

AIRPORT PUBLIC ADVISORY COMMITTEE

Monday – September 14, 2020

District #1: Maynard Curtis Business: Greg Peet Environmental: Vivian Newman
District #2: Roger Peabody Owls Head: Adam Philbrook Commercial Pilot: Katie Shaw
District #3: Dick Witherspoon Flying Club: Ron Vanosdol STH: Jan Gaudio
Airport Business: Bill Packard

Members present: Vivian Newman, Dick Witherspoon, Katie Shaw, Roger Peabody, Bill Packard, Jan Gaudio
Non-members present: Jeremy Shaw (Manager), Ivan Garat, Kathy Allain, Ken Wexler, Bill Gerrish

CALLED TO ORDER: Due to Chair Vanosdol unable to attend, and Co-Chair Peabody unable to attend until 5pm, member Katie Shaw offered to get the meeting started and handle the administrative functions of the agenda until Co-Chair Peabody arrived. After polling the membership, and without objections, Katie Shaw called the meeting to order @ 4:34 PM.

RECOGNIZED GUESTS: Ivan Garat (public), Ken Wexler (public), and Bill Gerrish (stantec). No Comments

APPROVED July 27, 2020 MINUTES: Bill Packard made a motion to approve the minutes, Dick Witherspoon seconded. The committee voted 4-0-1 to approve the minutes. Jan Gaudio abstained due to the fact that he wasn't present for the last meeting.

CONSULTANT SELECTION UPDATE: The airport manager updated the Committee on the unanimous selection by the Knox County Commissioners to award the sole engineering consultant for the CARES Act projects to Stantec Consulting Services Inc.

INTERLOCAL AGREEMENT UPDATE: The airport manager briefed the committee of the ongoing negotiations between the Town of Owls Head and the County. Jeremy discussed one issue that has plagued the negotiations if finding a fair balance of power without either side having the more perceived power than the other. Jeremy's recommendation was to make the 5th voting member of the Joint Board a member of the APAC that will represent the APAC's recommendation for any matter arising before it. The committee thought that was a fair way to have a neutral party be the potential tie-breaking vote. Co-Chair Roger Peabody arrived, and resumed his Co-Chair duties from member Katie Shaw. Bill Packard made a motion to recommend an APAC member selected by the APAC, be the 5th voting member of the Joint Board, Katie Shaw Seconded the motion. The Committee voted 6-0-0 to recommend to the Knox County Commissioners, to forward the previous motion to the commissioners.

AIRPORT MANAGER UPDATES: The airport manager gave the committee an overview of each project underway at the airport, and talked about the completed projects. He also spoke about the Salty Owl's pending departure from the airport, and Enterprise Rent-a-car's request to come onsite. After a quick update regarding the gift shop, Jeremy gave a CARES Act funding reimbursement update.

SELECTION OF A SOLAR DEVELOPER FOR A SOLAR ENERGY GENERATING FACILITY:

APAC member Bill Packard commented that the information included in the proposals was highly technical, and he didn't understand a lot of it. Mr. Packard wanted to better understand what the timeline was for selecting a developer, and if the contract could be modified, voided, or if we were making a commitment until the money is spent. The airport manager described that after the final selection was made; the developer would be responsible for permitting, construction, maintenance, and operation of the facility. Ken Wexler asked if it was going to create a problem if the county did not select the low bidder. The airport manager stated that the Request for Proposals did not mention price as determining factor for selecting the developer.

The airport manager then read selection criteria in Section 2.6 of the Request for Proposals, and also Section 5, how the response categories were weighed. Guest Kathy Allain suggested that the committee start with the highest weighed categories, such as experience and ability to perform, and go from there. Member Bill Packard agreed. The airport manager read CENERGY's Experience from their Proposal verbatim in its entirety. He then read Revision Energy's Experience verbatim in its entirety. Member Katie Shaw asked if we were going to be the only owners. Kathy Allain asked if CENERGY would be doing the same thing for the other airports that they would potentially be doing for us. The airport manager stated that he believed CENERGY was looking at leasing land similar to their original proposal to lease 70 acres from the airport, and pay them a per/acre lease. Roger Peabody said that was the original hang-up with CENERGY, because something might not happen for 20 years.

