

Public Building Commission Meeting Minutes

September 19, 2024

The Public Building Commission of St. Clair County met at 10 Public Square, Rom B-564, Belleville, Illinois 62220 on September 19, 2024. The meeting was called to order by Chairman Richard Sauget at 9:59 a.m.

Members Present:

Richard Sauget, Chairman
Richard Effinger
Thomas Dinges
Terry Beach
Edmond Brown
Kevin Bouse

Members Absent:

Charles Lee

Others Present:

Debra Moore, County Administrator
James Brede, Director of Buildings
Darren James, MidAmerica St. Louis Airport Director
Bernard Ysursa, Attorney
Traci Firestone, Secretary
Randy Pierce, The Tribune
Alexis Cortes, Belleville News Democrat

The Pledge of Allegiance was recited.

There were no Public Comments made or Questions asked at this Meeting.

Upon a motion by Commissioner Dinges and second by Commissioner Brown, it was unanimously agreed to approve the Regular Monthly Meeting Minutes of August 15, 2024. Motion carried.

Upon a motion by Commissioner Dinges and second by Commissioner Effinger, it was unanimously agreed to approve the **Regular Expense Claims Report with Payroll Ledger Report** of September 30, 2024. Motion carried.

Upon a motion by Commissioner Dinges and second by Commissioner Effinger, it was unanimously agreed to approve the **Airport Expense Claims Report** of September 30, 2024. Motion carried.

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Commissioner Dinges reviewed the **Monthly Budget Analysis Report for September 2024** and stated the Operations and Maintenance 2024 Budget is in line with the projected percentage of 75% expenditures.

Commissioner Dinges reviewed the **Trial Balance Report for August 2024**, and it can be available when requested in the Public Building Commission Office.

NEW BUSINESS

No Business

PUBLIC BUILDING COMMISSION OPERATIONS

Upon a motion by Commissioner Bouse and second by Commissioner Beach, it was unanimously agreed to approve the Pinnacle Electronic Systems proposal for equipment and equipment installation for an HDCCTV recording and monitoring system not-to-exceed \$39,200.00. Motion carried.

Upon a motion by Commissioner Bouse and second by Commissioner Brown, it was unanimously agreed to approve the Woolpert Architecture's Amendment Number 02 for architectural services at the new Animal Services Facility located on Comwest Parkway for \$440,000.00. Motion carried.

Upon a motion by Commissioner Bouse and second by Commissioner Dinges, it was unanimously agreed to approve the bid for the Annex Chiller Replacement Project with Custom Mechanical Bid for \$315,475. Motion carried.

Upon a motion by Commissioner Bouse and second by Commissioner Effinger, it was unanimously agreed to approve the Parking Garage Emergency Sump Pump Drain Repair with Ehret, Inc. at a cost of \$53,540.00. Motion carried.

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FAIRGROUND OPERATIONS

Upon a motion by Commissioner Effinger and second by Commissioner Bouse, it was unanimously agreed to approve Millennia Professional Services to complete the survey proposal for the Fairgrounds for a fee of \$24,300.00 in which there will be no additional charges for computer time, mileage, or printing but does not include permit application and submittals fees, or printing for bidding. Motion carried.

Upon a motion by Commissioner Bouse and second by Commissioner Effinger, it was unanimously agreed to approve the Consultant for the Racetrack and authorize Director Brede to execute the contract. Motion carried.

AIRPORT OPERATIONS

Upon a motion by Commissioner Effinger and second by Commissioner Dinges, it was unanimously agreed to approve and authorize the Chairman to execute the letter of engagement between MidAmerica St. Louis Airport and Daley Policy Group for 1 -year at a cost not-to-exceed \$72,000.00. Motion carried.

Upon a motion by Commissioner Effinger and second by Commissioner Bouse, it was unanimously agreed to approve the proposed cost share for installation of a North Bay Produce Storm Sewer to replace its failing trench drain and authorize the Airport Director to coordinate payment with North Bay Produce not-to-exceed \$69,080.00. Motion carried.

Upon a motion by Commissioner Beach and second by Commissioner Effinger, it was unanimously agreed to approve Amendment 2 to the engineering agreement with Horner & Shifrin, Inc. for the Tree Obstruction Removal project at a not-to-exceed cost of \$139,264.00 and authorize the Chairman to execute the agreement when appropriate.

