



**PROPOSED AGENDA  
REGULAR MEETING OF THE LAKE ODESSA VILLAGE COUNCIL  
MONDAY, FEBRUARY 16, 2026 - 7:00 P.M.**

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

**I. Call to Order**

**II. Pledge of Allegiance**

**III. Roll Call of Council Members**

**IV. Approval of Agenda**

**V. Public Comment:**

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

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

- a) Minutes from the regular Village Council meeting of January 21, 2026
- b) Minutes from the special Village Council meeting of February 2, 2026

**VII. Expenditures:**

- a) Approve bills equal to or less than \$3,000.00 each from 1/1/2026 to 1/31/2026.
- b) Approve bills in excess of \$3,000.00 each, including:
  - i. Detroit Salt Co. – Rock Salt – \$3,349.40 (Paid)
  - ii. Detroit Salt Co. – Rock Salt – \$3,563.53 (Paid)
  - iii. Gregg Guidance – Interim Village Manager – \$3,503.43 (Paid)
  - iv. Truck & Trailer Specialties – Carbide Curbguard – \$3,039.60 (Paid)
  - v. VC3 – Firewall Replacement Labor – \$5,345.60 (Paid)
  - vi. Wightman – Local Street Improvement – \$22,050.00 (Paid)
  - vii. Wightman – Local Street Improvement – \$15,085.00 (Paid)
  - viii. Asbestos Abatement Inc. – CDBG Grant – \$3,860.00 (Paid)
  - ix. Able Construction Co. – CDBG Grant – \$10,552.00 (Paid)
  - x. Leading Standard Construction – CDBG Grant – \$9,905.00 (Paid)
  - xi. Levi's Home Solutions – CDBG Grant – \$9,993.00 (Paid)
  - xii. Smith Housing Consulting – CDBG Grant – \$5,095.00 (Paid)

**VIII. 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 Lake Odessa Area Arts Commission regular meeting of January 12, 2026
- b) Minutes from the Lake Odessa Planning Commission regular meeting of November 24, 2025

**IX. Departmental Reports:**

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

**X. Public Hearing:**

- a) Proposed 2026-2027 Village of Lake Odessa Budget

**XI. New Business:**

- a) Proposed Resolution 2026-10: Adopting FY 2026-27 Budget
- b) Proposed Resolution 2026-11: Adopting FY 2026-27 General Appropriations Act
- c) Proposed Resolution 2026-12: Adopting 2026-2032 Capital Improvements Plan
- d) Proposed Resolution 2026-13: Establishing Committed Fund Balance for New Patrol Car
- e) Proposed Resolution 2026-14: Approving FY 2025-26 Budget Amendment
- f) Proposed Resolution 2026-15: Terminating Contract with Gregg Guidance, LLC
- g) Proposed Ordinance 2026-01: Roof Pitch Requirements
- h) Proposed Ordinance 2026-02: Manufactured Housing Communities
- i) Proposed Ordinance 2026-03: Repealing Village Manager Residency Requirement
- j) Discussion Regarding Setting a Special Meeting

**XII. Miscellaneous Correspondence:**

**XIII. Trustee Comments**

**XIV. Public Comment (See Above)**

**XV. Adjournment**

# Council Meeting Minutes

VILLAGE OF LAKE ODESSA

MINUTES

REGULAR COUNCIL MEETING

JANUARY 21, 2026

PAGE MEMORIAL BUILDING

839 FOURTH AVENUE

LAKE ODESSA, MICHIGAN 48849

Meeting called to order at 7:02 pm by Village President Karen Banks.

**ROLL CALL**

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

Council absent: Trustee Martha Yoder

Staff present: Clerk/Treasurer Kathy Forman, Police Chief Kendra Backing, DPW Director Jesse Trout

**APPROVAL OF THE AGENDA**

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

**PUBLIC COMMENT**

None

**MINUTES**

Motion by Green, supported by Brighton, to approve the minutes from the regular Village Council meeting of December 15, 2025 and from the special Village Council meeting of January 6, 2026. All ayes; motion carried 6-0.

**BILLS**

Motion by Green, supported by DeJong, to approve expenditures equal to or less than \$3,000.00 for the period 12/1/2025 through 12/31/2025. All ayes; motion carried 6-0.

Motion by Halfmann, supported by Rush, to approve bills in excess of \$3,000 as submitted. All ayes; motion carried 6-0.

**CONSENT AGENDA**

- a) Minutes from the special Lake Odessa Area Arts Commission meeting of November 13, 2025
- b) Minutes from the special Lake Odessa Area Arts Commission meeting of December 11, 2025
- c) Minutes from the regular Downtown Development Authority meeting of November 11, 2025

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

**DEPARTMENTAL REPORTS**

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

Trustee Martha Yoder arrived at 7:08 pm.

## NEW BUSINESS

a) Proposed Resolution 2026-02: Approving the Appointment List

Motion by DeJong, supported by Rush, to adopt proposed Resolution 2026-02. Banks called for a roll call vote. Yes: DeJong, Rush, Brighton, Green, Halfmann, Yoder, Banks; No: None; Absent: None; Abstain: None. Motion carried 7-0.

b) Proposed Resolution 2026-03: Authorizing the Village Clerk/Treasurer to Execute Documents Related to Grant 26EX11831

Motion by Green, supported by DeJong, to adopt proposed Resolution 2026-03. Banks called for a roll call vote. Yes: Green, DeJong, Brighton, Halfmann, Rush, Yoder, Banks; No: None; Absent: None; Abstain: None. Motion carried 7-0.

c) Proposed Resolution 2026-04: Approving the Setting of a Public Hearing for the Adoption of the FY 2026-2027 Village of Lake Odessa Budget and Millage Rates

Motion by Yoder, supported by Halfmann, to adopt proposed Resolution 2026-04. Banks called for a roll call vote. Yes: Yoder, Halfmann, Brighton, DeJong, Green, Rush, Banks; No: None; Absent: None; Abstain: None. Motion carried 7-0.

d) Proposed Resolution 2026-05: Selecting Bendzinski & Co. Municipal Finance Advisors as Registered Municipal Advisor for the Issuance of 2026 Capital Improvement Bonds

Motion by Rush, supported by Brighton, to adopt Resolution 2026-05. Banks called for a roll call vote. Yes: Rush, Brighton, DeJong, Green, Halfmann, Yoder, Banks; No: None; Absent: None; Abstain: None. Motion carried 7-0.

e) Proposed Resolution 2026-06: Approving Request to Utilize Municipal Beach to Stage a Paddle Board, Kayak, and Canoe Race on Jordan Lake on June 6, 2026

Motion by DeJong, supported by Brighton, to adopt proposed Resolution 2026-06. Banks called for a roll call vote. Yes: DeJong, Brighton, Green, Halfmann, Rush, Yoder, Banks; No: None; Absent: None; Abstain: None. Motion carried 7-0.

f) Proposed Resolution 2026-07: Authorizing Purchase of Trash Receptacles from Polly Products

Motion by Green, supported by Yoder, to adopt proposed Resolution 2026-07. Banks called for a roll call vote. Yes: Green, Yoder, Brighton, DeJong, Halfmann, Rush, Banks; No: None; Absent: None; Abstain: None. Motion carried 7-0.

g) Proposed Ordinance 2026-08: Referring Proposed Zoning Ordinance Text Amendments Regarding Building Design Standards to the Planning Commission for Public Hearing

Motion by Rush, supported by DeJong, to adopt proposed Resolution 2026-08. Banks called for a roll call vote. Yes: Rush, DeJong, Brighton, Green, Halfmann, Yoder, Banks; No: None; Absent: None; Abstain: None. Motion carried 7-0.

- h) Proposed Resolution 2026-09: Approving Quotation for Removal of Trees in Advance of 2026 Street Improvement Program

Motion by Green, supported by Yoder, to adopt proposed Resolution 2026-09. Banks called for a roll call vote. Yes: Green, Yoder, Brighton, DeJong, Halfmann, Rush, Banks; No: None; Absent: None; Abstain: None. Motion carried 7-0.

- i) Proposed Ordinance 2025-07: An Ordinance to Amend Section 36-66 of the Code of Ordinances of the Village of Lake Odessa to Address Minor Site Plan Amendments and Revisions.

Motion by DeJong, supported by Brighton, to adopt proposed Ordinance 2025-07. Banks called for a roll call vote. Yes: DeJong, Brighton, Green, Halfmann, Rush, Yoder, Banks; No: None; Absent: None; Abstain: None. Motion carried 7-0.

- j) Discuss Village Manager Candidates

Council members discussed the two candidates, Mark Borden and Patti Caudill.

Motion by Yoder, supported by DeJong, to authorize President Banks and Village Manager Guetschow to make a conditional offer to Mark Borden for the Village Manager position. Banks called for a roll call vote. Yes: Yoder, DeJong, Brighton, Green, Halfmann, Rush, Banks; No: None; Absent: None; Abstain: None. Motion carried 7-0.

President Banks thanked both candidates.

The transfer from Gregg Guetschow to Mark Borden was discussed. A timeline will be determined at the next meeting.

## **MISCELLANEOUS CORRESPONDENCE**

- a) ICEA Thank You

## **TRUSTEE COMMENTS**

Banks – Concurred with everyone else’s comments.

Brighton – Thanked council and appreciated the open discussion.

DeJong – Enjoyed this round of interviews, would like to work on the Master Plan again.

Green – Thanked department heads and council, looking forward to our new manager starting.

Halfmann – Thanked department heads and council members.

Rush – Excited to be here, enjoyed the interview process.

Yoder – Thanked department heads for their conversations and the public for comments she received.

Appreciated the two strong candidates and their interest in the position.

## **PUBLIC COMMENT**

1. Beth Barrone – Concerned about all the trees being removed from Johnson Street for the upcoming street project.

## **ADJOURNMENT**

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

Meeting adjourned at 7:58 pm.

Respectfully submitted,

Kathy S. Forman  
Village Clerk / Treasurer

VILLAGE OF LAKE ODESSA

MINUTES

SPECIAL COUNCIL MEETING & BUDGET WORKSHOP

FEBRUARY 2, 2026

PAGE MEMORIAL BUILDING

839 FOURTH AVENUE

LAKE ODESSA, MICHIGAN 48849

Meeting called to order at 6:30 pm by Village President Karen Banks.

**ROLL CALL**

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

Council absent: Trustee Roy Halfmann

Staff present: Kendra Backing, Jesse Trout, Gregg Guetschow, Kathy Forman

**APPROVAL OF THE AGENDA**

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

**PUBLIC COMMENT ON AGENDA ITEMS**

1. None

**NEW BUSINESS**

- a) Village Manager Employment Agreement with Mark Borden

President Banks reviewed the Employment Agreement for Mark Borden. The terms were discussed as well as the auto allowance provision.

Motion by Green, supported by DeJong, to approve the Village Manager Employment Agreement with Mark Borden as presented. Banks called for a roll call vote. Yes: Green, DeJong, Brighton, Rush, Yoder, Banks; No: None; Absent: Halfmann; Abstain: None. Motion carried 6-0.

- b) Proposed 2026-27 Fiscal Year Budget Workshop

Manager Guetschow presented the proposed budget draft and Capital Improvement Plan for council to discuss. He highlighted fund balance changes and talked about major projects in the budget. Council reviewed each section of the budget and asked questions. Department heads spoke about their department budget requests.

Council requested the addition of funds in the budget for a sound system upgrade in council chambers (\$10,000) and a drone for the Police Department (\$20,000).

Manger Guetschow talked about looking at the General Fund budget in future years. Council may want to establish a policy of Fund Balance as a percentage of Fund Appropriations. A new funding source may need to be discussed in the next few years.

## **ADJOURNMENT**

Motion by Yoder, supported by Rush, to adjourn the meeting. All ayes: motion carried 6-0.  
Meeting adjourned at 8:31 pm.

Respectfully submitted,

Kathy S. Forman  
Village Clerk / Treasurer



# Expenditures

Check Date	Check	Vendor Name	Amount
Bank ARTS			
01/08/2026	3527	VILLAGE OF LAKE ODESSA - GENERAL	115.91
01/08/2026	3528	ROGER WINKLER	100.00
01/08/2026	3529	A&D SEAWALLS, LLC	50.00
01/08/2026	3530	LAKEWOOD PUBLIC SCHOOLS	150.00
01/08/2026	3531	NATE SMITH	250.00
01/08/2026	3532	FIRST CONGREGATIONAL CHURCH	50.00
01/08/2026	3533	MICHELLE SANCHEZ	50.00
01/08/2026	3534	JEN ROCKAFELLOW	100.00
01/08/2026	3535	ALLI SMITH	100.00
01/14/2026	3536	VILLAGE OF LAKE ODESSA - GENERAL	209.50
01/14/2026	3537	BIG L LUMBER	47.76
01/14/2026	3538	KAREN BANKS	212.00
01/29/2026	3539	VERIZON WIRELESS	40.70

ARTS TOTALS:

Total of 13 Checks:	1,475.87
Less 0 Void Checks:	0.00
Total of 13 Disbursements:	1,475.87

Bank DDA 6015 DOWNTOWN DEVELOPMENT AUTHORITY

01/14/2026	1289	VILLAGE OF LAKE ODESSA - GENERAL	115.91
01/14/2026	1290	MOOD MEDIA	36.73

DDA TOTALS:

Total of 2 Checks:	152.64
Less 0 Void Checks:	0.00
Total of 2 Disbursements:	152.64

Bank POOL POOLED CASH

01/08/2026	43865	EVERON, LLC	69.48	V
01/08/2026	43866	BADGER METER	860.25	
01/08/2026	43867	DETROIT SALT	3,349.40	
01/08/2026	43868	FAMILY FARM & HOME - CHARLOTTE	173.95	
01/08/2026	43869	GREGG GUIDANCE, LLC	2,640.52	
01/08/2026	43870	HUTSON, INC.	346.96	
01/08/2026	43871	LAW ENFORCEMENT SYSTEMS, INC.	130.00	
01/08/2026	43872	MICHIGAN ASSOCIATION OF MAYORS	120.00	
01/08/2026	43873	HOMEWORKS	2,773.73	
01/08/2026	43874	VERIZON WIRELESS	191.04	
01/08/2026	43875	WOW! BUSINESS	189.64	
01/08/2026	43876	EVERON, LLC	69.48	
01/14/2026	43877	VILLAGE OF LAKE ODESSA	1,132.54	
01/14/2026	43878	AAA LEAD INSPECTIONS, INC	1,350.00	
01/14/2026	43879	ASBESTOS ABATEMENT INC	3,860.00	
01/14/2026	43880	ABLE CONSTRUCTION COMPANY	10,552.00	
01/14/2026	43881	ANALYTICAL TESTING & CONSULTING SVC	3,870.00	
01/14/2026	43882	AT&T	208.53	
01/14/2026	43883	BLUE CROSS BLUE SHIELD OF MICHIGAN	292.27	
01/14/2026	43884	CONSUMERS ENERGY	3,876.09	
01/14/2026	43885	GRANGER	105.05	
01/14/2026	43886	VC3, INC	250.00	
01/14/2026	43887	KCI	552.98	
01/14/2026	43888	LEADING STANDARD CONSTRUCTION	9,905.00	
01/14/2026	43889	LEVI'S HOME SOLUTIONS	9,993.00	
01/14/2026	43890	SMITH HOUSING CONSULTING	5,095.00	
01/14/2026	43891	MICHIGAN STATE POLICE	96.00	
01/14/2026	43892	NAPA AUTO PARTS	335.91	
01/14/2026	43893	SCHULTZ SERVICES/GREEN EARTH REMED	1,275.00	
01/14/2026	43894	WEX BANK	1,901.25	
01/14/2026	43895	WIGHTMAN	22,300.00	
01/14/2026	43896	MISS DIG SYSTEM, INC.	991.59	
01/14/2026	43897	NAPA AUTO PARTS	909.22	
01/22/2026	43898	BLUE CARE NETWORK	6,690.47	
01/22/2026	43899	DARIN DOOD	2,000.00	
01/22/2026	43900	GREGG GUIDANCE, LLC	3,503.43	
01/22/2026	43901	MI ASSOCIATION OF MUNICIPAL CLERKS	800.00	
01/22/2026	43902	SBIS	868.55	
01/29/2026	43903	LAKE ODESSA ACE HARDWARE	47.57	V
01/29/2026	43904	AMAZON CAPITAL SERVICES, INC.	517.07	V
01/29/2026	43905	ELAN FINANCIAL SERVICES	747.61	
01/29/2026	43906	CINTAS FIRST AID & SAFETY	90.33	
01/29/2026	43907	CIVICPLUS LLC	945.00	

Check Date	Check	Vendor Name	Amount
01/29/2026	43908	CONRAD'S QUICK LUBE	185.34
01/29/2026	43909	CONSUMERS ENERGY	1,788.24
01/29/2026	43910	CRYSTAL FLASH	1,479.57
01/29/2026	43911	DETROIT SALT	3,563.53
01/29/2026	43912	DICKINSON WRIGHT PLLC	200.00
01/29/2026	43913	HAVILAND	1,376.06
01/29/2026	43914	HUTSON, INC.	317.92
01/29/2026	43915	CITY OF IONIA	50.00
01/29/2026	43916	VC3, INC	5,417.70
01/29/2026	43917	JIM'S SERVICE	3,042.25
01/29/2026	43918	KDP RETIREMENT PLAN SVCS, INC	275.00
01/29/2026	43919	MENARDS-IONIA	876.87
01/29/2026	43920	MLIVE MEDIA GROUP	480.01
01/29/2026	43921	NATIONAL ASSOC. OF CHIEFS OF POLICE	110.00
01/29/2026	43922	NAPA AUTO PARTS	536.37
01/29/2026	43923	TRUCK & TRAILER SPECIALTIES	4,275.30
01/29/2026	43924	USA BLUEBOOK	1,150.53
01/29/2026	43925	VERIZON WIRELESS	403.66
01/29/2026	43926	VIEW NEWSPAPER GROUP	512.00
01/29/2026	43927	WIGHTMAN	15,085.00
01/29/2026	43928	WOW! BUSINESS	189.60
01/29/2026	43929	WOW! BUSINESS	100.99
01/29/2026	43930	LAKE ODESSA ACE HARDWARE	47.57
01/29/2026	43931	AMAZON CAPITAL SERVICES, INC.	517.07
POOL TOTALS:			
Total of 67 Checks:			147,956.49
Less 3 Void Checks:			634.12
Total of 64 Disbursements:			147,322.37
REPORT TOTALS:			
Total of 82 Checks:			149,585.00
Less 3 Void Checks:			634.12
Total of 79 Disbursements:			148,950.88

**Purchases Over \$3,000.00**



12841 Sanders Street  
Detroit, MI 48217  
Phone No. 313-841-5144  
Fax No. 313-841-0466  
ar@detroitsalt.com

**Sell-to**

LAKE ODESSA VILLAGE  
JESSE TROUT  
839 FOURTH AVE  
Lake Odessa, MI 48849  
UNITED STATES

**Ship-to**

LAKE ODESSA VILLAGE  
LAKE ODESSA VILLAGE  
800 SEWER PLANT RD  
Lake Odessa, MI 48849

Invoice No. SI26-34063  
Posting Date 12/30/25  
Payment Terms NET 30  
Due Date 01/29/26  
P.O.  
Customer No. MILAK03

Ticket No.	Date	Order	Location	Product	Qty	Rate	Amount	Tax Amount	Total
955939	12/30/25	SO26-17862	007	ROCK SALT	48.02	\$69.75	\$3,349.40		\$3,349.40
<b>Invoice Total</b>					<b>48.02</b>		<b>\$3,349.40</b>		<b>\$3,349.40</b>

**Total Invoice** **\$3,349.40**

ST  
202-449-734  
203-449-734- SP17

QUESTIONS? PLEASE CALL 313-841-5144

FEDERAL ID 38-3341484

PLEASE NOTE: OUR REMITTANCE ADDRESS HAS CHANGED

Please remit payment to: Detroit Salt Company, PO Box 874127 Kansas City, MO 64187-4127



12841 Sanders Street  
Detroit, MI 48217  
Phone No. 313-841-5144  
Fax No. 313-841-0466  
ar@detroitsalt.com

**Sell-to**

LAKE ODESSA VILLAGE  
JESSE TROUT  
839 FOURTH AVE  
Lake Odessa, MI 48849  
UNITED STATES

**Ship-to**

LAKE ODESSA VILLAGE  
LAKE ODESSA VILLAGE  
800 SEWER PLANT RD  
Lake Odessa, MI 48849

Invoice No. S126-36053  
Posting Date 01/28/26  
Payment Terms NET 30  
Due Date 02/27/26  
P.O.  
Customer No. MILAK03

Ticket No.	Date	Order	Location	Product	Qty	Rate	Amount	Tax Amount	Total
962554	01/28/26	SO26-18876	007	ROCK SALT	51.09	\$69.75	\$3,563.53		\$3,563.53
Invoice Total					51.09		\$3,563.53		\$3,563.53

Total Invoice \$3,563.53

ST  
202-449-734  
203-449-734 - split

QUESTIONS? PLEASE CALL 313-841-5144

FEDERAL ID 38-3341484

PLEASE NOTE: OUR REMITTANCE ADDRESS HAS CHANGED

Please remit payment to: Detroit Salt Company, PO Box 874127 Kansas City, MO 64187-4127



**Gregg  
Guidance**

# INVOICE

**Gregg Guidance, LLC**  
720 High Street  
Charlotte, Michigan 48813  
United States

9894134290

101-172-801.000

**BILL TO**

**Village of Lake Odessa**  
Attn: Accounts Payable  
839 Fourth Avenue  
Lake Odessa, Michigan 48849  
United States

treasurer@lakeodessa.org

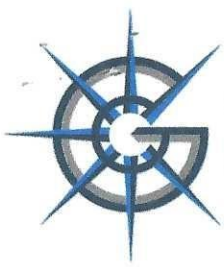
**Invoice Number:** GG2026-01

**Invoice Date:** January 20, 2026

**Payment Due:** February 19, 2026

**Amount Due (USD):** \$3,503.43

Items	Quantity	Price	Amount
<b>Interim Mgmt. Hrs.</b> January 6, 2026	11	\$90.00	\$990.00
<b>Mileage Per Diem - Lake Odessa</b> January 6, 2026	1	\$30.13	\$30.13
<b>Expense Reimbursement</b> Lunch w/ VM Candidates - 01/06/2026	1	\$30.41	\$30.41
<b>Interim Mgmt. Hrs.</b> January 8, 2026	8.75	\$90.00	\$787.50
<b>Mileage Per Diem - Lake Odessa</b> January 8, 2026	1	\$30.13	\$30.13
<b>Interim Mgmt. Hrs.</b> January 13, 2026	9.75	\$90.00	\$877.50
<b>Mileage Per Diem - Lake Odessa</b> January 13, 2026	1	\$30.13	\$30.13
<b>Interim Mgmt. Hrs.</b> January 15, 2026	7.75	\$90.00	\$697.50
<b>Mileage Per Diem - Lake Odessa</b> January 15, 2026	1	\$30.13	\$30.13



**Gregg  
Guidance**

# INVOICE

**Gregg Guidance, LLC**  
720 High Street  
Charlotte, Michigan 48813  
United States

9894134290

**Total:** \$3,503.43

**Amount Due (USD):** \$3,503.43

Powered by  **wave**

Page 2 of 2 for Invoice #GG2026-01



# TRUCK & TRAILER Specialties, Inc.

Truck & Trailer Dutton  
3286 Hanna Lake Ind Park Dr  
Dutton MI 49316

(616) 698-8215  
www.ttspec.com

## Invoice

Invoice ID:	DSO018516
Invoice Date:	1/16/2026

Page 1 of 1

Bill To: 2230  
Sold To: 2230

Lake Odessa City Of  
839 Fourth Ave  
Lake Odessa MI 48849

Ship To:

Lake Odessa City Of  
839 Fourth St  
Lake Odessa MI 48849

Order Description	Curb Guards				
Customer PO	Terms	Ordered By:	Order Taker	Shipping Method	
Verbal-James	N30	James	Steve Hansen	CUSTOMER PICK UP	
Part Number	Description	Qty Shipped	UOM	Price	Amount
KCWB-0307-A	Carbide Curbguard 12" Std Ref# 1012592	15	EA	202.64	\$3,039.60

Remit Payment To:  
3286 Hanna Lake Ind. Park Drive, Dutton, MI 49316

Part Sub-Total	\$3,039.60
Order Sub-Total	\$3,039.60
Sales Tax	\$0.00
Order Total	\$3,039.60
Payments	\$0.00
Total Due	\$3,039.60

202-449-963 - split  
203-449-963



VC3, Inc.  
1301 Gervais Street, Suite 1800  
Columbia SC 29201  
United States

# Customer Invoice

Bill To
Village of Lake Odessa, MI Attn: Kathy Forman 839 Fourth Ave Lake Odessa MI 48849 United States

Date	Invoice
12/23/2025	INV3565933VC3
Account	
ITR29756139	

**Description:** Service Ticket #4574597 - 2025.10- TFF - Firewall Replacement | Re-curring lockouts from brute force Quote #: KG013597 approved by Kathy Forman

Terms	Due Date	PO #	Currency
Net 30	1/22/2026	N/A	USD

Item	Quantity	Rate	Amount
Labor - Fixed Fee - Setup, Installation, Configuration & Project Management	1	\$5,345.60	\$5,345.60

<p><u>Pay by Check:</u> VC3, Inc PO Box 746804 Atlanta, GA 30374-6804</p> <p><u>To pay by Credit Card/ACH/AutoPay using VC3 Customer Payment Portal (Centime):</u> Click <a href="#">HERE</a> to Login to the Centime Customer Payment Portal.</p> <p><u>Pay By ACH outside of VC3 Customer Payment Portal:</u> Bank Name: PNC Bank Routing Number: 021052053 Account Number: 51843132</p> <p>Please contact <a href="mailto:accounts.receivable@vc3.com">accounts.receivable@vc3.com</a> with any questions regarding Centime Customer Payment Portal login and invoicing questions.</p>	<p><b>Invoice Subtotal: \$5,345.60</b> <b>Invoice Total: \$5,345.60</b> <b>Payments/Credits: \$0.00</b> <b>Balance Due: \$5,345.60</b></p>
Payment is due within the stated terms of this invoice to ensure continued service. Accounts with overdue balances may be placed on credit hold until payment is received.	

*Capital Outlay*

*101- 265 - 970.00*



INV3565933VC3





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

Invoice number 100045  
Date 12/31/2025  
Project Manager Derek J. Miller

Project **242125 242125 LOCAL STREET  
IMPROVEMENTS**

Professional Services from November 10, 2025 through December 31, 2025

Description	Contract Amount	Prior Billed	Current Billed	Remaining
Category B Grant Application	3,000.00	2,992.50	0.00	7.50
Survey & Design Engineering	176,300.00	130,391.13	22,050.00	23,858.87
Construction Staking	0.00	0.00	0.00	0.00
Construction Engineering	0.00	0.00	0.00	0.00
Total	179,300.00	133,383.63	22,050.00	23,866.37

Invoice total **22,050.00**

#### Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
100045	12/31/2025	22,050.00	22,050.00				
	Total	22,050.00	22,050.00	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](http://www.gowightman.com), a 3% fee applies to all credit card transactions. ACH transactions are accepted for a flat \$2.50\*\***

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

ST  
203-449-801



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

Invoice number 100424  
 Date 01/20/2026  
 Project Manager Derek J. Miller

Project **242125 242125 LOCAL STREET IMPROVEMENTS**

Professional Services from January 01, 2026 through January 18, 2026

Description	Contract Amount	Prior Billed	Current Billed	Remaining
Category B Grant Application	3,000.00	2,992.50	0.00	7.50
Survey & Design Engineering	176,300.00	152,441.13	15,085.00	8,773.87
Construction Staking	0.00	0.00	0.00	0.00
Construction Engineering	0.00	0.00	0.00	0.00
Total	179,300.00	155,433.63	15,085.00	8,781.37

Invoice total **15,085.00**

#### Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
100045	12/31/2025	22,050.00	22,050.00				
100424	01/20/2026	15,085.00	15,085.00				
Total		37,135.00	37,135.00	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](http://www.gowightman.com), a 3% fee applies to all credit card transactions. ACH transactions are accepted for a flat \$2.50\*\***

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

ST  
 591-536-801



2420 N Grand River • Lansing, MI 48906  
(517) 323-0052 • (517) 323-7382 Fax

## INVOICE

Date	Invoice No.
12/3/2025	2431

Bill to:

Bonnie Twitchell  
804 Fourth St  
Lake Odessa, MI

Purchase Order # N/A

Project: 804 Fourth St Lake Odessa- Asbestos

Qty	Description	Rate	Amount
	Abatement of the asbestos materials in the basement of the house per the quote dated Jan 24, 2025		\$ 3,860.00
SubTotal			\$ 3,860.00
Payment/Credit			\$ -
TOTAL			\$ 3,860.00

Payable upon receipt. Make checks payable to: Asbestos Abatement Inc.

