

MINUTES of
AIRPORT BOARD MEETING
April 8, 2021
6:00 p.m. via ZOOM

- I. **CALL TO ORDER:** Chair Jerry Godkin called the meeting to order at 6:02 p.m.
- II. **ROLL CALL:**
Members Present:
Dennis Bedford Jerry Kvasnikoff Angela Rodell
Jerry Godkin Chris Peloso
- Members Absent:
Al Clough Jodi Garza
- Staff/CBJ Present:
Patty Wahto, Airport Mgr. Mark Fuelle, CBJ CCFR/ARFF
Scott Rinkenberger, Dep. Airport Mgr. Di Cathcart, CBJ Deputy Clerk
John Coleman, Airport Business Mgr. Greg Smith, CBJ Assembly Liaison
Mike Greene, Airport Project Manager Teresa Bowen, CBJ Law
- III. **APPROVAL OF MINUTES:** *Dennis Bedford moved approval of the minutes of the March 11, 2021, regular Board meeting and the March 17, 2021 special Board meeting. The motion passed by unanimous consent.*
- IV. **APPROVAL OF AGENDA:** Airport Manager Patty Wahto asked to remove the New Snow Removal Plow Truck Issues from New Business (Item VII.B.) as the Law Department said this could not be done. *The agenda was approved as amended.*
- V. **PUBLIC PARTICIPATION ON NON-AGENDA ITEMS:** None.
- VI. **UNFINISHED BUSINESS:**
A. **Taxiway Regulator Upgrades (Update).** Ms. Wahto said the two upgrades were discussed in two different meetings as they were not eligible for the Taxiway AIP (Airport Improvement Program) grant dollars. The \$84K upgrade to the circuitry was approved by the FAA (Federal Aviation Administration) for AIP grant dollars. This is to update the Board that only \$118,814 will be needed from the CARES Act funds. This has gone through the Assembly as the whole \$203K, but \$84K will not be needed from the CARES Act funds.
- VII. **NEW BUSINESS:**
A. **Terminal Fire Alarm System.** Ms. Wahto reported that the Airport went out as a separate bid for the system. Johnson Control is the apparent low bidder. Staff requested concurrence from the Airport Board. Mike Greene, Project Manager, said the initial scoping of the Fire Alarm Project was basically intended to introduce a mass notification system – voice enunciator system – that was required by the Fire Marshal. It was thought that would be an add-on component to the existing fire alarm system. It was

subsequently found that the existing fire alarm system would not support this component, which requires a complete replacement of the fire alarm system. A lot of deficiencies were found with the fire alarm system within the terminal. This was found out in increments and this is why the job is a stand-alone bid. Ms. Wahto said this is covered and eligible at 71.6% under the Terminal grant and part of the Terminal Project. *Chris Peloso moved to concur with the terminal reconstruction fire alarm system bid award to Johnson Controls Fire Protection LP at a cost of \$297,523.48. The motion passed by unanimous consent.*

B. New Snow Removal Plow Truck Issues. [Removed from agenda.]

C. Airport Manager's Report:

1. Airport Fund Balance (AFB) and Capital Revolving Account Balance (Attachment #1). There has been no change from last month. The changes input at that time were FY21 and FY22 updated budget and applied CARES Act to those budgets.
2. Financial Model Update. Staff has been working with Matt Townsend with Frasca about weekly. The historical reconciliation has been complete, fine tuning of a couple of items within the operational portion of the model, and familiarizing staff with it. Frasca has put together a PowerPoint for presentation and finalizing a reference sheet so that staff can teach and show others how to use it and have a cheat sheet to use. This will make it a lot easier for anyone to learn how to use the model. As this is being finalized, Ms. Wahto hoped to have a Finance Committee meeting toward the end of April to discuss the model and show what it can do. It balances things for a few years prior to FY21/FY22. Frasca will continue support through December 2022.
3. Wetlands Clean-up. May 1st is the annual city-wide cleanup around Juneau. A group gets together at Sunny Point and cleans up the wetlands. They coordinate with the Airport for this cleanup and staff makes sure that everyone knows about it.
4. New Superintendent. Phil Adams the new Superintendent will begin working at the Airport next week. Mr. Adams and his family got to experience the full-Alaska welcome. They drove through Canada and had to turn back because there was an avalanche on the road as they were driving to Skagway and then the ferry broke down.
5. Hot Topics. The following is a list of on-going topics that staff is working on in addition to the regular Architect and Engineering Project Reports:
 - COVID Updates. The most recent information from the State may be found on the Alaska Travel Portal at: www.alaska.covidsecureapp.com. Travelers need to make sure they go to the CBJ website (<https://Juneau.org/covid-19>) for testing, even when traveling out. Additionally, more information may be found at: <https://covid19.alaska.gov/travelers/> and FAQs: <https://covid19.alaska.gov/faq/>. Ms. Wahto encouraged everyone to check all websites before travelling, especially before they go someplace else, and come back. Chair Godkin echoed that. Someone had

