

The Plymouth Airport Commission held their regular meeting on Thursday, February 2, 2023, at 7:00 P.M. in the Conference Room in the Airport Administration Building. Present were Chairman Kenneth E. Fosdick, Vice-Chairman Douglas R. Crociati, and Commissioners Thomas W. Hurley, Dennis R. Smith, Chris Merrill, Karin Goulian, and Paul G. Worcester . Also present were Airport Manager Matt Cardillo, Airport Coordinator Brendan Nordahl, John Borland, Marc Bilodeau, Ralph Romano, Ed James, Bob Frye (remote), and Jeff Adler (remote).

Disclosure: These minutes are not verbatim – they are the secretary’s interpretation of what took place at the meeting. - Open Meeting Law, G.L. c. 30A§22.

OPEN MEETING Chairman Fosdick called the meeting to order at 7:00 PM.

ACCEPTANCE OF MINUTES, January 5, 2023

Commissioner Worcester made a motion to approve the minutes of January 5th, 2023, with one change noted. Vice-Chairman Crociati seconded the motion. The motion carried. 7-0-0.

REVIEW NOISE/SAFETY COMPLAINTS

Manager Matt Cardillo said that there were no noise or safety complaints during the month of January.

APPOINTMENTS

7:02 PM – Chris Turner, Turner Brother’s Construction, 100’ x 100’ hangar, SW side

Chair Fosdick said that he and Manager Cardillo met with Chris Turner regarding the water situation at the Airport. There is now an issue in West Plymouth with the Town of Plymouth not allowing any connections to the water system currently. This is due to the new development in Colony Place that has reduced the water pressure. He said that they need to put more water pumps in to increase the pressure. The issue at the airport is that the Town is now requiring many items that Mr. Turner was not prepared for. Chairman Fosdick said that he and Manager Cardillo will now have to meet with the Water Department.

7:05 PM – John Borland, Proposed Building Update

John Borland said that his zoning has been approved. He said that he knows that water will be an issue. He said that he will have only one person working in the building, so he only needs one bathroom. He said he is still pursuing a tight tank. Mr. Borland also said that he is ready to start construction as soon as everything has been signed off.

7:09 PM – Elks Club Proposed Building Update

Ralph Romano said that they had their meeting for the membership to vote on the building and it was unanimously voted to be approved. He said that right now their lawyer and the airport's lawyer are going back and forth regarding the lease terms.

7:11 PM – Donald Staszko, Proposed Hangar Construction Update

Manager Cardillo said he talked to Ryan Staszko earlier in the day and Mr. Staszko said that their engineer is still working on the site plan. Manager Cardillo said that he let Mr. Staszko know about the utility issues and Mr. Staszko said that they will still move forward, although they will take things a little slower.

7:12 PM – Marc/Jason Hangar Development

Marc Bilodeau handed out the latest drawings of his proposed hangar to the Commission. Mr. Bilodeau said that there will be plenty of room to plow snow around the area of this hangar. He also said that they are aware of the water tie in issues, and he is hoping that they will be resolved by the time they are ready to construct. There was some discussion about putting water meters on lines if they were to go with installing a well.

7:18 PM – Dubois & King, Jeff Adler

1. MALSF repair project

Jeff Adler of Dubois & King said that he talked to Tom Cullen of Cullen Electric, and he said that they have made good progress on the MALS System. He said that after tomorrow it will be fully operational.

2. Technical Master Plan update

Mr. Adler said that the Master Plan is essentially done, and they are waiting for the sign off on the ALP, which is the only thing that the FAA signs. He said that they were hoping to get it by now but the planner who is reviewing this Master Plan has been temporarily re-assigned for 90 days. Mr. Adler said that it is unclear what that means for the Master Plan. Mr. Adler recommends that the Commission finalize it and post it. He said that any minor changes to the ALP can be done afterwards, if needed. Mr. Adler said that a public meeting is needed regarding the environmental justice component, and he said that this meeting could be combined with the final Master Plan meeting. It was decided that this meeting should happen at the end of February.

