

Town of Nantucket
NANTUCKET MEMORIAL AIRPORT
14 Airport Road
Nantucket Island, Massachusetts 02554

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Commissioners
Arthur D. Gasbarro, Chairman
Andrea N. Planzer, Vice Chair
Anthony G. Bouscaren
Jeanette D. Topham
Philip Marks III

AIRPORT COMMISSION MEETING
October 10, 2024

The meeting was called to order at 5:00 pm by Chairman Arthur Gasbarro with the following Commissioners present: Andrea Planzer, Philip Marks and Anthony Bouscaren.

This meeting was conducted remotely by video conference via Zoom app and live on the Town of Nantucket YouTube Channel.

Airport employees present were Noah Karberg, Airport Manager, Boyana Stoykova-Nelson, Office Manager, Cameron Woods, Environmental Coordinator and Vilina R. Ilieva, Administrative Assistant.

Also present: Rich Lasdin McFarland-Johnson

Mr. Gasbarro read the Town's virtual meeting statement.

Mr. Gasbarro announced the meeting was being audio and video recorded.

Mr. Gasbarro asked for comments on the Agenda; hearing none, the Agenda was adopted.

Mr. Gasbarro asked for comments and concerns on the 09/12/24 Draft minutes; hearing none, the Draft Minutes were adopted by unanimous consent.

Mr. Marks made a **Motion** to ratify the 09/11/24, and 09/25/24 Warrants **Second** by Ms. Planzer and **Passed** by the following roll call vote:

Mr. Bouscaren - Aye
Mr. Gasbarro – Aye
Ms. Planzer – Aye
Mr. Marks - Aye

Public Comment:
None.

071420-03 Per-and Polyfluoroalkyl Substances (PFAS) Investigation

Mr. Karberg deferred to Cameron Woods, the Nantucket Environmental Coordinator. Ms. Woods gave status updates on the latest round of Home Connections of Town water. There are eleven (11) homes that are scheduled to be connected.

Ms. Woods introduced Weston Solution to provide the PFAS Investigation Status Report. Mr. Michael Kanarek from Weston Solution gave an update on the PFAS Phase II Audit and Site Inspection. On April 10, 2024, EPA Established Maximum Contaminant Levels (MCLs) for six PFAS compounds. At this time, that only applies to the public drinking water supply system. The MassDEP expected to adopt the EPA MCLs at some point.

The IRA Status Report No. 16 was submitted on August 30. The Fuel Farm System was sampled in February and May, and the PFAS 6 was found to be non-detect in mid and effluent samples. One round of residential sampling on Madequecham Valley Rd. was taken in May and five (5) homes were below the MassDEP standard. Four additional homes on Madequecham Valley Rd. will be connected to the water line. Seven homes on the West Side will be connected to the water line based on earlier sampling results. Additional sampling is under way. The full report can be found at:

<https://www.youtube.com/watch?v=RqWfeHS9A18>

Mr. Marks provided information about Geothermal Wells; if the Airport mitigates the PFAS out of the well, it can be part of the recovery to reduce the whole footprint and that should at least explore that. Mr. Marks thinks that it should be looked at entirely not just by shutting off the well, but that it should be utilized to reduce the PFAS on the ground.

Mr. Kanarek responded that Weston Solution will continue to evaluate that. Mr. Kanarek added that one of the issues with the system is high flow rates. The GAC system that is used at the Airport is reliant on sort of keeping the flow rate to a certain level.

Mr. Gasbarro made a few points that the Geothermal wells are not impacting the Town wells. Mr. Gasbarro asked if Weston Solution could confirm that the Airport could provide a level of assurance to the community and additional supporting information on how the wells will be sampling.

Mr. Kanarek responded regarding the protection of the Town Wells that a large part of those Wells will be covered by sampling those residential Wells off to the West side and evaluating additional sampling as well. This will be part of Phase III evaluation.

Mr. Gasbarro asked when the additional monitoring Wells will be installed for the network on the West side of the Airport?

Mr. Kanarek answered that Weston Solution already planned to have those wells, but because of Town roads construction this has been postponed.

Mr. Karberg advanced the status of Geothermal reconditioning. This item was tasked to McFarland-Johnson because relocating the wells isn't an optimal idea. Mr. Karberg asked McFarland-Johnson to consider the option of converting the Geothermal system to closed-loop system and replacing it with a conventional system. McFarland-Johnson is currently looking at that as a part of the program definition report for the Terminal Project.

Public Comment:

Mr. Larson asked if there would be any sampling of the groundwater at the 150-foot level, and he suggested that the Airport could start to sample and test the water at those deeper

levels. This information would help to understand how the plume will move because this is an entirely different scale for sampling.

Mr. Gasbarro recommend Mr. Kanarek if it is possible to open that well and take a static sample at that depth as was suggested.

