

Commonwealth Of Massachusetts
County Of Dukes County, S.S.
MARTHA'S VINEYARD AIRPORT COMMISSION MEETING

July 19, 2000 6:00 pm
Martha's Vineyard Airport

Notice of Such Meeting having been Posted as Required by Law.

Present: Airport Commissioners: Chair Tim Carroll, Vice-Chair Linda Sibley,* Robert Carroll,* Marc Villa, Frank Daly,* Robert Smith, John Alley
Others: Bill Weibrecht - Airport Manager, Carol Borer - County Manager, Robert Sawyer, Leonard Jason - Dukes County Commissioners, Mitzi Pratt - Secure Housing Action Committee, Marni Lipke - Recorder.

* Late arrival or early departure (see * in text)

The meeting was called to order at 6:02pm.

1. Approval of Minutes June 22, 2000.

MR. JOHN ALLEY MOVED TO APPROVE THE JUNE 22, 2000 REVISED MINUTES AS WRITTEN; MR. ROBERT CARROLL SECONDED; MOTION PASSED UNANIMOUSLY.

*Mr. Robert Carroll joined the meeting.

2. Dan Johnston Operational Specialist
- Request to address the Commission

Mr. Johnston thanked the Commissioners for the opportunity to address them. He then stated simply that he felt the job application and interview process for the Assistant Manager's position which lasted 10 months went on much too long to be fair to anybody. The Commission thanked him for his address.

3. Secure Housing Action Committee (SHAC)
- Request for Temporary Display in the Terminal Building and Entrance Driveway

Ms. Pratt of SHAC requested space in the terminal in August to display photographs portraying the severe housing crunch on Martha's Vineyard as well as space along the drives to erect pump tents to dramatize the crisis to visitors. The Commission debated this proposal at some length. Ms. Linda Sibley advocated granting the request emphasizing that the aim was to mobilize the summer residents and visitors to help with the problem. She felt it was important for the airport to join the rest of the island as a concerted push by the entire community was needed. Mr. Alley also favored the request as an important component of the push to solve the housing crisis. However, he would limit the display to the photographs in the terminal Mr. Robert Carroll said he felt strongly that people should work hard in their townships to solve the problem but that the airport was not the place for such statements. Mr. Marc Villa had no objections to displaying the photographs, however, he was hesitant to set a precedent for displaying political missions at the airport. Mr. Robert Smith also did not think the terminal was an appropriate venue for the display. Ms. Carol Borer, Mr. Alley and Ms. Sibley emphasized that this was a human / social

MARTHA'S VINEYARD AIRPORT COMMISSION MEETING
July 19, 2000

rather than a political problem. Mr. Leonard Jason also felt that the debate as to politics and precedent was overstated as this was the most serious crisis facing the island community. He also advocated displaying Island artists in the terminal and felt the request should be tried. **MS. SIBLEY MOVED TO APPROVE THE DISPLAY OF PHOTOGRAPHS CONFINED TO THE WESTERN END OF THE AIRPORT TERMINAL--FINAL SAY AS TO LOCATION BEING THE RESPONSIBILITY OF THE AIRPORT MANAGER--FROM AUGUST 1ST THROUGH LABOR DAY, 2000; MR. ALLEY SECONDED; MOTION FAILED 2 AYES, 3 NAYS.** A roll call vote was requested. **MR. ALLEY-AYE, MS. SIBLEY-AYE, MR. ROBERT CARROLL-NAY, MR. ROBERT SMITH-NAY, MR. MARC VILLA-NAY, MR. TIM CARROLL-NAY.**

4. Manager's Update

Mr. Weibrecht reported on a serious traffic accident at the airport. A woman, pushed a child out of the way but was herself hit by an Adam Cab. It is expected that her leg can be saved. The emergency response was very good but stressful to all. Letters of thanks will be sent to the Tri-Town and Edgartown Ambulance services as well as Sean Waite the first employee on the scene.

Fuel sales have been very good this season especially the July 4th weekend and the last two weeks. Operations and passengers are ahead of predictions after a slow April and May. Aviation parking continues to be a problem and is filled to capacity almost from hour to hour on weekends. Vehicle parking has been working well with increased enforcement and polite customer service.

The RFP for the Hadley Hanger is being written up to stipulate a hanger that could accommodate larger aircraft. This is a unique parcel with its relation to two taxi lanes and the possible elimination of three or more tie-downs. The proposals must also satisfy the issue of mixing airplane sizes in the limited space.

Ms. Sibley recused herself and left the meeting.

