MINUTES OF THE MONTHLY MEETING OF THE PUBLIC BUILDING COMMISSION OF ST. CLAIR COUNTY, ILLINOIS, HELD ON THURSDAY JUNE 22, 2020 AT 10:02 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 Vice-Chairman James Nations at 10:02 a.m., on Monday, June 22, 2020 at the St. Clair County Building, Belleville, Illinois.

The following Commissioners answered present to roll call: James Nations, Daniel Polites, Charles Lee, Richard Effinger, and Thomas Dinges. Richard Sauget was absent. Dan Trapp, MidAmerica St. Louis Airport Engineering and Planning Director; Randy Pierce, Fairview Heights Tribune; Monica Taylor, St. Clair County Financial Analyst; and Attorney Bernard Ysursa answered present via telephone conference.

Also present for the meeting, or for a portion thereof, were the following: Debra Moore, County Administrator; Bryan Johnson, MidAmerica St. Louis Airport Director; James Brede, Director of Buildings; Sue Schmidt, St. Clair County Financial Analyst; and Traci Firestone; Secretary.

Minutes of the May 21, 2020 Regular Monthly Meeting were reviewed. Commissioner Polites moved that the Regular Monthly Meeting Minutes, dated May 21, 2020 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 June 30, 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	: Aye
Commissioner Sauget	: Absent
AYES: 5 ABSENT: 1	NAYS: None

Motion carried.

Commissioner Polites reviewed the Airport Expense Claims Report, dated June 30, 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	: Aye
Commissioner Sauget	: Absent
AYES: 5 ABSENT: 1	NAYS: None

Motion carried.

Commissioner Polites reviewed the **Monthly Budget Analysis Report for June 2020,** and asked that it be placed on file, stating that the 2020 Budget is in line with the projected percentage of 50% expenditures except for the Annex, which is at 56% due to major capital improvements, and Economic Development, which is at 98% due to the major capital improvements.

Commissioner Polites reviewed the **Trial Balance Report for May 2020** and asked that it be placed on file. The Secretary has a copy available for review in the PBC Office.

Under Resolutions, Attorney Ysursa stated the Prevailing Wage Rate Resolution is passed annually and is in the monthly packet. Commissioner Effinger moved to approve. Second by Commissioner Dinges.

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

Motion carried.

Under Operations, James Brede, Director of Buildings, presented for approval for a bid for the Detention Center Roof Replacement. Director Brede stated in the packet there was a recommendation from Bill Reichert, our architect, and there were multiple bidders. Director Brede added Taylor Roofing was the most lowest responsible bidder, not the lowest bidder, but the most responsible to the bid specs. Director Brede stated he would like approval of Taylor Roofing for $334,069.00. Commissioner Effinger moved to approve. Second by Commissioner Polites. Vice-Chairman Nations stated there were also a series of potential add-ons and inquired if those were not being done. Director Brede stated they looked at the original and they missed 2 sections of the roof for replacement, but the bid that was received was not fairly bid out, so he feels that in the future they will have to redo that section. Director Brede added Taylor came in with a $62,000.00 price just to replace 2 other sections that were missed. Roll call as follows:

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

Motion carried.

Director Brede presented for approval the IMPACT Parking Garage A repair and it is Addendum 19 to the Master Agreement with IMPACT. Director Brede stated they came in with a price of $1,543,563.00 and would also like to carry a 5% contingency for unexpected. Commissioner Polites made a motion to approve IMPACT regarding the Parking at $1,543,563.00 and add a 5% contingency for needed reasons. Second by Commissioner Effinger. Vice-Chairman Nations inquired for Director Brede to identify the significance of Garage A. Director Brede stated Garage A is the multi-level garage across the street, since there are so many parking lots around both buildings, there is an alphabetic number designated to each one. Director Brede added with the different parking lots, they are up to F. Roll call as follows:

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

Motion carried.

