36 99092 - MED 2



Lake Odessa Police Department
839 4th Ave, Lake Odessa, MI 48849
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09/15/25 07:38:10 99093 - MED 3
09/15/25 07:02:26 9301B - PDA TRAFFIC
09/14/25 23:21:34 9909M - MENTAL
09/14/25 22:19:12 99091 - MED 1
09/14/25 18:33:58 TRF
09/14/25 16:28:38 FOLLOW UP
09/14/25 13:28:07 1301 - ASSAULT
09/14/25 12:09:42 99093 - MED 3
09/14/25 11:29:15 TRF
09/14/25 06:09:51 9908 - GENERAL ASSIST
09/13/25 23:41:11 PROPERTY CHECK
09/13/25 20:36:36 TRF
09/13/25 19:56:42 5000 - WARRANT
09/13/25 15:31:47 TRF
09/13/25 15:02:32 9908 - GENERAL
09/13/25 14:44:49 TRF
09/13/25 12:08:47 99091 - MED 1
09/13/25 08:15:49 5000 - WARRANT
09/13/25 06:12:13 9401 - ALARM
09/12/25 23:25:48 5000 - WARRANT
09/12/25 22:12:55 9807 - SUSPICIOUS
09/12/25 17:41:43 5500 - HEALTH & SAFETY
09/12/25 16:29:19 9807 - SUSPICIOUS
09/12/25 14:35:23 TRF
09/11/25 22:12:47 FOLLOW UP
09/11/25 20:15:08 5300 - DISORDERLY
09/11/25 11:47:14 9908 - GENERAL ASSIST
09/10/25 20:33:00 99091 - MED 1
09/10/25 09:20:20 5402 - OWI/OUID
09/09/25 16:31:25 9908 - GENERAL
09/08/25 23:52:09 PROPERTY CHECK
09/08/25 18:37:28 5403 - TRAFFIC
09/08/25 17:50:52 911H - 911 HANG UP
09/08/25 13:20:13 9500 - FIRE ALL
09/08/25 10:58:48 9908 - GENERAL
09/07/25 21:31:01 9500 - FIRE ALL
09/07/25 21:19:42 9500 - FIRE ALL
09/07/25 19:46:56 1301 - ASSAULT
09/07/25 18:54:58 TRF
09/07/25 18:15:39 TRF
09/07/25 17:56:57 TRF
09/07/25 17:20:11 9504 - WIRES
09/07/25 15:54:54 9908 - GENERAL
09/07/25 08:41:56 TRF
09/06/25 16:02:37 TRF
09/06/25 15:59:39 9500 - FIRE ALL
09/06/25 14:41:47 TRF
09/06/25 14:13:15 9908 - GENERAL
09/06/25 13:48:08 FOLLOW UP
09/05/25 23:52:15 PROPERTY CHECK
09/05/25 21:40:17 99091 - MED 1
09/05/25 14:24:57 99092 - MED 2
09/04/25 16:51:56 9301B - PDA TRAFFIC
09/03/25 21:29:25 9504 - WIRES
09/03/25 18:13:43 5402 - OWI/OUID
09/03/25 13:22:38 9908 - GENERAL
09/02/25 17:05:23 99091 - MED 1
09/02/25 16:10:37 99091 - MED 1
09/02/25 16:04:53 FOLLOW UP
09/02/25 15:35:24 3800 - FAMILY
09/02/25 15:02:35 FOLLOW UP



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09/02/25 14:36:00 9908 - GENERAL
09/02/25 10:38:21 TEST - TEST
09/02/25 09:54:44 PROPERTY CHECK
09/02/25 09:29:05 PROPERTY CHECK
09/02/25 04:01:39 9807 - SUSPICIOUS
09/02/25 01:08:26 9500 - FIRE ALL
09/01/25 22:32:58 9500 - FIRE ALL
09/01/25 18:16:01 5500 - HEALTH & SAFETY
09/01/25 16:50:02 9806 - CIVIL DISPUTE

Department of Public Works

September 10th 2025 to October 15th 2025

Council Report

Parks & Beach

The park grounds and ball fields were fertilized. We overseeded the ball fields with another 300 pounds of grass seed. We closed the beach restrooms and recently winterized them, along with the irrigation. The dock has been removed and snow fence has been placed around it. The park restrooms will be closed on the week of October 27th. We ground several stumps scattered throughout the park and completed restoration. We planted 8 new maple trees in the park.

Streets

We graded our gravel streets again. Potholes are being filled when necessary.

Water

We removed the roof on the building for well #2 and repaired the damage from it leaking. The interior of the building has been painted, and we are in the process of wrapping up an exterior facelift. We flushed water mains and inspected the fire hydrants. We will soon be winterizing hydrants. We installed a new water service for a future build on Bonanza.

DPW

We completed restoration of the lawns around areas of sidewalk replacement. We ground dozens of stumps around the Village, cleaned up the sites, and have completed restoration. The guys removed vegetation and small trees around the storm drain outlet at the Veterans Chapel. Fall banners have been placed on the lamp posts.

Additional Comments

The final brush collection for the year will be on October 20th. Once we have completed brush collection, we will begin collecting loose leaf piles. The final day for loose leaf collection will be November 26th, or when a lasting snowfall stops our efforts. I would like to encourage all our residents to rake early and rake often. Do not procrastinate and wait until the end of our collection schedule to rake your leaves curbside. If it snows, "like it sometimes does in November," our collection efforts can and will likely come to a halt.

