



TOWN OF ROSELAND
INCORPORATED 1916

TOWN COUNCIL MEETING
THURSDAY, OCTOBER 12, 2023
6:00 P.M.

Elizabeth J McCombs, President
Julie Mudrovich, Council Member
Traci Newman, Council Member
Robin Ackerson, Clerk-Treasurer

Avery Minor, Town Marshal
Peter Agostino, Town Attorney
Heather Velez, Police Clerk

I. CALL TO ORDER/
PLEDGE OF
ALLEGIANCE

President Elizabeth J. McCombs called the meeting to order at 6:00 p.m. President McCombs led the assembly in reciting the Pledge of Allegiance.

II. ROLL CALL
III. MINUTES/DOCKET
APPROVAL

All members were present except Heather Velez. Clerk-treasurer Robin Ackerson presented the minutes and dockets to the council for approval. President McCombs made a motion to accept and approve all minutes and dockets as presented; seconded by Traci Newman; all in favor; motion carried.

IV. INTRODUCTIONS/
ANNOUNCEMENTS

President McCombs asked if there were any introductions or announcements. Attorney Agostino introduced his associate, Christian Matozzo, who has assisted him with various town matters. Mr. Norman Patel introduced new associates at JSK, Mike and Dylan, and then had Mr. Nathan Flickner present a preliminary site plan for the property at 515 Dixieway North. The plan includes 3 potential hotels and one franchise restaurant on the 6.2 acres. The first hotel would be a 103 room Residence Inn by Marriott, including kitchenettes, at rates of \$200 per night and above. Discussion ensued, including advice by the town attorney to review the recorded variance of 35' from Juday Creek, would there be a conference room, and Attorney Agostino stated that the owners would need to apply for a Special Use hearing with the Board of Zoning Appeals, as the previous special use has expired due to the years-long delay in rebuilding.

V. TOWN ATTORNEY

Attorney Peter Agostino stated that he has reviewed the proposal of Lamar Advertising to exchange their two-panel billboard for a digital billboard, and the size of the lot appears to be too small. He suggested that they come to the council meeting to discuss it.

V. TOWN ATTORNEY

Attorney Agostino then discussed the lawsuit that has been filed against Mr. Patel. He stated that as they have complied with the cleaning of the property at 515 Dixieway North he will file to dismiss without prejudice. The town should also monitor the Holiday Inn Retention pond, and send formal legal notice should the problem of rank weeds and vegetation re-occur.

Attorney Agostino was questioned about whether a gasoline service station could be located at 426 Dixieway North, and he replied that this would also require a Special Use.

Attorney Agostino stated that he has researched the Rails-to-Trails, and found that the LaSalle Big Bluestem Trail was deeded to the Roseland Park Department, and the town must maintain it unless another agreement exists. He will continue to research as there are grants that need to be reviewed. He is also working on a new noise ordinance, police handbook, and a grant for flack-jackets.

President McCombs stated that Total Property Maintenance will be sold, leaving the town without plowing service and the many other projects that Phil Stephens tended to. Attorney Agostino stated that in his legal opinion the town could initiate a service contract with another provider, but best practice would be to solicit quotes and decide at a public meeting. President McCombs made a motion to solicit quotes for snow plowing, due by November 1st; seconded by Traci Newman; all in favor; motion carried.

Lastly, Attorney Agostino advised the council that they could proceed with the contract between Notre Dame and the Roseland Police Dept. for public safety services to the upcoming development at Douglas Road and SR 933.

VI. OLD BUSINESS

President McCombs recognized Martin Madigan, 121 Weber St., who told the council that the property at 116-½ McCombs has become so overgrown that it tis covering over half of the alley. Traci Newman responded that she would have Carolyn take care of it.

President McCombs recognized Mike Schalk, 138 Murray St., who complained that some neighborhood trash cans are being left on the street too long, per Roseland ordinance. Julie Mudrovich asked for specific addresses and explained that with so many recycling vendors servicing Roseland, and on different days of the week, that it is hard to keep up with who is leaving them out. Mr. Schalk gave

VI. OLD BUSINESS

the address of 150 Murray St. and at the corner of Myrtle St. and Murray St. Ms. Mudrovich responded that she would check out his information and take care of any problem sites.

Chief Avery Minor stated that the Clay Twp. Fire Marshal has inspected the lighting and wiring at Cheers Pub, and all is well.

VII. NEW BUSINESS

None.

VIII. TOWN HEALTH & SAFETY

Chief Avery Minor stated that there were 366 service calls and 33 police reports written. There were quite a few calls at the hotels, and he has been working with Excise on reports that Cheers Pub has been serving minors. The Park is being checked daily and nightly to prevent vagrancy and damages. As it is Breast Cancer Awareness Month, the RPD Officers will be wearing pink badges.

The Roseland Police will be handing out candy along with other departments at Four Winds Field on October 24th, and will have the annual Trunk-or-Treat on October 27th at the town park.

The chief stated that he has spoken to Tim Sexton of Notre Dame regarding the upcoming development at Douglas Road, and was assured that the site will not be as active as Eddy Street Commons.

IX. MAINTENANCE

Traci Newman stated that Carolyn has been patching streets, mowing, water testing, and even planted some mums around town hall.

X. TOWN FINANCIAL

Clerk-treasurer Robin Ackerson reported:

Sept. 1, 2023 Balance	\$ 923,181.94
Deposits, EFT's, & Adj.	99,090.14
Checks & Electronic Payments	<u>136,854.53</u>
Sept. 30, 2023 Balance	\$ 885,417.55

President McCombs stated that the books are always open in the Clerk-treasurer's office.

XI. TOWN PLANNING, ZONING, & DEVELOPMENT

Zoning Commissioner Julie Mudrovich stated that she had no new permits, and would attend to the issues that were brought up by residents earlier in the meeting.

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XII. PARK

President McCombs stated that because Janet Stephens will be selling the Total Property Maintenance business we will need new bids on the hardwood mulch for the playground. The water will be shut off by November 1st. She also thanked Chief Minor for the frequent patrols of the park.

XIII. PUBLIC INPUT

Happy Halloween!

XIV. ADJOURN

President McCombs made a motion to adjourn at 7:17 p.m.; seconded by Julie Mudrovich; all in favor; motion carried.


President Elizabeth J McCombs

RESIGNED 11/2/23
~~Traci Newman, Council Member~~


Julie Mudrovich, Council Member

ATTEST:


Robyn E. Ackerson
Clerk-Treasurer