



## **MINUTES**

**Wednesday June 2, 2021 at 2:00 P.M.**  
**Meeting was held via Teleconference/Zoom**

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**Members Present**

**By Teleconference:** Mr. Cantwell, Alderman Cohn, Mr. Fitzgerald, Ms. Fowler, Dr. Gaal, Mr. Lents, Dr. Nemanick, Ms. Osborn, Mr. Stelzer, Ms. Teitelbaum and Chairperson Hamm-Niebruegge

**Members Absent:** Mr. Bales, Comptroller Green, Mr. Jenkins, Mr. Kling, President Reed and Mr. Sauget

**Airport Staff:** Bagwell, Beckmann, Becker, Davidson, Greene, Kulinsky, Lyles-Wiggins, Salarano, Stella and Strong

**Legal Department:** Bauman, Emmel

**Guests:** Jared Boyd, Mayor Jones' Chief of Staff, Nancy Cross, Mayor Jones' Director of Operations

The Meeting was called at 2:00 P.M.

### **1. MINUTES**

Approval is being requested for the Minutes of the May 5, 2021 Airport Commission meeting.

A motion for approval was made by Commissioner Nemanick and seconded by Commissioner Osborn.

There being no discussion, a vote was taken and the motion carried unanimously.

### **2. OPERATIONS & MAINTENANCE**

**A.** Approval is being requested for the Third Amendment for Superior Acquisition LLC, Fuel Systems Maintenance Service Agreement for fuel systems services. This Agreement began on July 1, 2016 and is being extended six (6) months and will end on December 31, 2021. The Contract Not-To-Exceed Amount increases by \$30,000.00, from \$300,000 to \$330,000.00. The scope remains unchanged.

A motion for approval was made by Commissioner Teitelbaum and seconded by Commissioner Cantwell.

The Third Amendment extends the term of the Agreement by six (6) months and will now end on December 31, 2021. The Airport currently has a fueling system that consists of gasoline, diesel, and compressed natural gas. The Contractor will perform maintenance, yearly inspections, and emergency repairs on the fuel systems including, the Underground Tank Monitoring System, Computerized Dispenser System, storage tanks, lines and filters. The rate of the Agreement remains unchanged.

There being no discussion, a vote was taken and the motion carried unanimously.

**B.** Approval is being requested for the Third Amendment for Gateway Industrial Power, Inc., dba Gateway Truck & Refrigeration Service Agreement to provide Emergency Generator Maintenance Services. The Agreement began on July 1, 2016 and is being extended one (1) year and will end on June 30, 2022. The Contract Not-To-Exceed Amount increases by \$115,000.00, from \$1,070,000.00, to \$1,185,000.00. The scope remains unchanged.

A motion for approval was made by Commissioner Gaal and seconded by Commissioner Cohn.

The Third Amendment extends this Service Agreement term by one year and incorporates a supplemental Appendix C and updates the company name. The rates of the Agreement remain unchanged. The Contractor will supply all supervision, labor, supplies, equipment, and materials necessary to provide Emergency Generator Maintenance Services. This Agreement is to include one new emergency generator and to provide services for a total of twenty-four emergency generators. Kelly White was available via teleconference.

There being no discussion, a vote was taken and the motion carried unanimously.

**C.** Approval is being requested for the Storm Drainage and Sanitary Sewer System Maintenance Service Agreement for the Airport. This Agreement is to commence on July 1, 2021 and will end on June 30, 2024. The Contract Not-to-Exceed Amount will be \$970,800.00.

A motion for approval was made by Commissioner Cohn and seconded by Commissioner Teitelbaum.

The Solicitation for Bids for Storm Drainage and Sanitary Sewer System Maintenance Services was released on March 1, 2021 and bids were due on April 6, 2021. Two bids were received from Set Environmental, Inc. and Environmental Works, Inc. Since both bidders had deficiencies in their M/WBE Utilization Plans, both bidders were provided additional information and were allowed to cure their bids in conformity with the October 2020 M/WBE Rules. Environmental Works, Inc. submitted the lowest and best bid.

