

**MINUTES OF THE MONTHLY MEETING OF THE
PUBLIC BUILDING COMMISSION OF ST. CLAIR
COUNTY, ILLINOIS, HELD ON MONDAY
FEBRUARY 27, 2012 AT 8:30 A.M. AT THE
ST. CLAIR COUNTY BUILDING, BELLEVILLE, ILLINOIS**

The Regular Monthly Meeting of the Public Building Commission of St. Clair County, Illinois was called to order by Chairman Richard Sauget at 8:30 a.m., on Monday, February 27, 2012 at the St. Clair County Building, Belleville, Illinois.

The following Commissioners answered present to roll call: Richard Sauget, James Nations, Luther Jackson, Daniel Polites, Richard Effinger and Paul Klingler. Commissioner Robert Dauber was absent.

Also present for the meeting, or for a portion thereof, were the following: County Administrator, Dan Maher; MidAmerica St. Louis Airport Director, Tim Cantwell; MidAmerica St. Louis Airport Engineering & Planning Director, Tom Goode; Charles Lee, County Board Member; Tom Maziarz, Central Services Director; Larry Taylor, Aziotics; Mike Fitzgerald, News-Democrat; David Weiss, Attorney; John Hewitt, H Trading Company; Bruce Coleman, BRiC Partnership; Director of Buildings; and Attorney Steven Kernan.

Minutes of the January 19, 2012 Regular Monthly Meeting; Annual Meeting; and, Executive Session Meeting were reviewed. Commissioner Effinger moved that the Regular Monthly Meeting, Annual Meeting, and Executive Session Meeting Minutes dated January 19, 2012 be approved as provided. Second by Commissioner Klingler and carried.

Under Treasurer and Finance, Commissioner Nations, Vice Chairman, reviewed the Regular Expense Claims Report, dated February 29, 2012 and moved to approve payment of bills. Second by Commissioner Effinger. Roll call as follows:

Commissioner Nations	: Aye
Commissioner Jackson	: Aye
Commissioner Dauber	: Absent
Commissioner Polites	: Aye
Commissioner Effinger	: Aye
Commissioner Klingler	: Aye
Commissioner Sauget	: Aye
AYES: 6	NAYS: None

Motion carried.

Commissioner Polites, Treasurer, reviewed the Airport Expense Claims Report, dated February 29, 2012 and moved to approve payment of bills. Second by Commissioner Klingler. Roll call as follows:

Commissioner Nations	: Aye
Commissioner Jackson	: Aye
Commissioner Dauber	: Absent
Commissioner Polites	: Aye
Commissioner Effinger	: Aye
Commissioner Klingler	: Aye
Commissioner Sauget	: Aye
AYES: 6	NAYS: None

Motion carried.

Commissioner Polites reviewed the Monthly Budget Analysis Report for February 2012, and asked that it be placed on file, stating that the 2012 Budget is in line with the projected percentage of 16.7%.

Commissioner Polites reviewed the Trial Balance Report for January 2012,

and asked that it be placed on file. The Secretary has a copy available for review in the Public Building Commission Office.

At this time, Commissioner Nations excused himself from the meeting.

Under Operations, Director of Buildings, Daniel McGuire, reported that when the final measurements were taken for the new dishwasher at the Jail, it identified the need for an additional Dishtable Pre-rinse Sink. Director McGuire requested approval for Nations Food Service's Change Order No. 1, in the amount of \$2,357.18. Commissioner Effinger moved approval of Nations Food Service's Change Order No. 1, in the amount of \$2,357.18, for a Dishtable Pre-rinse Sink at the Jail. Second by Commissioner Polites.

Roll call as follows:

Commissioner Nations	: Absent
Commissioner Jackson	: Aye
Commissioner Dauber	: Absent
Commissioner Polites	: Aye
Commissioner Effinger	: Aye
Commissioner Klingler	: Aye
Commissioner Sauget	: Aye
AYES: 5	NAYS: None

Motion carried.

At this time, Commissioner Nations re-entered the meeting.

Director McGuire presented a proposal from BRiC Partnership for the replacement of the boiler in the West Tower of the Magna Bank Building, stating that the boiler project is budgeted in the 2012 Special Projects, and requested approval of BRiC Partnership's Proposal for the engineering work, in the amount of \$8,700.00, plus reimbursable expenses. Commissioner Effinger moved approval of BRiC Partnership's Proposal for the engineering work for the replacement of the boiler in the West Tower of

the Magna Bank Building, in the amount of \$8,700.00, plus reimbursable expenses.

