



Bentonville Municipal Airport
Advisory Board Meeting
Thursday, February 3, 2022 @ 3:00 pm
305 SW "A" Street, Bentonville, AR
(*& VIA ZOOM WEBINAR*)

https://us02web.zoom.us/webinar/register/WN_30hJ3PkFSniit2dEOelbZw

MINUTES

Call to Order, Welcome & Pledge of Allegiance – *Dr. Richard Ham, Chairman*

Dr. Richard Ham opened the meeting with the Pledge of Allegiance. All Board members were present except for Mike Frost, who may be late.

Old Business:

1. Approval of Minutes from January 13, 2022

Motion by Dennis Cherry to approve the minutes of January 13, 2022 as written. There was a second by Lisa Kelley. There was no discussion and they were approved.

2. Robin Fields and "Maverick"
 - A. Updates on Geese Control and Progress of Maverick

Robin and Maverick appeared before the Board. Robin reported that everything was still going well. The last month was not as busy as he expected. They did chase 50 birds off yesterday morning from the wetlands. He said some have been coming in late at night. There have not been many geese on the lake, but they had chased off some ducks and many starlings. He could not explain the reason for the vast amount of them. Robin said that Maverick was doing well.

3. Updates and Discussions
 - A. Hangar Access for Public Use – *Sub-Committee Members*

Lisa Kelly gave a summary of the meeting the sub-committee had last week. They had most if not all of the Board members present. They talked about their overall goals. In addition, whether they still wanted to pursue this matter. All of the members agreed yes. They talked about funds and many different ways we can appropriate some funding. Debbie Griffin is going to get them some more information on that in the near future. We have some surveys that reflect what the public is wanting. We will hear about them later in this meeting in way of hangar access. Lisa reported that they reserved a location on the Master Plan – down in the SE corner down there by the runway that we had previously discussed. We are hoping for about eight (8) bays. The next steps are that we are gathering some information and are going to meet back on February 28, 2022 at 2:00 pm. She is hopeful that we can do that again in March and be ready for an actual proposal recommendation to the Board as a whole in April.

Dr. Ham said that Debbie had sent the Board some information recently. He said it derived from a needs assessment that was a combination of online surveys to airports and some discussions with Arkansas Airports Operators Association on numbers.

From a public hangar standpoint, Debbie Griffin said that she did not have anyone on a waiting list, but she did say that she received six (6) Statements of Interest turned in for private hangars. After this meeting, she will go back and pull all of those and put them in one .pdf and send them back to the Board to make sure that she hasn't missed any.

Dr. Ham asked Debbie Griffin what the correct mechanism was to make sure that we know what interest is there that people would have in public hangars that would (1) want to be on a list, and (2) get us something more about what they would be willing to pay. Ms. Griffin said the survey asked this question. She said that they only received results from sixteen (16) people. She said Chris Maestri would report later on today about the space they had identified on the Master Plan, that we would not be able to get any more than eight (8) public hangars there. We could try to do that again, but she was hoping that we would have more than sixteen people to respond. Dr. Ham said we should think more about how to capture the actual numbers of interested individuals.

Dennis Cherry reported that Chad Cox brought up a good point at the meeting on Monday. He talked about there being two groups of individuals that make up the numbers we are looking for. We have people who do not have the resources to purchase their own airplane. Certainly, for them if they want to fly more convenient, it is more cost effective for them to join the Aero club. Then, there is another group of people who have the desire and the means to purchase aircraft and are looking for a place to hangar those airplanes. Mr. Cherry then asked if we, as the Bentonville City Airport, would give priority to the citizens of Bentonville who want to rent hangar space should we put in public access hangars. Dr. Ham said that we should ask our attorney about this.

Bonnie Bridges did not have a final answer without looking into it further, but she thinks it would be pretty difficult for us to tailor these to specifically to Bentonville residents if we had public hangar space available. She thinks that we would have to do something similar to what we do with the private hangar space. There was more discussion on this topic.

Lisa Kelley asked about the survey results. Debbie Griffin has sixteen (16) of them, and shared her screen with the results. She said some of them obviously weighted, but some of them are very evenly weighted. She went over all the questions and read the results. She will send the Board a .pdf of the results. Discussion will continue on this in the coming months.

