MINUTES OF THE MONTHLY MEETING OF THE PUBLIC BUILDING COMMISSION OF ST. CLAIR COUNTY, ILLINOIS, HELD ON MONDAY FEBRUARY 24, 2020 AT 10:03 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 10:03 a.m., on Monday, February 24, 2020 at the St. Clair County Building, Belleville, Illinois.

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

Also, present for the meeting, or for a portion thereof, were the following: Debra Moore, County Administrator; Tim Cantwell, MidAmerica St. Louis Airport Director; Randy Pierce, Fairview Heights Tribune; James Brede, Director of Buildings; Sue Schmidt, Financial Analyst; Scott Schanuel, Holland Construction; Monica Taylor, Financial Analyst; Attorney Bernard Ysursa; and Kelly Dudley, Assistant Secretary.

Minutes of the January 16, 2020 Annual Meeting, Regular Monthly Meeting, and Executive Meeting were reviewed. Commissioner Polites moved that the Annual Meeting Minutes, Regular Monthly Meeting Minutes, and Executive Meeting dated January 16, 2020 be approved. Commissioner Lee stated there were a couple of minor corrections that have been made. Second by Commissioner Lee with corrections made. Roll call as follows:

Commissioner Nations	: Aye
Commissioner Lee	: Aye
Commissioner Polites	: Aye
Commissioner Effinger	: Aye
Commissioner Dinges	: Absent
Commissioner Sauget	: Aye
AYES: 5 ABSENT: 1	NAYS: None

Motion carried.

Under Treasurer and Finance, Commissioner Polites, Treasurer, reviewed the Regular Expense Claims Report with Payroll Ledger Report for February 28, 2020, 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	: Absent
Commissioner Sauget	: Aye
AYES: 5 ABSENT: 1	NAYS: None

Motion carried.

Commissioner Polites reviewed the Airport Expense Claims Report, dated February 28, 2020, 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	: Absent
Commissioner Sauget	: Aye
AYES: 5 ABSENT: 1	NAYS: None

Motion carried.

Commissioner Polites reviewed the **Monthly Budget Analysis Report for February 2020,** and asked that it be placed on file, stating that the 2020 Budget is in line with the projected percentage of 16.7% expenditures.

Commissioner Polites reviewed the **Trial Balance Report for January 2020** and asked that it be placed on file. The Secretary has a copy for review in the Public Building Commission Office.

Under Operations, James Brede, Director of Buildings, presented an FYI for the board, which back in February, he called Rich and Jim Nations over an emergency at the Jail to replace failing water heaters. Director Brede stated he received the approval to go forward, so he has a note in the packets to explain and wanted to make sure they were aware of the emergency. Chairman Sauget inquired to the total expense. Director Brede stated he does not have the exact number in front of him, but approximately $83,000.00. Commissioner Nations inquired if there are budgetary funds available. Director Brede added it will have to be pulled from contingency and do not have to do anything to the budget. Commissioner Polites made a motion not-to-exceed $85,000.00 from the contingency fund to fix the hot water heaters at the jail, as soon as possible. Second by Commissioner Polites. Roll call as follows:

Commissioner Nations	: Aye
Commissioner Lee	: Aye
Commissioner Polites	: Aye
Commissioner Effinger	: Aye
Commissioner Dinges	: Absent
Commissioner Sauget	: Aye
AYES: 5 ABSENT: 1	NAYS: None

Motion carried.

Director Brede presented for approval to purchase a new cargo van for use at the Courthouse and County agencies, and then transfer the current van to the Airport for their usage. Director Brede stated the price for the new van is $26,890.00. Commissioner Nations moved to approve. Second by Commissioner Effinger. Roll call as follows:

Commissioner Nations	: Aye
Commissioner Lee	: Aye
Commissioner Polites	: Aye
Commissioner Effinger	: Aye
Commissioner Dinges	: Absent
Commissioner Sauget	: Aye
AYES: 5 ABSENT: 1	NAYS: None

Motion carried.

Under Airport Operation Business, Director Cantwell, MidAmerica St. Louis Airport Director, stated he got approval from the FAA to give 4 engines to a museum in Georgia. Director Cantwell stated he worked with 3 wrecking companies and Spirtas came in with very aggressive pricing at $11,500.00. Commissioner Nations inquired if the scrap is being kept.

Director Cantwell stated it is not, as it is all in the deal and going to the museum in Georgia. Commissioner Nations inquired if the check needed to be written immediately. Director Cantwell stated he needs the check processed, as a manual, before the end of the month. Commissioner Nations moved to approve of the amount. Director Cantwell stated it is $11,500.00 and he can approve that, but he needs the administrative process approved because it is out of cycle. Commissioner Nations moved to request the processing of a non-routine bill in the amount not-to-exceed $12,000.00. Second by Commissioner Polites. Roll call as follows:

Commissioner Nations	: Aye
Commissioner Lee	: Aye
Commissioner Polites	: Aye
Commissioner Effinger	: Aye
Commissioner Dinges	: Absent
Commissioner Sauget	: Aye
AYES: 5 ABSENT: 1	NAYS: None

Motion carried.