The first year annual encumbrance of the proposed contract increased 10% over the last year annual encumbrance of the current contract. Rates increased approximately 4.3% on the proposed contract from current contract. The proposed contract's NTE increased by 25% from the current contract's NTE, due to needed increases in the scope of work.

These changes in the scope from previous contract include the following; requirements to contain, collect and properly dispose of FAA required firefighting chemicals (AFFF), the addition of eleven additional basin locations, four additional sewer line locations and three additional lift pump locations for preventive maintenance cleaning activities, HAZMAT emergency response call-ins & disposal fees, increased frequency of some sewer and catch basin clean-outs to prevent issues, requirements for some of the work to be conducted on the midnight shift to prevent disruption of business operations.

There being no discussion, a vote was taken and the motion carried unanimously.

### **3. PUBLIC ART**

Approval is being requested for the Mural Project Agreement, through the Lambert Art and Culture Program, Airport Art Advisory Committee (AAAC). The selected artist, Simiya Sudduth, will paint this mural outside of Terminal 2. The artist's fee of \$15,000.00 is to be paid from the Special Art Fund, which was established under Section 18.16.040 of the revised code of the City of St. Louis.

A motion for approval was made by Commissioner Gaal and seconded by Commissioner Nemanick.

The Lambert Art and Culture Program, through the Airport Art Advisory Committee sought to have a large,

fun and welcoming mural created for the Airport guest to view in a highly visible area outside of T2, along Arrivals Drive. The qualifications for the Mural Project were reviewed qualifications from many regional artists. Simiya Sudduth is a local artist who was selected from more than thirty applications. Simiya Sudduth was available via teleconference.

There being no discussion, a vote was taken and the motion carried unanimously.

#### **4. ENVIRONMENTAL/SAFETY**

Approval is being requested for the Memorandum of Understanding (MOU) and the Reimbursement Agreement with the Missouri Department of Natural Resources (MDNR) to provide personnel to oversee environmental compliance at the Airport. Approval is requested to extend the MOU and to enter into a new Reimbursement Agreement for a term of thirty six (36) months, to end on September 30, 2024. The Contract amount is unchanged and the Not-To-Exceed Amount is \$75,000.00.

A motion for approval was made by Commissioner Lents and seconded by Commissioner Nemanick.

The Memorandum of Understanding Extension 2021-2024 and Reimbursement Agreement to provide for ongoing environmental services for the Airport. The Missouri Department of Natural Resources provides the following; personnel to perform oversight of investigation, remediation, and beneficial reuse of activities at the Airport; evaluates clean fill and beneficial reuse of material generated by demolition, provides storm water and land disturbance permit reviews, and monitors risk management controls to ensure protection of the environment and the public health and safety. This city will reimburse MDNR for these services subject to the provisions of the Reimbursement Agreement.

There being no discussion, a vote was taken and the motion carried unanimously.

#### **5. PROPERTIES**

**A.** Approval is being requested for the Cargo City Lease Agreement, a five (5) year term with Southwest Airlines Co. AL-217, to commence on July 1, 2021 and end on June 30, 2026. Either party may terminate this Lease Agreement upon one (1) year's notice. This space will be used for cargo handling in Building #4A and ground service equipment maintenance in Building #5A. The expected annual revenue to the Airport is \$127,126.89.

A motion for approval was made by Commissioner Cohn and seconded by Commissioner Cantwell.

Southwest Airlines provides aircraft belly cargo services, in addition to their passenger services. Space in Cargo Building #4 A consisting of 8,160 square feet of enclosed cargo building space and 9,105 square feet of adjoining unenclosed cargo building space and 5,878 square feet of adjoining unenclosed space. The rate of this space is a standard set rate per square foot.

There being no discussion, a vote was taken and the motion carried unanimously.

