

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**

June 7, 2010

The meeting was called to order at 5:00 PM by Chairman E. Foley Vaughan with the following Commissioners present: Vice Chair Sheila O'Brien Egan, Robert J. Atlee, Dual A. Macintyre, Jr., and David C. Gray, Sr.

Also present were Airport Manager Al Peterson, Environmental Coordinator Jack Wheeler, Finance Director Tina Smith and Administrative Assistant to the Airport Manager Janine Torres.

The Commission Unanimously *M/S/P* approval of the May 11, 2010 regular session minutes, the April 22, 2010 executive session minutes and the May 11, 2010 executive session minutes.

The Commission Unanimously *M/S/P* approval of the June 16, 2010 Warrant.

**Noise Abatement**

Nantucket Shuttle was announced as the Noise Incentive Award winner for May.

Mr. Wheeler reported it was the 8<sup>th</sup> consecutive win for the Shuttle. Mr. Wheeler noted Island Airlines took third place with 93% compliance. Mr. Wheeler thanked the tower personnel in attendance for their contribution in directing early morning traffic to use noise friendly routes.

**Automated Parking Update**

Mr. Peterson reported system connectivity is complete and the go live date remains June 21<sup>st</sup>. Recent damage by a car to an exit lane camera mount has already been repaired and bollards have been installed for added protection. An informational piece on Plum TV is still planned and there will be personnel on site for assistance during the first week. The Commission requests help be available through the first weekend.

**ATCT Update**

Mr. Peterson reported on instruction from the FAA, we are moving forward with the environmental work on Site 2. The FAA pointed out Site 8 is not on the Airport Layout Plan (ALP) and therefore not eligible for funding unless it is added to the ALP.

Commissioner Macintyre asked if Mr. Peterson if there was an answer on whether the funds could be used to rehab the existing tower. Mr. Peterson responded they can't say definitively but more than likely they could with some rewording of the legislation.

When asked, Mr. Peterson reported we currently have \$5.8 million available. Chairman Vaughan asked if that was enough to cover either option, new or refurbish. The FAA has said if we decide to refurbish, they would try to work with us but total cost may be an issue. Mr. Peterson explained if over 30% of building is changed the requirement to meet State building codes could increase the cost substantially. Commissioner Macintyre asked if we knew what the cost to refurbish would be. Mr. Peterson responded no but added the equipment in the existing tower is current so there may

not be a lot of equipment cost. Airfield lighting controls may need to be upgraded. Tower Chief Patrick Topham noted the lighting controls upgrade is not major. Chairman Vaughan asked if the FAA would require an increase in height. Mr. Peterson responded this is an unknown. The existing tower may be grandfathered but its height would not meet today's standards on a new tower. The existing tower would require about 30 additional feet to match the height of a new tower on Site 2. It is unclear whether adding 30 feet would affect the 30% State building code requirements.

With the consensus of the Commission moving towards further exploration of refurbishing the existing tower, Mr. Peterson reminded the Commission the \$420K awarded for the siting study, of which roughly \$320K has been spent, cannot be used towards any cost of exploring refurbishing.

The Commission **M/S/P** to first explore the refurbishment of the existing tower; and, if refurbishment proves to be infeasible for financial or construction reasons, then the Airport will pursue a new tower on Site 2.

### **Administrative Offices/FBO Project Update**

Bill McGuire and Steve Theroux of Nantucket Architecture Group reviewed the HDC approved plans for the building noting the removal of a cupola and the change from fixed French doors to windows on the airside of the building as well as the size of some of the windows. The building is currently 7K square feet. Chairman Vaughan asked the cost of the project. Mr. McGuire responded they are doing their best to keep it at \$300 per square foot which corresponds to \$2.1 Million. Mr. Peterson reported \$1.5 Million was budgeted and would require Town Meeting approval to increase. Mr. Peterson continued by saying outside funding can be applied for but believed the Airport can finance the project. Chairman Vaughan noted once it goes out to bid we'll get an idea of the total cost; and, if it's too much, simply not move forward.

Mr. Peterson reported he has verified with Town Counsel that the Airport can hire a general manager and put him/her on payroll which would save about 15% of the total cost. We would advertise an RFQ for the position.

Commissioner Atlee inquired about the wind rating on the bi-fold doors. Although Mr. Theroux answered 55 mph. Further discussion determined there was a misunderstanding as to what was preferred and will be changed to sliding doors.

Chairman Vaughan asked if local contractors were able to bid on this project. They are, as long as they are DCAM (Division of Capital Asset Management) certified due to the total cost of the project being over \$100K, answered Mr. Peterson. Chairman Vaughan suggested running an ad to allow interested contractor time to go through the process. Mr. Peterson interjected he is researching using a pre-qualification process.

After brief discussion, the Commission advised sending letters to at least five Nantucket construction companies advising of the upcoming project to promote becoming DCAM certified in time for the bidding process. A suggestion was made to contact the Nantucket Building Association.

### **RFP Bunker Lease Submissions**

Mr. Peterson announced the two responders to the recently advertised RFP for Bunker leases were: Rick Kotalac of Brant Point Marine, requesting 1 acre for boat storage; and Harbor Fuel who would like to extend their current parcel by another acre.

After brief discussion the Commission **M/S/P** to move forward with the lease negotiations for both submissions.

### **ARFF Update**

Mr. Peterson gave a brief report on the progress on construction which is approximately two weeks behind schedule. There was brief discussion regarding the interior gutter system.

Commissioner Macintyre asked about the fuel farm project. Mr. Peterson reported the painting is finished and the two final tanks are being put back into service this week. Mr. Peterson added the fuel farm frame work replacement will start on Monday as well as the decommissioning of the fire suppression system for the start of that system's refurbishing.