GL NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BDGT USED
		AMENDED BUDGET	09/30/2025 (ABNORMAL)	MONTH 09/30/2025 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	588,097.90	414,225.04		(33,537.90)	106.05	
101-000-410.000	CURRENT PERSONAL PROPERTY TAX	25,000.00	24,011.49	22,375.57		988.51	96.05	
101-000-428.000	MANUFACTURED HOUSING FEES	420.00	204.00	26.50		216.00	48.57	
101-000-447.000	PROPERTY TAX ADMINISTRATION FEE	8,000.00	8,878.65	6,338.59		(878.65)	110.98	
101-000-476.000	LIQUOR LICENSE FEES	2,000.00	2,203.85	0.00		(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	1,200.00	175.00		(200.00)	120.00	
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	43,604.83	2,556.63		1,395.17	96.90	
101-000-574.000	STATE REVENUE SHARING	212,985.00	108,243.00	0.00		104,742.00	50.82	
101-000-574.001	EVIP PMTS	57,000.00	26,791.00	0.00		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	2,250.00	1,125.00		(1,500.00)	300.00	
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	0.00		915.08	54.25	
101-000-665.000	INTEREST	37,500.00	27,399.82	3,795.02		10,100.18	73.07	
101-000-667.000	RENTS-BUILDINGS-LAND	800.00	775.00	50.00		25.00	96.88	
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	3,926.69	693.30		4,073.31	49.08	
101-000-684.010	MISC REVENUE-POLICE	250.00	2,579.45	10.00		(2,329.45)	1,031.78	
Total Dept 000 - BALANCE SHEET / GENERAL		1,185,880.00	877,495.06	451,370.65		308,384.94	74.00	
TOTAL REVENUES		1,185,880.00	877,495.06	451,370.65		308,384.94	74.00	
Expenditures								
Dept 101 - GOVERNING BODY								
101-101-702.708	TRUSTEE MEETING FEES	9,000.00	5,475.00	600.00		3,525.00	60.83	
101-101-710.000	EMPLOYER FICA	0.00	418.83	45.91		(418.83)	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	0.00		(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	11,259.22	645.91		3,750.78	75.01	
Dept 172 - MANAGERS								
101-172-702.001	DEPT HEAD WAGES	68,527.00	1,905.99	0.00		66,621.01	2.78	
101-172-710.000	EMPLOYER FICA	5,250.00	134.91	0.00		5,115.09	2.57	
101-172-711.000	EMPLOYERS SHARE OF PENSION	6,855.00	190.60	0.00		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 INCREASE	09/30/2025 (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	119.94		19.99	880.06	11.99	
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	709.85		325.00	4,290.15	14.20	
101-172-801.000	CONTRACTED SERVICES	57,000.00	45,166.13		6,668.80	11,833.87	79.24	
101-172-850.000	COMMUNICATION EXPENSE	1,200.00	526.54		80.47	673.46	43.88	
101-172-970.000	CAPITAL OUTLAY	0.00	299.00		0.00	(299.00)	100.00	
Total Dept 172 - MANAGERS		167,717.00	49,319.31		7,094.26	118,397.69	29.41	
Dept 261 - GENERAL ADMINISTRATION								
101-261-702.001	DEPT HEAD WAGES	81,500.00	46,953.78		6,268.38	34,546.22	57.61	
101-261-710.000	EMPLOYER FICA	6,250.00	3,107.22		452.82	3,142.78	49.72	
101-261-711.000	EMPLOYERS SHARE OF PENSION	8,150.00	4,695.39		626.84	3,454.61	57.61	
101-261-712.000	HEALTH INSURANCE EXPENSE	18,470.00	11,672.52		1,542.76	6,797.48	63.20	
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	626.64		89.52	468.36	57.23	
101-261-714.000	OPTICAL PLAN EXPENSE	160.00	89.60		12.80	70.40	56.00	
101-261-720.000	DISABILITY INSURANCE	900.00	656.58		107.49	243.42	72.95	
101-261-721.000	LIFE INSURANCE EXPENSE	260.00	218.30		21.32	41.70	83.96	
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		0.00	1,362.28	31.89	
101-261-728.000	SUPPLIES	0.00	191.80		80.50	(191.80)	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	2,719.04		330.80	(1,219.04)	181.27	
101-261-750.000	DUES & MEMBERSHIPS	200.00	290.00		0.00	(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	10,775.42		645.80	(2,226.42)	126.04	
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	3,763.73		952.33	(2,763.73)	376.37	
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		0.00	(467.00)	100.00	
Total Dept 261 - GENERAL ADMINISTRATION		182,119.00	103,719.82		11,131.36	78,399.18	56.95	
Dept 265 - PAGE MEMORIAL BUILDING								
101-265-702.000	WAGES	11,700.00	6,833.89		768.18	4,866.11	58.41	
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	526.63		55.93	395.37	57.12	
101-265-711.000	EMPLOYERS SHARE OF PENSION	1,170.00	858.36		103.29	311.64	73.36	
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	700.76		105.39	499.24	58.40	
101-265-920.000	GAS AND ELECTRIC	7,000.00	4,479.08		582.17	2,520.92	63.99	
101-265-931.001	MAINTENANCE/REPAIR-BUILDING	4,000.00	208.93		0.00	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	09/30/2025 (ABNORMAL)	MONTH 09/30/2025 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	16,754.59	1,614.96	19,347.41	46.41	
Dept 301 - POLICE							
101-301-702.001	DEPARTMENT HEAD WAGES	86,825.00	49,507.94	6,775.76	37,317.06	57.02	
101-301-702.704	FULL TIME WAGES	187,125.00	72,189.80	9,998.45	114,935.20	38.58	
101-301-702.705	OVER TIME WAGES	1,000.00	3,491.36	448.45	(2,491.36)	349.14	
101-301-702.706	PART TIME WAGES	25,500.00	14,055.52	1,839.96	11,444.48	55.12	
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	11,040.34	1,442.72	11,829.66	48.27	
101-301-711.000	EMPLOYERS SHARE OF PENSION	29,900.00	6,903.20	1,895.75	22,996.80	23.09	
101-301-712.000	HEALTH INSURANCE EXPENSE	21,500.00	5,824.08	898.70	15,675.92	27.09	
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	700.07	100.01	1,389.93	33.50	
101-301-714.000	OPTICAL PLAN EXPENSE	300.00	75.81	10.83	224.19	25.27	
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	1,802.75	262.46	1,997.25	47.44	
101-301-721.000	LIFE INSURANCE EXPENSE	1,125.00	435.68	62.24	689.32	38.73	
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	0.00	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	0.00	(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	826.50	341.00	1,173.50	41.33	
101-301-745.000	UNIFORM CLEANING	300.00	0.00	0.00	300.00	0.00	
101-301-750.000	DUES & MEMBERSHIPS	525.00	290.00	115.00	235.00	55.24	
101-301-751.000	GASOLINE PURCHASES	9,500.00	2,888.02	546.12	6,611.98	30.40	
101-301-752.000	EDUCATION & TRAINING	5,000.00	2,075.45	0.00	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	1,487.87	66.00	1,512.13	49.60	
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	3,630.32	522.30	3,119.68	53.78	
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	3,907.33	1,141.23	(407.33)	111.64	
101-301-980.002	SOFTWARE	1,500.00	624.00	0.00	876.00	41.60	
Total Dept 301 - POLICE		458,420.00	199,752.87	26,466.98	258,667.13	43.57	
Dept 441 - PUBLIC WORKS							
101-441-702.001	DEPT HEAD WAGES	36,355.00	20,961.80	2,796.27	15,393.20	57.66	
101-441-702.704	FULL TIME WAGES	86,175.00	32,656.70	5,434.31	53,518.30	37.90	
101-441-702.705	OVER TIME WAGES	1,000.00	240.42	240.42	759.58	24.04	
101-441-702.706	PART TIME WAGES	2,225.00	2,899.94	353.55	(674.94)	130.33	
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	4,589.41	652.03	4,960.59	48.06	
101-441-711.000	EMPLOYERS SHARE OF PENSION	12,375.00	7,785.61	1,224.90	4,589.39	62.91	
101-441-712.000	HEALTH INSURANCE EXPENSE	17,850.00	16,523.79	2,251.32	1,326.21	92.57	