For updates on Enplanements, Terminal Modification/Renovation, please see the attached documents.

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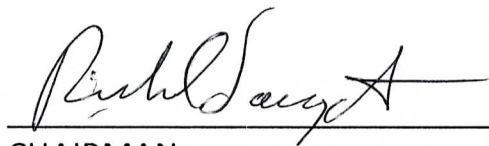
Upon a motion by Commissioner Bouse and second by Commissioner Effinger, it was unanimously agreed to adjourn the meeting at 10:33 a.m. Motion carried.

Respectfully submitted,



Traci Firestone, Secretary

APPROVED:



CHAIRMAN



Public Building Commission
St. Clair County, Illinois
September 19, 2024

Darren V. James | Airport Director



1. Professional Services – Daley Policy Group (DPG)

MidAmerica St Louis Airport relies on certain federal funds to develop, maintain, and expand the airport's core infrastructure (runways, taxiways, aprons, terminal building, lighting, signage, NAVAIDs, and land acquisition airport certification requirements, etc.), which supports the operation of air carrier, cargo, military, and general aviation aircraft operations. The Airport Improvement Program provides grants to public agencies (St. Clair County) for the planning and development of public-use airports that are included in the National Plan of Integrated Airport Systems. The Airport desires to continue engaging DPG and have DPG continue representing the Airport's interest before Congress, Federal Agencies, and other officials with the Administration. Recent support and coordination by DPG helped BLV secure the Congressionally Directed Spending grants for \$3.25M, \$2.5M and a pending grant for \$4M.

Financial Impact: The professional services agreement with Daley Policy Group was included in the FY2024 Airport Budget and will be included in the FY2025 budget.

Motion: Approve and authorize the Chairman to execute the letter of engagement between MidAmerica St. Louis Airport and Daley Policy Group for 1-year at a cost Not to Exceed \$72,000.

2. Trench Drain Repair – North Bay Produce

The North Bay Produce facility first phase was constructed in 2012 and second phase in 2013. A trench drain was emplaced in the parking lot within the approach to the loading docks. In 2023, North Bay Produce discovered that areas of the trench drain had failed and began planning for a replacement project. Deterioration of the current drain does not allow the use of all receiving doors. The Airport has inspected the trench drain and sought additional information from the manufacturer. Per the manufacturer, an outdoor trench drain exposed to salt would typically last 15 year with the failure beginning with the metal frame. Unfortunately, the trench drain walls have deteriorated leading to the failure and the trench drain is not under warranty. Mr. Jon Wall (Vice President of Operations) contacted the County and asked the County to participate in the repair.

Financial Impact: Cost-share funding is available in the Airport Building Supplies & Repairs – Landside budget.

Legal: The cost-share plan and proposal were reviewed and determined legally sufficient.

Motion: Approve the proposed cost share for installation of a North Bay Produce Storm Sewer to replace its failing trench drain, and authorize the Airport Director to coordinate payment with North Bay Produce not to exceed \$69,080.

3. Tree Obstruction Removal – Consultant Agreement Amendment

In June 2021, the PBC approved the selection of Horner and Shifrin, Inc. (H&S) to complete professional services as necessary to provide environmental, design, construction phase services, and any special services or studies as necessary for a Tree Obstruction Removal project to eliminate existing and future obstructions. After completion of some smaller tree removal projects, in October 2022, the PBC approved a professional services agreement for \$235,707 for the environmental study associated with the removal of the tree obstructions. In February 2024, the PBC approved amendment 1 for \$27,840 for a Bat Habitat Assessment that was not a part of the original scope. Unfortunately, BLV / H&S experienced significant delays in responses from the FAA resulting in significant overall project delay. Additionally, consultation with the regulatory agencies has resulted in tasks which were not originally anticipated. As such, H&S provided a proposal for an estimated additional 521 hours of work for \$139,264 in fees to complete the Environmental Assessment.

Financial Impact: The tree obstruction removal project is included in the Airport budget. Federal and State funds will be used for this project.

Motion: Approve Amendment 2 to the engineering agreement with Horner & Shifrin, Inc. for the Tree Obstruction Removal project at a Not to Exceed cost of \$139,264 and authorize the Chairman to execute the agreement when appropriate.

