

**Commonwealth Of Massachusetts  
County of Dukes County, S.S.  
MARTHA'S VINEYARD AIRPORT COMMISSION MEETING**

**October 13, 2022, 2:00PM  
Martha's Vineyard Airport Commission Conference Room  
and by Zoom Conference**

**PRESENT:**     **Commissioners:** Bob Rosenbaum (Chair), Richard Knabel, Bob Zeltzer, Geoffrey Wheeler, Don Ogilvie, Kristin Zern, Jack Ensor (zoom)  
                  **Staff:** Geoffrey Freeman – Director, Denise Tawa – Executive Assistant, Ann Metcalf – Comptroller, Joan Shemit - Business Manager  
                  **Other:** Ron Myrick - TetraTech, Matthew O'Brien – GeoTech, Thomas Humphrey- MV Gazette, Eunki Seonwoo - MV Times, MVTV

**I. CALL TO ORDER**

Mr. Rosenbaum called the meeting to order at 2:00pm.

**II. APPROVAL OF MEETING MINUTES**

*A motion was placed on the floor by Mr. Wheeler to approve the 9/1/22 draft minutes. Mr. Knabel seconds the motion, no discussion, roll-call vote:*  
Zeltzer – Aye, Zern – Aye, Wheeler – Aye, Ogilvie – Aye, Knabel – Aye, Ensor – Aye, Rosenbaum – Aye.  
PASSED UNANIMOUSLY (7 – Aye, 0 – Nay, 0 – Abstention).

*A motion was placed on the floor by Mr. Knabel to approve the 9/8/22 draft minutes. Mr. Wheeler seconds the motion, no discussion, roll-call vote:*  
Zeltzer – Aye, Zern – Aye, Wheeler – Aye, Ogilvie – Aye, Knabel – Aye, Ensor – Aye, Rosenbaum – Aye.  
PASSED UNANIMOUSLY (7 – Aye, 0 – Nay, 0 – Abstention).

**III. FINANCE SUBCOMMITTEE REPORT**

Finances are OK, there are some changes with cash flow and fuel sales but the numbers are in-line with pre-Covid numbers and fluctuations are a result of the pandemic. Cash flow is up and the P&L shows a healthy surplus. Ms. Metcalf is working on tightening things up. There are two action items for the Committee to consider:

- (1) Approval to Proceed with Geotech & Survey Work for Taxi Lane Reconstruction:  
Mr. Rosenbaum stated that he might be recusing himself, as a beneficiary of this work.  
Mr. Freeman said he recently met with the FAA and Mass DOT to go over Capital Improvement Projects (CIP) to be completed in the next 10+ years, so that both agencies are aware of what the Airport plans to do. Completion of these projects will depend on Airport funding, eligibility, and the FAA's ability to assist with funding.  
One of the prioritized projects is the reconstruction of runway 15-33, however, the FAA has declined to fund this project at this time due to an easement and obstruction study currently being done on the primary runway. As a result, Mr. Freeman has identified some projects that are currently eligible for FAA funding and that will not affect the larger projects in the pipeline. One of those projects is the reconstruction of the taxi lane that accesses the hangar complex. Mr. Freeman is asking for approval to move forward with the survey and design work needed prior

to the start of construction. There will be some upfront costs the Commission will need to cover but the survey and design work is eligible for FAA reimbursement of up to 90% of the cost. The Commission discussed the cost of the work based on estimated pricing by McFarland Johnson: Survey work is estimated at \$50,000, Geotech work is estimated at \$75,000 and Project Administration is estimated at \$45,000, for a total of \$170,000.

*Motion placed on the floor by Mr. Knabel to authorize \$170,000 to proceed with the survey and geotech work needed for the reconstruction of the taxi lane. Mr. Ensor seconds.*

Discussion: The estimated cost of the entire project is \$1,647,000. Mr. Ensor asked if the \$615,000 consultant's fee was appropriate compared to the overall cost of the project. Mr. Freeman responded that once the scope and fee numbers have been finalized, this will be reviewed by an independent fee estimation to confirm the fee is between 10 – 15%, which is standard. The work will include a full reconstruction of the taxi lane, including a drainage component.

*No further discussion, roll call vote:*

Zeltzer – Aye, Zern – Aye, Wheeler – Aye, Ogilvie – Abstain, Knabel – Aye, Ensor – Aye, Rosenbaum – Abstain. MOTION CARRIES (5 – Aye, 0 – Nay, 2 – Abstention).

(2) Tetra Tech PFAS Pilot Project Scope & Fee

Tetra Tech had previously proposed a pilot project for a treatment system for PFAS; they have come back with a full scope and cost estimate. They are taking a slightly different approach than previously described. Mr. Myrick was present to explain: the difference from the original presentation a couple months ago is that there was a significant amount of testing done over the summer that shows that the primary testing area remains a significant source of AFFF and that placement of a treatment barrier just down-flow of that area could have a significant benefit. Lateral and depth information is now available to place the barrier appropriately and maximize the benefit. The updated proposal includes the installation of six additional wells which will continue to be tested to determine the best placement for the barrier (Tasks 1 & 2 on the proposal). Task 3 is to inject the PlumeStop barrier into the ground based on the data collected from the wells. Some of the new wells will be positioned downstream from the barrier and testing will continue until June to determine the efficacy of the barrier (Task 4).

Mr. Wheeler asked whether there was any chance of decreasing the annual spending for this, or whether it would increase. Mr. Myrick stated that the base annual spending (~\$225k) for the monitoring of private wells, maintenance of treatment systems and compliance with DEP reporting requirements will not change. However, the additional tasks being discussed here aim to decrease the number of years that monitoring and reporting will be required.

