

**AGENDA**  
**PUBLIC BUILDING COMMISSION**  
**September 21, 2023**

**\*REVISED\***

**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

**INTRODUCTION OF VISITORS:**

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

Debra Moore, Director of Administration  
Darren James, Interim Airport Director  
Bernard Ysursa, Attorney

**COMMUNICATION:**

**MINUTES:**

- |                            |   |                 |
|----------------------------|---|-----------------|
| 1) Regular Monthly Meeting | - | August 17, 2023 |
|----------------------------|---|-----------------|

**TREASURER AND FINANCE:**

- |                                                             |   |                    |
|-------------------------------------------------------------|---|--------------------|
| 1) Regular Expense Claims Report with Payroll Ledger Report | - | September 29, 2023 |
| 2) Airport Expense Claims Report                            | - | September 29, 2023 |
| 3) Budget Analysis Report                                   | - | September 2023     |
| 4) Trial Balance Report                                     | - | August 2023        |

**FOR YOUR INFORMATION:**

**NEW BUSINESS:**

- |                                        |   |               |
|----------------------------------------|---|---------------|
| 1) Review of Executive Session Minutes | - | Bernie Ysursa |
|----------------------------------------|---|---------------|

**OPERATIONS:**

- |                                                                 |   |             |
|-----------------------------------------------------------------|---|-------------|
| 1) Bid Award for Juvenile Detention Center - Parking Lot        | - | James Brede |
| Light Pole Replacement                                          | - | James Brede |
| 2) Approval of Lease Renewal with Office of the Illinois Courts | - |             |

**FAIRGROUND OPERATIONS:**

- |                                                         |   |             |
|---------------------------------------------------------|---|-------------|
| 1) Approval of Millennia Professional Services Proposal | - | James Brede |
|---------------------------------------------------------|---|-------------|

**AIRPORT OPERATION BUSINESS:**

- |    |                                                        |   |              |
|----|--------------------------------------------------------|---|--------------|
| 1) | Scott Air Force Base Right of Entry – Log Jams         | - | Darren James |
| 2) | Emergency Repair – Glycol Tank                         | - | Darren James |
| 3) | Demolition of Old Scott School – Bid Review & Approval | - | Darren James |
| 4) | Airfield Pavement Repair – Bid Review & Approval       | - | Darren James |
| 5) | Taxiway Lima – Change Order #5                         | - | Darren James |

**UPDATES:**

- |    |                               |   |              |
|----|-------------------------------|---|--------------|
| 1) | Enplanements                  | - | Darren James |
| 2) | Terminal Expansion/Renovation | - | Darren James |

**EXECUTIVE SESSION:**

Personnel:  
Real Estate:  
Litigation:  
Security:

**ADJOURNMENT:**

**Public Building Commission Meeting Minutes**  
**September 21, 2023**

The Public Building Commission of St. Clair County met in the County Board Conference Room on September 21, 2023. The meeting was called to order by Chairman Richard Sauget at 10:04 a.m.

**Members Present:**

Richard Sauget, Chairman  
Charles Lee  
Thomas Dinges  
Kevin Bouse  
Edmond Brown

**Members Absent:**

Rick Effinger  
Terry Beach

**Others Present:**

Debra Moore, Director of Administration  
James Brede, Director of Buildings  
Darren James, Interim Airport Director of MidAmerica St. Louis Airport  
Bernard Ysursa, Attorney  
Tom Knapp, Sheriff's Department  
Traci Firestone, Secretary  
Randy Pierce, Fairview Heights Tribune  
Monica McMurphy, Financial Analyst

The Pledge of Allegiance was recited.

