

**MINUTES OF THE MONTHLY MEETING OF THE
PUBLIC BUILDING COMMISSION OF ST. CLAIR
COUNTY, ILLINOIS, HELD ON THURSDAY,
APRIL 21, 2022 AT 10:00 A.M. AT MIDAMERICA ST. LOUIS AIRPORT,
MASCOUTAH, 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, April 21, 2022 at the MidAmerica St. Louis Airport, Mascoutah, Illinois.

The following Commissioners answered present to roll call: Richard Sauget, Thomas Dinges, Daniel Polites, Charles Lee, Richard Effinger, Terry Beach, and Edmond Brown.

Also present for the meeting, or for a portion thereof, were the following: James Brede, Director of Buildings; Debra Moore, County Administrator; Bryan Johnson, MidAmerica St. Louis Airport Director; Dan Trapp, MidAmerica St. Louis Airport Engineering and Planning Director; Midori Henrichs, MidAmerica St. Louis Airport Finance Director; Monica Taylor, Financial Analyst; Darren James, Assistant Airport Director; Traci Firestone, Secretary; and Kelly Dudley, Assistant Secretary. Attorney Bernard Ysursa answered present via telephone conference.

Minutes of the March 17, 2022 Regular Monthly Meeting and Executive Meeting were reviewed. Commissioner Lee moved that the Regular Monthly Meeting and Executive Meeting Minutes, dated March 17, 2022, be approved as provided. Second by Commissioner Dinges and carried. Roll call as follows:

Commissioner Lee	: Aye
Commissioner Polites	: Aye
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Aye
Commissioner Beach	: Aye
Commissioner Brown	: Aye

AYES: 7 ABSENT: 0 NAYS: None

Motion carried.

Under Treasurer and Finance, Commissioner Dinges, Treasurer, reviewed the Regular Expense Claims Report with Payroll Ledger Report for April 29, 2022, and moved to approve payment of bills. Second by Commissioner Lee. Roll call as follows:

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

Motion carried.

Commissioner Dinges reviewed the Airport Expense Claims Report, dated April 29, 2022, and moved to approve payment of bills. Second by Commissioner Lee. Roll call as follows:

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

Motion carried.

Commissioner Dinges reviewed the Monthly Budget Analysis Report for April 2022 and asked that it be placed on file, stating that the 2022 Budget is in line with the projected percentage of 33.3% expenditures.

Commissioner Dinges reviewed the Trial Balance Report for March 2022 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, stated as informational, the utilities are coming due for bid next month, which back in December the Board approved a 6-month extension on the PBC's utilities hoping that the rates for electric would go down. Director Brede added due to the Ukraine issue and COVID, the electric rates are still rising, so the PBC is looking at going out for bid next month, as the Board will need to approve a new contract. Director Brede stated he is working with Fred Schreiber, the energy guy, as the electric rates and meters have always been combined for a better buying power, but a lot of our buildings are not DS3 or DS2. Director Brede added they can take those back to Illinois Power to get a better utility rate and then the 4 remaining buildings that have to stay on the bidding list are going to be the DS3s, which are 19 Public Square (Annex Building), the Airport Admin Building, the Courthouse, and the Jail, so those are the ones that they will have to go out for bid and will present next month. Director Brede stated they will take the rest of the buildings at the County and the Airport back to Ameren. Commissioner Effinger inquired if we are locked in on the 6-month extension and as soon as that is over it will kick in. Director Brede stated this is true and since the rates are still climbing, they might just do another short extension, as no one knows with the Russia/Ukraine thing and gas/oil issues. Commissioner Effinger inquired if we think they are going to go up and up, could we get out of the 6-month one and not go through the entire 6 months before it can be redone. Director Brede stated the 6 months is up next month, so once they bid, we only have 24 hours to accept it and will try to do that before the next meeting. A general discussion was held regarding DS3 and kilowatts and going out for bid.

