

MINUTES of  
AIRPORT BOARD MEETING  
April 11, 2007  
Aurora Room, 7:00 p.m.

I. **CALL TO ORDER:** Acting Chair Gordon Evans called the meeting to order at 7:00 p.m.

II. **ROLL CALL:**

Members Present:

|              |              |              |
|--------------|--------------|--------------|
| Pete Carlson | Eric Forrer  | Joe Heueisen |
| Gordon Evans | Jerry Godkin |              |

Member Absent:

|              |             |
|--------------|-------------|
| Fred Gaffney | Ron Swanson |
|--------------|-------------|

Staff/CBJ Present:

|   |  |
|---|--|
| Dave Palmer, Airport Manager            | Jerry Mahle, Airport M&O Super't       |
| Patricia deLaBruere, Arpt Business Mgr. | Greg Jerue, Terminal Maint. Supervisor |
| Catherine Fritz, CBJ Engineering        | John Coleman, Airport Admin. Asst.     |

Public Present:

|                                      |                                |
|--------------------------------------|--------------------------------|
| Tom Williams, Ward Air               | Stacie Frerichs, Chevron Corp. |
| Dave Heimbigner, Capital City Weekly | John Riggi, CRA                |
| Craig Loken, Alaska Seaplanes        | Nathan Leigh, USKH             |
| Bill Gissel, Public                  | Jim Hanson, Coastal Fuel       |
| Allan Heese, Public                  | Bruce Wanstall, ADEC           |

III. **APPROVAL OF MINUTES:** *Pete Carlson moved, Eric Forrer seconded, the adoption of the March 14, 2007, Regular Monthly Meeting minutes. The motion passed by unanimous consent.*

IV. **APPROVAL OF AGENDA:** *Pete Carlson moved, Jerry Godkin seconded, to adopt the agenda. The motion passed by unanimous consent.*

V. **PUBLIC COMMENTS:** None.

VI. **UNFINISHED BUSINESS:**

A. **EIS Update:** The document went to the printers yesterday. A meeting was held with the cooperating agencies to review the mitigation plan drawn up by Carson Dorn. An agreement was reached by the end of the meeting. Once the Record of Decision (ROD) is out (expected around the end of June), the Airport will submit the first grant request for more than \$20 million, of which \$5.2 million will be for mitigation. SEAL Trust will buy land under certain conditions and following guidelines in the mitigation plan. A public informational meeting will be held on May 14 at Centennial Hall

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regarding the EIS. There will be approximately \$50 million in AIP projects lined up for the next couple of years. Distribution of the EIS will include copies at the Library, City Hall and diskettes, also.

**B. Fuel Farm Cleanup:** Stacie Frerichs (Chevron Corp.), John Riggi (CRA, a firm hired by Chevron), and Bruce Wanstall (Department of Environmental Conservation) were introduced. Ms. Frerichs gave a background of the contamination and the proposed site groundwater remediation plan (Attachment #1). Chevron will clean up the site as an industrial land-use site. Public drinking water has been protected from the groundwater source. One domestic well was located and not believed to be contaminated. They propose sampling the domestic well to confirm it is not contaminated, proposed sampling the groundwater monitoring well at the site and install an ozone induction system into the monitoring well to treat the contaminated ground. Chevron proposed that the clean up should occur when the land is developed in the future. If there is development, a plan will be developed to deal with the contaminated soil that might be excavated for the development.

When asked why Chevron would wait to clean the contaminated site, Ms. Frerichs said the soil contamination is relatively confined and limited in its extent, although there may be low levels of concentration outside of the flume but below industry standards. Chevron would want to support any redevelopment at the site to make sure the soil and groundwater are handled properly. Excavation is not Chevron's alternative because issues beyond this site are groundwater and the soil excavation will not actually do much to help the groundwater. Bruce Wanstall, DEC, said this is the better approach – remediating the soil in place.

Jerry Godkin asked if Chevron's intent meets the Board's direction from the December 2006 meeting. Does the Board want to recommend an earlier schedule for remediation? If the remediation problem takes a long time, the area may not be available for development for many years. Airport Manager Dave Palmer said that Chevron has said they could likely do their work while an applicant was getting permits. He will work with Chevron and the City Attorney's office to come up with an agreement in writing. Eric Forrer was concerned about whether or not the proposed remediation will solve the problem or not. He thought the Airport should get a rigorous and clear idea of the chemistry and the effect of their proposal.

**C. Finance Committee Report:** Committee Chair Pete Carlson said the Committee has met three times. The Committee has been working their way through the model, working on allocations between airfield and terminal, and just going step by step. Alaska Airlines was in town for the last meeting and they wanted a couple of weeks to review the material. The Committee is proceeding along with the financial model and

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expects to meet in a couple of weeks after Alaska Airlines has reviewed the information. The Committee will bring back some recommendations within a couple of months. Chair Evans asked about the savings from the City taking over Yandukin. Committee Chair Carlson said that the estimate of savings is \$50,000, which will come off of the large deficit for FY '08.