PERIOD ENDING 09/30/2025

Dept 728 - ECONOMIC DEVELOPMENT

10/03/2025 10:05 AM		REVENUE AND EXPENDITURE REPORT FOR LAKE ODESSA VILLAGE				Page: 5/16	
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DB: Lake Odessa Vil							
GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 09/30/2025 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 09/30/2025 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED	
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	8,384.77	1,118.52	6,165.23	57.63	
101-751-702.704	FULL TIME WAGES	28,620.00	14,188.50	2,841.20	14,431.50	49.58	
101-751-702.706	PART TIME WAGES	8,700.00	6,998.48	765.05	1,701.52	80.44	
101-751-710.000	EMPLOYER FICA	3,975.00	2,201.04	349.47	1,773.96	55.37	
101-751-711.000	EMPLOYERS SHARE OF PENSION	4,800.00	3,542.59	596.83	1,257.41	73.80	
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	2,399.96	367.82	1,400.04	63.16	
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	0.00	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	0.00	1,423.30	92.88	
Total Dept 751 - PARKS AND RECREATION		150,703.00	64,640.72	6,038.89	86,062.28	42.89	
TOTAL EXPENDITURES		1,331,841.00	610,751.98	72,980.84	721,089.02	45.86	
Fund 101 - GENERAL FUND:							
TOTAL REVENUES		1,185,880.00	877,495.06	451,370.65	308,384.94	74.00	
TOTAL EXPENDITURES		1,331,841.00	610,751.98	72,980.84	721,089.02	45.86	
NET OF REVENUES & EXPENDITURES		(145,961.00)	266,743.08	378,389.81	(412,704.08)	182.75	

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REVENUE AND EXPENDITURE REPORT FOR LAKE ODESSA VILLAGE

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DB: Lake Odessa Vil

PERIOD ENDING 09/30/2025

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 09/30/2025 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 09/30/2025 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 202 - MAJOR STREET FUND						
Revenues						
Dept 000 - BALANCE SHEET / GENERAL						
202-000-546.000	ACT 51 / STREETS	224,750.00	152,333.08	40,964.79	72,416.92	67.78
202-000-665.000	INTEREST	4,000.00	8,091.13	844.54	(4,091.13)	202.28
Total Dept 000 - BALANCE SHEET / GENERAL		228,750.00	160,424.21	41,809.33	68,325.79	70.13
TOTAL REVENUES		228,750.00	160,424.21	41,809.33	68,325.79	70.13
Expenditures						
Dept 449 - STREET DEPT (ACT 51)						
202-449-702.001	DEPT HEAD WAGES	5,460.00	3,144.32	419.45	2,315.68	57.59
202-449-710.000	EMPLOYER FICA	420.00	240.53	32.09	179.47	57.27
202-449-711.000	EMPLOYERS SHARE OF PENSION	546.00	664.44	94.92	(118.44)	121.69
202-449-712.002	ADMIN BENEFITS	205.00	120.13	17.02	84.87	58.60
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	0.00	7,565.00	69.50
202-449-863.000	STREET STRIPING	4,500.00	4,100.73	3,677.80	399.27	91.13
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	907.93	867.98	1,592.07	36.32
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	86,058.78	5,109.26	153,641.22	35.90
Dept 450 - MAINTENANCE / CONSTRUCTION						
202-450-702.001	MAINTENANCE WAGES	7,410.00	4,747.52	703.31	2,662.48	64.07
202-450-710.000	MAINTENANCE EMPLOYER FICA	570.00	350.12	50.83	219.88	61.42
202-450-711.000	MAINTENANCE ER SHARE OF PENSION	741.00	411.18	70.33	329.82	55.49
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	5,508.82	824.47	4,492.18	55.08
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	91,567.60	5,933.73	163,753.40	35.86
Fund 202 - MAJOR STREET FUND:						
TOTAL REVENUES		228,750.00	160,424.21	41,809.33	68,325.79	70.13
TOTAL EXPENDITURES		255,321.00	91,567.60	5,933.73	163,753.40	35.86

GL NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BDGT USED
		AMENDED BUDGET	09/30/2025 (ABNORMAL)	MONTH 09/30/2025 INCREASE	(DECREASE)	NORMAL	(ABNORMAL)	
Fund 202 - MAJOR STREET FUND								
NET OF REVENUES & EXPENDITURES		(26,571.00)	68,856.61		35,875.60		(95,427.61)	259.14

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GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 09/30/2025 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 09/30/2025 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	53,347.79	14,377.08	25,152.21	67.96
203-000-665.000	INTEREST	2,750.00	3,736.27	324.84	(986.27)	135.86
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	103,774.33	14,701.92	94,975.67	52.21
TOTAL REVENUES		198,750.00	103,774.33	14,701.92	94,975.67	52.21
Expenditures						
Dept 449 - STREET DEPT (ACT 51)						
203-449-702.001	DEPT HEAD WAGES	7,275.00	4,192.34	559.24	3,082.66	57.63
203-449-710.000	EMPLOYER FICA	560.00	320.70	42.77	239.30	57.27
203-449-711.000	EMPLOYERS SHARE OF PENSION	730.00	885.92	126.56	(155.92)	121.36
203-449-712.002	ADMIN BENEFITS	275.00	160.19	22.69	114.81	58.25
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	0.00	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	959.69	840.00	1,040.31	47.98
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	99,069.91	1,591.26	115,349.09	46.20
Dept 450 - MAINTENANCE / CONSTRUCTION						
203-450-702.001	MAINTENANCE WAGES	9,900.00	16,690.44	2,908.49	(6,790.44)	168.59
203-450-710.000	MAINTENANCE EMPLOYER FICA	760.00	1,223.67	211.46	(463.67)	161.01
203-450-711.000	MAINTENANCE ER SHARE OF PENSION	990.00	1,416.44	280.08	(426.44)	143.07
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	19,330.55	3,400.03	(5,930.55)	144.26
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	118,400.46	4,991.29	116,022.54	50.51
Fund 203 - LOCAL STREET FUND:						
TOTAL REVENUES		198,750.00	103,774.33	14,701.92	94,975.67	52.21

GL NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BDGT USED
		AMENDED BUDGET	09/30/2025 NORMAL (ABNORMAL)	MONTH 09/30/2025 INCREASE (DECREASE)	NORMAL (ABNORMAL) BALANCE			
Fund 203 - LOCAL STREET FUND								
TOTAL EXPENDITURES		234,423.00	118,400.46	4,991.29		116,022.54	50.51	
NET OF REVENUES & EXPENDITURES		(35,673.00)	(14,626.13)	9,710.63		(21,046.87)	41.00	

