

**MINUTES OF THE MONTHLY MEETING OF THE
PUBLIC BUILDING COMMISSION OF ST. CLAIR
COUNTY, ILLINOIS, HELD ON THURSDAY
MAY 17, 2018 AT 10:04 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 10:04 a.m., on Thursday, May 17, 2018 at the St. Clair County Building, Belleville, Illinois.

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

Also present for the meeting, or for a portion thereof, were the following: Debra Moore, County Administrator; Tim Cantwell, MidAmerica St. Louis Airport Director; Tom Knapp, Sheriff's Department; Fred Boch, County Board Member; Dan Trapp, MidAmerica St. Louis Airport Engineering and Planning Director; Randy Pierce, Fairview Heights Tribune; Kelsey Landis, Belleville New Democrat; Lauren Cates, Cates Mahoney, LLC; Sue Schmidt, St. Clair County Financial Analyst; James Brede, Director of Buildings; Attorney Bernard Ysursa; and Kelly Chandler, Secretary.

Minutes of the April 19, 2018 Regular Monthly Meeting were reviewed. Commissioner Nations moved that the Regular Monthly Meeting Minutes, dated April 19, 2018 be approved as provided. Second by Commissioner Lee and carried.

Under Treasurer and Finance, Commissioner Polites, Treasurer, reviewed the Regular Expense Claims Report with Payroll Ledger Report for May 30, 2018, and moved to approve payment of bills. Second by Commissioner Lee. Roll call as follows:

Commissioner Nations	: Aye
Commissioner Lee	: Aye
Commissioner Polites	: Aye

Commissioner Effinger : Aye
Commissioner Dinges : Aye
Commissioner Sauget : Aye
AYES: 6 ABSENT: 0 NAYS: None

Motion carried.

Commissioner Polites reviewed the Airport Expense Claims Report, dated May 30, 2018 and moved to approve payment of bills. Second by Commissioner Lee. Roll call as follows:

Commissioner Nations : Aye
Commissioner Lee : Aye
Commissioner Polites : Aye
Commissioner Effinger : Aye
Commissioner Dinges : Aye
Commissioner Sauget : Aye
AYES: 6 ABSENT: 0 NAYS: None

Motion carried.

Commissioner Polites reviewed the Monthly Budget Analysis Report for May 2018, and asked that it be placed on file, stating that the 2018 Budget is in line with the projected percentage of 41.7% expenditures.

Commissioner Polites reviewed the Trial Balance Report for April 2018, and asked that it be placed on file and available, when requested, in the Public Building Commission Office.

Under Operations, James Brede, Director of Buildings, presented for approval to purchase an x-ray machine and replace the current one at the Courthouse that is broken. Director Brede stated he worked with the Sheriff on bids and has one from Rapiscan to purchase a new x-ray machine for \$22,577.00. A general discussion was held on competitive bids. Director Brede added they are the low bidder and has service in St. Louis. Commissioner Nations moved to approve Rapiscan for the amount not-to-exceed \$22,600.00. Second by Commissioner Effinger.

Roll call as follows:

Commissioner Nations : Aye
Commissioner Lee : Aye

Commissioner Polites : Aye
Commissioner Effinger : Aye
Commissioner Dinges : Aye
Commissioner Sauget : Aye
AYES: 6 ABSENT: 0 NAYS: None

Motion carried.

Director Brede stated bids were obtained to replace the roof on the Probation building with Taylor Roofing was the lowest responsible bid for \$36,606.00 for the base bid, along with some walking mats added for \$2,216.00. Director Brede added 10% is being asked for contingency due to not knowing the allotted material underneath and this would be enough to cover any unforeseen circumstances. Commissioner Nations inquired to the amount of \$42,500.00. Director Brede confirmed this to be true for a total. Commissioner Nations moved to approve bid approval of Probation roof for the amount not-to-exceed \$42,500.00. Second by Commissioner Polites. Roll call as follows:

Commissioner Nations : Aye
Commissioner Lee : Aye
Commissioner Polites : Aye
Commissioner Effinger : Aye
Commissioner Dinges : Aye
Commissioner Sauget : Aye
AYES: 6 ABSENT: 0 NAYS: None

Motion carried.