Another RFP is being written for a second temporary Cell On Wheels site for phone service. Also PCS Sprint has approached the Airport with a sublease for the second site on their antenna. This second site would accommodate cell phones on the Southern end of the Island. PCS Sprint originally proposed a flat rate however Chairman Tim Carroll directed the Manager to renegotiate with them for a final 40% revenue share. Mr. Weibrecht recommends approval.

*Mr. Frank Daly entered the meeting.

MR. ALLEY MOVED TO APPROVE THE PCS SPRINT SUBLEASE TO NEXTEL AS NEGOTIATED AT 40% OF THE REVENUE; MR. SMITH SECONDED; MOTION PASSED WITH MR. DALY ABSTAINING as he came in too late to hear the discussion.

Ms. Sibley returned to the meeting.

MARTHA'S VINEYARD AIRPORT COMMISSION MEETING
July 19, 2000

5. Chairman's Update

Mr. Tim Carroll has spoken to Chief deBettencourt about the Dukes County request to use the pump house to store fire equipment (see 6/7/00 Minutes p. 2, Item 5). Mr. Carroll appointed Mr. Smith and Geoffrey Freeman of Airport Rescue and Fire Fighter (ARFF) to represent the Airport and report to the Commission with a recommendation. Chairman Carroll also spoke to Sheriff McCormick and Chief Carter about the request for a ropes course (also 6/7/00 Minutes p. 2, Item 5.) They are hoping to meet with Hoyle and Tanner who are working on the Master Plan Update and the matter is on the August 2nd Meeting agenda.

6. Keyland Kitchens

- Authorization of Lease Amendment for expansion associated with existing parcel
- RFP advertised and awarded to Keyland Kitchens
- Memo enclosed

Keyland Kitchens is the only and awarded bidder on this landlocked parcel adjacent to their store at 23¢ per square foot. They are hoping to construct a new building to accommodate the current outside storage, trailers, etc. thus adding \$3,335 per year to Airport revenue and getting rid of various eyesores. **MR. ALLEY MOVED TO AWARD THE BID TO KEYLAND KITCHENS AT 23¢ PER SQUARE FOOT, THE LEASE TO BE BLENDED WITH THE CURRENT LEASE IN FORCE TO HAVE COMMON END DATES; MR. VILLA SECONDED; MOTION PASSED UNANIMOUSLY.**

7. Memorandum of Understanding - MVAC / Dukes County

-Agreement regarding Airport Terminal Bond

Ms. Borer reported that the Supplemental Budget has been approved. The Commission reviewed the Draft Memorandum which is meant as a confirmation of earlier votes of the MV Airport Commission. Ms. Borer also distributed the Final Bond Statement prepared by the financial advisor, bond counsel, and Airport and County staff as well as copies of the votes by the County Commissioners on the bidding process and confirming the previous MV Airport Commission votes. She reported that due, in part, to the statement and the \$200,000 reserve fund the bond was awarded an AA+ rating from Standard's and Poor. The bid was awarded to Eastern Bank at a true interest cost of 4.9061%. Mr. Villa said he felt the Memorandum of Understanding was acceptable (although not necessary) to solidify the bond. Discussion centered around the Reserve Fund (Draft page 2). It was felt that it was redundant to say the Fund could not be touched. Also the Board had expected that the Airport would receive the interest from the Fund and had not committed to reinvesting it in the Fund. Furthermore, the Commissioners understood that the Fund should maintain a year's payments but that as the debt was reduced over the life of the bond, the fund could also be reduced. It was decided to amend the draft to accommodate these issues. Section 2.2 was discussed but left as it stands. The Amendments will be submitted to Bond Counsel to insure that they are legal and compatible with the Statement. Ms. Borer will direct Bond Counsel to enumerate her opinion to the Commission.

MARTHA'S VINEYARD AIRPORT COMMISSION MEETING
July 19, 2000

MR. ROBERT CARROLL MOVED TO APPROVE THE MEMORANDUM OF UNDERSTANDING SUBJECT TO THE CORRECTIONS: PAGE 2 SECTION 1.1 DELETION OF THE LAST SENTENCE, AND PAGE 2, SECTION 1.2 THE ADDITION OF "AT LEAST \$200,000 THROUGH 2008, AT LEAST \$150,000 THROUGH 2012, AND AT LEAST \$100,000 THROUGH 2015--THE BALANCE OF THE BOND; MR. ALLEY SECONDED; PASSED UNANIMOUSLY.