called him and said they had all negative tests elsewhere and got off the airplane at Juneau and had a massive line at the airport to get through. They said that was the most frustrating part of their entire trip. Ms. Wahto said she had been tracking daily trends since last fall. As she tracked February and March, the passenger counts are increasing. While some of them are around the 30% range, two days earlier in the week there were actually travel numbers that were higher than in 2019. The number loss is more down in the teens to actually better than COVID. It is still erratic.

- *Bag Conveyor Update.* A few months ago, it was decided to go back and look at the whole system. Staff went back to one of the retailers for one of these systems and got a rough magnitude of cost for a whole new system. Staff received a quote for approximately \$1.4M for a whole new system. The components will be broken down before being brought back to the Board. Staff knew it would be several hundreds of thousands of dollars, but this would replace everything. There is nothing in stone. Staff is gathering what is needed to go out for bid and what is needed to bring it back to the Board.
- *Egan/Yandukin Intersection Improvements Project.* The Alaska Department of Transportation (ADOT) is starting to look at the Egan Drive corridors as they hook up with Yandukin. They are starting to look at this beyond the scoping and start the pre-design. This will be going on sometime in early May.
- *Disadvantaged Business Enterprise (DBE)/Airport Concession Disadvantaged Business Enterprise (ACDBE) Consultant.* Ms. Wahto said this resulted in a consultant at a cost not to exceed \$55K. At last month's Airport Board meeting, the Board was told DOWL was the awarded proposer and their bid was at \$53K. When reviewing the contract, DOWL came forward and said the number was actually \$33K (\$20K lower for the first year).
- *Air Traffic Control Tower (ATCT) COVID Cleaning.* Staff began COVID cleaning in the ATCT, which had ceased for a couple of months. The FAA requested this start up again. No additional staff are required. The service is being paid by the FAA.
- *Polyfluoroalkyl Substances (PFAS) Testing and Monitoring.* All permits are in place. Cox Environmental has contacted all land owners in the area. They found one well at Mendenhall Auto Center and they will test that area. Cox is also reporting that the drillers will begin sometime in April. The drills will be done, allowed to settle and then samples will be collected. The plan will be used as written and approved by DEC. Board Member Chris Peloso said the State of Alaska has now sued the makers of the PFAS products, filed yesterday. In theory, if there is some kind of settlement, some may come to the Airport but not for a few years. Teresa Bowen said the suit does include damages to local government, but it will be a couple of years down the line before any action is seen. Ms. Wahto said this is being tracked as a separate item so that the Airport can recoup either insurance or part of a settlement or if the FAA jumps in as they required it.
- *Honsinger Pond/Access.* Bicknell continues to work with the State for legal access. In the meantime, they have someone developing some property in that

area. Staff is working with that company to make sure that they follow the FAA rules for development near airports under land compliance and they look at anything that touches airports, including airspace, obstructions, etc. They have been great to work with and staff will continue to work with them.

- *Terminal Construction – Artists Review.* Staff continues to work with the artists on designs, color, etc., since some of that has to be incorporated with the actual construction. For example, one artist is doing the panels that go up the escalator and turn onto the mezzanine and go over. Staff is working with them very closely on the color scheme, fits on the designed panels, etc. Some of the artists are ready and waiting to put their artwork up.
- *Delta Air Lines Season.* Delta will start with their first inbound service on May 28, with the first outbound on May 29. They will operate through the month of September.
- *Glory Hall Power.* The line was taken down on April 6. Through following the FAA Compliance guidance, the Airport will submit a bill from November 16 through April 6.