B. Dirt Removal – Debbie Griffin

Bonnie Bridges spoke up and said that Debbie's connection was not working properly. She said that she was certain that dirt removal was going the same as it has been. She had not heard any updates. Lisa Kelley said that it is the works and going in a positive direction. Ms. Kelley said that Debbie mentioned fall as being her goal to having the dirt gone.

4. Revisit Previous Request by Chad Cox to Paint a Hangar at 2300 SW Aviation Dr. and Paint a Mural on the Hangar Doors– Elizabeth Mims, Property Manager

Chad Cox said that the Board had approved the navy color on November 4, 2021. Two associates of his, Libby Jolly and Elizabeth Mims, were on the call and Elizabeth talked about the flag mural that we have talked about previously. She shared her screen with the Board. She said she was the manager of the hangar at 2300 SW Aviation Drive. She wanted to revisit the request of approval of an American flag-inspired mural to be painted on the hangar doors. Libby Jolly then spoke and provided some examples of American flag-inspired outdoor murals in other locations throughout the country. They were "inspired" and not "duplicates" of the American flag, and said this is what they are asking for. She showed some examples that were unique to our area. She said the idea behind the mural was really more of that type of feel. They then said they were seeking approval of a certain example that was shown on her screen. She said it was a rendering of what it would look like on the hangar. She said it was an expression of character, uniqueness, and patriotism that might be added to the airport. Dennis Cherry asked legal counsel what level of approval is required to approve the first mural of the color palette of our airport. Who has the authority to make that approval. Bonnie said she would have to go back read the Board's bylaws and probably look at the Code to see if there was any specific authority granted. There was discussion. It was noted that Planning has put the authority of approval of what was a mural back with the Airport Advisory Board, and that only the three depictions of the flag would be acceptable. That was where it was left. Chris Sooter spoke up and asked if this decision would require City Council approval just like any other public art, and Ms. Griffin said yes, but the

Advisory has to vote on it first. Lisa Kelley also brought up that we had talked about the lighting of the flag and whether we thought it was needed. And, if yes, is it okay to have this lighting so close to the runway. She also mentioned that she liked this depiction better than the first one. She did however ask the Board if this was an "accurate enough" depiction of the American flag. Dennis Cherry mentioned that this is not meant to be an accurate representation of the flag, this appears to be a patriotic rendering referencing the American flag and doesn't think we need to get bogged down in the accuracy of what an American flag actually looks like, since that is not the intent here. Dr. Ham asked if, next time we are asked about a mural and it is not patriotic, it is something different, and maybe more controversial, what will be done. Where does it put us once we end up here? Ms. Griffin said this would have to go to legal. Bonnie Bridges said, "It depends". She did not know all the background of how this started. However, she said we would have to be very careful in deciding what we would accept and what we would not accept on privately owned buildings. Lisa Kelley also said that she thinks we needed to consider proper flag etiquette when we make a decision. Dennis Cherry said he did not know whether we had enough information to know whether we should take a vote at this time. There are outstanding questions that we need to have answered before we take a vote. He thinks the questions about precedence and Lisa's questions about other considerations, and the question about who has final authority we need to know before we take a vote. Ms. Bridges said she could not answer these at this time without researching further, but whatever the decision the Board makes would be reviewed, affirmed or denied by the City Council. Dr. Ham did an informal poll of the Board members of if they are clear enough on the issues to move it forward. Dennis Cherry would vote for moving it forward. Mark Slaughter was for moving it forward as long as it is lit. Lisa Kelley said she would not want to make a recommendation to move it forward and then City Council to sort it out. She said she would want to cast a vote knowing all that information prior to saying yay or nay.