8. Landscaping / TAMS update - Commissioner Villa

Mr. Villa reported on the extra billing occasioned by landscaping delays and problems (see 6/22/00 Minutes P. 1 Item 3.) Mr. Villa in a meeting with Mr. McCredie of TAMS suggested that no extra bills be paid until the problem has been resolved. The deadline of September 2, 2000 may have to be extended as optimal planting time is early fall. This would require a new agreement to protect the Airport's interest. There will be a meeting at 11:00am on Monday, July 24, 2000 at the Airport between TAMS, Scanlon, the Airport Manager, and the sub-contractors which Ms. Sibley agreed to attend. Mr. Villa reminded the Commission that the project had come in under budget. He presented the extra work orders and asked for a united opinion from the Board. Ms. Sibley then spoke forcefully, saying that whether the project had the money or not, she saw no reason to pay extra money to enforce something that should have been done correctly in the first place. She suggested that Scanlon pay TAMS for the time TAMS must spend pushing and supervising Scanlon to correct the problem. Mr. Villa agreed. Mr. Villa recommended that the reimbursement requests for additional preparation for the MAC/FAA presentation, from E&K for \$8,000 and TAMS for \$2,000 were legitimate invoices. **MR. ROBERT CARROLL MOVED TO AUTHORIZE THE ADDITIONAL WORK ORDER #424, ARTICLE #D2 FOR A TOTAL OF \$10,000; MS. SIBLEY SECONDED; MOTION PASSED UNANIMOUSLY. MR. SMITH MOVED TO OBJECT TO PAYING PROPOSED WORK ORDER #425 FOR ADDITIONAL LANDSCAPE ARCHITECTURE AND TO INSIST THAT THEY BECOME BACK CHARGES TO SCANLON; MS. SIBLEY SECONDED; MOTION PASSED UNANIMOUSLY.**

9. Assistant Airport Manager - Job Description
- Review and request for classification review

Mr. Tim Carroll then reported that the Assistant Manager's salary was negotiated within Airport Commission guidelines at \$51,000 however, according to the original job description the salary is at the County grade 12 which has a \$42,000 starting pay. Mr. Carroll has asked Ms. Borer to regrade the position. Mr. Weibrecht reviewed the origin of the sub-committee's changed job description which evolved to compliment Mr. Weibrecht's strengths and needs (see 2/2/00 Minutes p. 3, 6/22/00 Minutes p. 4.) Ms. Borer maintained that the position needed to be re-advertised with the new job description. A long discussion followed on the legality of the process. Mr. Alley felt that the change in job description should have been voted on by the Board. Chairman Carroll asked if positions need to be re-advertised and rehired every time a job changes. Mr. Villa and Mr. Daly felt it was the Airport's purview to hire staff and set pay scale. Ms. Sibley suggested a specialized counsel on public job searches be consulted on whether there

MARTHA'S VINEYARD AIRPORT COMMISSION MEETING
July 19, 2000

was a defect in the hiring or if the good faith shift was legal. **MR. VILLA MOVED TO RETAIN COUNSEL TO ANSWER THE SPECIFIC QUESTION AS TO WHETHER OR NOT THE MV AIRPORT COMMISSION HAS VIOLATED THE HIRING PROCESS FOR THE ASSISTANT MANAGER'S POSITION; MS. SIBLEY SECONDED; MOTION PASSED WITH MR. DALY, NAY. MR. VILLA MOVED TO CHARGE CHAIRMAN TIM CARROLL WITH FINDING AN APPROPRIATE ATTORNEY TO HANDLE THE QUESTION; MS. SIBLEY SECONDED; PASSED UNANIMOUSLY. MS. SIBLEY MOVED TO SUBMIT THE EXPANDED JOB DESCRIPTION TO THE COUNTY; MR. SMITH SECONDED; MOTION PASSED UNANIMOUSLY.** Ms. Borer will take the description to be reviewed by the Dukes County Commissioners.

Mr. Jason then returned to the SHAC issue (item #3) saying he felt the Commission was wrong to reject the request. Ms. Sibley also advocated for the Airport doing their part with the rest of the island community. Mr. Villa again insisted on his reluctance to make such a decision before planning Airport policy. He asked that terminal use be put on the next meeting's agenda.

Mr. Daly reported that a truck had caught fire during Airport work and the employee had difficulty finding an extinguisher. The Commission agreed that equipment needs to be good quality and in good working condition. The item will be put on the agenda.

MOTION TO ADJOURN; SECONDED; PASSED UNANIMOUSLY AT 8:00PM.