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, October 15, 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, Sonia Garcia, Michelle Gumz and Bill Roth
ABSENT:	Alex Arroyo, David Young and Corinne M. Pierog

Also present: Co. Bd. Members Allan, Lewis, Linder, Molina*, Penesis*; ITD/BLD Exec. Dir. Fahnestock & staff Lasky, Harris, Lebo, Roff, Clark, Smith, Walker, Chidester, Peters; KDOT Dir. Zakosek & staff Way; KCAC Admin. Youngsteadt*; KCSO Chief of Admin. Catich; Special ASA Shepro; and members of the press and public.

3. Remote Attendance Requests

There were no remote attendance requests for today's meeting.

4. Approval of Minutes: September 10, 2025

RESULT:	**APPROVED BY UNANIMOUS CONSENT**
MOVER:	Michelle Gumz

5. Public Comment

None.

6. Finance Report

A. Monthly Finance Reports

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

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

A. 2026 Capital Budget

ITD/BLD Exec. Dir. Fahnestock presented the FY2026 Capital Budget. He stated that as the County is aware, the County departments' FY2026 operating budgets and FY2026 Capital Budget were submitted today to Finance. He explained he and his staff looked into the capital projects for the FY2025 Budget that would need to be carried over into FY2026. He noted that an explanation is provided beside each listed project of the Capital Budget. He explained the difference between the fund balance versus revenue that the County allots to the Capital Fund. He spoke on the Capital Budget Overview. He noted that the County's Capital Fund would not be receiving any new funding from the General Fund for FY2026 and that no additional funding was asked for in FY2026. He stated that the FY2025 Capital Expense Budget was $14,026,452. The total FY2026 Capital Expense Budget is $8,877,097, which is approximately a $5M net change. Fahnestock provided a breakdown of the Capital Budget's funding. He listed the Building Management Department's (BLD) major projects for FY2026 and the funding allocated for each. He noted that the majority of the projects have carried over from FY2025 and need to be completed, such as the American Rescue Plan Act (ARPA) HVAC projects, Sheriff impound lot, and the Elgin Health Building Repairs/Renovation. Fahnestock addressed questions and committees from the Committee. Discussion ensued.

Fahnestock provided the Information Technologies Department's (ITD) FY2026 major projects and funding allocated for each, such as the time and attendance replacement, monitor replacements, and network cabling and WiFi network equipment for the Elgin Health building. Fahnestock and ITD CIO Lasky addressed questions and comments from the Committee. Discussion ensued.

Fahnestock highlighted three Capital projects that were listed within the County's Facilities Master Plan of 2024, such as the renovations of the Health Department building, adding new parking at the Judicial Center Campus, and the opening of the Elgin building. He spoke on the difficulties of finishing the Master Plan projects with little funding. Fahnestock shared the ITD/BLD Mission Statement. He spoke on the productivity staff strives for to lessen the amount of replacements/repairs in the future. He reviewed the 2025 Administration Committee Goals. He shared the BLD/ITD's goals and objectives. Fahnestock spoke on the Capital Budget priorities, such as providing safe and efficient facilities and systems, maintaining assets, and maximizing value and utilization of existing assets. He stated that the prioritization of facilities and systems is to maintain existing, expand and improve existing, and build or add new. Fahnestock addressed questions and comments from the Committee. Discussion ensued on available County space.

