



## 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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**Committee/Board/s** | Nantucket Memorial Airport Commission

**Day, Date, and Time** | Tuesday, December 9, 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\\_Fm7\\_jw3fQ3ShJBulssqd5w](https://us06web.zoom.us/webinar/register/WN_Fm7_jw3fQ3ShJBulssqd5w)

**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\\_Fm7\\_jw3fQ3ShJBulssqd5w](https://us06web.zoom.us/webinar/register/WN_Fm7_jw3fQ3ShJBulssqd5w)

To view the meeting only, see link below:

<https://youtube.com/live/yJivIjprdD8>

1. Announcements:
  - a. Chair Reviews Virtual Meeting Statement
  - b. This Meeting is Being Both Audio & Video Recorded
2. Review and Approve:
  - a. Agenda
  - b. 11/18/25 Draft Minutes
  - c. Ratify 11/19/25 and 12/03/25 Warrants
3. Public Comment
4. Pending Leases/Contracts as Set Forth on Exhibit 1, which Exhibit is Herein Incorporated by Reference
5. **090925-01** Jet Fuel Discussion
6. Pending Matters:
  - a. **071420-03** Per-and Polyfluoroalkyl Substances (PFAS) Investigation Update – [www.ack-pfas.com](http://www.ack-pfas.com)

- b. **050923-01** Crew Quarters Project
    - i. **101425-01** Discussion – S.W. Cole Pending Contract
  - c. **021324-01** Terminal Optimization Project
- 7. **120925-01** Non-Union Personnel Agreement – Review and Approval
- 8. **111825-01** Rates and Charges Public Hearing Proposed to be Scheduled for January 13, 2026, Overview
- 9. Manager's Report:
  - a. Project Updates
  - b. RFP/Bid Status
  - c. Operations Update
  - d. Statistics
  - e. Personnel Report
- 10. Commissioners' Comment
- 11. Public Comment

## Exhibit 1

| Type                | With                                            | Amount         | Other Information                                                                     | Source of Funding |
|---------------------|-------------------------------------------------|----------------|---------------------------------------------------------------------------------------|-------------------|
| Lease Agreement     | Hagedorn Aviation Hangar No. 8                  | \$37,375.00    | New Lease Agreement to Adjust Land Lease                                              | Income            |
|                     |                                                 |                | Monthly Rent Abatement of \$1,211.12                                                  |                   |
|                     |                                                 |                | 10 Year Term, Expiring December 31, 2035                                              |                   |
| Lease Amendment     | Tradewind                                       | \$9,502.50     | Lease Extension on a Month-to-Month Basis                                             | Income            |
|                     |                                                 |                | Monthly Rent Shall Remain at \$9,502.50 in Accordance with Original Lease             |                   |
|                     |                                                 |                | The Original Lease Expires December 17, 2025                                          |                   |
| License Agreement   | Stowe Enterprises, LLC d.b.a. FreshAir Services | \$1,500.00     | Aircraft Cleaning Services and Security Screening Services                            | Income            |
|                     |                                                 |                | Annual business fee Plus 20% Airport Cleaning fee and Security Screening Services Fee |                   |
|                     |                                                 |                | Expires on December 31, 2026                                                          |                   |
| Contract            | S.W. Cole Engineering                           | (\$30,000.00)  | Dormitory Construction Materials Testing & Inspection Services                        | Capital           |
|                     |                                                 |                | 1-Year Term                                                                           |                   |
|                     |                                                 |                |                                                                                       |                   |
| Contract            | Johnson Controls Fire Protection, Inc           | (\$40,202.82)  | Fire Alarm, Sprinkler System, and Elevator Inspection                                 | Operating         |
|                     |                                                 |                | Statewide Contract - 2-year Services                                                  |                   |
|                     |                                                 |                | Expires December 31, 2027                                                             |                   |
| Letter of Agreement | Anderson and Kreiger                            | N/A            | Legal Services of General Matters for Calendar Year 2026                              | Operating         |
| Contract            | 1200.Aero Inc.                                  | (\$49,000.00)  | New Program to Report APU Usage Run Time on the Ramp                                  | Operating         |
|                     |                                                 |                | To Track Noise-Sensitive Areas                                                        |                   |
|                     |                                                 |                | The Contract Amount is for a one-time program development                             |                   |
| Contract Amendment  | CHA Consulting, Inc.                            | (\$9,302.63)   | Contract Amendment #2 Employee Housing Project                                        | Capital           |
|                     |                                                 |                | To cover the differential amount for OPM Services                                     |                   |
|                     |                                                 |                | The contract amount will be increasing from \$268,571 to \$277,873.63                 |                   |
| Contract            | McFarland-Johnson                               | (\$174,200.00) | Task Order MJ-EN-16                                                                   | Capital           |
|                     |                                                 |                | Concrete Hardstand Construction Gate 2A                                               |                   |
|                     |                                                 |                |                                                                                       |                   |
| Contract            | McFarland-Johnson                               | \$0.00         | Task Order MJ-XX-XX                                                                   | Capital           |
|                     |                                                 |                | Geothermal                                                                            |                   |
|                     |                                                 |                |                                                                                       |                   |
| Contract            | McFarland-Johnson                               | \$0.00         | Task Order MJ-XX-XX                                                                   | Operating         |
|                     |                                                 |                | Tank Compliance Services                                                              |                   |
|                     |                                                 |                |                                                                                       |                   |

| Type     | With                     | Amount | Other Information                                       | Source of Funding |
|----------|--------------------------|--------|---------------------------------------------------------|-------------------|
| Contract | World Fuel Services, Inc | N/A    | Aviation Fuel Supply                                    | Fuel Revolver     |
|          |                          |        | Pricing Subject to Market Rate outlined in the Contract |                   |
|          |                          |        | 3-Year Contract                                         |                   |
| Contract | World Fuel Services, Inc | XXXXX  | Refueler Lease for 6 Vehicles                           | Operating         |
|          |                          |        |                                                         |                   |
|          |                          |        | 3-Year Contract                                         |                   |
| Pending  |                          |        |                                                         |                   |