Second by Commissioner Klingler. Roll call as follows:

Commissioner Nations	: Aye
Commissioner Jackson	: Aye
Commissioner Dauber	: Absent
Commissioner Polites	: Aye
Commissioner Effinger	: Aye
Commissioner Klingler	: Aye
Commissioner Sauget	: Aye
AYES: 6	NAYS: None

Motion carried.

Director McGuire presented a proposal from BRiC Partnership for engineering work for the continued Fourth Floor Courtroom remodeling at the Courthouse, stating that the Fourth Floor Courtroom project is budgeted in the 2012 Special Projects, and requested approval of BRiC Partnership's Proposal, in the amount of \$26,500.00, plus reimbursable expenses. Commissioner Effinger moved approval of BRiC Partnership's Proposal, in the amount of \$26,500.00, plus reimbursable expenses, for the continuation of the ceiling remodeling on the Fourth Floor. Second by Commissioner Polites. Roll call as follows:

Commissioner Nations	: Aye
Commissioner Jackson	: Aye
Commissioner Dauber	: Absent
Commissioner Polites	: Aye
Commissioner Effinger	: Aye
Commissioner Klingler	: Aye
Commissioner Sauget	: Aye
AYES: 6	NAYS: None

Motion carried.

Under For Your Information, Director McGuire reported that Bel-O Heating and Cooling was the lowest bidder for the replacement of the muffler on the Courthouse Emergency Generator, in the amount of \$4,342.00, stating that the work was completed on February 20, 2012.

Director McGuire announced that the Public Building Commission received three proposals for Design Build Services for ADA Improvements to MidAmerica St. Louis Airport, stating that the proposing companies are R&W Builders, Inc., plus Oates Associates, Inc., Lake Contracting, Inc., and IMPACT Strategies, and the selection process will begin on this date at 3:30 p.m.

Under New Business, Tom Maziarz, Central Services Director, reported that the current telephone maintenance on the County's three main buildings, i.e., Courthouse, Bank Building and Jail, is with Morgan Birge & Associates, Inc., and that contract will expire in April, 2012. He stated that after switching from Avaya to Morgan Birge five years ago, the County saved approximately \$15,000.00 a year. Director Maziarz reported that he has been in negotiations with Morgan Birge, who gave proposals for telephone maintenance for the three main buildings, proposing a cost of \$1,440.00 a month for 3-years, a cost of \$1,396.00 a month for 4-years, and a cost of \$1,354.00 a month for 5-years. Director Maziarz recommended the 5-year extension to the Morgan Birge contract, at a monthly cost of \$1,354.00, which saves approximately twenty (20%) a year over the existing rates. After some discussion, Commissioner Nations moved approval of the 5-year extension of the Morgan Birge Contract, at a contract monthly cost of \$1,354.00. Second by Commissioner Effinger. Roll call as follows:

Commissioner Nations	: Aye
Commissioner Jackson	: Aye
Commissioner Dauber	: Absent
Commissioner Polites	: Aye
Commissioner Effinger	: Aye
Commissioner Klingler	: Aye
Commissioner Sauget	: Aye
AYES: 6	NAYS: None

Motion carried.

Under Airport Operation Business, MidAmerica St. Louis Airport Director, Tim Cantwell, reported that for the past three years the Airport has hosted the U.S.O. 5K Cross Country Mud Run Event, stating that last year's event had approximately 1,400 participants. Director Cantwell presented a Memorandum of Agreement between the U.S.O. and the Public Building Commission, and requested authorization for the Airport to host the Mud Run Event from April 2, 2012 through June 2, 2012. Commissioner Nations moved approval for an extension to the Public Building Commission's Memorandum of Agreement with the U.S.O. for the 2012 Mud Run. Second by Commissioner Polites. Roll call as follows:

Commissioner Nations	: Aye
Commissioner Jackson	: Aye
Commissioner Dauber	: Absent
Commissioner Polites	: Aye
Commissioner Effinger	: Aye
Commissioner Klingler	: Aye
Commissioner Sauget	: Aye
AYES: 6	NAYS: None

Motion carried.

Director Cantwell requested approval for ground access to County property to the Illinois Department of Transportation to identify and evaluate the archaeological

resources within the Environmental Assessment Study Area accomplished for the proposed I-64 interchange (Exit 21), for the purpose of surveying. Commissioner Nations moved approval of the Ground Access Agreement with the Department of Transportation for the proposed I-64 interchange (Exit 21). Second by Commissioner Effinger. Roll call as follows:

Commissioner Nations	: Aye
Commissioner Jackson	: Aye
Commissioner Dauber	: Absent
Commissioner Polites	: Aye
Commissioner Effinger	: Aye
Commissioner Klingler	: Aye
Commissioner Sauget	: Aye
AYES: 6	NAYS: None

Motion carried.