Ms. Emily Molden asked a question related to Geothermal Wells. Residential Wells that are being proposed to be monitored at a deep level would give enough sense to the acquirer and what the contamination is and where that is moving. Ms. Molden inquired whether there is a monitoring plan in place, as well as any collaboration with Town, to ensure that this does not end up in public water wells.

Mr. Gasbarro responded that this information has been coordinated with both Town and the Airport.

Ms. Molden added if extra monitoring would be developed in the next Phase of this as this process.

Mr. Gasbarro answered that this is part of Phase III, and Geothermal Wells would be part of that evaluation.

Ms. Molden asked a question related to the CSA Addendum of the leasehold property to the North. Also, this is being a past source of PFAS likely from the car wash activities there, and there is a Special Permit from Planning Board to increase the numbers of car wash base. Ms. Molden asked if the Airport Commission as an owner would review this Special Permit, and what has been proposed and this will eliminate any potential future PFAS source to the surrounding area.

Mr. Karberg answered that Nantucket Airport Gas switched the product line that they were used number of years ago to items containing no PFAS.

Ms. Molden is interested in finding out what type of future sampling is proposed for residents on the West site and would request the Airport to consider additional monitoring for those residents.

Mr. Karberg reported that it is already underway, and it is a part of the sampling that was reported earlier.

Mr. Gasbarro added that the Airport is in the middle of a second round of sampling that homes, and depending on the results of this, the Airport would determine resampling remediation or activity that maybe needed another potential step.

Pending Leases/Contracts Mr. Karberg presented Exhibit 1 for approval of the following contracts, leases, and contract amendments.

- ➔ Contract - McFarland-Johnson Task Order No. MJ-EN-15 Architectural Services for Employee Housing Development II, not to exceed \$237,000.
- ➔ Contract - ADK Consulting, Inc. Recuring Airport Manager Services in the amount of \$45,306.
- ➔ Contract - Firematic Supply Co. Ink. Purchase and Delivery of Fluorine Foam on the amount of \$39,810.
- ➔ Contract Amendment - The Shain Group, Inc. Amendment No. 1 for Freight Expenses, Purchase, and Delivery of 2023 Lektro Tug in the amount of \$13,698.
- ➔ Contract – ADB Safegate Americas, LLC – Updating the existing Airfield Lighting Control and Monitoring System in the amount of \$19,610.90.

- ➔ Contract Amendment – Pearl Company Change Order No. 1 to Employee Housing Project in the amount of \$59,207.84
- ➔ Contract Amendment – Pearl Company Change Order No. 2 for Night Sewer Work. The new Contract Sum including this Change Order will be \$6,215,532.09

Mr. Bouscaren made a **Motion** to approve the lease, contracts, and contract amendments as set forth in Exhibit one (1). **Second** by Ms. Planzer and **Passed** by the following roll call vote:

- Ms. Planzer – Aye
- Mr. Bouscaren - Aye
- Mr. Gasbarro – Aye
- Mr. Marks - Aye

062023-06 South Apron Expansion Project Updates - Mr. Karberg provided an update that the Airport Commission and Select Board executed their License Agreement to install electrical equipment of high and low voltage. The payment was submitted by Robert B. Our and National Grid. The next step would be National Grid to schedule and perform the work. Dates for the work to be determined. The South Ramp Expansion was associated with heavy traffic during the Nantucket Project Week. The second coat of paint was completed.

050923-01 Crew Quarters Project

Mr. Karberg reported that this project is currently delayed. The Airport is working through the preparation to move the project forward. The Select Board approved the Noise waiver for the night construction work. The work is scheduled to begin on October 28th. The Airport would be responsible for putting out a notice through its website and social media and coordinating the process.

021324-01 Terminal Optimization Project

Mr. Karberg is expecting to receive the Program Definition Report from McFarland-Johnson. The Report will be under review with the Airport Owner Manager. Mr. Karberg will present a more comprehensive report at November's meeting, which will include details on the design budget schedule.

Finance

- **051424-07 FY26 Final Operating Budget**– Mr. Karberg gave an update that there are no changes from the Draft version that was presented in September's meeting. The Airport will have a meeting with the Town Manager and Finance Director on November 7th.

Mr. Bouscaren made a **Motion** to approve the FY26 Final Operating Budget **Second** by Mr. Marks and **Passed** by the following roll call vote:

- Ms. Planzer – Aye
- Mr. Bouscaren – Aye
- Mr. Marks – Aye
- Mr. Gasbarro - Aye

061124-07 G. J. Smith, Inc., Planning Board Application – Mr. Karberg provided an update that he had exchanged several emails with Mr. Mulloy, who is Mr. Smith’s permanent agent. Mr. Smith is looking for a positive endorsement from the Airport Commission for relocating the water line and the Planning and Land Department can remove the stop work order. The Airport could correspond with direct relations with the Planning Board to finalize this work. The plans for relocating the waterline were reviewed by Airport staff and Water Company Director, and there are no concerns with the relocation plans from their site.