Director Brede presented for approval the utility relocates at the Courthouse for the new addition, as the fiber lines for AT&T that are running down the sidewalk of the building that have to be moved. Director Brede stated the proposed relocation price is \$63,002.11 to move the fiber and under that, Ameren must relocate a telephone pole and remove their electric, which is

\$37,807.61. Commissioner Effinger moved to approve AT&T and Ameren relocation and utilities with a total of \$63,002.11 for AT&T and \$37,807.61 for Ameren. Second by Commissioner Polites. Roll call as follows:

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

Motion carried.

Director Brede presented for approval for a Change Order to IMPACT Strategies for Package B for the remodeling of the first and fourth floors, it has been found after getting into the construction, the plumbing must be relocated, along with some ductwork, not according to the bid. Director Brede stated due to COVID, there was not a lot of onsite engineering, so it got the PBC into the position that it needs a change order. Director Brede stated there is RFP 1, RFP 2, RFP 4, RFP 5 for a total change order of \$110,626.00. Debra Moore stated RFP 2, RFP 3, RFP 5, RFP 6 instead of RFP 1. Director Brede added RFP 1 is a credit back of \$7,000.00. Commissioner Polites made a motion to approve. Second by Commissioner Effinger. Commissioner Effinger inquired if there was an amount. Director Brede stated an add would be a total of \$110,626.00. Roll call as follows:

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

Motion carried.

Bryan Johnson, MidAmerica St. Louis Airport Director, welcomed everyone to the

Airport and a general discussion was held regarding the current conference room and the expansion project. Commissioner Effinger inquired what will stay at the farmhouse. Director Johnson stated there may be an opportunity to lease the farmhouse to MetroLink, as they are looking at locating a facility at the Airport because of the construction.

Director Johnson presented for approval the Parking Lot Service Agreement with REEF, originally known as Republic, and have been at the Airport since 2018. Director Johnson stated they provide many great services for the Airport, including staffing, and every year they are looking to improve the customer service experience for the traveler and introducing technology that will help with that objective. Director Johnson added this is an extension of a one-year agreement. Commissioner Effinger inquired if there is any increase in price. Director Johnson stated there is no increase and the same cost to the Airport, which it remains flat. Director Johnson added the only change they will be doing is evaluating the parking rates again in the fall, but there is no anticipation of increasing that, but is subject to the Board's review and Q&A at that point in time. Commissioner Polites stated when there was free parking, the customers could not be serviced in terms of jumping cars or filling tires and inquired if there was much emergency response on the average. Director Johnson stated the only thing that is provided is jumping of the cars and that is it, but there is not much of that. Commissioner Polites made the motion to approve and authorize the Chairman or Vice-Chairman to execute the Third Amendment of the service agreement with REEF (formerly Republic). Second by Commissioner Lee. Commissioner Brown inquired if there is any discussion about the improvement of the parking lot, talking about solar and all that stuff. Director Johnson stated they are moving forward with some technology improvements that were identified about a year ago and working with Walker Parking, as they have been making different recommendations or doing different studies. Director Johnson added they are working through the design now and the Board will see

changes later this fall that will include a covered entrance, so no one will have to fight the elements and will be more of a service lot experience. Director Johnson stated they are adding one new entrance and exit with the growth that has been seen with cars and traffic, which eventually, they will turn that into a premium lot and then it ties into the solar piece. A general discussion was held regarding developing a covered structure from the MetroLink Station where it terminates and reviewed on map. Commissioner Polites inquired if that is the last stop for MetroLink. Director Johnson stated it will be. Chairman Sauget inquired at Lambert it pulls into the terminal and if there are plans that as the terminal grows that it could come into the terminal itself. Director Johnson stated with all the work that is being done right now with the connectivity from the Shiloh Scott Station, it is not on anyone's radar with the focus on utilizing funds, as part of the original design, and they adjusted the final design into the building. Director Johnson added at one point, they were thinking about having it terminate here, but when they started considering the growth and looking at airside and landside activity, this seemed to make the most sense, along with safety and economy. A general discussion was held in how much people walk at airports. Chairman Sauget stated he wondered about inclement weather. A general discussion was held regarding the time it takes to go from airport to airport. Commissioner Polites inquired if there will be a shuttle. Director Johnson stated this is a possibility. Roll call as follows:

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

Motion carried.