Director Cantwell requested approval to award a contract to repair the Passenger Terminal curtain walls, stating that two Base Bids were received for the Airside. Director Cantwell presented the Base Bid for the Airside submitted by Custom Curtainwall, Inc., in the amount of \$24,690.00, and a Base Bid for the Airside submitted by Korte & Luitjohan, in the amount of \$58,950.00. He stated that alternate bids were also submitted for the Landside by both Bidders, and through the engineering, planning assessment, it was found that the Landside did not present a structural problem, therefore, he recommended that the Base Bid be awarded to Custom Curtainwall, Inc. Commissioner Nations moved approval of Custom Curtainwall, Inc.'s Base Bid, in the amount of \$24,690.00 for the repair to the Airside of the Passenger Terminal Curtain Walls. Second by Commissioner Effinger. Roll call as follows:

Commissioner Nations	: Aye
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Commissioner Jackson : Aye
Commissioner Dauber : Absent
Commissioner Polites : Aye
Commissioner Effinger : Aye
Commissioner Klingler : Aye
Commissioner Sauget : Aye
AYES: 6 NAYS: None

Motion carried.

Director Cantwell requested a three month extension to the Warehouse Lease with owner, Hossein Shahpari, in Mascoutah, Illinois for Equipment Storage, at a cost of \$2,300.00 per month. Commissioner Nations moved approval of a three month extension to the Lease for Equipment Storage, at a cost of \$2,300.00 per month. Second by Commissioner Klingler. Roll call as follows:

Commissioner Nations : Aye
Commissioner Jackson : Aye
Commissioner Dauber : Absent
Commissioner Polites : Aye
Commissioner Effinger : Aye
Commissioner Klingler : Aye
Commissioner Sauget : Aye
AYES: 6 NAYS: None

Motion carried.

Larry Taylor of Aziotics, gave an update on the cargo marketing projects, stating that the trip to China in January 2012, included an array of Illinois Exporters discussing meat, fish, eggs and seafood. He reported that they visited four (4) cities in ten (10) days, and received strong support from the DCEO Staff in China and the U.S. Department of Agricultural Trade Office. Mr. Taylor stated that the pursuit of meat companies and seafood companies are being intensified in order to augment prior leads.

Commissioner Nations moved to adjourn into Executive Session for the discussion of Real Estate and Pending Litigation. Second by Commissioner Effinger and carried.

The Doors closed at 8:50 a.m.

The Regular Meeting reconvened at 9:50 a.m.

The following Commissioners answered present in Open Session. Richard Sauget, James Nations, Luther Jackson, Daniel Polites, Richard Effinger and Paul Klingler. Commissioner Robert Dauber was absent.

Also present for the Open Session were the following: County Administrator, Dan Maher; MidAmerica St. Louis Airport Director, Tim Cantwell; Attorney David Weiss; and Attorney Steven Kernan.

Commissioner Nations moved that the Chairman be authorized to declare a 'Notice of Default' to John Hewitt, d/b/a H Trading Company, in anticipation of potential default in his Agreement with the Public Building Commission of St. Clair County, and if the defaults are not cured by March 2, 2012, the terms of that Default will be processed by the Counsel. Second by Commissioner Klingler. Roll call as follows:

Commissioner Nations	: Aye
Commissioner Jackson	: Aye
Commissioner Dauber	: Absent
Commissioner Polites	: Aye
Commissioner Effinger	: Aye
Commissioner Klingler	: Aye
Commissioner Sauget	: Aye
AYES: 6	NAYS: None


Motion carried.

County Administrator, Dan Maher, announced that as a public body that meets on behalf of government, according to the Attorney General, the Public Building Commission Board Members have to take a training program on the Open Meetings Act, stating that this is an on-line program, and at the end of the training program, a Certificate is printed out, which copy will be kept as a record in the Public Building Commission Office. He stated that the Secretary will send out the necessary information for this training program.

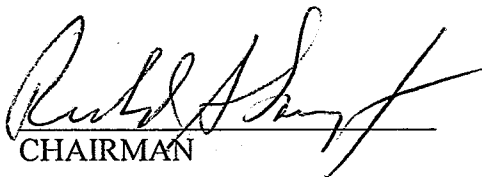
There being no further business to come before the Public Building Commission, Commissioner Nations moved for adjournment. Second by Commissioner Effinger and carried.

Meeting adjourned at 9:57 a.m.

Respectfully submitted,


Joan Menn
Secretary

APPROVED:


CHAIRMAN