

**SPECIAL MEETING  
HELD ON MAY 06, 2025  
204 PULASKI ROAD, CALUMET CITY,  
ILLINOIS**

**CALL TO ORDER**    The Special Meeting of the City Council was called to order at 5:50 p.m. by Mayor Jones.

**PRESENT:**            7        **ALDERMEN:** Harvey, Wilson, Tillman, Williams, Gardner, Nelson, Phillips.

**ABSENT:**            0        **ALDERMEN:** None

Also present were Mayor Jones, City Clerk Figgs, City Treasurer Tarka, Police Chief Kolosh, Attorney Sterk, Fire Chief Bachert, Economic Development Val Williams, City Engineer Matt Buerger.

**SELECTION:**        Simone Green performed the “Black National Anthem.”

**Installation of the**    Mayor Thaddeus Jones installed Shalisa D. Harvey as 1<sup>st</sup> Ward  
**1<sup>st</sup> Ward**            Alderperson.

**Alderperson of**  
**Calumet City**

**1<sup>st</sup> Ward**            1<sup>st</sup> Ward Alderwoman Shalisa D. Harvey thanked God for the village  
**Alderwoman**        of people that have supported her and people that she has met along  
**Shalisa D. Harvey**   the way. Alderwoman Harvey stated she is going to do the best that she  
can do.

**SELECTION:**        Simone Green performed “Thank You Lord.”

**Recess**                City Council took a 5-minute recess at 6:03 p.m.

**Alderman**            Alderman Williams entered the Special Meeting at 6:13 p.m.  
**Williams entered**  
**Meeting**

**Return to the**        City Council meeting resumed at 6:13 p.m.  
**Regular Order**  
**Of Business**

Appointments Alderman Williams moved, seconded by Alderwoman Nelson to appoint Police Chief Kevin Kolosh, Fire Chief Glenn Bachert, City Administrator Deanne Jaffrey, and FOIA Officer JeTaun Russell.

ROLL CALL

YEAS: 6 ALDERMEN: Harvey, Wilson, Tillman, Williams, Nelson, Phillips  
NAYS: 0 ALDERMEN: None  
ABSENT: 1 ALDERMEN: Gardner

**MOTION CARRIED**

Appointments Alderwoman Wilson moved, seconded by Alderman Williams to appoint Sheryl Tillman to the Director of Building and Zoning for the term to expire in 1 year.

ROLL CALL

YEAS: 5 ALDERMEN: Harvey, Wilson, Williams, Nelson, Phillips  
NAYS: 0 ALDERMEN: None  
ABSENT: 1 ALDERMEN: Gardner  
PRESENT: 1 ALDERMEN: Tillman

**MOTION CARRIED**

Mayor Jones Administered the Oath of Office to The Police Chief Of Calumet City Mayor Thaddeus Jones administered the Oath of Office to Kevin Kolosh as the Police Chief of Calumet City.

Mayor Jones Administered the Oath of Office to The Fire Chief Of Calumet City Mayor Thaddeus Jones administered the Oath of Office to Glenn Bachert as the Fire Chief of Calumet City.

Mayor Jones Administered the Oath of Office to The Director of Building and Zoning Mayor Thaddeus Jones administered the Oath of Office to Sheryl Tillman as the Director of Calumet City Building and Zoning Department.



Mayor Jones  
Administered the  
Oath of Office to  
The FOIA  
Officer

Mayor Thaddeus Jones administered the Oath of Office to JeTaun Russell as the FOIA Officer of Calumet City.

Mayor Jones  
Administered the  
Oath of Office to  
City Administrator  
Of Calumet City

Mayor Thaddeus Jones administered the Oath of Office to Deanne Jaffrey as the City Administrator of Calumet City.

Mayor Jones  
Veto Message

Mayor Jones “the law requires and our ordinance requires me to submit to the city council a veto message of two former alderman who have decided to go above the law and try to expend city money but at the same time put items on the agenda that involve legal items that legal council not only informed them about but that should never been on a special meeting on agenda two days before their term ended. So tonight I’m submitting a veto message on Thursday according to the law I will submit a written veto message to the Aldermen that prescribes to the law that and tells the Aldermen each avenue that will be taken with each message. So there is no action that will be taken or need to be taken tonight we have a veto message and I will send that written message on Thursday.”

