

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

Alfred G. Peterson, Airport Manager  
Phone: (508) 325-5300  
Fax: (508) 325-5306



*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**

March 23, 2010

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, Environmental Coordinator Jack Wheeler, and Administrative Coordinator Yolanda Taylor.

The Commission Unanimously *M/S/P* approval of the February 9, 2010 minutes.

The Commission Unanimously *M/S/P* approval of the April 7, 2010 Warrant.

**Noise Abatement**

The Early Morning Noise Compliance award for February was awarded to Nantucket Shuttle.

Barbara Settupane accepted the award on behalf of Nantucket Shuttle.

Mr. Wheeler stated Nantucket Shuttle has won the Early Morning Noise Compliance award 7 times out of the past 8 months and had 100% compliance for the month of February. Mr. Wheeler stated all the Airlines have reached compliance for the month of February and will receive 15% rebate on their landing fees.

**Terminal Update**

Mr. Peterson reported:

- The FAA Grant Phase VI for \$1,016,356 is part of the original \$12 Million FAA Commitment for the Terminal Project.
- There were no leaks in the roof today. The previous leaks are occurring at the junctions where the old building meets the new building and at the vents. Skanska will be back on Thursday to address the issues and resolve them. Commissioner Atlee asked if the Airport has paid Skanska in full, Mr. Peterson responded no. There is a hold back until the issues are resolved.
- Commissioner Macintyre asked when will the Airport receive the grant and how will it be used. Mr. Peterson responded the Airport has been rolling over 5 million dollars at a time for the short term borrowing and when the books get balanced the grant money will help pay off some of this money which will leave the Airport with 4 million dollars and that money will be rolled into long term.

## **Vote to accept FAA Grant for Phase VI - \$1,016,356**

The Commission Unanimously **M/S/P** to accept the FAA Grant for Phase VI for \$1,016,356

## **Sub-lease discussion/approval between Mcgrath Family Trust and Cape & Islands Air Freight**

Mr. Peterson reported Cape & Islands Air Freight will sub-lease the current freight building from the Mcgrath Family Trust. Mr. Peterson has no objection and this complies with the existing lease which is in effect for another 10 years. The new sub-lease has been reviewed by legal counsel.

Commissioner Atlee stated he has not had a chance to review the changes. Chairman Vaughan replied the changes made were the new lease will pick up where the old lease left off, and there was an ambiguity in the lease which was corrected in the new lease. The ambiguity was a discrepancy as to who could use the premises. Mr. Peterson stated article 5 has been modified as to all other carriers are allowed to use the building. Commissioner Atlee does not like the idea of Cape & Islands Air Freight being able to know all the other carriers business. Mr. Peterson responded it is the individual carriers choice to use the building or not; and, if a certain carrier does not want to use this building the Airport is obligated to find them another location to handle their freight.

Vice Chair Egan asked if Cape & Islands Air Freight will handle all the freight for any airline who wants to ship, one set pricing for all and it is open for any airline who wishes to use them? Mr. Peterson responded yes, any Airline who wishes to use Cape & Islands Air Freight may and if they don't, they are not obligated to do so.

Commissioner Atlee asked why is a bond not required. Mr. Peterson responded the main lease with the Mcgrath Family Trust does not require a bond except for the last 5 years of the lease. Commissioner Atlee asked if the Airport is covered by a bond by anyone going into this lease. Mr. Peterson responded there is a security deposit and is protected.

Commissioner Macintyre asked if there was an accident with hazmat material who would be responsible for the cleanup. Vice Chair Egan responded no hazmat material is allowed to be transported by air.

After brief review of the Master lease regarding insurance requirements, the Commission Unanimously **M/S/P** approval of the sub-lease between Mcgrath Family Trust and Cape & Islands Air Freight.

## **ARFF Update**

Mr. Peterson reported:

- The side panels have started being attached
- The 1<sup>st</sup> and 2<sup>nd</sup> floor slabs for the office area have been poured
- The masons have been working all week
- The door and windows frames are being welded on
- The issue with the soil contractor has been resolved a settlement has been made the contractor originally was asking for \$70,000 the Airport offered 35% of the claim which came out to be \$25,000.
- The General Contractor was given an extra 30 days to complete the ARFF building due to the soil issues. Commissioner Macintyre asked what the expected completion date is, Mr. Peterson responded the expected completion date is the end of July 2010

## **Automated Parking Update**

Mr. Peterson reported the automated parking system site work was awarded to Kobo as the low bidder. They will do the construction work for the parking system. Kobo will start immediately and the equipment is ready to be shipped as soon as the ground work is complete. The Automated Parking system will be operational in June.

