

League of Women Voters

Kane County Government
Monitoring Committee Report

MEETING: COMMITTEE OF THE WHOLE

DATE: JANUARY 30, 2007

ATTENDING: COUNTY BOARD COMMISSIONERS, SHERIFF PEREZ, AUDITOR KECK,
COUNTY BOARD ATTY SHEPRO, PHIL BUS, JAIL CONSULTANT JIM ROBERTSON,
TIM HARBAUGH, FINANCE DIRECTOR CHERYL PATTELLI

ABSENT: ___ COMMISSIONERS JONES, LEONBURGER, VAN CLEAVE, WOJNICKI_

WAS PRESS IN ATTENDING: YES: DAILY HERALD, KC CHRONICLE,
EXAMINER

DID PRESS COVER SIGNIFICANT ISSUES: UNKNOWN AT THE TIME OF SUBMISSION

SUMMARY OF MEETING:

DISCUSSION OF THE KANE COUNTY 5-YEAR CAPITAL IMPROVEMENT PROGRAM.

As unanimously adopted in the 11/14/16 Strategic Plan, the strategy
to "centralize facilities at the Judicial Center with satellite
facilities when appropriate in the Elgin and Aurora areas to increase
efficiency and service"

The 5-Year Capital Improvement totals \$11.3MM and breaks down as
follows:

- \$5.1MM for the Sheriff's Office Build-out
- \$450,000 Judicial Center Complex Planning
 - Develop Master Plan Build-out \$200,000
 - St. Charles Wastewater IGA (Intergovernmental Agreement)
\$150,000
 - Long-Term Record Storage Planning \$100,000
- \$2.3 MM Randall Road Campus
 - Build-out Vacant Portion (rough estimate) \$2MM
 - Roof Replacement \$300,000
- \$213,600 Centralized Maintenance Facility
- \$601,000 Government Center Complex
 - Building A Elevator \$36,000
 - Print Shop/Coroner Office Build-out \$25,000

- Building H Demo and Abatement \$30,000
- Building I 911Center Relocation \$150,000
- Building A,C &E Emergency Generator Connection \$150,000
- Building I Air Handler Replacement \$25,000
- Building F Roof Replacement \$35,000
- Complex Traffic Flow and Exterior Improvements \$150,000
- \$195,000 Juvenile Justice Center
- HVAC Rooftop Unit \$125,000
- Boiler Replacement \$70,000
- \$495,000 Judicial Center Complex
- Condensing coils \$15,000
- Lochenvar Hot Water Boiler \$15,000
- Variable Air Volume Bores \$400,000
- HVAC/Chiller/ Hot Water Heater \$52,000
- Main Water Valve Control \$13,200
- \$844,000 Third Street Courthouse
- Lighting Replacement \$100,000
- Boiler Replacement \$150,000
- Elevator new Unit \$425,000
- Boiler House Window Replacement \$44,000
- Sealing of the exterior of the Building \$70,000
- Roof Drains \$25,000
- Replace Condensate Vacuum \$30,000

It appears that it is planned to issue General Obligation Limited Tax Bond with a 5 year Maturity which will yield an approximate \$2.5MM annual debt service

Cost implications on a \$200,000 home \$11.43

Paul Greviskas/Jim Mitchell motioned/seconded to move the 5-year Capital Improvement plan to Executive Committee – passed unanimously

Jan Carlson/Mike Kenyon motioned/seconded to "authorize the county staff to rebid the build-out of the Sheriff's Office (\$5.1MM). Passed with one dissenting vote: Rob McConnaughay

MOST CRITICAL ISSUES(S): \$5.1MM for the Sheriff's Office Build-out. Jan Carlson mentioned that he was concerned that the above number came from the Healy Bender/Mortenson team – who currently are working on the jail construction. He wanted to make sure that a revised and competitively bid construction budget was brought forward to the Board. Rob McConnaughay was concerned that the rebid would cost money.

COMMENTS/NOTES:

Its concerning that after a \$56MM jail is being constructed on the Judicial Center campus that now a site Master Plan is suggested to be developed/updated. Study estimated at \$200,000. This master plan should have been completed before jail plans and construction began.

With the Jail built at the Judicial Center campus, the county is at its upper limit for the IGA for wastewater capacity with the City of St. Charles. New agreement will need to be worked out with St. Charles. (again this should have taken place before the building is built, the County really has no bargaining power as the wastewater will need to go somewhere and St. Charles will be able to dictate what those costs will be)

In an effort to remove all facilities/services from the current Fabyan Pkwy jail site, a combined KDOT/Sheriffs Fleet Maintenance is to be reviewed. Since the County continues to add "road miles" to its maintenance requirements, the facility will need to expand as it is. With the addition of the Sheriff's Office Fleet maintenance, will the site be able to accommodate the County's needs?

RECOMMENDED ACTION(S):

NEXT MEETING: February 27,2007