Director Johnson presented for approval the In-Terminal Lease Terminations, as there are

3 entities that currently lease very, very small offices in the terminal building and they are a little bit over 100 square feet each, maybe 120. Director Johnson stated years ago, because of the slow development of the Airport, the thought was to lease out the extra offices, which was a great idea. Director Johnson added the Airport is at a point where those offices are in the way of the Airport expanding, so they are notifying and working with the tenants to let them know the Airport is no longer going to carry them forward in their current lease area and they are going to have to look at finding alternative space at some other location. Director Johnson stated during the expansion, while they are adding office space, it is already being committed to the airlines and the car rental companies. Director Johnson added they are transitioning into what would be seen at a typical airport where those that are on the airport for airport services to the traveler will have that office space. Director Johnson stated this is the formality of executing the termination agreements and closing out their lease agreements, which the timeline for this is July 31st. Director Johnson added in the briefing packet he had only identified 2 tenants, but there are actually 3 tenants, On-Site, M1 Support Services, and M.M.O., which will be terminating their agreements at the end of July, and the revenue impact to the Airport is about \$7200.00 annually. Director Johnson stated they hope to get the revenue back in leasing the other spaces and they should see some rate increases in those office areas. Commissioner Effinger moved to approve and authorize the Chairman/Vice-Chairman to execute the lease termination agreements with M.M.O., M1 Support Services, LP, and On-Site Aircraft Service, Inc. Second by Commissioner Brown. Roll call as follows:

Commissioner Lee	: Aye
Commissioner Polites	: Aye
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Aye
Commissioner Beach	: Aye
Commissioner Brown	: Aye

AYES: 7 ABSENT: 0 NAYS: None

Motion carried.

Director Johnson presented for approval Legislative Consulting Services – James Clayborne, as he is a wonderful man personally, and professionally, he is amazing. Commissioner Polites made a motion to approve and authorize the Chairman/Vice-Chairman to execute the consulting service agreement with Clayborne & Wagner, LLP, for one year for a not-to-exceed cost of \$96,000.00. Second by Commissioner Beach. Roll call as follows:

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

Motion carried.

Director Johnson presented for approval Terminal Apron Expansion Design, as they are working on Phase 3 of the expansion of the terminal building itself and now are pivoting to the Apron. Director Johnson added with the growth of the building, they need to expand the Apron around the terminal building, which there is an exhibit in the packet, and they anticipate adding a little less than 600,000 square feet to the existing footprint. Director Johnson stated that will further their efforts in securing an air carrier to base, will provide a little bit of operational relief on the Apron for the ground crews and for the planes coming in and out of the Airport, and it will help support the future custom facility which will be built to the South of the building. Director Johnson added 90% of this is being funded by the FAA and all the subsequent projects he is going to talk about have some Federal dollars attached to it. Director Johnson stated the Airport is very fortunate with the recent bill and other legislative changes to be able to tap into some of the extra funds. Commissioner Effinger stated it looks like it more than doubles the

Apron size. Dan Trapp, MidAmerica St. Louis Airport Engineering and Planning Director, stated it will more than double. Commissioner Dinges inquired if they went out for bid. Director Johnson stated that is part of their process and before they can enlist or engage in a consulting firm to do any planning or design for the Airport, they do have to follow the FAA guidelines, and they made the selection of CMT in February of 2018 for a 5-year term. Director Johnson added that is a standard Federal requirement that the Airport must go through to use Federal funds. Commissioner Brown inquired to the 90% from the Federal government, 5% from the State, and then the Airport is only obligated as an organization for 5%, but in the Board's approval with the 5%, technically the Board is approving the project itself. Director Johnson stated the Board is approving the design portion of the project, and of that number, that represents the 100% of the design, so there will be a 5% breakout. A general discussion was held regarding the pavement at the Airport. Commissioner Brown moved to approve. Second by Commissioner Effinger. Roll call as follows:

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

Motion carried.