Mark Slaughter made a motion that the mural to be painted on the hangar doors be approved, as long as it is lit at night. Dennis Cherry gave a second to the motion. Chad Cox said that neither Libby, nor Elizabeth, nor he personally pay that electric bill. Chad said that this was presented as a flag-inspired mural, and that it sounds like the Board is saying no. He said, this is a depiction of a flag, therefore, it should be properly lit, so I definitely don't want you all not to vote, because, hey, let's get the vote and maybe he decides not to do it under that condition, but I just want to make that clear that it was presented as a mural. It sounds like it is being treated as a depiction of the flag and so I do not want you all disappointed if my boss comes back and says well, that doesn't make sense to me. Dennis Cherry said that at the point that he comes back and says it does not make sense to have to light the thing, maybe at that point we will have guidance on what the requirement actually is. Chad said, "That sounds super fair, Dennis. Super fair". Lisa Kelley wonders if we should take these on a case by case basis or if we want to try and do some guidelines on this. Because, she said, that she thinks when it comes up again and again, we are really an artistic community and she loves that, but if we are going to be the ones that have to look and see whether it's okay to paint whatever it is, an octopus or others, are we going to be legislating the contents, or just going to be taking them on a case by case basis. We ought to think about this because it is not the last time we are going to have this discussion. Dr. Ham agrees. No other discussion. Dr. Ham called for the vote. **The motion carried with one nay vote.** Dr. Ham said it would move it to the Council.

5. Chad Cox Discussion Items:
A. Airport Updates

Chad Cox and Will Gunselman appeared before the Committee. Chad said that since last January, fuel sales are up a little bit. We actually had pretty good weather in January. Somewhere around the next week or so, the runway extension looks like it is about ready to open back up, but not sure because of the snow that we just received. It's a really big deal to us to have a runway over 5000 feet. They are having a lot of traffic they are having to push out to other airports. We will open up a little aviation pop-up store downtown. We want people to make sure they feel connected to what is going on at Thaden Field with the Flying Club, the Flight School. It is going to be right beside Scotch and Soda. He hopes that all of the Board will find time to stop in. It will be open from 11 am to 6 pm Monday through Saturday. Will Gunselman referenced fuel numbers and said at January 2021 they were at 13438 gallons. In January of this year, they were at 15,890 gallons. Not a huge growth, but not a bad month considering the short runway. Chad also mentioned that they are always appreciative of the City taking care of their runway out there when it snows.

New Business:

1. Engineering and Construction Updates, Chris Maestri - Garver Engineers

Chris Maestri appeared before the Committee and shared his screen.

EAST TAXIWAY EXTENSION AND RUNWAY EXTENSION

We should be completed with this project by the end of this month, but because of the snow, it put a little damper on the construction schedule, but the runway extension has been paved. They are now working on the electrical lighting around the edges of that extension and will painting that the end of next week if the weather holds out. When it is opened up, we will have 5,053 feet of pavement to use, so I think everyone is excited about that. On the taxiway specifically, the connector taxiway is Bravo 1 and Bravo 2 were paved on Monday. We are still waiting on the parallel portion but the fact that the connectors are done it will allow us to get out of this area of construction and remove that displacement.

EAST HANGAR CONSTRUCTION

They are still looking at the end of March for completion of that project. They are putting final touches on everything.

GAME COMPOSITES EXPANSION

It is looking like early summer for completion. They expect to get steel sometime this week or this month, so you should start seeing some vertical going up.

PEDESTRIAN TUNNEL

Chris had no updates for this project this month. Contract negotiations are still going on.

RUNWAY 18-36 WIDENING

They submitted 90% drawings, specs, and Engineer's Report to the FAA and City on Tuesday. When he has a little time review those drawings, we will starting going through the in-house LSD process with the City for their review and receive comments. They are still on schedule with this to bid in late April and the Grant Award sometime this fall and potentially get started on the widening.

With the widening, he wanted to bring to the Board and everyone on this call the phasing plan that we put together for our 90% set, and kind of talk you through what we were thinking as they put this together and who we talked to about the contract time. Right now they are looking a single runway closure phase of sixteen (16) consecutive days, two weeks and a weekend of work to widen the runway from essentially Alpha 1 to Alpha 3, or about a 12.5 foot widening to what's there now. That would include all the excavation, the rockwork below the pavement section, all of the asphalt, markings and everything within sixteen (16) days. They talked to a lot of contractors and among themselves about this phasing and felt the best option was to knock it out in one single-phase closure. The Board commented and talked about this information. Chad was okay with it, too. Chris said they would be installing pappies and reels on both ends of this runway project, and are redoing all of the runway edge lights, upgrading them to LED. If there is electrical that still not completed within the 16-day period, this is something that they could do at night.