Fahnestock reviewed BLD's facilities planning process, such as conducting a review of existing buildings, collecting an inventory of existing buildings, looking into current and future utilization and space needs, maintaining the condition of buildings, conducting a master planning process for facilities, reinvesting into existing facilities, and plan for capital construction for new facilities. He shared the ITD/BLD's project methodology. The methodology consists of initiation, planning, execution, monitor and control, and closing. He shared an example of a two-year timeline for a capital project. He provided a list of BLD's Five-Year Capital Plan 2026-2030. He explained that this list is used as a guidepost for the five-year plan financial projection. He spoke on the exterior envelope and window projects that are needed at the Kane County Judicial Center, Third Street Courthouse, and the Adult Justice Center, and the funding needed to accomplish this. He presented a graph that depicted the Five-Year Capital Plan for buildings that entailed the FY2025 Amended Budget total of $14M, the FY2025 encumbrances of $7M, and the FY2026 $7M carryover. Fahnestock reviewed ITD's planning process, such as reviewing existing systems for lifecycle replacements, maintaining existing systems, and prioritizing new systems and services with funding. He shared a graph depicting ITD's five-year Capital Plan that entails the FY2025 Amended Budget of $2M, the FY2026 encumbrances of $1.2M, and the FY2026 $0.8M carryover. Fahnestock provided a list of ITD's Five-Year Capital Plan 2026-2030. He stated that the FY2026 Capital Budget is $8.9M.

8. Building Management (K. Harris)

A. Authorizing Updated Capital Projects from the Capital Fund

BLD Dir. Harris introduced this resolution. He stated there are no changes to the FY2026 Capital Projects cost. He noted that the only thing changing is how it will be managed.

Referencing the handout that was provided at today's meeting, ITD/BLD Exec. Dir. Fahnestock explained that the Finance Department entered a journal entry that moved $2,280,000 from the American Rescue Plan Act (ARPA) fund to the Capital Fund for the Adult Justice Center's HVAC and Pipe Chase improvements. He stated that the $2,571,637 was an addition to the FY2026 Capital Budget. An additional change to the Capital Budget is the Building Improvement line item for the Elgin Health Facility repairs. Fahnestock explained that the original budgeted amount was $1M. However, it should have been $1.2M. He noted that all these changes were reflected on the handout.

Fahnestock requested that a motion to amend be made to this resolution to include the Elgin Health Building repairs from $1M to $1.2M. He explained that this increase was primarily due to the new roof that was installed on the building, other repairs that were needed, and the resurfacing and striping of the parking lot. Much discussion ensued. The Committee did not move forward with the requested amendment.

KC Executive Committee

RESULT:	**MOVED FORWARD BY ROLL CALL VOTE**
TO:	KC Executive Committee
MOVER:	Sonia Garcia
SECONDER:	Michelle Gumz
AYE:	Chris Kious, Board Member Juby, Board Member Garcia and Board Member Gumz
ABSENT:	Board Member Arroyo, Board Member Young and Ex-Officio County Board Chair Pierog

B. Authorizing a Contract Extension with F.E. Moran, Inc. for Kane County Building Automation System (BAS) & Repair Services (BID# 52-021)

BLD Dir. Harris introduced this resolution. He explained that F.E. Moran, Inc. oversees the County's Building Management system, which controls all of the County's buildings through the control room or computers. He stated that this resolution is the final one-year extension.

KC Executive Committee

RESULT:	**MOVED FORWARD BY ROLL CALL VOTE**
TO:	KC Executive Committee
MOVER:	Michelle Gumz
SECONDER:	Leslie Juby
AYE:	Chris Kious, Board Member Juby, Board Member Garcia and Board Member Gumz
ABSENT:	Board Member Arroyo, Board Member Young and Ex-Officio County Board Chair Pierog

C. Authorizing a Contract Extension for a Water Testing Firm for the Judicial Center Campus with Phigenics Independent Water Management of Warrenville, IL (RFQ# 22-009)

BLD Dir. Harris introduced this resolution. He explained that the County has used Phigenics Independent Water Management on the Judicial Center Campus for the water management solutions to ensure that the County is in compliance with all domestic hot water and waste water. He stated that this resolution is for the third and final one-year extension for up to $60K.