Director Cantwell stated there are a few things that he needs to update, and the parking lot expansion is moving down the paper trail, which the Chairman is signing the contract today. Director Cantwell added the parking lot process is in place and doing well. Director Cantwell stated there is the expansion piece, which they are building out the last open space that is in the area. Director Cantwell added they are taking the rental car and putting on the side of the building and will be ready for in May with 42 flights a week, which is forecasted to have somewhere between 1500 and 1550 cars in the lot. Director Cantwell stated the rainy forecast is a challenge for the completion date, especially due to the high-water table. Director Cantwell reviewed area where utilities are being moved around the terminal for the terminal expansion project. Director Cantwell reviewed the March schedule and there are 9,000 passengers in and out of the terminal every week. Director Cantwell pointed out on the activity sheet, the civilian passengers on that this time in February, it is almost 17,000, and at 10,000 you are a primary airport given $1 million of entitlement of capital improvement every fiscal year.

Director Cantwell stated the selection committee for Director Cantwell's replacement had 65 or 66 submissions for the position, with national and international interest, and was weaned down to 8 by Volaire, which of those 8, 7 came in for initial review by the chairman and vice-chairman of the committee and Chairman Kern. Director Cantwell added that was further cut down to 4, with only 3 showing up, as one had to decline because of a family issue, with the final selectee being Bryan Johnson. Director Cantwell stated he currently lives in Denver, Colorado, and has a tremendous resume, which a press release was handed out that will go out this same day. Director Cantwell added he will start shadowing with him on March 23rd and will take over everything on April 3rd. Director Cantwell stated Chairman Kern offered Mr. Johnson the position and he accepted, and he will be in the March meeting. Director Cantwell inquired that the meeting be moved back a week, so they can both show up at the same time. Director Cantwell stated it would be March 26th. A general discussion was held to see if the conference room is available for March 26th or just holding the meeting at the Airport with the final decision of having PBC meeting on March 26th at 10:00 a.m. at the Airport. Commissioner Nations moved to approve the PBC meeting be revised for the month of March to the 26th and the location is the MidAmerica Airport Conference Room. Second by Commissioner Effinger. Motion carried.

Director Cantwell presented for approval the acquisition of a budgeted forklift, as the forklifts are old and are needed for several deliveries and a number of other uses by maintenance. Director Cantwell added the lowest responsive contractor was Benco Industrial Equipment. Director Cantwell reviewed bid sheet, as Benco put in 2 offerings to match the bid, which the budgeted level was $65,000.00. Director Cantwell stated he is looking for approval to buy the forklift from Benco Industrial Equipment not-to-exceed $47,633.08 and does have a 3-year maintenance agreement, along with creep gear, which means when you take off with heavier stuff, it will go very slow before it kicks in. Commissioner Nations moved to approve. Second by Commissioner Effinger. Roll call as follows:

Commissioner Nations	: Aye
Commissioner Lee	: Aye
Commissioner Polites	: Aye
Commissioner Effinger	: Aye
Commissioner Dinges	: Absent
Commissioner Sauget	: Aye
AYES: 5 ABSENT: 1	NAYS: None

Motion carried. Director Cantwell added the budget line number is identified on the document.

Director Cantwell presented for approval the Design Build Contractor for the Transitional Flight Training Facilities, as Boeing has asked for modifications of getting buildings for their F15QA transition program. Director Cantwell added it is the first 6 of 36 aircraft that the United States government is selling, as Mr. Lee was on the selection committee from RFQ times. Director Cantwell stated they went through 3 finalists that were given the opportunity to present. Director Cantwell added the selection committee came up with Contegra Construction Company to be the Design-Build Contractor, as Contegra has lengthy experience with warehousing and hangers, and Boeing was notified and has no problem with Contegra being that supplier. Director Cantwell added renumeration for all of this is over the first 9 months of the lease to Boeing, so anything that is in there, Boeing knows it is their money that they are spending and MidAmerica is doing a cash-flow movement, and being a government agency in between Boeing and the contractor. A general discussion was held in regard to having fighters at the Airport and the awareness of people, along with having no impact to the Airport environment. Director Cantwell reviewed picture of concept-only area, with a grounding point so it diffuses the electricity, and extension of the road. Director Cantwell stated Boeing will fund to 65% and MidAmerica needs to fund to 35%, which is about $150,000.00 for a third bay for a fire truck dedicated to Boeing with the lease being their capital payment in the 9-month period, then it is residual to MidAmerica. Director Cantwell added he will come back to the PBC when Contegra, the Airport, and Boeing have a guaranteed maximum price. Commissioner Nations inquired given the experience with Boeing and the desire to make frequent changes, if they will be in the middle of the flow every time. Director Cantwell stated he met with them 10 days ago and told them he is not moving forward until they make a decision of a temporary or permanent fire solution and the next day, they got everybody together. Director Cantwell added that Andy Murphy, who is their shared services person, is MidAmerica's link into Boeing, and he understands, along with their senior engineer. A general discussion was held regarding the fire truck being held on the ramp, which cannot be done as operational control. Commissioner Nations inquired if they will base firemen at that location. Director Cantwell stated during the flying window of the F15s, they will be in the firehouse.

Director Cantwell requested to enter Executive Session for Real Estate and Personnel.

Commissioner Effinger moved to enter into Executive Session for the purpose of Real Estate and Personnel. Second by Commissioner Lee and carried.

The Doors closed 8:29 a.m.

The Regular Meeting reconvened at 9:30 a.m.

A general review of the magazine handed out with MidAmerica's ad inside the front cover.

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

Meeting adjourned at 9:31 a.m.

Respectfully submitted,

Kelly Dudley

Kelly Dudley
Assistant Secretary

APPROVED:

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CHAIRMAN