Questions?: mhorton@asbestosabatementinc.com

101-000-214.900

**Thank you for your business**

**INVOICE NO.: 12965**  
**DATE: 10/02/25**

**ABLE CONSTRUCTION COMPANY**  
**11836 LAKERIDGE DRIVE**  
**WAYLAND, MICHIGAN 49348**  
**91-7665 EMAIL: CRAIGETIM@GMAIL.COM**

# INVOICE

**SOLD TO:** \_\_\_\_\_ Bonnie Twitchell  
**ADDRESS:** \_\_\_\_\_ 804 Fourth Street  
**CITY, STATE:** \_\_\_\_\_ Lake Odessa, MI 48849

DESCRIPTION	COST
invoice # 12938	\$8,775.00
balance of contract	\$25,924.00
TOTAL	\$34,699.00

PARTIAL PAYMENT: \$10,552.00

101-000-214,900



Leading Standard Construction  
6787 Jordan Rd  
Woodland, MI 48897-9608

haskins2015@gmail.com  
+1 (616) 337-4841  
Leading Standard Construction



**Bill to**

Village of Lake Odessa CHILL Grant  
For: Rosie Hickey 932 Washington Blvd.  
Lake Odessa, MI 48849

**Ship to**

rosie Hickey  
Rosie Hickey

Estimate no.: 129 :2/24/2025

INVOICE 6/30/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>labor</b>	removal of existing siding, windows, and doors. Any necessary repairs to existing framing	1	\$1,200.00	\$1,200.00
2.		<b>Material</b>	New anderson 100 series windows	9	\$666.11111111	\$5,995.00
3.		<b>Material</b>	New steel service doors.	1	\$910.00	\$910.00
4.		<b>Material</b>	Necessary flashing tapes, silicones, fasteners, and extra framing.	1	\$400.00	\$400.00
5.		<b>labor</b>	installation of new windows and doors including re-installation of old siding.	1	\$1,400.00	\$1,400.00
Total						<b>\$9,905.00</b>

101-000-214.900



Service Area: Grand Rapids, Lansing,  
Kalamazoo and Everywhere In Between

License #262500111

(269) 569-9398

[levishomesolutions@gmail.com](mailto:levishomesolutions@gmail.com)

428 Stauffer Dr Hastings, MI 49058

8/25/2025

Order #: 20250509

Phone #: (269) 804-1203

Customer: Pat Walkington

Address: 1060 Tupper Lake St Lake Odessa, MI

**Invoice for completed project:**

- Install post at bottom of basement stairs, attach railing
- Replace 2x rotted deck boards
- Remove 3x sets of deck stairs and railings
- Install new deck stairs and railing x3
- Dig trench around garage, wire mesh, stone and backfill
- Fill ~15 cracks on exterior of house and ~20 on interior foundation walls
- Replace 1x siding piece
- Pressure wash deck x2 and picket fence
- Paint fence white x2 coats
- Paint 2x decks red x2 coats, new railings
- Repair fence gate

**Project total: \$9,993**

**Due: \$9,993**

101-000 - 214.900



SMITH HOUSING CONSULTING

412 West Center Street  
Hastings, Michigan 49058  
cell 734/341-1866  
fax 269/798-5903

February 28, 2025

ADMINISTRATIVE INVOICE #2  
CHILL CDBG GRANT 2024

VILLAGE OF LAKE ODESSA PROJECT ADMINISTRATION

59 Hours x \$100 = \$5,900

**TOTAL:** \$5,900.00

Thank you very much.

Respectfully submitted,

  
Marilyn Smith

Smith to be paid \$5,095.00.

\$805 to be deducted from invoice for payment to Analytical Testing lead assessment for 932 Washington Blvd., Lake Odessa. Total invoice was \$900, and the owner was to pay \$95, and administration to pay \$805.

101-000-214.900

# Consent Agenda

## MINUTES

### **Lake Odessa Area Arts Commission**

Regular Meeting

Monday, January 12, 2026

Page Memorial Building

Lake Odessa, Michigan

1. **Call to Order / Roll Call:** Chair Hermes called the meeting to order at 7:03 p.m.  
Present: Melanie Baker, Karen Banks, Meg Hermes, Nancy Mattson, Susan Mesack, Elizabeth Stoneman  
Absent: Ty Nurenberg  
Visitors: None  
Staff: None
  2. **Agenda:** Motion by Banks, support by Mattson, to approve agenda with addition of "Food Vendors" under Item 7.a). All ayes; motion carried with Baker absent.
  3. **Public Comment:** None.
  4. **Minutes:** Motion by Hermes, support by Mattson to approve minutes of 11/13/25 special meeting and 12/11/25 special meeting. All ayes; motion carried with Baker absent.
- Baker arrived at 7:07 p.m.
5. **Finance:**
    - a. Revenue/Expense report was reviewed.
    - b. Motion by Hermes, support by Mattson, to approve the following accounts payable:

Big L Lumber	Building materials for beach mural	47.76
Karen Banks	"Where the Shows Are!" display ad	70.00
Karen Banks	MACC grant application fee	10.00
Karen Banks	Window posters for businesses - Holiday Decorating Contest	33.00
Karen Banks	One-month subscription to Survey Monkey - Holiday Decorating Contest	99.00
Village of Lake Odessa	Postage 1/1/25 - 12/26/25	325.41

All ayes; motion carried.

- c. 2026-2027 Fiscal Year Budget: Preliminary draft budget was prepared and will be forwarded to Village Clerk/Treasurer to finalize.

**6. Election of Officers:**

- a. Motion by Banks, support by Mesack to appoint Hermes as chair. All ayes; motion carried.
- b. Motion by Hermes, support by Banks, to appoint Mesack as vice chair. All ayes; motion carried.
- c. Motion by Hermes, support by Mesack, to appoint Banks secretary/treasurer. All ayes; motion carried.

**7. Action/Discussion Items:**

a. 2026 Art in the Park

- 1) Artists/Artisans: 60 artisan applications received, 74 booth spaces purchased, 4 new artist referrals.
  - 2) Food Vendors: Mattson received a referral from Breanna Chase for a potential food vendor, Chickie's Bevi Bar. Discussion was held re: vendor's utility needs and potential site placement at event. Mattson will attempt to make contact.
  - 3) Entertainment: Baker will confirm Center Stage Dance Academy, fee for Michael Hulett, and will make contact with LaJoye quartet or quintet re: availability.
  - 4) Sponsorships: Motion by Hermes, support by Banks, to reduce Title Sponsor level from \$2,000 to \$1,500. Banks will revise chart showing sponsorship levels and send to board members for review. Consensus was to change Visitors Guide from a book-style format to a single-page flier.
  - 5) Kids' Zone:
    - Stoneman asked to bring back "Chalk the Walk" this year, with more advance publicity. Discussion was held. Consensus was to hold the event on the Saturday or Sunday prior to Art in the Park.
    - Stoneman has ideas for a children's activity involving gardening and plants. She will also contact Zion Lutheran Church (Martha Yoder) and the library to ask for their participation.
  - 6) Fire Department: Hermes will contact Chief Perkins to discuss food vendor and overnight security opportunities.
- b. Mural Project: Mattson contacted artist Dan Arens around Christmastime. His health issues have somewhat abated and he has resumed work on his mural. The building

repairs at 1001 Fourth Avenue were completed last fall, but painting was delayed until spring. Mattson will contact the building owner to get the name of her business's LLC so that we can begin work with legal counsel on a easement agreement between the Village, Simple Truth Chiropractic and Jackson Realty, LLC.

- c. 2/3/26 Lakewood Area Chamber Breakfast: Mesack has offered to make a Valentine-themed small gift basket for their door prize drawing. Mesack and Hermes will attend and will launch the sponsorship recruitment drive at that time.

Stoneman left meeting at 9:05 p.m.

**8. Board Member Comments:**

Mattson suggested we consider changing the \$20 referral rebate or increasing artist booth fees. Consensus was to review again prior to this year's show and discuss potential changes for the 2027 Art in the Park.

Discussion was held re: the pre-jury process. Hermes suggested that artists who submit an application during Art in the Park for the following year's show should have their booth photographed. Banks suggested adding a disclaimer to the application for "day-of" applicants that by receiving pre-juried status, they agree to allow the LOAAC to photograph their booth.

- 9. Adjournment:** Without objection, meeting adjourned at 9:14 p.m.

Respectfully submitted,

Karen Banks, Secretary/Treasurer

**VILLAGE OF LAKE ODESSA  
PLANNING COMMISSION**

**MINUTES**

**REGULAR MEETING  
MONDAY, NOVEMBER 24, 2025 - 7:00 P.M.**  
Page Memorial Building  
Lake Odessa, Michigan

The meeting was called to order at 7:00 pm by Chairperson Meg Wheeler.

**ROLL CALL**

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

Commissioners absent: None

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

**APPROVAL OF THE AGENDA**

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

**PUBLIC COMMENT**

1. Linda Butler – Questioned if there is a need for this development.
2. Susan Mesack – Spoke in support of the development.

**MINUTES**

Motion by Banks, supported by Guetschow, to approve minutes from the special Planning Commission meeting of October 21, 2025. All ayes; motion carried 6-0.

**PUBLIC HEARING**

- a. Motion by Misiewicz, supported by DeJong, to open the public hearing regarding the application submitted by Indigo Design for a special use permit to construct a 54-unit multiple-family development on property located in the 800 block of Jordan Lake Avenue. All ayes; motion carried 6-0.

The public hearing was opened at 7:06 pm.

A presentation was given by Ryan Schmidt of Indigo Design. There will be two 3-story buildings, no elevators, and the first floor will be at zero grade for walk-up entry.

Village Manager Guetschow explained a review of ordinances he completed. Spoke about the site location and being down the hill from the condos.

Jeanne Vandersloot reviewed her questions that were answered via email this afternoon.

Discussed our tree ordinance and Karen Banks provided a printed copy to Jeanne Vandersloot and Ryan Schmidt.

Beth Barrone spoke about her concerns and passed on a comment from a resident.

Chairperson Wheeler asked for public comment. The Public Hearing was noticed per state law, and no responses were received.

Lee Stuart – Spoke in support of the development

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

The public hearing was closed at 7:33 pm.

- b. Motion by Misiewicz, supported by Banks, to open the public hearing regarding a proposed amendment to Chapter 36 of the Code of Ordinances to replace all references from “mobile home” and “mobile home park” to “manufactured home” and “manufactured home park,” respectively. All ayes; motion carried 6-0.

The public hearing was opened at 7:33 pm.

Village Manager Guetschow explained the reason for the public hearing notice.

Chairperson Wheeler asked for public comments, and none were heard. The Public Hearing was noticed per state law, and no responses were received.

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

The public hearing was closed at 7:39 pm.

## **ACTION AND DISCUSSION ITEMS**

- a. Consider Approving Special Use Permit – To construct a 54-unit multiple-family development on property located in the 800 block of Jordan Lake Avenue

Motion by Guetschow, supported by DeJong, to approve the Special Use permit for the property located in the 800 block of Jordan Lake Avenue. All ayes; motion carried 6-0.

- b. Copper Rock and Indigo Design Site Plan Review – V/L Jordan Lake Avenue

Commissioners held a discussion and asked questions.

Motion by Guetschow, supported by Banks to approve the site plan as proposed with provisos that the landscaping plan will be presented to the Planning Commission for final approval and the drain commission & DPW approvals, lighting plan and signage design will go to Jeanne Vandersloot for review. Motion carried 5-1.

- c. Consider Recommending Amendment to Zoning Ordinance Chapter 36 to Village Council for approval.

Motion by Banks, supported by Guetschow, to recommend the Amendment to Zoning Ordinance Chapter 36 with requested changes to Village Council for adoption. All ayes; motion carried 6-0.

d. Election of Officers

Motion by Banks, supported by Barrone to elect Meg Wheeler – Chairperson, Ken Misiewicz – Vice-Chairperson and Karen Banks – Secretary. All ayes; motion carried 6-0.

e. 2026 Planning Commission Meeting Dates and Times

Motion by Banks, supported by Barrone to set the meeting dates and times as proposed with the elimination of May 19, 2026. All ayes; motion carried 6-0.

**BOARD MEMBER COMMENTS**

Manager Guetschow discussed his intention to work on the Master Plan in upcoming weeks. There may be a public hearing planned for the January meeting.

**ADJOURNMENT**

Motion by Banks, supported by DeJong, to adjourn the meeting. All ayes; motion carried 6-0.  
Meeting adjourned at 8:05 p.m.

Respectfully submitted,

Kathy Forman  
Village Clerk / Treasurer



# Departmental Reports



## MEMORANDUM

TO: President Banks and Village Council Members

FROM: Gregg Guetschow, Village Manager

SUBJECT: Agenda Summary

DATE: February 12, 2026

### ITEMS OF BUSINESS:

**Public Hearing – Proposed Budget.** Prior to adoption of the budget for the next year, state law requires conducting a public hearing to receive citizen input regarding proposed spending and millage rates. Council members may take this input into account at the time of budget adoption, amending the proposed budget to incorporate suggestions from citizens.

**Proposed Resolution 2026-10 – Adopting 2026-27 Budget.** This is the first of three resolutions used to adopt the proposed budget for the fiscal year that begins March 1. It is a simple summary of both revenues and expenses across the various funds. The way in which we summarize expenditure information in this resolution is a bit inaccurate in that transfers between the Major Street Fund and Local Street Fund end up being counted as expenditures twice. The same is true for general administration expenditures that are reimbursed to the general fund through transfers from other operating funds.

**Proposed Resolution 2026-11 – Adopting 2026-27 General Appropriations Act.** This resolution, and the ordinance it contains, offers a more detailed and formal presentation of budget information than in the preceding resolution. There are a couple of points worth noting:

- Millage rates are contained in the resolution but these numbers cannot be relied upon in setting rates that will appear on the Village's summer tax bills. The final millage rates the Village is legally able to levy are not determined until after Odessa Township holds Board of Review hearings in March and Ionia County completes the equalization process. As a consequence, a further resolution will be adopted later in the year.
- As has been the case in recent years, the budget is proposed for adoption on a category and fund basis. Other alternatives for adopting the budget are on a department or line-item basis. Adopting the budget as proposed in the General Appropriations Act provides the administration a greater measure of flexibility, particularly within the General Fund, to transfer appropriation authority between some departments. This reduces the number of budget amendments that are necessary as we proceed through the year.

***Proposed Resolution 2026-12 – Adopting 2026-32 Capital Improvements Plan.*** The capital improvements plan is a multi-year plan. This provides valuable direction to the staff as to Council priorities so that steps can be taken to prepare for investments that will be made in future years. The authority to undertake projects beyond the 2026-27 year, however, requires specific budget authority that will come in subsequent budget approval actions.

***Proposed Resolution 2026-13 – Establishing Committed Fund Balance.*** A committee fund balance is an accounting designation for fund equity reserved by the Council for a specific purpose. In this instance, as we discussed, we are setting aside a portion of the addition to the general fund balance that results from expenditures in the Police Department budget in 2025-26 that were less than anticipated. A portion of this underspending, \$64,700, is being set aside to be used to pay for a new patrol car expected to be received in the next fiscal year.

***Proposed Resolution 2026-14 – Approving Amendment to the 2025-26 Budget.*** As we approach the end of each fiscal year, Treasurer Kathy Forman examines the budget to ensure that proper appropriation authority has been granted for anticipated spending. There is only one category requiring consideration currently, the Legislative category of the General Fund. Spending is higher than forecast because Council held more special meetings than expected.

***Proposed Resolution 2026-15 – Termination of Management Services Contract.*** I perform services as interim manager as an independent contractor pursuant to a contract with the Village. One provision of the contract provides for terminating the contract when Council determines my services are no longer required. With Mark Borden joining the organization as Village Manager on March 9, it is now time to bring the contract to a close. The resolution is structured so that there is no gap between when I conclude my services and when Mr. Borden starts. The re-engagement provision of the resolution recognizes that it is sometimes necessary to bring back an interim manager for some additional work, perhaps to sit for a deposition, for example. If that should be the case, I am obligated to provide those services and will be compensated at the same rate as I was paid under the contract.

***Proposed Ordinance 2026-01 – Roof Pitch.*** The Village's zoning ordinance contains a couple of provisions that establish dwelling design requirements. Zoning Administrator Jeanne Vandersloot had proposed eliminating these provisions. The Planning Commission discussed this and requested additional information before finalizing a recommendation in this regard. In the meantime, Ms. Vandersloot requested a modification to the roof pitch provision to recognize that dwellings are being constructed with shallower pitches than our ordinance allows. This amendment is a temporary fix, providing the Planning Commission time to make a more thoroughly considered decision on this and related design issues.

***Proposed Ordinance 2026-02 – Manufactured Home Developments.*** This is the final ordinance necessary to correct an oversight in the process of adopting updated language. This amendment not only replaces references to "mobile home" with "manufactured home," it also brings the Village's ordinance language into conformance with State provisions. This is

important since these developments are more closely regulated at that level than at the local level.

***Proposed Ordinance 2025-03 – Village Manager Residency.*** The Code of Ordinances requires the village manager to establish a residence within 20 miles of the Village within six months of assuming the provision. Mr. Borden has made you aware that his personal circumstances are such that he cannot comply with that standard. It is best to eliminate the requirement so that he is not in violation of the Village ordinance. In the future, should Council wish to require residency, this can be accomplished via a contract provision.

***Discussion Regarding Setting a Special Meeting.*** Bids were opened for the 2026 street program this week. They came in higher than the engineers had estimated. I am reluctant to make a recommendation to Council without first having spent time with Kathy Forman and Jesse Trout going over our numbers and determining how best to proceed. Because Jesse is out of town until Monday, we cannot develop a recommendation in time for Monday's meeting. I am asking that Council schedule a special meeting during the week of February 23 or March 2 to consider this matter. At that same meeting, we would expect to also ask Council to approve a construction engineering contract with Wightman and adopt the new water rate schedule.

#### **MISCELLANEOUS MATTERS:**

***1323 Ionia Street Dangerous Building.*** I previously reported the lack of visible progress on the demolition of this house. I subsequently received a voicemail from the owner asking about a needed permit form. I have returned the call twice but she has failed to return my call both times. The same thing has happened to Jesse Trout regarding her inquiry about cutting and capping utility lines. We are now nearly 30 days beyond the deadline set in Council's resolution for completing the demolition. I called the owner's son today -- the individual who spoke during the November Council meeting -- and advised him that my patience had reached an end. I will be preparing specifications for the demolition and soliciting bids from contractors. I plan to have the approval of a bid for this work as an item on Council's March 16 meeting agenda.



## January 2026 Calls For Service

01/31/26 23:55:02 PROPERTY CHECK  
01/30/26 21:43:09 99091 - MED 1  
01/29/26 21:28:24 99093 - MED 3  
01/29/26 20:46:37 99091 - MED 1  
01/29/26 10:03:54 TEST - TEST  
01/28/26 14:51:50 911H - 911 HANG UP  
01/27/26 19:00:22 9807 - SUSPICIOUS  
01/27/26 18:33:37 911H - 911 HANG UP  
01/27/26 16:24:28 9909P - NON-CRIMINAL  
01/27/26 08:48:26 99093 - MED 3  
01/27/26 07:37:23 9903 - MISSING  
01/26/26 21:19:34 99093 - MED 3  
01/26/26 19:34:05 FOLLOW UP  
01/26/26 18:20:57 FOLLOW UP  
01/26/26 17:01:10 99091 - MED 1  
01/26/26 16:32:30 911H - 911 HANG UP  
01/26/26 16:07:43 2300 - LARCENY  
01/26/26 14:28:39 9909P - NON-CRIMINAL  
01/26/26 12:51:36 9807 - SUSPICIOUS  
01/25/26 23:50:34 PROPERTY CHECK  
01/25/26 18:39:12 FOLLOW UP  
01/25/26 18:31:44 99091 - MED 1  
01/25/26 16:46:54 9500 - FIRE ALL  
01/24/26 21:58:21 PROPERTY CHECK  
01/24/26 15:21:48 9807 - SUSPICIOUS  
01/24/26 13:19:19 9908 - GENERAL  
01/23/26 17:50:36 9807 - SUSPICIOUS  
01/23/26 14:20:10 TRF  
01/23/26 10:18:42 PROPERTY  
01/22/26 05:36:30 99093 - MED 3  
01/22/26 02:45:29 FOLLOW UP  
01/21/26 12:23:55 99091 - MED 1  
01/21/26 05:24:59 99093 - MED 3  
01/20/26 20:28:02 9909P - NON-CRIMINAL  
01/20/26 12:52:26 9908 - GENERAL  
01/19/26 23:55:44 9908 - GENERAL  
01/19/26 19:17:23 FOLLOW UP  
01/19/26 19:09:06 FOLLOW UP  
01/19/26 14:08:49 5702 - SH26-00450  
01/19/26 00:02:51 PROPERTY CHECK  
01/18/26 17:49:47 FOLLOW UP  
01/18/26 08:48:18 TRF  
01/18/26 04:27:04 911H - 911 HANG UP  
01/18/26 02:06:39 1302 - DOMESTIC  
01/17/26 20:33:04 99091 - MED 1  
01/17/26 20:15:31 FOLLOW UP  
01/17/26 19:36:52 9908 - GENERAL  
01/17/26 19:07:19 FOLLOW UP  
01/17/26 18:43:55 FOLLOW UP  
01/17/26 18:05:59 FOLLOW UP  
01/17/26 17:34:23 TRF  
01/17/26 00:04:21 TRF  
01/16/26 10:58:07 9909M - MENTAL

01/15/26 16:25:30 9908 - GENERAL  
01/15/26 14:36:14 9909M - MENTAL  
01/15/26 10:50:38 5403 - TRAFFIC  
01/14/26 19:06:47 5300 - DISORDERLY  
01/14/26 12:43:43 9908 - GENERAL  
01/14/26 10:28:48 9908 - GENERAL  
01/14/26 02:19:05 99091 - MED 1  
01/13/26 19:11:38 TRF  
01/13/26 18:36:59 3500 - DRUGS  
01/13/26 12:51:54 9807 - SUSPICIOUS  
01/13/26 12:11:30 9909M - MENTAL  
01/13/26 10:08:22 9806 - CIVIL DISPUTE  
01/13/26 01:10:31 PROPERTY CHECK  
01/12/26 18:59:13 99091 - MED 1  
01/12/26 17:11:29 5300 - DISORDERLY  
01/12/26 15:00:33 9908 - GENERAL  
01/12/26 13:25:04 9908 - GENERAL  
01/12/26 13:15:12 9908 - GENERAL  
01/12/26 13:01:28 9909P - NON-CRIMINAL  
01/12/26 01:34:28 PROPERTY CHECK  
01/11/26 23:20:53 FOLLOW UP  
01/11/26 19:16:07 FOLLOW UP  
01/11/26 19:05:25 FOLLOW UP  
01/11/26 18:25:02 5403 - TRAFFIC  
01/11/26 17:50:49 99092 - MED 2  
01/11/26 17:23:32 9806 - CIVIL DISPUTE  
01/11/26 14:53:00 TRF  
01/11/26 09:02:53 PROPERTY CHECK  
01/11/26 04:10:29 2300 - LARCENY  
01/10/26 21:58:35 911H - 911 HANG UP  
01/10/26 14:34:06 FOLLOW UP  
01/10/26 11:02:40 99091 - MED 1  
01/10/26 10:15:05 911H - 911 HANG UP  
01/10/26 01:48:41 5200 - WEAPONS  
01/09/26 19:56:30 9908 - GENERAL  
01/09/26 19:27:10 FOLLOW UP  
01/09/26 19:24:12 FOLLOW UP  
01/09/26 19:03:40 FOLLOW UP  
01/09/26 17:43:02 911H - 911 HANG UP  
01/09/26 16:41:17 5403 - TRAFFIC  
01/09/26 14:28:17 9301B - PDA TRAFFIC  
01/09/26 13:29:52 9807 - SUSPICIOUS  
01/09/26 07:40:21 DPW - DPW  
01/08/26 22:07:47 9401 - ALARM  
01/07/26 12:34:25 9908 - GENERAL  
01/06/26 15:29:44 5500 - HEALTH & SAFETY  
01/06/26 15:02:09 FOLLOW UP  
01/06/26 13:55:52 9909M - MENTAL  
01/06/26 11:59:59 99091 - MED 1  
01/06/26 08:04:02 99093 - MED 3  
01/04/26 16:29:35 TRF  
01/04/26 14:46:21 TEST - TEST  
01/04/26 14:05:19 9505 - BURN PERMIT  
01/03/26 21:51:55 9301B - PDA TRAFFIC  
01/03/26 11:34:22 TRF  
01/03/26 09:45:20 TRF  
01/03/26 09:13:18 TRF  
01/03/26 02:04:21 TRF  
01/02/26 21:36:40 5500 - HEALTH & SAFETY  
01/02/26 18:01:11 9806 - CIVIL DISPUTE  
01/02/26 15:27:41 9806 - CIVIL DISPUTE  
01/02/26 13:49:55 TRF -  
01/02/26 03:54:06 99091 - MED 1  
01/01/26 15:06:43 911H - 911 HANG UP



## TRAINING:



Officer Colvin completed Law Enforcement Information Network (LEIN) training. This is mandated training for agencies who have access to the LEIN system and audits are conducted every 2-4 years.

The Michigan Law Enforcement Information Network (LEIN) is a statewide computerized information system, which was established July 1, 1967, as a service to Michigan's criminal justice agencies. The goal of LEIN is to assist the criminal justice community in the performance of its duties by providing and maintaining a computerized filing system of accurate and timely documented criminal justice information readily available to all criminal justice agencies.

## Code Enforcement:

We want to extend a friendly reminder about the importance of keeping our community's sidewalks clear of snow and ice. We are fortunate to live in a walkable community, and your cooperation is essential to ensuring our town remains safe and accessible for everyone. Clearing your sidewalks provides a safe path for children walking to and from school or bus stops, our postal carriers and delivery drivers and residents with limited mobility.

***Duty to maintain.*** No person having the care, either as owner or occupant of any house, building or lot, shall permit any snow, ice, dirt, rubbish, including broken bottles and glass, filth, obstruction, or other articles, or any nuisance, to remain upon the sidewalks in front of such house, building or lot for longer than 24 hours; and when ice is formed on any sidewalk, the owner or occupant of the abutting premises shall, within 12 hours after ice has formed, cause such ice to be removed or cause salt, sawdust, sand, or other abrasive material to be strewn thereon.

The Village has entered into an agreement with a local contractor to assist with clearing sidewalks.



Property owners found in non-compliance with sidewalk snow and ice removal regulations may be charged as follows:

\$100.00 per straight sidewalk clearing and \$60.00 for salt as needed.

\$175.00 per corner sidewalk clearing and \$80.00 for salt as needed.

**Overnight Parking:**



Overnight parking between 2am-6am remains in effect through April 1<sup>st</sup>. 41 parking tickets have been paid for as of current date. Parking ticket fines are \$10.00 and increase to \$15.00 if not paid within two business days.



**Department of Public Works**  
**January 14<sup>th</sup> 2026 to February 5<sup>th</sup> 2026**

**Council Report**

**Parks & Beach**

We removed the sinks, vanities and faucets at the park restrooms and replaced with new.

**Streets**

We have dedicated most of our time these past couple of weeks to snow removal. When we are not plowing snow, we are hauling snow piles.

**Water**

We replaced a couple of meters that were frozen and damaged during the coldest days of the season so far. I performed the annual update of our water rate study and reviewed it with Michigan Rural Water Association. I completed our annual Consumer Confidence Report, and it has been advertised in the local newspaper.

**DPW**

We are maintaining equipment and vehicles between snow events. Several hours were dedicated to completing a budget for the upcoming fiscal year. We purchased roofing supplies for the ambulance garage and will be tackling that project once the weather breaks.

**Purchase Requests**

None currently.

**Additional Comments**

I have included a copy of the equipment/vehicle replacement schedule for your review. It shows the primary equipment and vehicles the village owns, the fiscal year repair costs, and the anticipated year of replacement. I do not include some items such as oil change costs on this spreadsheet. There are miscellaneous other trailers and smaller pieces that are not listed here.

**Reminders:** We are not collecting brush until May 18<sup>th</sup>. Compost bag collection ended on December 29<sup>th</sup> and begins again April 6<sup>th</sup> 2026. If spring gets here earlier, I will likely announce it on our website and begin compost bag collection a bit earlier.

