



AIRPORT BOARD AGENDA

September 08, 2022 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, 586-0962
BY 3:00 PM ON SEPTEMBER 7, 2022

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES

1. Minutes August 11, 2022
2. Minutes August 18, 2022

D. APPROVAL OF AGENDA

E. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

F. UNFINISHED BUSINESS

3. **Hangar Flooding Update** (Attachment #1). On August 16, 2022, the Airport Board Operations Committee met to discuss the hangar flooding issues; specifically the east side general aviation hangars. Most of the hangar flooding occurs during snow, ice, rain and berm build-up, and lack of drainage with frozen ground. Although general drainage issues do occur due to flat ground with no slope for runoff. Mapping of the east end was completed by DOWL and showed a very flat airport with very little slope drainage on the surface. A couple things came out of the meeting:
 - a. For future hangars: make changes in Leasing Policy, Lease and/or Minimum Standards that address owner responsibility for hangars and recommend grade to be as high as runway/taxiway, recommend concrete vapor barrier, recommend addressing rain/flood mitigation (door flaps, gutters, grade, etc.). Changes to the documents would go through Law, prior to coming back to the Board for approval. The Committee agreed to move forward with this.
 - b. Hangar mitigation measures for current hangars included: installation of gutter system, raise floor slab 1", door flaps/seal, and tenants need to shovel the areas on their leased space to avoid berms and water build up. Anything on hangars or within leased footprint is tenant obligation.
 - c. Hangar flooding liability question: Board members wanted to confirm that hangar flooding issues were not the responsibility of the Airport and requested that staff ask the Law Department for guidance. Does the Airport have any liability to hangar owners flooding given the topography and drainage of the Airport? Attorney Sherri Layne concurred that modifications to hangars should be tenant/hangar-owner responsibility. Regarding Airport liability for hangar flooding, Attorney Layne wrote "No liability unless the airport has purposely done something to direct the water towards the hangars and that is the cause of their flooding." Attorney Layne explained further that "The airport does not have any liability for flooding into hangars unless the airport has made some adjustments or constructed something to re-route water towards the hangars and that is the

definite cause of the hangar flooding. Just having a flat airport or even having lousy drains is not enough to make the airport/CBJ liable. The common enemy doctrine covers most things snow, rain, wind related.”

Staff was further concerned that if the Airport paid for mitigation of hangar flooding on leased property, that would be construed that the Airport takes responsibility and will set a precedence for other hangars now or in the future for any weather event.

Based on Operations Committee recommendations, and Law Department’s determination, staff presents the information to the Board. Staff is working on clarifying language in the lease. Further mitigation would be the tenant/hangar-owner responsibility with suggestions for hangar flooding mitigation (#b. above) to be discussed between tenants and their engineer or other professionals in the trade.

The Airport received a comment via email on this (Attachment #1).

G. NEW BUSINESS

4. **Airport Manager's Report:** See Attached Report

H. CORRESPONDENCE

I. COMMITTEE REPORTS

5. Finance Committee
6. Operations Committee

J. ASSEMBLY LIAISON

K. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

L. BOARD MEMBER COMMENTS

M. ANNOUNCEMENTS

N. NEXT MEETING DATE

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.