

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

Alfred G. Peterson, Airport Manager
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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 13, 2009

The meeting was called to order at 5:03 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 Taylor.

The Commission Unanimously **M/S/P** approval of the September 8, 2009 minutes.

Vice Chair Egan requested that the Commission be notified on any tenant who is 90 days past due on their rent.

The Commission Unanimously **M/S/P** approval of the October 21, 2009 Warrant. Chairman Vaughan requested the Warrant for review be sent out more than 24 hrs in advance.

Discuss and Approve FY 2008 Indirect charges - \$60,863.

Mr. Peterson reported the Indirect charges are fees the Airport pays to the Town for services rendered by the Town. The FAA has not approved this formula; therefore the Commissions vote will be contingent on the FAA's approval.

Commissioner Macintyre asked if the formula has been written down and if it is based on the number of transactions. Mr. Peterson reported yes it is written down and parts of the formula are based on transactions they do for the Airport compared to the total number performed. The Airport also volunteered to pick up a percentage of public safety for the police and fire department over and above what we already pay to the police officers at the Airport.

Commissioner Macintyre asked Mr. Peterson if he has discussed Indirect charges with other Airports and if they have similar formulas. Mr. Peterson responded there is a wide variety of ways. Hyannis has a complete different formula. Mr. Peterson has met with FAA and the formula the Nantucket Airport has chosen is the most objective.

The Commission Unanimously **M/S/P** approval of the FY 2008 Indirect charges - \$60,863, pending FAA approval.

Noise Abatement

The Early Morning Compliance award for September was awarded to Island Airlines.

Scott LaForge accepted the award on behalf of Island Airlines.

Mr. Peterson reported September is the first month all four Airlines have complied with the Noise Abatement.

Vice Chair Egan requested a press release be put in the Nantucket paper.

ATCT Update

Mr. Peterson reported he has been to the FAA technical center twice to develop a plan for the siting of the control tower. There are 3 options: 1st to renovate the current tower, 2nd the old Annex building location, site 8, and 3rd off of Bunker Rd, site 2. Mr. Peterson stated the Tower personnel prefers site 8 and the Airport prefers site 2. Mr. Peterson stated if the tower was built on site 8 it would be very congested. The tower, which is 70 feet high would require a building at its base almost twice the size of the Annex. In addition, during construction, would block the view in the existing tower to the approach to runway 6. Mr. Peterson asked the Commission to take site 8 out; the Airport can take a site out since the Airport is building the tower.

Commissioner Macintyre made a motion to approve site 2 as the location of the new tower; however, ask Mr. Topham, the ATCT Manager to submit any concerns in writing for the Commission to review.

The Commission Unanimously M/S/P approval.

A Sub-Committee consisting of Commissioner Gray and Commissioner Atlee will meet with Mr. Topham to discuss the location of the new tower.

Terminal Update

Mr. Ravins reported:

- The new terminal is 91% complete
- Most of the punch list items are complete with a few exceptions revolving around the bathroom and tile renovations. Chairman Vaughan inquired about the tile; Mr. Ravins responded there are two different color tiles in the bathroom a brown and green. There was not enough brown tile and couldn't find any at the time. They have since procured the brown tile and it is here on sight, some green bull nosed tile is needed and the contractor now cannot find the green tile. The contractor has put together to choices they can use brown tile for the corners or they can use a painting process to make the tiles look green.
- The carpet manufacturer is making a new rolled carpet to replace the tile carpet. A membrane vapor barrier will be placed under carpeting. The only expense the Airport will incur is for the membrane.
- Fake grills for the sliding doors are being manufactured, a couple Marvin doors that were defective are being replaced
- Another paint contractor has been brought in to do corrective action
- The final HVAC commissioning will begin in a month.
- There was a training session on the HVAC System.

Mr. Peterson reported the baggage belt passed inspection with TSA and has been certified. Matt Dunham has been trained on the baggage belt if there are any problems.

Commissioner Gray asked if there are any spare parts for the geothermal system. Mr. Ravins responded he would have to go through the specs to determine what the turnover items are.

Commissioner Atlee asked about the water leaking near the garage doors. Mr. Ravins responded Mike Gear is reviewing the situation and they are going to make another sill piece where the garage door meets the stainless steel sill and it will come further into the building to allow a tighter seal.

ARFF Update

Mr. Peterson reported:

- The contractor J.K. Scanlan is on site, the fence is up, the building materials start arriving tomorrow.
- J K Scanlan has the building permit.

- Digging and grading will begin next week
- The low bid electrical contractor is not honoring his bid. There might be a bonding issue. Scanlan has given notice to the second low bidder; however, he is reviewing his bid before he will accept the contract.

Commissioner Macintyre inquired on the projected completion date. Mr. Peterson responded J.K. Scanlan has 300 days to complete the building; however, they are planning to finish in 8 ½ months.

Environmental

Mr. Peterson reported there have been 29 noise complaints for the month of September compare to 86 last year which is down 84%.

Mr. Peterson stated Jack Wheeler has been looking into a new system called Lochard which is similar to Passeur. It is in the developing stage therefore Mr. Peterson has opted not to pursue it at this time.

Noise Advisory Committee

Mr. Peterson reported Arthur Gasbarro has submitted his resignation as Chairman of the Committee.

Operations

Mr. Peterson reported:

- It is time to decide if the Airport would like to offer the winter special for the 3 day parking passes at \$15.00 for 3 consecutive nights of parking starting October 15 through May 15. The Commission **M/S/P** approval. The Airport will put out a press release. Commissioner Gray recommends a scroll at the bottom of Plum TV
- The contract for the new automated parking system has been signed and the project will start in December
- The split rail fence around the parking area will be going up
- Replaced the steel step at the bottom of the FBO ramp with concrete
- A new statue will be going in on the corner lot
- The Annex building is scheduled to be moved October 29th by Structures Unlimited

Commissioner Gray inquired about the back gate that was hit. Mr. Peterson replied the new gate showed up today and will be installed.

Commissioner Macintyre inquired about the TSA lease. Mr. Peterson replied the TSA lease is still being worked on. He needs to speak to Mr. Bates from the Fire Department on installing a crash bar on their door to resolve one of the issues.

Public Comment

Walter Flaherty inquired on the new parking system and if it would affect employee parking. Mr. Peterson responded as long as the employee's park in the employee parking area it will have no affect on them.

Commissioner Gray asked Mr. Flaherty if he has noticed any change with the Taxi trial. Mr. Flaherty responded he has not seen any significant change.

It was **M/S/P** by the following vote to adjourn into Executive Session to discuss Lease and Contract issues, not to reconvene into Regular Session.

Chairman E. Foley Vaughan – Aye
 Vice Chairman Sheila O'Brien Egan – Aye
 Commissioner Dual A. Macintyre, Jr. – Aye
 Commissioner David C. Gray, Sr. – Aye
 Commissioner Robert Atlee – Aye

Meeting Adjourned at 5:40 PM

Respectfully Submitted,

Yolanda J. Taylor, Recorder