Director Brede stated that last month, he asked the board for approval for an emergency to renovate the Jail booking for COVID. Director Brede added they did receive a price from IMPACT to proceed and it was over the $100,000.00 that the board authorized, so he called Chairman Sauget. Director Brede stated that Chairman Sauget did approve the difference and he would like to bring it to the board for their approval, too. Director Brede added they are going to start construction on July 6th and this would be Addendum 20 to their Master Agreement. Director Brede stated they came in at a price not-to-exceed $167,430.00. Commissioner Polites moved to approve Addendum 20 for $167,430.00. Second by Commissioner Lee. Vice-Chairman Nations stated to keep the plate straight that the scope of this project expanded a little bit, which explains some of the over-run in the original estimate, so it is a rational approach. Roll call as follows:

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

Motion carried.

Under Airport Operation Business, Bryan Johnson, MidAmerica St. Louis Airport Director, stated it is a real pleasure being there. Director Johnson added there are 3 items today, which the first one is an Airport Budget Amendment. Director Johnson stated as an Airport, they are very fortunate from time-to-time to explore aviation development, as that is the sole purpose of this budget amendment. Director Johnson added it is their desire, as Airport staff, to seek the Board's approval for the amendment, which would add approximately $1 million to the Special Projects General Airport Account, 91700-999. Commissioner Polites moved to approve the Airport Budget Amendment as proposed and add $1 million to the Special Projects under the account, General Airport Account, 91700-999, of the Airport Operating Budget. Second by Commissioner Dinges. Vice-Chairman Nations inquired to the source of the funding for the million dollars. Director Johnson stated the million dollars for this amendment is coming from the CARES Act. Commissioner Polites added he would like to note that it is under the CARES Act. Roll call as follows:

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

Motion carried.

Director Johnson presented for approval Planning Services, as there is a theme with the 3 agenda items being tied to future aviation development. Director Johnson stated it is their intent, as an Airport, to explore further aviation development, at BLV prior to being able to put a shovel into the ground. Director Johnson added there are technical details and things that must be accomplished, both with the FAA and Illinois Department of Aeronautics, therefore, they have solicited the planning and consulting services with a firm called Crawford, Murphy, and Tilly in the not-to-exceed amount of $62,713.93. Director Johnson stated this is all driven by future aviation development and to note the funding for this will come out of the Airport Operating

Budget. Commissioner Polites moved to approve the Consulting Agreement with Crawford, Murphy, and Tilly, Inc., at an amount not-to-exceed $62,713.93, to provide planning services for future aviation development under the Airport authority. Vice-Chairman Nations inquired if Commissioner Polites could add the source of funding from the Airport Budget. Commissioner Polites moved to add. Second by Commissioner Effinger. Vice-Chairman Nations stated there has been significant experience with Crawford, Murphy, and Tilly, over an extended period and they have been very, very reliable, and very forward-thinking in their approach, so it is a good selection. Roll call as follows:

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

Motion carried.

Director Johnson presented for approval NEPA, and it represents the National Environmental Policy Act, which for the history buffs out there that are really into this type of stuff, it was established in 1969. Director Johnson stated NEPA is another critical component of aviation development at an airport and there are certain permits, studies, and analysis that must be completed prior to putting a shovel in the ground. Director Johnson added, therefore, combining this with the earlier approval of planning services, this will complete MidAmerica's role in developing this parcel that they have in mind. Director Johnson stated this all points back to the Airport Operating Budget and that is how this consulting agreement or services would be funded and the Airport staff and Director Johnson request approval of the Consulting Agreement with Ricondo and Associates, Inc., for the not-to-exceed cost of $109,757.00 to provide NEPA documentation for Future Aviation Development. Commissioner Effinger moved to approve.

Second by Commissioner Polites. Vice-Chairman Nations stated the only suggestion he would ask for the makers is that Horner and Shifrin is included in the use as a sub-consultant. Commission Polites moved to approve. Roll call as follows:

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

Motion carried.

Director Johnson requested to enter Executive Session for a discussion on Personnel issues.

Commissioner Lee moved to enter Executive Session for the purpose of Personnel. Second by Commissioner Dinges and carried.

The Doors closed 10:17 a.m.

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

Commissioner Polites made a motion to give the Airport Director permission to pursue a Director of Finance for MidAmerica Airport, hopefully, with a CPA status, and give him authority to advertise and report back to the PBC by September, if not sooner. 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	: Absent
AYES: 5 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 Effinger and carried.

Meeting adjourned at 10:25 a.m.

Respectfully submitted,

Traci Firestone

Traci Firestone
Secretary

APPROVED:

CHAIRMAN