



BARNSTABLE MUNICIPAL AIRPORT
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BARNSTABLE MUNICIPAL AIRPORT COMMISSION
MINUTES OF THE REGULAR SESSION
TUESDAY, SEPTEMBER 15, 2009

Barnstable Municipal
Airport Commission:

Daniel W. Santos, P.E.
Chairman

Donald E. Megathlin,
Vice Chairman

Robert L. O'Brien,
Commissioner, Clerk

John T. Griffin, Jr.,
Commissioner

Michael A. Dunning,
Commissioner

Ronald Persuitte,
Commissioner

Timothy R. Luziatti,
Commissioner

Commissioners Present:

Daniel W. Santos P.E, Chairman, Donald E. Megathlin ,Vice Chairman, Robert L. O'Brien, Clerk, Timothy R. Luziatti, and Ronald Persuitte. The meeting was held at the Barnstable Municipal Airport in the Gourley Conference Room, 480 Barnstable Rd., Hyannis, MA.

Yarmouth Representative Present:

Robert Howard

Airport Staff Present:

Roland W. Breault, Jr., Airport Manager, Frank Sanchez, Assistant Airport Manager, Suzanne Kennedy, Executive Assistant to the Airport Manager and Christina Lounsbury, Noise Abatement Specialist

Public Members:

Jim Kinsella, Barnstable Enterprise; Bob Doane, Dan Wolf, Jim Wolf, and Michelle Haynes, Cape Air; David Still II, Barnstable Patriot

Call To Order:

Chairman Santos called the regular meeting of the Barnstable Municipal Airport Commission to order at 6:02 p.m. Attendance roll call was taken.

Minutes of the previous meetings:

Chairman Santos moved to approve the minutes of the August 18, 2009 Airport Commission Meeting. This was seconded and unanimously approved.

Public Comment:

None

Commissioners Response to Public Comment:

None

Reports from Subcommittees

Finance Subcommittee (Commissioners Megathlin, Dunning, Persuitte)

The Finance subcommittee met on Tuesday, September 1, 2009. The meeting was very short as most of the time period was spent on Real Estate Subcommittee, and a Finance Subcommittee meeting was scheduled for September 26, 2009. The following items were discussed:

- Financial Statements
- Jet Fuel sales and enplanements were down for August 2009

Real Estate & Contracts Subcommittee: (Commissioners Dunning, Megathlin, Persuitte)

The Real Estate subcommittee met on Tuesday, September 1, 2009. The following items were discussed:

- Dan Wolf, Cape Air President, gave a power point presentation to the members on Hyannis Air Service, Inc. that included local economic statistics, community benefits, proposed energy upgrade investments, wash-rack improvement investment, and the comparison of the two scenarios if Hyannis Air Service kept their headquarters in Hyannis, or if they were to move it elsewhere. A synopsis of the proposal will be presented at tonight's meeting.

Environmental Subcommittee (Commissioners Griffin, O'Brien, Luzietti, Santos)

The Environmental subcommittee met on Wednesday, September 2, 2009. The chair of this subcommittee, John Griffin, was not present to report, so the minutes from the subcommittee will be dispersed to all of the Commission members for information.

Planning and Development Subcommittee: (Commissioners O'Brien, Griffin, Luzietti, Santos)

The Planning & Development subcommittee met on Wednesday, September 2, 2009. The following items were discussed:

- DRI Modification and Development Agreement Update –
 - Horsley Witten Group requested comments from the Subcommittee on his August 21, 2009 letter.
 - Based on the ALP and future forecast of projects, the Development Agreement would include new or expansion of buildings, new impervious cover, and consideration of any Town projects and would allow pre-permitted expansion without going back through the Cape Cod Commission process.
 - The Willow Street property was needed for flexibility of future Airport projects and should not be considered for use by the Town of Barnstable for an Access Road.
- OTA Agreement – The AFTIL process is proceeding and management will attend the FAA Lab in December 2009. The release of the previous consultant, PBS&J, is in process and a new RFP for an architect will be advertised.

Terminal Building Committee: (Commissioners Santos, O'Brien, Megathlin)

The Terminal Building committee met today 4:00 p.m. The following items were discussed:

- The 60% design cost estimates between Suffolk Construction and the independent cost estimator were reconciled and were within 2% of each other.
- The prioritized list of Add Alternate items was reviewed.
- Agreed to give Notice to Proceed to AECOM to move to the next phase of construction drawings.
- Access Road update – the Cape Cod Commission meeting is September 17, 2009
- The Town of Barnstable Site Plan Review is scheduled for September 24, 2009.