Director Johnson presented Snow Removal Equipment Facility (SRE Facility) Study and back in 1997, when these facilities came up out of the ground, there was a maintenance building of about 10,000 square feet, which was established 23/24 years ago. Director Johnson stated they have exploded out of that building and there is equipment parked everywhere, so not only are they supporting all their airside obligations from a compliance standpoint, which involves snow removal equipment and the maintenance of ARFF vehicles, but then there are the Enterprise

vehicles, fuel trucks, pushbacks, and carts. Director Johnson added this is planned within the FAA process and wants MidAmerica to continually adjust, build to, and scale to all these things that are going on at the Airport, so the first step is doing this study. Director Johnson stated we will complete this study and it is an in-depth analysis, which the scope of work is there, as we have it programmed over the next few years and can roll into more planning and design, and then get into construction. Director Johnson added they think they will be adding about 20,000 square feet, as that is the number that has been shared with him. A general discussion was held regarding putting the equipment in a building and not leaving it outside in the sun and the snow. Debra Moore inquired if this is something that could have been done or could be done by the designers, who completed the study associated with the expansion, or is this something outside of their realm. Director Johnson stated it is not outside of their realm, as far as a consulting firm goes, but they are looking at it as a separate part of the Airport and a separate project, which is not related to the expansion whatsoever. Director Johnson added it is a good thing to bring in other consulting firms to mix it up a little bit and keep it fresh. Debra Moore stated she was thinking of the economies of scale. A general discussion was held regarding WSP and past agreements. Commissioner Polites made a motion to approve and authorize the Chairman/Vice-Chairman to execute the agreement with WSP USA, Inc. to perform the Snow Equipment Removal (SRE) Facility Study for a not-to-exceed cost of \$24,500.00. Second by Commissioner Brown. Roll call as follows:

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

Motion carried.

Director Johnson presented for approval the Terminal Modifications or Terminal Expansion, which this Change Order is specific to Non-AIP items, so traditional AIP funding is coming down through the FAA. Director Johnson stated this is where they are using CARES funds to make these improvements and it is done through the Airport's existing CMAR contract with Holland Construction. Director Johnson stated engineering will be moving into the admin offices and those admin offices must be built, because the airlines are moving into the current admin offices, as it will get walled-off and it will be for airline use. Director Johnson added Allegiant's intent is to base at MidAmerica at some point in time and they have been working with them on some of the improvements that they think they will make in that area. Director Johnson stated all the improvements have been accounted for and are being funded without local dollars, but with Federal CARES monies. Commissioner Beach moved to approve and authorize the Chairman/Vice-Chairman to execute the agreement for Change Order #1 to Contract 2021-15, Non-AIP CMAR with Holland Construction for a not-to-exceed cost of \$184,901.00. Second by Commissioner Lee. Roll call as follows:

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

Motion carried.

Director Johnson stated about a year ago in 2021, MidAmerica purchased a 3,000-gallon truck, but the one they are looking to purchase is 1500 gallons, and the trucks are required to meet certification, along with time and distance requirements to the runway, and possible aircraft incidents and accidents. Director Johnson added what is important about these trucks is they are not structure trucks, so they will not go to a structure fire, and designed and intended to only