Bill Packard stated that he would be a lot more comfortable making a recommendation for \$10 Million dollars to a company that has built the largest one in Maine, rather than one that just has contracts. He continued to say that he didn't want to hurt anybody's feelings, but a contract is just paper. Roger Peabody stated that he agreed with Bill Packard that he would prefer to deal with a local company. Member Katie Shaw asked where the other one (CENERGY) was from. The airport manager replied Carlsbad California. Member Katie Shaw asked if they were going to fly someone out if there was a problem. The airport manager stated that their subcontractor, based in Massachusetts would most likely be the one responding. Member Bill Packard stated that he believed someone would be relocating to Mid-coast Maine for the duration of the project.

There was a discussion about if Revision had the ability to perform compared to CENERGY. The Airport Manager read Revision's Operation and Maintenance section. Bill Packard stated that if we discuss ability, what the airport manager read certainly indicated that Revision has the ability to do the project. Bill continued to say that CENERGY was committed to using local contractors, but Revision has already established and has working relationships with those subs, and those subcontractors know what Revision expects.

Bill Packard made a motion to make a recommendation to the Knox County Commissioners, based on the information provided, using ability to perform (20%) and experience (40%) to award the Solar Developer. Jan Gaudio seconded. The vote was unanimous at 6-0-0.

Katie Shaw recommended that the APAC vote on each category, based on who would be in the County's best interest.

Roger Peabody asked the Committee to vote by raising their hand who would be in the County's best interest in the category of Ability to Perform. He first asked for a vote on CENERGY, with no members raising their hand. He then asked for a vote on Revision Energy, to which the 6 members present raised their hands, a unanimous vote.

With respect to the Experience category, Roger Peabody asked members to vote for which company was in the County's best interest. He first asked for a show of hands for CENERGY, with no members raising their hands. He then asked for a vote on Revision Energy, to which the 6 members present raised their hands, a unanimous vote.

Katie Shaw made a motion to forward to the Knox County Commissioners, a recommendation based on experience and ability to perform, to select Revision Energy as the Solar Developer for the solar array planned for the Knox County Airport. Jan Gaudio seconded. The members voted, 6-0-0, a unanimous vote to send the recommendation to the commissioners.

The airport manager then asked if there was any other discussion about the solar project, or if anyone wanted clarification on any other matter. There was no further discussion.

PUBLIC COMMENT: Guest Ken Wexler recommended that the county get a performance and payment bond, and to get a letter from their surety company. Ken also said that although the project is interesting, it is outside of the perimeter fence and should be subject to the interlocal agreement. The airport manager stated that although it is outside the airport's perimeter fence, it is a property that the airport has owned for years. Bill Gerrish weighed in and thought that the airport has owned that property for over 30 years, and is shown on the Master Plan that is attached to the current interlocal agreement, and is on the current ALP.

Ken also stated that he is a Revision Energy Customer, and that there's no question that Revision has an amazing record, great service, and if you call them, they call you right back.

Bill Packard also recommended that the Knox County Commissioners issue a press release that explains that we are very early in this process, and what the steps are going forward to get ahead of thing because the current press on the project leaves a lot to be desired.

MEETING ADJOURNED: Roger Peabody proposed a motion to adjourn, and it was seconded by Dick Witherspoon. After a brief discussion about the start time of the meetings to accommodate the Co-Chairs teaching schedule, without objection, the APAC agreed to move the start times of the regular scheduled meetings to 5pm. Unanimous approval to adjourn at 6:01 PM

NEXT MEETING: November 9, 2020 at 5pm.