

**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
1st Ward
Aldersperson of
Calumet City Mayor Thaddeus Jones installed Shalisa D. Harvey as 1st Ward Aldersperson.

1st Ward
Alderswoman
Shalisa D. Harvey 1st Ward Alderswoman Shalisa D. Harvey thanked God for the village of people that have supported her and people that she has met along the way. Alderswoman 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
Williams entered
Meeting Alderman Williams entered the Special Meeting at 6:13 p.m.

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

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

Larger Than Life CEO/Founder The CEO of Larger Than Life presented the purpose of the redevelopment, 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 Zoning Board of Appeals Recommendation And Redevelopment Agreement Alderman Williams moved, seconded by Alderwoman Nelson to approve the Zoning Board of Appeals recommendation for a special use permit to Larger than Life for the purpose of the redevelopment and to approve the the preparation by the City attorney and execution by the Mayor of the redevelopment agreement with Larger Than Life including a Purchase and Sale Agreement for the property commonly known as Wentworth Woods 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.

Alderman
Wilson

Alderman Wilson expressed concern about blocks in the 2nd 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 Alderman 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

Approve the Purchase of Technology Equipment
(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)

Information Purposes Only Motion to approve Request for Statements of Qualifications (SOQs) For Phase I Engineering Reconstruction of Pulaski Road. (Information Only)

ECONOMIC DEVELOPMENT

Redevelopment Agreement with Solomon Estates
(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)

Alderman Williams Report 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.

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 reinstating 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 Alderpersons

(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- Appointment and Supervision of Deputy Clerk. (Referred to the Resolution and 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.

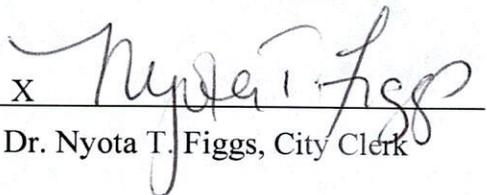
UNFINISHED BUSINESS

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