



**CITY OF LINDEN
CITY COUNCIL MEETING**

MONDAY, SEPTEMBER 22, 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 military members.

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

Absent: Denise Miller

Others Present: Ellen Glass, City Manager; Scott Sutter, Police Chief; Kristyn Kanyak, City Clerk; Michael Gildner, City Attorney; Adam Young, City Planner & Zoning Administrator

a. Excuse Absent Member(s)

Armstrong excused Miller from the meeting.

SPECIAL PRESENTATIONS

(A) Transportation Discussion By: Ed Benning, GM/CEO of the Mass Transportation Authority (MTA)

Glass reviewed the topic. Benning provided an introduction and presented on the MTA; updated on current challenges; services offered; partnering organizations; and working with communities on their needs. Councilors, Staff and Benning discussed services; looking into the city's needs and opportunities; hiring opportunities for drivers and requirements; funding; ways to request rides; relationship and contact with MTA; and numbers serviced. Armstrong and Benning discussed availability of services; city millage amount contribution; services offered; the municipalities part of the Fenton Hub; requested information for the number for Linden and number of repeat/first-time customers. Glass, Council and Benning further discussed services crossing over to other jurisdictions, employer services; hours of operation; and new service to come.

(B) APM Mosquito Control Season Report By: Ben Seago, APM General Manager
Seago provided an introduction and presented summary of the season; referenced handout provided; weather; activity; treatments and how residents can request yard sprays; shared homeowner tips for mosquito reduction; and reviewed budget. Council and Seago briefly discussed office staffing for end of season and confirmed no fee for yard spray requests.

(C) Proclamation for the Linden Mills Historical Society
Glass introduced the topic. Armstrong read the Proclamation and presented to the Historical Society members present.

PUBLIC HEARINGS

None.

CORRESPONDENCE

None.

PUBLIC COMMENT

Public comment from Surf Internet, provided brief overview of services; shared statistics and available to address concerns.

Public comment about the timeline for Hyatt Lane sidewalk project and reasoning. Armstrong explained Glass will address.

Public comment on Loose Advisory Committee make-up; Southern Lakes Parks and Recreation's millage fund portion to Loose and details; shared suggestion to prevent lunches from being available during construction.

Public comment about art; shared thoughts on current mural on City Hall and proposed mural on bridge; discussed thoughts on location and design, suggested alternative locations and consideration of artwork placement and design.

Public comment on public comment rules changing and reasoning; submitted comment was not read during the meeting and as requested. Read part of emailed response received from City Manager; shared concerns and thoughts on fair treatment; location of police car in front of residence and reasoning for concern; and right of way signage concern.

Glass addressed comments about Hyatt Lane; thanked Surf representative; Loose Advisory Committee representation; millage funds to Loose and past board membership make-up; meals during construction; City Hall mural and proposed Bridge street mural; handling of public comment and response; comment about targeting, harassing and policing and chicken ordinance.

CONSENT AGENDA

(A) City Council Meeting Minutes from September 8, 2025

(B) Financial Reports

Motion by Howd, second by Simons to accept the consent agenda. Roll call. Motion carried 5-1.

AYES: Dick, Hicks, Simons, Link, Howd

NAYS: Armstrong

ABSENT: Miller

UNFINISHED BUSINESS

(A) Ordinance No. 421 An Ordinance Amending Chapter 90: Animals
Glass reviewed the topic discussed during recent meetings; recent changes based on Council feedback and referenced maps provided. Councilors discussed the suggested changes have been incorporated.

Public comment on ordinance language being based on acreage and basis for; discussion timeline; referenced properties with over five acres, requested reasoning for stopping at given limit; referenced proposed legislation maximum. Dick commented on attending the Michigan Municipal League (MML) Convention, where this was a huge topic and commented on other communities' maximums.

Staff provided brief clarification regarding motion language.

Motion by Howd, second by Hicks to pass Ordinance No. 421 an Ordinance amending Chapter 90: Animals, as written on our agenda. Roll call. Motion carried 6-0.

