



# Kane County

## KC Administration Committee

### Meeting Minutes

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

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

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**Wednesday, April 9, 2025**

**10:30 AM**

**County Board Room**

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**1. Call To Order**

Chairman Kious called the meeting to order at 10:57 AM.

**2. Roll Call**

<b>PRESENT:</b>	Board Member Chris Kious, Board Member Leslie Juby, Alex Arroyo, Sonia Garcia, Michelle Gumz, David Young, Bill Roth and Corinne M. Pierog
<b>REMOTE:</b>	Dale Berman

Also present: Co. Bd. Members Allan, Bates\*, Gripe, Lewis, Molina\*, Penesis\*, Strathmann\*; ITD/BLD Exec. Dir. Fahnestock & staff Lasky, Harris, Smith, Roff, Clark, Meyers, Walker, Peters; Chief Judge Villa; Court Admin. O'Brien & staff Mathis; SAO Chief of Civil Frank; KCSO Chief of Admin. Catich; Environ. & Water Res. Dir. Wollnik\*; KCAC Admin. Youngsteadt\*; and members of the press and public including Wight & Co. Rep. Shawn Benson.

**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 Berman attending today's meeting remotely. There were no objections.

**4. Approval of Minutes: March 12, 2025**

<b>RESULT:</b>	<b>APPROVED BY UNANIMOUS CONSENT</b>
<b>MOVER:</b>	Michelle Gumz

**5. Public Comment**

Brian Anderson, Sugar Grove, attended the March 12, 2025 Administration Committee meeting where Committee members discussed a job acquisition. He noted that the same item is on today's agenda under 7B. He thought this item was tabled at last month's Administration Committee meeting. Anderson stated that the Committee should not look back at what was already discussed and that they need to get into a mindset where you do and work differently. He spoke on the lack of saving when only spending is being done. He stated that at the last minute, Chairman Kious spoke on being financially frugal. He questioned why the job acquisition is back on the agenda after the Committee tabled it. Additionally, Anderson pointed out page 13 of the

Building Management Department's (BLD) Positions for Second Shift Presentation that displayed the department's overtime hours. He questioned why the overtime expense in 2021, 2022, and 2023 were low, while 2024 and 2025 increased. Anderson stated that the Committee needs to look at a job matrix and work within the means of the County. There is no need to hire additional employees with the extra \$450K that was found. The Committee needs to evaluate if this money could be transferred to the County's General Fund to reduce the overall debt. Anderson voiced that moving forward the Committee needs to look at each line item within the financial reports in order to become more financially disciplined.

Kane County Board Member and Resident, David Young, spoke on the resolution pertaining to the additional employees for BLD being on today's agenda when it was tabled at last month's Committee meeting. Per Robert's Rules, this resolution should have not been included on today's agenda. Young explained that in order for this resolution to be included on today's resolution, a vote must occur to remove it from being tabled. Referencing the previous speaker's comments, he explained that there was \$450K that was not being utilized for a fiber optics project. He questioned why this is not being put into the County's General Fund. He stated that the Retail Sales Tax Referendum failed, but the Committee is looking at hiring additional employees. He explained that the County can do better, and that they must do better. Young explained that Kane County has wasteful spending, such as the \$1M engineering fee for the Kane County Jail's HVAC system. He stated that this Committee needs to take a look at where money is being spend and if it is reasonable.

## **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. Presentation: Judicial Center Pavement Management Program (Wight & Co.)**

ITD/BLD Exec. Dir. Fahnestock stated that two presentations would be shared today: Judicial Center Pavement Management Program and Building Management Second Shift Positions. He explained that the Pavement Management Program will be presented by Wight & Company's Director of Land Development, Shawn Benson. He would be speaking on the need for the BLD's second shift positions to give the Committee an understanding as to why the department is seeking those positions. He noted that an article was published in the Chicago Tribune that spoke on software implementations in Cook County who are experiencing delays and overruns with vendor, Tyler Technologies. He explained that Kane County uses Tyler Technologies for public safety, such as the Sheriff's Office, Judiciary, Circuit Clerk's Office, Public Defender's Office, and the State's Attorney's Office. Additionally, Kane County's Finance Department utilizes Tyler Technologies' Enterprise Resource Planning (ERP) System. Fahnestock explained that Kane County purchased the public safety and jail management systems and the ERP system from a company called New

World, which was acquired by Tyler Technologies. While going through the implementation of these systems, Kane County did not experience any of the delays and overruns that Cook County had. Fahnestock stated that while nothing is perfect, Kane County is in a good place with their Tyler Technologies products. Regarding Cook County, he explained that in the process of implementing new software, old systems must be gone through to review data and all the business processes. He spoke on the well-educated, capable persons within the Public Safety and the Information Technologies Department (ITD) that allowed Kane County's implementation process of these systems within the time frame and budget that was provided by the County Board. He suggested the Committee to read the article. Fahnestock complimented the offices/departments who have made Kane County successful at managing these systems. Discussion ensued.