Village of Lake Odessa  
Vehicle/Equipment Replacement/Maintenance & Costs Schedule

Asset List	Useful Life	Current Condition	Current Miles/Hours	Estimated Current Cost To Replace	Estimated FY Replacement	2025/26 FY Maintenance/Repair Costs (Approx.)
<b>#1 John Deere Tractor</b> Year: 2022 Model: 4044M	15 Years / 4500 Hrs Purchased New 8/1/22 Used For: Parks / Beach Maintenance, Sidewalk Maintenance, Streets, Restorations, Misc Tasks	Excellent	347 Hrs	\$45,000	2037/2038	\$0.00 warranty repair axle seal
<b>#4 International Dump Truck</b> Year: 2017 Model: 7400	12/15 Years Purchased New 12/1/2016 Used For: Water, Street & Sidewalk Maintenance, Plowing, Snow Hauling, Brush Hauling, Misc DPW Daily Tasks	Excellent	15,458 Miles	\$200,000	2029/2030 Will Extend Out	\$600.00 Batteries
<b>#5 VacAll Street Sweeper</b> Year: 2002 Model: SC8000	15/20 Years Purchased New 2001 Used For: Street Sweeping, Catch Basin Cleaning, Leaf Collection, Water Repairs	Poor 147th machine of only 3,500 ever built.	31,421 Miles / 5,564 Hrs	\$440,000	PAST DUE	\$3,000.00 vac tube liner, alternator, misc
<b>#6 Freightliner Dump Truck</b> Model #108SD Year: 2021	12/15 Years Purchased New 9/1/20 Used For: Water, Street & Sidewalk Maintenance, Plowing, Snow Hauling, Brush Hauling, Misc DPW Daily Tasks	Excellent	12,642 Miles	\$200,000	2032/2033	\$540.00 Batteries
<b>#7 CAT Backhoe</b> Year: 2021 Model: 420 XE	8 Years / 4000 Hrs Purchased New 12/2020 Used For: Snow Removal, Leaf Collection, Brush Collection, Water, Street & Sidewalk Maintenance, Misc DPW Daily Tasks	Excellent	1,669 Hrs	\$150,000	2028/2029	\$2,000.00 tires, bucket teeth
<b>#8 Kubota</b> Year: 2017 Model: RTVX 1100 C	8/10 Years Purchased New 11/12/17 Used For: Snow Removal, Trash Runs, Parks, Misc, Everything	Poor	1,761 Hrs / 8,416 Miles	\$38,000	2025/2026 Deteriorating Rapidly <b>Sold May 2025</b>	\$610.00 Battery Starter, Belts, Bushings
<b>#9 Ford Dump Truck</b> Year: 2019 Model: F550 4x4	8/10 Years / 100,000 Miles Purchased New 8/15/18 Used For: Water, Street & Sidewalk Maintenance, Plowing, Brush & Bag Runs, Misc DPW Daily Tasks	Good	32,625 Miles	\$80,000	2027/2028 May Push Further Out	\$2,600.00 Tires, Water Pump, Belt Trans Flush
<b>#10 Towable Atlas Air Compressor</b> Year: 2000 Series: 2000	20+ Years / 4000 Hrs Used For: Water, Jack Hammer for Sidewalks & Street Work	Good	367 Hrs	\$25,000	N/A	\$0.00
<b>#11 John Deere Z-Turn Mower</b> Year: 2018 Model: 960M	6/8 Years / 1000 Hrs Purchased New 6/1/18 Used For: Parks & Grounds Mowing/Tagged Lawns	Fair	1004 Hrs	\$15,000	2025/2026 <b>Sold April 2025</b>	\$600.00 Battery PTO Clutch
<b>#14 Ford Pickup</b> Year: 2018 Model: F250 4x4	8/10 Years / 100,000 Miles Purchased New 6/28/18 Used For: Misc DPW Daily Tasks, Water	Excellent	39,152 Miles	\$45,000	2026/2027? May Push Further Out	\$1,600.00 Tires/Brakes Trans Flush
<b>#17 John Deere Z-Turn Mower</b> Year: 2022 Model: 950M	8 Years / 1000 Hrs Purchased New 6/1/2022 Used For: Parks & Grounds Mowing/Tagged Lawns	Excellent	431 Hrs	\$15,000	2029/2030	\$0.00
<b>#22 Bonnell Leaf Collector</b> Year: 2023 Model: Olympian Pro Plus 23 YD	15 Years / 5,000 Hours Purchased New 9/1/2023 Used For: Loose Leaf Collection	Excellent	195 Hrs	\$135,000	2039/2040	\$0.00
<b>Ford (Marked/Patrol)</b> Year: 2020 Model: Police Interceptor	6 Years / 100,000 miles Purchased New 5/1/2020 Used For: Police Patrol Car (useful life 6+ years as marked patrol car)	Good	57,000 Miles	\$65,000	2027/2028	\$4,000.00 new engine warrantied misc repairs, rear diff
<b>Ford (Marked/Patrol)</b> Year: 2024 Model: Police Interceptor	6 Years / 100,000 miles Purchased New 10/2023 Used For: Police Patrol Car (useful life 6+ years as marked patrol car)	Excellent	18,200 Miles	\$65,000	2030/2031	\$1,500.00 brakes, coolant leak
<b>Chevrolet (Impala)</b> Year: 2012 Model: Police Impala	N/A Purchased New 2011 Used For: Code Enforcement	Good	97,000 Miles	\$38,000	N/A	\$0.00
<b>#8 Bobcat UTV</b> Year: 2025 Model: UV 34	8/10 Years Purchased New 4/5/25 Used For: Snow Removal, Trash Runs, Parks, Misc, Everything	Excellent	275 Hrs / 1,518 Miles	\$30,000	2032/2033	
<b>#11 John Deere Z-Turn Mower</b> Year: 2025 Model: 960M	6/8 Years / 1000 Hrs Purchased New 8/1/25 Used For: Parks & Grounds Mowing/Tagged Lawns	Excellent	124 Hrs	\$15,000	2031/2032	

Updated 1/28/26

GL NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BDGT USED
		AMENDED BUDGET	NORMAL (ABNORMAL)	MONTH 01/31/2026 INCREASE	01/31/2026 (DECREASE)	NORMAL (ABNORMAL)	BALANCE	
Fund 101 - GENERAL FUND								
Revenues								
Dept 000 - BALANCE SHEET / GENERAL								
101-000-402.000	CURRENT REAL PROPERTY TAXES	554,560.00	588,097.90	0.00		(33,537.90)	106.05	
101-000-410.000	CURRENT PERSONAL PROPERTY TAX	25,000.00	24,036.14	0.00		963.86	96.14	
101-000-428.000	MANUFACTURED HOUSING FEES	420.00	308.50	26.50		111.50	73.45	
101-000-447.000	PROPERTY TAX ADMINISTRATION FEE	8,000.00	8,879.00	0.00		(879.00)	110.99	
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	1,040.36	0.00		859.64	54.76	
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	1,350.00	50.00		(350.00)	135.00	
101-000-540.000	STATE GRANTS	0.00	2,000.00	1,919.83		(2,000.00)	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	
101-000-569.000	OTHER STATE GRANTS	0.00	587.11	587.11		(587.11)	100.00	
101-000-573.000	LOCAL COMMUNITY STABILIZATION SHARE TAX	45,000.00	75,624.60	0.00		(30,624.60)	168.05	
101-000-574.000	STATE REVENUE SHARING	212,985.00	183,595.00	0.00		29,390.00	86.20	
101-000-574.001	EVIP PMTS	57,000.00	44,649.00	0.00		12,351.00	78.33	
101-000-601.000	VEHICLE RENTAL INCOME	32,500.00	41,647.70	41,647.70		(9,147.70)	128.15	
101-000-632.000	MOWING	750.00	2,600.00	0.00		(1,850.00)	346.67	
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	626.41	0.00		(326.41)	208.80	
101-000-656.000	PARKING TICKET FEES	200.00	1,000.00	270.00		(800.00)	500.00	
101-000-657.000	ORDINANCE FINES	2,000.00	1,174.02	0.00		825.98	58.70	
101-000-665.000	INTEREST	37,500.00	45,223.75	3,503.97		(7,723.75)	120.60	
101-000-667.000	RENTS-BUILDINGS-LAND	800.00	1,651.00	125.00		(851.00)	206.38	
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	125,343.42	125,343.42		37,171.58	77.13	
101-000-684.000	MISC REVENUE	500.00	1,157.24	0.00		(657.24)	231.45	
101-000-684.001	MISC REVENUE-MISC REVENUE GENERAL	8,000.00	10,333.80	6,407.11		(2,333.80)	129.17	
101-000-684.010	MISC REVENUE-POLICE	250.00	2,682.45	(1,917.00)		(2,432.45)	1,072.98	
Total Dept 000 - BALANCE SHEET / GENERAL		1,185,880.00	1,199,898.58	177,963.64		(14,018.58)	101.18	
TOTAL REVENUES		1,185,880.00	1,199,898.58	177,963.64		(14,018.58)	101.18	
Expenditures								
Dept 101 - GOVERNING BODY								
101-101-702.708	TRUSTEE MEETING FEES	9,000.00	8,775.00	900.00		225.00	97.50	
101-101-710.000	EMPLOYER FICA	0.00	671.30	68.87		(671.30)	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	2,320.00	120.00		(120.00)	105.45	
101-101-752.000	EDUCATION & TRAINING	1,500.00	1,850.00	0.00		(350.00)	123.33	
101-101-963.000	MISC EXPENSE	250.00	606.20	0.00		(356.20)	242.48	
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	15,827.89	1,088.87		(817.89)	105.45	
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	

GL NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	01/31/2026 (ABNORMAL)	MONTH 01/31/2026 INCREASE (DECREASE)	BALANCE (ABNORMAL)	
Fund 101 - GENERAL FUND						
Expenditures						
101-172-720.000	DISABILITY INSURANCE	1,255.00	0.00	0.00	1,255.00	0.00
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	1,351.38	19.99	(351.38)	135.14
101-172-730.000	MEALS & MILEAGE	200.00	151.47	0.00	48.53	75.74
101-172-750.000	DUES & MEMBERSHIPS	750.00	99.00	0.00	651.00	13.20
101-172-752.000	EDUCATION & TRAINING	5,000.00	709.85	0.00	4,290.15	14.20
101-172-801.000	CONTRACTED SERVICES	57,000.00	75,529.78	8,143.95	(18,529.78)	132.51
101-172-850.000	COMMUNICATION EXPENSE	1,200.00	848.82	80.59	351.18	70.74
101-172-970.000	CAPITAL OUTLAY	0.00	299.00	0.00	(299.00)	100.00
Total Dept 172 - MANAGERS		167,717.00	81,335.68	8,244.53	86,381.32	48.50
Dept 261 - GENERAL ADMINISTRATION						
101-261-702.001	DEPT HEAD WAGES	81,500.00	75,161.49	9,402.57	6,338.51	92.22
101-261-710.000	EMPLOYER FICA	6,250.00	5,110.10	644.45	1,139.90	81.76
101-261-711.000	EMPLOYERS SHARE OF PENSION	8,150.00	7,516.17	940.26	633.83	92.22
101-261-712.000	HEALTH INSURANCE EXPENSE	18,470.00	18,782.68	1,837.68	(312.68)	101.69
101-261-712.001	HEALTH INS EXPENSE-HEALTH SAVINGS	4,950.00	5,100.00	5,100.00	(150.00)	103.03
101-261-713.000	DENTAL INSURANCE EXPENSE	1,095.00	999.08	96.70	95.92	91.24
101-261-714.000	OPTICAL PLAN EXPENSE	160.00	141.60	13.20	18.40	88.50
101-261-720.000	DISABILITY INSURANCE	900.00	1,086.54	107.49	(186.54)	120.73
101-261-721.000	LIFE INSURANCE EXPENSE	260.00	303.58	21.32	(43.58)	116.76
101-261-723.000	WORKMEN'S COMPENSATION	135.00	134.86	0.00	0.14	99.90
101-261-727.000	OFFICE SUPPLIES	2,000.00	1,337.39	0.00	662.61	66.87
101-261-728.000	SUPPLIES	0.00	207.79	0.00	(207.79)	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	3,561.16	7.32	(2,061.16)	237.41
101-261-750.000	DUES & MEMBERSHIPS	200.00	405.00	0.00	(205.00)	202.50
101-261-752.000	EDUCATION & TRAINING	3,500.00	3,351.40	800.00	148.60	95.75
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	12,598.73	1,284.63	(4,049.73)	147.37
101-261-805.000	ATTORNEY FEES	2,000.00	1,475.00	200.00	525.00	73.75
101-261-806.000	AUDIT SERVICES	14,800.00	14,800.00	0.00	0.00	100.00
101-261-850.000	COMMUNICATION EXPENSE	1,000.00	5,786.25	756.69	(4,786.25)	578.63
101-261-880.000	COMMUNITY PROMOTION	7,000.00	4,609.50	0.00	2,390.50	65.85
101-261-957.000	COUNTY DRAIN	6,000.00	7,088.64	0.00	(1,088.64)	118.14
101-261-963.000	MISC EXPENSE	0.00	600.00	0.00	(600.00)	100.00
101-261-980.002	SOFTWARE	0.00	881.00	123.00	(881.00)	100.00
Total Dept 261 - GENERAL ADMINISTRATION		182,119.00	184,464.78	21,335.31	(2,345.78)	101.29
Dept 265 - PAGE MEMORIAL BUILDING						
101-265-702.000	WAGES	11,700.00	10,095.78	1,085.54	1,604.22	86.29
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	764.85	78.73	157.15	82.96
101-265-711.000	EMPLOYERS SHARE OF PENSION	1,170.00	1,279.79	124.33	(109.79)	109.38
101-265-712.001	HEALTH INS EXPENSE-HEALTH SAVINGS	0.00	313.50	313.50	(313.50)	100.00
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	116.30	0.00	883.70	11.63
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	1,035.33	148.70	164.67	86.28
101-265-920.000	GAS AND ELECTRIC	7,000.00	7,175.65	984.41	(175.65)	102.51
101-265-931.001	MAINTENANCE/REPAIR-BUILDING	4,000.00	259.80	0.00	3,740.20	6.50

GL NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	01/31/2026 (ABNORMAL)	MONTH 01/31/2026 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 101 - GENERAL FUND						
Expenditures						
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
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	24,187.94	2,735.21	11,914.06	67.00
Dept 301 - POLICE						
101-301-702.001	DEPARTMENT HEAD WAGES	86,825.00	79,998.86	10,163.64	6,826.14	92.14
101-301-702.704	FULL TIME WAGES	187,125.00	118,469.14	16,666.26	68,655.86	63.31
101-301-702.705	OVER TIME WAGES	1,000.00	5,112.60	424.30	(4,112.60)	511.26
101-301-702.706	PART TIME WAGES	25,500.00	22,093.24	2,410.24	3,406.76	86.64
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	17,579.68	2,243.51	5,290.32	76.87
101-301-711.000	EMPLOYERS SHARE OF PENSION	29,900.00	15,545.05	2,966.45	14,354.95	51.99
101-301-712.000	HEALTH INSURANCE EXPENSE	21,500.00	9,971.54	1,073.29	11,528.46	46.38
101-301-712.001	HEALTH INS EXPENSE-HEALTH SAVINGS	9,900.00	5,100.00	5,100.00	4,800.00	51.52
101-301-713.000	DENTAL INSURANCE EXPENSE	2,090.00	1,114.95	107.43	975.05	53.35
101-301-714.000	OPTICAL PLAN EXPENSE	300.00	120.05	11.29	179.95	40.02
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	2,847.19	261.11	952.81	74.93
101-301-721.000	LIFE INSURANCE EXPENSE	1,125.00	684.64	62.24	440.36	60.86
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	2,217.97	0.00	(1,467.97)	295.73
101-301-728.000	SUPPLIES	2,000.00	1,323.38	130.00	676.62	66.17
101-301-729.000	RESERVE SUPPLIES	250.00	0.00	0.00	250.00	0.00
101-301-730.000	MEALS & MILEAGE	500.00	586.36	0.00	(86.36)	117.27
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	988.36	0.00	1,011.64	49.42
101-301-745.000	UNIFORM CLEANING	300.00	0.00	0.00	300.00	0.00
101-301-750.000	DUES & MEMBERSHIPS	525.00	400.00	110.00	125.00	76.19
101-301-751.000	GASOLINE PURCHASES	9,500.00	4,797.63	458.08	4,702.37	50.50
101-301-752.000	EDUCATION & TRAINING	5,000.00	2,912.61	0.00	2,087.39	58.25
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	200.00	0.00	4,300.00	4.44
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	4,455.17	130.63	(1,455.17)	148.51
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	5,099.88	451.17	1,650.12	75.55
101-301-880.000	COMMUNITY PROMOTION	350.00	245.70	0.00	104.30	70.20
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	9,968.65	1,869.03	(6,468.65)	284.82
101-301-980.002	SOFTWARE	1,500.00	1,040.00	104.00	460.00	69.33
Total Dept 301 - POLICE		458,420.00	329,590.45	44,742.67	128,829.55	71.90
Dept 441 - PUBLIC WORKS						
101-441-702.001	DEPT HEAD WAGES	36,355.00	33,574.99	4,224.42	2,780.01	92.35
101-441-702.704	FULL TIME WAGES	86,175.00	63,635.03	9,157.37	22,539.97	73.84
101-441-702.705	OVER TIME WAGES	1,000.00	260.46	0.00	739.54	26.05
101-441-702.706	PART TIME WAGES	2,225.00	3,022.32	0.00	(797.32)	135.83
101-441-702.717	NO FRINGE BENEFIT INCENTIVE	6,000.00	3,000.00	3,000.00	3,000.00	50.00
101-441-710.000	EMPLOYER FICA	9,550.00	8,025.92	1,213.43	1,524.08	84.04

GL NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	01/31/2026 (ABNORMAL)	MONTH 01/31/2026 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 101 - GENERAL FUND						
Expenditures						
101-441-711.000	EMPLOYERS SHARE OF PENSION	12,375.00	13,420.44	1,548.54	(1,045.44)	108.45
101-441-712.000	HEALTH INSURANCE EXPENSE	17,850.00	26,096.99	2,280.43	(8,246.99)	146.20
101-441-712.001	HEALTH INS EXPENSE-HEALTH SAVINGS	9,900.00	6,229.17	6,229.17	3,670.83	62.92
101-441-713.000	DENTAL INSURANCE EXPENSE	3,600.00	4,258.36	388.85	(658.36)	118.29
101-441-714.000	OPTICAL PLAN EXPENSE	405.00	490.41	42.03	(85.41)	121.09
101-441-720.000	DISABILITY INSURANCE	2,315.00	3,183.57	288.25	(868.57)	137.52
101-441-721.000	LIFE INSURANCE EXPENSE	740.00	833.34	76.54	(93.34)	112.61
101-441-723.000	WORKMEN'S COMPENSATION	3,800.00	4,912.18	0.00	(1,112.18)	129.27
101-441-727.000	OFFICE SUPPLIES	1,500.00	817.25	72.10	682.75	54.48
101-441-728.000	SUPPLIES	4,000.00	496.80	187.51	3,503.20	12.42
101-441-730.000	MEALS & MILEAGE	0.00	123.47	0.00	(123.47)	100.00
101-441-741.000	MEDICAL & PHYSICALS	250.00	361.00	0.00	(111.00)	144.40
101-441-744.000	CLOTHING EXPENSE	1,100.00	1,166.21	164.95	(66.21)	106.02
101-441-750.000	DUES & MEMBERSHIPS	1,200.00	1,095.79	675.79	104.21	91.32
101-441-751.000	GASOLINE PURCHASES	8,500.00	5,510.04	867.62	2,989.96	64.82
101-441-752.000	EDUCATION & TRAINING	500.00	1,581.32	0.00	(1,081.32)	316.26
101-441-755.000	MEADOWBROOK INSURANCE	4,350.00	5,812.00	0.00	(1,462.00)	133.61
101-441-756.000	LICENSE FEES	300.00	0.00	0.00	300.00	0.00
101-441-801.000	CONTRACTED SERVICES	0.00	375.00	0.00	(375.00)	100.00
101-441-850.000	COMMUNICATION EXPENSE	3,000.00	1,752.37	137.86	1,247.63	58.41
101-441-920.000	GAS AND ELECTRIC	3,000.00	2,657.80	585.74	342.20	88.59
101-441-931.001	MAINTENANCE/REPAIR-BUILDING	7,500.00	223.11	21.99	7,276.89	2.97
101-441-931.002	MAINTENANCE/REPAIR-EQUIPMENT	7,500.00	7,641.36	2,330.39	(141.36)	101.88
101-441-931.003	MAINTENANCE-LANDSCAPING & GROUNDS	500.00	0.00	0.00	500.00	0.00
101-441-931.004	MAINTENANCE/REPAIR-VEHICLE	3,000.00	2,618.00	1,375.55	382.00	87.27
101-441-931.005	MAINTENANCE/REPAIR-TREES	500.00	0.00	0.00	500.00	0.00
101-441-933.000	MAY CLEAN UP	5,000.00	3,709.80	0.00	1,290.20	74.20
101-441-934.000	REFUSE REMOVAL	1,200.00	1,155.55	105.05	44.45	96.30
101-441-955.002	EQUIPMENT RENTAL EXPENSE	500.00	0.00	0.00	500.00	0.00
101-441-955.003	SAFETY	1,500.00	915.93	90.33	584.07	61.06
101-441-963.000	MISC EXPENSE	1,000.00	0.00	0.00	1,000.00	0.00
101-441-967.000	PROJECT COSTS	3,000.00	0.00	0.00	3,000.00	0.00
101-441-970.000	CAPITAL OUTLAY	10,000.00	11,302.04	0.00	(1,302.04)	113.02
Total Dept 441 - PUBLIC WORKS		261,190.00	220,258.02	35,063.91	40,931.98	84.33
Dept 448 - PUBLIC UTILITIES-STREET LIGHTING						
101-448-924.000	STREET LIGHT EXPENSE	34,000.00	30,812.81	2,773.95	3,187.19	90.63
Total Dept 448 - PUBLIC UTILITIES-STREET LIGHTING		34,000.00	30,812.81	2,773.95	3,187.19	90.63
Dept 536 - WATER/SEWER						
101-536-928.000	SEWER EXPENSE	3,500.00	2,833.68	708.42	666.32	80.96
101-536-929.000	WATER EXPENSE	2,500.00	1,936.98	424.12	563.02	77.48
Total Dept 536 - WATER/SEWER		6,000.00	4,770.66	1,132.54	1,229.34	79.51
Dept 722 - ZONING						
101-722-702.706	PART TIME WAGES	7,400.00	6,336.96	792.12	1,063.04	85.63
101-722-710.000	EMPLOYER FICA	680.00	484.78	60.60	195.22	71.29
101-722-802.000	PLANNING & ZONING-OTHER	10,000.00	7,560.00	0.00	2,440.00	75.60
101-722-850.000	COMMUNICATION EXPENSE	500.00	0.00	0.00	500.00	0.00

02/11/2026 01:57 PM

REVENUE AND EXPENDITURE REPORT FOR LAKE ODESSA VILLAGE

Page: 5/16

User: KATHY

DB: Lake Odessa Vil

PERIOD ENDING 01/31/2026

G/L NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 01/31/2026 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 01/31/2026 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 101 - GENERAL FUND						
Expenditures						
Total Dept 722 - ZONING		18,580.00	14,381.74	852.72	4,198.26	77.40
Dept 728 - ECONOMIC DEVELOPMENT						
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	13,430.09	1,689.80	1,119.91	92.30
101-751-702.704	FULL TIME WAGES	28,620.00	21,839.84	1,214.81	6,780.16	76.31
101-751-702.706	PART TIME WAGES	8,700.00	7,492.74	0.00	1,207.26	86.12
101-751-710.000	EMPLOYER FICA	3,975.00	3,180.57	216.52	794.43	80.01
101-751-711.000	EMPLOYERS SHARE OF PENSION	4,800.00	5,354.27	374.60	(554.27)	111.55
101-751-712.001	HEALTH INS EXPENSE-HEALTH SAVINGS	0.00	370.24	370.24	(370.24)	100.00
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	1,206.30	0.00	793.70	60.32
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	3,755.77	351.32	44.23	98.84
101-751-931.001	MAINTENANCE/REPAIR-BUILDING	5,000.00	3,283.15	863.31	1,716.85	65.66
101-751-931.002	MAINTENANCE/REPAIR-EQUIPMENT	2,500.00	1,929.89	664.88	570.11	77.20
101-751-931.003	MAINTENANCE-LANDSCAPING & GROUNDS	7,500.00	5,438.71	0.00	2,061.29	72.52
101-751-970.000	CAPITAL OUTLAY	20,000.00	20,251.70	0.00	(251.70)	101.26
Total Dept 751 - PARKS AND RECREATION		150,703.00	88,540.82	5,745.48	62,162.18	58.75
TOTAL EXPENDITURES		1,331,841.00	996,170.79	123,715.19	335,670.21	74.80
Fund 101 - GENERAL FUND:						
TOTAL REVENUES		1,185,880.00	1,199,898.58	177,963.64	(14,018.58)	101.18
TOTAL EXPENDITURES		1,331,841.00	996,170.79	123,715.19	335,670.21	74.80
NET OF REVENUES & EXPENDITURES		(145,961.00)	203,727.79	54,248.45	(349,688.79)	139.58

PERIOD ENDING 01/31/2026

Fund 202 - MAJOR STREET FUND:



DB: Lake Odessa Vil		PERIOD ENDING 01/31/2026						
GL NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BDGT USED
		AMENDED BUDGET	01/31/2026	MONTH	01/31/2026	NORMAL	(ABNORMAL)	
			(ABNORMAL)	INCREASE	(DECREASE)			
Fund 202 - MAJOR STREET FUND								
TOTAL REVENUES		228,750.00	214,320.39		14,943.79	14,429.61		93.69
TOTAL EXPENDITURES		255,321.00	132,345.69		35,292.77	122,975.31		51.84
NET OF REVENUES & EXPENDITURES		(26,571.00)	81,974.70		(20,348.98)	(108,545.70)		308.51

02/11/2026 01:57 PM

REVENUE AND EXPENDITURE REPORT FOR LAKE ODESSA VILLAGE

Page: 8/16

User: KATHY

DB: Lake Odessa Vil

PERIOD ENDING 01/31/2026

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 01/31/2026 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 01/31/2026 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	70,132.28	4,932.12	8,367.72	89.34
203-000-665.000	INTEREST	2,750.00	6,232.99	277.94	(3,482.99)	226.65
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	123,055.54	5,210.06	75,694.46	61.91
TOTAL REVENUES		198,750.00	123,055.54	5,210.06	75,694.46	61.91
Expenditures						
Dept 449 - STREET DEPT (ACT 51)						
203-449-702.001	DEPT HEAD WAGES	7,275.00	6,714.96	844.88	560.04	92.30
203-449-710.000	EMPLOYER FICA	560.00	513.68	64.64	46.32	91.73
203-449-711.000	EMPLOYERS SHARE OF PENSION	730.00	1,392.16	126.56	(662.16)	190.71
203-449-712.002	ADMIN BENEFITS	275.00	252.79	23.61	22.21	91.92
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	5,202.16	3,456.46	(1,502.16)	140.60
203-449-801.000	CONTRACTED SERVICES	98,019.00	87,326.20	22,050.00	10,692.80	89.09
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	12,845.70	12,845.70	(845.70)	107.05
203-449-944.869	VEHICLE RENTAL - SNOW REMOVAL	5,000.00	11,303.30	11,303.30	(6,303.30)	226.07
203-449-963.000	MISC EXPENSE	2,000.00	3,257.34	2,297.65	(1,257.34)	162.87
203-449-995.005	ADMINISTRATIVE REIMBURSEMENT	6,160.00	4,375.54	4,375.54	1,784.46	71.03
Total Dept 449 - STREET DEPT (ACT 51)		214,419.00	180,606.75	57,388.34	33,812.25	84.23
Dept 450 - MAINTENANCE / CONSTRUCTION						
203-450-702.001	MAINTENANCE WAGES	9,900.00	17,616.29	282.21	(7,716.29)	177.94
203-450-710.000	MAINTENANCE EMPLOYER FICA	760.00	1,292.50	20.50	(532.50)	170.07
203-450-711.000	MAINTENANCE ER SHARE OF PENSION	990.00	1,502.86	28.22	(512.86)	151.80
203-450-712.001	HEALTH INS EXPENSE-HEALTH SAVINGS	0.00	311.93	311.93	(311.93)	100.00
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	20,723.58	642.86	(7,323.58)	154.65
Dept 869 - SNOW REMOVAL						
203-869-702.001	SNOW REMOVAL WAGES	4,840.00	5,266.20	3,239.69	(426.20)	108.81
203-869-710.000	SNOW REMOVAL FICA	370.00	379.21	233.10	(9.21)	102.49
203-869-711.000	SNOW REMOVAL SHARE OF PENSION	484.00	526.65	323.99	(42.65)	108.81
203-869-712.001	HEALTH INS EXPENSE-HEALTH SAVINGS	0.00	651.46	651.46	(651.46)	100.00
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	6,823.52	4,448.24	(219.52)	103.32
TOTAL EXPENDITURES		234,423.00	208,153.85	62,479.44	26,269.15	88.79

