

The Plymouth Airport Commission held their regular meeting on Thursday, September 7<sup>th</sup>, 2023, at 7:00 PM in the Conference Room in the Airport Administration Building. Present were Chairman Kenneth Fosdick, Vice-Chairman Douglas Crociati, and Commissioners Thomas Hurley, Dennis Smith, Karin Goulian, Paul Worcester, and Chris Merrill. Also present were Airport Manager Matt Cardillo, Airport Coordinator Brendan Nordahl, Jeff Adler (remote), and Dave Dineen.

**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, July 20<sup>th</sup>, 2023**

Commissioner Worcester made a motion to approve the minutes of July 20<sup>th</sup>, 2023, as amended. Commissioner Hurley seconded the motion. The motion carried. 7-0-0.

### **REVIEW NOISE/SAFETY COMPLAINTS**

Manager Matt Cardillo said there were three noise complaints from July 21<sup>st</sup> through August. The first complaint was in the area of Montgomery Drive, and it was a day when Runway 6 was the active runway. He said that there were 3 or 4 in the pattern almost consistently.

Chairman Fosdick said that there should be another safety meeting regarding some of the unusual things that have been happening lately. There was some discussion about safety and other issues, and all agreed that a meeting is warranted, and Commissioner Hurley said that he and Manager Cardillo will set up a date for the meeting.

Manager Cardillo said that the second noise complaint was in the area of Baldwin Circle on August 15<sup>th</sup>. It was determined to be a Pro Airways Premiere jet and since it was a low IFR day there was the blanket effect which appears to make it sound like it is a low flying jet, when in fact it was a standard departure.

On August 23<sup>rd</sup> Manager Cardillo received a lengthy email from a resident on Sushala Way. The email basically said that the air traffic seems to be lower, louder, and more frequent. Manager Cardillo responded by saying that it has been a very busy summer and he also told the complainant that the airport always encourages operators to be cognizant of noise abatement.

Manager Cardillo said that there was also a safety issue regarding a Malibu landing on Runway 6 that made no radio calls, and the active runway at the time was 24. Brendan Nordahl talked to the pilot, and he was on the wrong frequency and Mr. Nordahl said that the pilot was very apologetic.

## **APPOINTMENTS**

### **7:15 PM – Chris Turner, Turner Brother’s Construction, 100’ x 100’ Hangar Update.**

Manager Cardillo said that they did install the sewer line as they were approved. Manager Cardillo said that Turner Brothers is good to get his Certificate of Occupancy. Vice Chairman Crociati asked about the repair to the road, and Manager Cardillo said that he will reach out to Chris Turner about getting it repaired.

### **7:16 PM – John Borland, Proposed Building Update**

Manager Cardillo said that Mr. Borland could not be at the meeting tonight and he has outsourced help in obtaining permits. He said that he hopes to have something in before the snow falls this year.

### **7:18 PM – Elks Club Proposed Building Update**

Manager Cardillo said that the Elks Club sent him an email with an update earlier in the day. They said that Bracken Engineering is finishing up the site plan with the Carver Planning Board Review. They also hope to have their structural plans done by the end of the week. They also plan to submit their building permit application next week and the lot should be cleared by the 1<sup>st</sup> of November.

### **7:20 PM – Marc/Jason Hangar Development**

Manager Cardillo said that Jason Wolfson said he is still getting steel quotes in. He said that he is working with his general contractor to finalize the design. Chairman Fosdick said that they are now going past their time limit, and they should send a letter to Jason Wolfson and Marc Bilodeau to let them know.

### **7:22 PM – Tom Latham, American Veteran’s Trucking, Lease Discussion and Possible Building Proposal**

Manager Cardillo said that Tom Latham has been extremely busy therefore he has not moved forward with anything regarding his site plan.

### **7:23 PM – Dubois & King, Jeff Adler**

- **Environmental Assessment (EA)**

Jeff Adler said that the EA was submitted to FAA & MassDOT for review on August 21<sup>st</sup>. Mr. Adler said that it is a lengthy document and MassDOT came back and said that would like an extra week for review which would make it a 3-week review, bringing it to September 12<sup>th</sup>. Then the goal is to turn it around within a week to address any comments that MassDOT and FAA has. After that it would go out for release for a 30-day review period for public comment. Mr. Adler said that a public meeting should be scheduled for the end of October or beginning of November.

Chairman Fosdick said that he and Manager Cardillo are concerned about the CIP. He said that with the town taking more for indirect costs, the Commission and Manager Cardillo really need to know where they are at with the CIP. There was some discussion on when the next CIP meeting will be and about MassDOT being behind.

## **ACTION ITEMS:**

- MTD Realty Trust ( Alpha One) Lease Renewal.

Manager Cardillo said that Chris Hyldborg has asked that rather than amend his current lease, he would like to do another 20-year lease with a 20-year option, instead of exercising the option for just the extra 20 years.

Commissioner Merrill suggested that they do the 20-year lease, with a 5-year option for up to four times, so that every 5 years the lease could be reassessed. There was more discussion on how to move forward with all leases.