KC Executive Committee

RESULT:	**MOVED FORWARD BY ROLL CALL VOTE**
TO:	KC Executive Committee
MOVER:	Michelle Gumz
SECONDER:	Leslie Juby
AYE:	Chris Kious, Board Member Juby, Board Member Garcia and Board Member Gumz
ABSENT:	Board Member Arroyo, Board Member Young and Ex-Officio County Board Chair Pierog

D. Authorizing Additional Funds for Lawn and Maintenance Services for Kane County Facilities with Ratliff Landscaping, Inc. (BID #40-020)

BLD Dir. Harris introduced this resolution. He explained that the additional funds would be utilized to cover open work orders from the last two years with Ratliff Landscaping, Inc. He stated that this contract expires November 9, 2025, in which it will go out for bid. He noted that the additional funds will allow the County to take care of the expenses up to $200K. Harris addressed questions and comments from the Committee. Discussion ensued.

KC Executive Committee

RESULT:	**MOVED FORWARD BY ROLL CALL VOTE**
TO:	KC Executive Committee
MOVER:	Michelle Gumz
SECONDER:	Leslie Juby
AYE:	Chris Kious, Board Member Juby, Board Member Garcia and Board Member Gumz
ABSENT:	Board Member Arroyo, Board Member Young and Ex-Officio County Board Chair Pierog

E. Authorizing a Contract for the Building Management Department with Lite Construction, Inc. for the Kane County Adult Justice Center Kitchen & Laundry Improvements (BID# 25-009-TL)

BLD Dir. Harris introduced this resolution. He stated that this resolution is in support of the Kane County Sheriff and the Adult Justice Center (AJC). He provided a presentation of the Adult Justice Center Kitchen and Laundry Renovations. He listed the key components of the work that is needed, such as selective demolition, structural modifications, mechanical upgrades, and fire protection work. He provided several photographs of the conditions at the AJC's kitchen and laundry area. Harris addressed questions and comments from the Committee. Much discussion ensued.

KC Executive Committee

RESULT:	**MOVED FORWARD BY ROLL CALL VOTE**
TO:	KC Executive Committee
MOVER:	Leslie Juby
SECONDER:	Michelle Gumz
AYE:	Chris Kious, Board Member Juby, Board Member Garcia and Board Member Gumz
ABSENT:	Board Member Arroyo, Board Member Young and Ex-Officio County Board Chair Pierog

9. Information Technologies (C. Lasky)

A. Authorizing the Purchase of Justice Case Access Portal Software for the Kane County Circuit Court from Tyler Technologies

ITD CIO Lasky introduced this resolution. He stated that the Kane County Judiciary Partners utilizes Tyler Technologies Court Case Management System. He explained that there is a portal system that allows access the public to search cases. The current portal system has reach its end of support life and is in need of a replacement. Lasky stated that this Justice Case Access Portal Software is budgeted out of the 127 Fund. Staff has recommended approval. Lasky added that the agreements are currently being reviewed by the Kane County State's Attorney's Office (SAO). He stated that if any concerns were to arise, this resolution could be postponed. Lasky addressed questions and comments from the Committee. Discussion ensued.

KC Executive Committee

RESULT:	**MOVED FORWARD BY ROLL CALL VOTE**
TO:	KC Executive Committee
MOVER:	Michelle Gumz
SECONDER:	Sonia Garcia
AYE:	Chris Kious, Board Member Juby, Board Member Garcia and Board Member Gumz
ABSENT:	Board Member Arroyo, Board Member Young and Ex-Officio County Board Chair Pierog

B. Authorizing an Amendment to Current Software - AltoVista ARX Alert Enterprise to Tyler Public Safety System for the Kane County Sheriff's Office

ITD CIO Lasky introduced this resolution. He stated that this pertains to another Tyler Technologies product that is currently being used by the Kane County Sheriff's Office (KCSO). He explained that Tyler Technologies bought out this product and lowered the annual price. He stated that when the product was purchased, the KCSO reviewed it and found that it helped with their processing. This was a $77K per year expense. However, it has been lowered to $20,424 annually. Lasky added that this agreement has been submitted to the Kane County State's Attorney's Office (SAO) for their review. If any concerns arise, this resolution could be postponed.

