

**MINUTES OF THE MONTHLY MEETING OF THE
PUBLIC BUILDING COMMISSION OF ST. CLAIR
COUNTY, ILLINOIS, HELD ON THURSDAY
SEPTEMBER 24, 2015 AT 10:00 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 10:00 a.m., on Thursday, September 24, 2015 at the St. Clair County Building, Belleville, Illinois.

The following Commissioners answered present to roll call: Richard Sauget, Luther Jackson, Daniel Polites, Charles Lee, James Nations, Richard Effinger and Thomas Dinges.

Also present for the meeting, or for a portion thereof, were the following: Debra Moore, Interim County Administrator; Dan Maher, Administrative Advisor; James Brede, Director of Buildings; Dan Trapp, MidAmerica St. Louis Airport Engineering and Planning Director; Richard Burke, MidAmerica St. Louis Airport Operations Assistant Director; Tom Knapp, Sheriff's Department; Randy Pierce, Mascoutah Herald; Joseph Bustos, Belleville News-Democrat; Attorney Bernard Ysursa; and Vickie Boyde, Secretary.

Minutes of the August 20, 2015 Regular Monthly Meeting were reviewed. Commissioner Nations moved that the Regular Monthly Meeting Minutes, dated August 20, 2015 be approved with the inclusion of page four. Second by Commissioner Lee and carried.

Roll call as follows:

Commissioner Nations	: Aye
Commissioner Jackson	: Aye
Commissioner Lee	: Aye
Commissioner Polites	: Aye
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Aye
AYES: 7 ABSENT: 0 NAYS: None	

Motion carried.

Commissioner Polites reviewed the Regular Expense Claims Report with Payroll Ledger Report, dated September 30, 2015 and moved to approve payment of bills. Second by Commissioner Effinger. Roll call as follows:

Commissioner Nations	:	Aye
Commissioner Jackson	:	Aye
Commissioner Lee	:	Aye
Commissioner Polites	:	Aye
Commissioner Effinger	:	Aye
Commissioner Dinges	:	Aye
Commissioner Sauget	:	Aye
AYES: 7	ABSENT: 0	NAYS: None

Motion carried.

Commissioner Polites reviewed the Airport Expense Claims Report, dated September 30, 2015 and moved to approve payment of bills. Second by Commissioner Effinger. Roll call as follows:

Commissioner Nations	:	Aye
Commissioner Jackson	:	Aye
Commissioner Lee	:	Aye
Commissioner Polites	:	Aye
Commissioner Effinger	:	Aye
Commissioner Dinges	:	Aye
Commissioner Sauget	:	Aye
AYES: 7	ABSENT: 0	NAYS: None

Motion carried.

Commissioner Polites reviewed the Monthly Budget Analysis Report for September 2015, and asked that it be placed on file, stating that the 2015 Budget is in line with the projected percentage of 75.0% expenditures.

Commissioner Polites reviewed the Trial Balance Report for August 2015, and asked that it be placed on file. The Secretary has a copy available for review in the Public Building Commission Office.

For Operations, James Brede, Director of Buildings, presented BRiC Partnership's recommendation of Superior Waterproofing as the lowest responsible bidder for the Courthouse

Fountain Rehab project. Director Brede explained that three alternate bids were requested. Director Brede elaborated that, after meeting with County Board Chairman Mark Kern, he is requesting approval of two of the alternate bids. Director Brede stated that, with the approval of the two alternate bids, the total cost comes to \$293,615.00. Director Brede explained that the alternate bids include rope lighting around the edge of the pools as a safety measure, and a water level indicator for auto fill. Commissioner Nations moved approval to award the Contract for the Courthouse Fountain Rehab Project to the recommended bidder, Superior Waterproofing, at a cost not-to-exceed \$294,000.00. Second by Commissioner Effinger. Roll call as follows:

Commissioner Nations	: Aye
Commissioner Jackson	: Aye
Commissioner Lee	: Aye
Commissioner Polites	: Aye
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Aye
AYES: 7	ABSENT: 0
NAYS:	None

Motion carried.