Fahnestock addressed the resolution regarding the authorization of a contract for the Kane County Judicial Center (KCJC) Pavement Improvement Project with Geneva Construction Company, Inc. He explained that he has had discussions with BLD Dir. Kevin Harris on the frequency of providing presentations to the Committee on projects that cost more than \$100K, in which he would like to give more often for a better understanding on what goes into the projects. Fahnestock introduced Wight & Company's Director of Lane Development, Shawn Benson.

Benson provided the presentation on the Judicial Center Pavement Management Program. He explained that he has been working with Kane County on developing a Pavement Management Plan since March 2024. He stated that Wight & Company completed the conditions review of the existing pavement and came up with a five-year maintenance plan. The first project that was completed in the summer of 2024 entailed the pavement at the Kane County Branch Court and other smaller County properties. Benson presented the scope of the pavement project that is planned to begin this summer at the KCJC. He shared numerous photographs depicting the pavement conditions throughout the Judiciary Campus. He addressed the reasons as to why the County should move forward with the Pavement Management Plan, such as safety. He stated that with the Pavement Management Plan there was a budget of \$1.65M. The bids for these pavement projects came in at \$1.34M. Benson explained that with the order of magnitude of these projects and the time frame in which it is to be completed is a cost savings to the County. Benson addressed questions and comments from the Committee. Much discussion ensued.

**B. Presentation: Building Management Second Shift Positions**

ITD/BLD Exec. Dir. Fahnestock provided the Building Management Second Shift Positions Presentation. He explained that he feels this presentation needs attention due to the demand of County offices/departments for services that require BLD staff to work at night or early in the morning. Historically, BLD operates from 6:00 a.m. to 6:00 p.m. with the remainder of the services being handled during overtime hours. What BLD is seeing is that there are numerous projects and activities that need to be completed after normal operating hours.

These proposed second shift positions would help complete these projects. Fahnestock spoke on the cost of overtime hours. He stated that BLD Management has noticed that staff are facing fatigue, which is making most not want to take overtime. He spoke on the KCJC elevator that is in need of maintenance, but cannot be done during normal operation hours. Due to the secure areas of the KCJC, BLD needs to have staff available in order for contractors to complete these jobs, even in the middle of the night. This was asked of BLD by directors, the judiciary, Sheriff's Office, Court Security. Fahnestock spoke on the difficulties of having adequate staff to perform these duties and projects. He provided examples of certain projects and/or situations when BLD staff has been needed after operation hours, which cost the County in overtime hours. He spoke on the safety issues of not having competent employees. Fahnestock reviewed the Information Technologies Department (ITD) and Building Management Department's (BLD) mission statement. He provided an overview of ITD/BLD's established objectives and goals from December 2022. He shared BLD's 2025 goals, such as maintaining the buildings and facilities with preventative and scheduled maintenance and acquire additional office space, storage space, and surface parking space for offices and departments. Fahnestock reviewed the organizational chart of the two departments, which included the Kane County Board and Administration Committee. He shared BLD's organizational chart. The department has 52 employees: 16 employees that handle maintenance, 21 janitorial employees, four painters, three employees in the Mailroom and Printshop, and two Project Managers. Administration employees are a shared entity of BLD and ITD. Fahnestock addressed the initial goal of hiring for BLD. He spoke on the previous vacancies and the increase headcount for painters and janitorial services. In 2024-2025, BLD was 90% staffed. Additionally, BLD has applied all of their resources, personnel, and contracts. Fahnestock reviewed the current staff support model. Currently, employees are working day shift hours with staggering start/end times, on-call employees for emergencies, repair, and maintenance, scheduled overtime for projects, scheduled for maintenance that cannot be performed during daytime hours. Fahnestock noted that the department has a 24-hour operation, but does not have second, third, and/or weekend shifts. When employees are called in for emergencies, repairs, and/or maintenance they are given time and a half or compensatory pay. This has led to scheduling fatigue for volunteer overtime, injury, illness disruptions, and backfill. Fahnestock provided a breakdown of where BLD staff is needed 24/7 throughout County offices/departments. He shared further complications that are hindered with inadequate staffing, such as all contractors needing to be escorted by a Kane County employee, all staff must be verified, background checked, and approved, appropriate skill sets for the work, safety issues working alone in large buildings with heavy mechanical and industrial equipment, and on-call frequency and duration. Fahnestock provided a chart that depicted BLD's overtime pay. In 2021, overtime pay equated to \$23,588.26. In 2025, overtime is projected to cost \$169,156.00. He shared the reasons to why overtime costs have increased over the years. Fahnestock provided BLD's desired support model. He would like to create three maintenance positions for second shift. These staff members

