

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

July 19, 2006 5:30PM

Martha's Vineyard Airport

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

Present: Airport Commissioners: Chair Norman Perry, Vice Chair John Alley,
John W. Coskie, James Craig,
Connie Teixeira

Airport Staff: Sean Flynn - Manager,
Deborah Potter - Assistant Manager,

Dukes County: E. Winn Davis- County Manager;

Others: Herb Roskind – Roskind Hangar

Marni Lipke - Recorder

Press: Jim Kinsella - Vineyard Gazette,

Christine Rose - MVTV

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

The meeting was called to order at 5:37PM.

3. Roskind Hangar – Unauthorized Use - Update

Mr. Roskind was selling the hangar (see documents on file) and offered it to the Airport—the lease would expire in 2014. The Martha's Vineyard Airport Commission (MVAC) thanked him and took the matter under advisement.

- Airport Manager Mr. Sean Flynn and Assistant Airport Manager Ms. Deborah Potter inspected the premises and attested that Mr. Roskind had removed the tenant who was cited for unauthorized use and that all security issues had been resolved.

1. Approval of Meeting Minutes of November 5, 2005.

Protocol for approving past Executive Session Minutes will be further researched.

2. Airport Mobil - Informational (No Vote)

- Lease Term

Mr. John Kheary and Mr. Michael Rotondo of the Mobil Station were looking to refinance and found they did not have a 20 year extension on their current lease. Mr. Flynn informed them that a current lease could not be altered once it was signed and offered a possible solution in putting the lot out to rebid as was recently done with the Hot Tin Roof (see 3/17/04 Minutes p.2 #4); however this process carried a risk of the current tenant being outbid and losing the lot. Mr. Kheary's was disputing the matter, maintaining that the lack of extension was an oversight (see documents on file). The MVAC discussed the matter including:

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- advantages of trying for reasonable accommodation of tenants,
- current standard leases as approved by the Federal Aviation Administration (FAA) and the Martha's Vineyard Commission (MVC),
- exceptions to standard leases such as for municipal use.

- Water Use

This same lot had issues around water use and wastewater volume (see documents on file).

- One meter measured water entering the property and one measured outside water use such as sprinklers (i.e. water that did not enter the wastewater system). The tenants had asked that the outside use water meter be checked for accuracy.
- Meters recording wastewater (outflow) were expensive and inaccurate therefore wastewater volume was determined by the two water meters, volume of water entering the lot minus volume of outside use.
- In addition the car wash (although it recycled 80% of its water) was one of highest water users on Airport property. The owner's contended that some water left with each clean car so their wastewater volume should be reduced. (A similar claim was made by the Laundromat which noted water left in clothes that was evaporated in the dryers.)
- Digging of individual wells presented contamination issues for the sole source aquifer. Only the Laundromat had a well which was grandfathered.
- Mr. Flynn recommended that the MVAC stand by the current policy. He would develop a staff summary of the situation and the principle parties would be invited to an MVAC meeting to discuss the matter.

Mr. Flynn reported a number of updates to the MVAC.

- Due to a fire in the Providence terminal, fuel was being drawn from other East Coast terminals. There would be no break in the supply and no effect on price.
- Avgas sales were down by .5%. Jet fuel was currently unpredictable departing from the previous pattern of sales. Tie-down and ramp fees were up 10.5%.
- At Mr. Jim Kinsella's request Mr. Flynn explained the fuel shipping process for the two Martha's Vineyard Airports and for Nantucket.
- Auditors Powers and Sullivan were here and the process was going well. Books were reconciled with the County and although there were occasional discrepancies with line items the bottom line was accurate.

6. New Business

County Manager Winn Davis reported to the MVAC of the County trip to Cuttyhunk and their vote to extend the Aviation Fuel Revolving Fund (see documents on file). Mr. Flynn noted a clause that allowed money to be taken off top which should be deleted in the next legislation.

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6. Executive Session (if required)

MR. JOHN ALLEY MOVED TO GO INTO EXECUTIVE SESSION AT 6:34PM NOT TO RETURN TO PUBLIC SESSION UNDER MASS. GENERAL LAW CHAPTER 39 SECTION 23 NO. (3), -- I.E. FOR THE PURPOSE OF DISCUSSING STRATEGY WITH RESPECT TO POTENTIAL LITIGATION AND COLLECTIVE BARGAINING NEGOTIATIONS; AND TO INVITE AIRPORT MANAGER MR. SEAN FLYNN, AIRPORT ASSISTANT MANAGER MS. DEBORAH POTTER, COUNTY MANAGER MR. WINN DAVIS AND RECORDER, MS. MARNI LIPKE TO BE PRESENT; MS. CONNIE TEIXEIRA SECONDED; MOTION PASSED UNANIMOUSLY: MS. TEIXEIRA – AYE, MR. JOHN COSKIE AYE, MR. JAMES CRAIG AYE, MR. ALLEY AYE, MR. PERRY AYE.

7. Adjournment

MS. TEIXEIRA MOVED TO ADJOURN AT 6:47PM; MR. COSKIE SECONDED; MOTION PASSED UNANIMOUSLY: MS. TEIXEIRA – AYE, MR. JOHN COSKIE AYE, MR. JAMES CRAIG AYE, MR. ALLEY AYE, MR. PERRY AYE.

Documents on file:

Agenda 7/19/06

Sign-in Sheet 7/19/06

Roskind Hangar listing

Airport Fuel Services letter re: 20 year option to renew 7/12/06

Copy Draft Airport Business Park Lease to Michael Rotondo (15 p.)

Copy 1st Draft Airport Business Park Lease to Michael Rotondo Page 1 10/25/06

Copy 2nd Draft Airport Business Park Lease to Michael Rotondo (13 p.) 12/29/06

From the Desk of Michael Rotondo re: water usage

Airport Fuel Services cover letter re: Water Usage (2 p.) 6/8/06

Airport Fuel Services letter re: Water bill 2/2005

Airport Fuel Services letter re: Water consumption analysis (2 p.) 6/8/06

Airport Fuel Services Water Consumption Analysis (8 p.) 1/4/05

Airport Fuel Services letter re: installation of private well (2 copies)

Airport Fuel Services letter re: Water bills 12/2005

Airport Fuel Services letter re: Water usage and PCE's 9/26/97

Ryko Manufacturing letter re: carwash equipment 8/27/97

MVY Airport invoice # 2556 5/1/06

MVY Airport invoice # 2202 5/1/06

Winn Davis Interoffice Memo re: Revolving Aviation Fuel, Oil Fund 7/19/06