6. Airport Engineering Projects Report (Attachment #2): Mr. Greene reported Dawson Construction started work on the exterior metal siding on the east, west and north sides of the building under the *Terminal Construction Project*. Inside the building, Dawson has staggered the work. The more finished areas are the second floor and the first floor is behind. Dry wall assemblies are now in place and painted out on the second floor. Some of the doors and frames are installed and the wire ways and drops are being installed. The ceiling grids are going in on the second floor. The first floor is a little bit behind on that because they are roughing in some of the bulkier ductwork and plumbing systems, but they are all catching up. The demolition of the existing communications room (comm room) has become the malfunction junction. The project was set up so that the comm room could not be demolished until the new comm room was ready and in place and ready to receive all of the new cabling, which put the demo of the comm room way behind schedule. They just found out that there was ACM (asbestos containing material) that needed to be abated, which was finished yesterday. The comm room is getting ready to come down. In that respect, Dawson is trying to come up on schedule. The project schedule still shows Phase I areas to be ready for beneficial occupancy in mid-May; however, because of the delays in getting the comm room down, there will probably be a 30+ day extension because Dawson is requesting that time as a claim. The work plan is to continue with the metal siding if the weather permits, interior finishes and getting the HVAC systems up and running, getting plumbing finished out, and then catching up on the first floor. Ms. Wahto showed some pictures of the Terminal Project.

Coordination is occurring with the Terminal Project to make sure the Terminal Fire Alarm doesn't have any overlap or area that falls out in the scope of work. An RFP is pending that will take out more work from the Terminal Project because it is coming in as a component of the new Fire Alarm Project. Staff was hesitant not to pull that out in case the Fire Alarm Project could not be awarded.

The *Sand/Chemical Building* has a few closeout items with Dawson Construction. The heating system is up and running. Just yesterday, Mr. Greene filed a warranty deficiency on Ground Source Heat Pump 1 (GSHP) and is going after Dawson to recover costs for the use of the temporary boiler, money that JNU expended on modifications to the GSHP to change out the compressors and try to get back on track with the answer about warranty. Staff continues to work with PDC Engineers on commissioning. The GSHP systems for the Snow Removal and the Sand/Chemical Buildings have never performed up to expectations. Staff is still working with Dawson Construction on a warranty deficiency related to the fuel delivery pump on the 10K gasoline storage tank.

Sand Shed Demolition: Southeast Earthmovers (SEEMS) has the brand new insulated wall panel system in place. They have the trim on the sides and bottom. The only remaining work that needs to be completed is the roof replacement along the west edge of the building, which is waiting for weather. SEEMS is finishing up some work on the inside. They are also working with the Lokens on some additional work that the Lokens are paying for. This project is getting close to close out.

Float Pond Improvement Projects: There have been discussions with PND Engineers about getting Phase 2 of that project underway. Staff is waiting for a determination from the FAA to decide whether or not permanent power to the west end of the pond will be AIP eligible and eligible to include within this project. The valve vault project on the west end of the pond was completed to help control the pond water level through allowing water in from the river or allowing water from the pond back out to the river. There is no power so the 36" electrically driven valve has to be moved manually. That is not an easy process. The vault is subject to condensation. In the meantime, PND is starting to work on their proposal so that staff can finalize the scope of work and get the design documents ready to go. The portion of that work will be to pave 1,800 feet on the south side of the pond, pave the access road, improving or modifying some of the headwalls on 14 float plane floats on the south side of the pond. They are looking into adding some breakwaters to try to break down the chop that forms in the pond when the wind comes howling in out of the east.

Taxiway A Rehabilitation/Taxiway D-1 Relocation and Taxiway E Realignment Project: This project is just gearing up after the winter shut-down. The new Airfield Lighting Regulatory Vault (ALRV) is nearing completion. Movement of the existing regulators to the new ALRV will happen this summer. Secon will be addressing some punch list items. Airfield striping and modification need to be done. There is some asphalt patching where some of the asphalt to asphalt joints were not as smooth as they should have been. Those will be scheduled during off hours or in the evening to insure the project is not interrupting any traffic patterns.

Parking Lot Repairs: The employee lot has taken a beating this winter. There is a portion that has an area drain and all of the asphalt is now completely falling apart and

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the potholes are getting quite large. The parking lots have not been repaired for a long time. He brought this up to have people think about how to finance this project. Chair Godkin said this could be addressed by the Finance Committee to discuss sources of money and/or create a fund to do those kind of repairs.

