MINUTES OF THE MONTHLY MEETING OF THE PUBLIC BUILDING COMMISSION OF ST. CLAIR COUNTY, ILLINOIS, HELD ON THURSDAY JULY 21, 2016 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, July 21, 2016 at the St. Clair County Building, Belleville, Illinois.

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

Also present for the meeting, or for a portion thereof, were the following: Debra Moore, County Administrator; Dan Trapp, MidAmerica St. Louis Airport Engineering and Planning Director; Tom Knapp, Sheriff's Department; Fred Boch, County Board Member; Mike Baker, County Board Member; Randy Pierce, Fairview Heights Tribune; Joseph Bustos, Belleville News Democrat; James Brede, Director of Buildings; Katie Stein, Sitton Construction and Energy Solutions; Phil Johnson, Realtor; Attorney Bernard Ysursa (via telephone conference); and Vickie Boydte, Secretary.

Minutes of the June 16, 2016 Regular Monthly Meeting and Executive Session were reviewed. Commissioner Lee moved that the Regular Monthly Meeting Minutes and Executive Session Minutes, dated June 16, 2016 be approved as provided. Second by Commissioner Effinger and carried.

Under Treasurer and Finance, Commissioner Polites, Treasurer, reviewed the Regular

Expense Claims Report with Payroll Ledger Report for July 29, 2016, and moved to approve payment of bills. 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	: Absent
Commissioner Sauget	: Aye
AYES: 6 ABSENT: 1	NAYS: None

Motion carried.

Commissioner Polites reviewed the Airport Expense Claims Report, dated July 29, 2016 and moved to approve payment of bills. 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	: Absent
Commissioner Sauget	: Aye
AYES: 6 ABSENT: 1	NAYS: None

Motion carried.

Commissioner Polites reviewed the **Monthly Budget Analysis Report for July 2016,** and asked that it be placed on file, stating that the 2016 Budget is in line with the projected percentage of 58.3% expenditures with the exception of Economic Development at 83% due to the Parking Lot Expansion Project.

Commissioner Polites reviewed the **Trial Balance Report for June 2016,** and asked that it be placed on file. The Secretary has a copy available for review in the Public Building Commission Office.

Under Operations, James Brede, Director of Buildings, introduced the Computerized

Maintenance Management Software (CMMS) Purchase. Director Brede explained that Sitton Construction and Energy Solutions researched CMMS systems for the needs identified by the PBC. Director Brede elaborated that the software will be used to manage and direct resources. Commissioner Nations moved to authorize the acquisition of the eMaint CMMS system at a cost not-to-exceed $24,500.00, with additional incidental expenses up to $5,000.00, and to authorize the Comptroller to sign and execute such Agreement. 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	: Absent
Commissioner Sauget	: Aye
AYES: 6 ABSENT: 1	NAYS: None

Motion carried.

Director Brede presented the Detention Center ADA Renovation Project. Director Brede requested approval from the PBC to have IMPACT Strategies proceed with the final design. Director Brede clarified that the funds for the Project are not coming from the Public Building Commission but, instead, County funds from a lawsuit will be utilized. Commissioner Nations moved approval of physical improvements as outlined for the Detention Center ADA Renovation Project, at a cost of $69,696.00, with County Funds to be utilized. 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	: Absent
Commissioner Sauget	: Aye

AYES: 6 ABSENT: 1 NAYS: None

Motion carried.

Under New Business, Director Brede requested that the New Business item be discussed in Executive Session for purposes of Real Estate.

Dan Trapp, MidAmerica St. Louis Airport Engineering and Planning Director, introduced the Consultant Agreement with The Hauser Group. Director Trapp explained that the term of the Agreement would be August 2016 – July 2018, with an option to extend up to two additional years, at an annual cost not-to-exceed $30,000.00. Commissioner Nations moved approval of the Consultant Agreement with The Hauser Group, covering August 2016 to July 2018, at a cost not-to-exceed $30,000.00 annually, based upon time and material expended on specific public relations projects, with an option to extend up to two additional years. Second by Commissioner Polites. Chairman Sauget added that The Hauser Group has done well for MidAmerica Airport. Roll call as follows:

Commissioner Nations	: Aye
Commissioner Jackson	: Aye
Commissioner Lee	: Aye
Commissioner Polites	: Aye
Commissioner Effinger	: Aye
Commissioner Dinges	: Absent
Commissioner Sauget	: Aye
AYES: 6 ABSENT: 1	NAYS: None

Motion carried.

Director Trapp presented the Ratification Emergency Services for Passenger Terminal. Director Trapp explained that, on June 15, 2016, two compressors of the air conditioning system that serves the passenger terminal failed. Director Trapp added that three bids were obtained, and Chairman Sauget approved the emergency repairs. Director Trapp stated that now the approval needs ratification by the full Public Building Commission. Commissioner

Nations moved ratification of Chairman Sauget's approval to replace two compressors by Integrated Facility Services, the apparent low bidder, at a total cost of $21,787.00. 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	: Absent
Commissioner Sauget	: Aye
AYES: 6 ABSENT: 1	NAYS: None

Motion carried.

Commissioner Polites moved to enter into Executive Session for the legally authorized purpose of acquiring real property, as per Director Brede's earlier request. Second by Commissioner Effinger and carried.

The Doors closed at 10:10 a.m.

The Regular Meeting reconvened at 10:25 a.m.

The following Commissioners were present in Open Session: Richard Sauget, James Nations, Luther Jackson, Charles Lee, Daniel Polites and Richard Effinger. Commissioner Thomas Dinges was absent.

Also present for the Open Session were the following: Debra Moore, County Administrator; Fred Boch, County Board Member; Mike Baker, County Board Member; James Brede, Director of Buildings; Joseph Bustos, Belleville News Democrat; Phil Johnson, Realtor; Attorney Bernard Ysursa (via telephone conference); and Vickie Boydte, Secretary.

Commissioner Nations moved authorization to acquire the property located at 502 North 5th Street at a cost of $24,000.00, and to authorize PBC to take possession of said property through allocation of PBC funds. Second by Commissioner Polites. Commissioner

Nations added, with permission of the Second, to authorize appropriate associated transaction costs as well. Roll call as follows:

Commissioner Nations	: Aye
Commissioner Jackson	: Aye
Commissioner Lee	: Aye
Commissioner Polites	: Aye
Commissioner Effinger	: Aye
Commissioner Dinges	: Absent
Commissioner Sauget	: Aye
AYES: 6 ABSENT: 1	NAYS: None

Motion carried.

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

Meeting adjourned at 10:26 a.m.

Respectfully submitted,

Vickie Boydte

Vickie Boydte

Secretary

APPROVED:

Richard A Sauget

CHAIRMAN