Mayor Thaddeus Jones VETO MESSAGE

The following veto message is being issued for below listed items for the April 28, 2025, Special Meeting agenda.: Mayor Thaddeus Jones, with powers described in section 2-194 of the City of Calumet City ordinance do hereby issue a Veto of the attached motions made and passed at the April 28, 2025, Special Meeting: Further, many of these items, including but not limited; to 940 Sibley, do involve potential and pending legal matters that have NOT been resolved and may violate the law and executive session. Therefore, I do not support the entire April 28, 2025, and the agenda matters are hereby vetoed.

Motion to direct City Attorney and Farnsworth Group to Draft an RFP for potential Developers to propose Housing Developments. Include provisions for up to \$1,500,000 in subsidy from the 2023 Bond Fund. Further, to authorize both the City Treasurer and City Engineer to execute all necessary bond documentation if necessary to earmark those funds for this RFP.

Motion to direct City Attorney to draft a Redevelopment Agreement for 940 Sibley 2 Boulevard.

Motion to direct City Attorney to initiate acquisition of 940 Sibley Boulevard through



the Abandonment Process.

Motion to direct City Attorney to draft a Redevelopment Agreement for 610 Burnham Avenue.

Motion to direct CED and City Attorney to take necessary steps to draft documents and schedule meetings with ZBA and City Council for purposes up updating the Calumet City Comprehensive Plan to include planning documents commissioned since 2014 including but not limited to Burnham Avenue Revitalization Plan, CMAP Subarea Plan, DISR Plan, and First Ward Vision and Action Plan.

Motion to approve payment to Jesus Shephard of Souls Parish for Guadalupana Celebrations. The feast day is a major religious celebration in Mexico and throughout the Americas, with many communities holding processions, masses, and traditional festivities to honor the Virgin Mary; authorize the Treasurer to remit payment in the amount of \$3,000 and charge account #01010-52381 (1\* Ward Public Relations). Motion to approve payment to Breaker Press Co. for Quote #Q-213134; authorize the Treasurer to remit payment in the amount of \$5,180.00 and charge account #01010-52321 (1" Ward Printing/Postage)

Motion to Alderman Williams moved, seconded by Alderman Tillman to take up  
Deviate from two matters.  
The Regular  
Order of  
Business

### **MOTION CARRIED**

Attorney Dominic Attorney Dominic Lanzito spoke about the parcels at Wentworth Woods  
Lanzito and discussed how the changes to the land made it be able to be built on.

Larger Than Life The CEO of Larger Than Life presented the purpose of the redevelopment,  
CEO/Founder and the purpose of the development of a non-profit, for a grocery store development, Fat Burger Development and a Kulwin's Development and for a community and vocational center and other mixed-use future development.

Approval of the Alderman Williams moved, seconded by Alderwoman Nelson to approve  
Zoning Board of the Zoning Board of Appeals recommendation for a special use permit to  
Appeals Larger than Life for the purpose of the redevelopment and to approve the  
Recommendation the preparation by the City attorney and execution by the Mayor of the  
And redevelopment agreement with Larger Than Life including a Purchase and  
Redevelopment Sale Agreement for the property commonly known as Wentworth Woods  
Agreement in the amount of \$100,000.00 for the purpose of the development of

a non-profit, for a grocery store development, Fat Burger Development and a Kulwin's Development and for a community and vocational center other mixed-use future development.

#### ROLL CALL

YEAS: 7 ALDERMEN: Harvey, Wilson, Tillman, Williams, Gardner,  
Nelson, Phillips  
NAYS: 0 ALDERMEN: None  
ABSENT: 0 ALDERMEN: None

#### MOTION CARRIED

PHZ Development Henry Brown presented a Senior Housing Development located  
Henry Brown at 348 S Torrence Avenue. Patricia Davis spoke about the need for  
the facility in Calumet City.

Approval of Alderman Williams moved, seconded by Alderwoman Nelson to  
The Drafting direct the City Attorney to draft and prepare a Redevelopment  
Of a Agreement with PHZ Development Company and their partners  
Redevelopment Abundant Faith LLC; Patti and Charitable Services  
Agreement for a mixed use and for the purposed of constructing a 48-unit  
housing development at the property commonly known as 348  
Torrence Avenue, Calumet City in the 4th Ward of the City  
of Calumet City.