DB: Lake Odessa Vil		PERIOD ENDING 01/31/2026							
GL NUMBER	DESCRIPTION	2025-26	YTD BALANCE		ACTIVITY FOR		AVAILABLE		% BDGT USED
		AMENDED BUDGET	NORMAL	01/31/2026 (ABNORMAL)	MONTH	01/31/2026 (DECREASE)	NORMAL	(ABNORMAL)	
Fund 203 - LOCAL STREET FUND									
Fund 203 - LOCAL STREET FUND:									
TOTAL REVENUES		198,750.00		123,055.54		5,210.06		75,694.46	61.91
TOTAL EXPENDITURES		234,423.00		208,153.85		62,479.44		26,269.15	88.79
NET OF REVENUES & EXPENDITURES		(35,673.00)		(85,098.31)		(57,269.38)		49,425.31	238.55

02/11/2026 01:57 PM		REVENUE AND EXPENDITURE REPORT FOR LAKE ODESSA VILLAGE					Page: 10/16	
User: KATHY		PERIOD ENDING 01/31/2026						
DB: Lake Odessa Vil								
G/L NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BDGT USED
		AMENDED BUDGET	01/31/2026 NORMAL (ABNORMAL)	MONTH INCREASE	01/31/2026 (DECREASE)	NORMAL	BALANCE (ABNORMAL)	
Fund 204 - GENERAL HWY								
Revenues								
Dept 000 - BALANCE SHEET / GENERAL								
204-000-402.000	CURRENT REAL PROPERTY TAXES	248,525.00	263,553.18		0.00		(15,028.18)	106.05
204-000-410.000	CURRENT PERSONAL PROPERTY TAX	12,000.00	10,771.73		0.00		1,228.27	89.76
204-000-573.000	LOCAL COMMUNITY STABILIZATION SHARE TAX	22,000.00	41,699.68		0.00		(19,699.68)	189.54
204-000-643.000	PENALTIES & INTEREST ON TAXES	0.00	0.22		0.00		(0.22)	100.00
204-000-665.000	INTEREST	5,000.00	14,208.26		1,151.39		(9,208.26)	284.17
Total Dept 000 - BALANCE SHEET / GENERAL		287,525.00	330,233.07		1,151.39		(42,708.07)	114.85
TOTAL REVENUES		287,525.00	330,233.07		1,151.39		(42,708.07)	114.85
Expenditures								
Dept 446 - HIGHWAYS, STREETS (NOT ACT 51)								
204-446-970.000	SIDEWALK REPLACEMENT PROGRAM	15,000.00	12,121.53		0.00		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	7,088.26		0.00		111.74	98.45
204-446-995.005	ADMINISTRATIVE REIMBURSEMENT	58,620.00	38,893.65		38,893.65		19,726.35	66.35
Total Dept 446 - HIGHWAYS, STREETS (NOT ACT 51)		200,020.00	177,303.44		38,893.65		22,716.56	88.64
Dept 450 - MAINTENANCE / CONSTRUCTION								
204-450-702.001	STREET ADMIN SALARY	9,100.00	8,393.73		1,056.11		706.27	92.24
204-450-710.000	STREET ADMIN FICA	700.00	642.12		80.80		57.88	91.73
204-450-711.000	EMPLOYERS SHARE OF PENSION	910.00	1,740.20		158.20		(830.20)	191.23
204-450-712.002	STREET ADMIN BENEFITS	350.00	315.98		29.51		34.02	90.28
Total Dept 450 - MAINTENANCE / CONSTRUCTION		11,060.00	11,092.03		1,324.62		(32.03)	100.29
TOTAL EXPENDITURES		211,080.00	188,395.47		40,218.27		22,684.53	89.25
Fund 204 - GENERAL HWY:								
TOTAL REVENUES		287,525.00	330,233.07		1,151.39		(42,708.07)	114.85
TOTAL EXPENDITURES		211,080.00	188,395.47		40,218.27		22,684.53	89.25
NET OF REVENUES & EXPENDITURES		76,445.00	141,837.60		(39,066.88)		(65,392.60)	185.54

02/11/2026 01:57 PM		REVENUE AND EXPENDITURE REPORT FOR LAKE ODESSA VILLAGE					Page: 11/16	
User: KATHY		PERIOD ENDING 01/31/2026						
DB: Lake Odessa Vil								
G/L NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BDGT USED
		AMENDED BUDGET	01/31/2026 NORMAL (ABNORMAL)	MONTH 01/31/2026 INCREASE (DECREASE)	NORMAL (ABNORMAL)			
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY								
Revenues								
Dept 000 - BALANCE SHEET / GENERAL								
248-000-402.000	CURRENT REAL PROPERTY TAXES	56,000.00	0.00	0.00	56,000.00	0.00		
248-000-665.000	INTEREST	625.00	81.39	7.51	543.61	13.02		
Total Dept 000 - BALANCE SHEET / GENERAL		56,625.00	81.39	7.51	56,543.61	0.14		
TOTAL REVENUES		56,625.00	81.39	7.51	56,543.61	0.14		
Expenditures								
Dept 275 - DDA								
248-275-727.000	OFFICE SUPPLIES	50.00	127.67	0.00	(77.67)	255.34		
248-275-740.000	POSTAGE	25.00	115.91	115.91	(90.91)	463.64		
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	10,147.78	36.73	352.22	96.65		
248-275-805.000	ATTORNEY FEES	3,000.00	2,491.00	0.00	509.00	83.03		
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	0.00	29,781.22	0.73		
248-275-965.000	REFUNDS	0.00	3,496.94	0.00	(3,496.94)	100.00		
248-275-967.000	BEAUTIFICATION	42,000.00	3,990.65	0.00	38,009.35	9.50		
248-275-967.002	CHRISTMAS DECORATIONS	2,000.00	1,971.00	0.00	29.00	98.55		
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	23,349.73	152.64	70,725.27	24.82		
TOTAL EXPENDITURES		94,075.00	23,349.73	152.64	70,725.27	24.82		
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:								
TOTAL REVENUES		56,625.00	81.39	7.51	56,543.61	0.14		
TOTAL EXPENDITURES		94,075.00	23,349.73	152.64	70,725.27	24.82		
NET OF REVENUES & EXPENDITURES		(37,450.00)	(23,268.34)	(145.13)	(14,181.66)	62.13		

02/11/2026 01:57 PM

User: KATHY

DB: Lake Odessa Vil

REVENUE AND EXPENDITURE REPORT FOR LAKE ODESSA VILLAGE

Page: 12/16

PERIOD ENDING 01/31/2026

GL NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BDGT USED
		AMENDED BUDGET	01/31/2026 NORMAL (ABNORMAL)	MONTH 01/31/2026 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)			
Fund 259 - 302 POLICE TRAINING								
Revenues								
Dept 000 - BALANCE SHEET / GENERAL								
259-000-540.000	STATE GRANTS	800.00	0.00		0.00	800.00		0.00
259-000-665.000	INTEREST	0.00	0.54		0.00	(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

GL NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BDGT USED
		AMENDED BUDGET	NORMAL (ABNORMAL)	MONTH 01/31/2026 INCREASE	01/31/2026 (DECREASE)	NORMAL (ABNORMAL)		
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	6,695.00	510.00	(195.00)	103.00		
290-000-665.000	INTEREST	350.00	38.71	3.20	311.29	11.06		
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	12,243.71	513.20	12,406.29	49.67		
TOTAL REVENUES		24,650.00	12,243.71	513.20	12,406.29	49.67		
Expenditures								
Dept 752 - ARTS								
290-752-727.000	OFFICE SUPPLIES	100.00	33.95	0.00	66.05	33.95		
290-752-728.000	SUPPLIES	600.00	192.42	0.00	407.58	32.07		
290-752-740.000	POSTAGE	100.00	435.26	325.41	(335.26)	435.26		
290-752-770.000	CREDIT CARD FEES	100.00	(34.61)	2.24	134.61	(34.61)		
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	468.65	40.70	81.35	85.21		
290-752-881.000	ADVERTISING	8,400.00	6,506.20	70.00	1,893.80	77.45		
290-752-882.000	OPER EXP-GRANT DISBURSEMENT	0.00	10.00	10.00	(10.00)	100.00		
290-752-883.000	PUBLIC ART PROJECT	13,000.00	5,507.65	147.76	7,492.35	42.37		
290-752-890.001	CLEAN UP	940.00	500.00	0.00	440.00	53.19		
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	0.00	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	714.40	0.00	(514.40)	357.20		
290-752-967.000	PROJECT COSTS	2,400.00	882.00	882.00	1,518.00	36.75		
Total Dept 752 - ARTS		34,915.00	24,151.51	1,478.11	10,763.49	69.17		
TOTAL EXPENDITURES		34,915.00	24,151.51	1,478.11	10,763.49	69.17		
Fund 290 - ARTS:								
TOTAL REVENUES		24,650.00	12,243.71	513.20	12,406.29	49.67		
TOTAL EXPENDITURES		34,915.00	24,151.51	1,478.11	10,763.49	69.17		
NET OF REVENUES & EXPENDITURES		(10,265.00)	(11,907.80)	(964.91)	1,642.80	116.00		

GL NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BDGT USED
		AMENDED BUDGET	01/31/2026 NORMAL (ABNORMAL)	MONTH INCREASE	01/31/2026 (DECREASE)	NORMAL BALANCE	(ABNORMAL)	
Fund 590 - SEWER FUND								
Revenues								
Dept 000 - BALANCE SHEET / GENERAL								
590-000-590.603	SEWER NSF REVENUE	0.00	210.00		0.00	(210.00)		100.00
590-000-614.000	SEWER REVENUE	0.00	1,381,211.15		(15.04)	(1,381,211.15)		100.00
590-000-615.000	SEWER PENALTIES	0.00	10,374.77		0.00	(10,374.77)		100.00
590-000-619.000	LAB TESTING REVENUE	0.00	160.00		0.00	(160.00)		100.00
Total Dept 000 - BALANCE SHEET / GENERAL		0.00	1,391,955.92		(15.04)	(1,391,955.92)		100.00
TOTAL REVENUES		0.00	1,391,955.92		(15.04)	(1,391,955.92)		100.00
Fund 590 - SEWER FUND:								
TOTAL REVENUES		0.00	1,391,955.92		(15.04)	(1,391,955.92)		100.00
TOTAL EXPENDITURES		0.00	0.00		0.00	0.00		0.00
NET OF REVENUES & EXPENDITURES		0.00	1,391,955.92		(15.04)	(1,391,955.92)		100.00



GL NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	01/31/2026 (ABNORMAL)	MONTH 01/31/2026 (DECREASE)	BALANCE (ABNORMAL)	
Fund 591 - WATER FUND						
Revenues						
Dept 000 - BALANCE SHEET / GENERAL						
591-000-642.001	FINAL READ INCOME	1,037,500.00	1,003,387.87	32.96	34,112.13	96.71
591-000-642.002	WATER HOOK UP FEES	10,000.00	12,891.73	0.00	(2,891.73)	128.92
591-000-643.000	PENALTIES & INTEREST	5,500.00	5,491.95	28.62	8.05	99.85
591-000-665.000	INTEREST	21,000.00	41,824.40	3,313.57	(20,824.40)	199.16
591-000-675.000	INCENTIVE PROGRAM	0.00	1,223.05	0.00	(1,223.05)	100.00
591-000-684.000	MISC REVENUE	11,000.00	210.00	0.00	10,790.00	1.91
Total Dept 000 - BALANCE SHEET / GENERAL		1,085,000.00	1,065,029.00	3,375.15	19,971.00	98.16
TOTAL REVENUES		1,085,000.00	1,065,029.00	3,375.15	19,971.00	98.16
Expenditures						
Dept 536 - WATER/SEWER						
591-536-702.001	DEPT HEAD WAGES	15,460.00	14,269.49	1,795.34	1,190.51	92.30
591-536-702.704	FULL TIME WAGES	30,100.00	32,881.12	2,548.33	(2,781.12)	109.24
591-536-702.705	OVER TIME WAGES	1,000.00	382.53	0.00	617.47	38.25
591-536-702.706	PART TIME WAGES	2,100.00	1,715.64	0.00	384.36	81.70
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	3,835.65	318.76	(3,465.65)	1,036.66
591-536-711.000	EMPLOYERS SHARE OF PENSION	4,650.00	6,424.29	528.75	(1,774.29)	138.16
591-536-712.000	HEALTH INSURANCE EXPENSE	5,550.00	(1,702.16)	0.00	7,252.16	(30.67)
591-536-712.001	HEALTH INS EXPENSE-HEALTH SAVINGS	0.00	985.37	985.37	(985.37)	100.00
591-536-713.000	DENTAL INSURANCE EXPENSE	905.00	277.93	26.78	627.07	30.71
591-536-714.000	OPTICAL PLAN EXPENSE	125.00	21.08	1.99	103.92	16.86
591-536-720.000	DISABILITY INSURANCE	625.00	198.28	17.77	426.72	31.72
591-536-721.000	LIFE INSURANCE EXPENSE	200.00	39.82	3.62	160.18	19.91
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	581.75	0.00	418.25	58.18
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	4,460.06	1,376.06	539.94	89.20
591-536-740.000	POSTAGE	2,200.00	1,085.84	269.86	1,114.16	49.36
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	313.68	0.00	786.32	28.52
591-536-750.000	DUES & MEMBERSHIPS	3,500.00	2,776.10	495.80	723.90	79.32
591-536-751.000	GASOLINE PURCHASES	7,000.00	3,643.71	575.55	3,356.29	52.05
591-536-752.000	EDUCATION & TRAINING	2,000.00	3,156.32	0.00	(1,156.32)	157.82
591-536-755.000	MEADOWBROOK INSURANCE	5,640.00	5,587.00	0.00	53.00	99.06
591-536-765.000	BANK FEES	0.00	25.00	0.00	(25.00)	100.00
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	2,413.00	50.00	287.00	89.37
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	4,750.18	318.18	249.82	95.00
591-536-801.000	CONTRACTED SERVICES	82,885.00	71,487.01	15,488.86	11,397.99	86.25
591-536-850.000	COMMUNICATION EXPENSE	4,500.00	3,767.80	339.93	732.20	83.73
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	40,406.90	5,222.21	9,593.10	80.81
591-536-931.001	MAINTENANCE/REPAIR-BUILDING	6,000.00	6,286.99	33.94	(286.99)	104.78
591-536-931.002	MAINTENANCE/REPAIR-EQUIPMENT	8,000.00	12,721.15	0.00	(4,721.15)	159.01
591-536-931.004	MAINTENANCE/REPAIR-VEHICLE	2,500.00	20.46	0.00	2,479.54	0.82
591-536-931.009	MAINTENANCE/REPAIR-WATER LINES	5,000.00	2,902.73	0.00	2,097.27	58.05
591-536-931.010	MAINTENANCE/REPAIRS-TANKS	86,715.00	86,715.00	0.00	0.00	100.00

02/11/2026 01:57 PM		REVENUE AND EXPENDITURE REPORT FOR LAKE ODESSA VILLAGE					Page: 16/16	
User: KATHY		PERIOD ENDING 01/31/2026						
DB: Lake Odessa Vil								
G/L NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BDGT USED
		AMENDED BUDGET	01/31/2026 NORMAL (ABNORMAL)	MONTH 01/31/2026 INCREASE (DECREASE)	NORMAL (ABNORMAL)	BALANCE		
Fund 591 - WATER FUND								
Expenditures								
591-536-932.000	NEW WATER MAINS	6,000.00	3,512.23	0.00	2,487.77	58.54		
591-536-933.000	WELL REPAIRS	45,000.00	38,762.46	0.00	6,237.54	86.14		
591-536-946.000	SCADA CONTROL SYSTEM	2,500.00	7,960.50	0.00	(5,460.50)	318.42		
591-536-963.000	MISC EXPENSE	1,500.00	1,452.51	160.01	47.49	96.83		
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	19,727.24	1,150.53	7,272.76	73.06		
591-536-980.001	HARDWARE	9,000.00	8,512.96	860.25	487.04	94.59		
591-536-980.002	SOFTWARE	250.00	230.00	23.00	20.00	92.00		
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	35,977.77	0.00	32,222.23	52.75		
591-536-995.005	ADMINISTRATIVE REIMBURSEMENT	89,372.00	76,726.35	76,726.35	12,645.65	85.85		
Total Dept 536 - WATER/SEWER		987,247.00	515,553.27	109,317.24	471,693.73	52.22		
TOTAL EXPENDITURES		987,247.00	515,553.27	109,317.24	471,693.73	52.22		
Fund 591 - WATER FUND:								
TOTAL REVENUES		1,085,000.00	1,065,029.00	3,375.15	19,971.00	98.16		
TOTAL EXPENDITURES		987,247.00	515,553.27	109,317.24	471,693.73	52.22		
NET OF REVENUES & EXPENDITURES		97,753.00	549,475.73	(105,942.09)	(451,722.73)	562.11		
TOTAL REVENUES - ALL FUNDS								
TOTAL EXPENDITURES - ALL FUNDS		3,067,980.00	4,336,818.14	203,149.70	(1,268,838.14)	141.36		
NET OF REVENUES & EXPENDITURES		3,149,890.00	2,088,302.75	372,653.66	1,061,587.25	66.30		
		(81,910.00)	2,248,515.39	(169,503.96)	(2,330,425.39)	2,745.10		

VILLAGE OF LAKE ODESSA  
RECONCILED  
CHECKING / SAVINGS / INVESTMENT ACCOUNT BALANCES  
AS OF JANUARY 31, 2026

POOLED CASH	CHECKING	UNION BANK	
GENERAL FUND			\$ 257,757.01
MAJOR STREET FUND			\$ 302,165.47
LOCAL STREET FUND			\$ 163,685.25
GENERAL HIGHWAY FUND			\$ 409,471.67
POLICE TRAINING - 302 FUND			\$ 5.98
WATER FUND			\$ 652,126.59
			<u>\$ 1,785,211.97</u>
GENERAL HIGHWAY BOND REDEMPTION	CHECKING	UNION BANK	\$ 1,509.69
WATER BOND REDEMPTION	CHECKING	UNION BANK	\$ 36,522.30
PAYROLL FUND	CHECKING	UNION BANK	\$ 6,284.11
DOWNTOWN DEVELOPMENT AUTHORITY	CHECKING	UNION BANK	\$ 85,499.83
ARTS COMMISSION	CHECKING	UNION BANK	\$ 35,332.27
GENERAL FUND	SAVINGS	PFCU	\$ 14.77
VEHICLE REPLACEMENT	SAVINGS	UNION BANK	\$ 81,560.19
WATER REPAIR, REPLACEMENT & IMPROVEMENT	SAVINGS	UNION BANK	\$ 374,795.23
WATER BOND RESERVE	SAVINGS	MI 1 COMM CU	\$ 150,521.71
WATER FUND	SAVINGS	PFCU	\$ 286.51
GENERAL FUND	INVESTMENT	MI CLASS	\$ 912,980.64
MAJOR STREET FUND	INVESTMENT	MI CLASS	\$ 127,611.18
GENERAL HIGHWAY FUND	INVESTMENT	MI CLASS	\$ 157,650.99
WATER FUND	INVESTMENT	MI CLASS	\$ 677,562.04
POOLED CDARS	CERTIFICATE OF DEPOSIT	INDEPENDENT BANK	
GENERAL FUND			\$ 354,326.71
MAJOR STREET FUND			\$ 303,708.51
LOCAL STREET FUND			\$ 151,854.26
GENERAL HIGHWAY FUND			\$ 202,472.29
WATER FUND			\$ 506,180.80
			<u>\$ 1,518,542.57</u>

**Lake Odessa Village**  
**Zoning Administrator Report**  
**January 2026**

***Permits:***

On 1-13-26 I issued a zoning permit to MCM MI Construction LLC for a mobile home demo at 1615 Tupper Lake St, Lot 38.

On 1-13-26 I issued a zoning permit to MCM MI Construction LLC for a mobile home demo at 1615 Tupper Lake St, Lot 68.

***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**

The members met on 1-26-26 and held a public hearing on the remaining part of the mobile home regulations amendments and amending the dwelling roof overhang and pitch language.

# Public Hearing

# ★ VILLAGE ★ *of Lake Odessa*

FISCAL YEAR 2026-2027 PROPOSED BUDGET

March 1, 2026 – February 28, 2027



## Table of Contents

<b>Annual Budget Development Overview .....</b>	<b>3</b>
Fund Summaries .....	3
<b>Village Manager’s Message.....</b>	<b>4</b>
<b>Organization Chart .....</b>	<b>6</b>
<b>Village Council.....</b>	<b>7</b>
<b>Village Staff.....</b>	<b>8</b>
<b>Background / General Information.....</b>	<b>9</b>
<b>Capital Improvements Plan.....</b>	<b>10</b>
<b>General Fund .....</b>	<b>12</b>
Revenues .....	12
Appropriations.....	13
Governing Body.....	13
Page Building.....	13
Manager’s Office.....	14
General Administration.....	14
Utilities, Zoning, and Economic Development.....	15
Police Department.....	16
Department of Public Works.....	17
Parks and Recreation.....	18
<b>General Fund Overview.....</b>	<b>18</b>
<b>Major Street Fund.....</b>	<b>19</b>
<b>Local Street Fund.....</b>	<b>20</b>
<b>Water Fund.....</b>	<b>21</b>
<b>General Highway Fund.....</b>	<b>23</b>
<b>Downtown Development Authority.....</b>	<b>24</b>
<b>Arts Commission.....</b>	<b>25</b>
<b>302 Police Training Fund.....</b>	<b>26</b>
<b>Supplemental Information.....</b>	<b>27</b>



# ANNUAL BUDGET DEVELOPMENT OVERVIEW

Welcome to the Village of Lake Odessa's budget document for Fiscal Year 2025-2026, which begins March 1, 2025 and continues through February 28, 2026. Guided by the policies and priorities of the Village Council, the budget is a vital policy document used throughout the year to implement and guide administration and staff towards municipal goals and objectives. The budget is approved annually by the Village Council in accordance with the General Law Village Act, and includes detailed information about revenues and expenditures for the upcoming fiscal year. The revenues and expenditures are broken down by the various operating, enterprise and special funds that comprise the total spending plan.

## FUND SUMMARIES

The budget is divided into eight separate funds with specific functions. The Village's funds include:

- The **General Fund** is the most comprehensive operating fund of the Village. It accounts for the resources to fund Public Safety (police services), most operational and maintenance aspects of Public Works (including tree maintenance and parks) and other general administration activities (legal support, financial management, communications and day-to-day administration). There is also a limited amount of capital expenditures that is funded through General Fund revenues and/or reserves.
- The **Water Fund** is an business-type fund that provides resources for the operation and maintenance of the Village's water production and distribution divisions. The Water Fund is designed to be a self-sustaining function that is funded entirely by user charges.
- The **Major Street Fund** is funded by revenues provided by the Michigan Transportation Fund (MTF) through Act 51. The Michigan Department of Transportation (MDOT) uses allocation factors to distribute MTF revenue to cities and villages. The distribution is based on population (as of the latest U.S. Census) and road miles. The fund encompasses the maintenance for all major streets in the village (approximately 4 miles). Through the General Appropriations Act, the Village Council can approve transfers of up to 50% of Act 51 Major Street money to the Local Street Fund.
- The **Local Street Fund** is also funded by revenues provided by the MTF through Act 51 using allocation factors set by MDOT. The Local Street Fund supports the maintenance of all local streets in the village (approximately 8 miles).
- The **General Highway Fund** is an operating fund that is supported by a millage dedicated to the construction, operation and maintenance of road activities in the village. The fund finances bond payments for road projects for which debt was incurred. Sidewalk maintenance activities are funded through the General Highway fund.
- Component unit funds include the **Downtown Development Authority** and **Arts Commission** funds.





## VILLAGE MANAGER'S BUDGET MESSAGE

**February 16, 2026**

To the Lake Odessa Village Council,

Attached for your review is the proposed Fiscal Year 2026-2027 budget for the Village of Lake Odessa which provides forecasted revenues and proposed expenditures for the fiscal year which begins March 1, 2026 and concludes February 28, 2027. The Village Council reviewed a draft of this budget in a workshop session held on February 2, 2026.

The budget presented to you is one that is developed through the hard work and diligence of Village staff. This budget addresses the needs for everyday services provided to the community and provides as well for infrastructure improvements that are intended to increase and/or maintain the health, safety, and welfare of the residents of the Village of Lake Odessa.

Municipal budgets are living documents and should be considered as a guide to the efficient operation of the Village during the fiscal year. Equipment can break down, emergencies occur, opportunities for upgrades are found, and unexpected developments within a community can shift priorities quickly. Throughout the year, budget amendments are proposed to meet any unexpected needs and unforeseen opportunities that arise. Sound financial practices over the years have provided the Village with the ability to meet both expected needs and projects and to respond to the unexpected.

The Village of Lake Odessa is blessed to have excellent employees who work to keep their community one of the best in the region. Village staff work every day to provide excellent service to the community and it is gratifying to see the dedication put forth by these people. The Village is especially fortunate to have three excellent department Leaders in Public Works Director Jesse Trout, Chief of Police Kendra Backing, and Clerk/Treasurer Kathy Forman. Each of these individuals has been instrumental in providing the continuous, high-level service Lake Odessa residents expect.

The development of the budget follows a familiar path from year to year with discussions and meetings conducted between department heads, research into changing economic influences at the state and federal levels, and observations of previous fiscal year positions.

### **Highlights of the Fiscal Year 2026-27 budget include the following:**

- A significant infrastructure project will be completed to upgrade all or portions of Emerson, Johnson, and Lincoln Streets and 2<sup>nd</sup> and 3<sup>rd</sup> Avenues. The proposed work includes improvements to the water distribution system. This project will be financed through a combination of proceeds from the sale of bonds and appropriation of fund balances;
- Crack sealing of asphalt streets will be completed throughout the community;

- The Municipal Beach pavilion will be replaced with a structure of a different design and improvements will be made to restroom facilities;
- A new patrol vehicle will be purchased for the Police Department to replace one that has proven increasingly unreliable;
- The compensation study completed in 2022 will be updated to ensure that wages offered to Village employees are competitive with those offered by comparable communities;
- One additional officer will be added to the roster of the Police Department;
- Well 6 will be cleaned and a new pump and motor installed to improve its production capacity;
- A mural will be painted in the central business district, a joint project of the Lake Odessa Area Arts Commission and the Downtown Development Authority;
- A drone will be purchased for use by the Police Department in conducting search-and-rescue efforts;
- A new sound system will be installed in the Council Chambers of the Page Memorial Building.

The Fiscal Year 2026-2027 budget is summarized in the charts that appear on the following pages. I am pleased to have had the opportunity to develop this spending plan and to recommend its adoption to the Village Council, with implementation to be undertaken by incoming Village Manager Mark Borden.