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GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 09/30/2025 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 09/30/2025 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 204 - GENERAL HWY						
Revenues						
Dept 000 - BALANCE SHEET / GENERAL						
204-000-402.000	CURRENT REAL PROPERTY TAXES	248,525.00	263,553.18	185,632.97	(15,028.18)	106.05
204-000-410.000	CURRENT PERSONAL PROPERTY TAX	12,000.00	10,760.69	10,027.57	1,239.31	89.67
204-000-573.000	LOCAL COMMUNITY STABILIZATION SHARE TAX	22,000.00	28,629.21	1,145.78	(6,629.21)	130.13
204-000-665.000	INTEREST	5,000.00	7,770.56	1,081.83	(2,770.56)	155.41
Total Dept 000 - BALANCE SHEET / GENERAL		287,525.00	310,713.64	197,888.15	(23,188.64)	108.06
TOTAL REVENUES		287,525.00	310,713.64	197,888.15	(23,188.64)	108.06
Expenditures						
Dept 446 - HIGHWAYS, STREETS (NOT ACT 51)						
204-446-970.000	SIDEWALK REPLACEMENT PROGRAM	15,000.00	12,121.53	2,460.30	2,878.47	80.81
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	135,451.98	2,460.30	64,568.02	67.72
Dept 450 - MAINTENANCE / CONSTRUCTION						
204-450-702.001	STREET ADMIN SALARY	9,100.00	5,240.42	699.07	3,859.58	57.59
204-450-710.000	STREET ADMIN FICA	700.00	400.88	53.48	299.12	57.27
204-450-711.000	EMPLOYERS SHARE OF PENSION	910.00	1,107.40	158.20	(197.40)	121.69
204-450-712.002	STREET ADMIN BENEFITS	350.00	200.22	28.37	149.78	57.21
Total Dept 450 - MAINTENANCE / CONSTRUCTION		11,060.00	6,948.92	939.12	4,111.08	62.83
TOTAL EXPENDITURES		211,080.00	142,400.90	3,399.42	68,679.10	67.46
Fund 204 - GENERAL HWY:						
TOTAL REVENUES		287,525.00	310,713.64	197,888.15	(23,188.64)	108.06
TOTAL EXPENDITURES		211,080.00	142,400.90	3,399.42	68,679.10	67.46
NET OF REVENUES & EXPENDITURES		76,445.00	168,312.74	194,488.73	(91,867.74)	220.17

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GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 09/30/2025 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 09/30/2025 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED			
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	50.49	7.58	574.51	8.08			
Total Dept 000 - BALANCE SHEET / GENERAL		56,625.00	50.49	7.58	56,574.51	0.09			
TOTAL REVENUES		56,625.00	50.49	7.58	56,574.51	0.09			
Expenditures									
Dept 275 - DDA									
248-275-727.000	OFFICE SUPPLIES	50.00	127.67	84.00	(77.67)	255.34			
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	7,415.36	775.23	3,084.64	70.62			
248-275-805.000	ATTORNEY FEES	3,000.00	1,666.00	125.00	1,334.00	55.53			
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	218.78	9.99	29,781.22	0.73			
248-275-967.000	BEAUTIFICATION	42,000.00	3,863.65	18.99	38,136.35	9.20			
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	14,081.46	1,013.21	79,993.54	14.97			
TOTAL EXPENDITURES		94,075.00	14,081.46	1,013.21	79,993.54	14.97			
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:									
TOTAL REVENUES		56,625.00	50.49	7.58	56,574.51	0.09			
TOTAL EXPENDITURES		94,075.00	14,081.46	1,013.21	79,993.54	14.97			
NET OF REVENUES & EXPENDITURES		(37,450.00)	(14,030.97)	(1,005.63)	(23,419.03)	37.47			

GL NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR		AVAILABLE	% BDGT USED
		AMENDED BUDGET	09/30/2025	MONTH	09/30/2025	BALANCE	
			NORMAL (ABNORMAL)	INCREASE	(DECREASE)	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		0.00	(0.54)	100.00
Total Dept 000 - BALANCE SHEET / GENERAL		800.00	0.54		0.00	799.46	0.07
TOTAL REVENUES		800.00	0.54		0.00	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		0.00	799.46	0.07
TOTAL EXPENDITURES		988.00	182.44		0.00	805.56	18.47
NET OF REVENUES & EXPENDITURES		(188.00)	(181.90)		0.00	(6.10)	96.76

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GL NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BDGT USED
		AMENDED BUDGET	09/30/2025 NORMAL (ABNORMAL)	MONTH 09/30/2025 INCREASE (DECREASE)	NORMAL (ABNORMAL) BALANCE			
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	5,485.00	755.00		1,015.00	84.38	
290-000-665.000	INTEREST	350.00	26.05	3.17		323.95	7.44	
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	0.00		(50.00)	100.00	
Total Dept 000 - BALANCE SHEET / GENERAL		24,650.00	11,021.05	758.17		13,628.95	44.71	
TOTAL REVENUES		24,650.00	11,021.05	758.17		13,628.95	44.71	
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	0.00		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	(37.96)	1.45		137.96	(37.96)	
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	0.00		(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	0.00		(165.75)	147.36	
290-752-803.000	SECURITY	150.00	150.00	0.00		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	305.85	43.71		244.15	55.61	
290-752-881.000	ADVERTISING	8,400.00	6,410.70	0.00		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	0.00		162.50	67.50	
290-752-898.000	ENTERTAINMENT	1,800.00	2,300.00	0.00		(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	1,589.27	114.27		10.73	99.33	
290-752-956.000	TENT, TABLES, CHAIR RENTALS	750.00	556.00	0.00		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	18,475.90	159.43		16,439.10	52.92	
TOTAL EXPENDITURES		34,915.00	18,475.90	159.43		16,439.10	52.92	
Fund 290 - ARTS:								
TOTAL REVENUES		24,650.00	11,021.05	758.17		13,628.95	44.71	
TOTAL EXPENDITURES		34,915.00	18,475.90	159.43		16,439.10	52.92	
NET OF REVENUES & EXPENDITURES		(10,265.00)	(7,454.85)	598.74		(2,810.15)	72.62	

GL NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BDGT USED
		AMENDED BUDGET	09/30/2025 NORMAL (ABNORMAL)	MONTH 09/30/2025 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)			
Fund 590 - SEWER FUND								
Revenues								
Dept 000 - BALANCE SHEET / GENERAL								
590-000-590.603	SEWER NSF REVENUE	0.00	35.00		0.00	(35.00)	100.00	
590-000-614.000	SEWER REVENUE	0.00	770,986.58		522.34	(770,986.58)	100.00	
590-000-615.000	SEWER PENALTIES	0.00	7,562.65		0.00	(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	778,664.23		522.34	(778,664.23)	100.00	
TOTAL REVENUES		0.00	778,664.23		522.34	(778,664.23)	100.00	
Fund 590 - SEWER FUND:								
TOTAL REVENUES		0.00	778,664.23		522.34	(778,664.23)	100.00	
TOTAL EXPENDITURES		0.00	0.00		0.00	0.00	0.00	
NET OF REVENUES & EXPENDITURES		0.00	778,664.23		522.34	(778,664.23)	100.00	