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

Upon a motion by Commissioner Lee and second by Commissioner Dinges, it was unanimously agreed to Approve the **Regular Monthly Meeting Minutes of August 17, 2023.**

Upon a motion by Commissioner Dinges and second by Commissioner Lee it was unanimously agreed to Approve the **Regular Expense Claims Report with Payroll Ledger Report of September 29, 2023.**

**Public Building Commission Meeting Minutes**

**September 21, 2023**

**Page 2**

Upon a motion by Commissioner Dinges and second by Commissioner Lee, it was unanimously agreed to Approve the **Airport Expense Claims Report of September 29, 2023.**

Commissioner Dinges reviewed the **Monthly Budget Analysis Report for September 2023** and stated the 2023 Budget is in line with the projected percentage of 75.0% expenditures with the exception of Economic Development due to Major Capital Improvements.

Commissioner Dinges reviewed the **Trial Balance Report for August 2023** and it can be available when requested in the Public Building Commission Office.

Upon a motion by Commissioner Bouse and second by Commissioner Brown, it was unanimously agreed to Approve the Release of the Executive Minutes as advised by Attorney Bernard Ysursa.

**PBC Operations**

Upon a motion by Commissioner Bouse and second by Commissioner Brown, it was unanimously agreed to Approve the Detention Center Parking Lot Light Pole Replacement with A-Age Electric, for a base bid cost of \$24,780.00 to replace 12 poles with approval of additional funds up to a total of \$30,000.00 for pier replacement.

Upon a motion by Commissioner Brown and second by Commissioner Dinges, it was unanimously agreed to Approve the Lease Renewal with the Office of the Illinois Courts for a term of 5 years with a yearly 1% increase.

**Public Building Commission Meeting Minutes**

**September 21, 2023**

**Page 3**

**Fairground Operations:**

Upon a motion by Commissioner Bouse and second by Commissioner Brown, it was unanimously agreed to Approve the Millennia Professional Services Proposal, for a cost not-to-exceed \$79,000.00.

**Airport Operations:**

Upon a motion by Commissioner Brown and second by Commissioner Bouse, it was unanimously agreed to Approve the Right of Entry Agreement with the United States Air Force, Scott AFB and MidAmerica St. Louis Airport.

Upon a motion by Commissioner Bouse and second by Commissioner Brown, it was unanimously agreed to Approve the Emergency Procurement Procedures and execute an Agreement to replace the Storage Tank at a cost not-to-exceed \$35,000.00.

Upon a motion by Commissioner Bouse and second by Commissioner Dinges, it was unanimously agreed to Approve the Demolition of Old Scott School with S. Shafer Excavation Inc., at a cost not-to-exceed \$606,000.00.

Airport Pavement Repairs-no bids received will readdress at a future date.

Upon a motion by Commissioner Brown and second by Commissioner Bouse, it was unanimously agreed to Approve the Change Order # 5 to Taxiway Lima and Taxiway Lima Bridge Project, with Plocher Construction for a cost not-to-exceed \$120,425.14.

**Public Building Commission Meeting Minutes**

**September 21, 2023**

**Page 4**

For updates on Enplanements, Terminal Expansion, Passenger Facility Charge, Parking Revenue, Car Rental Revenue, Concessionaire Revenue and Fuel Sales, please see the attached documents.

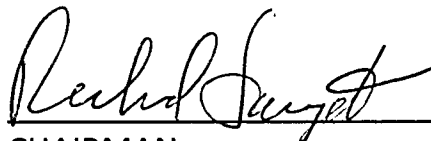
Upon a motion by Commissioner Lee and second by Commissioner Brown, it was unanimously agreed to adjourn the meeting at 10:33 a.m. Motion carried.

Respectfully submitted,



Traci Firestone, Secretary

APPROVED:



CHAIRMAN



Public Building Commission  
St. Clair County, Illinois  
September 21, 2023

Darren V. James | Interim Airport Director



## 1. Scott AFB Right of Entry – Logjam Removal

Several logjams have developed in Silver Creek along the boundary between Scott AFB and MidAmerica St. Louis Airport. These logjams slow the flow of Silver Creek and have been identified as contributors to the ongoing flooding issues on Scott AFB. Scott AFB personnel and contractors require access to Airport property to eliminate the logjams.

