



Kane County

KC Administration Committee

Meeting Minutes

Government Center
719 S. Batavia Ave., Bldg. A
Geneva, IL 60134

KIOUS, Juby, Arroyo, Garcia, Gumz, Young, ex-officios Roth (County Vice Chair) and Pierog (County Chair)

Wednesday, November 12, 2025

10:30 AM

County Board Room

1. Call To Order

Chairman Kious called the meeting to order at 10:30 AM.

2. Roll Call

PRESENT:	Board Member Chris Kious, Board Member Leslie Juby, Alex Arroyo, Sonia Garcia, Bill Roth and Corinne M. Pierog
ABSENT:	Michelle Gumz and David Young

Also present: Co. Bd. Members Allan, Lewis, Molina*, Penesis*, Strathmann*; ITD/BLD Exec. Dir. Fahnstock & staff Harris, Lasky, Lebo, Roff, Clark, Peters; VAC Supt. Zimmerman; PIO Mann; KDOT Maintenance Supt. Way; KC Historian & Spec. ASA Shepro; and members of the press and public.

3. Remote Attendance Requests

Chairman Kious announced the remote attendance requests for today's meeting. He asked the Committee if there were any objections to Committee Member Gumz attending today's meeting remotely. There were no objections.

Committee Member Gumz did not attend today's meeting.

4. Approval of Minutes: October 15, 2025

RESULT:	APPROVED BY UNANIMOUS CONSENT
MOVER:	Bill Roth

5. Public Comment

All public comments were held until discussions on agenda item 13A: Authorizing the Placement of a Historical Marker and Liberty Tree to Honor Revolutionary War Patriots Buried in Kane County.

6. Finance Report

A. Monthly Finance Reports

Chairman Kious stated that monthly financial reports were on file. No additional report was made.

7. Executive Director's Report (R. Fahnestock)

ITD/BLD Exec. Dir. Fahnestock spoke on the recent electrical power event that occurred at the Government Center Campus. He explained that the incident was isolated to the utility provider, Geneva Electric. Geneva Electric discovered issues between the transformer and the building. Fahnestock stated that the problem was resolved by morning. He explained that the emergency plan for the Government Campus involves utilizing diesel generators to power all of the buildings. He stated that the County was able to manage and keep the entire campus operating for all the daily functions. He commended the Building Management Department (BLD) and the Information Technologies Department (ITD) staff for their help in this electrical outage event. Fahnestock addressed questions and comments from the Committee. Discussion ensued.

Fahnestock stated that he sent out an email this morning to the Committee pertaining to the broker's opinion of value for the Fabyan Parkway property owned by Kane County. He explained that a Committee of the Whole meeting is scheduled to discuss potential uses of the property, such as solar. (Committee Member Arroyo arrived in-person at 10:36 a.m.) He reviewed the Property Overview of the Fabyan Parkway parcel and the current uses. He noted that this parcel is approximately 40 acres. He shared the Market Data Approach for the pricing of the Fabyan Parkway parcel. He reviewed the pricing depending on the land being developed for residential or commercial uses. He stated that the projected property value amount is 44M to \$6M. He noted that this presentation will be shared by the real estate broker at the upcoming Committee of the Whole meeting. Fahnestock addressed questions and comments from the Committee. Discussion ensued.

8. Building Management (K. Harris)

- A.** Authorizing a Contract Extension for Kane County HVAC Maintenance & Repair Services with 1 Source Mechanical, Inc., Hartwig Mechanical, Inc., Air Comfort, LLC, R.J. O'Neil, Inc., and F.E. Moran, Inc. Mechanical Services for the Building Management Department (BID# 23-007)

BLD Dir. Harris introduced this resolution. He explained that this contract was approved as a two-year contract with three one-year extensions. This resolution is the authorization of the contract for the second one-year extension. Harris explained that 1 Source Mechanical, Inc. help with these services on an as-needed basis for the County's HVAC maintenance and repair. He stated that the County needs multiple vendors due to their availability. These contracts for numerous vendors provide flexibility to use who is the most appropriate and who is available to help with an issue. Harris addressed questions and comments from the Committee. Discussion ensued. (Madam Chairman Pierog arrived in-person at 10:48 a.m.)