**D. Terminal Renovation:** Chair Evans welcomed Catherine Fritz to the staff. Ms. Fritz said she has worked with the design consultant. Preliminary scoping has been done based on earlier work. The items that need to be considered on the initial phase will be developed, with options from what makes sense and is feasible. Chair Evans asked to keep the press involved and keep the public informed throughout the process to sell the project. Ms. Fritz said she is working on a public document and sending out newsletters as updates. Jensen Yorba Lott is currently working on a time and materials basis until the Airport can decide what it is asking the consultants to design. She noted that JCVB is interested in participating in a partnership/collaborative type way. Alaska Airlines is working with the Airport in that way, too. Alaska Airlines is working on their two-step program to improve the check-in process at the airport. This will be on a temporary basis while reviewing the permanent plan. Chair Evans said this change should be publicized, too.

Ms. Fritz said the possibility/feasibility of using a ground source heat pump is being investigated. This is a more contemporary, more efficient, more cost-effective, less dependent on fossil fuel option.

### VII. NEW BUSINESS:

**A. Curbside Cameras:** At the February meeting, \$10,000 was approved for camera installation funded from the Terminal Security CIP. Two additional cameras are required for complete coverage. Terminal Maintenance Supervisor Greg Jerue said that there were many slip and falls the past winter. The cameras are covering the traffic more than the curb. Six cameras are currently on the curbside. All areas will be covered and will be able to be used in future falls. The multiplexer can accommodate an additional ten cameras. *Joe Heueisen moved, Pete Carlson seconded, to approve an additional \$2,000 plus \$2,000 to the Terminal Security CIP for necessary recording for at least two years' back up of recording. The motion passed by unanimous consent.*

**B. Alaska Airports Conference 2007, Anchorage, Alaska:** The FAA conference is being held May 23 and 24, 2007. Dave Palmer is scheduled to attend the conference. Funding is from the operating budget. Joe Heueisen nominated Jerry Godkin to attend. Jerry said he would check his schedule and let staff know if he is available.

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C. **McDowell Proposal:** Mr. Palmer discussed the McDowell Group proposal received to conduct customer/terminal user survey. He noted that Ms. Fritz has been talking to the McDowell Group and looking at the earlier work. Staff believes this would be nice to have but not essential to design a fairly small \$10 million phase. Joe Heueisen thought this is a necessary step as the Airport misread the public in the previous studies. Mr. Palmer stated that his daughter works part-time for McDowell. Pete Carlson suggested this survey may not be necessary until Phase 2 of the project. Catherine Fritz said if a survey is done, the Airport needs to know what it wants from the survey. She also suggested tailoring the survey to specific user groups. The Board directed the Manager to let McDowell know the survey is not necessary at this time.

D. **Board Retreat:** It was agreed upon again that the Board would meet in June after the new appointments to the Board are made and while the old members are still involved.

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

1. **Ramp Project Update:** Work is underway. The work began about one month late. The project is going as expected. Alaska Airlines had voiced a concern about having only two gates available, but everything is working well. The project should be finished by the end of May.

2. **Weed Control at the Floatplane Pond:** The Airfield crew spent a lot of time last year trying to pull weeds out of the pond. This will not be a problem for the next couple of years when dredging is being done, but this year will again see the pond weed problem. Weed harvesters and herbicides have been investigated. Used harvesters can cost up to \$30,000. There is a provision in the administrative code that allows DEC to waive the permit process for herbicides on non-public area at an airport. This exemption has been requested through DEC. If the exemption is granted, a public meeting will be held to explain the process to interested parties.

3. **Pond Fill Material Royalties:** The Airport has been negotiating with the FAA on royalties for the floatplane pond dredged material. Material from the pond will be used for the runway safety area and the two quadrants for development. Because the Airport is providing that material, the FAA has agreed to pay a royalty. An agreement has been reached at \$2.25 per cubic yard. This equates to approximately \$1.7 million. This money may be paid up front. The Board had no objections.

4. **Airport Planner:** Ben Mello has turned in his resignation effective May 18, 2007. He has been instrumental in a lot of EIS AIP projects. The position is

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being advertised at this time. With the EIS concluding, this position may have a little more project management duties and less planning.

VIII. **ASSEMBLY LIAISON COMMENTS:** None.

IX. **PUBLIC COMMENTS:** None.

X. **BOARD MEMBER COMMENTS:** Eric Forrer said the ball had been dropped on the aviation bird flu. He wanted to bring it to the forefront, e.g., information booth or handouts available on the subject. He volunteered to put together handouts and suggest how to make them available. Chair Evans assigned this task to Mr. Forrer.

XI. **ANNOUNCEMENTS:** Dave Palmer announced the disaster drill will occur on April 28 from approximately 9:00 a.m. to 2:00 p.m.

XII. **TIME AND PLACE OF NEXT MEETING:** The next regular Airport Board meeting will be held on May 9, 2007, at 7:00 p.m. in the Aurora Room.

XIII. **ADJOURN:** *Pete Carlson moved, Jerry Godkin seconded, to adjourn the meeting. The meeting adjourned by unanimous consent at 8:05 p.m.*