GL NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	09/30/2025 (ABNORMAL)	MONTH 09/30/2025 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	569,769.70	304.85	467,730.30	54.92
591-000-642.002	WATER HOOK UP FEES	10,000.00	12,891.73	12,757.42	(2,891.73)	128.92
591-000-643.000	PENALTIES & INTEREST	5,500.00	3,690.26	360.00	1,809.74	67.10
591-000-665.000	INTEREST	21,000.00	24,635.01	3,077.02	(3,635.01)	117.31
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	611,021.70	16,499.29	473,978.30	56.32
TOTAL REVENUES		1,085,000.00	611,021.70	16,499.29	473,978.30	56.32
Expenditures						
Dept 536 - WATER/SEWER						
591-536-702.001	DEPT HEAD WAGES	15,460.00	8,908.86	1,188.44	6,551.14	57.63
591-536-702.704	FULL TIME WAGES	30,100.00	22,715.60	2,246.69	7,384.40	75.47
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	1,564.28	53.21	535.72	74.49
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	2,661.56	255.98	(2,291.56)	719.34
591-536-711.000	EMPLOYERS SHARE OF PENSION	4,650.00	4,264.83	502.39	385.17	91.72
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	174.51	24.93	730.49	19.28
591-536-714.000	OPTICAL PLAN EXPENSE	125.00	13.30	1.90	111.70	10.64
591-536-720.000	DISABILITY INSURANCE	625.00	127.20	17.77	497.80	20.35
591-536-721.000	LIFE INSURANCE EXPENSE	200.00	25.34	3.62	174.66	12.67
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	0.00	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	1,820.81	343.21	5,179.19	26.01
591-536-752.000	EDUCATION & TRAINING	2,000.00	1,962.50	825.00	37.50	98.13
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	1,952.00	75.00	748.00	72.30
591-536-780.000	METER REPLACEMENT	4,500.00	5,191.10	0.00	(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	35,907.35	4,000.00	46,977.65	43.32
591-536-850.000	COMMUNICATION EXPENSE	4,500.00	2,407.98	339.42	2,092.02	53.51
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	22,705.19	4,060.96	27,294.81	45.41
591-536-931.001	MAINTENANCE/REPAIR-BUILDING	6,000.00	4,014.17	381.30	1,985.83	66.90
591-536-931.002	MAINTENANCE/REPAIR-EQUIPMENT	8,000.00	7,626.09	1,600.00	373.91	95.33
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	1,191.60	(1,697.90)	3,808.40	23.83
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	7,960.50	338.00	(5,460.50)	318.42

10/03/2025 10:05 AM

REVENUE AND EXPENDITURE REPORT FOR LAKE ODESSA VILLAGE

Page: 16/16

User: KATHY

DB: Lake Odessa Vil

PERIOD ENDING 09/30/2025

GL NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BDGT USED
		AMENDED BUDGET	09/30/2025 NORMAL (ABNORMAL)	MONTH 09/30/2025 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	0.00	8,423.29	68.80		
591-536-980.001	HARDWARE	9,000.00	5,071.96	846.40	3,928.04	56.36		
591-536-980.002	SOFTWARE	250.00	138.00	0.00	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	0.00	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	299,408.65	15,406.32	687,838.35	30.33		
TOTAL EXPENDITURES		987,247.00	299,408.65	15,406.32	687,838.35	30.33		
Fund 591 - WATER FUND:								
TOTAL REVENUES		1,085,000.00	611,021.70	16,499.29	473,978.30	56.32		
TOTAL EXPENDITURES		987,247.00	299,408.65	15,406.32	687,838.35	30.33		
NET OF REVENUES & EXPENDITURES		97,753.00	311,613.05	1,092.97	(213,860.05)	318.78		
TOTAL REVENUES - ALL FUNDS								
TOTAL REVENUES - ALL FUNDS		3,067,980.00	2,853,165.25	723,557.43	214,814.75	93.00		
TOTAL EXPENDITURES - ALL FUNDS		3,149,890.00	1,295,269.39	103,884.24	1,854,620.61	41.12		
NET OF REVENUES & EXPENDITURES		(81,910.00)	1,557,895.86	619,673.19	(1,639,805.86)	1,901.96		

VILLAGE OF LAKE ODESSA
RECONCILED
CHECKING / SAVINGS / INVESTMENT ACCOUNT BALANCES
AS OF SEPTEMBER 30, 2025

POOLED CASH	CHECKING	UNION BANK	
GENERAL FUND			\$ 512,010.36
MAJOR STREET FUND			\$ 270,365.97
LOCAL STREET FUND			\$ 206,858.15
GENERAL HIGHWAY FUND			\$ 400,077.86
POLICE TRAINING - 302 FUND			\$ 5.98
WATER FUND			\$ 443,491.80
			<u>\$ 1,832,810.12</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	\$ 5,176.91
DOWNTOWN DEVELOPMENT AUTHORITY	CHECKING	UNION BANK	\$ 94,737.20
ARTS COMMISSION	CHECKING	UNION BANK	\$ 39,785.22
GENERAL FUND	SAVINGS	PFCU	\$ 14.77
VEHICLE REPLACEMENT	SAVINGS	UNION BANK	\$ 75,120.63
WATER REPAIR, REPLACEMENT & IMPROVEMENT	SAVINGS	UNION BANK	\$ 336,045.99
WATER BOND RESERVE	SAVINGS	MI 1 COMM CU	\$ 135,498.76
WATER FUND	SAVINGS	PFCU	\$ 286.45
GENERAL FUND	INVESTMENT	MI CLASS	\$ 900,713.37
MAJOR STREET FUND	INVESTMENT	MI CLASS	\$ 125,896.52
GENERAL HIGHWAY FUND	INVESTMENT	MI CLASS	\$ 155,532.73
WATER FUND	INVESTMENT	MI CLASS	\$ 668,457.97
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
September 2025

Permits:

On 9-12-25 I issued a zoning permit to Regan Contracting LLC to replace a garage by demolition and rebuild of 20' by 30' located at 440 Pineview Dr.

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 September 16. 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. An application and site plan was received and reviewed. A discussion took place on ordinance amendments that are needed to move forward with the apartments project. Everyone was in agreement that they are in favor of this project and the corresponding language will be written and a public hearing set for October 21. They also held a public hearing for a home occupation to be located at 1501 Tupper Lake St. The application was tabled as the applicant was not there. The Planner presented new sections of the updated Master Plan.

