



## 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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NANTUCKET TOWN CLERK  
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**Committee/Board/s** | Nantucket Memorial Airport Commission

**Day, Date, and Time** | Tuesday, July 8, 2025 at 5:00 PM

**Location / Address** | HYBRID 131 PLEASANT STREET, TRAILER ROOM A AND REMOTE PARTICIPATION VIA ZOOM WEBINAR  
[https://us06web.zoom.us/webinar/register/WN\\_u8hSPbmUTn-6ab6VuU62YA](https://us06web.zoom.us/webinar/register/WN_u8hSPbmUTn-6ab6VuU62YA)

**Signature of Chair or Authorized Person** | Warren Smith, Airport Manager

**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\\_u8hSPbmUTn-6ab6VuU62YA](https://us06web.zoom.us/webinar/register/WN_u8hSPbmUTn-6ab6VuU62YA)

To view the meeting only, see link below:

<https://youtube.com/live/cR0ehUBBuQI>

1. Announcements:
  - a. Chair Reviews Virtual Meeting Statement
  - b. This Meeting is Being Both Audio & Video Recorded
2. Review and Approve:
  - a. Agenda
  - b. 06/17/25 Draft Minutes
  - c. Ratify 06/25/25 Warrant
3. Public Comment
4. Pending Leases/Contracts as Set Forth on Exhibit 1, which Exhibit is Herein Incorporated by Reference
5. **070825-01** Airport Master Plan Update, Consultant Presentation
6. Pending Matters:
  - a. **062023-06** South Apron Ramp Expansion Project Update
  - 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
  - d. **021324-01** Terminal Optimization Project
  - e. **051325-01** High Mast Lighting

7. Finance:
  - a. **051325-04** FY27 Capital Project Request
8. Manager's Report:
  - a. Project Updates
  - b. RFP/Bid Status
  - c. Operations Update
  - d. Statistics
  - e. Personnel Report
9. Commissioners' Comments
10. Public Comment
11. 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, 5/14/24, 6/11/24, 7/09/24, and 8/13/24 for possible release and 9/12/24, 10/10/24, 11/12/24, 12/06/24, 12/10/24, 12/18/24, 01/14/25, 01/28/25, 02/11/25, 03/25/2025, 04/08/25, 05/13/25 and 06/17/25 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 Potential Litigation, where the Chair has Determined that an Open Meeting May have a Detrimental Effect on the Negotiating or Litigating Position of the Airport Commission.
  - d. 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.

## Exhibit 1

| Type                        | With                           | Amount          | Other Information                                                                                             | Source of Funding |
|-----------------------------|--------------------------------|-----------------|---------------------------------------------------------------------------------------------------------------|-------------------|
| Lease Agreement             | Hagedorn Aviation Hangar No. 8 | TBD             | New Lease Agreement to Adjust Land Lease                                                                      | Income            |
|                             |                                |                 | New Rent will be Based on Completion of Property Appraisal                                                    |                   |
|                             |                                |                 | New Base Rent \$xxxxx, Adjusted Annually                                                                      |                   |
| Contract Amendment          | Robert B. Our, Inc.            | \$602,721.49    | Change Order No. 8 to South Apron Project                                                                     | Capital           |
|                             |                                |                 | The Airport will receive Additional Funding from MassDOT Aeronautical Division                                |                   |
| Contract                    | S.W. Cole Engineering          | -\$30,000.00    | Dormitory Construction Materials Testing & Inspection Services                                                | Capital           |
|                             |                                |                 | 1-Year Term                                                                                                   |                   |
|                             |                                |                 | Contract Expires 12/31/2025                                                                                   |                   |
| Contract                    | Mc-Farland Johnson             | -\$1,441,000.00 | Task Order No. MJ-PA-07 Evaluation of the Effectiveness of PFAS Containing Firefighting Foam Treatment System | Capital           |
|                             |                                |                 | MassDOT will not participate in this Grant                                                                    |                   |
|                             |                                |                 | 3-Year Term                                                                                                   |                   |
| Contract                    | Premier Fence, LLC             | -\$4,174,438.55 | South Ramp Sound Barrier Wall Construction Project                                                            | Capital           |
|                             |                                |                 | The Contract amount includes both Design&Construction                                                         |                   |
|                             |                                |                 | 2-Year Term                                                                                                   |                   |
| Contract Amendment          | Pearl Company                  | -\$68,098.83    | Change Order No.6                                                                                             | Capital           |
|                             |                                |                 | New Contract Amount, including this Amendment, is \$ 6,447,638.12                                             |                   |
|                             |                                |                 | Basement steel column revisions, added height to the Retaining , split rail fence, 600amp disconnect          |                   |
| Landlord Waiver & Agreement | Airport Gas Station, Inc.      | N/A             | Loan Financing Agreement with Rockland Trust Company                                                          | N/A               |
|                             |                                |                 | Pursuant to a Lease Agreement Dated August 14, 2018                                                           |                   |
|                             |                                |                 | Located at 10 Airport Road                                                                                    |                   |
| Landlord Waiver & Agreement | Harbor Fuel Oil Corporation    | N/A             | Loan Financing Agreement with Rockland Trust Company                                                          | N/A               |
|                             |                                |                 | Pursuant to a Lease Agreement Dated January 22, 2013                                                          |                   |
|                             |                                |                 | Located at 40 Bunker Road                                                                                     |                   |
| Landlord Waiver & Agreement | Harbor Fuel Oil Corporation    | N/A             | Loan Financing Agreement with Rockland Trust Company                                                          | N/A               |
|                             |                                |                 | Pursuant to an Amended Lease Agreement Dated October 8, 2019                                                  |                   |
|                             |                                |                 | Located at 40 Bunker Road                                                                                     |                   |
| Landlord Waiver & Agreement | Harbor Fuel Oil Corporation    | N/A             | Loan Financing Agreement with Rockland Trust Company                                                          | N/A               |
|                             |                                |                 | Pursuant to a Lease Agreement Dated August 13, 2002                                                           |                   |
|                             |                                |                 | Located at 40 Bunker Road                                                                                     |                   |
| Pending                     |                                |                 |                                                                                                               |                   |