Manager’s Report - Mr. Karberg reported on:

Project Updates – AIP

- ➔ **Master Plan** – McFarland-Johnson is working on creating landside alternatives to present to the next TAC Meeting early December.
- ➔ **Geometry Project** – Disadvantaged Business Enterprise plan is nearing completion.
- ➔ **ARFF Truck** – The Airport is anticipating delivery for the new truck around the winter break.
- ➔ **Runway 6/24 Centerline Design** – The Airport received Bids and that is under review.
- ➔ **Continuing Environmental Monitoring** – Ongoing monitoring work will start soon.
- ➔ **PFA’s Mitigation Grant** – The Select Board has approved the Borrowing Authorization.

Project Updates – Non-AIP

- ➔ **Hangar Development** –No update on this item.
- ➔ **Fence Relocation on Bunker Road** – The Airport has located the new fence line and utility service will be schedule and begin work shortly.
- ➔ **Fence Relocation South Shore** – The Airport is waiting on a price from the Contractor.

RFP/Bid Status:

- IFB to Rehabilitate a Portion of Runway 6-24 Centerline- The Airport received one bid.
- IFB for Refueling Pad Wall Repair - The bid is due on October 11th.
- RFP to Lease 33 Bunker- No update.

- REOI for Flat roof building - The Airport staff are developing the REOI. The Airport is considering extending it on month-to-month basis to the current tenant until this is issue.

Operations Update

- o Air Traffic Control - The mold mitigation work in the utility room was completed
- o Jet-A procedures – No update.
- o FBO and Hold Room Tent – The Airport is planning to take the tent down after October 20th.
- o The Annual Audit – This will take place on October 16th.
- o The Airport had two bird strikes. These are both triggering events that happened on October 5th and October 7th. This is a requirement under the Wildlife Hazard Management Plan.

Statistics:

Mr. Karberg reviewed the August 2024 Statistics:

- For August, total Ops are down 13%
- SW Ramp operations were up 1%
- Enplanements were up 4.3% in August

Cape Air in August:

- Boston was down 5%
- EWB up 29%
- HYA up 219%
- MVY up 213%

JetBlue in August:

- BOS up 13%
- DCA down 9%
- HPN up 16%
- JFK down 1%
- LGA down 34%

United Airlines in August:

- EWR down 7%.
- Enplaned 355 Passengers in August.

Delta Airlines in August:

- JFK down 52%
- LGA up 8%

American Airlines in August:

- PHL down 8%
- CLT up 24%
- DCA up 5%
- LGA 1,462 PAX enplaned

Fuel

- Jet A overall
 - o Up 4.6% FYTD over 3 yr avg.
 - o Up 3.5% over last 3 months

- o Down 10% in September.
- Jet A, FBO
 - o Up 10.7% FYTD over 3 yr avg.
 - o Up 3.5% in September
- Jet A, Commercial
 - o Down 6% FTYD
 - o Down 48% over last 3 months
- Low lead
 - o Up 8.1% FYTD
 - o Up 3.5% in September

Freight was down 13% in August

Down 20% FYTD

- USPS, Cape Air Freight, and UPS FedEx were down.

17 Noise Complaints in August.

Personnel Report - Mr. Karberg announced that Channing Lefebvre joined the Airport Custodial Team. Boyana Stoykova-Nelson completed her official duty at the Airport. Deb Crooks, the Airport's current Finance Assistant will begin working remotely, and that will be formulated through an Agreement.

Commissioners' Comments.

None

Public Comments

Mr. Gasbarro gave an update on the Managers' search, that Commissioners and staff are working to get this position advertised and live, and how the process would look.

Having no further business for Open Session, Mr. Bouscaren made a **Motion** to go into Executive Session, under G.L. Chapter 30A, Section 21A, not to return to Open Session, to review Executive Session Minutes as enumerated on the Agenda for possible release; 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.

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.

Second Ms. Planzer and **Passed** unanimously, by the following roll-call vote:

- Ms. Planzer – Aye
- Mr. Bouscaren – Aye
- Mr. Marks – Aye
- Mr. Gasbarro - Aye

The meeting adjourned at 6:23 pm.

Respectfully submitted,

Vilina R. Ilieva, Recorder

Master List of Documents Used:

08/10/24 Agenda including Exhibit 1
Agenda Protocol
09/12/24 Draft Minutes
09/11/24 and 09/25/24 Warrants Approvals
Exhibit 1
ADK Consulting & Executive Search Contract
Firematic Supply Co., Inc. Contract
The Shain Groo, Inc Amendment No. 1
ADB Safegate Americas, LLC Contract
Pearl Company Change Order No. 1
Pearl Company Change Order No. 2
Employee Housing Authorization L2etter
PFAS Investigation Status
PFAS Investigation Status Report
Cover Letter for Testing and Inspection Services Crew Quarters
FY26 Final Operating Budget
CIP List
Preliminary FY2026 Budget Review
SB NGRID Grant of License
SB Authorize for Funding PFAS
G.J Smith Tenant Alteration application
2025 Commission Meeting Calendar
August Monthly Statistics