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 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 had 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. *Update:* The owner called me and said their truck is being repaired so they cannot move the RV. They asked for more time and were looking for someone with a suitable truck to help them. I granted the request. I have not heard back from them so I called on 10-15-25, and I was told the RV has been removed.

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 sent a letter to the owners along with the ordinance section and requesting removal of the chickens. I checked the property later and no chickens were observed in the pen and boxes.

1036 Jordan Lake St

The current owner is trying to sell the property and has a buyer. This dwelling had 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 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 and I looked that up in the nonconforming section. They would not meet the test of qualifications for the alteration. *Update:* Gregg and I met with the owner of the property and we inspected the first floor. The former office was renovated into a residential unit. I reviewed a County approved mechanical permit sheet. I asked if they got an electrical permit as there was an added dryer outlet. They had not, so I requested they get a permit and have it inspected. There was an inspection sticker on the plumbing and I asked for the permit form on that and one after the electrical was inspected. They later sent me those permit/inspection sheets. We also inspected the smaller first floor unit. We made it clear that with the ZBA stipulation, one of those units must be rented for an office use. I then issued a certificate of occupancy with that stipulation in it, and the buyers planned to go ahead with the purchase of the property.

New Business

Lake Odessa Village Council
Ionia County, Michigan

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

RESOLUTION NO. 2025-34

**AUTHORIZING PURCHASING AND UPGRADING COMPUTERS
TO RUN WINDOWS 11 OPERATING SYSTEM**

WHEREAS, Village departments utilize a total of eight computers that have the Windows 10 operating system installed; and

WHEREAS, Microsoft Corporation will no longer be offering free security updates, technical assistance, or new features after October 14, 2025; and

WHEREAS, the Village's IT consultant has recommended converting the operating system on Village computers from Windows 10 to Windows 11, an operating system released in October 2021; and

WHEREAS, the IT consultant concluded that six of the eight Village computers do not have the minimum hardware recommended for the Windows 11 operating system and would need to be replaced; and

WHEREAS, the IT consultant has provided a proposal totaling \$10,210.94 to replace six computers and install the Windows 11 operating system on all eight computers, and has provided a further estimate of \$200 to \$400 to provide a docking station and additional monitor for the laptop computer used by the Director of Public Works; and

WHEREAS, two of the computers proposed for replacement by the IT consultant are ruggedized laptops used by the Police Department which are believed to be capable of running the Windows 11 operating system, and deleting them from the proposal would result in an estimated reduction in cost of \$2020.00; and

WHEREAS, although the replacement of purchasing computer hardware and installing the Windows 11 operating system were not included in the budget for the current fiscal year, the Clerk/Treasurer and Village Manager have determined that savings in personnel costs due to vacancies will provide funds sufficient to upgrade computers and operating systems without increasing the total appropriation approved by the Village Council;

NOW, THEREFORE, BE IT RESOLVED:

1. That the Lake Odessa Village Council does hereby approve the purchase of four computers, a docking station, and monitor and installation of the Windows 11 operating system as proposed at a cost not to exceed \$9,000.

2. 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: October 20, 2025

Kathy Forman, Village Clerk

- Hardware/Software

Thumbnail	Product Description	Comment	Price	Qty	Extended Price
	Lenovo ThinkCentre M70s Gen 5 Desktop Computer - Intel Core i5 14th Gen i5-14400 - 16 GB - 512 GB SSD - Small Form Factor - Black - Intel Q670 Chip - Windows 11 Pro - Intel UHD Graphics 730 DDR5 SDRAM - DVD-Writer - English Keyboard - IEEE 802.		\$988.99	3	\$2,966.97
	Lenovo ThinkPad E16 Gen 1 16" Touchscreen Notebook - WUXGA - Intel Core i5 13th Gen i5-1335U - 16 GB - 512 GB SSD - English Keyboard - Graphite Black - Intel Chip - 1920 x 1200 - Windows 11 Pro - Intel Iris Xe Graphics - In-plane Switching (IPS)		\$1,009.99	3	\$3,029.97

Subtotal: **\$5,996.94**

- Labor - Workstation Deployment

Thumbnail	Product Description	Comment	Price	Qty	Extended Price
	Labor - Workstation Deployment - Flat Fee		\$600.00	6	\$3,600.00

For a workstation deployment, the below items are done:

- Workstation is fully configured for client's environment
 - Domain Joined, Security software installed, VC3 tools installed
- Client Base Applications installed
- Client requested customization to the workstation applied
- User Specific applications installed
- User log in support for replacements workstation
- Data transfer for replacement workstation
- Scheduling of workstation deployment with Client

Subtotal: **\$3,600.00**

- Labor - Workstation Upgrade

Thumbnail	Product Description	Comment	Price	Qty	Extended Price
	Labor - Workstation Upgrade - Flat Fee		\$300.00	2	\$600.00

- Labor - Workstation Upgrade

Thumbnail	Product Description	Comment	Price	Qty	Extended Price
For a workstation upgrade, the below items are done: • Create an upgrade plan and schedule • Inform employees of upgrade and what to expect • Communicate to users about using good nonlocal storage options like OneDrive & SharePoint • Systems check is performed to confirm ready for upgrade • Roll out the upgrade to workstations • Conduct the following post-upgrade tasks: ◦ Verifying system functionality ◦ Checking data integrity ◦ Reviewing security and compliance					

Subtotal: \$600.00

- Shipping

Thumbnail	Product Description	Comment	Price	Qty	Extended Price
	Shipping and Handling		\$14.00	1	\$14.00

Subtotal: \$14.00

Ticket #4018165 - 2025.05 - TFF - Windows 11 Replacements x 6 upgrades x 2

Prepared by:

VC3

Josh Conway
quotes.josh.conway@vc3.com

Prepared for:

Village of Lake Odessa, MI

839 Fourth Ave
Lake Odessa, MI 48849
Gregg Guetschow
+16163747110
gguetschow@lakeodessa.org

Quote Information:

Quote #: JC009455

Version: 1
Delivery Date: 07/11/2025
Expiration Date: 08/11/2025

Quote Summary

Description	Amount
- Hardware/Software	\$5,996.94
- Labor - Workstation Deployment	\$3,600.00
- Labor - Workstation Upgrade	\$600.00
- Shipping	\$14.00