The Commission wants to move forward with issuing MTD Realty their new lease once they determine the lease terms.

## **OLD BUSINESS:**

### **1. Sewage Treatment Plant Update**

Manager Cardillo said he spoke with the Sewer Department about being brought into the circle regarding decisions being made with the plant. He said that there is a change order right now, and he is unsure of what the monetary amount is, and he is trying to find out. He said that he will have more information at the next meeting about the change order.

Manager Cardillo also said that he has a drafted MassDOT grant that needs to be signed. Commissioner Merrill said that Sources and Uses should be double checked to make sure that there is only one contingency and not two.

### **2. Airport Budget Status**

Manager Cardillo said that the airport is currently in the red but there are a lot of owed invoices out there. There was some discussion on how the airport receives payments. Manager Cardillo said that as of right now the retained earnings account balance is about \$515,000. Commissioner Merrill suggested setting aside a small percentage of the retained earnings every year and putting it into an investment vehicle.

### **3. Tree Clearing**

Chairman Fosdick said that there are some trees on the east side of the airport property that need to be looked at to possibly be taken out. Manager Cardillo said that he will investigate it.

## **NEW BUSINESS:**

### **1. Airport Engineer Reselection**

Manager Cardillo said that three firms, Dubois & King, Gale Associates, and Airport Solutions Group, have submitted applications and he has given each Commission member three zip drives, one from each of the applicants.

Chairman Fosdick said he would like all the Commissions to grade each of the applicants and that they will discuss the comments in a few weeks. It was decided that they would have a workshop meeting during the week of September 26<sup>th</sup> to discuss the engineer reselection.

### **2. Airport Land Lease Appraisal**

Manager Cardillo said the airport has submitted to town hall to pay 50% of the appraiser's fee and will submit to pay the other half once the appraisal has been done. Once the appraiser receives payment, it will take about 4 to 6 weeks for the appraisal to be finalized.

### **3. Airport Sewer Rates**

Manager Cardillo said that last year the airport paid about \$76,000. to run the sewer treatment plant. He said it is currently running at 30% capacity. He said that last year the airport subsidized about \$24,000. of the usage of the plant and received about \$52,000. in usage fees. The Finance Director for the town recommended that the airport adjust to a 3% increase in the base rate, which would bring in about \$10,000. more a year. Manager Cardillo said that 15% of the usage is used by the Administration building and the two town owned hangars. There was some discussion about what the restaurant in the administration building uses and about when/if they will raise the rates.

### **4. Airport and Town MOA**

Manager Cardillo said that he received the finalized MOA from Attorney Galvin. Chairman Fosdick said that he is uncomfortable with the document still and feels that they cannot vote on it at this time. Some of the other commission members said that they do not feel that the document is ready yet to be voted on, and some changes need to be made. Commissioner Worcester said that there needs to be some language stating the airport is the operator of the treatment plant. Also, the language regarding the leases needs to be changed in the proposed MOA.

### **OLD BUSINESS:**

- Chairman Fosdick said that he wanted to thank Commissioner Hurley for putting together the legislative group and he said that it was a good day. Commissioner Hurley thanked everyone for their efforts to make the day a success. He said that 15 people, including representatives from the Senate and the House, The Fire and Police Chiefs, the Town Manager, members of the Select Board, and the Finance Director toured the airport. He said that they received the kind of reaction that they thought they would get, which was a good wow factor. He said the tour included the hangars of the Massachusetts State Police, Pro Air, MedFlight, Goulian Aviation, and Cape Cod Community College.
- Vice Chairman Crociati said that on behalf of the Hyannis and Boston QB Hangar, they would like to ask permission to hold their annual clambake in Alpha One's hangar on Saturday, September 16<sup>th</sup>. He said that it was a huge success in the same location last year.

Commissioner Smith made a motion to grant permission for the QB clambake. Commissioner Merrill seconded the motion. The vote passed. 5-0-2. Chairman Fosdick and Vice Chairman Crociati abstained.

- Commissioner Hurley said that MAMA had asked the Commission to sponsor the opening reception at the MAMA conference this October. He said that there should be about 60 people attending. Chairman Fosdick also said that in the past commission members have been paid for to attend the conference. There was some discussion on the fees for the conference.

Vice Chairman Crociati made a motion that the Airport Commission sponsors the icebreaker cocktail function on Sunday night for a sum of \$2,000. Commissioner Smith seconded the motion. The vote passed. 7-0-0.

There was some more discussion about programs that will be happening at the conference this year.

- Karin Goulian gave an update on the Props and Hops event to be held on Saturday, September 9<sup>th</sup>, 2023. She said that they have food, beer, airplanes rides and music all set and ready to go. It has been advertised well and they received quite a bit of sponsorship for the event.

**Adjourn:** Commissioner Hurley made a motion to adjourn. Commissioner Smith seconded the motion. The vote was unanimous. 7-0-0.

As there was no further business at this time, the meeting was adjourned at 8:42 PM.

Approved  
Kenneth Fosdick, Chairman