operate on airports and support the activity at the airport. Director Johnson stated 90% of it is being funded through the FAA and 5% through the State, which the Airport's obligation for the purchase of this vehicle is 5%. Director Johnson added a lot of credit goes to the maintenance staff and if you look at how the Airport has grown, as the Airport's original trucks are well-past their useful life. Director Johnson stated the FAA looks at 10 to 12-year life cycle for those types of trucks and there are significant issues with them on a pretty regular basis, so there is the need to replace the current 1500-gallon truck. Commissioner Polites inquired at 1500 gallons, if that is enough to put out an average fire. Director Johnson stated he does not know if that is the average fire, but that is the FAA's standard, and there is an engineer's estimate for this truck to go through the bidding process. Director Johnson added the low bid was Oshkosh. Commissioner Effinger inquired to what was the manufacturer of the last one that was bought and if it was Oshkosh. Director Johnson stated it was Oshkosh and these are used for training. Commissioner Dinges inquired as to what happens with the old trucks. Director Johnson stated they can be repurposed, or they can be sold, and they could keep one as a backup. Commissioner Polites inquired as to how many the Airport has currently. Director Johnson stated they have 2 and are buying 2, which one is from last year and is being produced right now, that the Airport will take delivery this May or June, and this one will have to be ordered, as it is almost a 300-day process by the time an order is placed. Director Johnson added there are only 2 manufacturers in the country of these type of vehicles. Commissioner Effinger stated the Airport will probably end up with 3, the 2 new ones and one standby/training. Chairman Sauget stated many times when there is a fire, a pool is built out of rubber and the trucks can bring water to that if it is too far away from the hydrants. Director Johnson stated he does not have a fire background, but because of the size of the trucks, they have off-road tires and are intended to stand alone, along with they are ran by one individual which sits in the center of the cab. Director Johnson added the one person

is supposed to be able to manage that entire fire by themselves with that equipment. Director Johnson stated what Chairman Sauget is speaking to might be possible after the fact, but it is really intended to be self-sustaining and do the initial knockdown and wait for others. A general discussion was held on rural fires and the MABAS agreement in the metro region. Commissioner Brown inquired if the person operating the fire truck is part of the staff. Director Johnson stated the way it is set up at the Airport is the fire staff are not County employees but are a third-party provider. Director Johnson added they have a management contract with Pro-Tec right now, but it will be Avports in a couple of months, and they come in and ensure that the staff is properly trained and meet all the certification requirements. Director Johnson stated in Illinois there is Firefighter 1 and Firefighter 2, so this group manages/receives the ARFF service for MidAmerica. Director Johnson stated Darren is the contract manager on that project. Commissioner Lee made a motion to approve and authorize the Chairman/Vice-Chairman to execute the agreement with Oshkosh Airport Products, LLC, for a not-to-exceed cost of \$686,038.00. Commissioner Lee inquired to the additional amount of \$67,406.00 and it was from Banner Fire Equipment. Director Johnson stated on the back of the sheet you will see the actual fire truck number, which is being approved at this meeting, but the Banner piece is in the other ARFF items that will be addressed in Package 1 and Package 2. Second by Commissioner Polites. Roll call as follows:

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

Motion carried.

Director Johnson stated item 8 is specific in talking about the 3,000-gallon truck, which is

this accessory bid award Package 1 and there is a whole list of accessories that are going to be attached to this truck. Director Johnson added Package 2 is associated with the 1500-gallon truck, so there are 2 different packages, one for each vehicle, which this is all being funded through Federal dollars. Director Johnson stated they have gone through a bidding process for the accessories and Banner Fire Equipment is the low bidder for Package 1 and Package 2. Commissioner Beach made a motion to approve as stated for a cost not-to-exceed \$67,405.94.

Second by Commissioner Effinger. Roll call as follows:

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

Motion carried.

Director Johnson stated Package 2 is for the 1500-gallon truck and the total is \$96,561.60. Commissioner Polites made a motion to approve and authorize the Chairman or Vice-Chairman to execute the agreement with Banner Fire Equipment, Inc., for a not-to-exceed cost of \$96,561.60. Commissioner Effinger inquired if this is also funded. Director Johnson stated this is correct. Second by Commissioner Dinges. Roll call as follows:

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

Motion carried.

A general discussion was held regarding the Terminal Facility Tour.

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

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

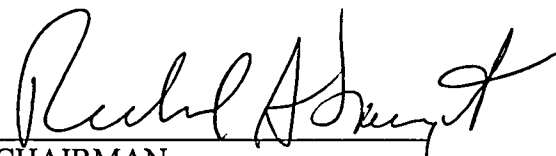
Meeting adjourned at 10:52 a.m.

Respectfully submitted,

Traci Firestone

Traci Firestone
Secretary

APPROVED:


CHAIRMAN