Total: \$10,210.94

- Applicable taxes & Environmental Surcharges will be added.
- All product transfer of ownership and invoicing occurs upon VC3's receipt of the product.
- Pricing & Availability is subject to change without notice.
- Shipping and handling costs may not be included in this quote, as these costs are variable. Adjusted shipping and handling costs may be applied to the final invoice.
- VC3 makes NO WARRANTY either expressed or implied, regarding performance or suitability for any purpose of the above products. The customer assumes responsibility for understanding the warranty, if any, of the manufacturer or VC3.
- If not included in agreement, travel will be billed separately.
- In the case hardware/software total exceed \$100k, VC3 will require a 50% deposit of the hardware/software total to secure the order. Deposit is payable immediately to VC3.
- Returns:
 - No returns will be accepted unless first approved by VC3 Inc.
 - Approved returns are subject to a 20% restocking fee.
 - Approved return of in-stock items will be accepted within 10 business days of purchase, if merchandise is unopened and packaging is undamaged.
 - Open box items are not returnable
 - Approved defective returns must be shipped to VC3 within 10 business days of said approval

VC3

Village of Lake Odessa, MI

Name: Josh Conway

Title: Client Solutions Specialist

Date: 07/11/2025

Name: Gregg Guetschow

Date: _____

Lake Odessa Village Council
Ionia County, Michigan

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

RESOLUTION NO. 2025-35

**REGARDING THE FUTURE CAPTURE
OF VILLAGE STREET MILLAGE INCREMENTS**

WHEREAS, the Lake Odessa Downtown Development Authority (DDA) has proposed a new development plan and tax increment financing plan that would extend incremental tax captures through 2055; and

WHEREAS, included among the taxes that are captured are those levied pursuant to Section 69.2 of the General Law Village Act for highway and street purposes; and

WHEREAS, the Section 125.4214 of the Recodified Tax Increment Financing Act (PA 57 of 2018) provides that the DDA “may enter into agreements with the ... governing body of the municipality in which the development area is located to share a portion of the captured assessed value of the district;” and

WHEREAS, Section 6.35 (d) of the Code of Ordinances provides, in instances in which there is non-compliance with an order of the hearing officer, that the Village Council shall conduct a hearing on the findings and order of the hearing officer and give notice to the owner of the time and place of this hearing;

NOW, THEREFORE, BE IT RESOLVED:

1. That the Village Council shall hold a hearing on the August 11, 2025 notice and order of the hearing officer regarding the dangerous structure at 1323 Ionia Street, which hearing will be held on November 17, 2025, at 7:00 pm in the Village Council Chambers, subsequent to which hearing the Village Council shall approve, disapprove or modify the order;
2. That the Village Manager is directed to give notice of the hearing to the owner of 1323 Ionia Street and to any other lien holders or parties with title or other interest in the property.

Ayes:

Nays:

Absent:

Abstain:

RESOLUTION DECLARED ADOPTED.

Dated: October 20, 2025

Kathy Forman, Village Clerk

Lake Odessa Village Council
Ionia County, Michigan

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

RESOLUTION NO. 2025-36

**SETTING A PUBLIC HEARING REGARDING A DANGEROUS STRUCTURE
AT 1323 IONIA STREET**

WHEREAS, the Village Manager issued a notice and order on February 20, 2025, to the owner of the property located at 1323 Ionia Street to advise the owner that the dwelling located on the property was found to be a public nuisance in that it was in violation of several provisions of Article II – Dangerous Structures or Excavations of Chapter 6 of the Lake Odessa Code of Ordinances, which notice and order required bringing the structure into compliance within 60 days of the date of the notice and order; and

WHEREAS, because the structure was not brought into compliance with the time established, a hearing was held before a hearing officer on August 5, 2025, following which the hearing officer issued a notice and order dated August 11, 2025, requiring demolition of the dwelling with 60 days of the date of the notice and order; and

WHEREAS, the owner has failed to demolish the structure within the time established in the hearing officer's notice and order, a copy of which is attached and made a part of this resolution; and

WHEREAS, Section 6.35 (d) of the Code of Ordinances provides, in instances in which there is non-compliance with an order of the hearing officer, that the Village Council shall conduct a hearing on the findings and order of the hearing officer and give notice to the owner of the time and place of this hearing;

NOW, THEREFORE, BE IT RESOLVED:

1. That the Village Council shall held a hearing on the August 11, 2025 notice and order of the hearing officer regarding the dangerous structure at 1323 Ionia Street, which hearing will be held on November 17, 2025 at 7:00 pm in the Village Council Chambers, subsequent to which hearing the Village Council shall approve, disapprove or modify the order;
2. That the Village Manager is directed to give notice of the hearing to the owner of 1323 Ionia Street and to any other lien holders or parties with title or other interest in the property.

Ayes:

Nays:

Absent:

Abstain:

RESOLUTION DECLARED ADOPTED.

Dated: October 20, 2025

Kathy Forman, Village Clerk



Village of Lake Odessa

Karen Banks
Village President

Gregg Guetschow
Village Manager

Kathy Forman
Village Treasurer

Kendra Backing
Chief of Police

Jesse Trout
DPW Supervisor

February 20, 2025

Jean A. Dorsky
4056 York Road
Portland, MI 48875

Re: Notice and Order, Dangerous Structure at 1323 Ionia Street, Lake Odessa

Notice is hereby given that a structure owned by you located at 1323 Ionia Street, Lake Odessa, Michigan 48849 has been found to be a public nuisance pursuant to the provisions of Article II Dangerous Structures or Excavations of Chapter 6 of the Code of Ordinances of the Village of Lake Odessa. The following are the provisions of Article II that are being violated, as determined by observation, and are known to exist:

The dwelling is deteriorating and unsightly. It is open to the elements and to animals due to missing windows, holes in the foundation, and holes in the roof along the eaves. Bricks at the top of the chimney are missing and mortar is missing between bricks in other areas of the chimney. Siding is missing from the side of the house and from the soffit. These conditions are a violation of:

- a. Section 6-31 (5) of the Code of Ordinances which prohibits the existence of structures "[s]o dilapidated, decayed, unsafe, insanitary or which so utterly fail to provide the amenities essential to decent living that they are unfit for human habitation or are likely to cause sickness or disease, so as to be injurious to the health, morals, safety or general welfare of those living therein."
- b. Section 6-31 (12) of the Code of Ordinances which prohibits the existence of structures "[w]henver for any reason whatsoever the building or structure of any portion is manifestly unsafe for the purpose for which it is used."
- c. Section 6-31 (14) of the Code of Ordinances which prohibits the existence of structures "[w]henver a building or structure used or intended to be used for dwelling purposes, because of dilapidation, decay, damage or faulty construction or arrangement or otherwise, is unsanitary or unfit for human habitation, or is in a condition that is likely to cause sickness or disease when so determined by the health officer, or is likely to work injury to the health, safety or general welfare of those living within."
- d. Section 6-31 (15) of the Code of Ordinances which prohibits the existence of structures "[w]henver any building becomes vacant, dilapidated and open at

- e. any door or window, leaving the interior of the building or structure exposed to the elements or accessible to trespassers.”
- f. Section 6-31 (15) of the Code of Ordinances which prohibits the existence of structures “[w]henver a building or structure remains unoccupied for a period of 180 consecutive days or longer, and is not listed as being available for sale, lease or rent...”

