



**CITY OF LINDEN
CITY COUNCIL MEETING**

MONDAY, MAY 12, 2025 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 6:30 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 fallen police officers in honor of Police Appreciation Week.

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

Absent: None

Others Present: Ellen Glass, City Manager; Scott Sutter, Chief of Police; Brian Will, Fire Chief; Don Grice, Director of Public Works; Brooke Card, City Treasurer; Tessa Sweeney, Director of Senior Services and Community Engagement; Kristyn Kanyak, City Clerk; Pat Parker, City Attorney; Dave Richmond, City Engineer

a. Excuse Absent Member(s)

None.

SPECIAL PRESENTATIONS

None.

PUBLIC HEARINGS

(A) City of Linden Fiscal Year 2025-2026 Budget

Glass explained public hearing requirement. Armstrong opened the public hearing at 6:32 p.m.

Public comment on the Loose Chorus recent fundraiser, shared amount raised, donations received, balance; requested amount be designated for the Chorus; further requested future funds and donations raised by and for the Chorus be set aside, not go into general budget.

Public comment asking about proposed tax millage increase; the budget process, and if there is a resident budget board or commission.

Public comment sharing thoughts on vote to increase property taxes; increased taxes and water bill costs; how city has been run; and raises.

Armstrong the closed public hearing at 6:37 p.m.

Brief discussion between Simons and Glass if resident commentor has contacted city about budget process. Glass clarified public notice regarding tax millage rate proposed, no proposal for tax rate increase; referenced budget memo within packet explaining.

Brief discussion regarding the agenda and moving Items (E) Forest Ridge Estates Preliminary Unit Development (PUD) and (F) Water Rate Fee Structure from New to Unfinished Business.

Motion by Dick, second by Simons to amend the agenda. Roll call. Motion carried 7-0.

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

NAYS: None

ABSENT: None

CORRESPONDENCE

(A) Comment Submitted on Behalf of Spaulding Manufacturing
Armstrong acknowledged receipt of Correspondence item. Grice read his response.

PUBLIC COMMENT

Armstrong read and explained public comment procedure.

Public comment on American Legion Poppy Days' significance; shared locations, dates and times for upcoming Poppy Sales and information for donation canisters location. Shared reason for leaving early last meeting, missed comment response and clarified her past public comment. Requested clarification on text, observed during recent street collection.

Public comment providing response to previous comment on not sitting down with city; has never received responses. Requested changing of some city permit process, explained city approved building homes and HOA was unaware until work started and shared HOA action taken; requested city inform residents to check with their HOA and reasoning.

Public comment requested update on West Rolston Road construction project and timeline. Acreage for sale just outside city, requested city deny use of West Rolston for future construction traffic for that property's development; shared concern about dumping occurring in wetlands.

Armstrong explained public comment card process for the PUD agenda item.

Glass clarified following up on comments regarding: street collection sign; thanked resident for comments on permitting process; dumping concern and construction road use.

Armstrong closed public comment.

CONSENT AGENDA

- (A) City Council Meeting Minutes from April 14, 2025
- (B) Application to Use Public Property - Happening In Linden Karaoke at the Mill Pond: Tuesdays, June – August
- (C) Application to Use Public Property - Happening In Linden River Roast: Saturday, July 18 – Sunday, July 19, 2025

(D) Street Collection Application – Fenton Knights of Columbus #7418:

Saturday, October 11, 2025

(E) Financial Reports

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

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

NAYS: None

ABSENT: None

UNFINISHED BUSINESS

Miller explained there are students in the audience.

(A) Forest Ridge Estates Preliminary Unit Development (PUD)

Glass provided a brief introduction on the topic and staff present.

Public comment on water problems in existing developments and concerns with new homes; buffer between structures and wetlands; referenced sites on drawings; concerns with building code enforcement; and future owners.

Public comment on increased number of wetlands since original drawings; and shared requests prior to approval by City Council.

Public comment shared requests prior to City Council approval; and referenced site plan.