#### ROLL CALL

YEAS: 7 ALDERMEN: Harvey, Wilson, Tillman, Williams, Gardner,  
Nelson, Phillips  
NAYS: 0 ALDERMEN: None  
ABSENT: 0 ALDERMEN: None

#### MOTION CARRIED

Return to Alderwoman Wilson moved, seconded by Alderwoman Harvey to  
The Regular return to the regular order of business.  
Order of  
Business

#### MOTION CARRIED



City Engineer  
Presented on  
The Flooding  
And Infrastructure

Matt Buerger presented on the need for the Sewer and Stormwater Capital Improvement Action Plan. This project will entail a comprehensive Sewer Assessment and Response Program to collect data in all seven (7) wards. It will include cleaning of sewers; closed circuit televising of sewers; an engineering analysis of the data; community outreach; asset management and procedural updates; development of projects to alleviate flooding and sewer concerns; preparation of a comprehensive Capital Improvement Plan; and application for Federal and State Revolving Loan Fund financing from the IL EPA to rehabilitate and/or replace and improve sewer and stormwater facilities. The fee for the Professional Services Agreement is \$1,979,000 and the project team will include both Minority and Women owned Enterprise partners. This fee will be paid entirely from funds financed through the 2023 Infrastructure General Obligation Bond of 2023. The targeted total project cost for the Sewer and Stormwater Capital Improvement Action Plan. including all engineering and contractor fees is \$10,000,000.

Alderwoman  
Wilson

Alderwoman Wilson expressed concern about blocks in the 2<sup>nd</sup> ward that have been waiting for four years being made a priority.

Approved  
Mayor to execute  
Professional  
Service Agreement  
With Farnsworth  
Group

Alderman Williams moved, seconded by Alderwoman Nelson to authorize Mayor to execute a Professional Services Agreement with Farnsworth for the Sewer and Stormwater Capital Improvement Action Plan. This project will entail a comprehensive Sewer Assessment and Response Program to collect data in all seven (7) wards. It will include cleaning of sewers; closed circuit televising of sewers; an engineering analysis of the data; community outreach; asset management and procedural updates; development of projects to alleviate flooding and sewer concerns; preparation of a comprehensive Capital Improvement Plan; and application for Federal and State Revolving Loan Fund financing from the IL EPA to rehabilitate and/or replace and sewer and stormwater facilities. The fee for the Professional Services Agreement is \$1,979,000 and the project team will include both Minority and Women owned Enterprise partners. This fee will be paid entirely from funds financed through the 2023 Infrastructure General Obligation Bond of



2023. The targeted total project cost for the Sewer and Stormwater Capital Improvement Action Plan, including all engineering and contractor fees is \$10,000,000.

## ROLL CALL

YEAS:	7	ALDERMEN:	Harvey, Wilson, Tillman, Williams, Gardner, Nelson, Phillips
NAYS:	0	ALDERMEN:	None
ABSENT:	0	ALDERMEN:	None

## **MOTION CARRIED**

<u>Approve the Purchase of Technology Equipment</u> (Removed)	Motion to approve the purchase of technology equipment in the amount of \$1 million dollars from the 2023 Bond Fund as labeled in the bond documents; further direct the City Treasurer to issue payment in the amount of \$1 million dollars to the attached list of vendors for technology improvements at the following locations: City Hall, Police Station, 1200 Pulaski Road, Fire Station number 2 at 646 Wentworth, Calumet City Library, 660 Manistee. (Removed)
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<u>Information Purposes Only</u>	Motion to approve Request for Statements of Qualifications (SOQs) For Phase I Engineering Reconstruction of Pulaski Road. (Information Only)
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## **ECONOMIC DEVELOPMENT**

<u>Redevelopment Agreement with Solomon Estates</u> (Tabled)	Motion to direct the City Attorney to prepare a Redevelopment Agreement with Solomon Estates for the purposes of the building of three homes in the 3rd Ward; further, direct the City Treasurer to issue payment in the amount of \$200,000 to Solomon Estates and \$200,000 once the houses are constructed and authorize the expenditure of infrastructure and other improvements to be drawn from the 2023 Bond Fund. (Tabled)
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<u>Alderman Williams Report</u>	Alderman Williams reported on the progress of the construction of the old Circuit City Building by Ruckers Construction; stating that Ruckers had already invested \$500,000.00 dollars into the project. Alderman Williams reported the owner needs assistance from the city with the electrical and exterior signage of the property costs.
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Rucker Construction Owner Mr. Rucker of Rucker Construction reported that his company has invested about \$570,000.00 thus far and is looking at a completion date of August 2025. Mr. Rucker stated that he can provide receipts to the council.

Approve Payment To Rucker Construction Alderman Williams moved to authorize payment to Rucker construction in the amount of \$100,000 from the 2023 Bond Fund to assist with the redevelopment of the former Circuit City specifically for reimbursement of professional fees, labor, materials, and costs incurred pursuant to the 2024 Redevelopment Agreement.

