



AIRPORT BOARD AGENDA

September 14, 2023 at 6:00 PM

Airport Alaska Room/Zoom

<https://juneau.zoom.us/j/82856995400?pwd=YUNLd2p1OFI3TnY3NUpKa3BRQmFidz09>

or Dial: 1-833-548-0276,

Meeting ID: 828 5699 5400, Passcode: 697369

TO TESTIFY: CONTACT PAM CHAPIN, 907-586-0962

BY 3:00 PM ON SEPTEMBER 13, 2023

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES: August 10, 2023

D. APPROVAL OF AGENDA

E. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

F. UNFINISHED BUSINESS

- 1. Underground Storage Tank (UST) Replacement Update.** At the February 9, 2023, Airport Board meeting, the Board approved the increase to the heating fuel UST design phase which included site assessment costs; for a total of \$47,150. Direction to staff was to return to the Board for the additional funding request for construction once estimates were in hand. Nortech (successful design consultant) delivered the 95% cost estimate for construction and their fee proposal for the construction phase services to install the new above-ground tank, and for old UST decommissioning and site assessment during removal. The cost estimate for construction is \$148,439, however, it does not include a construction contingency. Nortech's consultant proposal for the construction phase services, tank decommissioning and site assessment is \$22,934. Fortunately, the design phase assessment revealed little contamination and no evidence of tank leakage. The project should include a 10% construction contingency and JNU staff time. Staff requests the additional authority of \$207,800 (\$171,373, plus contingency and staff time on the construction estimate), bringing the total request on this project to \$254,950. Funding provided through the CARES grant (via operations budget).

Board Motion: *"Approve an increase of \$207,800 (project total not-to-exceed \$254,950) for the construction and contract administration for the removal of the existing 1,200- gallon underground fuel storage tank at the old shop maintenance building, and replacement with a new above-ground fuel tank; funding provided by the Airport CARES funding."*

G. NEW BUSINESS

- 2. LAB Flying Service Hangar Use Change to General Aviation (GA) (Attachment #1).** Attachment #1 is an excerpt from the JNU airport layout plan (ALP). The LAB Flying Service hangar is on the north main ramp and designated 'C' as 'Commercial (Aviation)' (property is highlighted with a red rectangle). LAB lost their 135 certificate a number of years ago and has been selling off their aircraft and readying the hangar for sale. Over the past few years, LAB has had little interest for commercial aviation use, with the one pending commercial sale falling through. The owners now have a potential aviation tenant, but it is a private aircraft owner/GA tenant. The owners have asked about the ability to get a 'waiver' or approval to sell to a GA tenant in an area designated on the ALP for commercial use. The Federal Aviation Administration (FAA) has stated that "as long as the use is aeronautical you should not need any approvals from us (FAA)". It is now up to the Airport Board to approve the use as GA in this location.

The tenant's access would be streetside along Alex Holden (cargo road) through the hangar or inside the fence via Gate F directly to the hangar with no need to access the main ramp to reach the hangar. Staff sees no issue with selling this hangar to a GA tenant and either badging accordingly or adjusting the airport security program for this parcel.

Board Motion: *"Approve a waiver for the owners of the LAB Flying Service hangar, located on the main, back ramp, the option to sell to a General Aviation tenant for aviation use."*

3. **Airport Manager's Report**
4. **Airport Projects Report - Mike Greene**
5. **Airport Projects Report - Ke Mell**
6. **Airfield Maintenance Projects Update**

H. CORRESPONDENCE

I. COMMITTEE REPORTS

7. Finance Committee: Next Meeting date: October 3, 2023, 8:30 a.m. in the Alaska Room/Zoom
8. Operations Committee

J. ASSEMBLY LIAISON

K. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

L. BOARD MEMBER COMMENTS

M. ANNOUNCEMENTS

N. NEXT MEETING DATE:

Airport Board Finance Committee: October 3, 2023, 8:30 a.m., Alaska Room/Zoom

Regular Airport Board Meeting: October 12, 2023, 6:00 p.m., Alaska Room/Zoom

O. EXECUTIVE SESSION

P. ADJOURNMENT

ADA accommodations available upon request: Please contact the Clerk's office 36 hours prior to any meeting so arrangements can be made for closed captioning or sign language interpreter services depending on the meeting format. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: city.clerk@juneau.org.