Public comment shared requests prior to City Council approval; and referenced Planning Commission conditions.

Public comment about responsibility to current homes; shared timeline and concerns with lack of site plan changes; discussed Planning Commission conditions of approval; water concerns; and shared requests prior to City Council approval.

Public comment about not against houses being built and reasoning; sump pumps not turning off; decisions made by city in past; Planning Commission conditions; and shared requests.

Armstrong and Dick explained public comment procedure for individual and groups.

Public comment about basement water issues; sump pump running frequency; concerns with more houses and water issues; and wetland protection.

Danny Nemer, the applicant, as well as his Attorney George Rizik and Rade Beslac, Engineer, were present. Nemer discussed elements of the project and methods to help solve water issues. Councilors, Staff and Nemer discussed not wanting to worsen the water/drainage issues and the performance guarantee. Rizik discussed Planning Commission conditions; posting bond; road monitoring methods; working through outstanding issues with HOA attorney; Andrea Avenue and Laura Lane; and what happened in the past regarding existing development.

Public comment regarding concerns with Andrea Avenue, Rizik addressed.

Councilors, Rizik and Nemer discussed why both roads aren't being bonded and next steps for the project and signs. Brief discussion amongst Attorney Parker and Attorney Rizik regarding clarification for road use for construction traffic and development agreement-related elements.

Further discussion with Councilors, Rizik and Nemer regarding third party to assess Andrea; construction traffic safety; speed limiting reduction and communication to contractors; brief discussion with Police Chief regarding speed posting. Dick reviewed and read sections of draft development agreement language provided.

Armstrong and Grice discussed County PASER rating on Andrea and scale; Nemer and Beslac confirmed removal of birm from plans; Armstrong and Young discussed buffers in regard to wetlands. Armstrong and Rizik explained original deeded easement. Armstrong confirmed understanding of PASER rating; poor road conditions, Rizik addressed. Councilors discussed setback for wetland set by local ordinance; drain commission role; and what will happen to development on Laura Lane, in regard to flooding and the new homes. Nemer addressed and discussed approvals still needed, brief discussion between resident commentor and Nemer.

Howd motioned to approve the PUD with all stipulations that the Planning Commission put in place, in addition to using Andrea; and also with expediency to Genesee County Drain Commission to eliminate these flooding conditions. Brief discussion between Howd and Dick about details of the motion, pertaining to clarification of road use to be referenced within the development agreement.

Motion by Howd, second by Simons that we go forward and approve this development with all the Planning Commission's stipulations in place and with the updating of number six as Laura Lane, replace with Andrea Lane with the stipulation they are going to bond that; with expediency to get us through the process for the Genesee County Drain Commission will step in and help. Roll call. Motion carried 6-1.

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

NAYS: Armstrong

ABSENT: None

(B) Water Rate Fee Structure

Glass introduced the topic and Brodie Killian, of PFM Financial Advisors LLC; requested Council direction based on rate analysis. Killian provided a summary of presentation made during last meeting; reviewed rate options and shared recommendation, clarified revisiting of rates next year and likely increase requirement and potential restructure; briefly discussed billing frequency option and reasoning; and rate structure ties into 2025-2026 Budget adoption.

Killian, Council and Staff discussed recommendation with expectation of necessary increases next year; fee structure and budget; holding rates; potential funding coming; and more data next year. No comment from Councilors Link, Hicks and Howd.

Public comment asking if County water is on, Council addressed.

Motion by Miller second by Howd to hold where we are at for one year for the 2025-2026 Budget. Roll call. Motion carried 7-0.

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

NAYS: None

ABSENT: None

NEW BUSINESS

(A) Resolution No. 07-25 Adoption of the City of Linden Fiscal Year 2025-2026 Budget
Glass referenced draft budget included within packet and reviewed memo; clarified not proposing tax rate increase within this budget. Card briefly explained reasoning for taxable values increased and taxable revenue. Glass addressed public comment regarding city budget process.

