

KAC meeting April 29, 2021 9am via zoom

Present at the meeting were commissioners Hal Findlay, Peter Vincent, Bill Brine, Patrick Bradley and Michael Nagle, also Airfield Manager Alyssa Da Silva and restaurant leases Evan and Nancy Shai.

The meeting was called to order at 9am – the minutes were approved by a motion from Bill, 2nded by Peter and all voted yes

Hal asked about the hangar. Bill told us that Chris has arranged for the office and porch to be poured next week or the week after. There are 2 different concrete mixes but they will be poured the same day.

Tim Creato will back fill after the septic is put in. When the windows arrive they will be installed. The front of the hangar will not be fully finished.

Electric and Plumbing – Chris is working on getting a schedule.

Contract calls for a complete building to be turned over to the town.

Peter, from Sullivans, is working on complete the schedule of values. Hal will work with him. Steve Chafee will be asked to consult on helping everyone – the KAC and Contractor – understand the custom and practices and definition of words to help bring more clarity to the way everyone understand the contract.

Drain in the Hangar. Boards of Health and Planning need to approve. Reid and the boards will approve whatever Kent Healey approves. Kent is working on this. This needs to be accomplished and installed before the floor is poured.

Patrick asked about the heated floor. Originally John Meade from Preferred Mechanical, who has given us a good deal of free work, quoted \$12458 for material, \$6000 labor, and an additional \$1000 for covering the pipes for a total of \$19458. Chris insists on his Seekonk Firm doing the work at a cost of about \$40,000.

The Trust originally offered \$20,000 which they will continue to honor. Bill has a verbal agreement from a donor for \$10,000. There is a BFI change order for the smaller slab for a \$14,000 credit. When we get the final quotes we can reevaluate the decision. They are working on ordering the parts to have ready to install the radiant flooring.

Alyssa reported on the Restaurant. It is moving forward – it needed cleaning. Evan asked if the KAC could write a letter to the planning board in support of a full liquor license and the portable bar on the porch. It was felt that we should do what we can to help the restaurant succeed. Alyssa proposed a letter stating that the KAC has approved the application of the restaurant for a full liquor license and the portable bar on the porch to insure the reasonable vitality of the restaurant and the help and assistance of any of the board to accomplish this. Peter proposed we accept this, Patrick 2nded, all voted yes.

The lease has come back from the Town Attorney and will be given to the Shais.

There was a question on the septic and grease clean out – Alyssa will look into this – to our knowledge it was cleaned in November – but that will be clarified. In the lease it states that the former lease is responsible to pump the septic and clean the grease 2 time a year – half way through the season and at the end – so they will pay those costs if it has not been accomplished.

Fuel – we have just over 1000 gals – will need to get a small load soon to get us through May. We share loads of fuel with KMYV.

Bill has spoken to James about end of the year transfer of money unused by other departments to help us with miscellaneous items, i.e. fence posts fixed, replace stolen picnic tables, cleaning building, Wind Sock, camera, etc including unexpected items.

Airfield Manager's position has been posted – so far only Alyssa has applied. Budget for payroll is sufficient for the rest of this FY. Budget for maintenance is sufficient but very tight for fuel, roll the ruts created by trucks, etc.

Pilot check in area to pay landing fee when no one is there needs to be set up and thought out.. Alyssa will see if VInmo can be used to accept \$. We need wifi for the pilots for flight planning. Adam from IT will be consulted and see about Comcast wiring our Town property for Wifi.

Assistant manager position will be advertised. Ethan Creato, who did this the past 2 years, as indicated he is still interested.

Next meeting is schedule for Thursday May 6, 2021 at 9am via zoon.

Bill motioned to adjourn, Peter 2nded, all voted in favor and the meeting was adjourned at 9:55am