



BARNSTABLE MUNICIPAL AIRPORT
BOARDMAN-POLANDO FIELD
480 BARNSTABLE ROAD, 2ND FLOOR
HYANNIS, MA 02601
www.town.barnstable.ma.us



Office: 508-775-2020
Fax: 508-775-0453

R.W. "Bud" Breault, Jr., Airport Manager
Frank Sanchez, Jr., Assistant Airport Manager

BARNSTABLE MUNICIPAL AIRPORT COMMISSION
INFRASTRUCTURE & MARKETING SUBCOMMITTEE MEETING

Wednesday, March 5, 2014
Airport Conference Center 9:00 am

Barnstable Municipal
Airport Commission:

Ronald Persuitte,
Chairman

John T. Griffin, Jr.,
Vice Chairman

Robert L. O'Brien,
Clerk

Donald E. Megathlin,
Commissioner

Michael A. Dunning,
Commissioner

Timothy R. Luzietti,
Commissioner

Mary F. Smith,
Commissioner

Call to Order

9:22 a.m.

Commissioners Present:

Commissioner John T. Griffin, Jr., Commissioner Mary F. Smith
Also attending was Commissioners Ronald Persuitte, Michael A. Dunning, and Robert L. O'Brien

Commissioners Absent:

Commissioner Donald E. Megathlin

Airport Staff Present:

Airport Manager, Roland W. Breault, Jr., Assistant Airport Manager, Frank Sanchez, and Executive Assistant to the Airport Manager, Suzanne Kennedy

Public Members Present:

None

Agenda of the Day:

The minutes of the January 8, 2014 Infrastructure & Marketing meeting were unanimously approved and signed.

Taken out of Order

New Business:

IN0314-01 –Discussion of Airport Properties

Several items were directed at the Airport Commission at a Town Council meeting that the Commission discussed.

1. Appraisal of Kmart Plaza:

- Manager Beault had suggested that Chairman Persuitte prepare a letter in response to the discussion held between Mr. Persuitte and Town Councilor Canedy at the Council Meeting concerning WS Development and the current Kmart Plaza lease.
- It was suggested that he read it at the next meeting, but Mr. Persuitte will be unavailable on that date.
- The primary issue was that the Town Council was requesting a professional appraisal be conducted of the Kmart Plaza property at the expense of the Airport. It would not be sound business practice to expend money on an appraisal that would serve no purpose, as the current lease will not expire for seven years.
- Chairman Persuitte stated that there was already a value stated by the Town of Barnstable Assessor's Office.

It was recommended to the full Commission for approval that the Airport Commission respond to the Town Council informing them that there are still seven years remaining on the current lease and therefore there is no need for an appraisal at this time.

2. Blighted Airport Owned Properties:

- Chairman Persuitte stated that he does not believe either the Kmart property or the former Mildred's property to be blighted as suggested by Councilor Canedy.
 - The Kmart Plaza is a leased property and although there is very little control of the age of the facilities, there are new storefronts and the area has been upgraded over the years.
 - The former Mildred's property was cleared and the impervious material was left on the lot so as not to lose the grandfather provisions.
 - The Airport Commission had voted not to make further improvements at this time.
 - It was mentioned that a variance will be needed due to the unique nature of the lot and its marketability.
3. Comments about the Airport Commission:
- The comments made about the Airport Commission not living up to the standards of the Town were incorrigible, and the Commissioners will take a stand against the person who made them.
 - The Airport Commission being insulted was unwarranted. Commissioner Dunning recommended that they request a list of all that the Airport has done for the Town over the years.

Action: Chairman Persuitte will obtain Commissioner's input and prepare a draft response.

Unfinished Business:

IN0114-03 – Review and Approve the Draft Development Agreement with the Cape Cod Commission

This agenda item was tabled. The Draft Development Agreement has gone back to Horsley Witten Group, Inc. for a re-write.

IN0314-02 –Update on Airport Construction Projects

Assistant Manager Sanchez gave the following report:

- **Taxiway A** – Lawrence Lynch has started construction of phases 7 through 10 from Delta to the Approach end of Runway 33. They are milling the Approach end of 15 to Delta and will be complete in November 2014. Staff is coordinating with the tenants for minimal issues with flight operations during construction.
- **Solar Array** – This project is still on schedule. The completion date has been extended through the end of June 2014. A meeting has been scheduled with Broadway Electrical for a proposed construction schedule.
- **NSTAR** – Staff has been working with KOBO. Because of the East Ramp Construction Project the Airport is requiring the electrical conduit be placed underneath the Ramp now. If the engineers can obtain a FAA approved design to cut the runway (11" wide) to lay the conduit, it might be possible to agree to this; if it can be completed within one week after Labor Day.
- **Fuel Farm Design** – A meeting will be held with Mr. Willenborg, MassDOT, to discuss approval of grant funding.
- **RVZ** – Jacobs Engineering is working to get this project FAA funded.
- **RFP for Designer Selection for Chapter 149 Project** – no update
- **East Ramp** – Phase I has been approved for MassDOT funding.

There were two late additions to the agenda:

Manager Breault requested that the Commission address two separate Jacobs Engineering Contracts for projects on the Airport.

IN0314-03 – Approval of the Jacobs Engineering Contract for the Rehabilitation of the East Ramp in the amount of \$419,295.00

There was no discussion.

Action: This agenda item was recommended for approval by the full Commission.

IN0314-04 – Approval of the Jacobs Engineering Contract for the Replacement of Mandatory Guidance Signs in the amount of \$61,701.00

Hold Short signs, which are all over 20 years old, will be replaced at each intersection. Attorney Gilmore will review both contracts prior to approval.

Action: This agenda item was recommended for approval by the full Commission.

Adjournment: Having no other business to discuss, the meeting was adjourned at 9:54 a.m.

John T. Griffin, Jr., Chairman
Infrastructure Subcommittee

Date