would be compensated from the Public Safety Sales Tax Fund 125, in which \$450K under Communications Equipment could be utilized. He proposed that this \$450K be redirected into Personnel to fund these three positions. If these positions are budgeted for, he believes that the revenue from this Sales Tax Fund would cover the salaries of the new employees for the foreseeable future. Fahnestock stated that recurring revenue would allow for budgeting positions in future years. In 2025, the prorated cost would be \$180,193 in wages and benefits. The projected cost in 2026 for these additional employees would cost \$380,386 in wages and benefits. Fahnestock listed the proposed positions for second shift: Chief Building Engineer at \$37.87 per hour, Maintenance Tech II at \$29.25 per hour, and Maintenance Tech III at \$32.12 per hour. He noted that no funding would be utilized from the County's General Fund. Fahnestock reviewed the next steps for the resolution addressing the new positions on today's agenda. If the County Board does not approve these three second shift employees and BLD continues to have the mentioned complications, it will effect the ability to execute projects and attend to the buildings for maintenance. Fahnestock stated that BLD is asking for the Committee's consideration for these three positions based on the information that has been presented from a sales tax special fund that is for public safety. He noted that the money within the special fund cannot be reallocated to the County's General Fund, due to County policy.

## **8. Building Management (K. Harris)**

### **A. Authorizing Job Positions and GL Changes in the 125 Fund for the Building Management Department**

Committee Member Arroyo motioned to remove this resolution from being tabled, Berman seconded. Motion passed by a 5-2 vote.

The resolution was motioned by Committee Member Gumz, seconded by Juby at last month's Committee meeting. This resolution was re-opened for discussion. ITD/BLD Exec. Dir. Fahnestock addressed questions and comments from the Committee. Much discussion ensued.

Committee Member Juby motioned to postpone this resolution indefinitely, Young seconded. Motion failed by a 3-4 vote. Further discussion ensued. The original motion failed with a tie vote.

(Committee Members Juby and Young left at 12:13 p.m.)

Gumz inquired of the possibility of taking existing staff and making a second shift considering the County's budget restraints. Discussion ensued.

Committee Chairman Kiouss moved to agenda item 8G.

KC Finance and Budget Committee

<b>RESULT:</b>	<b>MOVED FORWARD BY ROLL CALL VOTE</b>
<b>MOVER:</b>	Michelle Gumz
<b>SECONDER:</b>	Leslie Juby
<b>AYE:</b>	Chris Kious, Board Member Arroyo and Board Member Berman
<b>NAY:</b>	Board Member Juby, Board Member Gumz and Board Member Young
<b>ABSTAIN:</b>	Board Member Garcia

**B.** Authorizing Updated Capital Projects from the Capital Fund

ITD/BLD Exec. Dir. Fahnestock spoke on the addition and deletions to the Kane County Capital Project list. This resolution was held over until next month's Administration Committee meeting.

<b>RESULT:</b>	<b>HELD OVER</b>
<b>MOVER:</b>	Michelle Gumz
<b>SECONDER:</b>	Dale Berman

**C.** Authorizing Execution of a Master Intergovernmental Cooperative Purchasing Agreement to Participate in a Purchasing Cooperative with Midland Paper and Authorizing the Purchase of Paper and Envelopes Under Said Agreement by Kane County (Contract# P-76708)

ITD/BLD Exec. Dir. Fahnestock addressed questions and comments from the Committee.

The Committee moved to agenda item 8F.

