

AGENDA
PUBLIC BUILDING COMMISSION
June 16, 2022

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL 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 - May 19, 2022

TREASURER AND FINANCE:

1. Regular Expense Claims Report with Payroll Ledger Report - June 30, 2022
2. Airport Expense Claims Report - June 30, 2022
3. Budget Analysis Report - June 2022
4. Trial Balance Report - May 2022

RESOLUTIONS

1. Prevailing Wage Rate Resolution - Attorney Ysursa

FOR YOUR INFORMATION:

OPERATIONS:

1. Approval of Abatement Contract - James Brede
2. Approval of Purchase for Security Offices Furniture - James Brede

AIRPORT OPERATION BUSINESS:

- | | | |
|-------------------------------------------------------------------------|---|---------------|
| 1. Airport Property Easement – Lamar Advertising | - | Bryan Johnson |
| 2. Access Improvements Project-Airport Blvd & IL 4
Approval of Bids | - | Bryan Johnson |
| 3. Access Improvements-Boeing Entrance-Approval of Bids | - | Bryan Johnson |
| 4. Agreement for Gas Extension-Boeing Production Facility
Ameren | - | Bryan Johnson |
| 5. Airport Property Easements – Ameren | - | Bryan Johnson |
| 6. Landside Engineering-Construction Phase Services
Horner & Shifrin | - | Bryan Johnson |

AIRPORT UPDATES:

- | | | |
|-------------------------------|---|---------------|
| 1. Enplanements | - | Bryan Johnson |
| 2. Terminal Expansion | - | Bryan Johnson |
| 3. Boeing Production Facility | - | Bryan Johnson |

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
JUNE 16, 2022 AT 10:01 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 10:01 a.m., on Thursday, June 16, 2022 at the St. Clair County Building, Belleville, Illinois.

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

Also present for the meeting, or for a portion thereof, were the following: Debra Moore, County Administrator; Bryan Johnson, MidAmerica St. Louis Airport Director; Attorney Bernard Ysursa, Monica Taylor, St. Clair County Financial Analyst; Tom Knapp, Sheriff's Department; Randy Pierce, Fairview Heights Tribune; Lexi Cortes, Belleville News-Democrat; and Traci Firestone; Secretary. Midori Henrichs, MidAmerica St. Louis Airport Finance Director; James Brede, Director of Buildings; and Darren James, Assistant Airport Director; answered present via telephone conference.

Minutes of the May 19, 2022 Regular Monthly Meeting were reviewed. Commissioner Lee moved that the Regular Monthly Meeting Minutes, dated May 19, 2022 be approved as presented. Second by Commissioner Dinges and carried.

Under Treasurer and Finance, Commissioner Dinges, Treasurer, reviewed the Regular Expense Claims Report with Payroll Ledger Report for June 30, 2022, and moved to approve payment of bills. Second by Commissioner Lee. Roll call as follows:

Commissioner Lee	: Aye
Commissioner Polites	: Absent
Commissioner Effinger	: Aye

Commissioner Dinges : Aye
Commissioner Sauget : Aye
Commissioner Beach : Aye
Commissioner Brown : Aye
AYES: 6 ABSENT: 1 NAYS: None

Motion carried.

Commissioner Dinges reviewed the Airport Expense Claims Report, dated June 30, 2022 and moved to approve payment of bills. Second by Commissioner Lee. Roll call as follows:

Commissioner Lee : Aye
Commissioner Polites : Absent
Commissioner Effinger : Aye
Commissioner Dinges : Aye
Commissioner Sauget : Aye
Commissioner Beach : Aye
Commissioner Brown : Aye
AYES: 6 ABSENT: 1 NAYS: None

Motion carried.

Commissioner Dinges reviewed the Monthly Budget Analysis Report for June 2022, and asked that it be placed on file, stating that the 2022 Budget is in line with the projected percentage of 50% expenditures.

Commissioner Dinges reviewed the Trial Balance Report for May 2022 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 a required annual resolution and recommended that it be approved. Commissioner Effinger moved to approve. Second by Commissioner Beach.

Commissioner Lee : Aye
Commissioner Polites : Absent
Commissioner Effinger : Aye
Commissioner Dinges : Aye
Commissioner Sauget : Aye
Commissioner Beach : Aye
Commissioner Brown : Aye
AYES: 6 ABSENT: 1 NAYS: None

Motion carried.

