

MINUTES of  
AIRPORT BOARD MEETING  
February 8, 2024  
6:00 p.m. Alaska Room/ZOOM

A. **CALL TO ORDER:** Chair Al Clough called the meeting to order at 6:00 p.m.

B. **ROLL CALL:**

Members Present:

Al Clough  
Dennis Bedford

Jason Custer  
Eve Soutiere

Dan Spencer

Members Absent:

Jodi Garza

Chris Peloso

Staff/CBJ Present:

Patty Wahto, Airport Manager  
Andres Delgado, Airport Sup't  
Angelica Lopez-Campos, Bus. Mgr.

Ke Mell, Airport Architect  
Sherri Layne, CBJ Law  
'Wàahlaal Giidaak, CBJ Assembly

Public:

Christopher O'Brien, GA Tenant

Laurie Craig, Public

C. **APPROVAL OF MINUTES:**

1. *Dan Spencer moved to approve the minutes of the January 11, 2024, Airport Board meeting. The motion passed by unanimous consent.*

D. **APPROVAL OF AGENDA:** *Eve Soutiere moved approval of the agenda. The motion passed by unanimous consent.*

E. **PUBLIC PARTICIPATION ON NON-AGENDA ITEMS:** None.

F. **UNFINISHED BUSINESS:** None.

G. **NEW BUSINESS:**

2. **Airport Manager's Report:**

a. Deputy Airport Manager Recruitment. The Airport is now using a recruiter and has been out for several weeks. Prior to that it was posted two or three times. Interviews will be scheduled, and it will be seen what happens in the next few weeks.

b. Aircraft Rescue Fire Fighting (ARFF) Truck Update. Staff has kept the Board informed since ARFF Truck A-2 has been taken out of service. It does not meet FAA (Federal Aviation Administration) specifications for doing the foam testing because it

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cannot be outfitted with the e-cart. An agreement has been signed with the City of Palmer to use their spare ARFF truck, which can be equipped with an e-cart. She sent a big thanks out to the City of Palmer. Chad Cameron used to be with the Juneau Fire Department but moved to Palmer to be their Fire Chief. He heard about this and helped the Airport out. This is a great truck with very low miles to use in the interim until the new truck can be ordered. The bids are in hand, but it will take up to a year and a half to build. In the meantime, the Airport has a spare ARFF truck. It will be in Juneau in a few weeks.

c. Cargo Road Vehicle Vandalism. Alaska Airlines reported they have had numerous vehicles broken into while employees were working at cargo. JPD (Juneau Police Department) took the reports and are keeping an eye on the area. It is unknown whether this is related to the UPS (United Parcel Service) situation, which staff is still seeing boxes out there stuffed on the sides and which may be drawing them in. Board Member Eve Soutiere asked if JPD could review the tapes in the area. Ms. Wahto said this is possible depending on their workload.

d. Hot Topics. The following is a list of on-going topics that staff is working on in addition to the regular Project Reports:

- *Alaska Department of Environmental Conservation (DEC) Site Contamination*. This is a combination of Airport property and Channel Flying property. It goes back to a 2014 dig that the Airport did to resurface part of a road that was part of a project to divert traffic around the area. When it was dug up, there was a plume of soil sampled. It could be smelled and seen in the groundwater. This was reported to DEC and a case was opened on the Airport's side of things. The Airport dug up as much of the contaminated soil as DEC told them to do. They told the Airport to fill it and cap it by repaving. This was never closed out. This resurfaced and ADEC said it is still open. This holds up a couple of things. She did not know where the sale between the Lokens and Coastal Helicopters is at, but she believed Coastal Helicopters is doing due diligence with DEC as well. It is not known how long ago this spill occurred. There was additional testing that came out in 2015. Staff will be working with the Lokens, Coastal and DEC to see what is needed to close this one out. When there is a transfer of property, knowing it's on airport property and it will stay as airport property without shifting around ownership, which is treated differently than a private-use parcel, which is what the Lokens have. They have stricter requirements of testing, monitoring, mitigation, etc. She wanted the Board to know that this is out there.
- *Juneau Douglas North Crossing Project*. Ms. Wahto reported that DOWL will be doing the same presentation that they gave the Board to the FAA Airports Division and higher ups in the Alaska Division on February 26. Ms. Wahto will attend this via Teams in case they have questions for the Airport. The FAA

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requested this presentation so they are kept up to speed about what is being done down here.

**3. Airport Projects Report – Mike Greene.** Ms. Wahto reported the *Terminal Reconstruction Project* is seeing some movement on the glass guardrail, which is a floor to ceiling cover in small panels. Staff is suggesting using ¾” glass, especially as it is taken up to the top which would not only meet code but take out the wobble staff saw with the shorter ½” glass. Staff is waiting on a price for that and making sure that the design team approves it as the designer of the project.