KC Executive Committee

RESULT:	MOVED FORWARD BY ROLL CALL VOTE
TO:	KC Executive Committee
MOVER:	Leslie Juby
SECONDER:	Alex Arroyo
AYE:	Chris Kious, Board Member Juby, Board Member Arroyo and Board Member Garcia
ABSENT:	Board Member Gumz and Board Member Young

B. Authorizing Natural Gas Utility Brokering and Purchase Agreement

ITD/BLD Exec. Dir. Fahnstock introduced this resolution. He explained that the County currently purchases natural gas through the supplier, Constellation Energy. However, the agreement between the County and Constellation Energy will end in April 2026. Fahnstock explained that the County has been working with Tradition Energy as a broker for their energy contracts. He stated that natural gas delivery costs for the County are approximately \$300K per year, which is measured by dekatherms. He explained that the County is rated by the consumption of natural gas based on the brokerage market. He stated that the energy broker will solicit all the suppliers and provide pricing to the County. Then, the County will have 24 hours to sign the contract in order to receive the fixed pricing. In the past, Fahnstock explained that the County has used a broker to receive the pricing. Then, Building Management staff will preauthorize the County Board Chairman to sign the agreements with the broker who has the most responsible lowest rates. If this process was not to be followed, the County would lose out on low rates. Fahnstock explained that the intention was to go out for bids early with the energy broker to receive early adjustments to the natural gas contracts and save money. He noted that the goal is to take advantage of locking in pricing for a two-year contract. He explained that this resolution was written to authorize the Chairman of the County to sign up to a two-year agreement. He stated that he has spoken with the State's Attorney's Office (SAO) who mentioned the possibility of additional language being added to the resolution to clear up the use of Tradition Energy as the broker. He noted that the energy broker has stated that at the County's amount of supplied energy, the fees will be about \$10K to \$12K. He stated that this resolution pertains to the \$300K agreement with the supplier. Fahnstock addressed questions and comments from the Committee. Discussion ensued.

KC Executive Committee

RESULT:	MOVED FORWARD BY ROLL CALL VOTE
TO:	KC Executive Committee
MOVER:	Leslie Juby
SECONDER:	Alex Arroyo
AYE:	Chris Kious, Board Member Juby, Board Member Arroyo and Board Member Garcia
ABSENT:	Board Member Gumz and Board Member Young

9. Information Technologies (C. Lasky)

- A. Authorizing the Use of the State of Illinois Contract to Purchase Hardware & Services Through Presidio’s JPMC VOIP & Cisco Equipment and Services Contract for the Information Technologies Department (Contract# CMT4021089)

ITD CIO Lasky introduced this resolution. He stated that this resolution is authorizing the purchase of hardware off of a state contract. He explained that this was bid out by the State of Illinois. He noted that he sent out to the Committee Members a presentation pertaining to the scope of hardware and software that was budgeted. He stated that this contract is for \$950K, while the following resolution regarding software is \$1.2M. He noted that this is a budgeted expense and recommends approval.

KC Executive Committee

RESULT:	MOVED FORWARD BY ROLL CALL VOTE
TO:	KC Executive Committee
MOVER:	Alex Arroyo
SECONDER:	Leslie Juby
AYE:	Chris Kious, Board Member Juby, Board Member Arroyo and Board Member Garcia
ABSENT:	Board Member Gumz and Board Member Young

- B. Authorizing the Use of the State of Illinois Contract to Purchase Software & Services Through Presidio’s JPMC VOIP & Cisco Equipment and Services Contract for the Information Technologies Department (Contract# CMT4021089)
 ITD CIO Lasky introduced this resolution. He explained that this resolution regards the same Illinois contract as the previous resolution, but for software purchases.