Director Brede presented resolution to approve for funds transfer for Kelly Chandler, which will be promoted to Comptroller in the Public Building Commission office, and Traci Firestone, Assistant Comptroller, with the authorization for funds transfer. Commissioner Nations inquired if it would be desirable to include Director Brede in that list, as well. Director Brede stated this might be if there was a need for a back-up. A general discussion was held in regards to having an authorized employee in the office to transfer funds. Commissioner Nations moved to approve with amendment to add James Brede's name to the last on the list for necessary funds transfer and payment approvals. Second by Commissioner Effinger. Roll call

as follows:

Commissioner Nations : Aye
Commissioner Lee : Aye
Commissioner Polites : Aye
Commissioner Effinger : Aye
Commissioner Dinges : Aye
Commissioner Sauget : Aye
AYES: 6 ABSENT: 0 NAYS: None

Motion carried.

Tim Cantwell, MidAmerica St. Louis Airport Director, introduced picture from now to the end of August of Allegiant's primary destinations. Director Cantwell stated the 2 ADA Boarding Bridges are occupied plus the Boarding Bridges secured last year for the contingency are being used considerably. Director Cantwell added there is an opportunity to grow the building a little bit more. Director Cantwell there can be 900 to 1,000 in the terminal at the same time. Director Cantwell reviewed the year-over-year for the closeout of the month with stabilized destinations and increased frequency. Director Cantwell stated everyday Destin started May 23rd in which this will run to the middle of August. Director Cantwell added the Fall schedule is out, but they are still making changes to it, so it could go down to 4 or 3, with normal being 3 flights a week to Destin. A general discussion was held regarding the number of people through the building, including passengers and personnel. Commissioner Nations stated the TSA gate pass-through improvements have been amazingly effective. Director Cantwell added there is a tremendous safety issue on that with the fly bridge that goes across not being very wide.

Director Cantwell presented for approval the Boeing Parking Lot Improvement, which needs to be fixed and is a capital improvement in the Lease. Director Cantwell stated Rooters Asphalt of Beckemeyer did the parking expansion very well and on time 2 years ago. Director Cantwell added he needs approval for a base bid plus alternate at \$43,352.86. Dan Trapp stated it is a crack seal coat replacing all of the parking lots. Director Cantwell added it will not be

capped and is what you normally see with road plans at the 10-year point to give it another 15 years. Commissioner Polites moved to approve selection of Rooters Asphalt in Beckemeyer, Illinois, to repair the Boeing Parking Lot, including all alternates for the amount not-to-exceed \$43,400.00. Second by Commissioner Effinger. Commissioner Sauget inquired if they were getting a lot of webbing and expansion joints. Dan Trapp stated it is generally okay. Director Cantwell added where the cement grates are married for drainage, there are some issues in that with movement back and forth. Roll call as follows:

Commissioner Nations	: Aye	
Commissioner Lee	: Aye	
Commissioner Polites	: Aye	
Commissioner Effinger	: Aye	
Commissioner Dinges	: Aye	
Commissioner Sauget	: Aye	
AYES: 6	ABSENT: 0	NAYS: None

Motion carried.

