

CAPE COD GATEWAY AIRPORT COMMISSION
Tuesday, September 16, 2025
Meeting to be held in the Airport Conference Room at 4:00 PM

- This meeting will be replayed via Xfinity Channel 8 or high-definition Channel 1072. It may also be accessed via the Government Access Channel live video on demand archives on the Town of Barnstable's website:
<https://streaming85.townofbarnstable.us/CablecastPublicSite/?channel=1>
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PUBLIC SESSION AGENDA

1. **Call to Order**
 - a. This meeting of the Cape Cod Gateway Commission is being recorded and broadcast on the Town of Barnstable's Government Access Channel. In accordance with Massachusetts General Laws Chapter 30A, Section 20, I must inquire whether anyone else is recording this meeting and, if so, to please make their presence known.
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Minutes of the previous meetings:**
August 19, 2025
5. **Public Comment**
6. **Commissioner's Response to Public Comment**
7. **Report from Sub-Committees**
 - **Finance** (*Commissioners Weill, Bailey, Guidod*)
 - **Infrastructure & Marketing** (*Commissioners DiGeorge, Bierwirth, Maillho*)

PUBLIC SESSION

8. OLD BUSINESS

None

9. NEW BUSINESS

COM0925 – 1 – Review and Approve Discount Fuel Program new agreements with current "Fuel Purchasers".

MOTION to approve new Discount Fuel Program agreements with the current Fuel Purchasers AEG, Everest Fuel and NetJets. **SPONSOR:** Finance Subcommittee (**May be acted upon**)

COM0925 – 2 – Review and Approve Airport Solutions Group (ASG) Amendment #2 to the CONTRACT BETWEEN THE CAPE COD GATEWAY AIRPORT AND CONSULTANT (Engineer), for Airport On-Call Engineering Services for completed Terminal Apron Hardstands engineering in the amount of \$577,200

MOTION to approve Amendment #2 to the CONTRACT BETWEEN THE CAPE COD GATEWAY AIRPORT AND CONSULTANT (Engineer), for Airport On-Call Engineering Services for completed Terminal Apron Hardstands engineering and bidding services in the amount of \$577,200. **SPONSOR:** Finance Subcommittee (**May be acted upon**)

COM0925 – 3 – Review and Approve Airport Solutions Group (ASG) Amendment #3 to the CONTRACT BETWEEN THE CAPE COD GATEWAY AIRPORT AND CONSULTANT (Engineer), for Airport On-Call Engineering Services for Terminal Apron Hardstands Re-Bidding Services in the amount of \$15,700

MOTION to approve Amendment #3 to the CONTRACT BETWEEN THE CAPE COD GATEWAY AIRPORT AND CONSULTANT (Engineer), for Airport On-Call Engineering Services for Terminal Apron Hardstands Re-Bidding Services in the amount of \$15,700. **SPONSOR:** Finance Subcommittee (**May be acted upon**)

COM0925 – 4 – Review and Approve Cape Cod Gateway Airport logo design for future placement onto the Air Traffic Control Tower

MOTION to approve the design and appearance of the Cape Cod Gateway Airport logo on the air traffic control tower to move forward with obtaining sign sizing, sign characteristics and for permit vetting and pricing. **SPONSOR:** Infrastructure Subcommittee (**May be acted upon**)

COM0925 – 5 – Review and Approve 630 Barnstable Solar Project and License Agreement Estoppel

MOTION to approve a solar project on the rooftop of the building owned by Griffin Realty Trust who leases from Cape Cod Gateway Airport and approve a License Agreement Estoppel to fulfill NextGrid Inc. financing requirement. **SPONSOR:** Infrastructure Subcommittee (**May be acted upon**)

COM0925 – 6 – Review and Approve Noise abatement roundtable formation

MOTION to approve the formation of a roundtable to address community concerns relating to airport operations in the vicinity of Cape Cod Gateway Airport. **SPONSOR:** Infrastructure Subcommittee (**May be acted upon**)

