

**AGENDA**  
**PUBLIC BUILDING COMMISSION**  
**May 19, 2022**

**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL – TELEPHONIC CALL:**

**INTRODUCTION OF VISITORS:**

Mark Kern, County Board Chairman  
Debra Moore, Director of Administration  
James Brede, Director of Buildings  
Tom Knapp, Sheriff's Department

Bryan Johnson, MidAmerica St. Louis Airport Director  
Dan Trapp, MidAmerica St. Louis Eng/Planning Director  
Bernard Ysursa, Attorney

**COMMUNICATION:**

**MINUTES:**

- 1) Regular Monthly Meeting - April 21, 2022

**TREASURER AND FINANCE:**

- 1) Regular Expense Claims Report with Payroll Ledger Report - May 27, 2022  
2) Airport Expense Claims Report - May 27, 2022  
3) Budget Analysis Report - May 2022  
4) Trial Balance Report (Copy in PBC Office) - April 2022

**NEW BUSINESS:**

**OPERATIONS:**

- 1) Approval of Kantech Access Control (Sourcewell) - James Brede  
2) Approval of Utility Bid - James Brede

**AIRPORT OPERATION BUSINESS:**

**AIRPORT UPDATE:**

- 1) Enplanements  
2) Terminal Expansion  
3) Boeing Production Facility

**EXECUTIVE SESSION:**

- 1) Real Estate**
- 2) Pending Litigation**
- 3) Personnel**

**ADJOURNMENT:**

**MINUTES OF THE MONTHLY MEETING OF THE  
PUBLIC BUILDING COMMISSION OF ST. CLAIR  
COUNTY, ILLINOIS, HELD ON THURSDAY  
MAY 19, 2022 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 19, 2022 at the St. Clair County Building, Belleville, Illinois.

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

Also present for the meeting, or for a portion thereof, were the following: James Brede, Director of Buildings; Bryan Johnson, MidAmerica St. Louis Airport Director; Tom Knapp, Sheriff's Department; Traci Firestone, Secretary; Kelly Dudley, Assistant Secretary; Randy Pierce, Fairview Heights Tribune; Lexi Cortes, Belleville News-Democrat; Mrs. Lee, and Fred Schreiber. Debra Moore, County Administrator; and Attorney Bernard Ysursa answered present via telephone conference.

Minutes of the April 21, 2022 Regular Monthly Meeting were reviewed. Commissioner Lee 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.

Under Treasurer and Finance, Commissioner Dinges, Treasurer, reviewed the Regular Expense Claims Report with Payroll Ledger Report for May 27, 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 May 31, 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 May 2022, and asked that it be placed on file, stating that the 2022 Budget is in line with the projected percentage of 41.7% expenditures.

Commissioner Dinges reviewed the Trial Balance Report for April 2022 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 of the Kantech Access Control at the County Jail, which Kantech is a sole source through Sourcewell, and this will need to tie into the current system. Director Brede stated they have proposed through Johnson Controls, to provide the replacement access at the Jail for \$49,001.86, and along with that is a service contract for one year, which is \$502.99 a month or \$6,035.88 for the year.

Director Brede added the maintenance department will be taking it over once the system is up and this will provide a year's service for that. Director Brede stated once this is approved, it will probably take a month or two to buy the stuff, which we will start to install in about 2 to 3 months, and it will take probably a month to a-month-and-a-half to get it in. Commissioner Effinger moved to approve Kantech Access Control System for \$49,001.86 and the annual service charge of \$6,035.88. 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 Brede presented for approval of the utility bids and he introduced Fred Schreiber to present his findings. Fred Schreiber stated electricity has spiked, which is due to everything going on in Europe. Mr. Schreiber added the current electric contract expires in July with the meter read date, which normally they would go with a fixed price contract. Mr. Schreiber stated for the next 2 years, he recommends going on an index and it will fluctuate during the day, as it has to come down at some point. Mr. Schreiber reviewed his energy chart. Commissioner Effinger inquired if natural gas has spiked. Mr. Schreiber stated many of the coal plants are being shut down, and that is driving up the capacity market. Mr. Schreiber added if index is bought, the fluctuating price is an advantage, so when it drops, part or all of that price can be fixed. Mr. Schreiber stated that right now, no one is recommending fixed pricing contracts in the short term. Mr. Schreiber added it makes sense to go 100% index now for a 2-year contract and when it drops you can fix 50% of that load and let the other 50% stay on index, so if it goes down, then you can lock in another 25% or 50%. Commissioner Polites inquired if this can be