The ground source loop field is looking at just cleaning everything – hoses, filters – rather than replacing a lot of really good product that is going into the loop field. There is an additive that can be installed to help clean it out. This will save the Airport a lot of money.

The Terminal Air Balancing is still covered under the regular contract, but it cannot be done until all geothermal heat pumps are going and balanced. This will be one of the last pieces of the original contract with Dawson pending the clean out noted above.

Chair Clough asked Ms. Wahto to pass on to Mr. Greene that he really appreciated him taking on the effort on balancing the HVAC (heating, ventilation and air conditioning) systems. He said he had been in buildings where that was allowed to slide, and it turned into a nightmare. His due diligence is greatly appreciated.

*Rehabilitate Part 121/135 Apron & Remain Overnight (RON) Parking Apron.* A lot of meetings are being held. Coordination is occurring with Alaska Airlines on Gates 3 and 4. Luckily, Alaska Airlines has announced that they want to use the same contractor, so communications should be pretty smooth.

A meeting was held with DOWL, Coastal Helicopters, Alaska Airlines, and design parties with Alaska Airlines because of the gates. One of the things that came out of this meeting was the proximity of the RON which is stationed where the future Gate 6 would be and how close that is to helicopter operations. They have done the numbers, but some of the things that have been seen are concerns about rotor wash and things flying around out there. There are still things being run, but Coastal may shift more to the east. They need a new lease for the space. This may be run for one summer to see what it looks like. More talks need to occur with Coastal, but a few people with Alaska Airlines have stated their concerns operationally. Even though it is bid as an RON, it will be used for passenger boarding, which means cargo loading on one side and passengers on the other side. With that being said, Coastal has downsized how many aircraft will be on that site, but unfortunately, their closest spot is at the northwest corner. This will be monitored during construction.

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4. **Airport Projects Report – Ke Mell.** Ke Mell, Airport Architect, reported that Robson, the contractor for the *Outgoing Baggage Belt Repair/Replacement Project*, is on site and installing components. Bobby Dilg is working mostly nights so that he can coordinate with TSA (Transportation Security Administration) and Alaska Airlines.

The building permit for the *Gate 5 Passenger Boarding Bridge (PBB) Replacement* has been received.

The tank and materials arrived onsite for the *Buried Tank (UST) Removal and Replacement*. Alaska Fuel Systems came down from Anchorage to get badged. The project will start on February 19. The work is expected to take a couple of weeks.

The consultant's (RESPEC's) final invoice has been paid for the *Bagwell Mechanical Repairs*. The project is closed.

H. **CORRESPONDENCE:** None.

I. **COMMITTEE REPORTS:**

5. **Finance Committee:** None. Ms. Wahto said Angelica Lopez Campos had been working a lot with staff to get the budget numbers. The numbers should be done within the next few business days and then have something to bring to the Finance Committee to start looking at how to balance things.

6. **Operations Committee:** None.

J. **ASSEMBLY LIAISON COMMENTS:** Assembly Member 'Wàahlaal Giidaak had nothing new to report. The Assembly has been talking about the school budget lately, which has taken most of their focus.

K. **PUBLIC PARTICIPATION ON NON-AGENDA ITEMS:** None.

L. **BOARD MEMBER COMMENTS:** Dennis Bedford noted the March 6 Committee of the Whole with the Assembly. He said he had scheduled vacation around the original schedule in February and will not be able to attend in March.

M. **ANNOUNCEMENTS:** Ms. Wahto said the Committee of the Whole meeting was changed to March 6. In the past, she had played a big role in the meeting. The Assembly does not want to hear from Ms. Wahto, but from the Board Members. She will defer to the Board Members to have some topics they want to talk about. If this means needing some supporting information, she will be happy to get that information. She asked that the requests come sooner rather than later.

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Ms. Wahto gave kudos to the Airport teams. There was an unbelievable amount of snow in a very short period of time. They kept the runway open through the storms. There was about 15 minutes that the runway went down due to having to clean up casters that shredded on the runway. They have done an excellent job, between all of the operators and Justin, the mechanic.

- N. **NEXT MEETING DATE:** The next regular Airport Board meeting will be held on March 14, 2024, at 6:00 p.m. in the Alaska Room and via Zoom.
- O. **EXECUTIVE SESSION:** None.
- P. **ADJOURN:** *Dan Spencer moved to adjourn. The motion passed by unanimous consent and the meeting adjourned at 6:34 p.m.*