OLD BUSINESS:

1. Sewage Treatment Plant Update

Chairman Fosdick said that he and Vice Chairman Crociati, and Manager Cardillo met with the Town Manager, Derek Brindisi, to discuss the Sewage Treatment Plant a few weeks ago and a few days prior had met with the Town Finance Director about the bid process. He said that there is a shortfall in where the bids came in compared to what ARPA was funding. He said they learned that the original bid documents from BETA Engineering had not included their resident engineer. He said there was a long discussion about MGL Chapter 90 during the Town Manager meeting.

Manager Cardillo said that he will be meeting with the Finance Director again tomorrow to discuss the Wastewater Treatment Plant and the funding. Commissioner Chris Merrill suggested talking to the Finance Director about doing a cost benefit analysis in regard to borrowing, versus using retained earnings, due to interest rates being higher than they were last year.

Commissioner Tom Hurley suggested that since the relationship is improving with the Town that it might be a good idea to hold a Select Board Day at the Airport after the next Select Board election to give them a tour and let them know what is happening at the airport. He said that they did something similar for the State Senator a few years ago and it was very successful. Ed James asked if the Select Board for the Town of Carver could be involved as well.

2. Airport Budget Status

Manager Cardillo said that the Airport is currently in the black, and a part of it is from trying to increase the revenue through contract fuel, which eliminates the processing fees. Mr. Cardillo said that also the overtime has been less, due to the lack of snowstorms so far this winter. Manager Cardillo said that the weekend night operations staff position is open again, and overtime will be used to fill the hours.

Chairman Fosdick said that there will be a Revenue Generation Subcommittee meeting soon, with Chairman Fosdick, Vice-Chairman Crociati and Commissioners Worcester and Merrill. There was some discussion about a P&L and about fees.

3. State Police Insulation

Manager Cardillo said that he and Jeff Adler just finished up the bid package and it will go out to bid next week. He said that a walkthrough is scheduled for the February 16th. The final bids are due on February 28th.

NEW BUSINESS:

1. MedFlight Lease of their Parking Lot

Manager Cardillo said that MedFlight will be doing some renovations to their hangar, and they will be moving their large door that the ambulances use. This change would eliminate their parking lot where that new door will be located. They would like to lease the parking lot that they had paved to the west of their building, which is next to Pro Air's ramp. He said that Pro Air gets deliveries there and would need access.

Chairman Fosdick said that they will need to talk to Attorney Galvin on how the lease amendment should be worded. Manager Cardillo showed the Commission, on a map, where the parking lot is, and where the access is for Pro Air.

2. Kelly Air Lease Renewal

Manager Cardillo said that the Kelly Air Lease is up for renewal, and he contacted Julius Baskys and he said that he would like to exercise his option or another 20 years. Manager Cardillo drafted a new lease and had Attorney Galvin review it. He said that Mr. Baskys has reviewed it also and he said he would like to update his business address.

Commissioner Merrill made a motion to approve the Kelly Air Lease and that the Commission sign it based upon the approval of the Airport's Legal Counsel. Vice-Chairman Crociati seconded the motion. Vote was unanimous.

Commissioner Goulian had a question on the address change regarding a way to let Google know about the change. Manager Cardillo said he can reach out to the Town Engineer to see what they can do with Google.

Chairman Fosdick mentioned that TSC is spelled incorrectly on the signs at gate 4 and gate 6. It says "Cooperation" rather than Corporation. There was some discussion about wording on the signs regarding Plymouth and Carver.

Adjourn: Commissioner Merrill made a motion to adjourn. Commissioner Goulian seconded the motion. Vote was unanimous. 7-0-0.

As there was no further business at this time the meeting adjourned at 8:20 PM.

Approved
Kenneth E. Fosdick, Chairman