



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, December 10, 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, Michelle Gumz and Bill Roth
REMOTE:	Sonia Garcia and David Young
ABSENT:	Corinne M. Pierog

Also present: Co. Bd. Members Allan, Lewis, Linder, Molina*, Penesis*, Strathmann*, Tepe; ITD/BLD Exec. Dir. Fahnestock & staff Harris, Lasky, Smith, Roff, Clark, Peters; KDOT Deputy Dir Rickert & staff Way; KCSO Chief of Admin. Catich; and members of the press and public including Bluff City representatives John Hunecke, Troy Atchison, and Richard Guerard.

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 Members Garcia and Young attending today's meeting remotely. There were no objections.

4. Approval of Minutes: November 12, 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)

ITD/BLD Exec. Dir. Fahnestock stated that a Special Committee of the Whole meeting will be held today, December 10, 2025 at 12:00 p.m. to discuss the potential uses of the County's Fabyan Parkway property in Geneva. He noted that the Building Management Department (BLD) participated in gathering the parcel information for the valuation from the real estate broker. Next, he stated that on December 17, 2025 at 9:30 a.m. a Special Public Health meeting will be held at the new Elgin building, 2170 Point Boulevard. At the meeting, a presentation will be shared providing the work that has been completed at the facility. Additionally, the Kane County Clerk's Office will host a ribbon cutting ceremony on December 17, 2025 at 11:00 a.m. at 2170 Point Boulevard. Fahnestock reported that BLD has been conducting snow removal with staff and contractors. He stated that if there are any snow removal needs to contact BLD. Lastly, he stated that all of the signs related to the immigration resolution that was recently passed by the County Board have been installed around Kane County campuses.

8. Building Management (K. Harris)**A. Sale or Purchase of County Property Presentation (Bluff City) (not attached)**

ITD/BLD Exec. Dir. Fahnestock presented the Sale or Purchase of County Property. He explained that Bluff City representatives will be providing further information.

Committee Member Gumz explained that Bluff City approached her about an offer on land they have interest in. She noted that she has spoken with the State's Attorney's Civil Division on this matter. She explained that if a monetary proposal is presented, the Committee would need to enter into an executive session. However, anything outside of this would be discussed in open session. Gumz invited the Bluff City representatives to present their information.

Bluff City General Manager and Director of Property Management, John Hunecke, introduced Bluff City representatives Troy Atchison and Rich Berard. He explained that Bluff City has been petitioning to purchase 19.5 acres of Kane County Division of Transportation's (KDOT) 28-acre salt management site located on Seavey Road. He stated that Bluff City currently operates a multi-use sand, gravel, and material recovery site to the north of the Kane County property. He explained that Bluff City is actively mining a sand seam on their property that extends through the County's property. He reviewed the characteristics of the area. He explained that acquiring this property from the County would allow them access to the lane needed to complete this mining operation. Currently, Bluff City owns the three sides of the Kane County property. Hunecke explained that in the past, Bluff City has explored different real estate options, and have come to the conclusion that a clean sale would be advantageous for the County and Bluff City. Therefore, there are no encumbrances on rules and restrictions, or duration on the property. Bluff City believes there is approximately four to six years of reserves in the land. Post mining, Bluff City would recover the property back to a development state. This

would be an approximate eight to ten year cycle. Hunecke explained that the property has had several nuisances occur, such as off-road vehicle traffic. He noted that Bluff City has made efforts to ward off trespassing and has limited access to the land. He explained that through the discussions with KDOT, this site is used for disposal of earthly waste. He stated that Bluff City is offering, as part of the purchase, to replace the quantities of disposal and sand that KDOT has been utilizing, which will help make as minimum of an impact to County operations as possible. Hunecke explained that over the past three year, Bluff City has acquired farmland within a few miles of the County's property for approximately \$15K per acre. He stated that Bluff City is offering to purchase this portion of the County's property for premium of \$30K per acre. He explained that with this purchase, the land will be put back into the tax service and the redevelopment of the land will create future benefits for years to come. He stated that Bluff City has offered other avenues to the County other than selling, such as a lease agreement or a development contract, but have run into several issues with both. He explained that in addition to the reserves and material located on the County's property, Bluff City's property is hindered by the setbacks and the limitations in the elevation. As described, Bluff City has a sand seam that runs through the County's property, in addition to a 80-foot elevation difference. Hunecke explained that Bluff City cannot mine their land to the full extent due to the risk of the County's property collapsing. He stated that there is a 22-acre parcel to the south of Seavey Road that interest has been shown on. However, Bluff City has not done the adequate research on this property and does not believe that there is extensive sand and gravel reserves. There is interest in this parcel, but due to the lack of knowledge an offer has not been made.

