



**CITY OF LINDEN
CITY COUNCIL MEETING**

MONDAY, SEPTEMBER 8, 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 6:31 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 First Responder heroes.

ROLL CALL & INTRODUCTIONS

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

Absent: None

Others Present: Ellen Glass, City Manager; Don Grice, Director of Public Works; Tessa Sweeney, Director of Senior Services & Community Engagement; Kristyn Kanyak, City Clerk

a. Excuse Absent Member(s)

None.

SPECIAL PRESENTATIONS

None.

PUBLIC HEARINGS

None.

CORRESPONDENCE

Attorney Gildner entered the meeting.

Armstrong acknowledged receipt of a resident's written comment and requested staff responses be emailed to City Council

Motion by Howd, second by Miller to add two topics, discussion of a columbarium in Fairview Cemetery and the deer problem here in Linden. Motion carried 7-0.

PUBLIC COMMENT

There were no public comments. Glass and Grice addressed items within the Correspondence Item received.

CONSENT AGENDA

- a. City Council Meeting Minutes from August 25, 2025
- b. Street Collection Application - LHS Project Graduation: October 5, 2025
- c. Street Collection Application - Old Newsboys: December 5, 2025
- d. 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. Ordinance No. 421 Amending Chapter 90: Animals

Glass reviewed the topic; discussed applied feedback and adoption next meeting. There were no public comments. Councilors further discussed feedback included and wetlands language. Armstrong requested change to 75 feet from the residence with a 25-foot setback from the property line, reasoning and explained residents' feedback. There was discussion amongst Councilors regarding distance and setback, whether to keep or change; consideration of residents who do not live in condos or HOA's; positive press received and impact on number of chickens if changed. Armstrong further discussed if unchanged, HOA's would have to amend their bylaws and significant cost associated; hard time getting residents to their meetings for voting purposes; and shared information from people who have contacted her. Councilors discussed language pertaining to permits and HOA's and if there has been any communication from HOA's. Gildner discussed this will be a city-wide ordinance and will apply to everyone; topic has been talked about at length; can be revised if needed. Glass requested clarification. Gildner discussed motion options, if to be acted upon to know consensus.

Motion by Miller, second by Hicks to adopt the ordinance as is. Roll call. Motion fails 4-3.

AYES: Link, Miller, Hicks

NAYS: Armstrong, Simons, Howd, Dick

ABSENT: None

Glass requested clarification. Council discussed what was voted on. Gildner clarified the motion was to bring it back as presented. There was confusion regarding the motion expressed. Gildner confirmed Council's misunderstanding of what was being voted on discussed motion option to rescinded.

Motion by Miller, second by Hicks to rescind. Roll call. Motion carried 7-0.

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

NAYS: None

ABSENT: None

Gildner, Glass and Councilors discussed options and clarification regarding setbacks and distance; Young's review; voting on next meeting; Council confirmed the following changes be applied with Staff: 75 feet from the dwelling, 10 feet setback from the property line.

b. Ordinance No. 422 Amending Sections 154.024, 154.231-154.232 (Zoning Ordinance)

Glass provided background on the item and purpose. Councilors briefly discussed the Planning Commission's review; being good to proceed and had no additional questions. Glass confirmed it will be on the next meeting agenda for adoption.

c. Housing-Focused Potential Zoning Ordinance Amendments

Glass reviewed the topic, purposes and referenced letter within packet about summary of the changes. There were no public comments. Glass and Councilors discussed redevelopment ready meaning and process; state mandate pertaining to housing and incentive eligibility; typo within townhouses section. Councilors discussed size reduction of homes and impact on property values and Sandal Wood development.

d. Conditional Rezoning Request: 210 Oak St.

Glass reviewed the topic and return for final approval next meeting.

Public comment about this property historically being a multi-family home.

Councilors discussed reason for Council approval requirement. Brief discussion with Gildner about precedence and change of ownership. The applicant was present and reviewed reasoning for the request and property details. Further discussion and clarification on items within agenda packet regarding statement of conditions document. Gildner discussed statement of conditions in reference to this property and use and cannot make owner-dependent and reasoning. There were no comments received from Councilors Howd, Miller and Simons.

e. Bridge Street Mural Proposal

Kanyak reviewed topic and requested consideration. There were no public comments. Staff and Council discussed concerns with mural ownership; maintenance and upkeep responsibility; concept and location; funds being requested; mural on side of City Hall; artist ownership aspect and removal of water tower; potentially a DDA-funded project and consideration of art students. Glass explained request and Council feedback on overall art; approvals needed and will get clarification.

f. Columbarium in Fairview Cemetery

Howd shared reason for addition to the agenda. Glass reviewed past discussions on this topic. Staff and Council discussed consideration and feasibility; available property within cemetery; obtaining an estimated cost; requested item come back in future with requested information. There were no comments received from Councilor Link and there were no public comments.

g. Deer Problem

Howd discussed reasoning for this addition to the agenda; shared experience; various concerns; current ordinance and controlling the population. No public comment was received. Councilors discussed how overpopulation can be controlled; solutions; shared concerns and experiences; ordinance and DNR rules. Glass reviewed past approach on this topic. Hicks discussed controlled hunts and outreach to farmers. Grice shared experience. There were no comments received from Councilor Link.

BUSINESS ITEM

a. Loose Center Annex Remodel

Glass explained purpose of this item on agenda and provided a background on the topic, referenced memo and explained funding mechanisms in detail, timeframe, motion options and reviewed requested approval.

Public comment asking if this is a total redo or remodel, Glass addressed.

Councilors and Staff discussed funds being used; age of annex; clarified this not an addition, on annex remodel and scope of project; notes and clarification, abatement and remediation. Staff addressed and confirmed new appliances are not included in project scope.

Motion by Howd, second by Miller to approve the allocation of \$100,000 in ARPA funds for Phase One of the Loose Senior Center Annex Renovation Project with Case Construction that covers initial project management, permitting and structural reinforcement and critical exterior work. Roll call. Motion carried 7-0.

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

NAYS: None

ABSENT: None

Motion by Miller, second by Hicks to approve the allocation of \$47,307 in Loose General Fund Dollars for Phase Two of the Loose Senior Center Renovation Project with Case Construction that covers mechanical, electrical and required contractor allowances. Roll call. Motion carried 7-0.

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

NAYS: None

ABSENT: None

CITY MANAGER'S REPORT

Glass provided an update on the following items:

- Live with Cloud Service and transition
- Fiscal year end/audit preparations

There were no public comments or Council comments.

COUNCIL COMMENTS AND REPORTS

Miller thanked staff for recent senior services presentation and is taking classes through Michigan Municipal League (MML)

Howd shared update and details for upcoming Parks and Recreation event this Thursday.

Dick referenced Happening In Linden Zombies event and suggested students to volunteer.

Armstrong requested update on tree referenced last meeting, Grice provided an update.

There were no comments received from Councilors Hicks, Simons or Link.

CLOSED SESSION

None.

ADJOURNMENT

Motion by Miller, second by Hicks to adjourn the meeting. Motion carried 7-0. The meeting was adjourned by Mayor Armstrong at 8:06 p.m.

Respectfully Submitted,

Kristyn Kanyak, City Clerk

Approved: _____