

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

**July 19, 2005 5:00 pm
Martha's Vineyard Airport**

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

Present:

Airport Commissioners: Chair Jesse B. (Jack) Law, Vice Chair John Alley, T. J. Hegarty,
Leslie Leland, William (Bill) Mill, Norman Perry*

Airport Staff: Sean Flynn - Acting Manager,

Others: Mark Seward – Airport Laundromat; Jim Rogers – Distinctive Structures;
Marni Lipke – Recorder

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

The meeting was called to order at 5:09PM.

1. Approval of Meeting Minutes of June 1, & 15, 2005.

MR. JOHN ALLEY MOVED TO APPROVE THE JUNE 1 & 15, 2005 MINUTES; MR. BILL MILL
SECONDED; MOTION PASSED UNANIMOUSLY.

2. Request for Sublet MV Lot 14 LLC to Gary BenDavid Update

Mr. Barnes was still a subleasee of Mr. Folino and it was determined that as long as no trucks were parked overnight the sublease was valid. The Martha's Vineyard Airport Commission (MVAC) supported storage as long as it was inside the building. The issue was overuse of the lot which already had a building that was over 25% of the lot footage. Mr. Folino was now requesting a sublease for Mr. Gary BenDavid who was a general contractor and sold synthetic putting greens. The sublease would be for an office with two or three staff who would leave in the afternoon. Mr. Folino was amenable to Acting Airport Manager Sean Flynn inspecting the building.

*Mr. Norman Perry entered the meeting at 5:16PM.

Mr. T. J. Hegarty stated he would like a bond that would be forfeited if Mr. Folino and/or Mr. Barnes ceased to comply to the conditions of the sublet. This was discussed and a deposit was felt to be a good idea for those tenants with more than three repeated violations.

• PENDING ADVICE OF MV AIRPORT COUNSEL,

**- MR. ALLEY MOVED TO RE-AUTHORIZE MR. FOLINO'S SUBLET TO MR. TRIP
BARNES CONTINGENT UPON A COMPLIANCE DEPOSIT OF \$5,000;**

**- IF THE PREVIOUS COMPLIANCE VIOLATION RETURNS THE DEPOSIT WILL BE
TAKEN, THE SUBLET APPROVAL INVALIDATED AND THE TENANT (MR. FOLINO –
MV LOT 14, LLC) WILL BE EVICTED;**

**MR. MILL SECONDED; MOTION PASSED UNANIMOUSLY, 6 AYES, 0 NAYS, 0
ABSTENTIONS.**

**• MR. ALLEY MOVED TO TABLE MR. FOLINO'S SUBLET REQUEST TO MR. GARY
BENDAVID; MR. T. J. HEGARTY SECONDED; MOTION PASSED UNANIMOUSLY: 6
AYES, 0 NAYS, 0 ABSTENTIONS.**

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3. Airport Laundromat - New Owner Introduction

Mr. Seward introduced himself as the owner of Takemmy Linen Rental. He and his partner Nick Catt had bought the Airport Laundromat 45 days ago. He understood there was a little history between the Laundromat and the Airport which he hoped to clear up. He expected to get through the summer dealing learning the business and dealing with whatever problems arose, and then he wished to address the persistent issues with a clear head. Mr. Seward had spoken to Mr. Flynn about the Airport's concerns re: lighting, road, drainage, grading and cooperation with the County. There were plans to replace the building. Mr. Leslie Leland brought up these same issues of grading, parking lot and paving again. The MVAC discussed the effect of the County Corrections Center and Communications building, the proposed new Airport Rescue and Fire Fighters Building plans, the advice of County Engineer Steve Berlucci in relation to drainage and road placement. Mr. Alley welcomed Mr. Seward and the MVAC was looking forward to working with him.

