



**CITY OF LINDEN
CITY COUNCIL MEETING**

MONDAY, FEBRUARY 9, 2026 AT 6:30 P.M.

LOCATION: LOOSE SENIOR CENTER, 707 NORTH BRIDGE STREET, LINDEN, MI 48451

CALL TO ORDER

The meeting was called to order at 6:31 p.m. by Mayor Elizabeth Armstrong. The meeting was held at The Loose Senior Center located at 707 North Bridge Street, Linden, Michigan 48451.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited by all present. A Moment of Silence was observed for our military overseas.

City Council Present: Mayor Elizabeth Armstrong, Mayor Pro tem Jerry Link, Brad Dick, Tom Hicks, Pam Howd, Denise Miller, Brenda Simons

Absent: None

Others Present: Ellen Glass, City Manager; Brian Will, Fire Chief; Don Grice, Director of Public Works; Tessa Sweeney, Director of Senior Services & Community Engagement; Dotti Tynes; Program Coordinator; Gwen Fannon, Travel & Special Events Coordinator; Kristyn Kanyak, City Clerk; Mike Gildner, City Attorney

- a. Excuse Absent Member(s)

None.

SPECIAL PRESENTATIONS

None.

PUBLIC HEARINGS

None.

CORRESPONDENCE

- a. Historic District Commission 2025 Annual Report
- b. Downtown Development Authority (DDA) Board 2025 Annual Report

Armstrong acknowledged receipt of these items.

PUBLIC COMMENT

Public comment regarding rezoning request; master plan; and shared experience on city boards.

Public comment on parking and sidewalk areas not cleared from now, shared concerns; 1013 North Bridge; senior services, books and requested reasoning for removal.

Public comment about a grant applied for water and status and next steps for residents for help with cost of water and reasoning.

Public comment on 1013 North Bridge Street ownership and personal background; reasoning for rezoning request; proposed zoning amendments, and local service district.
Brief discussion amongst Council and Gildner regarding public comment procedure.

Link explained moving Item a. Draft Housing Focused Zoning Ordinance Amendments to the end of the agenda order and reasoning. Motion by Link, second by Simons to move Item a. Draft Housing Focused Zoning Amendments to below Item f. Evaluations. Motion carried 7-0.
Motion by Miller, second by Hicks to move Item e. Loose Senior Center to Item a. Motion carried 7-0.

CONSENT AGENDA

- a. City Council Meeting Minutes from January 26, 2026
- b. Application to Use Public Property – VFW Post 4642 Memorial Day Parade: Monday, May 25, 2026
- c. Financial Reports

Motion by Howd, second by Hicks to approve the consent agenda. Roll call. Motion carried 7-0.

AYES: Dick, Miller, Hicks, Simons, Link, Armstrong, Howd

NAYS: None

ABSENT: None

DISCUSSION ITEMS

- a. Loose Senior Center

Public comment on building maintenance; reconstruction; library and shared suggestions for storage.

Public comment asked about books returning and advisory committee.

Public comment about removal of books, puzzles, pool table; communication between staff and senior members; and referenced usage reports and options available.

Public comment on staff and renovations and things removed.

Public comment on library and kiosk.

Miller shared reason for agenda topic. Councilors discussed comments made. Glass and Sweeney referenced staff memo in October packet for advisory committee and explained structure; provided response to public and Council comments made. Sweeney reviewed activities and usage reports in detail. Fannon and Tynes explained new member process. Glass further discussed senior services and activities. Council and staff further discussed books; advisory committee details; storage; activities and use; pool table; kiosk; upcoming advisory meeting.

- b. Conditional Rezoning Request: 1013 North Bridge St.

Young provided an overview of the topic.

Public comment from applicant on the rezoning request and the process and shared opinion and feelings.

Public comment requested Councilor Link's reasoning for his vote on topic.

Councilors discussed comments made and referenced other rezoning requests and zoning amendments discussion.