Unfinished Business:

BMA 0809-01 – BMAC Subcommittee Reorganization

MOTION to accept the recommendation of the Subcommittee Ad Hoc Committee to approve two Standing Subcommittees, the Finance Subcommittee and the Infrastructure Subcommittee, to consist of three members each, to be appointed by the BMAC Chairman; and to approve the amended Barnstable Municipal Airport Commission Rules & Procedures effective September 15, 2009. **SPONSOR:** Subcommittee Ad Hoc Committee (**May be acted upon**)

This agenda item was moved and read by Commissioner Luzietti, and seconded. Commissioner Luzietti reported the following:

- Streamline the four subcommittees into two subcommittees to alleviate staff workload and overlapping of agenda items
- Keep the Terminal Building Ad Hoc Committee for as long as the Chair feels necessary
- Determined that it was the Chairman's prerogative to form a Public Relations Ad Hoc Committee if he thought it necessary

Commissioner Megathlin thought a Public Relations Ad Hoc committee should be formed to promote public approval of the Access Road and Terminal Building. The Commissioners discussed the logistics of the two subcommittee structures. Commissioner Luzietti commented that at the last meeting three subcommittees was proposed, but it made for irregular subcommittee members and dates for meetings. Chairman Santos preferred two

committees so that all members were involved with all of the issues. This agenda item was approved by majority verbal vote. Chairman Santos abstained from voting.

Chairman Santos indicated his appointments to the subcommittees as follows:

- Finance Subcommittee – Commissioners Megathlin, Persuette, and O'Brien
- Infrastructure Subcommittee – Commissioners Luzietti, Griffin, and Dunning

He asked each Subcommittee to elect their Chair, and stated that the Finance Subcommittee will meet on the First Tuesday of each month at 8:30 am, and Infrastructure will meet on the first Wednesday of each month at 8:30 am. He thanked the Committee for their time and effort.

New Business:

BMA0909-01 – Hyannis Air Service, Inc. Presentation of Proposed Lease Amendment

- Dan Wolf, Cape Air President, gave a power point presentation to the Commission (see attached). Bob Doane, Chief Financial Officer, Jim Wolf, Environmentalist, and Michelle Haynes, Communications and Government, of Cape Air all introduced themselves.
- Dan Wolf reviewed the history of Cape Air/Hyannis Air Service, Inc. They have been a tenant at the airport for 21 years starting on the East Ramp. They moved into the current hangar location about 13 ½ years ago and put about \$1.2 million into it. Since then, as a tenant, many other improvements have been made. They are currently installing an EPA approved wash rack. They currently have 59 airplanes and will be opening their 7th regional route. All of these are centralized at the Hyannis location.
- The current building value is \$1.3 million according to the BMA appraisal. The roof needs replacing, and the building needs insulation and a new heating system. These improvements would decrease energy consumption by 25%. They are proposing to do about \$2.6 million in improvements, of which %1.9 million would be for improvements, and \$7 million would then be for the installation of solar panels. The goal is to produce as much energy as they use through conservation and production.
- He is proposing to negotiate how to be consistent with the first lease and have the investment into the building be consideration toward the lease payments. He was requesting a 15 year amortization for these investments against the approximately \$140,000 annual lease costs.
- Once the lease is up, the building and solar panels would belong to the Airport.
- Mr. Wolf requested that this be negotiated and voted on as soon as possible to move forward with the installation of the roof and panels prior to the winter season. Chairman Santos stated the Commission would not delay in negotiating a decision.

Noise Report:

There were a total of 56 complaints made by 7 noise complainants in August 2009. Fifty-four were from the Town of Yarmouth, and 49 were from one complainant. Total Operations are down by 13%. The total quiet hour flights for August 2009 were 187 operations, reduced by 82 from August 2008. Departures and Arrivals prior to 5:30 am were nineteen. The Caravan, Island Air, flew 4 out of the 23 flights prior to 6:00 am during the month. The noise monitor has been sent out to be repaired, and Ms. Lounsbury is also getting a quote for a new one. Chairman Santos requested Ms. Lounsbury find out why the Caravan is not always being utilized.

Yarmouth Representative's Report:

Robert stated he had a conversation with Suzanne McAuliffe this afternoon concerning the prior Community Working Group meeting. From her prospective she felt it was the best meeting she had attending in the seven years that she has been involved with these issues. He requested that the Commission look into all of the accusations and information from a certain person that he would not name.

He commented that some Commissioners felt that having only two subcommittees would require a lot of work for the members. He felt that the Commission could consider enlarging the number of Commissioners to handle this demand.

Airport Manager's Report:

Manager Breault reported the following:

- The Wings of Freedom Tour will be at the Airport at 2:00 pm tomorrow. A short ceremony will be held at 4:00 pm with some local dignitaries speaking to honor the WWII veterans. Radio and Newspaper announcements have been sent so the Airport is hoping for a good turnout. The Aircraft will be here until Friday at around 12:00 p.m.

- The Cape Cod Commission DRI hearing for the Transportation Modification will be on September 17, 2009 at 3:00 p.m. The Site Plan Review Hearing will be on September 24, 2009 at 9:00 a.m.
- The airport maintenance staff is doing the rehab and painting of the EMAS system and thereby saving approximately \$200,000 in labor costs.

Announcements - Commissioner's Comments:

None

The next meeting will be held on Tuesday, October 20, 2009.

Adjournment:

Upon Motion duly made and seconded, it was voted to adjourn the meeting at 7:03 p.m.

ROBERT L. O'BRIEN, CLERK