### **Save our Sound Discussion**

Mr. Peterson explained this topic, tabled at the last meeting to research the Commission's previous vote, was academic seeing the Cape Wind Project has been approved by all agencies. Mr. Peterson did add there is a group pursuing a lawsuit which Barnstable is supporting but the Vineyard is not. Mr. Peterson has clearly stated Nantucket is not interested in participating in any litigation but supports them morally. Chairman Vaughan suggests a re-vote of the issue even if it is for moral support only. Mr. Peterson reminded the Commission the two issues were the location of the wind farm and the potential hazard for search and rescue. The FAA has not yet made a final determination on the affect the wind farm may have on the radar.

Chairman Vaughan read from the June 10, 2003 minutes, "The Commission voted to go on record as being opposed to the wind farm by the following vote", three Commissioners were in favor and Commissioner Russell abstained. Commissioner Macintyre made a motion to reaffirm the previous Commission vote on the position of the wind farm. Vice Chair Egan seconded. After brief clarification on what was being voted on, the Commission **M/S/P** opposition to the wind farm by the following vote: Chairman Vaughan – Aye, Vice Chair Egan – Aye, Commissioner Atlee – Aye, Commissioner Macintyre – Aye, Commissioner Gray – Opposed.

### McGrath Hangar Sale

Mr. Peterson explained that since the last Commission meeting, Mr. Bill McGrath brought to our attention that a 1990 Town Meeting Article was passed allowing the Airport to enter into hangar leases for a period of twenty years with one, ten year option. Mr. McGrath would like to Commission to reconsider their decision last month to allow the sale of his hangar to the prospective buyer for only a twenty year lease term. Mr. Peterson further explained a thirty year term is desirable to the buyer for financing purposes. Town Counsel has concurred entering into a new lease without having to go out to bid is acceptable because the hangar is for aeronautical use and therefore exempt from Chapter 30B procurement law.

Mr. Peterson explained the "reversion" clause in the airport's leases and noted the airport doesn't necessarily know the condition of a building after 30 years.

After brief discussion of lease terms to include (current value/annual CPI), the Commission decided to have an engineer perform a structure and code review of the hangar to determine if any improvement clauses should be included in the lease terms; and after seeing the report, vote on the new lease.

### Environmental Report

Mr. Wheeler explained the Commission meeting, being held before the 10<sup>th</sup> of the month, means enplanements and freight numbers for May have yet to be reported. Mr. Wheeler reported YTD Operations of 40,333 which is 5.11% lower than 2009 YTD, but showed an encouraging uptick from the single month of May 2009.

No commercial enplanement data besides Tradewinds to report. GA enplanements were 2,349 for May versus 1600 in May 2009 but notes we are getting a more accurate count than we used to. GA enplanements are 3,600 YTD.

Noise complaints number 38 YTD which is down 45% from 2009 and represents .09% of total Operations.

### Operations

Mr. Peterson reported:

- Report received from NBAA through March indicated overall air traffic in NE was up 10%. Over Wine Festival, we were up 60% and over Memorial Day we were up 60% in dollars.
- Fuel Farm will have all four tanks operational for July 4<sup>th</sup>
- FAA Runway Safety Team arrived tomorrow for the next two days
- Part 139 Inspection was especially tough and showed seven deficiencies, primarily record keeping and some paint markings improperly removed
- Island Airlines won the Town travel contract
- Ace Camp will start on the 28<sup>th</sup> and currently has 20 campers signed up
- A labyrinth is being proposed for the corner lot funded in part by Hospice Care. Chairman Vaughan suggests each Commissioner should stop by AI's office to view a short presentation.
- Advertising proposal featuring Maserati is currently in limbo with the advertising agency missing a Memorial Weekend deadline.

Commissioner Atlee asked if there were any recent leaks in the terminal, to which Walter Flaherty of Cape Air said there had not been any with the torrential rain experienced last weekend. Mr. Peterson added there are a few items Skanska needs to complete and was hoping the project would have been closed out by month's end but does not look like it's going to happen.

#### Public Comment

Arthur Gasbarro noted there was no TV present and asked whether the contract with Plum was over or if they simply missed the meeting. With the answer being Plum simply missed the meeting, Mr. Gasbarro pointed out they should extend their present contract by one month to make up for the missed meeting.

Mr. Gasbarro also asked if the Airport was going to devote resources to battling APU noise like enforcing use of GPU's, for example. Mr. Gasbarro asked if the situation was being monitored, especially if it is written in the leases. After brief discussion, Chairman Vaughan stated the situation will be looked into.

Mr. Gasbarro asked for a status update on the Airport's Capital Project of electrifying the ramp. Mr. Peterson explained funding is being applied for through the FAA's VALE (Voluntary Airport Low Emission) Program which will first aide in the replacement of the gas busses to electric, and second, add five electric positions on the North Ramp and three electric positions on the South Ramp.

Mr. Cliff Williams asked where the funding would come from if the Administration offices were going to be relocated to the tower after the new tower was built as mentioned in a newspaper article during the terminal project. Mr. Peterson answered part of the funds for building the new tower would be used to remediate the old tower. Mr. Williams pointed out it should not be an issue then if the money be used to refurbish the existing tower. It was pointed out it was up to the FAA.

Mr. Williams next asked about the option of piggy backing contracts the Town has awarded. Mr. Peterson noted the Town's paving contract was utilized during the resurfacing of R/W 12/30. Mr. Williams asked if Ryder could then be awarded the electrical contract for the Admin/FBO Building. It was noted they were different animals due to Mass building laws for projects over \$100,000, but thanked him for his comments.

The Commission **M/S/P** to adjourn at 6:15 PM.

Respectfully Submitted,

---

Janine M. Torres, Recorder