KC Executive Committee

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

- D.** Authorizing a Contract Extension for Commercial Floor Coverings and Related Services with Mohawk Industries Through OMNIA Partners (Contract# 2020002149)

ITD/BLD Exec. Dir. Fahnestock introduced this resolution. He provided additional information on this resolution. Fahnestock addressed questions and comments from the Committee.

The Committee moved to agenda item 12A.

KC Executive Committee

<b>RESULT:</b>	<b>MOVED FORWARD BY ROLL CALL VOTE</b>
<b>TO:</b>	KC Executive Committee
<b>MOVER:</b>	Dale Berman
<b>SECONDER:</b>	Alex Arroyo
<b>AYE:</b>	Chris Kious, Board Member Arroyo, Board Member Berman and Board Member Garcia
<b>NAY:</b>	Board Member Gumz
<b>ABSENT:</b>	Board Member Juby and Board Member Young

- E.** Ratifying an Emergency Purchase Affidavit for the Purchase of Judicial Center Chiller System Upgrades

ITD/BLD Exec. Dir. Fahnestock provided additional information on this resolution. Fahnestock addressed questions and comments from the Committee.

The Committee moved to agenda item 8C.

KC Executive Committee

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

- F. Authorizing a Contract for the Kane County Judicial Center Pavement Improvement Project with Geneva Construction Company, Inc. (BID# 25-014-TK)

ITD/BLD Exec. Dir. Fahnestock provided additional information on this resolution. Fahnestock addressed questions and comments from the Committee.

The Committee moved to agenda item 9A.

KC Executive Committee

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

- G. Authorizing Additional Judicial Facility Construction Funds for General Construction Services with MRRW Construction, LLC (BID# 23-032)

ITD/BLD Exec. Dir. Fahnestock introduced this resolution. He provided a summary of the proposed work that this resolution addresses. Fahnestock addressed questions and comments from the Committee. Discussion ensued.

The Committee moved to agenda item 11A.

KC Executive Committee

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



- H. Authorizing the Kane County Sheriff's Office Forensic Laboratories Renovation Project and Budget Adjustment to the Capital Fund

This resolution was pulled by the Kane County Sheriff's Office (KCSO) for revision.

The Committee moved to agenda item 8D.

**9. Information Technologies (C. Lasky)**

- A. Authorizing Additional Funds for Fiber Optic Support Services with Nat Tech, LLC d/b/a National Technology, LLC NTI for the Information Technologies Department

ITD CIO Lasky provided additional information on this resolution. Lasky addressed questions and comments from the Committee.

KC Executive Committee

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

**10. Geographic Information Systems (K. Lebo)**

None.

**11. Mill Creek SSA (R. Fahnestock)**

- A.** Authorizing Purchase of Trades, Labor, Materials, and Related Services for Sidewalk Trip Hazard Removal with Precision Concrete Cutting, Inc. for the Mill Creek Special Service Area (TIPS Contract# 23010402)

(Madam Chairman Pierog left at 12:24 p.m.)

KC Executive Committee

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

- B.** Authorizing a Contract for the Kane County Mill Creek Special Service Area for Curbside Brush Pick-up Services Program with Kramer Tree Specialists, Inc. (BID# 25-012-TK)

The Committee moved back to agenda item 8E.

KC Executive Committee

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

**12. Vehicles**

- A.** Authorizing the Purchase of Two Vehicles from Morrow Brothers Ford, Inc.  
Using the State of Illinois Contract for the Building Management Department  
The Committee moved to agenda item 8B.

KC Executive Committee

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

**13. New Business**

Committee Member Gumz asked about the Broadband Bill. She inquired about the number of leases the County has acquired. ITD CIO Lasky stated that the State's Attorney's Office (SAO) is still reviewing the lease agreement. The County has had no leases that have been submitted or signed.

**14. Old Business**

None.

**15. Reports Placed On File**

<b>RESULT:</b>	<b>APPROVED BY UNANIMOUS CONSENT</b>
<b>MOVER:</b>	Michelle Gumz

**16. Executive Session (if needed)**

None.

**17. Adjournment**

<b>RESULT:</b>	<b>APPROVED BY VOICE VOTE</b>
<b>MOVER:</b>	Alex Arroyo
<b>SECONDER:</b>	Sonia Garcia

This meeting was adjourned at 12:43 PM.

Savannah Zgobica

Sr. Recording Secretary