Under Operations, James Brede, Director of Buildings, presented for approval the abatement contract, which last year the Board approved General Waste for abatement at the Courthouse for this project, but with job delays, they are not able to finish the job. Director Brede stated General Waste would have to come back after August of this year to do it, which would be unacceptable. Director Brede added they went back to the original bidders and asked them to submit new bids for the project, which Environmental Operations submitted a bid for \$26,200.00, and it is less money than what would have been paid to General Waste, so it is a savings to the County for them to do the project. Commissioner Effinger inquired that they were going with Environmental Operations, Inc. Director Brede stated this to be correct, as they were the lowest responsible bid. Commissioner Effinger moved to approve the asbestos abatement with Environmental Operations for \$26,200.00. Second by Commissioner Dinges. Chairman Sauget inquired if this was for environmental issues with wallboard. Director Brede stated this to be correct, along with the glue for the tile. Roll call as follows:

Commissioner Lee	: Aye
Commissioner Polites	: Absent
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Aye
Commissioner Beach	: Aye
Commissioner Brown	: Aye
AYES: 6	ABSENT: 1
	NAYS: None

Motion carried.

Director Brede presented for approval of the purchase of furniture through Egyptian Workspace, which it is sole source under Sourcewell. Director Brede added this will supply tables and furniture for the new security area offices on the 1st floor, which the price came in at \$28,832.62. Commissioner Beach moved to approve. Second by Commissioner Effinger. Roll call as follows:

Commissioner Lee	: Aye
------------------	-------

Commissioner Polites : Absent
Commissioner Effinger : Aye
Commissioner Dinges : Aye
Commissioner Sauget : Aye
Commissioner Beach : Aye
Commissioner Brown : Aye
AYES: 6 ABSENT: 1 NAYS: None

Motion carried.

Under Airport Operation Business, Bryan Johnson, MidAmerica St. Louis Airport Director, presented for approval an easement for Lamar Advertising. Director Johnson stated 20 years ago, all the billboards were constructed and laid out along Air Mobility Road or 158 up to 64. Director Johnson added the company prior to Lamar was called MidAmerica Advertising and were the ones who initiated development of the billboards. Director Johnson stated MidAmerica St. Louis Airport has an existing lease agreement with Lamar now, since it transferred ownership in 2019, and we are giving them an easement for an existing billboard location. Director Johnson added this is just a technical cleanup, which ensures them that they can continue to use that location for their billboard, and there is not any financial obligation or fiscal concerns at all relative to the Airport, St. Clair County, or Scott Air Force Base. Commissioner Effinger inquired as to how much longer is the lease. Director Johnson stated it goes to 2027. Commissioner Effinger moved to approve the easement between MidAmerica Airport and TLC Properties, Inc., aka Lamar Advertising, for an existing billboard. Second by Commissioner Beach. Roll call as follows:

Commissioner Lee : Aye
Commissioner Polites : Absent
Commissioner Effinger : Aye
Commissioner Dinges : Aye
Commissioner Sauget : Aye
Commissioner Beach : Aye
Commissioner Brown : Aye
AYES: 6 ABSENT: 1 NAYS: None

Motion carried.

Director Johnson stated items number 2 and number 3 have some commonalities, which this item is specific to the Airport's entrance, as they are adding a signalization to the entrance. Director Johnson added as they started looking at traffic counts on IL-4, coming off 64 going South towards Mascoutah, before the railroad tracks, which several things started developing over the last couple of years, as the traffic counts are going up. Director Johnson stated they are seeing more activity at the Airport and there is a new entrance at Boeing, so as part of the obligation to the redevelopment of the production area, which this is signalization and includes the signals, markings, CCTV, etc., to put a signal at the intersection to the Airport. Director Johnson added this is required based on the studies performed by IDOT and some of the Airport's consultants. Director Johnson stated they went through the bidding process and the engineer's estimate was a little bit high. A general review was held of the bid results. Director Johnson stated Wissehr Electric from Belleville, Illinois, with a bid of \$288,874.00, was the low bidder, and this was budgeted in the Airport Budget, which the real funding behind this is coming through the State of Illinois. Commissioner Effinger inquired if there was not a light there now. Director Johnson stated there is not and it is a stop sign, which these are improvements that are probably long overdue. A general discussion was held regarding uptick in the travelers and passenger activity. Commissioner Brown stated he is amazed at the significant difference in the price from the first and second bid. Commissioner Effinger added along with the engineer's bid, too. Director Johnson stated sometimes you wonder what the engineers are looking at versus the contractors when they are going through and looking at the materials, how they are resourcing their materials, etc. Commissioner Brown stated it is the lowest, but it is the responsible bid. A general discussion was held regarding the lowest responsible bidder. Commissioner Brown stated sometimes the bid is low and then there is a change order, so inquired if it is known that this is "the" price. Director Johnson stated that is the price and that is

why he used the verbiage “not-to-exceed the cost of \$288,874.00”. Commissioner Brown moved to approve the bid from Wissehr for \$288,873.96. Second by Commissioner Effinger. Director Johnson stated this project and the next one has to be completed by July of next year. Roll call as follows:

Commissioner Lee	:	Aye
Commissioner Polites	:	Absent
Commissioner Effinger	:	Aye
Commissioner Dinges	:	Aye
Commissioner Sauget	:	Aye
Commissioner Beach	:	Aye
Commissioner Brown	:	Aye
AYES: 6	ABSENT: 1	NAYS: None

Motion carried.