VILLAGE OF LAKE ODESSA

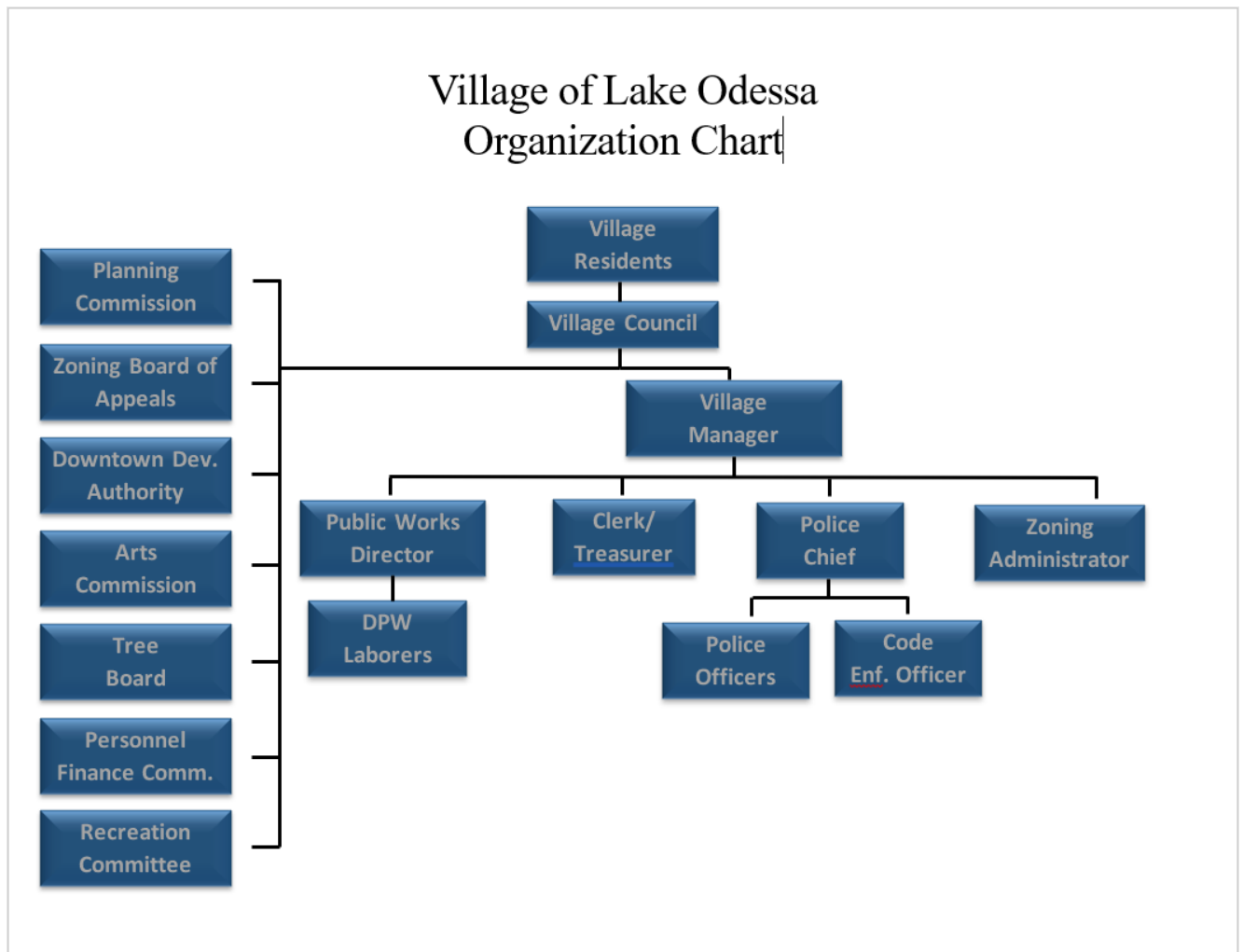
*Gregg Guetschow*

Gregg Guetschow  
Village Manager (interim)



## ORGANIZATIONAL CHART

The Village of Lake Odessa Code of Ordinances establishes the council-manager form of government. Under this structure, citizens elect a Village President and six Trustees to serve as the Village Council. The Council then hires a Village Manager to carry out its policies and to oversee the day-to-day operations of the government.





## VILLAGE COUNCIL

The Village President and Council are the legislative body for the community; its members are the community's decision makers. Power is centralized in the elected Council, which approves the budget, adopts all legislation, and establishes policies and procedures for the Village. The Council also focuses on the community's goals, major projects, and such long-term considerations as community growth, land use development, capital improvement plans, capital financing, and strategic planning.

### VILLAGE COUNCIL

**Karen Banks**, President, *Term of Office: 2024-2028*

**Martha Yoder**, President Pro Tem, *Term of Office: 2022-2026*

**Michael Brighton**, Council Trustee, *Term of Office: 2022-2026*

**Roy Halfmann**, Council Trustee, *Term of Office: 2024-2026 (completing unexpired term)*

**Ben DeJong**, Council Trustee, *Term of Office: 2024-2028*

**Bob Green**, Council Trustee, *Term of Office: 2024-2028*

**Neena Rush**, Council Trustee, *Term of Office: 2025-2026 (completing unexpired term)*



## VILLAGE STAFF

Village departments and trained staff are committed to the Village's core values to guide growth, provide quality services, facilitate neighborhood sustainability and be good stewards of the public trust. Each staff member works together in a highly collaborative and cooperative environment to cultivate continual improvements and progress in the village.

### VILLAGE STAFF

**Gregg Guetschow**, *Interim Village Manager, Serving Lake Odessa through March 8, 2026*

**Mark Borden**, *Village Manager, Serving Lake Odessa since March 9, 2026*

**Kathy Forman**, *Village Clerk/ Treasurer, Serving Lake Odessa since 2021*

**Jesse Trout**, *Director of Public Works, Serving Lake Odessa since 2017*

**Kendra Backing**, *Police Chief, Serving Lake Odessa since 2018*

**Scott Hubbert**, *Department of Public Works Laborer, Serving Lake Odessa since 2016*

**James Wortley**, *Department of Public Works Laborer, Serving Lake Odessa since 2016*

**Jacob Hanson**, *Department of Public Works Laborer, Serving Lake Odessa since 2016*

**Eric Tollefson**, *Police Officer, Serving Lake Odessa since 2019*

**Curtis Colvin**, *Police Officer, Serving Lake Odessa since 2024*

**Artemio "Art" Villanueva**, *Code Enforcement Officer, Serving Lake Odessa since 2022*

**Jeanne Vandersloot**, *Zoning Administrator, Serving Lake Odessa since 2004*



## BACKGROUND / GENERAL INFORMATION

### HISTORY

The Village of Lake Odessa was incorporated in 1887 by Humphrey R. Wager, a capitalist from Ionia and Saranac, after buying an 80-acre farm through which the Detroit, Lansing & Northern Railway was to build a new track to Grand Ledge and Grand Rapids. The original town, known as Bonanza, was settled slightly north of today's Lake Odessa --- and folded up and moved south when the first train came through in 1888.

Prior to the construction of the new railroad tracks, what is now Lake Odessa was a broad expanse of fertile farm land, and the typical country cross-road was about a mile north of Jordan Lake. Before the advent of the railway, no one had ever dreamed of Lake Odessa. Bonanza was the big settlement in this area, and, for that time period, was a bustling industrial center. It was a strange twist of fate and broadening civilization that in the space of a few years, practically a whole town moved and a corporate village was created in the midst of meadowlands, leaving the original settlement to revert to corn fields. The principal merchants of Bonanza simply moved buildings, inventory and all, to the new location.

Lake Odessa's name was derived from the two lakes, Tupper Lake and Jordan Lake, and the township within which the Village was incorporated, Odessa Township. The Township was named by a committee in 1846, hoping to be somewhat exclusive while at the same time, honoring one of Russia's cities. The committee, chaired by Elder Tupper, undoubtedly endorsed the suggestion of young Myron Tupper, who was a great reader of history and admired Russian lore.

The main street, 4th Avenue, was constructed in 1887, and was nothing but a muddy lane until it was first paved in 1916. The Lake Odessa Public School was built in 1888, put on an addition in 1896, and was demolished by fire in 1921, after which it was immediately rebuilt.

The Village paid \$1,000 for the park property on South Main Street in 1900. The park remains today in its natural state, with more than two hundred towering maple, beech and oak trees.



In 1967, the Page Memorial Building was built as a village and township hall, with funds donated by the estate of a successful Lake Odessa businessman, millionaire Frank Page, who inherited the bulk of his fortune from a milk condensing process developed by his father.

Over the years, "Lake Odessians" have always been very proud of their beautiful park, and the public beach at Jordan Lake. In 1991, over 400 volunteers worked feverishly for five days building the very popular Swifty's Place, in the park, a wooden playground superstructure constructed with enough lumber to build five homes. In 2012, a \$300,000 grant was obtained through the DNR and along with local matching funds, improvements were made to the public beach area that included a universally accessible floating dock, all terrain wheelchairs, a security system, canoe/kayak launch and parking lot lighting.



## CAPITAL IMPROVEMENTS PLAN

A capital improvement plan is a financial planning and management tool that lists proposed capital projects and capital purchases for the future. This multi-year document identifies and prioritizes the need for improvements and purchases and coordinates their funding and optimal time frames for completion. It is also a process that provides order and continuity to the repair, replacement, construction and/or expansion of the Village of Lake Odessa facilities. It puts focus on preserving infrastructure while ensuring the prudent and efficient use of public funds.

Capital improvement projects are major and infrequent expenditures, such as the construction of a new facility, a major rehabilitation or repair of an existing facility, or the purchase of major equipment or property. Capital improvement projects are non-recurring expenditures that tend to be large in cost and have a long-term usefulness.

The following plan sets forth the proposed expenditures for systematically constructing, maintaining, upgrading and replacing the community's infrastructure. To be useful as a tool for budgeting and sound financial management, the plan must be updated annually by reviewing existing projects, proposing new projects and potentially extending projects. This process considers the short-term and long-term impacts on the associated funds proposed for use.

It should be noted that any capital improvement plan is, like a budget, a fluid document that is used as a guidepost for a community – funding opportunities, through grants or other unknown or newly created revenue sources can impact the plan by making some listed projects a sudden priority. Conversely, equipment failures, emergencies, pandemics, revenue shortfalls, or a lack of grant funding can be a determining factor for a project not to be started, funded, or pursued, in any given year. Equipment breaks. Emergencies happen. While this plan gives the Village a firm direction, it is not set in stone and should not be considered a rigid certainty.

**VILLAGE OF LAKE ODESSA CAPITAL IMPROVEMENTS PLAN**

	FUNDING SOURCE							
	General Fund	Water Fund	General Highway	Major Street Fund	Local Street Fund	Grant	Loan	Total Project Cost
Fiscal Year 2026/2027								
Beach Pavilion Reconstruction/Restrooms Enhancement?	\$240,000.00							\$240,000.00
Replace 2020 Police Interceptor	\$64,000.00							\$64,000.00
Clean Well 6, Replace Pump/Motor		\$45,000.00						\$45,000.00
Asphalt Crack Repair				\$15,000.00	\$20,000.00			\$35,000.00
Drone Purchase Police Dept	\$20,000.00							\$20,000.00
Audio Purchase Council Chambers	\$10,000.00							\$10,000.00
Infrastructure Improvements - 2nd Ave, 3rd Ave, Johnson, Emerson, Lincoln		\$1,286,702.00		\$267,890.00	\$1,173,132.00	\$250,000.00		\$2,977,724.00
Fiscal Year 2027/2028								
Paving Harrison, Rochester, & Alger between Harrison/Rochester St					\$140,000.00			\$140,000.00
Old DPW Building Demo & Rebuild	\$220,000.00	\$220,000.00						\$440,000.00
Sidewalk Extensions JLA			\$60,000.00					\$60,000.00
Fiscal Year 2028/2029								
Mill/Fill Paving 4th Ave (JLS to Tupper)				\$150,000.00				\$150,000.00
Infrastructure Improvements 2nd Ave, Mill/Fill 3rd St		\$140,000.00			\$200,000.00			\$340,000.00
Replace Backhoe	\$80,000.00	\$80,000.00						\$160,000.00
Fiscal Year 2029/2030								
Resurfacing - Bonanza, Jordan Lake Ave				\$200,000.00				\$200,000.00
Replace Zero Turn Mower	\$7,500.00	\$7,500.00						\$15,000.00
Replace 2019 Ford F550	\$40,000.00	\$40,000.00						\$80,000.00
Fiscal Year 2030/2031								
Replace 2024 Police Interceptor	\$64,000.00							\$64,000.00
Fiscal Year 2031/2032								
Replace 2018 Ford F250	\$30,000.00	\$30,000.00						\$60,000.00
Infrastructure Improvements - Morton - Reconstruct Alger, Tupper & Emerson Streets		\$500,000.00		\$350,000.00	\$300,000.00			\$1,150,000.00
Replace Zero Turn Mower	\$7,500.00	\$7,500.00						\$15,000.00
Updated: 2/5/2026								
Prepared by: Jesse Trout, Director of Public Works								





# GENERAL FUND

## REVENUES

The General Fund is the primary operating fund for the village. The General Fund derives its revenue from several sources, with the top two being property tax and state shared revenue. Other revenues include cable franchise fees, park and beach pavilion rental fees, metro act, trailer taxes and other miscellaneous fees.

DESCRIPTION	2023-24 ACTUAL	2024-25 ACTUAL	2025-26 ACTUAL THRU 01/31/26	2026-27 PROPOSED BUDGET
CURRENT REAL PROPERTY TAXES	512,196	541,035	588,098	575,650
CURRENT PERSONAL PROPERTY TAX	47,377	23,021	24,036	24,000
MANUFACTURED HOUSING FEES	502	411	309	325
PROPERTY TAX ADMINISTRATION FEE	8,379	8,468	8,879	8,500
LIQUOR LICENSE FEES	2,196	2,227	2,204	2,000
CABLE TV FRANCHISE	2,693	1,879	1,040	1,000
SPECIAL USE/ZBA PERMIT		200		200
ZONING PERMIT FEES	2,300	1,325	1,350	1,000
OTHER FEDERAL GRANTS	214,381			
STATE GRANTS			2,000	3,000
METRO ACT	9,615	9,168	10,022	9,750
TREE GRANT	3,000	3,000		3,000
OTHER STATE GRANTS			587	
LOCAL COMMUNITY STABILIZATION SHARE	54,519	45,842	75,625	50,000
STATE REVENUE SHARING	218,067	218,389	183,595	210,500
EVIP PMTS	51,312	52,826	44,649	57,000
CONTRIBUTION FROM LOCAL UNITS		21,860		
VEHICLE RENTAL INCOME	35,085	41,089	41,648	32,500
MOWING	1,245	1,675	2,600	1,500
MAY CLEAN UP (NON-RESIDENTS)	795	1,040	1,170	700
PENALTIES & INTEREST ON TAXES	663	741	626	400
PARKING TICKET FEES	80	715	1,040	500
ORDINANCE FINES	5,711	1,690	1,174	1,000
INTEREST	14,828	39,326	45,224	39,000
RENTS-BUILDINGS-LAND	1,776	2,176	1,651	1,400
SALE OF FIXED ASSET	17,528		22,895	10,000
DONATIONS-PRIVATE SOURCES	750			
REIMBURSEMENTS	140	1,845	125,343	166,400
REIMBURSEMENTS - INSURANCE	3,437	573		
MISC REVENUE	1,264	11,877	1,157	700
MISC REVENUE-MISC REVENUE GENERAL	10,598	11,003	10,334	8,500
MISC REVENUE-POLICE	687	3,295	2,682	1,000
<b>TOTAL GENERAL FUND REVENUES</b>	<b>1,221,124</b>	<b>1,046,696</b>	<b>1,199,938</b>	<b>1,209,525</b>

## APPROPRIATIONS

### GENERAL FUND - GOVERNING BODY

DESCRIPTION	2023-24 ACTUAL	2024-25 ACTUAL	2025-26 ACTUAL THRU 01/31/26	2026-27 PROPOSED BUDGET
TRUSTEE MEETING FEES	8,100	9,900	8,775	10,000
TREASURER - CLERK WAGES		15,262		
EMPLOYER FICA	620	1,796	671	
EMPLOYERS SHARE OF PENSION		1,526		
WORKMEN'S COMPENSATION	55	49	31	100
OFFICE SUPPLIES	682	936		
SUPPLIES	56			
POSTAGE		409		
DUES & MEMBERSHIPS	2,336	2,462	2,320	2,500
EDUCATION & TRAINING		700	1,850	2,000
SAFE DEPOSIT BOX RENTAL	15	15		
CONTRACTED SERVICES	26,278	27,597		
ATTORNEY FEES	23,626	9,620		
AUDIT SERVICES	5,805	6,413		
COMMUNICATION EXPENSE	1,236	556		
COMMUNITY PROMOTION	4,750	6,840		
DOWNTOWN DEVELOPMENT		5		
PRINTING & PUBLISHING	1,155	3,096		
COUNTER DRAIN	5,020	7,014		
MISC EXPENSE	4,214	1,221	606	250
CAPITAL OUTLAY			1,575	
NOTARY & FIDUCIARY BONDS	40	40		
<b>TOTAL GOVERNING BODY</b>	<b>83,988</b>	<b>95,457</b>	<b>15,828</b>	<b>14,850</b>

### GENERAL FUND - PAGE MEMORIAL BUILDING

DESCRIPTION	2023-24 ACTUAL	2024-25 ACTUAL	2025-26 ACTUAL THRU 01/31/26	2026-27 PROPOSED BUDGET
WAGES			10,096	10,200
PART TIME WAGES			347	400
EMPLOYER FICA			765	800
EMPLOYERS SHARE OF PENSION			1,280	1,020
HEALTH INS EXPENSE-HEALTH SAVINGS			314	
WORKMEN'S COMPENSATION			18	120
SUPPLIES	1,020	1,028	116	800
POSTAGE	457	1,132		0
MEADOWBROOK INSURANCE			1,925	2,050
COMMUNICATION EXPENSE	1,127	1,206	1,058	1,200
GAS AND ELECTRIC			7,176	7,500
MAINTENANCE/REPAIR-BUILDING	3,084	1,321	260	2,000
MAINTENANCE/REPAIR-EQUIPMENT	2,674	498	535	2,500
MAINTENANCE-LANDSCAPING & GROUNDS			323	2,000
CAPITAL OUTLAY	46,322	118,672		10,000
HARDWARE	939			
SOFTWARE	152	532		
<b>TOTAL PAGE MEMORIAL BUILDING</b>	<b>55,775</b>	<b>124,389</b>	<b>24,213</b>	<b>40,590</b>

## GENERAL FUND - MANAGER'S DEPARTMENT

	2023-24 ACTUAL	2024-25 ACTUAL	2025-26 ACTUAL THRU 01/31/26	2026-27 PROPOSED BUDGET
DESCRIPTION				
DEPT HEAD WAGES	27,307		1,906	99,325
EMPLOYER FICA	2,075		135	7,650
EMPLOYERS SHARE OF PENSION	1,821		191	9,575
HEALTH INSURANCE EXPENSE	1,003			22,000
HEALTH INS EXPENSE-HEALTH SAVINGS	765			5,100
DENTAL INSURANCE EXPENSE	67			1,300
OPTICAL PLAN EXPENSE	15			180
DISABILITY INSURANCE	340	36		1,500
LIFE INSURANCE EXPENSE	60			350
WORKMEN'S COMPENSATION			115	150
OFFICE SUPPLIES	2,307	1,353	1,351	500
MEALS & MILEAGE		127	151	200
DUES & MEMBERSHIPS	473	99	99	750
EDUCATION & TRAINING	4,893	2,479	710	5,000
CONTRACTED SERVICES	33,141	29,563	77,173	
ATTORNEY FEES	3,978			
COMMUNICATION EXPENSE	964	1,001	886	1,200
CAPITAL OUTLAY			299	500
<b>TOTAL MANAGER</b>	<b>79,209</b>	<b>34,658</b>	<b>83,016</b>	<b>155,280</b>

## GENERAL FUND – GENERAL ADMINISTRATION

	2023-24 ACTUAL	2024-25 ACTUAL	2025-26 ACTUAL THRU 01/31/26	2026-27 PROPOSED BUDGET
DESCRIPTION				
DEPT HEAD WAGES			75,161	87,200
EMPLOYER FICA			5,110	6,700
EMPLOYERS SHARE OF PENSION			7,516	8,720
HEALTH INSURANCE EXPENSE			18,204	21,000
HEALTH INS EXPENSE-HEALTH SAVINGS			5,100	5,100
DENTAL INSURANCE EXPENSE			999	1,200
OPTICAL PLAN EXPENSE			142	170
DISABILITY INSURANCE			1,087	1,325
LIFE INSURANCE EXPENSE			304	290
WORKMEN'S COMPENSATION			135	150
OFFICE SUPPLIES			1,337	2,000
SUPPLIES			208	500
MEALS & MILEAGE			51	200
POSTAGE			3,561	4,000
DUES & MEMBERSHIPS			405	650
EDUCATION & TRAINING			3,351	3,700
MEADOWBROOK INSURANCE			13,376	14,200
CONTRACTED SERVICES			12,599	17,500
ATTORNEY FEES			1,475	2,000
AUDIT SERVICES			14,800	15,800
COMMUNICATION EXPENSE			6,265	6,000
COMMUNITY PROMOTION			4,610	6,000
COUNTY DRAIN			7,089	7,500
MISC EXPENSE			600	
CAPITAL OUTLAY				8,200
SOFTWARE			978	1,200
<b>TOTAL GENERAL ADMINISTRATION</b>			<b>184,463</b>	<b>221,305</b>

GENERAL FUND - UTILITIES, ZONING & ECONOMIC DEVELOPMENT

DESCRIPTION	2023-24 ACTUAL	2024-25 ACTUAL	2025-26 ACTUAL THRU 01/31/26	2026-27 PROPOSED BUDGET
<b>STREET LIGHTING</b>				
STREET LIGHT EXPENSE	31,171	36,984	33,297	34,000
<b>TOTAL STREET LIGHTING EXPENSE</b>	<b>31,171</b>	<b>36,984</b>	<b>33,297</b>	<b>34,000</b>
<b>WATER &amp; SEWER</b>				
SEWER EXPENSE	2,834	2,834	2,834	3,500
WATER EXPENSE	1,843	1,885	1,937	2,500
<b>TOTAL WATER &amp; SEWER EXPENSE</b>	<b>4,677</b>	<b>4,719</b>	<b>4,771</b>	<b>6,000</b>
<b>ZONING</b>				
PART TIME WAGES	7,129	6,865	6,337	7,400
EMPLOYER FICA	545	525	485	600
PLANNING & ZONING-OTHER	100	17,640	7,560	2,000
COMMUNICATION EXPENSE	258			250
<b>TOTAL ZONING EXPENSE</b>	<b>8,032</b>	<b>25,030</b>	<b>14,382</b>	<b>10,250</b>
<b>ECONOMIC DEVELOPMENT</b>				
CONTRACTED SERVICES	2,000	2,000	2,000	2,000
<b>TOTAL ECON. DEVELOPMENT EXPENSE</b>	<b>2,000</b>	<b>2,000</b>	<b>2,000</b>	<b>2,000</b>



## GENERAL FUND - POLICE DEPARTMENT

DESCRIPTION	2023-24 ACTUAL	2024-25 ACTUAL	2025-26 ACTUAL THRU 01/31/26	2026-27 PROPOSED BUDGET
DEPARTMENT HEAD WAGES	79,280	81,941	79,999	92,500
FULL TIME WAGES	98,616	106,948	118,469	192,500
OVER TIME WAGES	5,914	7,116	5,113	5,000
PART TIME WAGES	22,760	29,122	22,093	26,000
NO FRINGE BENEFIT INCENTIVE	6,300	3,300	6,600	6,600
EMPLOYER FICA	16,116	17,294	17,580	24,250
EMPLOYERS SHARE OF PENSION	7,270	21,498	15,545	31,600
HEALTH INSURANCE EXPENSE	7,905	7,691	9,634	23,750
HEALTH INS EXPENSE-HEALTH SAVINGS	4,800	4,950	5,100	10,200
DENTAL INSURANCE EXPENSE	1,284	1,181	1,115	2,000
OPTICAL PLAN EXPENSE	164	130	120	300
WELLNESS PROGRAM	195	140		360
DISABILITY INSURANCE	2,166	2,307	2,847	4,150
LIFE INSURANCE EXPENSE	688	700	685	1,025
WORKMEN'S COMPENSATION	2,571	2,231	3,065	3,500
TUITION REIMBURSEMENT				2,000
OFFICE SUPPLIES	906	265	2,218	1,500
SUPPLIES	2,537	2,663	1,323	3,000
MEALS & MILEAGE	65	191	586	600
VESTS		1,629		1,000
MEDICAL & PHYSICALS		1,604		2,000
CLOTHING EXPENSE	629	1,732	988	2,000
DUES & MEMBERSHIPS	115	165	400	525
GASOLINE PURCHASES	7,483	4,730	5,187	8,000
EDUCATION & TRAINING	3,368	3,700	2,913	5,000
RANGE QUALIFICATION	1,770	1,500		1,500
CPE TRAINING			200	3,000
MEADOWBROOK INSURANCE	9,303	9,368	6,998	7,400
CONTRACTED SERVICES	2,128	2,535	4,455	3,000
ATTORNEY FEES	1,422	9		2,000
COMMUNICATION EXPENSE	6,109	6,294	5,227	6,500
COMMUNITY PROMOTION	165	200	246	350
MAINTENANCE/REPAIR-EQUIPMENT	739	231	55	1,500
MAINTENANCE/REPAIR-VEHICLE	3,428	1,649	9,978	3,500
CAPITAL OUTLAY	26,447			
CAPITAL OUTLAY-EQUIPMENT	250	10,649		20,000
CAPITAL OUTLAY-VEHICLES	43,875			64,700
HARDWARE		151		
SOFTWARE	445	1,136	1,144	1,500
<b>TOTAL POLICE</b>	<b>367,213</b>	<b>336,950</b>	<b>329,883</b>	<b>564,310</b>



## GENERAL FUND - DEPARTMENT OF PUBLIC WORKS

DESCRIPTION	2023-24 ACTUAL	2024-25 ACTUAL	2025-26 ACTUAL THRU 01/31/26	2026-27 PROPOSED BUDGET
DEPT HEAD WAGES	22,768	23,294	33,575	37,500
FULL TIME WAGES	51,378	45,844	63,635	90,500
OVER TIME WAGES	295	360	260	1,000
PART TIME WAGES	7,417	4,302	3,022	5,000
NO FRINGE BENEFIT INCENTIVE	6,300	4,650	3,000	6,000
EMPLOYER FICA	6,667	5,986	8,026	10,100
EMPLOYERS SHARE OF PENSION	9,133	9,180	13,420	12,400
HEALTH INSURANCE EXPENSE	2,465	9,106	25,327	27,000
HEALTH INS EXPENSE-HEALTH SAVINGS	5,300	4,889	6,229	10,200
DENTAL INSURANCE EXPENSE	626	1,439	4,258	4,800
OPTICAL PLAN EXPENSE	72	153	490	625
DISABILITY INSURANCE	962	962	3,184	3,600
LIFE INSURANCE EXPENSE	312	312	833	1,000
WORKMEN'S COMPENSATION	3,801	4,109	4,912	5,600
OFFICE SUPPLIES	230	1,272	817	1,000
SUPPLIES	2,290	1,482	651	4,000
MEALS & MILEAGE			123	300
MEDICAL & PHYSICALS	170	176	361	250
CLOTHING EXPENSE	1,201	912	1,166	1,200
DUES & MEMBERSHIPS	1,056	1,036	1,096	1,200
GASOLINE PURCHASES	7,893	6,750	6,198	7,000
EDUCATION & TRAINING	350		1,581	1,500
MEADOWBROOK INSURANCE	7,344	7,396	5,812	6,500
LICENSE FEES				300
CONTRACTED SERVICES			375	
COMMUNICATION EXPENSE	2,327	2,215	1,789	3,000
GAS AND ELECTRIC	2,576	2,567	2,658	3,000
MAINTENANCE/REPAIR-BUILDING	3,472	896	223	3,500
MAINTENANCE/REPAIR-EQUIPMENT	8,067	6,501	7,679	7,500
MAINTENANCE-LANDSCAPING & GROUNDS	40	498		500
MAINTENANCE/REPAIR-VEHICLE	749	831	2,618	3,000
MAINTENANCE/REPAIR-TREES	198			500
MAY CLEAN UP	4,093	3,239	3,710	4,500
REFUSE REMOVAL	787	1,146	1,156	1,250
EQUIPMENT RENTAL EXPENSE				500
SAFETY	2,700	484	916	2,000
MISC EXPENSE	1,000	119		1,000
CAPITAL OUTLAY		8,868	11,302	4,000
CAPITAL OUTLAY-EQUIPMENT	133,372			
<b>TOTAL PUBLIC WORKS</b>	<b>297,411</b>	<b>160,974</b>	<b>220,402</b>	<b>272,825</b>