## Residential Parking Credits

Mr. Peterson reported in the past the Commission has issued rebates to year round residents who park in the Airport parking lot. This issue needs to be addressed when the Automated Parking System is put into place. Mr. Peterson suggested the Airport have a summer rate and a winter rate for all parking.

Commissioner Atlee asked if the Airport was able to use any of the old cable from the old parking system. Mr. Peterson responded no we were not able to use the cable however we were able to use the conduit.

A Sub-Committee of Commissioner Gray and Commissioner Atlee was formed to assist in determining parking rates.

## Environmental

Mr. Wheeler reported operations through February were down 6.4%. There were 13,523 total operations through the month of February. Enplanements for the month are down 12.34% with 16,917 total enplanements through the end of February. GA Enplanements were 412 year to date with 211 GA Enplanements for the month of February. Freight through the end of February was 225,497 which is up 2.48% from last year. Noise complaints are down 27% from the prior year. There have only been 4 complaints for the month of February.

## Operations

Mr. Peterson reported:

- The Airport is still looking into the VALE program for replacing the buses with low emission vehicles, the Airport has looked into Hybrid vehicles and Propane vehicles. The FAA will pay 95% of the difference for a Hybrid. There is a State contract in Ohio on propane buses but not in Massachusetts. Mr. Peterson called the Inspector General's office to see if the Airport can get a ruling to use the State of Ohio's competitive bid.
- The State of Massachusetts has awarded the Airport 80% of three projects, the motor grater, overlay of runway 12/30, and the fuel farm upgrade.
- World Wide Industries was awarded the contract as low bidder for the fuel farm. The Airport will hire another company who does the tank inspections to clean them out and make them environmentally safe. The environmental contractor will be here next week and the painters are due April 6.
- Kick-off meeting for 15/33 project tomorrow at 10.30 AM with FAA and Mass Aeronautics
- Training on the FBO Software has been done.

Commissioner Gray asked if Mr. Peterson had looked into any alternative energy such as windmills due to the fact electricity keeps going up and if Mr. Peterson authorized the Airlines to keep their de-icing equipment inside. Mr. Peterson responded he looked into photo voltaic and talked with a windmill company; however, has not pursued it. In response to the electricity bill the Airport gets 2 bills one for usage and one for delivery. The delivery charge is the one that has doubled. Mr. Peterson will follow up on the de-icing equipment inside the terminal.

Commissioner Atlee inquired about the maintenance program. Mr. Peterson reported the Airport hired Carter Burgess to research a maintenance program and they have recommended a software program in which the Airport is looking into.

Commissioner Macintyre asked if there is a target date for the repaving of 12/30 and how the Falcon program is going. Mr. Peterson responded the target date for repaving of 12/30 is April 6, 2010. Mr. Marks reported the Falcon is starting to get new feathers and it will be next fall before the Falcon will start flying.

Mr. Peterson stated the Wildlife Management final report is due back and the deadline is next month.

Vice Chair Egan asked how the Airport received the million dollars from the State. Mr. Peterson responded the Airport applied for the money and the projects fit into the fiscal years spending plan.

Commissioner Macintyre asked if there is anything new on the PFC's over in Hyannis. Mr. Peterson reported they have increased it by \$2.00; it has been approved and will go into affect later this year. Vice Chair Egan asked if all Airlines will have to add the \$2.00 to their ticket prices. Mr. Peterson responded yes, the airlines collect the fee.

## Public Comment

Clifford Williams from the FAA Tower inquired about the safety comments at last month Commission meeting and what Mr. Peterson meant by the safety aspects of the Tower. Mr. Peterson responded the FAA is looking at 3 sites which is part of the siting study and he felt the comments in the paper by the FAA Tower were incorrect due to the fact the sites the FAA have will rule whether they are safe or not. Based on the facts and study from AFTILL they have determined sites 1 & 2 are safe. Mr. Williams stated he was aware there was a report and the preference was site 8. Mr. Peterson responded there is a draft report. Chairman Vaughan asked Mr. Williams to send the Commissions a memo on this issue.

Walter Flaherty asked the sub-committee of parking to consider the employee parking when they reconfigure the old parking lot.

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

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

Meeting Adjourned at 5:54 PM

Respectfully Submitted,

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Yolanda J. Taylor, Recorder