Mr. Zeltzer stated that the effective life of the barrier is unknown so the treatment program may require additional barriers to be installed.

Mr. Myrick explained that they collected water samples 100 feet down and every 15 feet up to the surface; they found that water closer to the surface had the highest concentration of PFAS so the new test wells will target water that is 10-15' below the surface. The barrier that will be installed is about 60 feet long and 10 feet deep, targeting the highest concentration zone.

This barrier technique has been used elsewhere and has been successful. The cost of the proposed work is \$272,500. The drilling has been scheduled for two weeks from now, pending approval of the Commission, and the barrier is scheduled to be installed in early December.

*Motion placed on the floor by Mr. Knabel to authorize the Airport to enter into an agreement with Tetra Tech to conduct the proposed work for the PFAS Pilot project. Mr. Ogilvie seconds, no further discussion, roll call vote:*

Zeltzer – Aye, Zern – Aye, Wheeler – Aye, Ogilvie – Aye, Knabel – Aye, Ensor – Aye, Rosenbaum – Aye. PASSED UNANIMOUSLY (7 – Aye, 0 – Nay, 0 – Abstention).

#### IV. LAND USE SUBCOMMITTEE REPORT

Mr. Wheeler reported that all four updated land leases have been signed and everyone seems happy. The five-year fair market value review for the gas station lease is coming up. Mr. Wheeler stated that before the Land Use Policies were updated, the land leases were well under fair market value (by ~37%). In an effort to reduce the impact of increasing the leases to fair market value all at once, the Land Use Sub Committee agreed to increase the leases by 10% and implement a CPI increase at the time of renewals.

#### V. OUTREACH SUBCOMMITTEE REPORT

Ms. Zern reported that she attended a conference in Plymouth focused on increasing the role of women in aviation. She also stated that she is working with a group to provide scholarships to youths who are interested in getting involved with all aspects of aviation. Finally, she stated that it was a mistake not to conduct last year's fundraising effort at the end of the year so she plans to do that this year. She will continue to reach out to Airlines and Aviation Companies to get scholarship money. She noted that she is having trouble reaching Mr. Hart but has been trying to coordinate with him to get more high school students involved in aviation.

#### VI. MVY DIRECTOR'S REPORT

Mr. Freeman reported that air traffic counts are down about 9.4% from last September; this could be due to a leveling off from Covid numbers and/or adverse weather that deterred air travel. Enplaned commercial passengers were up 3%, which was likely a result of Delta's extended season (which ended on the 10<sup>th</sup>). Jet Blue will continue flights through 10/28, which will mark the end of the air-carrier season.

The new rates and charges have taken effect with the airlines; Cape Air is now up to date. Mr. Freeman is working with the other airlines to get them up to date as well.

The staff has been attending annual firefighting training off island over the past few weeks.

They are working on the winter snow removal equipment to make sure it's ready to go. Replacement of some of this equipment will be needed in the near future. Road improvements continue to be made and Mr. Freeman is working with the insurance company to get the business park sign replaced.

The Wastewater Treatment Plant Upgrade is at the point of a pre-construction meeting, which will take place on November 8.

The Commission discussed the various projects, both construction and capital, that are in the CIP.

Mr. Freeman noted that they will have to work the consultants to address the post-screening area.

The painting project will begin shortly, there was a meeting yesterday and the contractors are just waiting for some more materials to arrive before they begin. The project is still on track to be completed by November 15<sup>th</sup>.

#### VII. CHAIR'S REPORT

Mr. Rosenbaum stated that he had been in contact with the County's lawyer to finalize the contract for the \$1.5 million the Airport is set to receive. There was a complication when the County switched lawyers but the contract should be ready to go, the County just needs to approve.

Mr. Rosenbaum commended the Airport staff for their handling of the surprise arrival of the 50 Venezuelan migrants.

#### VIII. ITEMS NOT REASONABLE ANTICIPATED BY CHAIR

None.

## IX. PUBLIC COMMENTS

None.

## X. ANNOUNCE NEXT MEETINGS

MVAC: Thursday, November 10, 2022 @ 2:00pm

Outreach: November 3, 2022 @ 2:00pm

Land Use: November 3, 2022 @ 3:00pm

Finance: November 3, 2022 @ 10:00am

## XI. EXECUTIVE SESSION

Mr. Rosenbaum called for a motion to enter into executive session to discuss strategy with respect to litigation. The MVAC will invite the Airport Director, Airport Executive Assistant, Recording Secretary, Anderson Kreiger's legal team, and Ron Myrick from Tetra Tech to remain present for the executive session.

*Mr. Ogilvie made the motion, seconded by Mr. Knabel.*

Before the roll-call vote Mr. Rosenbaum stated that in the executive session, the Commission will discuss strategy with respect to litigation regarding PFAS, and Executive Session is necessary where an open meeting may have a detrimental effect on the litigating and negotiating position of the Commission.

*Roll- call vote:*

Knabel – Aye, Zeltzer – Aye, Zern – Aye, Ogilvie – Aye, Wheeler – Aye, Ensor – Aye, Rosenbaum – Aye.  
PASSED UNANIMOUSLY (7 – Aye, 0 – Nay, 0 – Abstention).

Mr. Rosenbaum stated that at the conclusion of the executive session, the Commission will adjourn the meeting.

## XII. ADJOURN

At 3:38pm a motion to adjourn the meeting was made by Mr. Ogilvie and seconded by Mr. Seltzer. No further discussion, vote taken and passed unanimously 7-0.

Minutes submitted by Juliet Mulinare.

Minutes approved: 11/10/2022