

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

**October 17, 2007 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 Frank Gildea,
John Alley•, Fred Condon, John W. Coskie,
James Craig, Connie Teixeira

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

Others: Dimitri Gounis – Tetra Tech Rizzo
Marni Lipke – Recorder

Press: Gimili Glavin – MVTV

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

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

1. Minutes

• **MR. JOHN ALLEY MOVED TO ACCEPT THE MAY 2, 2007 MINUTES; MR. JAMES CRAIG SECONDED; MOTION PASSED: 6 AYES, 0 NAYS, 1 ABSTENTION – MS. CONNIE TEIXEIRA** due to absence.

• **MR. ALLEY MOVED TO ACCEPT THE MAY 16, 2007 MINUTES; MR. FRANK GILDEA SECONDED; MOTION PASSED: 6 AYES, 0 NAYS, 1 ABSTENTION – MS. TEIXEIRA** due to absence.

• **Mr. GILDEA MOVED TO ACCEPT THE JUNE 6, 2007 MINUTES; MR. CRAIG SECONDED; MOTION PASSED: 5 AYES, 0 NAYS, 2 ABSTENTIONS – MR. ALLEY, MR. FRED CONDON** due to absence.

• **MR. CRAIG MOVED TO ACCEPT THE JULY 18, 2007 MINUTES; MR. ALLEY SECONDED; MOTION PASSED UNANIMOUSLY: 7 AYES, 0 NAYS, 0 ABSTENTIONS.**

• **MR. ALLEY MOVED TO ACCEPT THE SEPTEMBER 19, 2007 MINUTES; MR. CRAIG SECONDED; MOTION PASSED: 6 AYES, 0 NAYS, 1 ABSTENTION –MR. FRANK GILDEA** due to absence.

3. Commencement of Union Negotiations (Vote) (See documents on file.)

The Airport received a Letter of Engagement to begin negotiations for the next contract (effective July 1, 2008) from the union representing the operations specialists, grounds and facilities crew and operations clerk. Management was optimistic about a smooth negotiation process and the general procedure was reviewed. The final contract would be signed and ratified by the Martha's Vineyard Airport Commission (MVAC). Airport Manager Sean Flynn recommended Ms. Teixeira as a member of the Personnel Committee to represent the MVAC. The Commissioners were urged to read the current contract and pass on any comments or negotiating points.

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• MR. ALLEY MOVED TO APPOINT MS. CONNIE TEIXEIRA AND SEAN FLYNN AS MARTHA'S VINEYARD AIRPORT COMMISSION REPRESENTATIVES TO THE COLLECTIVE BARGAINING CONTRACT NEGOTIATION TEAM; JAMES CRAIG SECONDED; MOTION PASSED UNANIMOUSLY: 7 AYES, 0 NAYS, 0 ABSTENTIONS.

2. Ground Water Remediation Update

During terminal construction a PCE contamination plume was found originating at the previous laundromat which was demolished in 1996 (see 4/7/04 Minutes p. 4-5). The contamination did not leave Airport grounds. As the terminal project had been designed, funded and begun the Massachusetts Aeronautics Commission (MAC) in an unusual move granted the Airport \$600,000 to begin remediation. However although the problem was almost solved it was dragging on much longer than anticipated due to the release of residual contaminant pockets that would slightly spike the results after a series of good quarterly readings (see 1/19/05 Minutes p. 4). Yearly costs to the Airport included the Tetra Tech Rizzo contract, testing, pump maintenance and power, over the years the entire cost was totaled at upwards of \$800,000.

Mr. Dimitri Gounis of Tetra Tech Rizzo described the various remediation methods and explained that in an effort to better resolve the issue the source area was identified by gas test, excavated and treated with potassium permanganate which it was hoped would percolate down to the PCE pockets. The MVAC discussed cost, final resolution protocol, well testing and drinking water standards. The Commissioners asked Mr. Flynn to research the liability status of the laundromat's owners. The remediation would continue. The MVAC thanked Mr. Gounis for his time.

* Mr. Alley left the meeting at 6:11PM.

6. Airport Manager's Update

• Mr. Flynn and Assistant Airport Manager Deborah Potter attended the Federal Aviation Administration (FAA) meeting to advocate for grants to implement the Airport Master Plan. Due to reduced funding and to the cost of the mandated runway shifts for safety zones all over the country other projects were not being funded. In addition although the Airport received standard FAA entitlement costs, due to the isolated nature of the Island actual construction costs were 40% more than standard. The FAA was also quick to point out that the Airport had lost considerable opportunities through delays in resolving its non-compliance status. Consequently the Airport was falling behind on required maintenance. Management would prepare a number of applications to be ready in case any extra funds became available. They had also placed some projects on the Mass. State Capital Improvement list although funding for these was not always forthcoming even when approved. Now and later in the conversation it was noted that the paving on the current ramp had failed. Ramp location possibilities were explored.

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- Mr. Herbert Roskind of Roskind Hangars was still attempting to sell his hangar (see 7/19/06 Minutes p. 1 #3) as the hangar had not sold. Mr. Roskind had an intense conversation with Management over information told to prospective buyers. It was the duty of the Airport (as it was for all real estate brokers) to disclose that:

- the lease would end in seven years with no renewal clause,
- after which the land could well be taken for ramp space, and
- that the hangars were for aviation use only.

Mr. Roskind pressed his offer to sell to the Airport. The MVAC discussed possible use of the building for equipment storage, possible use of the land for parking, renovation costs and financial implications, Airport owned hangars, and end of lease reversion to the Airport. If Mr. Roskind so requested Mr. Flynn would advocate that he be released from the remainder of the lease.

- Management had finished the semi-annual inspection of the seven hangars and only one grave concern was found which Management would work to resolve. Otherwise there was some mild discouragement over owners no longer being able to store their dinghies and kayaks for the winter. The FAA was now spot checking hangars to insure they were used for aviation purposes only.

8. Adjournment

MR. COSKIE MOVED TO ADJOURN AT 6:39PM; MR. CRAIG SECONDED: MOTION PASSED UNANIMOUSLY: 6 AYES, 0 NAYS, 0 ABSTENTIONS.

Documents on File

Agenda 10/17/07