You are hereby ordered and directed to repair or otherwise correct the conditions cited above and all other conditions that exist on the premises that are violations of Article II of Chapter 6 of the Code of Ordinances, performing such repairs or corrections in a workman-like manner consistent with standard construction practices and in compliance with applicable provisions of Michigan’s building code, or, in the alternative, to demolish the structure, removing debris from the site, and filling any basement or crawlspace areas with suitable clean fill materials.

You are hereby ordered and directed to bring the structure into compliance with Article II of Chapter 6 of the Code of Ordinances or to demolish the structure within sixty days following the date of this notice. Failure to comply with this order will result in further actions provided in the Code of Ordinances.

VILLAGE OF LAKE ODESSA

Gregg Guetschow
Village Manager



Village of Lake Odessa

Karen Banks
Village President

Gregg Guetschow
Village Manager

Kathy Forman
Village Treasurer

Kendra Backing
Chief of Police

Jesse Trout
DPW Supervisor

August 11, 2025

Jean Dorsky
4056 York Road
Portland, MI 48875

Re: Dangerous Structures Hearing Notice and Order

On August 5, 2025, I conducted a hearing pursuant to the provisions of Article II of Chapter 6 of the Lake Odessa Code of Ordinances regarding the residential structure you own at 1323 Ionia Street, Lake Odessa, Michigan 48849. Representing the Village of Lake Odessa at the hearing were Village Manager Gregg Guetschow and Code Enforcement Officer Art Villanueva. There were no appearances from representatives of the owner nor were any written communications received from owner's representatives.

The Village submitted a copy of the notice of the hearing and a copy of the February 20, 2025, notice and order pertaining to the structure. Mr. Guetschow stated that no action had been taken to address the conditions described in his notice and order.

I also reviewed photographs taken of the dwelling by Mr. Villanueva on January 3, 2025. These photographs showed instances of significant deterioration affecting the structural integrity of the roof, eaves and chimney. In addition, photographs showed that siding and windows are missing in several areas. These photographs demonstrate that the structure is open to the elements and to intrusion by animals. Village staff members testified that these conditions have existed for several years.

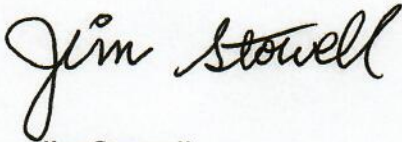
Following the conclusion of the hearing, I visited the site, observing and confirming the described conditions from the public right-of-way.

Based on my review of the documents, the testimony offered, and my visit to the site, I have determined that the notice and order of February 20, 2025, was warranted. I have also concluded, based on my experience in the building trades, that the structure cannot be reasonably repaired.

Therefore, pursuant to the provisions of Section 6.35 (b) of the Code of Ordinances of the Village of Lake Odessa, I am hereby ordering demolition of the dwelling within sixty days of the date of

this notice. I recommend you contact Village and Ionia County officials to ensure compliance with procedures applicable to demolitions.

Sincerely,

A handwritten signature in black ink that reads "Jim Stowell". The signature is written in a cursive, flowing style.

Jim Stowell
Hearing Officer



















Lake Odessa Village Council
Ionia County, Michigan

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

RESOLUTION NO. 2025-37

**REFERRING ZONING ORDINANCE AND ZONING MAP AMENDMENTS
TO THE PLANNING COMMISSION FOR PUBLIC HEARING**

WHEREAS, Section 36-173 of the Code of Ordinances provides, with regard to zoning ordinance text and map amendments, that “the village council shall refer every proposed amendment, supplement or change to the planning commission for the holding of a required public hearing there on and for review and recommended action;” and

WHEREAS, Village administrators have prepared for consideration amendments to Sections 36-35 and 36-94 of the Code of Ordinances related to standards for multiple-family residential developments; and

WHEREAS, Village administrators have prepared for consideration an amendment to the official zoning map that would change the zoning district for a .25 acre parcel of land located at the northwest corner of Jordan Lake Street and Jordan Lake Avenue from HC- Highway Commercial to PR – Pubic Recreational; and

WHEREAS, the public hearings on these amendments have been scheduled for October 21, 2025, at 7:00 pm in the Village Council Chambers;

NOW, THEREFORE, BE IT RESOLVED:

1. That the Village Council hereby refers to the Planning Commission the proposed amendments to Sections 36-35 and 36-94 of the Code of Ordinances;
2. That the Village Council hereby refers to the Planning Commission the proposed amendment to the official zoning map the amendment of the zoning district for a .25 acre parcel of land located at the northwest corner of Jordan Lake Street and Jordan Lake Avenue from HC- Highway Commercial to PR – Pubic Recreational.

Ayes:

Nays:

Absent:

Abstain:

RESOLUTION DECLARED ADOPTED.

Dated: October 20, 2025

Kathy Forman, Village Clerk

- a. Proposed amendment to Zoning Ordinance Section 36-35 – Zoning District Regulations and Section 36-94 – Planned Developments to allow for increased density of dwelling units and other modifications to bulk, parking, and other requirements for multiple-family residential developments.
- b. Proposed amendment to the official zoning map of the Village of Lake Odessa to change the zoning district designation from HC – Highway Commercial to PR – Public Recreational for a .25 acre parcel of land located at the northwest corner of the intersection of Jordan Lake Street and Jordan Lake Avenue.

Lake Odessa Village Council

Ionia County, Michigan

Trustee _____, supported by Trustee _____, made a motion to adopt the following resolution:

RESOLUTION NO. 2025-38

APPROVING SETTING THE DATE AND HOURS FOR TRICK OR TREATING IN THE VILLAGE OF LAKE ODESSA FOR 2025

WHEREAS, the Village of Lake Odessa desires to set and recognize Friday, October 31, 2025 as the day for Trick-or-Treating within the Village; and

WHEREAS, on the aforementioned date, the Village desires to set the time from 6:00 pm EDT to 8:00 pm EDT to be specifically designated as the official time for Trick-or-Treating; and

WHEREAS, Village staff would like to wish everyone a Happy Halloween and to remind motorists to be sure to slow down and be especially cognizant of children Trick-or-Treating.

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

1. The Lake Odessa Village Council approves the date of Friday, October 31, 2025 as the official day for Trick-or-Treating within the Village of Lake Odessa.
2. The Lake Odessa Village Council further approves designating the hours between 6:00 pm EDT and 8:00 pm EDT as the official time period for Trick-or-Treating in the Village of Lake Odessa on Friday, October 31, 2025.
3. All resolutions and parts of resolutions are, to the extent of any conflict with this resolution, rescinded

Ayes:

Nays:

Absent:

Abstain:

RESOLUTION DECLARED _____.

Dated: October 20, 2025

Kathy Forman, Clerk/Treasurer