Chris also gave a brief update on the hangar costs. The section on the southeast side of the airport referenced as a place for hangars is adjacent to the Taxiway Extension that they are currently constructing. To get a feel for costs and what we could fit in this space. One of those options eight-bay T-hangars and we were looking at \$1.85 to 1.9 million dollars for site work and hangar construction. This would be the "all in" cost. They also looked at some box hangars. They estimated that they could fit a few 60' x 60' box hangars in that location. The cost estimate was similar at \$1.8 million. We also looked what you might call a shade hangar. This has little pony walls around the

edge, no doors and it came in at about \$1.2 million. In his research, Siloam Springs was the city that most recently built a T-hangar in 2010. Back then all steel and construction costs were much cheaper. They did that whole project for \$800,000.00. It was also easier to fund because the ADA grant funding had higher caps. They paid for 75% of that project. It was a lot easier 10 years ago to build a T-hangar. Chris did say there might be a few small spots on the east side after the runway extension is complete, but that is a few years down the road. The west side will open up a lot of opportunity once that dirt is gone.

Chad Cox wanted clarification on what the timeline is on opening the next six spots on the west side. Debbie Griffin said she was at the mercy of the Parks Department as far as the design and how quickly they can move the dirt. They do not want to have to move it twice, so they are trying to work out the design so they can just move it one time. Parks told Debbie they can get it moved in 2022, but also the Compost Facility had asked for some of the dirt and that would help us get it moved, too. She does not have a specific date, though.

Debbie Griffin gave thanks to Chris Maestri for accommodating that request. He did that in a day's time and she told him she appreciated it.

2. City of Bentonville Updates – Debbie Griffin - Director of Administration

Debbie Griffin has given all of her updates in previous sections of these minutes, but she wanted to make sure that everyone was aware for transparency; anytime we have a reassignment or a name change on a lease, we will bring this to this Board so you all are aware of anything that is changing with our leases or recommendations. Then we will also take that to City Council. This is one of our older leases. It was executed in the early 2000's between Mr. Chambers and Mr. Stone. Mr. Chambers had released his right to that lease several years ago, but on the City side it had not been cleaned up to transfer that to Mr. Stone, even though Mr. Stone has been paying the lease and the property taxes, but we need to clean that lease up to transfer to Mr. Stone. She said, since that time Mr. Stone has also moved that into his Trust, so that is why you see two. One to clean up the lease to move from Chambers solely to Doug and Lynn Stone, and then the second one would be presented right after that one that would then move the lease into the name of the Stone's Trust. That is all this is. She does not foresee any issues with the Board, but for transparency sake, anything that changes from a reassignment standpoint will come back before this Board

3. Master Plan Discussion – Dr. Richard Ham

Dr. Ham said he hoped everyone had a chance to look over the Master Plan. He pointed out that some of the facilities have changed and some other simple things, but there is also discussion to have for the Board to start pulling the priorities out and start looking at them. They discussed moving the AWOS in a sub-committee meeting, so we have some things to talk about. If the Board has not looked at this, he asked that you please do, including the narrative and the drawing and look and see what has changed. Along with that, Dr. Ham started red-lining the Ordinance and some of those things that Lisa Kelley brought up, so start looking at that. Also, set aside one working group just to go through that in 30 or 45 minutes. There are a lot of things in the Ordinance that haven't been done in along by the Board. We have some clean-up there. Dr. Ham asked if anyone on the Board had looked at the Master Plan and have questions. Dr. Ham asked that we keep this on the agenda for March and actually point out a few of the things that he has already noted and asks the Board to do the same this next month. There are not actual changes in the lease. We just need to clean it up and get the leases correct and current. Lisa said she would recommend that we consider putting as Exhibit A a copy of the original lease to those just so they have it where they know and we know which version they are looking at and the exact wording that's just attached to it. And, maybe get a Certificate of Trust on the Stone Assignment so that we're shipping that to the right place. Debbie Griffin said she has the original and will include that in the packet that moves to City Council.

