

Town of Nantucket  
**NANTUCKET MEMORIAL AIRPORT**  
14 Airport Road  
Nantucket Island, Massachusetts 02554

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*Commissioners*  
E. Foley Vaughan, Chairman  
Sheila O'Brien Egan, Vice Chair  
Robert Atlee  
David C. Gray, Sr.  
Dual A. Macintyre, Jr.

**NANTUCKET AIRPORT COMMISSION MEETING**

**October 14, 2008**

The meeting was called to order at 5:04 PM by Chairman E. Foley Vaughan with the following Commissioners present: Vice Chair Sheila O'Brien Egan, Dual A. Macintyre, Jr., David C. Gray, Sr., and Robert Atlee.

Also present were Airport Manager Al Peterson, Airfield Supervisor Jeff Marks, Administrative Assistant to the Airport Manager Janine Torres, Finance Director Tina Smith, and Administrative Coordinator Yolanda Maxwell.

The Commission unanimously *M/S/P* approval of the September 16, 2008 minutes after Chairman Vaughan requested clarification to the last sentence on page 2 in Amy MacPhetres' report.

The Commission unanimously *M/S/P* approval of the September 25, 2008 minutes.

**Noise Abatement**

The Early morning Compliance award for September was awarded to Cape Air/Nantucket Airlines.

**Terminal Update**

Ray Porfilio with Earthtech reported,

- Windows are being installed
- Rough in for the mechanical, electrical, and plumbing systems
- Service stairs being put in
- Interior partition once rough in is complete
- Chiller units pricing and availability reports received today. Water Furnace seems the way to go, would recommend Skanska, and Earthtech to expedite the work. The preliminary boring to size some of the pieces for the wells need to be done and then it will support the application for the wells permit.
- Water Furnace is approximately 30 thousand dollars less than the Continental units which were included in the base bid. Based on availability and 6 to 8 week delivery Mr. Peterson would recommend Water Furnace.

Commissioner Gray noted the permitting process could take 3 – 6 months to complete. Mr. Pofilio responded the applications are being prepared by the contractors and he will look into the time frame as he is not sure.

Andy Ravins with Skanska reported,

- Expect to be fully enclosed by Thanksgiving (doors, windows, and the roof on which will make the building water tight)
- Interior work will start as soon as the building is water tight
- Working on the chiller/heater unit
- Will be drilling a 4 inch test well to get samples of the geology( below ground) to determine the gauge of screens for the wells and to determine the water flow, water table levels.

Commissioner Macintyre inquired whether there would be any water chemistry on the test well. Mr. Ravins responded they do take water samples and send the sample off to scientists for analysis.

Commissioner Atlee inquired on the mold issues and how has it been rectified. Mr. Ravins responded it has been addressed and removed, new fire proofing with different material will be applied. There are still some minor areas on the first floor and they will be addressed.

Chairman Vaughan has asked the team to isolate the total dollar amount in cost (removal, heating, time, material and profit) so we will be able to recover this amount from whoever is ultimately responsible.

The Commission agreed to go ahead with Water Furnace for the chiller unit.

#### **ATCT Update**

Mr. Peterson reported the contract was awarded to William Payne & Associates.

Chairman Vaughan has looked at the contract and has made some changes. Mr. Peterson will send it back to William Payne & Associates and have them amend the contract after review by our attorneys.

The Commission **M/S/P** approval of William Payne & Associates contract with Chairman Vaughan's amendments.

Mr. Peterson reported he has a meeting with AFTIL set up tentatively in February to discuss the tower's 3 possible locations. Bill Payne is in Washington to meet with FAA to discuss additional funding.

#### **Environmental**

Chairman Vaughan reported operations for 2007 were down 7.1% below 2006, 3% below year to date. Noise complaints through September are 1,098 which are up 251% year to date. Operations are off 1 ½ % due to fuel costs.

#### **Noise Abatement Incentive Plan**

Chairman Vaughan reported he circulated some adjustments to the Noise Abatement Incentive Plan which would add an additional one to two hours after 8:00 A.M to Jack Wheelers assessment allowing Mr. Wheeler to pick, at random, times and incorporate into the overall airlines 85% compliance goal.

Commissioner Macintyre has incorporated Chairman Vaughn's changes in the new Noise Abatement Incentive Plan.

Vice Chair Egan would like the airlines to appoint a designated person to be contacted with the noise complaints in which Mr. Wheeler receives. Chairman Vaughan is reviewing the letter and will get it back to AI so he can send it to the airlines.

The changes to the Noise Abatement Incentive Plan were passed by a vote of 3 to 2 with Vice Chair Egan and Commissioner Gray opposing.

## Plum TV Contract

Mr. Peterson reported he met with Plum TV and the current contract we pay \$10,000 dollars for Plum to record the Commission Meeting and air them 3 times a week. Plum TV proposed in the new contract to air the meetings 2 times a week and to add a new section on the new terminal which would air on This Week on Nantucket. Mr. Peterson recommends approval of the new contract.

The Commission **M/S/P** approval of the new Plum TV contract.

## Operations

Mr. Peterson reported

- Dave Sylvia was in a serious motorcycle accident, Jeff Marks is having hip surgery, and Blaine Buckley is out with a knee injury, therefore we will have to move people around to accommodate the work load.
- The corner lot on Daisy Way has been graded and seeded
- The statues have been placed on the corner of Old South & Airport Rd. Chairman Vaughan has been approached about putting Gordon Gund's statue of a Whale Fluke.
- An RFP is going out for the landscaping. The landscaping is not in the Earthtech contract. Phase 1 would be the courtyard as you come out of the terminal between the tower and arrivals. Phase 2 would be a viewing area near the Annex building.
- Scoping meeting scheduled with the FAA on the ARFF building. 3 ½ - 4 ½ million possible discretionary money available. Mr. Peterson recommends the airport do the preliminary work of the survey and the ground study in anticipation of the RFP.
- Al and Commissioner Macintyre will meet with the FAA on November 13, 2008 to review 5 year Capitol Improvement Program.
- Mr. Peterson is looking into changing the phone lines from Centrex to T-1
- Jacobs Edwards & Kelcey is working on the automated parking system
- The Commission approved the resident parking from October 15 – May 15 for 3 consecutive days of parking at the airport for \$15.00
- Luxury Media Partners will bring another proposal for advertising inside the terminal
- The Commission agreed for Mr. Peterson to send the tenant's letters regarding their back rent stating they will have 15 days to pay 50% of their back rent or eviction proceedings will be started.
- Mr. Peterson is talking to Mass Technology Collaborative which sponsors grants for renewable energy which will help conserve energy.

Commissioner Gray questioned whether one of Jeff's guys would be a plant manager for our new geothermal system, Mr. Peterson spoke to Homer Ray and he feels he is able to do the work.

Commissioner Macintyre commented we need to train someone to deal with the day to day problems.

Mr. Porfilio stated within the construction contract for the mechanical systems control there is operating and maintenance manuals as well as additional training and trouble shooting.

The November Commission Meeting is scheduled for November 18, 2008 at 5:00 p.m.

There were no audience members wishing to make remarks during Public Comment

It was **M/S/P** to adjourn at 6:08 PM

Respectfully Submitted,

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Yolanda J. Maxwell, Recorder