Director Brede presented the IMPACT Strategies Change Order for Jail Renovations. Director Brede explained that the final cost for the Project came in \$20,231.00 below the contracted amount. Commissioner Nations moved approval of the IMPACT Strategies Addendum 14A for Jail Renovations, lowering the cost of the Project by approximately \$20,000.00. Second by Commissioner Effinger. Roll call as follows:

Commissioner Nations	: Aye
Commissioner Jackson	: Aye
Commissioner Lee	: Aye
Commissioner Polites	: Aye
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Aye
AYES: 7	ABSENT: 0
NAYS:	None

Motion carried.

Director Brede introduced Joiner Roofing's Change Order #1 for 911 Building Roof

Replacement. Director Brede stated that the 911 Building Roof Replacement, which has been completed, came in with a savings of \$5,758.24. Commissioner Nations moved approval of the Joiner Roofing Change Order #1 for 911 Building Roof Replacement, reducing the overall cost by \$5,758.24. Second by Commissioner Lee. Roll call as follows:

Commissioner Nations	: Aye
Commissioner Jackson	: Aye
Commissioner Lee	: Aye
Commissioner Polites	: Aye
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Aye
AYES: 7	ABSENT: 0
NAYS:	None

Motion carried.

For Airport Operations Business, Dan Trapp, MidAmerica St. Louis Airport Engineering and Planning Director, requested on behalf of MidAmerica Airport Director, Tim Cantwell, that the Regular October PBC Monthly Meeting date be changed from October 15, 2015 to October 22, 2015. Chairman Sauget inquired if the meeting could be held at 3:00 p.m. on October 22, 2015. A general discussion was held. Commissioner Nations moved approval to change the October Monthly Meeting of the Public Building Commission from October 15, 2015 to October 22, 2015 with a meeting time of 3:00 p.m. in the County Board Conference Room B-564 of the St. Clair County Building. Second by Commissioner Effinger and carried.

Director Trapp presented a request for review and recommendations for maintenance of the former Illinois Route 4 bridges located on Airport property. Director Trapp explained that, when the Airport was constructed, Illinois Route 4 was moved to the east, but old bridges remain on the roads that are currently used as Airport service roads. Director Trapp elaborated that, through the land transfer process, the bridges were transferred to the County and became property of the Airport. Director Trapp explained that these bridges are subject to periodic inspections and, in the most recent inspection by the Airport consulting engineer, Crawford,

Murphy, and Tilly, the southernmost bridge was listed as in poor condition. Director Trapp stated that, due to the bridge's condition, the recommendation was to have a load rating performed on the bridge to determine any restrictions. Commissioner Nations asked Director Trapp what the current load rating is on the bridge. Director Trapp responded that there is no known load rating on the bridge. Commissioner Nations asked if there was an alternate way to get through to the areas to which the bridge provides access. Director Trapp stated that there is really no other means to get through the area other than using the bridge, and it is used under a tree harvesting contract. Commissioner Nations inquired about the existence of any validations that confirm that the land has been transferred to the County. Director Trapp responded affirmatively. Commissioner Nations asked if there was a sense of urgency to complete the rating. Director Trapp responded that performing a load rating is urgent so it is known what vehicles can cross it. Commissioner Nations inquired if restrictions or temporary restrictions should be posted. Director Trapp indicated that signs are being posted with a warning to the effect of "use at your own risk". Commissioner Nations queried if the County's highway department could assist. Director Trapp stated that the County highway department cannot perform the load rating in-house and that the Illinois Department of Transportation (IDOT) will perform a load rating for roads in the highway system for the County but, in this case, IDOT will not do it since the bridge is on a private service road and not part of the highway system. Commissioner Nations inquired about the cost. Director Trapp stated it will be \$7,500.00 for calculation and analysis. Commissioner Effinger asked if Director Trapp knew the approximate cost for rehabilitation of the bridge. Director Trapp responded that he has no estimate of what it would cost to rehab the bridge and that, depending on the results from the load testing, the load rating might be sufficient for Airport purposes. Commissioner Nations moved approval to authorize CMT to spend up to \$7,500.00 to provide load rating on the Old Illinois Route 4 South

Bridge. Second by Commissioner Polites. Roll call as follows:

Commissioner Nations	:	Aye
Commissioner Jackson	:	Aye
Commissioner Lee	:	Aye
Commissioner Polites	:	Aye
Commissioner Effinger	:	Aye
Commissioner Dinges	:	Aye
Commissioner Sauget	:	Aye
AYES: 7	ABSENT: 0	NAYS: None

Motion carried.