**B.** Approval is being requested for the Cargo City Lease Agreement, a three (3) year term with Worldwide Flight Services, Inc. AL-151, to commence on July 1, 2021 and end on June 30, 2024. This space will be used for cargo handling. Either party may terminate this Lease Agreement upon thirty (30) days' notice. The expected annual revenue to the Airport is \$70,227.96.

A motion for approval was made by Commissioner Stelzer and seconded by Commissioner Teitelbaum.

Space and Cargo Building #2B consisting of 7,733 square feet, at a rate of \$8.25 per square feet of enclosed cargo building space and 19,487 square feet, at a rate of .33 cents per square feet, of adjoining unenclosed space.

There being no discussion, a vote was taken and the motion carried unanimously.

C. Approval is being requested for Open Trip d/b/a Boutique Air, AL- 210, Airline Operating Agreement AOA, a standard Non-Signatory Airline Agreement, First Amendment and Terminal Building Space Permit to commence service on June 1, 2021 and to end on June 30, 2022. The First Amendment extends the expiration date of the Airline Operating Agreement to run concurrent with the Airport Use and Lease Agreement. Either party may terminate this agreement upon thirty (30) days' notice.

A motion for approval was made by Commissioner Teitelbaum and seconded by Commissioner Nemanick.

The Term commences on June 1, 2021 and by the First Amendment ends on June 30, 2022, with one (1) one year renewal option to June 30, 2023. The amended expiration date extends the AOA to run concurrent with the Airport Use and Lease Agreements. Either party may terminate this agreement upon thirty (30) days' notice. This market was previously flown by Air Choice One and is awarded by the FAA. This year the FAA gave this award to Boutique Air.

There being no discussion, a vote was taken and the motion carried unanimously.

D. Approval is being requested for Jett Pro AL- 218, Space permit for a portion of the Airline Services Building to be used as a ground service equipment vehicle repair and maintenance facility. The term of the lease is for three (3) years to commence on July 1, 2021 and ending on June 30, 2024. Either party may terminate this permit upon ninety (90) days' notice. The expected annual revenue to the Airport is \$13,489.67.

A motion for approval was made by Commissioner Fitzgerald and seconded by Commissioner Lents.

This is a standard three year, Space Permit for Jett Pro AL-218. The premises where this is located includes 1,241 square foot, at a rate of \$10.87 per square foot, just west of Terminal 1 Complex.

There being no discussion, a vote was taken and the motion carried unanimously.

## **6. OTHER BUSINESS**

Chairperson Hamm-Niebruegge welcomed and recognized Commissioner/Alderman Shane Cohn, to the Airport Commission. Cohn currently serves as the Chair for the Transportation and Commerce Committee.

Startup Celebration for Spirit Airlines was a success on May 27, 2021. Spirit Airlines announced they will be starting up four additional markets to fly out of Saint Louis to Fort Meyers, Phoenix, Tampa to start in November and Cancun to start up in December.

The Airport reached its' highest number of passengers' last week, reaching 97,533 passengers, a substantial increase in Airport traffic. The Airport anticipates by the end of June/July the Airport will be over seventy 70% capacity, of where the Airport was in 2019. Cargo is up at the Airport and is currently at a substantial, 28% increase.

The Airport Commission Meeting next is to be held virtually in July. Consideration to return to an in person meetings in August, pending further discussion at the July Airport Commission Meeting.

## **7. NEXT MEETING**

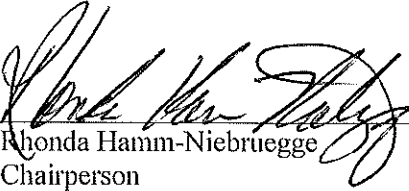
Wednesday July 7, 2021 at 2pm.

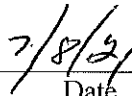
8. ADJOURNMENT

A motion for adjournment was made by Commissioner Cohn and seconded by Commissioner Teitelbaum.

Meeting ended at 2:48 P.M.

The foregoing was approved by the Airport Commission at its meeting on  
Wednesday, July 7, 2021.

  
Rhonda Hamm-Niebruegge  
Chairperson

  
Date