Financial Impact: No cost to the Airport under this agreement.

**Motion: “Move to authorize the Chair to approve a Right of Entry agreement with the United States Air Force, Scott AFB, and authorize the Airport Director to execute the agreement.”**



## 2. Emergency Repair – Glycol Tank

The Airport stores aircraft deicing fluid for use in deicing aircraft. The 10,000-gallon storage tank is installed adjacent to the Maintenance Facility to store Type I deicing fluid. On or about 08/29/2023, the 26-year-old tank ruptured. Leaking deicing fluid was contained and any/all remaining deicing fluid was moved to temporary containment.

Financial Impact: Replacement tank will be paid for out of the Airport Operating Budget.

**Motion: “Move to approve and authorize the Chair to allow the Airport Director to utilize the emergency procurement procedures and execute an agreement for a cost not to exceed \$35,000 to replace the storage tank.”**

### 3. Old Scott Schools Demolition

When the schools were relocated, the old schools remained on the property and were not demolished. The PBC authorized a project to demolish the schools at the February 2023 meeting. The proposed project includes environmental remediation and demolition of the two former Scott Schools and all associated components. After demolition, the land will be returned to its natural state and incorporated into the adjacent agricultural leases.

Financial Impact: Demolition will be funded by St. Clair County ARPA funds.

**Motion: “Move to approve and authorize the Chair to execute the agreement for demolition of Old Scott School with S. Shafer Excavation, Inc. at a cost Not-to-Exceed \$606,000.”**

## 4. Airport Pavement Repairs – Approval of Bids

The Airport's airfield pavement includes a 10,000' long, 150' wide runway, associated taxiways, and three large aircraft parking aprons. The runway and taxiways were constructed between 1995 and 1997. As the pavement has aged and operations have increased, it is necessary to supplement inhouse repair work. An airfield pavement repair project was completed in 2022 and annual maintenance will continue to be necessary.

Financial Impact: This project was budgeted in the Airport Operating Budget.

**Motion: N/A; no bids received, will readdress at future PBC.**

## 5. Taxiway Lima – Change Order #5

In February 2022, the PBC approved a \$37,513,287.00 construction contract for the Taxiway Lima and Taxiway Lima Bridge project. Several items have presented themselves which were outside of the original scope of the project. The three most significant items in this change order are: 1) removal of an airside road to the MALSR as directed by the FAA; 2) upgrades to existing fiber optic cabling; 3) detention basin enhancements. Additionally, certain measured quantities were less than originally anticipated, and certain were greater.

Financial Impact: Project is 100% funded by state grants administered through IDOT and DCEO, and TIF funding.

**Motion: “Move to approve and authorize the Chair to execute Change Order #5 to Taxiway Lima and Taxiway Lima Bridge project with Plocher Construction Co. at a cost Not-to-Exceed \$120,425.14.”**

## Airport Update





# Enplanements

Top Illinois Airports (per enplanements - Jun 2022 - May 2023)									
Locid	City	Airport Name	S/L	Hub	2022 Rank	State Rank DOT (Jun 2022 - May 2023)	Enp DOT (Jun 2022 - May 2023)	Allegiant Total Passengers (Jun 2022 - May 2023)	Rank DOT (Jun 2022 - May 2023)
ORD	Chicago	Chicago O'Hare International	P	L	4	1	28,578,000	0	4
MDW	Chicago	Chicago Midway International	P	L	30	2	10,127,000	?	29
PIA	Peoria	General Downing - Peoria International	P	N	166	3	299,000	300,000	161
MLI	Moline	Quad Cities International	P	N	171	4	266,000	131,000	172
BMI	Bloomington/Normal	Central II Regional Airport at Bloomington	P	N	189	5	169,000	75,560	189
<b>BLV</b>	<b>Belleville</b>	<b>Scott AFB/Midamerica St Louis</b>	<b>P</b>	<b>N</b>	<b>192</b>	<b>6</b>	<b>157,000</b>	<b>313,000</b>	<b>192</b>
RFD	Rockford	Chicago/Rockford International	P	N	214	7	119,000	238,000	208
CMI	Champaign/Urbana	University of Illinois-Willard	P	N	257	9	65,000	0	254
SPI	Springfield	Abraham Lincoln Capital	P	N	250	8	65,000	52,550	255
DEC	Decatur	Decatur Airport	CS	-	407	10	11,000	0	369
MWA	Marion/Herrin	Veterans Airport of Southern Illinois	CS	-	397	11	9,231	0	386
UIN	Quincy	Quincy Regional-Baldwin Field	CS	-	477	12	3,892	0	456