## GENERAL FUND - PARKS AND RECREATION

	2023-24 ACTUAL	2024-25 ACTUAL	2025-26 ACTUAL THRU 01/31/26	2026-27 PROPOSED BUDGET
DEPT HEAD WAGES			13,430	15,000
FULL TIME WAGES			21,840	28,500
PART TIME WAGES		6,788	7,493	8,700
EMPLOYER FICA		519	3,181	3,975
EMPLOYERS SHARE OF PENSION		312	5,354	5,300
HEALTH INS EXPENSE-HEALTH SAVINGS			370	400
WORKMEN'S COMPENSATION	206	(30)	110	2,000
SUPPLIES	2,044	1,052	1,206	1,500
MEADOWBROOK INSURANCE			898	
SWIFTY'S PLACE	338	259		1,500
GAS AND ELECTRIC	3,546	4,178	3,756	3,800
MAINTENANCE/REPAIR-BUILDING	682	8,272	3,302	2,000
MAINTENANCE/REPAIR-EQUIPMENT	1,883	3,182	1,930	2,500
MAINTENANCE-LANDSCAPING & GROUND	4,833	10,016	5,439	7,500
CAPITAL OUTLAY	3,377	24,657	20,252	240,000
DEBT PRINCIPAL	1,300			
<b>TOTAL PARKS AND RECREATION</b>	<b>18,209</b>	<b>59,205</b>	<b>88,561</b>	<b>322,675</b>

## GENERAL FUND OVERVIEW

### GENERAL FUND REVENUE AND EXPENDITURES

	2023-24 ACTUAL	2024-25 ACTUAL	2025-26 ACTUAL THRU 01/31/26	2026-27 PROPOSED BUDGET
GOVERNING BODY	83,988	95,457	15,828	14,850
MANAGERS	79,209	34,658	81,336	155,280
GENERAL ADMINISTRATION			184,466	221,305
PAGE MEMORIAL BUILDING	55,775	124,389	24,190	40,590
POLICE	367,213	336,950	329,592	564,310
PUBLIC WORKS	297,411	160,974	220,255	272,825
PUBLIC UTILITIES-STREET LIGHTING	31,171	36,984	30,813	34,000
WATER/SEWER	4,677	4,719	4,771	6,000
ZONING	8,032	25,030	14,382	10,250
ECONOMIC DEVELOPMENT	2,000	2,000	2,000	2,000
PARKS AND RECREATION	18,209	59,205	88,542	322,675
<b>Total Gen. Fund Appropriations</b>	<b>947,685</b>	<b>880,366</b>	<b>996,175</b>	<b>1,644,085</b>
REVENUES - APPROPRIATIONS	273,439	166,330	203,723	(434,560)
BEGINNING FUND BALANCE	1,176,483	1,449,924	1,616,254	1,470,293
ENDING FUND BALANCE	1,449,922	1,616,254	1,819,977	1,035,733



# MAJOR STREET FUND

	2023-24 ACTUAL	2024-25 ACTUAL	2025-26 ACTUAL THRU 01/31/26	2026-27 PROPOSED BUDGET
<b>DESCRIPTION</b>				
ACT 51 / STREETS	218,486	224,316	200,157	228,000
OTHER STATE GRANTS				46,500
BOND PROCEEDS				0
INTEREST	6,336	8,205	14,163	6,000
<b>TOTAL MAJOR ST. REVENUES</b>	<b>224,882</b>	<b>233,121</b>	<b>214,320</b>	<b>280,500</b>
<b>STREET DEPARTMENT</b>				
DEPT HEAD WAGES	3,371		5,036	5,625
EMPLOYER FICA	256		385	435
EMPLOYERS SHARE OF PENSION	225		1,044	1,000
HEALTH INS EXPENSE-HEALTH SAVINGS	35			
ADMIN BENEFITS	183	5	130	215
COLD/HOT PATCH	855	1,128		1,500
SALT/SAND ROADS	5,355	1,746	5,202	5,400
CONTRACTED SERVICES	3,300	800	17,235	6,000
AUDIT SERVICES	1,265	1,425		
STREET SWEEPING		453		
STREET STRIPING	4,030	4,023	4,101	4,500
STREET SIGNS		180		1,000
VEHICLE RENTAL - STREET REPAIRS	10,633	10,343	3,463	12,000
VEHICLE RENTAL - SNOW REMOVAL	7,402	10,264	14,030	12,000
MISC EXPENSE	4,838	2,651	3,206	3,000
STREET REPAIRS	13,323		57,900	15,000
CIP - 2026 STREET PROJECT ENGINEERING				20,530
CIP - 2026 STREET PROJECT COSTS				247,360
CIP - 2026 STREET PROJECT OTHER FORCED				37,104
TRANSFERS OUT	50,000	75,000		100,000
ADMINISTRATIVE REIMBURSEMENT			5,348	8,320
<b>TOTAL STREET DEPARTMENT</b>	<b>111,251</b>	<b>108,018</b>	<b>117,146</b>	<b>480,383</b>
<b>MAINTENANCE/CONSTRUCTION</b>				
MAINTENANCE WAGES	4,216	13,143	5,385	7,500
MAINTENANCE EMPLOYER FICA	322	967	336	580
MAINTENANCE ER SHARE OF PENSION	631	1,631	473	750
HEALTH INS EXPENSE-HEALTH SAVINGS			436	
MAINTENANCE BENEFITS	143	1,811		1,000
<b>TOTAL MAINT./CONSTRUCTION</b>	<b>5,312</b>	<b>17,558</b>	<b>6,690</b>	<b>9,830</b>
<b>SNOW REMOVAL</b>				
SNOW REMOVAL WAGES	1,555	5,402	6,483	7,000
SNOW REMOVAL EMPLOYER FICA	115		470	540
SNOW REMOVAL SHARE OF PENSION	156		643	700
HEALTH INS EXPENSE-HEALTH SAVINGS			302	600
<b>TOTAL SNOW REMOVAL</b>	<b>1,826</b>	<b>5,402</b>	<b>8,510</b>	<b>8,840</b>
<b>TOTAL MAJOR ST. EXPEND.</b>	<b>118,383</b>	<b>130,978</b>	<b>132,346</b>	<b>493,653</b>
<b>REVENUES - EXPENDITURES</b>	<b>106,493</b>	<b>102,143</b>	<b>81,974</b>	<b>(219,153)</b>





# LOCAL STREET FUND

DESCRIPTION	2023-24 ACTUAL	2024-25 ACTUAL	2025-26 ACTUAL THRU 01/31/26	2026-27 PROPOSED BUDGET
ACT 511 STREETS	76,708	78,797	70,132	79,700
OTHER STATE GRANTS				203,500
BOND PROCEEDS				700,000
INTEREST	4,184	5,255	6,233	2,500
MISC REVENUE	39,649	45,762	46,690	45,000
TRANSFERS IN	50,000	75,000		100,000
<b>TOTAL LOCAL ST. REVENUES</b>	<b>170,541</b>	<b>204,814</b>	<b>123,055</b>	<b>1,130,700</b>
<b>STREET DEPARTMENT</b>				
DEPT HEAD WAGES	1,348		6,715	7,500
EMPLOYER FICA	102		514	580
EMPLOYERS SHARE OF PENSION	90		1,392	1,200
HEALTH INS EXPENSE-HEALTH SAVINGS	38			
ADMIN BENEFITS	71	2	253	300
COLD/HOT PATCH	855	1,128		1,500
SALT/SAND ROADS	5,355	1,746	5,202	5,400
CONTRACTED SERVICES	5,650	1,600	87,326	8,000
AUDIT SERVICES	886	998		
STREET SWEEPING		453		
STREET STRIPING	516	331	423	1,500
STREET SIGNS		148		1,000
STREET RE-SURFACING		863	47,000	
VEHICLE RENTAL - STREET REPAIRS	11,971	12,034	12,846	12,000
VEHICLE RENTAL - SNOW REMOVAL	5,079	8,449	11,303	7,000
STORM SEWER	540			
MISC EXPENSE	5,090	2,388	3,257	3,000
STREET REPAIRS-CAPITAL OUTLAY		117,440		
STREET REPAIRS	9,192			20,000
CIP - 2026 STREET PROJECT ENGINEERING				89,770
CIP - 2026 STREET PROJECT COSTS				1,083,362
CIP - 2026 STREET PROJECT OTHER FORCED				162,504
ADMINISTRATIVE REIMBURSEMENT			4,376	6,650
<b>TOTAL STREET DEPARTMENT</b>	<b>46,783</b>	<b>147,580</b>	<b>180,607</b>	<b>1,411,266</b>
<b>MAINTENANCE/CONSTRUCTION</b>				
MAINTENANCE WAGES	6,746	15,737	17,616	15,000
MAINTENANCE EMPLOYER FICA	516	1,165	1,293	1,200
MAINTENANCE ER SHARE OF PENSION	1,009	2,079	1,503	1,500
HEALTH INS EXPENSE-HEALTH SAVINGS			312	
MAINTENANCE BENEFITS	238	1,906		1,750
<b>TOTAL MAINT./CONSTRUCTION</b>	<b>8,509</b>	<b>20,887</b>	<b>20,724</b>	<b>19,450</b>
<b>SNOW REMOVAL</b>				
SNOW REMOVAL WAGES	614	4,982	5,266	6,000
SNOW REMOVAL FICA	45		379	475
SNOW REMOVAL SHARE OF PENSION	61		527	600
HEALTH INS EXPENSE-HEALTH SAVINGS			651	750
<b>TOTAL SNOW REMOVAL</b>	<b>720</b>	<b>4,982</b>	<b>6,823</b>	<b>7,825</b>
<b>TOTAL LOCAL ST. EXPENDITURES</b>	<b>56,012</b>	<b>173,449</b>	<b>208,154</b>	<b>1,438,541</b>
<b>REVENUES - EXPENDITURES</b>	<b>114,529</b>	<b>31,365</b>	<b>(85,099)</b>	<b>(307,841)</b>



# WATER FUND

DESCRIPTION	2023-24 ACTUAL	2024-25 ACTUAL	2025-26 ACTUAL THRU 01/31/26	2026-27 PROPOSED BUDGET
<b>REVENUES</b>				
FINAL READ INCOME	919,738	1,120,643	1,003,388	1,035,000
WATER HOOK UP FEES	10,307	14,269	12,892	10,000
PENALTIES & INTEREST	7,184	5,815	5,492	5,000
INTEREST	8,181	30,363	41,824	30,000
INCENTIVE PROGRAM	916		1,223	
REIMBURSEMENTS	17,725			
BOND PROCEEDS				1,000,000
MISC REVENUE	11,203	14,466	210	15,000
<b>TOTAL WATER REVENUES</b>	<b>975,254</b>	<b>1,185,556</b>	<b>1,065,029</b>	<b>2,095,000</b>
<b>EXPENDITURES</b>				
DEPT HEAD WAGES	52,941	25,882	14,269	16,500
FULL TIME WAGES	190,221	153,218	32,881	34,500
OVER TIME WAGES	1,093	2,500	383	1,000
PART TIME WAGES		1,309	1,716	4,000
WATER LICENSE STIPEND	4,400	5,000		5,600
NO FRINGE BENEFIT INCENTIVE	3,000	3,000	3,000	
EMPLOYER FICA	18,215	14,275	3,836	4,500
EMPLOYERS SHARE OF PENSION	25,090	21,234	6,424	5,600
HEALTH INSURANCE EXPENSE	29,109	28,109	(1,702)	
HEALTH INS EXPENSE-HEALTH SAVINGS	10,375	9,961	985	
ADMIN BENEFITS	1,620	392		
DENTAL INSURANCE EXPENSE	4,230	4,066	278	500
OPTICAL PLAN EXPENSE	562	512	21	115
DISABILITY INSURANCE	2,268	2,268	198	425
LIFE INSURANCE EXPENSE	517	392	40	200
WORKMEN'S COMPENSATION	1,800	2,022	932	1,500
OFFICE SUPPLIES	397	1,158	582	1,000
SUPPLIES	549	365	1,085	1,500
MEALS & MILEAGE				300
CHEMICAL SUPPLIES	4,151	4,599	4,460	5,000
POSTAGE	2,257	2,770	1,086	2,200
MEDICAL & PHYSICALS		563	53	250
CLOTHING EXPENSE	715	630	314	1,200
DUES & MEMBERSHIPS	2,919	2,484	2,776	3,500
GASOLINE PURCHASES	5,225	4,465	3,644	6,000
EDUCATION & TRAINING	130	370	3,156	3,000

(The Water Fund Budget is continued on the next page)

## WATER FUND CONTINUED

	2023-24 ACTUAL	2024-25 ACTUAL	2025-26 ACTUAL THRU 01/31/26	2026-27 PROPOSED BUDGET
<b>EXPENDITURES (CONTINUED)</b>				
MEADOWBROOK INSURANCE			5,587	5,900
FLEET INSURANCE	15,995	16,106		
BANK FEES	30		25	50
WELLHEAD PROTECTION				5,000
WATER TESTING FEES	1,387	1,978	2,413	3,000
METER REPLACEMENT	10,362	9,875	5,191	5,000
HYDRANT REPLACEMENT	3,815		4,750	5,000
CONTRACTED SERVICES	9,677	28,399	71,487	9,000
AUDIT SERVICES	3,402	3,705		
COMMUNICATION EXPENSE	4,909	5,851	3,768	4,500
PRINTING & PUBLISHING	790	1,392		1,000
GAS AND ELECTRIC	50,952	55,967	40,407	52,000
MAINTENANCE/REPAIR-BUILDING	2,627	399	6,287	6,000
MAINTENANCE/REPAIR-EQUIPMENT	7,850	1,495	12,721	10,000
MAINTENANCE/REPAIR-VEHICLE		636	20	2,500
MAINTENANCE/REPAIR-WATER LINES	3,273	2,197	2,903	5,000
MAINTENANCE/REPAIRS-TANKS	74,235	86,715	86,715	86,715
NEW WATER MAINS	5,538	5,140	3,512	4,000
WELL REPAIRS		4,976	38,762	45,000
IRON REMOVAL	19,500			
SCADA CONTROL SYSTEM		1,061	7,961	2,500
MISC EXPENSE	913	249	1,453	1,500
DEPRECIATION EXPENSE	251,211	249,120		250,000
CAPITAL OUTLAY-EQUIPMENT			19,727	4,000
HARDWARE	9,609	9,872	8,513	9,000
SOFTWARE	88	272	230	250
CIP - 2026 STREET PROJECT ENGINEERING				110,300
CIP - 2026 STREET PROJECT COSTS				1,176,402
CIP - 2026 STREET PROJECT OTHER FORCED				176,460
CAPITAL IMPROVEMENT BOND				34,200
CAPITAL IMPROVEMENT BOND II				19,800
USDA BOND 2016				75,000
INTEREST EXPENSE	71,699	70,328	35,978	90,500
ADMINISTRATIVE REIMBURSEMENT			76,726	88,190
<b>TOTAL WATER EXPENDITURES</b>	<b>909,646</b>	<b>847,277</b>	<b>515,553</b>	<b>2,386,157</b>
<b>REVENUES - EXPENDITURES</b>	<b>65,608</b>	<b>338,279</b>	<b>549,476</b>	<b>(291,157)</b>



## GENERAL HIGHWAY FUND

DESCRIPTION	2023-24 ACTUAL	2024-25 ACTUAL	2025-26 ACTUAL THRU 01/31/26	2026-27 PROPOSED BUDGET
CURRENT REAL PROPERTY TAXES	229,542	242,463	263,553	252,000
CURRENT PERSONAL PROPERTY TAX	21,233	10,317	10,772	10,000
LOCAL COMMUNITY STABILIZATION SHARE TAX	33,138	22,015	41,700	35,000
PENALTIES & INTEREST ON TAXES	2			
INTEREST	7,075	9,144	14,208	9,000
<b>TOTAL GENERAL HWY. REVENUES</b>	<b>290,990</b>	<b>283,939</b>	<b>330,233</b>	<b>306,000</b>
<b>HIGHWAYS &amp; STREETS</b>				
ADMINISTRATION WAGES	7,754			
ADMINISTRATION FICA	589			
ADMIN EMPLOYERS SHARE OF PENSION	517			
HEALTH INS EXPENSE-HEALTH SAVINGS	217			
ADMIN BENEFITS	408	10		
CONTRACTED SERVICES		31,778		
AUDIT SERVICES	1,265	1,425		
SIDEWALK REPLACEMENT PROGRAM	10,398	13,428	12,122	15,000
MTF BOND REPAYMENT	74,600	74,600		
MTF BOND INTEREST	4,383	2,985		
CAPITAL IMPROV BOND II - PRIN	41,300	43,400	119,200	127,000
CAP IMPROV BOND II INTEREST	6,656	5,687	7,088	4,700
2026 STREET PROJECT INTEREST				17,500
ADMINISTRATIVE REIMBURSEMENT			38,894	58,240
<b>TOTAL HIGHWAYS &amp; STREETS</b>	<b>148,087</b>	<b>173,313</b>	<b>177,304</b>	<b>222,440</b>
<b>MAINTENANCE/CONSTRUCTION</b>				
STREET ADMIN SALARY	25,298	34,718	8,394	9,400
STREET ADMIN FICA	1,935	2,617	642	720
EMPLOYERS SHARE OF PENSION	3,786	5,366	1,740	940
STREET ADMIN BENEFITS	748	2,402	316	350
<b>TOTAL MAINT./CONSTRUCTION</b>	<b>31,767</b>	<b>45,103</b>	<b>11,092</b>	<b>11,410</b>
<b>TOTAL GENERAL HWY. EXPENDITURES</b>	<b>179,854</b>	<b>218,416</b>	<b>188,396</b>	<b>233,850</b>
<b>REVENUES - EXPENDITURES</b>	<b>111,136</b>	<b>65,523</b>	<b>141,837</b>	<b>72,150</b>



# DOWNTOWN DEVELOPMENT AUTHORITY

Under the provisions of Act 197 of Public Acts of 1975 of the State of Michigan, as amended, the Downtown Development Authority was established in 2004, in the Village of Lake Odessa. The Act was developed to assist units of government in their encouragement of historic preservation and to encourage and promote economic development, growth and revitalization in central business districts of Michigan municipalities.

DESCRIPTION	2023-24 ACTUAL	2024-25 ACTUAL	2025-26 ACTUAL THRU 01/31/26	2026-27 PROPOSED BUDGET
<b>REVENUES</b>				
CURRENT REAL PROPERTY TAXES	44,810	52,344		25,000
INTEREST	767	620	81	75
DONATIONS-PRIVATE SOURCES	925	275		
<b>TOTAL DDA REVENUES</b>	<b>46,502</b>	<b>53,239</b>	<b>81</b>	<b>25,075</b>
<b>EXPENDITURES</b>				
OFFICE SUPPLIES			128	50
POSTAGE	15		116	25
DUES & MEMBERSHIPS	25	40	40	50
EDUCATION & TRAINING				
CONTRACTED SERVICES	7,865	10,230	10,148	500
ATTORNEY FEES			2,491	2,000
AUDIT SERVICES	127	143		
ADVERTISING	961	750	750	750
MISCELLANEOUS EXPENSE			219	
REFUNDS			3,497	
BEAUTIFICATION	56,392	6,228	3,991	14,500
CHRISTMAS DECORATIONS	972	6,587	1,971	2,000
ADMINISTRATIVE REIMBURSEMENT				5,000
<b>TOTAL DDA EXPENDITURES</b>	<b>66,357</b>	<b>23,978</b>	<b>23,351</b>	<b>24,875</b>
<b>REVENUES - EXPENDITURES</b>	<b>(19,855)</b>	<b>29,261</b>	<b>(23,270)</b>	<b>200</b>



## ARTS COMMISSION

	2023-24 ACTUAL	2024-25 ACTUAL	2025-26 ACTUAL THRU 01/31/26	2026-27 PROPOSED BUDGET
<b>DESCRIPTION</b>				
<b>REVENUES</b>				
STATE GRANTS	11,548	13,767		10,000
ART IN THE PARK REVENUE-NEXT FY	3,780	3,765		
FOOD BOOTH FEES	505	575	510	500
ART IN THE PARK REVENUE	3,300	3,230	6,695	6,500
INTEREST	326	377	39	40
DONATIONS-PRIVATE SOURCES	10,875	7,700	4,950	5,000
MISC REVENUE		6	50	50
<b>TOTAL ARTS COMM. REVENUES</b>	<b>30,334</b>	<b>29,420</b>	<b>12,244</b>	<b>22,090</b>
<b>EXPENDITURES</b>				
OFFICE SUPPLIES	105	40	34	100
SUPPLIES	284	528	192	300
POSTAGE	230	82	435	450
CREDIT CARD FEES	(123)	(63)	(35)	50
OPERATING EXPENSE	124	40	40	100
T-SHIRTS	666	297	747	750
SOUND	1,633	1,763	1,887	1,900
CONCESSIONS SUPPLIES	345	325	516	400
SECURITY	300		150	150
AUDIT SERVICES	127	143		150
RADIOS	144	144	144	150
TELEPHONE	521	524	469	550
ADVERTISING	7,842	10,593	6,506	7,000
OPER EXP-GRANT DISBURSEMENT	50		10	10
PUBLIC ART PROJECT		1,216	5,508	10,500
CLEAN UP			500	500
KIDS AREA	314	88	338	350
ENTERTAINMENT	1,725	2,450	2,300	2,300
PORT A POTTY	590	615	460	625
GOLF CART RENTALS	1,103	1,589	1,589	1,235
TENT, TABLES, CHAIR RENTALS	736	390	556	600
MISCELLANEOUS EXPENSE	885	5	210	50
REFUND/REIMBURSEMENTS	190	143	714	200
PROJECT COSTS			882	
PARK IMPROVEMENTS	5,021	2,142		
<b>TOTAL ARTS COMM. EXPENDITURES</b>	<b>22,812</b>	<b>23,054</b>	<b>24,152</b>	<b>28,420</b>
<b>REVENUES - EXPENDITURES</b>	<b>7,522</b>	<b>6,366</b>	<b>(11,908)</b>	<b>(6,330)</b>



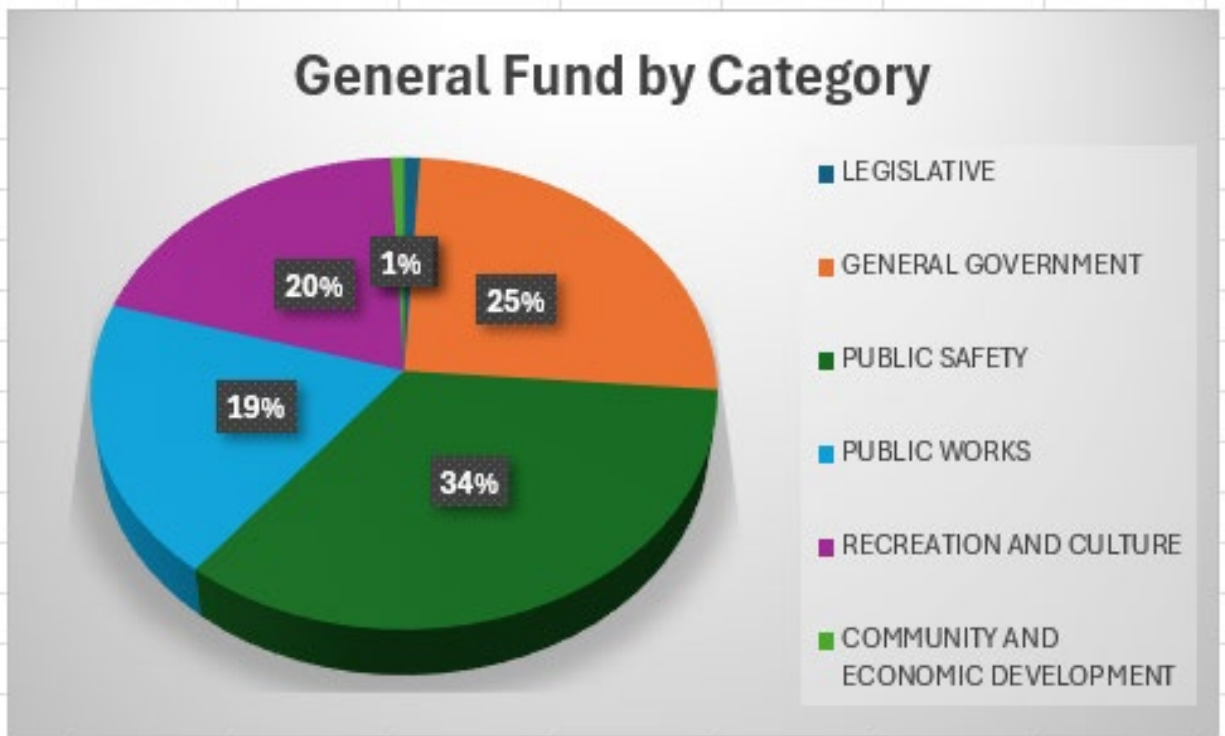
## POLICE TRAINING FUND

DESCRIPTION	2023-24 ACTUAL	2024-25 ACTUAL	2025-26 ACTUAL THRU 01/31/26	2026-27 PROPOSED BUDGET
<b>REVENUES</b>				
<b>STATE GRANTS</b>				750
INTEREST			1	1
MISC REVENUE		188		
<b>TOTAL POLICE TRAINING REVENUES</b>		188	1	751
<b>EXPENDITURES</b>				
EDUCATION & TRAINING			182	750
<b>TOTAL POL. TRAINING EXPENDITURES</b>			(182)	(750)
<b>REVENUES-EXPENDITURES</b>		188	1	1



## SUPPLEMENTAL INFORMATION

GENERAL FUND	2026-27 PROPOSED BUDGET
<b>BEGINNING FUND BALANCE AS OF 1/31/2026</b>	<b>1,819,977</b>
EXPECTED REVENUES	1,209,525
PROPOSED EXPENDITURES	
LEGISLATIVE	14,850
GENERAL GOVERNMENT	417,175
PUBLIC SAFETY	564,710
PUBLIC WORKS	312,825
RECREATION AND CULTURE	322,675
COMMUNITY AND ECONOMIC DEVELOPMENT	12,250
TOTAL EXPENDITURES	1,644,485
REVENUES - EXPENDITURES	(434,960)
<b>ENDING FUND BALANCE</b>	<b>1,385,017</b>







## SUPPLEMENTAL INFORMATION

2026-27 PROPOSED BUDGET	
<b>MAJOR STREET FUND</b>	
<b>BEGINNING FUND BALANCE AS OF 1/31/2026</b>	<b>747,201</b>
EXPECTED REVENUES	280,500
PROPOSED EXPENDITURES	499,659
REVENUES - EXPENDITURES	(219,159)
<b>ENDING FUND BALANCE</b>	<b>528,042</b>
2026-27 PROPOSED BUDGET	
<b>LOCAL STREET FUND</b>	
<b>BEGINNING FUND BALANCE AS OF 1/31/2026</b>	<b>298,674</b>
EXPECTED REVENUES	1,130,700
PROPOSED EXPENDITURES	1,438,541
REVENUES - EXPENDITURES	(307,841)
<b>ENDING FUND BALANCE</b>	<b>(9,167)</b>
2026-27 PROPOSED BUDGET	
<b>GENERAL HIGHWAY FUND</b>	
<b>BEGINNING FUND BALANCE AS OF 1/31/2026</b>	<b>729,928</b>
EXPECTED REVENUES	306,000
PROPOSED EXPENDITURES	233,850
REVENUES - EXPENDITURES	72,150
<b>ENDING FUND BALANCE</b>	<b>802,078</b>
2025-26 PROPOSED BUDGET	
<b>DDA FUND</b>	
<b>BEGINNING FUND BALANCE AS OF 1/31/2026</b>	<b>82,492</b>
EXPECTED REVENUES	56,625
PROPOSED EXPENDITURES	94,075
REVENUES - EXPENDITURES	(37,450)
<b>ENDING FUND BALANCE</b>	<b>45,042</b>



## SUPPLEMENTAL INFORMATION

	2026-27 PROPOSED BUDGET
<b>ARTS COMMISSION FUND</b>	
<b>BEGINNING FUND BALANCE AS OF 1/31/2026</b>	<b>35,332</b>
EXPECTED REVENUES	22,090
PROPOSED EXPENDITURES	28,420
REVENUES - EXPENDITURES	(6,330)
<b>ENDING FUND BALANCE</b>	<b>29,002</b>
	2026-27 PROPOSED BUDGET
<b>302 POLICE TRAINING FUND</b>	
<b>BEGINNING FUND BALANCE AS OF 1/31/2026</b>	<b>0</b>
EXPECTED REVENUES	751
PROPOSED EXPENDITURES	750
REVENUES - EXPENDITURES	1
<b>ENDING FUND BALANCE</b>	<b>1</b>
	2026-27 PROPOSED BUDGET
<b>WATER FUND</b>	
<b>BEGINNING FUND EQUITY AS OF 1/31/2026</b>	<b>7,807,730</b>
EXPECTED REVENUES	2,095,000
PROPOSED EXPENDITURES	2,386,157
REVENUES - EXPENDITURES	(291,157)
<b>ENDING FUND EQUITY</b>	<b>7,516,573</b>

# New Business

**Lake Odessa Village Council**  
**Ionia County, Michigan**

Trustee \_\_\_\_\_, supported by Trustee \_\_\_\_\_, moved to adopt the following resolution:

**RESOLUTION NO. 2026-10**

**A RESOLUTION TO ADOPT THE BUDGET FOR FISCAL YEAR 2026-27  
FOR THE VILLAGE OF LAKE ODESSA**

**WHEREAS**, Village staff has prepared a budget for the Village of Lake Odessa for the 2026-27 fiscal year, a copy of which is attached to and a part of this resolution; and

**WHEREAS**, anticipated revenues for all Village funds for the fiscal year are estimated to total \$5,066,641; and

**WHEREAS**, anticipated expenditures for all Village funds for the fiscal year are estimated to total \$6,256,737; and

**WHEREAS**, the Village of Lake Odessa maintains appropriate, adequate, and healthy fund balances in each fund as demonstrated in the proposed budget document; and

**WHEREAS**, a public hearing with regard to said budget was duly noticed and held by the Lake Odessa Village Council on February 16, 2026, in accordance with Michigan statute, and opportunity was given to all present to comment upon the same; and

**WHEREAS**, the Village Council is now satisfied that the fiscal year 2026-2027 budget as proposed is reasonable and in the best interest of the Village of Lake Odessa.

**NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

1. That the Village Council for the Village of Lake Odessa approves and hereby adopts the aforementioned budget, subject to such amendments as may subsequently be authorized by the Village Council as a result of changes in receipts and/or changes in expenditures which are either unavoidable or determined by the Village Council to be in the best interest of the Village, and which can be met out of surplus funds or a reallocation of budget expenditures;
2. That it is the expressed intent of the Village Council that the aforementioned budget shall be adopted and managed in accordance with an appropriation resolution adopted by it.
3. That this budget shall become effective on March 1, 2026 and shall end on February 28, 2027.
4. All resolutions and parts of resolutions, insofar as they conflict with the provisions of this resolution, are rescinded.

**Ayes:**

**Nays:**

**Absent:**

**Abstain:**

**RESOLUTION DECLARED \_\_\_\_\_.**

**CERTIFICATION**

I hereby certify that the foregoing is a true and complete copy of Resolution 2026-10 , adopted by the Lake Odessa Village Council at a regular meeting held on February 16, 2026, the original of which is on file in Clerk's office and available to the public pursuant to the required statutory procedure.

**Dated:** February 16, 2026

Kathy Forman, Village Clerk/Treasurer

**Lake Odessa Village Council**  
**Ionia County, Michigan**

Trustee \_\_\_\_\_, supported by Trustee \_\_\_\_\_, moved to adopt the following resolution:

**RESOLUTION NO. 2026-11**

**A RESOLUTION TO APPROVE AND ADOPT THE VILLAGE OF LAKE ODESSA  
GENERAL APPROPRIATIONS ACT FOR FISCAL YEAR 2026-2027**

**WHEREAS**, each year, the Village of Lake Odessa establishes a General Appropriations Act to define the powers and duties of the officers of the Village of Lake Odessa in relation to the administration of the budget and to provide remedies for refusal or neglect to comply with the requirements of this resolution; and

**WHEREAS**, the Lake Odessa Village Council has determined that it serves a public purpose and is in the public interest to approve and adopt a General Appropriation Ordinance for the fiscal year that commences March 1, 2026 to read as follows:

**Section 1: Title**

This ordinance shall be known as the Village of Lake Odessa General Appropriations Act for Fiscal Year 2026-2027.

**Section 2: Chief Administrative Officer**

The Lake Odessa Village Manager shall be the Chief Administrative Officer and shall perform the duties of the Chief Administrative Officer enumerated in this act. In the absence of a Village Manager, the Village President shall perform the duties of the Chief Administrative Officer enumerated in this ordinance.

**Section 3: Fiscal Officer**

The Lake Odessa Treasurer shall be the Fiscal Officer and shall perform the duties of the Fiscal Officer enumerated in this ordinance.

**Section 4: Public Hearing on the Budget**

Pursuant to MCL 141.412, notice of public hearing on the proposed Fiscal Year 2026-2027 budget for the Village of Lake Odessa was published in a newspaper of general circulation, and a public hearing on said proposed budget was held by the Lake Odessa Village Council on February 16, 2026.

**Section 5: Estimated Revenues**

Estimated Village revenues for Fiscal Year 2026-2027, including a general operating millage of 9.8610, a general highway fund millage of 4.4192, and various miscellaneous revenues shall total \$5,055,641.

**Section 6: Millage Levy**

The Lake Odessa Village Council shall cause to be levied and collected the general property tax on all real and personal property within the Village upon the current tax roll an amount not greater than 14.2802 mills, including a general operating millage of 9.8610 and a street repair millage of 4.4192. The actual amount to be levied and collected shall be established by the Village Council in accordance with the determination of the maximum allowable millage rate pursuant to State statute.

**Section 7: Estimated Expenditures**

Estimated expenditures for Fiscal Year 2026-2027 for the activities of the Village shall total \$6,256,737. In accordance with the Village's policies, a planned expense of accumulated reserve funds accommodates any difference between revenues and expenditures and accounts for a balanced budget.

**Section 8: Adoption of Budget by Reference**

The Fiscal Year 2026-2027 general fund budget of the Village is hereby adopted by reference, with revenues and expenditures as indicated in Sections 5 and 7 above.

**Section 9: Adoption of Budget by Category and Fund**

The Lake Odessa Village Council adopts the Fiscal Year 2026-2027 budget by appropriation category and fund as follows:

Fund/Category	Category Total	Fund Total
General Fund		
Legislative	\$14,850	
General Government	\$417,175	
Public Safety	\$564,710	
Public Works	\$312,825	
Recreation and Culture	\$322,675	
Community and Economic Development	\$12,250	
Total General Fund		\$1,644,485
Major Street Fund		\$499,659
Local Street Fund		\$1,438,541
General Highway Fund		\$233,850
Downtown Development Authority Fund		\$24,875
Arts Commission Fund		\$28,420
302 Police Training Fund		\$750
Water Fund		\$2,386,157
<b>TOTAL APPROPRIATION</b>		<b>\$6,256,737</b>

Village officials responsible for expenditures authorized in the budget may expend Village funds up to, but not to exceed, the total appropriation authorized for each category and fund, and may make transfers among the various line items, activities (departments), and categories contained therein. However, no transfers of appropriations for line items related to wages or salaries may be made without Village Council approval by budget amendment.

#### **Section 10: Appropriation not a Mandate to Spend**

Appropriations will be deemed maximum authorizations to incur expenditures. The Fiscal Officer shall exercise supervision and control to ensure that expenditures are within appropriations, and shall not issue any order for expenditures that exceed appropriations.

#### **Section 11: Transfers**

Transfers of any unencumbered balance, or any portion, in any appropriation account to any other appropriation account may not be made without amendment of this resolution; except that the Chief Administrative Officer may transfer to the Local Street Fund an amount not to exceed 50% of the total appropriation authorized in the Major Street Fund, in accordance with the laws of the State of Michigan. The Village Council shall be notified at its next meeting of any such transfer made, and reserves the right to modify, amend or nullify any such transfer. Under no circumstances may the total general fund budget be changed without prior approval of the Village Council.

#### **Section 12: Periodic Fiscal Reports**

The Fiscal Officer shall make available to the Village Council as of the end of each month a report of financial operations, including, but not limited to:

- a. a summary statement of the actual financial condition of the general fund at the end of the previous month;
- b. a summary statement showing the receipts and expenditures for the previous month and for the current fiscal year to the end of the previous month.

#### **Section 13: Limit on Obligations and Payments**

No obligation shall be incurred against and no payment shall be made from any appropriation category or fund unless there is a sufficient balance in the category or fund and sufficient funds are or will be available to meet the obligation.

#### **Section 14: Budget Monitoring**

Whenever it appears to the Chief Administrative Officer or the Village Council that the actual and probable revenues in any account will be less than the estimated revenues upon which appropriations from such fund were based, and when it appears that expenditures shall exceed an appropriation, the Chief Administrative Officer shall present to the Village Council recommendations to prevent expenditures from exceeding available revenues or appropriations for the current fiscal year. Such recommendations shall include proposals for reducing appropriations, increasing revenues or both.

#### **Section 15: Violations of this Ordinance**

Any obligation incurred or payment authorized in violation of this resolution shall be void and shall subject any responsible official(s) or employee(s) to disciplinary action as outlined in 1978 PA 621.

#### **NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

1. The Village Council for the Village of Lake Odessa approves and hereby adopts the proposed General Appropriations Ordinance as outlined above.



2. All resolutions and parts of resolutions, insofar as they conflict with the provisions of this resolution are rescinded.

**Ayes:**

**Nays:**

**Absent:**

**Abstain:**

**RESOLUTION DECLARED \_\_\_\_\_.**

**CERTIFICATION**

I hereby certify that the foregoing is a true and complete copy of Resolution 2026-11, adopted by the Lake Odessa Village Council at a regular meeting held on February 16, 2026, the original of which is on file in the Clerk's office and available to the public pursuant to the required statutory procedure.

**Dated:** February 16, 2026

\_\_\_\_\_  
**Kathy Forman, Village Clerk/Treasurer**

**Lake Odessa Village Council**  
**Ionia County, Michigan**

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

**RESOLUTION NO. 2026-12**

**A RESOLUTION TO APPROVE AND ADOPT THE VILLAGE OF LAKE ODESSA  
CAPITAL IMPROVEMENT PLAN FOR FISCAL YEARS 2026-2032**

**WHEREAS**, each year, Village of Lake Odessa staff creates and recommends a Capital Improvement Plan that is submitted as part of the annual proposed budget; and

**WHEREAS**, this plan provides a snapshot of needed and/or proposed capital improvements for infrastructure projects and/or improvements to Village owned assets; and

**WHEREAS**, a copy of the proposed Capital Improvement Plan is attached to and a part of this resolution, and is also included in the Village of Lake Odessa's proposed budget.

**NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

1. The Village of Lake Odessa Council approves and hereby adopts the proposed Capital Improvement Plan as attached to this resolution.
2. All resolutions and parts of resolutions, insofar as they conflict with the provisions of this resolution are rescinded.

**Ayes:**

**Nays:**

**Absent:**

**Abstain:**

**RESOLUTION DECLARED** \_\_\_\_\_.

**Dated:** February 16, 2026

\_\_\_\_\_  
**Kathy Forman, Village Clerk**

	FUNDING SOURCE							
	General Fund	Water Fund	General Highway	Major Street Fund	Local Street Fund	Grant	Loan	Total Project Cost
Fiscal Year 2026/2027								
Beach Pavilion Reconstruction/Restrooms Enhancement?	\$240,000.00							\$240,000.00
Replace 2020 Police Interceptor	\$64,000.00							\$64,000.00
Clean Well 6, Replace Pump/Motor		\$45,000.00						\$45,000.00
Asphalt Crack Repair				\$15,000.00	\$20,000.00			\$35,000.00
Drone Purchase Police Dept	\$20,000.00							\$20,000.00
Audio Purchase Council Chambers	\$10,000.00							\$10,000.00
Infrastructure Improvements - 2nd Ave, 3rd Ave, Johnson, Emerson, Lincoln		\$1,286,702.00		\$267,890.00	\$1,173,132.00	\$250,000.00		\$2,977,724.00
Fiscal Year 2027/2028								
Paving Harrison, Rochester, & Alger between Harrison/Rochester St					\$140,000.00			\$140,000.00
Old DPW Building Demo & Rebuild	\$220,000.00	\$220,000.00						\$440,000.00
Sidewalk Extensions JLA			\$60,000.00					\$60,000.00
Fiscal Year 2028/2029								
Mill/Fill Paving 4th Ave (JLS to Tupper)				\$150,000.00				\$150,000.00
Infrastructure Improvements 2nd Ave, Mill/Fill 3rd St		\$140,000.00			\$200,000.00			\$340,000.00
Replace Backhoe	\$80,000.00	\$80,000.00						\$160,000.00
Fiscal Year 2029/2030								
Resurfacing - Bonanza, Jordan Lake Ave				\$200,000.00				\$200,000.00
Replace Zero Turn Mower	\$7,500.00	\$7,500.00						\$15,000.00
Replace 2019 Ford F550	\$40,000.00	\$40,000.00						\$80,000.00
Fiscal Year 2030/2031								
Replace 2024 Police Interceptor	\$64,000.00							\$64,000.00
Fiscal Year 2031/2032								
Replace 2018 Ford F250	\$30,000.00	\$30,000.00						\$60,000.00
Infrastructure Improvements - Morton - Reconstruct Alger, Tupper & Emerson Streets		\$500,000.00		\$350,000.00	\$300,000.00			\$1,150,000.00
Replace Zero Turn Mower	\$7,500.00	\$7,500.00						\$15,000.00
Updated: 2/5/2026								
Prepared by: Jesse Trout, Director of Public Works								

--

**Lake Odessa Village Council**  
**Ionia County, Michigan**

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

**RESOLUTION NO. 2026-13**

**A RESOLUTION TO ESTABLISH A COMMITTED FUND BALANCE TO ACCOUNT  
FOR FUNDS RESERVED FOR PURCHASE OF A NEW PATROL VEHICLE**

**WHEREAS**, one of the Police Department patrol vehicles has required significant maintenance over the past year and Village administrators are concerned about its future reliability; and

**WHEREAS**, to address reliability concerns, the administration has proposed as part of the capital improvements plan for the 2026-27 fiscal year to purchase and outfit a new patrol vehicle at an estimated cost of \$64,700; and

**WHEREAS**, unexpended funds exceeding \$64,700 remain available in the Police Department's 2025-26 budget that are available to set aside to purchase the new vehicle;

**NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

1. The Village Council authorizes and directs Village Treasurer Kathy Forman to establish a committed fund balance in the amount of \$64,700 to reserve funds for the purchase of a new police patrol vehicle.

**Ayes:**

**Nays:**

**Absent:**

**Abstain:**

**RESOLUTION DECLARED** \_\_\_\_\_.

**Dated:** February 16, 2026

\_\_\_\_\_  
**Kathy Forman, Village Clerk**

**Lake Odessa Village Council**  
**Ionia County, Michigan**

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

**RESOLUTION NO. 2026-14**

**A RESOLUTION TO AMEND THE BUDGET FOR FISCAL YEAR 2025-26**

**WHEREAS**, each year, the Lake Odessa Village Council adopts, by resolution, a General Appropriations Act to appropriate funds for the Villages various operations; and

**WHEREAS**, from time to time, in accordance with the General Appropriations Act, it is necessary to seek Council approval to amend the budget adopted through the General Appropriations Act to transfer unencumbered balances from one category to another; and

**WHEREAS**, village administrators expect the amount expended in the:

- Legislative category of the General Fund for fiscal year 2025-26 will exceed the amount appropriated by \$3,000 because of the additional special meetings held during the fiscal year and the interest shown by council members in attending training; and
- Public Safety category of the General Fund to be \$3,000 less than appropriated because full-time wages included an additional officer position that was not filled, and health insurance expense included an additional officer position fully insured;

**NOW, THEREFORE, BE IT RESOLVED**, that the appropriations for the following funds Legislative and Public Safety categories of the General Fund shall be amended as follows

Fund/Category	Current Budget	Amended Budget	Net Change
General Fund			
Legislative	\$15,010.00	\$18,010.00	\$3,000.00
Public Safety	\$458,420.00	\$455,420.00	(\$3,000.00)
<b>Net Change to Fund</b>			<b>\$0.00</b>

**Ayes:**

**Nays:**

**Absent:**

**Abstain:**

**RESOLUTION DECLARED** \_\_\_\_\_.

**CERTIFICATION**

I hereby certify that the foregoing is a true and complete copy of Resolution 2026-14, adopted by the Lake Odessa Village Council at a regular meeting held on February 16, 2026, the original of which is on file in the Clerk's office and available to the public pursuant to the required statutory procedure.

**Dated:** February 16, 2026

Kathy Forman, Village Clerk/Treasurer

**Lake Odessa Village Council**  
**Ionia County, Michigan**

Trustee \_\_\_\_\_, supported by Trustee \_\_\_\_\_, moved to adopt the following resolution:

**RESOLUTION NO. 2026-15**

**TERMINATION OF INTERIM MANAGEMENT SERVICES CONTRACT  
WITH GREGG GUIDANCE, LLC**

**WHEREAS**, pursuant to action of the Village Council during a special meeting on February 7, 2024, a contract was entered into between the Village and Gregg Guidance, LLC, through which the latter provided interim management services for an indefinite period that commenced effective February 12, 2024; and

**WHEREAS**, the contract with Gregg Guidance, LLC provides in paragraph 11 that the contract shall continue in force and effect until terminated, and that Council may exercise its right to terminate the contract at any regular or special meeting, subject to the re-engagement provisions of paragraph 12 of the agreement; and

**WHEREAS**, Council has approved an employment agreement with Mark Borden pursuant to which Mr. Borden will serve as Village Manager effective March 9, 2026 at 12:00 a.m. and, consequently, has no further need for the interim management services of Gregg Guidance, LLC as of that date and time; and

**WHEREAS**, Council wishes to ensure an orderly transition of village management services from Gregg Guidance, LLC to Mark Borden;

**NOW, THEREFORE, BE IT RESOLVED**, that Council hereby approves the termination of its agreement with Gregg Guidance, LLC, subject to the re-engagement provisions of paragraph 12 of the agreement, effective March 8, 2026 at 11:59 p.m.

**Ayes:**

**Nays:**

**Absent:**

**Abstain:**

**RESOLUTION DECLARED ADOPTED.**

**Dated:** February 16, 2026

\_\_\_\_\_  
**Kathy Forman, Village Clerk**

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

Trustee \_\_\_\_\_, supported by Trustee \_\_\_\_\_, moved the adoption of the following ordinance:

**ORDINANCE NO. 2026-01**

**AN ORDINANCE TO AMEND SECTION 36-63 OF THE  
CODE OF ORDINANCES TO CHANGE THE REQUIRED  
MINIMUM ROOF PITCH TO 4:12**

**THE VILLAGE OF LAKE ODESSA ORDAINS:**

**Section 1.** That Sections 36-63 of the Code of Ordinances, Village of Lake Odessa, Michigan, is hereby amended to read as follows:

**Sec. 36-63. General regulations.**

- (a) *Zoning permit required; conformance to zoning.* In accordance with other village codes, ordinances, and regulations duly adopted by the village council, and in accordance with this chapter, no building or sign shall hereafter be erected, relocated, or altered in its exterior dimension or use, and no excavation for any building shall be begun until a zoning permit has been issued. With respect to this zoning ordinance, eligibility for a zoning permit shall be established upon conformance with the provisions contained herein. This shall apply to all new construction of buildings, fences and all major improvements to existing structures and signs. (See article V of this chapter for application procedures.)
  - (1) Zoning permits will not be necessary for normal repairs to existing structures or signs, nor for minor improvements such as unenclosed patios, painting, plumbing, new roofs, etc.
- (b) *Certificate of occupancy required.* No principal building or dwelling subject to the provisions of this chapter shall be occupied, inhabited or used until a certificate of occupancy is issued. (See article V of this chapter for application procedures.)
- (c) *Structures.*
  - (1) *Restoring unsafe buildings.* Nothing in this chapter shall prevent the strengthening or restoring to a safe condition of any part of any building or structure declared unsafe by the village building inspector or the county health department.
  - (2) *Sewage disposal facilities and utilities.* Each dwelling unit and principal structure shall be equipped with adequate water-carried sewage disposal facilities to comply with the county sanitary code in effect at the time of the erection of said dwelling or principal structure. Where public utilities exist within 500 feet. The owner or developer shall be required to hook up with such system.



- (3) *Structure to have access.* Every principal structure hereafter erected or moved shall be on a lot adjacent to a public street, or with access to an approved private street, and all structures shall be located on lots as to provide safe and convenient access for servicing, fire protection, and required off-street parking.
- (4) *Erection of more than one principal structure on a lot.* In any district, more than one structure housing a permitted or permissible principal use may be erected on a single lot, providing that yard and other requirements of this chapter shall be met for each structure as though it were on an individual lot; and providing that the percentage of lot covered by buildings may not exceed 40 percent.
- (5) *Accessory buildings.* No accessory building shall be erected in any required front yard, and no separate accessory building shall be erected within five feet of any other building or any property line.
- (6) *Exceptions to height regulations.* The height limitations contained in regulations of this chapter do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances usually required to be placed above the roof level and not intended for human occupancy.
- (7) *Manufactured homes.* No person shall use or permit the use of any manufactured home or trailer coach as a permanent residence on any site, lot, field, or tract of land not specifically zoned as a manufactured home development, except as follows:
  - a. Manufactured homes may be placed in a licensed manufactured home dealership in commercial zoning districts.
  - b. Manufactured home structures may be used temporarily while constructing a permanent nonresidential structure for a period of one year. Two extension periods of six months each are permitted upon application to the zoning administrator.
  - c. Manufactured homes outside of manufactured home developments may be used as single-family dwellings in accordance with section 36-63(c)(8), "Dwelling standards". Manufactured home developments are provided for in section 36-93.
- (8) *Dwelling standards.*
  - a. All structures used or proposed to be used as dwellings as defined herein, shall comply with this section, minimum floor area requirements prescribed in zoning district regulations, and other applicable standards of the State of Michigan and United States Department of Housing and Urban Development.
  - b. A dwelling shall be firmly attached to a permanent continuous foundation which complies with applicable provisions of the building code enforced by the village.
  - c. A new dwelling shall be aesthetically compatible in design and appearance with other residences in the vicinity. A new dwelling shall have a roof overhang of not less than 12 inches on all sides, or alternatively, window sills or roof drainage systems concentrating roof drainage at collection points along the sides of the dwelling. A new dwelling shall have not less than two exterior doors with the second door being in either the rear or side of the dwelling; and shall contain steps connected to said

exterior door areas or to porches connected to said door area where a difference in elevation requires the same.

- d. If the dwelling is a manufactured home, it shall be installed with the wheels, axles and towing mechanism removed.
- e. A new dwelling shall have a minimum horizontal dimension across any front, side or rear elevation of 24 feet at time of manufacture, placement, or construction.
- f. Floor to ceiling height shall be a minimum of seven and one-half feet.
- g. A new dwelling shall have a minimum roof pitch of ~~6:12~~ 4:12, meaning that the amount of slope of the roofline in terms of angle or other numerical measure shall be ~~six~~ four units of vertical rise for 12 units of horizontal shelter.
- h. The aforementioned standards shall not apply to manufactured homes located in a manufactured home development licensed by the Michigan Manufactured Home Commission.

(9) *Projections into yards.*

- a. Certain architectural features, such as cornices, bay windows (or windows without foundations), gutters, chimneys, pilasters and similar features may project no further than three feet into a required front, rear, or side yard.
- b. Any porch, terrace, deck, or balcony that is enclosed shall meet the minimum setback requirement of the main building or accessory building to which it is attached.
- c. On pre-existing building and structures, the zoning administrator shall be authorized to approve encroachments into a required yard for purposes of accommodating the barrier-free access needs of the residents, tenants, and/or client and patrons of said buildings and structures. Authorization of any encroachment shall be subject to the following:
  - 1. The encroachment shall not be located in a public right-of-way.
  - 2. The encroachment shall not create a clear vision hazard.
  - 3. The clear vision requirements of Section 3.11 shall be met.
  - 4. The encroachment shall be limited to that necessary to accommodate the access requirements of the intended user(s), provided, however an encroachment shall maintain a setback of not less than two feet from a side lot line and the edge of a sidewalk and five feet from a front lot line.

(d) *Lots.*

- (1) *New lots to be buildable.* All newly created lots shall have buildable area. The net buildable area of a lot shall be a contiguous piece of land excluding land subject to flooding six months of the year, poor drainage, steep slopes, rock outcrops and land encumbered by easements preventing the use of the land.
- (2) *Compliance with minimum lot size regulations.* No new lots shall be created which do not meet the minimum lot size regulations of this chapter.
- (3) *Corner lots.* On a corner lot, each lot line which abuts a street shall be deemed to be a front lot line, and the required yard along both lot frontages shall be a required front yard. The owner shall elect, and so designate in his application for permit, which of

the remaining two required yards shall be the required side yard and which the required rear yard.

(e) *Utilities.*

- (1) The installation of all electrical work, including equipment shall in every case be done in a safe and workmanlike manner. The regulations of the current National Electric Code, which is in effect at the time of the beginning of construction of any building, shall be considered as good standard policy by the zoning administrator. Installation shall comply with the requirements of the electrical utility company servicing the area.
- (2) The installation of all interior plumbing work shall comply with the single state construction code.

(f) *Parking.*

- (1) *Off-street parking and loading.* All buildings located in the village shall provide off-street parking adequate for the use intended, as specified in this chapter. A parking space shall be ten feet by 20 feet or 200 square feet. Parking lot shall include aisle space of 25 feet in width. Certain uses shall also require off-street loading as specified in this chapter.
  - (2) *Parking, storage, or use of major recreational equipment.* For purposes of these regulations, major recreational equipment is defined as including boats and boat trailers, recreational trailers, pick-up campers or coaches (designed to be mounted on automotive vehicles), self-propelled dwellings, tent trailers, and the like, and cases of boxes used for transporting recreational equipment, whether occupied by such equipment or not. No major recreational equipment shall be parked or stored in any required front yard of any lot in a residential district, except in the driveway. However, such equipment may be parked in a front yard of residential premises for not more than 24 hours during loading or unloading. No such equipment shall be used for permanent living or housekeeping purposes when parked or stored on a residential lot, or in any location not approved for such use.
  - (3) *Parking and storage of unlicensed vehicles.* Automotive vehicles of any kind or type without current license plates shall not be stored within the required yards on any residentially zoned property.
- (g) *Farm animals prohibited.* Because no land in the village is zoned for agricultural use, the keeping of farm animals is generally prohibited in all zoning districts.
- (h) *Demolition of buildings.* No building shall be razed or demolished until a permit has been obtained from the zoning administrator who shall be authorized to require a performance bond. (See article V of this chapter for permits and bonding.)
- (i) *Signs.* No sign shall be erected, relocated, or altered in its exterior dimensions or use until a zoning permit has been issued in accordance with subsection 36-63(a).
- (1) *Prohibited signs.* The following signs shall be prohibited:

- a. Signs which are obsolete, abandoned or that do not relate to existing business or products.
  - b. Signs that are not maintained in accordance with the general standards required by this section.
  - c. Signs that are out of compliance with applicable building and electrical codes.
  - d. Signs not securely affixed to a supporting structure.
  - e. Signs that are not official traffic signs that attempt to or appear to warn, direct or regulate the movement of traffic.
  - f. Signs that are flashing, rotating, electronic digital type or intermittently illuminated, except for electronic message boards as permitted within the permitted accessory signs of each district.
  - g. Portable signs on wheels, mounted on a vehicle or trailer or a unit on wheels or multiple legs designed primarily for advertising.
  - h. Signs mounted on a roof.
  - i. Any sign not specifically described and permitted.
- (2) *Exempt signs.* The following signs shall be exempt from this article:
- a. Property address and owner identification up to one square foot in sign area.
  - b. Any public notice, traffic control or warning sign required by valid governmental entity or law and village identification signs.
  - c. Holiday lights and decorations with no commercial message.
  - d. Traffic control and directional signs on private property with no commercial message.
  - e. Customary insignia or lettering on a gasoline pump up to three square feet in sign area per pump.
  - f. "For sale" or "for rent" signs up to six square feet in sign area in residential districts or 16 square feet in non-residential districts, provided that one sign is permitted per street frontage.
  - g. Political election signs up to 12 square feet in sign area.
  - h. Temporary signs in residential districts advertising garage sales or similar temporary activities, provided such signs are not illuminated, are installed on private property, do not exceed eight square feet in sign area, and are displayed no more than two hours prior to, or following the conclusion of, the temporary activity.
  - i. Construction signage identifying a project erected during the period of construction, such period not to exceed one year in duration, up to 32 square feet in sign area per street frontage and up to six feet in height.
  - j. Traffic signs erected and maintained by an authorized public road agency.
  - k. Public signs identifying a neighborhood, district or community up to four square feet in area and up to six feet in height.
  - l. Historic plaques erected or maintained by non-profit organizations, memorials, building cornerstones or building names (i.e. Page Building, etc.) and erection date stones.
- (3) *Nonconforming signs.*

- a. Signs existing prior to adoption of this zoning ordinance or any affecting amendment thereto shall be permitted to remain until legal non-conforming status is lost as follows:
  1. The sign is relocated or replaced.
  2. The structure or size of the sign is altered except toward compliance with this chapter. This does not refer to change of copy or normal maintenance.
  3. The sign suffers more than fifty [(50)] percent damage or deterioration, in which case it must be removed or brought into compliance with this ordinance.

