



## 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)

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|                                                |                                                                                                                                                                                                   |
|------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Committee/Board/s</b>                       | Nantucket Memorial Airport Commission                                                                                                                                                             |
| <b>Day, Date, and Time</b>                     | Thursday, September 12, 2024, at 5:00 PM                                                                                                                                                          |
| <b>Location / Address</b>                      | □<br>REMOTE PARTICIPATION VIA ZOOM WEBINAR<br><a href="https://us06web.zoom.us/webinar/register/WN_nYUtOTKFTHWYSW6TpsiVoQ">https://us06web.zoom.us/webinar/register/WN_nYUtOTKFTHWYSW6TpsiVoQ</a> |
| <b>Signature of Chair or Authorized Person</b> | Noah J. Karberg                                                                                                                                                                                   |

### **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.

Webinar Registration Link:

[https://us06web.zoom.us/webinar/register/WN\\_nYUtOTKFTHWYSW6TpsiVoQ](https://us06web.zoom.us/webinar/register/WN_nYUtOTKFTHWYSW6TpsiVoQ)

To view the meeting only, see link below:

<https://youtube.com/live/D0mjF46u6vI>

1. Announcements
  - a. Chair reviews virtual meeting statement
  - b. This Meeting is Being Both Audio & Video Recorded
2. Review and Approve:
  - a. Agenda
  - b. 08/13/24 Draft Minutes
  - c. Ratify 08/07/2024 and 08/21/24 Warrants
3. Public Comment.
4. **091224-01** Airport Manager Search Contract
5. Pending Leases/Contracts as Set Forth on Exhibit 1, which Exhibit is Herein Incorporated by Reference
6. **091224-02** Authorization of Airport Manager to Sign Water Connection/Reimbursement Agreements
7. Pending Matters

- a. **062023-06** South Apron Ramp Expansion
    - i.**091224-03** Project Update
    - ii.**091224-04** Approval of National Grid License Agreement
  - b. **071420-03** Per-and Polyfluoroalkyl Substances (PFAS) Investigation Update - [www.ack-pfas.com](http://www.ack-pfas.com).
  - c. **050923-01** Crew Quarters Project
    - i. **091224-05** Thompson House Rehab Discussion
  - d. **021324-01** Terminal Optimization Project
8. Finance
- a. **051424-07** FY26 Potential Capital Project Request
  - b. **091224-06** Preliminary FY26 Budget Review
9. **091224-07** Ratify FAA Grant Awards
- a. AIP 86 Continuing Environmental Monitoring \$256,140
  - b. AIP 87 Replace Catch Basins \$141,955
  - c. AIP 88 Runway 6/24 Centerline Block Patch Phase I – Design and Obtain Permits \$69,660
  - d. AIP 89 Evaluating the Effectiveness of PFAS-Containing Firefighting Foam Treatment Systems and PFAS Mitigation - \$1,200,000
10. **061124-08** G. J. Smith, Inc. Tenant Alteration Application Discussion
11. Manager’s Report
- a. Project Updates
  - b. RFP/Bid Status
  - c. Operations Update
  - d. Statistics
  - e. Personnel Report
12. Commissioner’s Comments
13. Public Comment
14. Executive Session – G.L. c.30A, §21 (a)
- a. Review ES minutes of 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, 7/11/23, 8/8/23, 9/19/23, 10/10/23, 11/14/23, 12/12/23, 1/09/24, 2/13/24, 3/12/24, 4/09/24 for possible release and 5/14/24, 6/11/24, 7/09/24 and 8/13/24 for review and possible release. - *pending*
  - b. Clause 3: To Discuss Strategy with Respect to the Litigation Regarding Walsh, where the Chair has Determined that an open session may have Detrimental Effect on the Litigating Position of the Airport Commission.
  - c. Clause 3: To Discuss Strategy with Respect to the potential Litigation regarding TURO, where the Chair has Determined that an open session may have Detrimental Effect on the Litigating Position of the Airport Commission.
  - d. 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.

- e. Clause 3: To discuss strategy with respect to the litigation regarding the Greene Claim, where the Chair has determined that an open session may have detrimental effect on the litigating position of the Airport Commission.

### Exhibit 1

| Type               | With                      | Amount         | Other Information                                                 | Source of Funding |
|--------------------|---------------------------|----------------|-------------------------------------------------------------------|-------------------|
| Lease Amendment    | Hagedorn Aviation         | TBD            | Amendment # 1 to adjust land lease by xxxx                        | Income            |
|                    |                           |                | As-Built Survey incorporated onto The Lease as part of Exhibit A  |                   |
|                    |                           |                | New Base Rent \$xxxx adjusted annually                            |                   |
| Lease Amendment    | Nantucket Oasis Pool& Spa | \$9,310.56     | Amendment # 1 to adjust land lease by 2,069 square feet           | Income            |
|                    |                           |                | As-Built Survey incorporated onto The Lease as part of Exhibit A  |                   |
|                    |                           |                | New Base Rent \$194,080.56 adjusted annually                      |                   |
| Contract Amendment | McFarland-Johnson,Inc.    | (\$50,000.00)  | Amendment No. 2 to Task Order MJ-EN-05                            | Capital           |
|                    |                           |                | Architectural Services for Employee Housing Development           |                   |
|                    |                           |                | Time and Material Task Order Not-To-Exceed \$50,000               |                   |
| Contract           | McFarland-Johnson,Inc.    | (\$30,000.00)  | Task Order MJ-EN-14                                               | Capital           |
|                    |                           |                | Data Collection, Design, Bidding, and Construction Phase Services |                   |
|                    |                           |                | For Water Service House Connections - Phase II                    |                   |
| Contract Amendment | McFarland-Johnson,Inc.    | TBD            | Change order No. 1 to Task Order MJ-EN-10                         | Operating         |
|                    |                           |                | Bunker Lot 66 Fence and Access Improvements                       |                   |
|                    |                           |                |                                                                   |                   |
| Contract Amendment | Robert B. Our, Inc.       | (\$160,496.03) | Change order No. 2 to South Apron Project                         | Capital           |
|                    |                           |                | Runway 6-24 Emergency Centerline Repair                           |                   |
|                    |                           |                | New contract amount including amendment is \$39,535,145.86        |                   |
| Contract Amendment | Robert B. Our, Inc.       | N/A            | Change order No. 3 to South Apron Project                         | Capital           |
|                    |                           |                | Electrical Design Modifications                                   |                   |
|                    |                           |                | No Cost Change Order                                              |                   |
| Contract Amendment | Robert B. Our, Inc.       | N/A            | Change order No. 4 to South Apron Project                         | Capital           |
|                    |                           |                | Drainage Revisions                                                |                   |
|                    |                           |                | No Cost Change Order                                              |                   |
| Contract Amendment | Robert B. Our, Inc.       | (\$40,248.32)  | Change order No. 5 to South Apron Project                         | Operating         |
|                    |                           |                | Airport Improvements (Hangar 4,Irrigation Repair,Sewer Cover)     |                   |
|                    |                           |                | New contract amount including amendment is \$39,575,394.18        |                   |
| Contract Amendment | Robert B. Our, Inc.       | (\$44,972.31)  | Change order No. 6 to South Apron Project                         | Operating         |
|                    |                           |                | Time Delay Cost                                                   |                   |
|                    |                           |                | New contract amount including amendment is \$39,620,366.49        |                   |
| Pending            |                           |                |                                                                   |                   |