# Enplanements

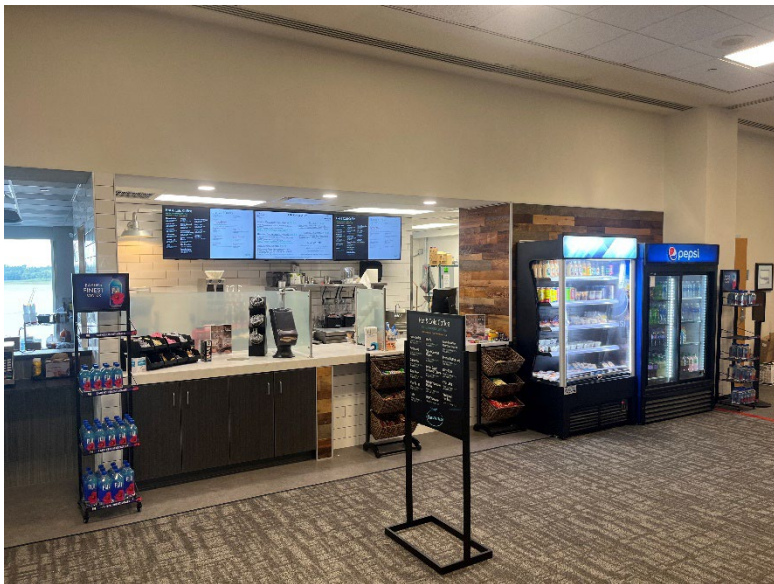
MidAmerica St. Louis Airport  
Monthly Passenger Enplanements

2023			2022			2021			2020		
Departures	Enp	Avg Enp	Departures	Enp	Avg Enp	Departures	Enp	Avg Enp	Departures	Enp	Avg Enp
56	8,327	148.7	63	7,456	118.3	57	6,405	112.4	65	9,706	149.3
53	8,329	157.2	61	8,425	138.1	65	7,519	115.7	69	10,389	150.6
91	13,945	153.2	108	16,315	151.1	118	13,033	110.4	95	9,304	97.9
95	12,974	136.6	102	14,392	141.1	81	8,947	110.5	4	123	30.8
93	13,754	147.9	107	16,226	151.6	94	12,448	132.4	65	6,003	92.4
125	20,225	161.8	143	22,390	156.6	182	24,663	135.5	122	14,367	117.8
131	21,501	164.1	155	24,300	156.8	191	27,505	144.0	162	15,937	98.4
84	11,766	140.1	99	13,442	135.8	125	13,907	111.3	121	10,078	83.3
55	7,931	144.2	57	8,220	144.2	82	9,641	117.6	65	6,692	103.0
70	9,688	138.4	72	9,964	138.4	102	12,336	120.9	85	9,821	115.5
61	8,784	144.0	62	8,931	144.0	87	10,740	123.4	69	7,491	108.6
62	9,567	154.3	82	12,649	154.3	85	12,533	147.4	72	8,337	115.8
976	146,791	150.4	1111	162,710	146.5	1269	159,677	125.8	994	108,248	108.9
162819			161,562			108,765					











**Thank You.**