4. Approval of Teamsters Local 59 Collective Bargaining Agreement

The new contract offered a 3.75% raise for the next 3 years along with some technical language changes. Chair Jack Law sat in on the bargaining sessions, was very impressed with Airport Labor Counsel Sally Adams and commended former Airport Manager Mr. Bill Weibrecht and Mr. Flynn for their excellent work. Mr. Leland asked the relation of the new contract with County steps and Mr. Hegarty stated it was not particularly good for the tax payers. It was explained that these were union contracts and therefore not the same as the County; and further that in fact collective bargaining was a constructive and cost saving process for both the employee and the employer. In answer to Mr. Perry's question Mr. Flynn stated the employee evaluation forms were the same as were used in most of the aviation field and similar to municipal evaluation forms. **MR. ALLEY MOVED TO APPROVE THE COLLECTIVE BARGAINING AGREEMENT WITH TEAMSTERS LOCAL 59; MR. MILL SECONDED; MOTION PASSED UNANIMOUSLY: 6 AYES, 0 NAYS, 0 ABSTENTIONS.**

Ms. Elaine Graves has given notice and Friday, July 21st will be her last day, the deciding factor being salary level as was the usual reason for leaving.

5. Approval of MVC Changes to Hangar Lot 59 Collective Bargaining Agreement

The Martha's Vineyard Commission (MVC) requested only minor changes in the preliminary plans: trees were to be planted between the hangar and the Tennis Center and noise abatement measures such as cool down and run up to be confined to an appropriate area. A copy of the planting plans were available on email and at the Airport. Mr. Hegarty thanked Mr. Rogers for coming before the MVAC. **MR. ALLEY MOVED TO APPROVE THE CHANGES TO DISTINCTIVE STRUCTURES PROPOSAL FOR LOT "H" AS MANDATED BY THE MARTHA'S VINEYARD COMMISSION; MR. HEGARTY SECONDED; MOTION PASSED UNANIMOUSLY: 6 AYES, 0 NAYS, 0 ABSTENTIONS.**

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6. State Grant Agreement – Vote to Authorize the Chairman to Sign

The Mass Aeronautics Commission (MAC) grant of \$109,000 was presented for authorization vote. The grant continued the four previous grant assurances although in a less strict form. Mr. Hegarty noticing there was no place for the County Manager to sign had taken the grant to Ms. Noreen Flanders and spoken to Mr. Flynn about it. **MR. ALLEY MOVED TO AUTHORIZE MARTHA'S VINEYARD AIRPORT COMMISSION CHAIR JACK LAW TO SIGN THE MASSACHUSETTS AERONAUTICS COMMISSION GRANT AGREEMENT; MR. HEGARTY SECONDED; MOTION PASSED UNANIMOUSLY: 6 AYES, 0 NAYS, 0 ABSTENTIONS.**

7. Airport Manager's Update

- Mr. Flynn was hoping to hire Eileen (Charlie) Wulschlager, as a temporary hire for the summer to fill Elaine Graves position as he has no time to train a replacement. In the meantime he requested a new job description for the position which had grown with the Airport. The Senior Financial Clerk handled what used to be a \$600,000 budget which had now grown to \$2,600,000.

- Cottage City (Lot 6) still did not have a Certificate of Occupancy and the sprinkler system had been not turned on (see 3/2/05 Minutes p.3 #3). After a brief discussion **MR. ALLEY MOVED TO BEGIN EVICTION PROCEEDING ON LOT 6 COTTAGE CITY DISTRIBUTORS; MR. LELAND SECONDED; MOTION PASSED UNANIMOUSLY: 6 AYES, 0 NAYS, 0 ABSTENTIONS.**

- Traffic and fuel sales were slightly down because of inclement weather but could easily recover with three good days of flights.

- Bruno's has been granted preliminary approval for their building on Lot 5 by the MVC, further landscaping conditions will be more appropriately discussed when the preliminary plans come before the MVAC for approval.

8. Old Business

- The MVAC / County letter has been moving forward with conference calls between County Manager Mr. Davis, Ms. Flanders, Mr. Flynn and the Airport Counsel Ms. DeAngeles.

- No comments have been received on the Airport Manager Job Description. Some dissatisfaction was expressed at Mr. Bennett's performance re: lack of material, timing of trips to the Island or lack thereof. Mr. Perry thanked Mr. Alley for his work on comparative airport manager and assistant manager salaries.

9. Adjournment

MR. HEGARTY MOVED TO ADJOURN AT 6:08PM; MR. LAW SECONDED; MOTION PASSED UNANIMOUSLY.

Documents on file:

Agenda 7/19/05

Halloran, Lukoff & Smith letter re: Clarence A. Barnes III Unit 4, 14 'A' Street 7/18/05

Area Airport Salary Comparison – Draft

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