Councilors discussed: moving forward and goal setting for future; thanked staff for the meetings with them and their work on the budget; staff reviewed and explained each item with them where there were increases and why; appreciated the budget presentation during last meeting; explained residents can make an appointment with the City Manager about the budget and staff if they have questions; thanked staff for answering questions about the budget and PUD-related questions; and decisions for next year's budget. No comments were received by the public or from Councilors Hicks and Dick.

Motion by Howd, second by Miller to approve and adopts the 2025-2026 Budget to cover the period inclusive of July 1 2025 through June 30, 2026, as stated and accept Resolution No. 07-25. Roll call. Motion carried 7-0.

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

NAYS: None

ABSENT: None

(B) Resolution No. 08-25 Adoption of the City of Linden Fiscal Year 2025-2026 Fee Schedule

Glass reviewed purpose of the fee schedule and resolution. No comments were received from the public or City Council.

Motion by Howd, second by Hicks to approve Resolution No. 08-25 Adoption of the City of Linden Fiscal Year 2025-2026 Fee Schedule. Roll call. Motion carried 7-0.

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

NAYS: None

ABSENT: None

Miller left the meeting at 8:17 p.m. Simons left the meeting at 8:17 p.m. Simons returned at 8:17 p.m.

(C) Resolution No. 09-25 Authorizing the Compensation for all City Officers, Employees and Volunteer Fire Department

Glass explained the resolution. No comments were received from the public or City Council.

Motion by Simons, second by Howd to accept Resolution No. 09-25 Authorizing the Compensation for all City Officers, Employees and Volunteer Fire Department. Roll call. Motion carried 6-0.

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

NAYS: None

ABSENT: Miller

(A) Resolution No. 10-25 Adoption of Fiscal Year 2025-2026 Purchasing Resolution Glass reviewed purpose the resolution and explained requirement. No comments were received from the public or City Council.

Motion by Howd, second by Hicks to adopt Resolution No. 10-25 Adoption of Fiscal Year 2025-2026 Purchasing Resolution. Roll call. Motion carried 6-0.

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

NAYS: None

ABSENT: Miller

CITY MANAGER'S REPORT

Glass provided a verbal update on the following items:

- Referenced update sent Friday, appropriation application update
- Dam repairs
- Met with resident last week on outstanding items

CITY ATTORNEY'S REPORT

None.

Discussion amongst Glass and Council regarding details for Memorial Day.

DEPARTMENT REPORTS

Armstrong acknowledged receipt of reports from the Police Department, Code Enforcement, Department of Public Works (DPW) and Fire Department.

COUNCIL COMMENTS AND REPORTS

Howd commented on upcoming Parks and Recreation Commission meeting and their Cornhole event next week; shared details for Thursdays in the Park.

Simons addressed public comment about the sign during the street collection; shared comment on communication devices by Councilors.

Dick clarified the County provides PASER ratings, not done by city; the County controls drainage and enforces, thanked residents for their suggestions; explained engineers' roles; briefly commented on Planning Commission decision and the PUD.

Armstrong thanked police officers. Sutter briefly explained meaning of National Police Week.

No comment from Councilors Link and Hicks.

CLOSED SESSION

(A) Attorney-Client Privilege Letter

Glass and Council commented on closed session location and students. Parker explained going into closed session and shared purpose.

Motion by Dick, second by Howd to go into closed session. Roll call. Motion carried 6-0.

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

NAYS: None

ABSENT: Miller

City Council entered into closed session at 8:29 p.m.

Motion by Howd, second by Simons to return to open session. Roll call. Motion carried 6-0.

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

NAYS: None

ABSENT: Miller

City Council returned to open session at 9:28 p.m.

Motion by Dick, second by Armstrong to extend offer to the Historical Society and Library to return to the Mill Building, with conditions. Roll call. Motion carried 6-0.

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

NAYS: None

ABSENT: Miller

ADJOURNMENT

The meeting was adjourned by Mayor Armstrong at 9:29 p.m.

Respectfully Submitted,

Kristyn Kanyak, City Clerk

Approved: _____