Director Johnson stated the next item is the Boeing entrance, so if you are going down IL-4 and pass the Airport’s entrance, go over the creek, on the right-hand side is the production facility that is being built, but there needs to be an entrance there. Director Johnson added the big change here is the amount of improvements that are going to be made to the highway and the entrance, which includes acceleration lanes, deceleration lanes, right-hand turn lane, and left-hand turn lane. Director Johnson stated this will be signalized, as well, and this all goes through the IDOT criteria and analysis to make a determination on what is acceptable standards, along with the required specifications. Director Johnson added 100% of the funding is coming through the State. Director Johnson stated this bid is higher, which the 2 drivers behind the increase is the cost of concrete and the materials associated, along with when IDOT reviewed the specifications and they started honing in on traffic management, as they put a lot more money into traffic management and have to manage that whole area 24/7, 365, until everything is built out in development. Director Johnson added there will be points in time where they will close off one lane, as they adjust and make those improvements. Director Johnson stated Dan along with Horner Shifrin and everybody else are comfortable with this bid, even though it is higher than

the engineer's estimate, and Keller Construction does good work. Commissioner Beach moved to authorize the Chairman/Vice-Chairman to execute the agreement with Keller Construction, Inc., for a not-to-exceed cost of \$1,883,002.00. Second by Commissioner Lee. Roll call as follows:

Commissioner Lee	:	Aye
Commissioner Polites	:	Absent
Commissioner Effinger	:	Aye
Commissioner Dinges	:	Aye
Commissioner Sauget	:	Aye
Commissioner Beach	:	Aye
Commissioner Brown	:	Aye
AYES: 6	ABSENT: 1	NAYS: None

Motion carried.

Director Johnson presented for approval an extension that provides gas to the Boeing production facility and the total cost is \$123,041.50, which the Airport expects to get refunded about \$104,000.00 of the total cost of this improvement through the SAGA program, so over a 7-year period of time based on Boeing's numbers and what they have told the Airport. Director Johnson stated the outlay is \$18,660.00 and the Airport is using this same program for one of the other tenants, so when North American Helicopter built their hanger, and they are the helicopter company that is at the Airport now, the Airport used an identical agreement with them. Director Johnson added the Airport was able to extend gas to their facility utilizing that agreement and then the Airport will get refunded a portion based on the total consumption of gas used by that entity. Commissioner Effinger made a motion to authorize the Chairman/Vice-Chairman to execute the agreement with Ameren for the costs associated for extending the gas main to the Boeing Production Facility for \$123,041.50. Second by Commissioner Dinges. Roll call as follows:

Commissioner Lee	:	Aye
Commissioner Polites	:	Absent
Commissioner Effinger	:	Aye

Commissioner Dinges : Aye
Commissioner Sauget : Aye
Commissioner Beach : Aye
Commissioner Brown : Aye
AYES: 6 ABSENT: 1 NAYS: None

Motion carried.

Director Johnson stated a little bit of a brief on the utility easements, as all the easements are packaged together and either relate to the Boeing Production Facility or MetroLink. A review was held of the map showing where there are required easements. Director Johnson stated he wanted to bring this package to the Board for approval of these easements contingent upon approval by legal file review and approval by legal for the documents themselves and then execution by the Chairman/Vice-Chairman. Director Johnson added these are all very typical projects at the Airport and they have done this for the North American Helicopter project, along with TFT, and there are a handful of easements that come along where they need to be able to access and bring utility improvements to do the projects. Commissioner Effinger moved to approve and execute the easement between MidAmerica St. Louis and Ameren after legal counsel review. Second by Commissioner Dinges. Roll call as follows:

Commissioner Lee : Aye
Commissioner Polites : Absent
Commissioner Effinger : Aye
Commissioner Dinges : Aye
Commissioner Sauget : Aye
Commissioner Beach : Abstain
Commissioner Brown : Aye
AYES: 5 ABSENT: 1 NAYS: None ABSTAIN: 1

Motion carried.

Director Johnson stated the Airport entered into an agreement with Horner Shifrin a year or so ago for Construction Phase Services, which have been instrumental in the Boeing project, and this is an amendment to that agreement. Director Johnson added this will get them out to manage, monitor, inspect both signalization projects, so their services with the \$200,000-number

is specific to those 2 improvements, which they will be reviewing all the specification documents, will be looking onsite, any concrete breaks, electronics, the signals themselves, all those things. Director Johnson stated they will be hands on, boots on the ground, out on the site, which is common, especially when you get into larger projects, as they typically use a consulting firm to bring in that expertise to assist with this project. Director Johnson added this is being funded by the State. Commissioner Beach moved to approve and authorize the Chairman/Vice-Chairman to execute Amendment #1 to the Landside Engineering agreement for Construction Phase Services, not-to-exceed \$213,066.00 to Horner Shifrin. Second by Commissioner Lee.