Director Cantwell presented for approval to purchase a replacement tractor. Director Cantwell stated some antiques are still being operated at the Airport from 20/25 years ago. Director Cantwell added they found availability of a Government Agency that has done bidding for acquisition processes. Director Cantwell stated this utilizes the Association of County Board Members' John Deere Purchasing Program, which allows for purchases over a 5-year period. Director Cantwell added the item itself has not been selected, but wanted to get approval for a not-to-exceed amount over the next 5 years and move forward with approval from the Board to go on this program. Director Cantwell stated they can come back and tell the Board what the item was and show that it is below not-to-exceed \$125,000.00. Commissioner Polites moved to approve the expenditure not-to-exceed \$125,000.00 over the next 5-year period for the Replacement Tractor Purchase off the Illinois Association of County Board Members' John Deere Purchasing Program. Second by Commissioner Lee. Commissioner Nations inquired to

clarify that it is not \$125,000.00 per year; it is \$125,000.00 over the 5-year period. Director Cantwell added this is a replacement tractor and reminded everyone that over 13,000 acres are cut every summer. Roll call as follows:

Commissioner Nations	:	Aye
Commissioner Lee	:	Aye
Commissioner Polites	:	Aye
Commissioner Effinger	:	Aye
Commissioner Dinges	:	Aye
Commissioner Sauget	:	Aye
AYES: 6	ABSENT: 0	NAYS: None

Motion carried.

Director Cantwell presented approval for a license to enter grounds, review grounds, and use some of the data to go through a feasibility study on power generation plant based on solar. Director Cantwell presented Lauren Cates, who is partner of Glidepath. Director Cantwell added Glidepath is out of the Chicago area and are a nationally recognized Power Generation/Alternative Generation company. Director Cantwell added this is property that is very hard to develop, the APZ area on the West side, in which a few years ago it was reclassified by FAA from aeronautical use to non-aeronautical/compatible use and made for the allowance to accept unsolicited bids from people who would like to be on that area to adjudicate whether that is an approved use. Director Cantwell stated Glidepath would like to do a feasibility study on the economics and work with DOD and FAA to figure out the incidence of the angle of the solar, along with working with Ameren. Director Cantwell added Lauren is part of the program, along with Kevin Johnson, who is President of Glidepath and has been involved with 5 major operations around or on DOD installations. Director Cantwell stated this plant will be upward of 10 megawatt. Director Cantwell added this is to give them license to capture soil borings around the farmland, along with the AutoCAD data and look at this. Director Cantwell stated Glidepath will come back before going onto the next step, and if their feasibility is correct and they

approve, entering into some type of lease is next, then Director Cantwell will present for approval. Commissioner Nations inquired if this property is within the airplane restricted zone for height limitations, its proximity is reasonably close to the runway, and does not have any significant height development at all for economic expansion. Director Cantwell agreed with this statement. Director Cantwell stated the County insurance is on this, just in case there is any kind of a breakup of the farms, since this area is leased right now to the farmers. Director Cantwell added this will cover any other kind of damage that could happen. Commissioner Nations moved to approve the license for Glidepath Advanced Energy Solutions to be able to produce a feasibility study, preferred site development plan, for solar generation plant containing appropriate battery storage capability as Phase 1 of a two-phase program, and further PBC approve entering Phase 2, negotiating a lease with the Airport for siting, construction, and operation of a feasible facility, which will be brought back to the PBC for approval. Second by Commissioner Dinges. Roll call as follows:

Commissioner Nations	:	Aye
Commissioner Lee	:	Aye
Commissioner Polites	:	Aye
Commissioner Effinger	:	Aye
Commissioner Dinges	:	Aye
Commissioner Sauget	:	Aye
AYES: 6	ABSENT: 0	NAYS: None

Motion carried.

Director Cantwell requested to enter Executive Session for Personnel and Real Estate. Commissioner Nations moved to enter into Executive Session for the purpose of Personnel and Real Estate. Second by Commissioner Effinger. Motion carried.

The Doors closed 10:25 a.m.

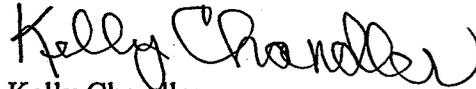
The Regular Meeting reconvened at 11:10 a.m.

There being no further business to come before the Public Building Commission,

Commissioner Effinger moved for adjournment. Second by Commissioner Polites and carried.

Meeting adjourned at 11:10 a.m.

Respectfully submitted,



Kelly Chandler
Secretary

APPROVED:

CHAIRMAN