Motion by Hicks that we move this until we get zoning amendments finalized. Brief discussion regarding the motion. Discussion with Council and Staff regarding the rezoning request in relation to the zoning amendments topic.

Motion by Hicks, second by Miller to postpone Discussion Item b. Conditional Rezoning Request: 1013 North Bridge St., as this Item conflicts with the Draft Housing Focused Zoning Ordinance Amendments Item, and would like to move Item b. until we resolve major issue, which is the Draft Housing Focused Zoning Ordinance Amendments item.

Brief discussion between Gildner and Council regarding motion and decision if postponed; refund would be up to Council; discussed local service district; master plan elements; zoning map and other conditional rezoning requests; and the vote. Young reviewed possible scenarios.

Public comment regarding zoning text amendments and his request, brief discussion between applicant and Council.

Further discussion regarding the rezoning request and vote. Armstrong requested advantages to the City and other requests like this in the past.

Public comment regarding involving an attorney and fees.

Gildner clarified motion on the table to postpone or not, depending on results of the motion. Hicks clarified no specific timeframe for postponing, when we get the housing amendments Item finalized. Voice vote, results unclear. Roll call. Motion failed 3-4.

AYES: Link, Miller, Hicks

NAYS: Armstrong, Simons, Howd, Dick

ABSENT: None

Gildner confirmed the result of the vote and clarified moved on to next item.

Armstrong recessed the meeting. Council recessed at 8:28 p.m. Council returned from recess at 8:34 p.m.

c. Mill Pond Treatment Contract - Aquatic Nuisance Plant Control

Glass reviewed the topic. No public comment was received. Council and staff discussed proposed treatment plan proposed.

d. Recording of Meetings

Kanyak provided an overview of the topic. A representative was present to review proposals, and discuss equipment types and cost scenario. Council and Staff discussed PEG funding and staff direction.

e. Evaluations

Armstrong explained reasoning for addition of the topic for City Manager evaluation. Discussion between Council, Glass and Gildner regarding format change and timeline concerns, agreed to use current format this year.

f. Draft Housing Focused Zoning Ordinance Amendments
Young provided an overview of the topic referenced meeting materials.

Public comment on language within the draft.

Council discussed time concerns and amount to go through this evening; possibility of special meeting or next work session; direction for staff; and requested people who attended meeting at the beginning of this process.

Motion by Link, second by Miller to move this discussion to the next work session and make this the primary topic. Council and Glass discussed budget items next meeting and explained previous postponement of this item. Roll call. Motion carried 7-0.

AYES: Link, Hicks, Armstrong, Miller, Howd, Dick, Simons

NAYS: None

ABSENT: None

Gildner and Council briefly discussed method for sharing changes.

CITY MANAGER'S REPORT

Dick left the meeting at 9:31 p.m. Dick returned to the meeting at 9:33 p.m.

Glass provided a verbal update on the following items:

- Forecast breakfast
- Mill project
- Grants list draft
- Joint Parks and Recreation Commission/Library Board meeting
- Budget
- PFM review for water rates

Armstrong and Glass discussed following up public comments. Young provided an update on the Forest Ridge Estates Preliminary Unit Development (PUD).

a. Grants

Brief discussion between Link and Glass about grants list and motion made.

COUNCIL COMMENTS & REPORTS

Simons thanked staff.

Hicks and Grice briefly discussed Rolston Road project payment status.

Howd commented on the multipurpose building offerings, briefly discussed Mill with Grice.

Miller thanked staff and everyone.

Dick thanked staff for snow removal in Lindenwood and Ice Fishing Tournament event details.

Armstrong thanked staff.

No comments were received from Link

CLOSED SESSION

None.

ADJOURNMENT

Motion by Miller, second by Howd to adjourn. The meeting was adjourned by Mayor Armstrong at 9:41 p.m.

Respectfully Submitted,

Kristyn Kanyak, City Clerk

Approved: _____