Ramp Lighting Upgrades: This has been on the back burner. There has been a request by Alaska Airlines to revisit the extent of lighting to be installed as their rampers are reporting dark areas under the gates. It would be no problem to add a couple of more lights.

VIII. **CORRESPONDENCE:** (Attachment #3) Letter of appreciation from DEC Water Quality to assisting them with a health study of Jordan Creek Watershed (dated February 22, 2021; received March 8, 2021). Mr. Rinkenberger said this was a cooperative effort and the Airport was happy to help.

IX. **COMMITTEE REPORTS:**

A. **Finance Committee:** Committee Chair Angela Rodell said a meeting will be scheduled for later this month on the financial model. The Finance Committee will participate at the Assembly Finance Committee meeting next week.

B. **Operations Committee:** No report. Ms. Wahto said that Mr. Clough was shooting for a meeting in late April or May when more tenants would be in town.

X. **ASSEMBLY LIAISON COMMENTS:** Assembly Liaison Greg Smith reported the Assembly is beginning work on the FY22 budget, which is obviously a pretty difficult situation with expected losses of sales tax due to an extremely reduced cruise ship season. The current projected deficits for FY21 is \$4.6M and FY22 is \$16M. The FY22 projected end fund balances and reserves are \$40M. If there had not been federal relief, half of those reserves would be gone through in these two years. Thankfully American Rescue Plan money is coming to the City and Juneau's total is about \$12.8M in relief. This will erase the deficit in FY21 and significantly reduce it in FY22, bringing it down to almost \$8M. This is for a fairly status quo budget, with a 20mil increase to pay for child care. This is the commitment the Assembly is trying to bring in the revenue that it takes to pay for these programs. He said these are very difficult years with some one-time costs coming up in this year.

In other action, they moved \$200K for the Taxiway Rehabilitation Project and approved the \$21M in bonds for Parks, School maintenance and some other projects around the community. Regarding an earlier questions, he said he saw a line that said using 1% of sales tax in FAA Project match of \$600K. Ms. Wahto said the Board had approved the CARES Act funds for \$625K and a little bit higher for FY22. This would have been the amount for the GO Bond portion of sales tax. Now it will be put in and taken out because the CARES Act fund paid for these bonds. This is more than likely what that amount is.

Chair Godkin asked Mr. Smith to relay to Mr. Bryson as Mr. Bryson was quoting the FAA's funding for the Airport as being 90%, but it is 93.75% on a general rule what the Airport gets

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from the FAA. By and large Mr. Bryson did a good job stating the fact that the Airport does balance its budget. The rest of it is borne by the Airport.

- XI. **PUBLIC PARTICIPATION ON NON-AGENDA ITEMS:** Mark Fuelle, Fire Department, said he appreciated the installation of the light on the crosswalk. He said there is still hesitation by part of his family, but he thanked the Airport for the speedy installation. Ms. Wahto said that this installation was directed by Mr. Rinkenberger. There have been close calls by employees walking back and forth to the employee parking lot.

- XII. **BOARD MEMBER COMMENTS:**

A. Chair Godkin said Mr. Clough is unable to attend due to connection issues.

B. Angela Rodell said her term on the Board is expiring on June 30th and she will not be reapplying for a final term. She said it has been wonderful being on the Board and it has been a great experience. Her day job has taken on both day and night. Unfortunately, she will have to say farewell to all of the Board. She promised to show up periodically. She said the Board will be in great hands with whoever the Assembly selects. She thanked everyone for their support. She noted many projects have moved forward and she hoped that would continue. The Airport will always have her support. She said she wanted to figure out a parking solution before she is done by scraping some money out of the rafters.

C. Chair Godkin said Mr. Clough's term on the Board is also on the expiration list. The Board will wait until a later date to learn his intentions.

- XIII. **ANNOUNCEMENTS:** None.

- XIV. **TIME AND PLACE OF NEXT MEETING:**

A. The Airport budget presentation to the Assembly Finance Committee on April 14, 2021, at 5:30 p.m. via ZOOM.

B. The next regular Airport Board meeting will be held on May 13, 2021, at 6:00 p.m. via ZOOM.

- XV. **EXECUTIVE SESSION:** None.

- XVI. **ADJOURN:** *Jerry Kvasnikoff moved to adjourn. The meeting adjourned by unanimous consent at 7:00 p.m.*