(4) *General standards.*

- a. All signs, supports, anchors or braces shall be properly maintained and shall not be allowed to rust or deteriorate through disrepair or as a result of the weather.
- b. Signs, poles, base or other support shall be constructed to withstand normal meteorological, geologic and vibration forces expected to occur in the vicinity.
- c. Signs may be internally or externally illuminated. The source of the light shall be enclosed and directed to prevent the source of light from shining directly onto traffic, residential property or skyward.
- d. Signs shall not be located within the street right of way except for official traffic control and village identification types (sign front setback is measured from the street right of way line).

(5) *Other signs.*

- a. Home occupation signs pursuant to section 36-95 (14).

**Section 2.** Effective Date. This ordinance shall take effect seven days following its publication.

**Section 3.** Publication. After its adoption, this ordinance or a summary thereof, as permitted by law, shall be published by the Village Clerk in a newspaper of general circulation in the Village.

Ayes:

Nays:

Abstain:

Absent:

**ORDINANCE DECLARED ADOPTED.**

Dated: February 16, 2026

---

Karen L. Banks, Village President

---

Kathy Forman, Village Clerk

**CERTIFICATION**

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

Date: \_\_\_\_\_

\_\_\_\_\_  
Kathy Forman, Village Clerk

VILLAGE OF LAKE ODESSA  
IONIA COUNTY, MICHIGAN

Trustee \_\_\_\_\_, supported by Trustee \_\_\_\_\_, moved the adoption of the following ordinance:

ORDINANCE NO. 2026-02

AN ORDINANCE TO AMEND SECTIONS 36-93 OF THE  
CODE OF ORDINANCES TO ADOPT LANGUAGE  
PERTAINING TO MANUFACTURED HOME  
DEVELOPMENTS THAT CONFORMS TO  
MICHIGAN LAWS AND REGULATIONS

THE VILLAGE OF LAKE ODESSA ORDAINS:

**Section 1.** That Sections 36-93 of the Code of Ordinances, Village of Lake Odessa, Michigan, is hereby amended to read as follows:

**~~Sec. 36-93. Mobile home parks.~~**

~~In recognition of the growing trend toward mobile home parks and the need for well-located and properly developed areas to accommodate them, mobile home park regulations are hereby prescribed for such use with appropriate construction and site development standards to promote the health, safety, and general welfare of the residents of such areas as well as the residents of adjoining and neighboring premises.~~

~~(1) *Special use permit required.* Before any other type of permit for a mobile home park can be secured, a special use permit by the planning commission must first be obtained. All standards for a special use permit, and all requirements, including site plan approval by the planning commission must be met. See article V of this chapter for special use permit application procedures.~~

~~(2) *Eligibility.* The site of a mobile home park must be in accordance with the following site standards in order to be eligible for a special use permit:~~

- ~~a. The site must be within an MH, mobile home development zoning district;~~
- ~~b. The site must be a minimum of ten acres in land area and contiguous;~~

~~(3) *Special conditions and limitations for mobile home parks.* In addition to satisfying the general standards for a special use permit, the following shall also govern the development of a mobile home park:~~

- ~~a. All mobile home parks shall comply with the requirements imposed by Public Act No. 96 of 1987 (MCL 125.2301 et seq.), except as such provisions are modified herein, together promulgated by the state mobile home commission.~~
- ~~b. A ten-foot wide buffer zone shall be provided along all exterior boundaries of the mobile home park. Said buffer shall be measured from the park property line inward. The buffer~~

- shall be planted with evergreens and shrubs not less than four feet in height at the time of planting and which contain foliage throughout the calendar year, sufficiently compact in nature to form a natural buffer or screening between the mobile homes and adjoining premises. In lieu of the foregoing, an artificial fence which cannot be seen through may be constructed not less than five feet in height along the perimeter of the buffer zone. Said fencing shall be commensurate with the character of the adjoining development, and shall be maintained at all times in a neat and attractive manner.
- ~~c. Drainage for the mobile home park shall be reviewed and approved by a registered professional engineer retained by the village. The applicant shall reimburse the village for the cost of drainage review and approval.~~
  - ~~d. No mobile home shall be located nearer than 60 feet to any abutting residential zoning district, nor greater than 85 feet to the centerline of any dedicated public road or highway right-of-way.~~
  - ~~e. The boundaries of every mobile home space shall be clearly defined and not more than one mobile home shall be located on any individual mobile home space. Each mobile home space shall contain a concrete pad not less than four inches thick and not less than the width and length of any mobile home located thereon, upon which the mobile home shall be parked. The balance of the mobile home space shall be landscaped with either natural or artificial improvements of a dust-free and attractive nature. No mobile home and accessory buildings shall occupy more than 35 percent of the area of the mobile home site on which it is located.~~
  - ~~f. No mobile home nor any appurtenances connected thereto shall be located on a mobile home space closer than 20 feet to any adjoining mobile home or building, nor closer than three feet to one boundary line of the individual trailer space, nor closer than ten feet to the remaining three boundary lines of such trailer space.~~
  - ~~g. All mobile home spaces shall abut a driveway of not less than 36 feet in width as measured from back to back of curb, which shall contain a curb, drainage structures, a two-inch bituminous plant mix surface constructed upon not less than a six-inch compacted gravel base, and shall have unobstructed and safe access to a public street or highway. Where sidewalks are provided paralleling said driveway, the same shall be in addition to the foregoing driveway width.~~
  - ~~h. Not less than two paved parking spaces for automobiles (ten feet by 20 feet each in size) shall be provided within the mobile home park for every mobile home site located therein.~~
  - ~~i. All driveways and sidewalks within the park shall be illuminated with not less than 2,500 lumen lights spaced not more than 300 feet apart or equivalent lighting approved by the planning commission.~~
  - ~~j. Each mobile home space shall be provided with electric service of not less than 100-amp capacity, located underground. All electrical wiring and installation shall comply with the county building code. All electrical connections to mobile homes shall be so located as to avoid the extension of electric lines across sidewalks or driveways or in any manner which would be a hazard to persons or property.~~
  - ~~k. No garbage or other wastes shall be burned within a mobile home park but shall be disposed of either through appropriate disposal services furnished by the proprietor of~~



- ~~the park or through mechanical garbage disposal equipment connected to the sewer facilities located within the park. Any containers for garbage or waste materials shall be recessed below grade level and shall be maintained in sanitary condition to avoid any nuisance or annoyance therefrom to residents within the park.~~
- ~~l. The location of all gas, water, and sanitary sewage mains within the park shall be shown upon the plat of the same submitted to the planning commission for its approval. Any propane gas tanks shall be Underwriters Laboratory approved and shall be so located as to where it is not a fire hazard. All gas tanks above the grade level shall be screened from adjoining premises.~~
- ~~m. Water supply and sanitary sewage systems.~~
- ~~1. All water supply and sanitary sewage systems shall be located underground and in such a manner as to prevent freezing during the winter months. Connections to the same shall be located underground and in such a manner as to prevent freezing during the winter months. Connections to the same shall be provided at each trailer space by a frostproof dual water tap at least four inches above grade level as to water and by an approved sanitary connection to a trapped sewer, at least four inches in diameter as to sanitary sewers. All such connections shall be adequate to furnish all normal required water within the mobile home and to receive all normal waste from all plumbing facilities therein.~~
  - ~~2. The trapped sewer in each space shall be connected to discharge the mobile home waste into a public sewer system, if available, or into a private sewer and disposal plant of a septic tank quality or better and in such a manner as will present no health hazard.~~
  - ~~3. An approved type of sewer connection shall be used for each mobile home which shall be odor-tight and free from leakage. The proprietor of the mobile home park shall be responsible for the connection of all trailers to such water and sewer systems and for the maintenance of such connections in accordance with the terms in this chapter.~~
  - ~~4. Sewer connections on unoccupied sites shall be closed in proper manner as will prevent the emanation of odor or any unsanitary condition therefrom.~~
  - ~~5. All sanitary sewage facilities within the mobile home park, including those of a semi-public nature and those pertaining to individual self-contained trailers shall be constructed and maintained in compliance with the requirements of Public Act No. 96 of 1987 (MCL 125.2301 et seq.), and accordance with the single state construction code.~~
- ~~n. No mobile home shall be allowed to be located within a mobile home park unless the same is a self-contained living unit and is connected to the water and sanitary sewer facilities required at each mobile home space.~~
- ~~o. No animal or car washings or other activities involving quantities of water shall be carried on in any mobile home park unless within an area specifically set aside for such activities containing adequate drainage facilities.~~
- ~~p. No domestic house pets shall be allowed to run at large or commit any nuisance within the limits of a mobile home park.~~

- ~~q. All grass and shrubbery within a mobile home park shall be kept mowed and landscaped in a neat and attractive manner.~~
- ~~r. Every park shall be equipped at all times with fire extinguishing equipment in good working order, of such type, size and number so located within the park as to satisfy applicable regulations of the fire department. No open fires shall be permitted. Fire extinguishers shall bear the Underwriter's label and be of such a type approved for such service by the commissioners of the state police. Each fire extinguisher shall be periodically examined and kept at all times in usable condition, in compliance with regulations of the fire department.~~
- ~~s. The village reserves the right to inspect any mobile home park at reasonable periodic intervals to ascertain compliance with the terms and conditions of this chapter. The management of every such park shall be held responsible for compliance and shall hereby be required to cooperate with the zoning administrator in making any such inspections.~~
- ~~t. Each mobile home park shall be provided with a manager's office where each mobile home entering the park shall be assigned to a lot location, and each owner shall be given a copy of the mobile home park regulations and registered according to the prescribed form.~~
- ~~u. No mobile home park shall be developed or operated with less than 25 mobile home sites.~~
- ~~v. All mobile homes shall be securely fastened to the pad upon which it is located by not less than eight turn buckle cables attached to the frame of the mobile home or by not less than two straps extending over the superstructure of the mobile home and fastened to the pad at opposite sides of the mobile home.~~
- ~~w. All mobile homes shall be skirted within 60 days following their placement within the mobile home park with standard skirting materials or material of equal quality for both aesthetic purposes and to lessen heat loss.~~
- ~~x. No retail sales of mobile homes shall be permitted from a mobile home park except for mobile homes that are located within the park on a developed mobile home site meeting all of the requirements set forth herein.~~
- ~~(4) State rules and regulations. Mobile home parks and mobile homes shall abide by rules and regulations as so stated in State of Michigan, Mobile Home Commission Rules and any or all amendments of said commission rules, past, present or future.~~

### **Sec. 36-93. - Manufactured Home Development**

- (1.) *Purpose and Intent.* To provide for manufactured home development, of long-term duration of stay in areas which are developed in a manner which takes into account such special characteristics as locational needs, site layout and design, demand upon community services, and the relationship to and effect upon surrounding uses of land, and conformance to the Comprehensive Land Use Plan. All manufactured home developments shall comply with the applicable requirements of Public Act 96 of 1987, as amended. The controlling standards in this Section 36-93 are not designed to generally exclude mobile manufactured homes of persons who engage in any aspect pertaining to the business of manufactured mobile homes or manufactured mobile home developments.

- (2.) *Permitted Uses.* Within a manufactured home development, the following uses shall be permitted, subject to the terms of this Section:
- a. Manufactured homes
  - b. Recreational facilities and open space land for the residents of a manufactured home development
  - c. Community Centers
  - d. Buildings such as administration office, stores, storage, laundry or other similar buildings
  - e. Family day care homes consisting of 6 children or less
  - f. Adult foster care family homes consisting of 6 residents or less
- (3.) *Application Procedures.* Pursuant to Section 11 of Act 96 of the Public Acts of 1987, as amended, and the rules promulgated thereunder, an application for the extension, alteration, or construction of a manufactured home development shall be accompanied by a preliminary plan of the proposed development and all permanent buildings indicating the proposed methods of compliance with these requirements. Said application, fees and preliminary plan shall meet the following requirements:
- a. An application form shall be completed, and fees paid in accordance with the fee schedule (as amended from time to time by resolution of the Village Council) and ten copies of the preliminary plan shall be submitted to the Village Office for distribution to the Planning Commission, the Village's Engineer, the Lakewood Wastewater Authority, the Village's Street Administrator, County Drain Commission, County Health Dept and County Road Commission, if applicable.
  - b. The preliminary plan need not include detailed construction plans, but shall include the following materials:
    1. The applicant's name, address and telephone number and the property owner's name, address and telephone number, if different than that of the applicant.
    2. Notation of all federal, state and local permits required.
    3. The location of the project including the permanent parcel number(s) of the property upon which the project is proposed to be located.
    4. The layout of the project including an illustration of the internal roadway system proposed and typical homesite layout.
    5. The general design of the proposed project including the proposed location and design of signs, trash receptacles, light fixtures and any accessory structures, open lands and recreation areas and accessory uses.
    6. The location, spacing, type and size of proposed plant materials.

7. A general description of the proposed project including the number of homesites proposed, the anticipated phasing of project development and an indication of the number of homesites to be rented and the number to be sold, if any.

- (4.) *Review Process.* The Planning Commission shall review the submitted preliminary plan and approve, approve with conditions or modifications, or deny the preliminary plan. The Planning Commission shall approve a preliminary plan upon a finding that the proposed use will not, upon the facts known at the time of the submission of the site plan, cause undue hardship, or create unsafe or hazardous health or safety conditions to the general public. Not more than sixty (60) days following the receipt by the Village of a complete application for preliminary plan approval, the Planning Commission shall approve, approve with conditions or modifications, or deny an application and preliminary plan pursuant to the Mobile Home Commission Act, the rules promulgated thereunder and this ordinance.

Upon approval of the preliminary plan, the Village Clerk shall sign three (3) copies thereof. One (1) signed copy shall be made a part of the Village's files, one (1) copy shall be forwarded to the Zoning Administrator for issuance of a Zoning Permit, and one (1) copy shall be returned to the applicant. Construction shall commence within five (5) years after the date of issuance of a construction permit by the Michigan Department of Licensing and Regulatory Affairs unless an extension has been granted by said Department. Amendments to the approved preliminary plan must be submitted to the Planning Commission for review and approval.

- (5.) *Noncompliance.* Any substantial noncompliance with the approved preliminary plan shall be reported to the Manufactured Housing Division of the Department of Licensing and Regulatory Affairs for remedy along with all pertaining evidence.
- (6.) *Site Development Requirements.* The following requirements for site development, together with any other applicable requirements of the State of Michigan, Act 96 of 1987, as amended, shall be complied with. If any of the requirements of this subsection are less than those in the State Act, the State requirements shall prevail. No manufactured housing community shall be maintained, operated, or conducted without an annual license from the Michigan Department of Licensing and Regulatory Affairs. An inspection of construction may be performed at any appropriate time, pursuant to Act 96 of 1987, as amended (the Mobile Home Commission Act).
  - a. *Site Size:* A minimum site size shall be three (3) acres.
  - b. *Site Location and Construction:* The proposed site location shall be governed by the requirements of Section 11 of the Mobile Home Commission Act and rule 920(1)(b) of the Manufactured Housing Commission Rules.
  - c. *Side Yard Dimensions:* All buildings and manufactured houses within the manufactured housing community site shall be no closer than fifteen (15) feet

from any public street right of way line, and not closer than ten (10) feet from any side or rear lot line of the manufactured housing community site.

- d. *Space Requirements:* The manufactured home development shall be developed with sites averaging 5,500 square feet per manufactured home unit. This 5,500 square feet average per site may be reduced by 20 percent provided that all individual sites shall be equal to at least 4,400 square feet. For each square foot of land gained through the reduction of a site below 5,500 square feet, an equal amount of land shall be dedicated as open space. This open space shall in addition to that required under R125.1946, rule 946 and Rule 125.1941 and R125.1944, Rules 941 and 944 of the Michigan Administrative Code.
- e. *Yard Requirements:* The required distances between manufactured home units and other structures and the required distances from property boundary lines shall meet the requirements of Rule 125.1941 and Rule 125.1944, and Rules 941 and 944 of the Michigan Administrative Code.
- f. *Development Roads:* Two-way streets within a manufactured home development shall have a minimum width of 21 feet where no parallel parking is permitted, 31 feet where parallel parking is permitted along one side of the street, and 41 feet where parallel parking is permitted along both sides of the street. The minimum width of a one-way street shall be 13 feet where no parallel parking is permitted, 23 feet where parallel parking is permitted along one side and 33 feet where parallel parking is permitted along both sides.
- g. *Paving:* All internal roads and parking facilities shall be provided with a paved surface in compliance with the standards of the AASHTO Specifications referenced in Rule 922 of the Michigan Manufactured Housing Commission Rules. Off-street parking areas shall be drained so as to dispose of all surface water accumulated in the parking area in such a way as to prevent the drainage of water onto adjacent property or toward buildings. No portion of any off-street parking area shall be considered part of the sidewalk system.
- h. *Sidewalks:* Sidewalks, which meet the standards established in Rule 928 of the Michigan Manufactured Housing Commission Rules, and AASHTO Standards shall be installed along one (1) side of all internal collector roads within the park and to the public right-of-way and to all service facilities including, but not limited to, central laundry, central parking, and central recreation/park areas. Sidewalks shall also be required along that portion of a site fronting along public thoroughfares. Walks connecting the entrance of each manufactured housing unit to the balance of the development walk system shall be designed per Manufactured Housing Commission Rules.
- i. *Utilities:* The installation of utilities within a manufactured housing community shall be in accordance with the following requirements:
  - 1. All electrical, telephone, and utility service shall be underground and

specifically designed in conformance with the standard established in rule 932(a), 934(a), 935(a), 937(2)(a), and 940 of the Manufactured Housing Commission.

2. All gas distribution lines shall be located underground. Each manufactured housing lot so served shall have the service line located underground to a connection point and the manufactured housing unit shall be supported so it cannot be abraded by the pad surface. If fuel oil is used, it shall be supplied from a central storage tank, with underground distribution and service lines to the individual manufactured home sites and shall be subject to the same requirements given herein for gas lines. The use of independent bottled gas service for individual manufactured housing units is prohibited. All heating systems shall be designed and installed in accordance with Rules 934 and 940 of the Manufactured Housing Commission.
3. Minimum housing standards for the home or installation of the home plumbing, heating, and electrical systems shall be those either set forth by the United States Department of Housing and Urban Development (HUD) Manufactured Home Construction and Safety Standards or by ANSI (American National Standards Institute) for manufactured housing units predating HUD.
4. All manufactured housing sites and all other buildings within the development shall be connected to the water system of the governmental jurisdiction, if it is available to the development, or to another state-approved system. The development water system shall conform to parts 2-4 of the Michigan Department of Environmental Quality (MDEQ) Manufactured Housing Community Standards.
5. All manufactured housing sites and all other buildings within the development shall be connected to the sanitary sewerage system of the governmental jurisdiction if it is available to the development, or to other state-approved systems. The development sanitary sewerage system shall conform to MDEQ Manufactured Housing Community Standards.
6. All storm sewers shall be constructed in accordance with parts 2-4 of the MDEQ Manufactured Housing Community Standards by the developer.
- j. *Skirting*: Skirting shall be installed around all manufactured housing units. Such skirting shall be compatible aesthetically with the appearance and construction of the manufactured housing unit. All skirting shall be installed prior to the issuance of a Certificate of Occupancy. If such installation is delayed due to weather, or for other similar reasons, a temporary certificate of occupancy may be issued for a period not to exceed ninety (90) days. All skirting shall meet the specifications established by the Michigan Manufactured Housing Commission Rules.

Individual manufactured housing units shall be skirted around the perimeter of the manufactured housing unit to conceal the underbody from view. Skirting shall be vented in accordance with the requirements of Rule 604 of the Manufactured Housing Commission Rules. All skirting shall be manufactured of fire-resistant material and certified as such by the manufacturer. Skirting shall be installed in a manner so as to resist damage under normal weather conditions and shall be properly maintained.

- k. *Installation:* Each manufactured housing site shall conform with the Manufactured Housing Commission requirements of Rule 602 for installation of manufactured housing units.
- l. *Screening, Buffering and Landscaping:* Manufactured housing communities shall provide the following screening, buffering and landscaping:
  - 1. If a manufactured home development abuts an existing residential or non-residential development, the development shall provide screening along the boundary line abutting the adjacent development, if not in conflict with existing utilities.
  - 2. The landscaping shall consist of evergreen trees or shrubs, which are spaced so they provide a continuous screen at maturity.
  - 3. Landscape material shall consist of evergreen trees a minimum of four (4) feet in height at installation and evergreen shrubs a minimum of three (3) feet in height at maturity.
  - 4. Alternative screening techniques (earth berms, fences, etc.) may be approved by the Planning Commission based upon a landscape plan for the site if they conceal the manufactured home development as effectively as the required landscaping described above.
  - 5. *Homesite:* Landscaping within the Manufactured Housing Community shall consist of not less than one (1) deciduous or evergreen tree for every two (2) homesites.
- m. *Public Health and Safety:*
  - 1. Fire hydrants shall be installed in all manufactured housing developments and shall comply with the requirements and provisions of the current local fire code, including the requirement that there be no more than five hundred (500) feet between hydrants as measured along adjacent roadways within the manufactured housing community. Such provision may be waived if required by the Michigan Department of Environment, Great Lakes and Energy pursuant to Rule 1105(2) of the EGLE Administrative Rules. If the central water system cannot support fire hydrants, “dry” fire hydrants shall be installed.
  - 2. For the protection of public safety, an orderly street name system and numbering system that is not the same or similar to any other street name

or numbers in Ionia County shall be proposed by the manufactured housing development owner, and a plan of this system of street names and addresses shall be approved by the Ionia County Equalization Department. Manufactured housing space numbers shall be located uniformly on each space, manufactured housing unit or identification marker, throughout the manufactured housing park and street names shall be adequately marked.

3. Cooking shelters, barbecue pits, fireplaces, and wood burning stoves shall be so located, constructed, maintained and used as to minimize fire hazards and smoke nuisance both on the site and on neighborhood property. Open fires shall not be allowed except in facilities proved and all such fires must be attended. No fuel shall be used, or items burned which emit dense smoke or objectionable odors.
  4. Every home shall be equipped at all times with fire extinguishing equipment in good working order, or a type, size, and number and so located within the home as to be in compliance with the applicable regulations of Rule 702a of the Manufactured Housing Commission.
  5. Emergency access points shall be in compliance with Paragraph 6,b of this Section.
  6. Each manufactured housing unit shall have a safe and unobstructed primary exit and an emergency exit located away from the primary exit.
  7. No open fire shall be permitted at any place which may endanger life or property.
  8. No fire shall be left unattended at any time.
- n. *Building Height:* No building or structure shall exceed thirty-five (35) feet in height.
- o. *Lighting:* Street lighting shall be provided and paid for by the owner of the community and shall be approved by the Manufactured Housing Commission as to the adequacy of illumination. No spot or flood lights shall be used for lighting or advertising purposes. No other lighting for identification or advertising purposes shall have a visible source of illumination. No lighting shall shine on adjacent properties. Lighting shall, if possible, be designed to point downward. All other lighting shall be in accordance with the State of Michigan, Act 96 of 1987 as amended.
- p. *Storage Areas:* All storage structures within a manufactured home development shall meet the requirements of Rules 941 and 944 of the Manufactured Housing Commission.
- q. *Open Space:* A manufactured home community that contains 50 or more home sites shall have not less than two (2) percent of the gross acreage of the total site dedicated to designated open space, but not less than 25,000 square feet.



- r. *Telephone, Television, or Other Communication Technologies:* Central television antenna systems, cable television, telephone, or other similar communication services shall have their distribution systems installed underground in compliance with local and state regulations.
- s. *Solid Waste and Resource Recovery:* The garbage and rubbish storage and disposal procedures in manufactured housing communities shall comply with Michigan Department of Environment, Great Lakes and Energy Rules R325.3351-R325.3354.
- t. *Severe Weather Warning and Storm-fallout Shelter:* A manufactured housing developer shall comply with Manufactured Housing Commission Rule 706.
- u. *Signs.* Any and all signs provided within the manufactured home community shall not exceed a height of five (5) feet measured from the average grade and shall be set back at least six (6) feet from the front property line and at least ten (10) feet from the side lot line.
  - 1. Primary entrance: One (1) sign not to exceed an area of twenty (20) square feet per sign face, shall be permitted at the primary access of the manufactured housing community, in accord with the sign section 36-63 (i) of this Ordinance.
  - 2. Identification: One (1) identification sign not to exceed an area of six (6) square feet shall be permitted for management offices and community buildings.
- v. *School Bus Stops:* School bus stops, if provided, shall be located within the manufactured housing community in an area that is acceptable to the school district.
- w. *Mailbox Clusters:* The United States Postal Service may require that manufactured home communities be served by clusters of mailboxes serving several homesites rather than individual mailboxes. If mailbox clusters are required, they shall be located at least two hundred (200) feet from any intersection of a manufactured housing community internal road and a public road.
- x. *Miscellaneous Provisions:*
  - 1. Occupancy: A manufactured housing community development shall be ready for occupancy when it has complied with rule 214k and 214n of the Manufactured Housing Commission.
  - 2. Removal of Towing Mechanisms: Towing mechanisms shall be removed from the manufactured housing dwelling at the time of dwelling installations and stored so as not to be visible from the exterior of the manufactured housing community.
  - 3. The grounds of a manufactured housing community shall be graded to

drain properly.

4. New or used manufactured homes in manufactured home developments, which are to remain on-site, may be sold by resident, development owner, licensed retailer or broker, provided the manufactured housing development management permits the sale.
5. All requirements of Act 96 of the Public Acts of 1987, as amended, shall apply.
6. The owner or operator of any manufactured housing community shall be responsible for all street construction and street maintenance within the confines of the manufactured housing community.
7. Fences on individual home sites, if provided, shall be so constructed as to provide firefighters and emergency response equipment reasonable access to manufactured housing units and site-built structures.

**Section 2.** Effective Date. This ordinance shall take effect seven days following its publication.

**Section 3.** Publication. After its adoption, this ordinance or a summary thereof, as permitted by law, shall be published by the Village Clerk in a newspaper of general circulation in the Village.

Ayes:

Nays:

Abstain:

Absent:

**ORDINANCE DECLARED ADOPTED.**

Dated: February 16, 2026

\_\_\_\_\_  
Karen L. Banks, Village President

\_\_\_\_\_  
Kathy Forman, Village Clerk

**CERTIFICATION**

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

Date: \_\_\_\_\_

\_\_\_\_\_  
Kathy Forman, Village Clerk



VILLAGE OF LAKE ODESSA  
IONIA COUNTY, MICHIGAN

Trustee \_\_\_\_\_, supported by Trustee \_\_\_\_\_, moved the adoption of the following ordinance:

ORDINANCE NO. 2026-03

AN ORDINANCE TO AMEND SECTION 2-82 OF THE  
CODE OF ORDINANCES TO REPEAL RESIDENCY  
REQUIREMENTS FOR THE VILLAGE MANAGER

THE VILLAGE OF LAKE ODESSA ORDAINS:

**Section 1.** That Sections 2-82 of the Code of Ordinances, Village of Lake Odessa, Michigan, is hereby amended to read as follows:

**Sec. 2-82. Appointment; removal; qualifications; ~~residency.~~**

- (a) *Generally.* The president shall, with the concurrence of four or more trustees, appoint a village manager for an indefinite term and the council may, by contract, enter into such other terms and conditions as the manager and council deem appropriate. The village manager shall serve at the pleasure of the council and may be removed by the affirmative vote of four or more trustees, but only after a hearing before the council. The president may, for cause, suspend the manager with full pay, until the hearing. The action of the council in removing the manager shall be final.
- (b) *Basis for selection.* The manager shall be selected solely on the basis of administrative and executive abilities with special reference to training and experience.
- ~~(c) *Residency requirement.* The manager shall reside within 20 miles of the nearest city boundary, subject to the exception in Section 2 of Public Act No. 212 of 1999 (MCL 15.602), within 180 days from the date of the appointment, with extensions permitted upon approval of the council. The manager shall reside within such distance thereafter during the term of office.~~

**Section 2.** Effective Date. This ordinance shall take effect seven days following its publication.

**Section 3.** Publication. After its adoption, this ordinance or a summary thereof, as permitted by law, shall be published by the Village Clerk in a newspaper of general circulation in the Village.

Ayes:  
Nays:  
Abstain:  
Absent:

**ORDINANCE DECLARED ADOPTED.**

Dated: February 16, 2026

\_\_\_\_\_  
Karen L. Banks, Village President

\_\_\_\_\_  
Kathy Forman, Village Clerk

**CERTIFICATION**

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

Date: \_\_\_\_\_

\_\_\_\_\_  
Kathy Forman, Village Clerk