Alderman Williams Withdrew Motion For Payment to Ruckers Construction Alderman Williams withdrew motion to authorize payment to Ruckers.

Table Payment To Ruckers Construction Alderman Tillman moved, seconded by Alderwoman Wilson to table payment to Rucker construction in the amount of \$100,000 from the 2023 Bond Fund to assist with the redevelopment of the former Circuit City specifically for reimbursement of professional fees, labor, materials, and costs incurred pursuant to the 2024 Redevelopment Agreement. (Table)

**MOTION CARRIED**

Approve Payment To Gregory Ramon Design Studio. Inc Alderman Williams moved, seconded by Alderwoman Nelson to approve payment to Gregory Ramon Design Studio Inc. (Invoice #1232), for concept design services for Cafe Borgia in the amount of \$13,888.99, and direct City Treasurer to remit payment from account #01099-52600 contingent upon designs being produced.

Alderman Gardner Left the Special Meeting Alderman Gardner left the Special meeting at 7:39 p.m.

Alderwoman Wilson Discussion Alderwoman Wilson raised concerns about Café Borgia not coming before the council to express their interest in opening up a business in Calumet City.



Mayor Jones

Mayor Jones stated that the cost is for the rendering only.

## ROLL CALL

YEAS: 5 ALDERMEN: Harvey, Tillman, Williams,  
Nelson, Phillips  
NAYS: 1 ALDERMEN: Wilson  
ABSENT: 1 ALDERMEN: Gardner

## **MOTION CARRIED**

## **PUBLIC SAFETY**

Police Chief Police Chief Kolosh spoke about the possible agreement with Crossing  
Kolosh Crossing Guard Inc, to provide crossing guards for the schools of the City of Calumet  
Guard Agreement City.

Approve Approve the Agreement with Crossing Guards, Inc. for the purpose of  
Agreement with reinstituting the crossing guard program and assigning crossing guards  
Crossing Guard Inc, to selected corners in the City of Calumet City and further authorize the  
(Tabled) the Mayor and Police Chief to execute the Agreement for the services  
subject to review by the City Attorney. (Tabled)

## **ORDINANCES**

Ord.#1 Ordinance Regarding Appointment An Ordinance amending Article VI, Division 3, Subdivision 1,  
And Supervision of Deputy Treasurer Department of Finance Section 2-661 and Section 2-662 of the  
(Referred to the Resolution and Ordinance Committee) Calumet City Municipal Code- Appointment and Supervision  
of Deputy Treasurer. (Referred to the Resolution and  
Ordinance Committee)

Ord.#2 Ordinance Regarding Appointment An Ordinance amending Chapter 2 Article IV, Division 4,  
And Supervision of Deputy Clerk Section 2-331, and Section 2-332 of the Calumet City Municipal  
(Referred to the Resolution and Ordinance Committee) Code- Appointment and Supervision of Deputy Clerk.  
(Referred to the Resolution and Ordinance Committee)

Ord.#3 Ordinance Regarding Payment An Ordinance amending Chapter 2 Article VIII, Division 1,  
Of Bills Section 2-882, of the Calumet City Municipal Code- Payment  
(Referred to the Resolution and Ordinance Committee) of Bills.  
(Referred to the Resolution and Ordinance Committee)

Ord.#4 Ordinance Regarding Conduct of  
Alderspersons

(Referred to the Resolution and  
Ordinance Committee)

An Ordinance amending Chapter 2 Article III, Division 3,  
Section 2-127 of the Calumet City Municipal Code- Appointmer  
and Supervision of Deputy Clerk. (Referred to the Resolution an  
Ordinance Committee)

Refer Ordinances 1, 2, 3, and 4 to the  
Ordinance and Resolution Committee

Alderman Tillman moved, seconded by Alderman Williams to  
Defer Ordinance 1, 2, 3 and 4 to the Ordinance and Resolution  
Committee.

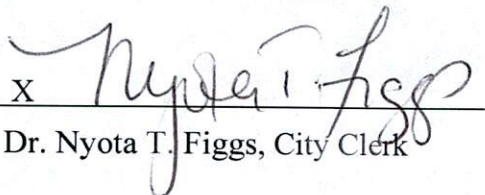
**UNFINISHED BUSINESS**

None

**ADJOURNMENT**

Adjournment was at 8:04 p.m., on a motion by Alderman Williams  
seconded by Alderman Tillman.

**MOTION CARRIED**

X   
Dr. Nyota T. Figgs, City Clerk