KC Executive Committee

RESULT:	MOVED FORWARD BY ROLL CALL VOTE
TO:	KC Executive Committee
MOVER:	Leslie Juby
SECONDER:	Sonia Garcia
AYE:	Chris Kious, Board Member Juby, Board Member Arroyo and Board Member Garcia
ABSENT:	Board Member Gumz and Board Member Young

10. Geographic Information Systems (K. Lebo)

- A. Authorizing a Master License Agreement with VertiGIS Software for GIS
 GIS Dir. Lebo introduced this resolution. He explained that this resolution pertains to a master licensing agreement with VertiGIS Software. He stated that the County would like to enter into two purchase orders with, one for software, and another for professional services. He noted that this agreement has been reviewed by the State's Attorney's Office. Staff has recommended approval.

KC Executive Committee

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TO:	KC Executive Committee
MOVER:	Leslie Juby
SECONDER:	Sonia Garcia
AYE:	Chris Kious, Board Member Juby, Board Member Arroyo and Board Member Garcia
ABSENT:	Board Member Gumz and Board Member Young

11. Mill Creek SSA (R. Fahnestock)

ITD/BLD Exec. Dir. Fahnestock thanked the Board for their support of the Mill Creek Special Service Area (MCSSA) tax levy increase.

12. Vehicles

- A.** Approving the Purchase of Five (5) 2026 Tandem Axle Truck Cab and Chassis for the Kane County Division of Transportation

KDOT Maintenance Supt. Way introduced this resolution. He explained that four of the trucks will be utilized as snowplows and one will be a tractor truck that will be used to haul equipment. Due to locking in the pricing, the body packages for the snowplows were passed by the County Board on Monday, November 10, 2025. Way stated that this resolution mentions a \$50K contingency, due to the trucks being developed in Canada and the possibility of tariff cost. He explained that Kenworth has been working on expanding their Ohio plant. In which, they plan to have all the T480 trucks be developed in FY2026. Staff recommends approval. Way addressed questions and comments from the Committee. Discussion ensued.

KC Executive Committee

RESULT:	MOVED FORWARD BY ROLL CALL VOTE
TO:	KC Executive Committee
MOVER:	Leslie Juby
SECONDER:	Sonia Garcia
AYE:	Chris Kious, Board Member Juby, Board Member Arroyo and Board Member Garcia
ABSENT:	Board Member Gumz and Board Member Young

13. New Business

- A.** Authorizing the Placement of a Historical Marker and Liberty Tree to Honor Revolutionary War Patriots Buried in Kane County

VAC Supt. Zimmerman stated that next year is the 250th birthday of America, or the semiquincentennial. As part of the celebration, the Elias Kent Kane Chapter of the National Society Daughters of the American Revolution (NSDAR) submitted a proposal to place a marker and a tree at the Third Street Courthouse. Zimmerman stated that the proposal was reviewed and approved by the Chief Judge's Office and the State's Attorney's Office (SAO). He introduced the regent of the Elias Kent Kane Chapter of the NSDAR, Christine Harmon.

Elias Kent Kane Chapter of the NSDAR regent, Christine Harmon, stated that next year is the 250th birthday of America. She stated that the organization has sought to place a marker and a Liberty Tree at the Third Street Courthouse to honor the five patriots that fought in the Revolutionary War, who are buried in Kane County. She mentioned that the NSDAR has planted the Liberty Tree seed and has been nurturing it as it grows. She explained that during the

Revolutionary War, patriots would gather under these trees in secret to hold meetings and discussions. Therefore, the NSDAR thought it would be a great marker and commemoration for Kane County. Zimmerman and Harmon addressed questions and comments from the Committee. Discussion ensued.

KC Executive Committee

RESULT:	MOVED FORWARD BY ROLL CALL VOTE
TO:	KC Executive Committee
MOVER:	Alex Arroyo
SECONDER:	Leslie Juby
AYE:	Chris Kious, Board Member Juby, Board Member Arroyo and Board Member Garcia
ABSENT:	Board Member Gumz and Board Member Young

14. Old Business

None.

15. Reports Placed On File

RESULT:	APPROVED BY UNANIMOUS CONSENT
MOVER:	Alex Arroyo

16. Executive Session (if needed)

None.

17. Adjournment

RESULT:	APPROVED BY VOICE VOTE
MOVER:	Alex Arroyo
SECONDER:	Leslie Juby

The meeting was adjourned at 11:12 AM.

Savannah Zgobica
Sr. Recording Secretary