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

NAYS: None

ABSENT: Miller

(B) Ordinance No. 422 An Ordinance Amending Sections 154.024, 154.231-154.232
(Zoning Ordinance): Planning Commission

Young reviewed the topic, proposed amendments and reasoning. Glass clarified this is separate from the Housing Readiness project. Howd and Young briefly discussed electronic submissions.

Motion by Howd, second by Dick to pass Ordinance No. 422 an Ordinance amending Sections 154.024, 154.231 through 154.232. Roll call. Motion carried 6-0.

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

NAYS: None

ABSENT: Miller

(C) Conditional Rezoning Request: 210 Oak St.
Young reviewed the topic in detail and referenced provided documents.

Public comment about location of request, Young addressed.

Dick provided a background on the property and further reasoning for request.

Staff clarification regarding motion language, referenced sample motion template provided.

Motion by Hicks, second by Howd, in consideration of the Planning Commission's recommendation of adoption and agreement with the Planning Commission's findings that the request satisfies the review standards of Section 154.030,(E) of the City of Linden Zoning Ordinance, I move to adopt the conditional request submitted by property owner Debra Cameron to rezone 210 Oak Street from the R-3 Single-Family Residential District to the R-4 Multiple Family Residential District. I further move that the condition offered by the applicant

be incorporated into a signed statement of conditions acceptable to the City Attorney. Roll call. Motion fails 3-3, tied vote.

AYES: Simons, Howd, Hicks

NAYS: Dick, Link, Armstrong

ABSENT: Miller

Glass requested clarification on the vote, Gildner confirmed the failed motion.

NEW BUSINESS

None.

CITY MANAGER'S REPORT

Glass provided a verbal update on the following items:

- West Rolston Road
- Mill Pond walkway project
- ADA Gazebo CDBG project
- Cofferdam permit for Mill and scheduling groundbreaking
- Loose Annex remodel project
- West Broad Street rehabilitation project
- Hydrant Flushing: October 6-12
- Email-spoofing vigilance
- Deer population memo
- New BS&A program
- Windows 11 upgrade and server
- Audit field work
- Glass confirmed with Chief Sutter filming is done
- Homecoming this Friday
- Approved firearms sale business
- Genesee District Library (GDL) seats available
- Downtown Day on September 27, Michigan Downtown Association (MDA) takeover and upcoming events
- Loose's Got Talent success

Glass offered conversation with resident commentor; referenced emails and responses provided asked Council for suggestions on alternative options.

CITY ATTORNEY'S REPORT

None.

DEPARTMENT REPORTS

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

COUNCIL COMMENTS AND REPORTS

Simons commented on Loose Talent Show and provided update for Southern Lakes Parks and Recreation regarding Loose support and Executive Director, shared meeting schedule.

Hicks commented on the upcoming Historic District Commission (HDC) meeting and briefly reviewed what is being proposed.

Dick commented on attending the Michigan Municipal League (MML) Convention, shared session details and topics; will share links with Kanyak to send out to Council.

Howd commented on Loose's Got Talent event and provided updates on the Parks and Recreation Commission's Owl event and Metropolitan Alliance meeting discussion. Howd and Glass discussed the mussels found in reference to the Mill cofferdam project.

Link thanked Chief Sutter for officers on West Rolston Road addressing speeding. Also commented on the deer report, deer concerns and reduce their numbers safely, requested this be added to the next Work Session.

Armstrong commented on open Genesee District Library (GDL) Board seats, Glass clarified we will share the application link. Armstrong discussed being on Small Cities and looking at millages; looking at contract for the library and an unreserved fund; will continue to look at other millages and reasoning. Requested to see at next work session Dementia-friendly community training and have AARP come. Also, apologized to Mrs. Larner for making her public comment, correspondence.

CLOSED SESSION

None.

ADJOURNMENT

Motion by Howd, second by Simons to adjourn the meeting. Motion carried 6-0. The meeting was adjourned by Mayor Armstrong at 8:04 p.m.

Respectfully Submitted,

Kristyn Kanyak, City Clerk

Approved: _____