COM0925 – 7 – Review and Approve Trees versus Fence between Barnstable Road and Cit Ave in the amount not to exceed \$11,000

MOTION to approve the planting of trees instead of reinstalling a fence between Barnstable Road and Cit Ave in the amount not to exceed \$11,000. **SPONSOR:** Infrastructure Subcommittee (**May be acted upon**)

10. Reports of Special Committees:

- Yarmouth Representative Comments

Updates:

- Events
 - **The 2025 Massachusetts Airport Manager Association (MAMA) annual conference is being held in Hyannis this year, Sunday October 19 through Tuesday October 21**
 - **More information will be transmitted to the Commission this week**
- Projects Update/Status

- Hardstand
 - **Proceeding through Town Council and funding should be appropriated by September 18, 2025**
 - **Airport will use approximately \$1,463,594 of reserves based on bids if unable to secure Federal Aviation Administration Grant and the airport does receive MassDOT Grant funding**
 - **Low bidder disqualified due to several discrepancies in the bid submission**
 - **Next lowest bidder was Lawrence Lynch at \$1,046,720.00 (JJ Cardosi, Inc \$990,696.00)**
- Tent update – Extension good until September 16, 2026
- Leases – **No updates**
 - Appraisals
 - **Mildred's appraisal – \$1,000,000**
 - **Steamship Authority – \$1,545,000**
 - **606 Barnstable Rd behind Pain D'Avignon - \$830,000**
 - HMI Parking Lease to RFP – **waiting for determination on renewal or RFP**
 - Car rental companies – **no update, RFP in process**
 - JetBlue Lease – **no update**
- Contracts
 - Engineering RFP
 - Planning RFP
 - **Both undergoing legal review**
- NetJets fuel issue
 - **Resolved – NetJets in-person audit team reported an excellent audit and well-run operation at Cape Cod Gateway Airport**
- Gate F insurance status
 - **Cape Air disputing responsibility of damaging the gate**
 - **TOB insurance working the issue**
- PFAS update
 - **ARFF building test results have indicated PFAS levels below regulatory requirements**
 - **ARFF building appears to be acting as a cap**
- Noise – Previous management recommendation(s)
 - **From minutes and airport folders, I only found recommendation**
 - 1 - **“to explore options for potentially further mitigating aircraft noise-related impacts”**
 - 2 – **Emphasis to “identify options... for reducing aircraft noise-related impacts” to the southeast of the airport**
 - **The proposal had no community involvement in the plan development, only consultants hired by the airport**

11. Announcements – Commissioner's Comments

12. Matters not reasonably anticipated by the Chair

13. Adjournment – Next Meeting, October 21, 2025

Please Note: The list of matters are those reasonably anticipated by the Commission Chair, which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. It is possible that if it so votes, the Council may go into executive session. The Commission may also act on items in an order other than they appear on this agenda.

PERSONS INTERESTED ARE ADVISED THAT, IN THE EVENT ANY MATTER TAKEN UP AT THE MEETING REMAINS UNFINISHED AT THE CLOSE OF THE MEETING, IT MAY BE PUT OFF TO A CONTINUED SESSION OF THIS MEETING, WITH PROPER POSTING.

For your information the section of the M.G.L. that pertains to postings of meetings is as follows:

Except in an emergency, in addition to any notice otherwise required by law, a public body shall post notice of every meeting at least 48 hours prior to such meeting, excluding Saturdays, Sundays and legal holidays. In an emergency, a public body shall post notice as soon as reasonably possible prior to such meeting. Notice shall be printed in a legible, easily understandable format and shall contain: the date, time and place of such meeting and a listing of topics that the chair reasonably anticipates will be discussed at the meeting. For meetings of a local public body, notice shall be filed with the municipal clerk and posted in a manner conspicuously visible to the public at all hours in or on the municipal building in which the clerk's office is located.