



MEETING POSTING

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25
All meeting **notices and agenda** must be filed and time stamped with the
Town Clerk's Office and posted at least 48 hours prior to the meeting
(excluding Saturdays, Sundays and Holidays)

RECEIVED

2022 NOV 16 AM 10:30
NANTUCKET TOWN CLERK
Posting Number:T 1040

Committee/Board/s | Nantucket Memorial Airport Commission

Day, Date, and Time | Friday, November 18, 2022, at 5:00 PM

Location / Address | □
REMOTE PARTICIPATION VIA ZOOM: the meeting will be aired at a later
time on the Town's Government TV YouTube Channel
<https://www.youtube.com/channel/UC-sgxA1fdoxteLNzRAUHixA>

**Signature of Chair or
Authorized Person** | Tom Rafter

**WARNING: IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF
MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML
STATUTE, NO MEETING MAY BE HELD!**

AGENDA

Please list below the topics the chair reasonably anticipates will be discussed at the meeting

Zoom Link to Virtually Attend Meeting

The meeting will be posted at a later date on YouTube

Join Zoom Meeting

<https://us06web.zoom.us/j/83473912285>

Meeting ID: 834 7391 2285

1. Announcements
 - a. Chair reviews virtual meeting statement
 - b. This Meeting is Being Both Audio & Video Recorded
2. Review and Approve:
 - a. Agenda
 - b. 10/11/22 Draft Minutes
 - c. Ratify 10/19/22 and 11/02/22 Warrants
3. Public Comment
4. **111822-01** Discuss and Approve the Airport Manager's Employment Agreement
5. **111822-02** Discuss and Approve the Special Projects Director's Employment Agreement

6. Pending Leases/Contracts as Set Forth on Exhibit 1, which Exhibit is Herein Incorporated by Reference
7. Pending Matters
 - a. **091019-01** Capital Approval Process/Home Rule Petition
 - b. **071420-03** Per-and Polyfluoroalkyl Substances (*PFAS*) Investigation Update
8. **111822-03** Rates and Charges Public Hearing proposed to be scheduled for January 10, 2023
9. Finance
 - a. **111822-04** 1st Quarter Report
10. Manager's Report
 - a. Project Updates
 - b. RFP/Bid Status
 - c. Operations Update
 - d. Statistics
 - e. Personnel Report
11. Commissioner's Comments
12. Public Comment
13. Executive Session – G.L. c.30A, §21 (a)
 - a. Review ES minutes of 8/13/19, 9/10/19, 10/8/19, 11/12/19, 12/10/19, 1/14/20, 2/11/20, 3/10/20, 4/14/20, 5/12/20, 6/9/20, 7/14/20, 7/16/20, 8/11/20, 9/8/20, 10/13/20, 11/10/20, 12/8/20, 1/12/21, 2/9/21, 3/9/21, 4/13/21, 5/11/21, 6/8/21, 7/13/21, 8/10/21, 9/14/21, 10/12/21, 11/9/21, 12/14/21, 1/11/22, 2/8/22, 3/8/22, 3/28/22, 4/12/22, 5/10/22 for possible release; and 7/12/22, 8/09/22, 9/13/22, 9/26/22, 10/11/22,10/26/22 and 11/08/22 for review and possible release. - *Pending*
 - b. Clause 3: To Discuss Strategy with Respect to Pursuing Legal Claims against Manufacturer of Polyfluoroalkyl Substances (PFAS) and other potential sources of PFAS, where the Chair has Determined that an Open Meeting May have a Detrimental Effect on the Litigating Position of the Airport Commission.
 - c. Clause 3: To discuss strategy with respect to collective bargaining, where the Chair has determined that an open session may have detrimental effect on the bargaining position of the Airport Commission.
 - d. Clause 2: to conduct contract negotiations with a non-union employee, specifically the Airport Manager
 - e. Clause 2: to conduct a strategy session in preparation for contract negotiations with a non-union employee

Exhibit 1

| Type | With | Amount | Other Information | Source of Funding |
|----------------------------|--|---------------|--|-------------------|
| Lease Amendment | Toscana Corporation | \$4,740.21 | Amendment No. 2 | Income |
| | | | Adjusts Lot Lines as Outlined in Exhibit A | |
| | | | Will Eliminate Easement if Granted | |
| | | | New Base Rent is \$116,277 adjusted annually | |
| Lease Amendment | Island Barge, Inc., Island Road Materials, Inc. and Victor-Brandon Corp. | \$7,759.18 | Amendment No. 1 | Income |
| | | | Adjusts Lot Lines as Outlined in Exhibit A | |
| | | | Will Eliminate Easement if Granted | |
| | | | New Base Rent is \$120,000.96 adjusted annually | |
| Lease Amendment | Nantucket Electric Company | N/A | Amendment No. 1 | Income |
| | | | Adjust Lot Lines as outlined in Exhibit A | |
| | | | To Eliminate Easement and add 10,383 sq.f to Lease | |
| Catering License Agreement | A Taste of Nantucket | \$1,500 | License Agreement for Catering At The Airport | Income |
| | | | \$1,500 Annual Business Fee Applies | |
| | | | Plus 25% Airport Catering Fee | |
| Catering License Agreement | Island Kitchen | \$1,500 | License Agreement for Catering At The Airport | Income |
| | | | \$1,500 Annual Business Fee Applies | |
| | | | Plus 25% Airport Catering Fee | |
| Contract Amendment | Mcfarland-Johnson, Inc. | TBD | Task Order No. | Capital |
| | | | Crew Quarters Project | |
| | | | | |
| Contract Amendment | Robert B.Ours | N/A | Amendment No. 2 | Capital |
| | | | Madaquesham Valley Road Waterline | |
| | | | Service connection, interior work and site remediation No Cost Change Order- Extends Expiration Date to 6/30/23 | |
| Contract | United Ag & Turf | (\$15,240.42) | Purchase of Z994R Diesel Commercial Ztrak Mower | Capital |
| | | | Warranty for 36 Months or 1500 hours | |
| | | | First 24-months No Hour Limitation | |
| Contract | Motorola Solutions, Inc. | (\$97,074.63) | Purchase of 25 APX 4000 Project 25 Portable Radios | Capital |
| | | | Accessories Included | |
| | | | Approved on ATM 2022 | |
| Contract | CHA Consulting Inc. | TBD | Owners Project Manager for Terminal Optimization Project | Capital |
| | | | Includes Design and Construction Phases | |
| | | | Contract Expires XXXXX | |
| Pending | | | | |