Roll call as follows:

Commissioner Lee	: Aye	
Commissioner Polites	: Absent	
Commissioner Effinger	: Aye	
Commissioner Dinges	: Aye	
Commissioner Sauget	: Aye	
Commissioner Beach	: Aye	
Commissioner Brown	: Aye	
AYES: 6	ABSENT: 1	NAYS: None

Motion carried.

Director Johnson stated at the first of April, Allegiant was talking about unprecedented industry-wide staffing shortages, which is impacting all airports in the U.S. and it is affecting every community and every city. Director Johnson added in July there were about 215-ish scheduled flights and there have been 20 dropped out so far. A general discussion was held regarding the load factors being high and reasonable air fares. Director Johnson stated they do expect to see a new record this year, as last time it was at the 180-number and it has dropped down to 178,000, which is some of the projections that are being looked at. Director Johnson presented the data from the FAA that highlights the Illinois Airports and their national ranking, which there are 480 U.S. commercial service airports in the Country. Director Johnson stated MidAmerica Airport is number 5 for 2021 and 2020, which looking back during the pandemic

year, the percentage of changes have all been positive. A general discussion was held regarding those positive changes at the airports. Director Johnson stated MidAmerica is 186 out of 480 and that is good. Commissioner Beach stated this is based on passenger traffic. Director Johnson added this is based solely on revenue-paying passengers departing the airport. A general discussion was held regarding how this plays into the expansion of the airport later this year. Director Johnson stated in St. Louis there is good news with looking at their numbers that are up 66% over 2020, which this is good for Metro-St. Louis with the positive growth. Commissioner Beach stated just going by operations, then St. Louis – Downtown is second in the state after O’Hare. Director Johnson added an operation is either a take-off or landing and since St. Louis – Downtown airport has so much flight training and they are a hub for downtown, they are number 2 or 3 in the State of Illinois. A general discussion was held regarding MidAmerica’s operations. Chairman Sauget stated St. Louis – Downtown gets a lot of trainings that creates a lot of activity, along with a lot of helicopter services that are in and out of there all day long. Director Johnson stated there is a significant shortage of commercial airline pilots and seeing flight cancellations, which this sets the stage for how they will get through this summer and possibly the fall. Director Johnson added the pandemic exacerbated the problem, along with retirements and hiring. Director Johnson stated we need 13,000 pilots, but can only produce between 5,000 and 7,000, along with a lot of other pilots are expected to retire in the next 15 years. Director Johnson added there is also a decline in the military pilots, which there was a good pipeline coming from the military to feed the airlines. A general discussion was held regarding better solutions to extend pilot age up to 67, training incentives, expedite training, and relax visa qualifications. Director Johnson stated a community like Quincy is creating a bus system rather than using airplanes and then repurpose those airplanes and pilots elsewhere. A general discussion was held regarding pilot pay and sustainability, along with reducing minimum flight hours. Commissioner Brown

stated he understands the pandemic and the data that was shown but wondering why pilots were forced to retire when you do not expect the pandemic to last forever. Director Johnson added when the conversations were developing and in thinking about the number of planes that were parked, it meant there were crews that were not flying and that it was miscalculated significantly on what that impact would be. Director Johnson stated they had a short-term gain in mind and the unintended consequences are leaving all air carriers without skilled employees. A general discussion was held regarding a huge demand for technicians and the technician shortage, along with not having enough help at the airports to process the passengers and cancellations. Director Johnson stated there are a lot of technical things that occur for an aircraft to operate, which one is duty time and it is a set amount of time the flight crew is allowed to be behind the wheel. A general discussion was held regarding an incident of timing out just before departure and flight cancellations, along with all modes of transportation having issues with hours of service. Director Johnson stated MidAmerica received a grant last week for \$678,127.00 for the ARFF vehicle, which the FAA is trying to get more grants out sooner now. Commissioner Brown inquired if the difference needs to be made up. Director Johnson stated the difference does have to be made up and was approved a few PBC meetings ago. A general discussion was held regarding 2 vehicles that are being replaced. Director Johnson stated the terminal expansion is still on schedule with a December timeframe, as far as being fully operational, and the big changeover is the finish work that is taking place, drywall is going up, putting fixtures in the restrooms, but still a lot of work to do. Director Johnson reviewed slide showing how the front is being finished up and now all the activity is on the backside with the steel erection, concrete, storage, etc.

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

Meeting adjourned at 10:46 a.m.

Respectfully submitted,

Traci Firestone

Traci Firestone
Secretary

APPROVED:



CHAIRMAN