Director Trapp presented the Site 825 Remediation Plan to the Public Building Commission for approval. Director Trapp explained that St. Clair County representatives met with the Corps of Engineers, who requested local assistance with remediation of cultural resources on Site 11S825, also known as the Hancock Site. Director Trapp elaborated that Mid America St. Louis Airport representatives subsequently met with IDOT, the Chief Archaeologist with IDOT, and the Illinois State Archaeological Survey, who provided a plan which has been submitted for pre-approval to the State Historic Preservation Officer. Director Trapp indicated that the next step is to send a letter to the Corps of Engineers from the County outlining the schedule of the archaeology mitigation plan, which is projected to cost \$160,400.00. Commissioner Nations asked if the ultimate goal is to provide an environmentally clean site, under one control to give a competitive edge over other potential sites that have to do many years' worth of remediation and/or environmental cleanup to make the site ready. Director Trapp said that he cannot comment on other sites, but the County's goal is to provide a fully mitigated site to transfer, essentially providing one clean site ready to go. Director Trapp reiterated that the site selection for the NGA West relocation will be in Spring. Dan Maher advised that it is very important to get approval of the remediation plan as early as possible. Director Trapp said that the Corps also emphasized that there would be a need for public outreach, possibly including another display in the passenger terminal. Commissioner Nations

moved approval to direct the Airport to coordinate with St. Clair County to author a letter to the Corps of Engineers for St. Clair County Board Chairman signature outlining the schedule for the archaeology mitigation plan and the commitment by St. Clair County to cover all costs associated with that plan and to follow on public accessible consumption of the information, with the Airport working with the County to support County efforts to get approval for project budgeting not-to-exceed \$160,400.00. Second by Commissioner Polites. Roll call as follows:

Commissioner Nations	: Aye
Commissioner Jackson	: Aye
Commissioner Lee	: Aye
Commissioner Polites	: Aye
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Aye
AYES: 7 ABSENT: 0 NAYS: None	

Motion carried.

Director Trapp requested that the Public Building Commission approve the purchase and replacement of the above ground fuel tanks. Director Trapp explained that the maintenance facility at the Airport includes a small onsite filling station with two, 2000 gallon above ground storage tanks, one each for unleaded gasoline and diesel. Director Trapp relayed that the existing tanks, constructed in 1996, have declined with significant interior and exterior rust. Director Trapp also stated that the fuel management system is obsolete. Commissioner Nations asked, if the demand were to exceed the current available land options, would the tanks be relocatable to a less prime location. Director Trapp replied that the tanks are relocatable. Director Trapp detailed that tanks, pumps, dispensers, and fuel management system are included in the project. Commissioner Nations moved approval to award Contract 2015-12 to Superior Equipment Company to replace the two above ground fuel tanks and control equipment in an amount not-to-exceed \$85,900.00. Second by Commissioner Effinger. Roll call as follows:

Commissioner Nations	: Aye
----------------------	-------

Commissioner Jackson : Aye
Commissioner Lee : Aye
Commissioner Polites : Aye
Commissioner Effinger : Aye
Commissioner Dinges : Aye
Commissioner Sauget : Aye
AYES: 7 ABSENT: 0 NAYS: None

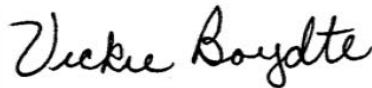
Motion carried.

Commissioner Nations asked if there could be a walk-through following the next meeting of the Jail Entrance Area since the renovation is complete. A general discussion was held. Chairman Sauget indicated that a walk-through of the Jail Entrance Area would be scheduled for following the November PBC Regular Monthly Meeting.

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

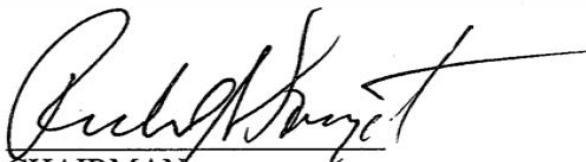
Meeting adjourned at 10:25 a.m.

Respectfully submitted,



Vickie Boydte
Secretary

APPROVED:


CHAIRMAN