KC Executive Committee

RESULT:	**MOVED FORWARD BY ROLL CALL VOTE**
TO:	KC Executive Committee
MOVER:	Michelle Gumz
SECONDER:	Sonia Garcia
AYE:	Chris Kious, Board Member Juby, Board Member Garcia and Board Member Gumz
ABSENT:	Board Member Arroyo, Board Member Young and Ex-Officio County Board Chair Pierog

10. Geographic Information Systems (K. Lebo)

A. Approving Professional Services with NV5 for GIS Professional Services ($270,000) Over Three Years

GIS Dir. Lebo introduced this resolution. He explained that this resolution is a professional service contract with NV5. The intent of the contact is to utilize NV5 for on-call services as needed over the next three years up to $90K per year. Lebo explained that this did go out to bid and four vendors responded. NV5 was selected as the most responsible bidder. Lebo and ITD CIO Lasky addressed questions and comments from the Committee. Discussion ensued.

KC Executive Committee

RESULT:	**MOVED FORWARD BY ROLL CALL VOTE**
TO:	KC Executive Committee
MOVER:	Michelle Gumz
SECONDER:	Sonia Garcia
AYE:	Chris Kious, Board Member Juby, Board Member Garcia and Board Member Gumz
ABSENT:	Board Member Arroyo, Board Member Young and Ex-Officio County Board Chair Pierog

B. Authorizing Approval of Ortho/Oblique Imagery

GIS Dir. Lebo introduced this resolution. He explained that Ortho Imagery is when a plane is flown around the County taking aerial photos of the area, much like the images shared on Google Maps. He stated that Oblique Imagery is when a camera is flown at an angle. Therefore, every parcel throughout the County will have images at an angle from the north, south, east, and west. Lebo stated that the cost is $746,550 and would be spent over the next six years. He added that there is software associated with this that will be integrated with all the products that is used by the various departments of the County. Lebo addressed questions and comments from the Committee. Discussion ensued.

KC Finance and Budget Committee

RESULT:	**MOVED FORWARD BY ROLL CALL VOTE**
TO:	KC Finance and Budget Committee
MOVER:	Michelle Gumz
SECONDER:	Sonia Garcia
AYE:	Chris Kious, Board Member Juby, Board Member Garcia and Board Member Gumz
ABSENT:	Board Member Arroyo, Board Member Young and Ex-Officio County Board Chair Pierog

11. Mill Creek SSA (R. Fahnestock)

None.

12. Vehicles

None.

13. New Business

None.

14. Old Business

Committee Ex-Officio Roth inquired when the next GIS Day will be. GIS Dir. Lebo stated that the 23rd Annual GIS Day will be held on November 19, 2025 from 10:00 a.m. to 2:00 a.m. at the Kane County Government Center, Building A, in the auditorium. He explained that the County hosts and showcases their GIS products. He stated that several departments come to the event and speak on the uses of the products. He invited all County Board members to attend.

15. Reports Placed On File

RESULT:	**APPROVED BY UNANIMOUS CONSENT**
MOVER:	Michelle Gumz

16. Executive Session

The Administration Committee entered into an Executive Session at 12:03 p.m. to discuss pending, imminent and/or probable litigation, purchase and/or lease of real property, and safety on a motion made by Gumz, Juby seconded. Motion carried unanimously by roll call vote.

The Committee returned to Open Session at 12:26 p.m. on a motion made by Gumz, Garcia seconded. Motion carried unanimously by voice vote.

RESULT:	**APPROVED BY ROLL CALL VOTE**
MOVER:	Michelle Gumz
SECONDER:	Leslie Juby
AYE:	Chris Kious, Board Member Juby, Board Member Garcia and Board Member Gumz
ABSENT:	Board Member Arroyo, Board Member Young and Ex-Officio County Board Chair Pierog

17. Adjournment

RESULT:	**APPROVED BY VOICE VOTE**
MOVER:	Michelle Gumz
SECONDER:	Sonia Garcia

This meeting was adjourned at 12:27 PM.

Savannah Zgobica
Sr. Recording Secretary