There was a motion to approve the name changes on those leases as presented by Lisa Kelley. Mark Slaughter gave a second. All were in favor. **Motion approved and will move forward to City Council.**

Other Business:

1. Schedule AAB Meeting for March 2022

Proposed Meeting Day: Thursday, March 3, 2022 @ 3:00 pm

There was no discussion regarding the time of the next meeting, so the date of March 3, 2022 at 3:00 pm will stand.

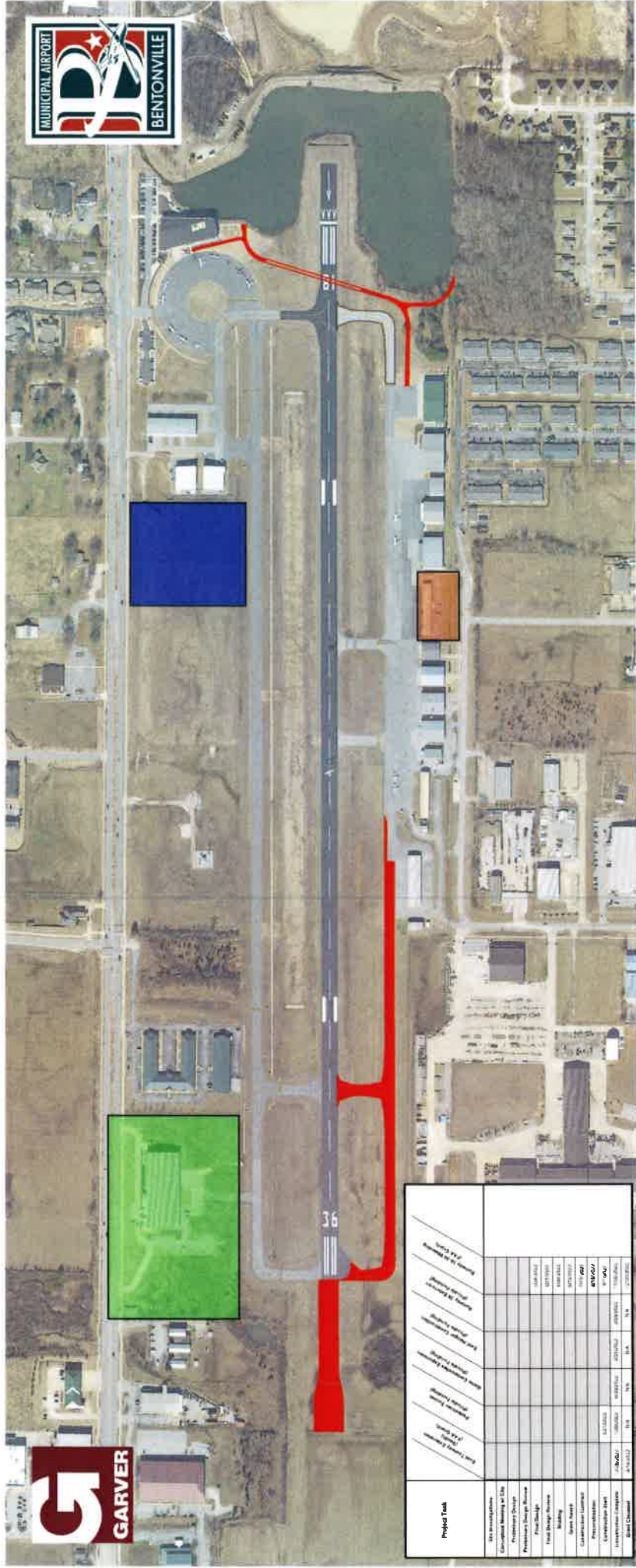
2. Motion to Adjourn

There was a motion to adjourn by Mark Slaughter. Dennis Cherry gave a second. **Motion approved.**