Gumz explained that under the advice of the State's Attorney's Office (SAO), a presentation by Bluff City needed to be made first, and then the Committee would need to discuss the matter in an executive session. She requested that Bluff City submit a formal proposal. Hunecke stated that Bluff City has provided a bullet-point presentation that shows their offer and all the details. Gumz noted that staff would like to share their concerns and questions with this potential purchase. Chairman Kious stated that himself and Gumz would get together with staff to hear these concerns. Much discussion ensued. (Committee Member Young left at 10:52 a.m.)

The Administration Committee entered into an executive session at 10:54 a.m to discuss the purchase and/or lease of real property of the public body on a motion made by Juby, Arroyo seconded. Motion carried unanimously by roll call vote.

The Committee returned to Open Session at 11:34 a.m. on a motion made by Gumz, Juby seconded. Motion carried unanimously by voice vote. (Committee Member Garcia left at 11:34 a.m.)

Chairman Kious thanked Bluff City for their presentation. He stated that the

Committee has decided to discuss this matter with staff and evaluate what was presented by Bluff City. He stated that this matter will be discussed further by the Committee in an executive session at next month's meeting. Afterwards, the County will speak to Bluff City.

- B.** Authorizing GL Changes in the Building Management and Information Technologies Departments for the Position of Building Security Director (Committee Member Arroyo arrived in-person at 11:36 a.m.)

ITD CIO Lasky introduced this resolution. He explained that this summer, the Information Technologies Department (ITD) and the Building Management Department (BLD) were working with the Human Resource Management Department (HRM) to look into personnel, responsibilities, and the needs of ITD and BLD. Therefore, the restructuring of a position is needed. Lasky noted that this position would not add to the overall headcount, but would simply move a position from ITD to BLD. He stated that the proper process was followed with the help of HRM. He explained that this resolution would authorize a budget adjustment for FY2026. He noted that this would not increase headcount or the budget expense. This position would be reallocated to cover duties that are needed. Lasky and ITD/BLD Exec. Dir. Fahnestock 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 Arroyo and Board Member Gumz
ABSENT:	Board Member Garcia, Board Member Young and Ex-Officio County Board Chair Pierog

- C.** Authorizing a Contract for the Building Management Department with Kluber Architects & Engineers for Professional Services Related to the Kane County Adult Justice Center Kitchen & Laundry Improvements

BLD Dir. Harris introduced this resolution. He stated that this resolution relates to a project that was recently approved to renovate the kitchen and laundry area of the Kane County Adult Justice Center. He explained that Kluber Architects and Engineers completed all the design engineering for the project. He stated that it is typical to have the same company complete the construction administration of the project. He explained that Kluber will charge \$55,710 for the construction administration of this project, which is about 2.6% of the value of the project. He stated that a construction administrator provides technical expertise with mechanical engineering, electrical engineering, and construction

engineering. Kluber will handle all technical aspects of the project, verify the safety and regulatory compliance are being adhered to, and complete industry standard and engineering design documents.

KC Executive Committee

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

9. Information Technologies (C. Lasky)

None.

10. Geographic Information Systems (K. Lebo)

None.

11. Mill Creek SSA (R. Fahnestock)

A. Authorizing a Budget Adjustment for the Mill Creek Special Service Area Due to Tax Levy Increase

ITD/BLD Exec. Dir. Fahnestock introduced this resolution. He explained that at November's County Board meeting, the Board approved an increase to the Mill Creek Special Service Area (MCSSA) tax levy. In that time, the revenue and expenses related to the tax levy were not included in the FY2026 Budget. Fahnestock explained that this resolution would increase the revenue and expenses corresponding to the levy increase.

KC Executive Committee

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

12. Vehicles

- A.** Approval to Purchase a Replacement Vehicle for the Kane County Sheriff’s Office

KC Executive Committee

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

- B.** Authorizing the Purchase of a Van by the Kane County Sheriff’s Office for the K9 Unit

KC Executive Committee

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

13. New Business

None.

14. Old Business

Chairman Kious stated that he has frequently asked for updates to the annual Committee goals. He noted that ITD/BLD Exec. Dir. Fahnestock sent the Committee a list of goals that were drafted by Committee Member Juby. He requested the Committee look at these submitted goals and a discussion will be held at the next Committee meeting.

15. Reports Placed On File

RESULT:	APPROVED BY UNANIMOUS CONSENT
MOVER:	Alex Arroyo

16. Executive Session (if needed)

An Executive Session was held earlier in the meeting.

17. Adjournment

RESULT:	APPROVED BY VOICE VOTE
MOVER:	Alex Arroyo
SECONDER:	Michelle Gumz

This meeting was adjourned at 11:50 AM.

Savannah Zgobica
Sr. Recording Secretary