Airport Update



Top Illinois Airports (per enplanements - July 2023 - June 2024)

Locid	City	Airport Name	S/L	Hub	2022 Rank	State Rank DOT (July 2023 - June 2024)	Enp DOT (July 2023 - June 2024)	Allegiant Total Passengers (July 2023 - June 2024)
ORD	Chicago	Chicago O'Hare International	P	L	4	1	30,230,752	1,379
MDW	Chicago	Chicago Midway International	P	L	30	2	10,200,892	137,794
PIA	Peoria	General Downing - Peoria International	P	N	166	3	327,284	310,785
MLI	Moline	Quad Cities International	P	N	171	4	298,671	131,887
BMI	Bloomington/Normal	Central IL Regional Airport at Bloomington	P	N	189	5	163,473	67,866
BLV	Belleville	Scott AFB/MidAmerica St Louis	P	N	192	6	147,410	293,497
RFD	Rockford	Chicago/Rockford International	P	N	214	7	121,796	239,368
CMI	Champaign/Urbana	University of Illinois-Willard	P	N	257	8	77,151	304
SPI	Springfield	Abraham Lincoln Capital	P	N	250	9	48,583	33,368
MWA	Marion/Herrin	Veterans Airport of Southern Illinois	CS	-	397	10	12,039	734
DEC	Decatur	Decatur Airport	CS	-	407	11	11,547	0
UIN	Quincy	Quincy Regional-Baldwin Field	CS	-	477	12	4,424	0

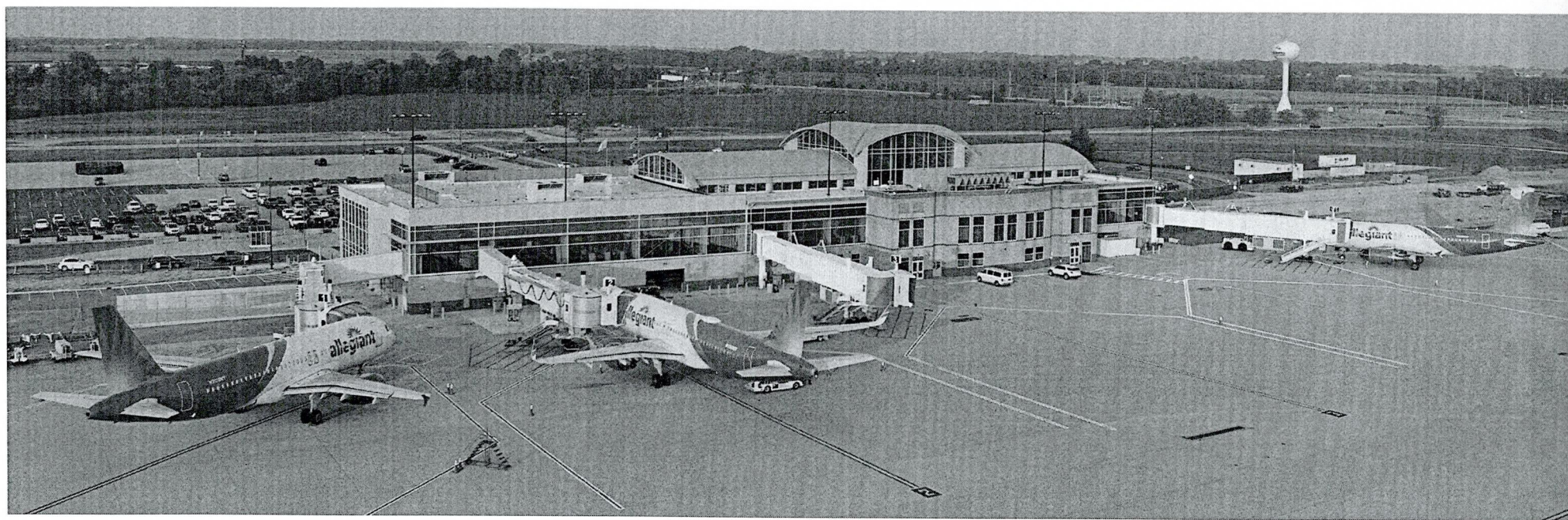


Terminal Updates / Airport Construction





Terminal Updates / Airport Construction





Thank You.