done within the 2-year contract. Mr. Schreiber stated he was going to make it an index with the ability to lock in any portion at any time, so if it drops, we need to make a phone call to get the authorization to lock it. Commissioner Polites inquired if there is a guess as to when the craziness will settle. Mr. Schreiber stated it has to be soon, but he believes what is driving 90% of it is what is going on in Russia. A general discussion was held regarding the sanctions in Russia and consumption from renewable energy sources during COVID. Mr. Schreiber stated they are locking in electricity now and not natural gas. Director Brede stated if the Board can give him the authority to work with Rich to make a phone call to lock in a lower rate, as you only have about a 24-hour period to do that. Mr. Schreiber stated he will let everyone know when that point gets here, as he is watching things daily. Commissioner Beach made a motion to approve the utility bid as presented by Director Brede and Mr. Schreiber and to further move, as needed, in a timely basis that the Chairman has the authority to approve and sign it, when presented by Director Brede. 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 Brede presented an update to the Security Project at the Courthouse, as there are 3 packages that are being worked on, which the first one was the window replacement, and it is 80% completed, with the hope it will be completed by the end of July/August depending on supply issues. Director Brede added they are 75%/80% completed on Package B, which is the first floor and fourth floor security areas for the judges and new holding cells. Director Brede stated Package D is the addition to the Courthouse and trying for June 6<sup>th</sup>, as the bidding date for

the new addition, so then it would be brought to the Board in July for consideration. Director Brede reviewed the final design that shows the new addition and live roof, along with the interior of the addition. Director Brede stated they are looking for artwork that the Chairman can consider for the lobby. Director Brede reviewed how ADA can enter at street level, which was not an option before. Commissioner Dinges inquired if there is any coverage on the outside portion or if it is in the weather. Director Brede stated there will be a sunscreen over it that the employees or jurors can go in if it is raining. Commissioner Polites inquired if any steps are being eliminated from the old design. Director Brede stated the ramp coming from the garage is not ADA compliant and to change this was going to be too expensive previously, so this ADA issue will get fixed and will be compliant, along with the back steps will come off and they can take steps or an elevator up to the main level. Director Brede reviewed the front area with a bigger x-ray machine that can x-ray packages coming in the building, as this is not currently being done. Director Brede added the glass in the lobby is bullet-resistant. A general discussion was held regarding supply issues.

Under Airport Operation Business, Bryan Johnson, MidAmerica St. Louis Airport Director, reviewed the enplanements, which is similar to what the Board saw last time. Director Johnson stated even with flight reductions in frequency, the load factors are 20% higher than a year or so ago. Director Johnson added that right now they are on pace to hit another record. Director Johnson reviewed some of the airline headlines and some of the percentages vary a little bit, but much of that is driven by the crews and their resources or assets. A general discussion was held regarding Allegiant's aircraft. Director Johnson stated BLV impacts are the seasonal pauses and are not permanently leaving the market. A general discussion was held regarding the high capacity out of STL. Director Johnson stated when they pull out temporarily of Fort Lauderdale that is a strategic decision they have to make throughout the network system.

Director Johnson added Charleston was a start-up a year ago and did not get a lot of traction, as far as established through the Allegiant brand here locally. Director Johnson stated nothing will be final until well into the summer. Director Johnson added that summer travel will be a defining moment for most of the air carriers, including Allegiant. Director Johnson stated that Destin was one of the top airports and very popular, which there are slot reductions there because of the needs of the military, but added Sarasota is a great performer. A general discussion was held regarding Punta Gorda being a good performer and Allegiant started a new base in Provo, Utah. Director Johnson stated BLV is angling to be a base and this will happen hopefully within the next year or two. Director Johnson added Allegiant has a lot of bases, as they market to their pilot community that you can live in your community and come back to your community every day. Director Johnson stated the pilots start their flight out in the morning and return at night. A general discussion was held regarding the legacy hubs. Director Johnson stated they are doing a study at BLV to identify alternative fuels, in particular, electric vehicle charging stations. Director Johnson added with recent legislation, there is a lot of opportunity to build the infrastructure to support, not only existing demand for EV charging vehicles, but also, future demand. Director Johnson stated the location of I-64 and Illinois 4 is 20 minutes to downtown St. Louis and Evansville is a stone's throw away, which there are a handful of interstates now identified in the State of Illinois to be Alternative Fuel Corridors, such as I-55 and I-70. A general discussion was held regarding opportunities to support the charging stations that will be in demand down the road. Director Johnson added they will take advantage of grants through the Department of Energy and other opportunities for the EV charging stations that the public can use. Commissioner Effinger inquired if those companies build it. Director Johnson stated it depends on what is negotiated with those companies. Director Johnson added they can pay through credit card, but it is usually done through an app now, so the wallet on your phone will



take care of it. Director Johnson stated the Airport is one step away from approval and expect approval either late this year or early next year. Director Johnson reviewed pictures of the terminal expansion and rendition of when it is complete. Director Johnson stated there is a time lapse that they put together that is one second/one day and is about 15 seconds long that show the beginning to where they are now with the Boeing Production Facility. Director Johnson added there are 2 tanks on the backside that each hold 250,000 gallons of water and this will support the fire system that is required for the facility.

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

Meeting adjourned at 10:37 a.m.

Respectfully submitted,



Traci Firestone  
Secretary

APPROVED:

  

---

CHAIRMAN