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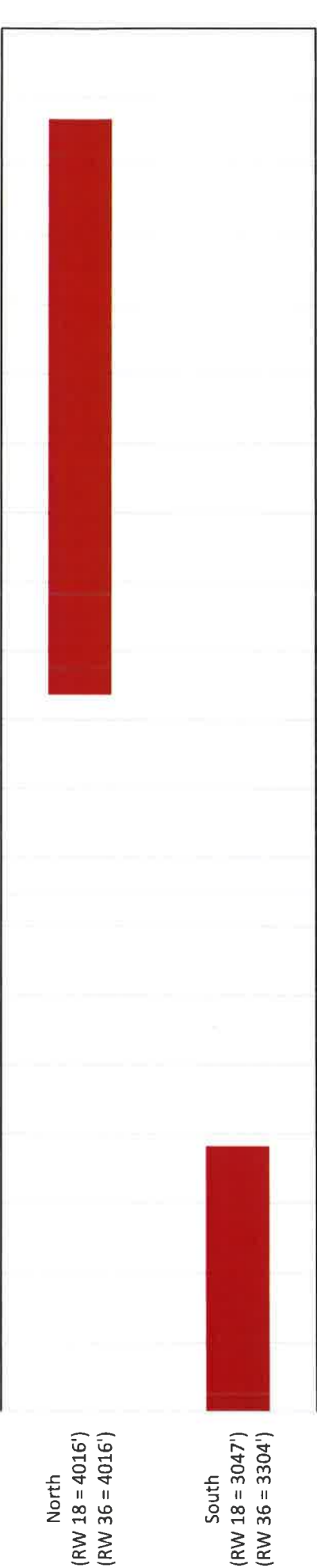
Project Task	East Taxiway Extension (South) (FAA Grant)		Pedestrian Tunnel (Private Funding)		Game Composites Expansion (Private Funding)		East Hangar Construction (Private Funding)		Runway 36 Extension (Private Funding)		Runway 18-36 Widening (FAA Grant)	
	Site Investigations											
	Conceptual Meeting w/ City											
	Preliminary Design											
	Preliminary Design Review											
	Final Design										3/24/2022	
	Final Design Review										3/31/2022	
	Bidding										4/28/2022	
	Grant Award										6/15/2022	
	Construction Contract										7/15/2022	
Preconstruction										8/15/2022		
Construction Start			3/21/2022							9/1/2022		
Construction Complete	2/28/2022	1/30/2023	1/30/2023	6/30/2022	3/31/2022	2/28/2022	11/30/2022					
Grant Closeout	4/14/2022	N/A	N/A	N/A	N/A	N/A	N/A	N/A			12/30/2022	





Project Task	Start Date	End Date	Duration	Assigned To	Status
Site Investigation	10/1/2019	10/1/2019	1 Day	Garver	Complete
Environmental Review and Study	10/1/2019	10/1/2019	1 Day	Garver	Complete
Preliminary Design	10/1/2019	10/1/2019	1 Day	Garver	Complete
Preliminary Design Review	10/1/2019	10/1/2019	1 Day	Garver	Complete
Final Design Review	10/1/2019	10/1/2019	1 Day	Garver	Complete
Final Design Review	10/1/2019	10/1/2019	1 Day	Garver	Complete
Construction Start	10/1/2019	10/1/2019	1 Day	Garver	Complete
Construction End	10/1/2019	10/1/2019	1 Day	Garver	Complete
Close Out	10/1/2019	10/1/2019	1 Day	Garver	Complete

VBT Runway Displacement Schedule



1/1 1/16 1/31 2/15 3/2 3/17 4/1 4/17 5/2 5/17 6/1 6/16 7/1 7/16 8/1 8/16 8/31 9/15 9/30 10/15 10/31

Beverly Shepherd

From: Maestri, Christopher M. <CMMaestri@GarverUSA.com>
Sent: Monday, February 07, 2022 11:02 AM
To: Beverly Shepherd
Subject: VBT February AAB Meeting
Attachments: 2022-02-03 VBT Project Overview Table.pdf; 2022-02-03 VBT Project Overview Exhibit.pdf

Beverly,

Please see the attached project updates from last week's AAB meeting. Let me know if you have any questions.

Thanks - Chris



Christopher M. Maestri, PE
Project Engineer
Aviation Team

479-287-4690