



Bentonville Municipal Airport
Advisory Board Meeting
Thursday, June 2, 2022 @ 3:00 pm
305 SW "A" Street, Bentonville, AR
(*& VIA ZOOM WEBINAR*)

MINUTES

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

Dr. Richard Ham opened with the Pledge of Allegiance and welcomed everyone to the meeting. An attendance list is attached to these Minutes.

I. Old Business:

- ❖ Approval of Minutes from May 4, 2022

Dr. Ham called for any discussion on the minutes from last month and there was none. He entertained a motion to approve the minutes from the May 4, 2022 meeting. Dennis Cherry made a motion to approve the minutes. Mark Slaughter gave a second to the motion. All were in favor. Motion was approved.

- ❖ Updates on Geese Control and Goose Dog – *Robin Fields and Maverick*

Robin Fields appeared before the Board via Zoom and without Maverick today. Robin had his dog, Willie, with him and they are working at the Wal-Mart Shareholders today in Fayetteville. He said everything was going good with Maverick. Last week, Robin said it was busy at the airport with geese. He chased over 100 total, but he really thinks that it was one group of about fourteen (14) to sixteen (16) that would keep coming back. With the weather being rainy and cloudy, there was a lot of geese. Also, he said that he missed one pair of geese nesting there, because there were about six (6) babies. He said they have not been chasing the babies. He has left them alone until they get big enough to fly and then we will get them out of there.

II. New Business:

- ❖ Engineering and Construction Updates - *Chris Maestri – Garver Engineers*

Chris Maestri appeared before the board today and gave updates for the active projects at the airport.

SOUTHEAST TAXIWAY EXTENSION (FAA GRANT)

Chris said they are very close to completion on this project. Chris had a few pictures which showed that they completed the markings on the taxiway last week. They have a Pre-Final inspection scheduled for June 3, 2022, to put a punch list together and potentially get this opened as early as this weekend, if all goes well. They do have more restoration that will have to be completed, like re-seeding areas that did not take the first time. They will work through that with the contractor. Last month he spoke about the

feasibility of keeping the mid-field connectors. They had a conversation with the FAA and Debbie Griffin and they were receptive to it, so we owe them a technical memo detailing the safety items that we looked at to make it the best environment that we can. Dr. Ham queried if they were receptive with the things proposed like not allowing the entrance from one way to the other. Mr. Maestri said the big thing is going to be EXIT ONLY. There is the potential to keep both and they will be requesting to keep both. Chris said the FAA will not fund future maintenance of those connectors. He said it is their plan to install signs on the apron side that say EXIT ONLY – TAXIWAY, NO ENTER FROM THIS DIRECTION or something similar. Dr. Ham said he was concerned with the long term maintenance. Adam White responded from Zoom to keep in mind that for long term, it is just not available for FAA grant funds, but you can still use a State grant to do maintenance on it. He said there are other funding possibilities outside the FAA for them if we deem they need to be worked on. We could easily roll them into some rehab of the runway with State grants in the future like we have in the past.

GAME COMPOSITES EXPANSION (Private Funding)

There is not a whole lot of update on this project. If you've gone down "I" Street you've seen that they have put some steel up on the north side. From a site standpoint not a whole lot has changed, but they are working on the north building expansion currently. They are still on schedule for completion by the end of this year.

EAST HANGAR CONSTRUCTION

Other positive news is that the East Hangar construction had their site final inspection this week. They passed so they are good to go on the site. They had their building final inspection today and had one comment about the fire alarm that is supposed to be picked up tomorrow. We are expecting a Certificate of Occupancy this week and the ability for them to get into that space.

RUNWAY 36 EXTENSION

As we talked about last month, there are still some restoration items that need to be completed. There was some erosion in that area sitting for months with rain beating it down and removing some of the soil that had been installed there. It was just too cold for the seed that they planted to take, so they need to get the contractors back out on site to fix that erosion and re-seed, so we can have nice green grass instead of red dirt. They are working with their site work sub-contractor to get this worked out.

RUNWAY 18-36 WIDENING (FAA Grant)

We completed design early this year and moved into the bidding phase. We were initially supposed to bid May 26th. That did not happen. This was based on their conversations with contractors in the area. Nobody has availability to do the work and they do not have any confidence in putting a number together to make that happen for the bid opening. The feedback we did receive is that there would be a lot more interest if we pushed the bid opening into later this summer – so closer to the end of the fiscal year for the FAA. Chris said they are currently targeting mid-August as a bid opening in lieu of the late May date. This would give them enough time and hopefully the contractors as well to gain some confidence in their pricing, but it would also give them enough time to submit a grant application to the FAA before the end of their fiscal year. The target for them would be a grant submission before the end of August. That gives them all of September, the last month in their fiscal year to put that grant application together and an offer. The money is programmed. We just have to have a bid to make that happen. So that is the negative news on the runway widening project, but they do feel good about pushing that a couple of months down the road so that we can get a little more contractor interest. There was a little discussion about what we could do to make our projects more attractive, but it was noted that there is too many ten

million dollar projects out there right now that people are more interested in than a 2.5 million dollar runway widening. Debbie Griffin mentioned that we have passed this information on to the FAA, so they are aware. We are working with them and for the next two months to make sure we are in a good spot before we open bids later this summer. It was mentioned that maybe we need to group some projects together to garner some interest, but we may struggle with this for quite some time. Chris said that they talked with APAC and they are booked until 2024. Adam White said that the contractors were concerned about bidding anything this year and having to lock in a price with asphalt inflation and knowing that the price would still be good for them next year. Adam said they did talk with the FAA to see if they could approve us to have a bid item that would track the cost index of asphalt that we could raise and give contractors some confidence so that they could put a price down now, and if the construction delayed until they had more availability next year. Then we could raise that asphalt price if the cost index also raised. But, it is not the standard of the FAA and they were not willing to entertain that possibility. They won't let you bid on contingency. Their AIP rules strictly prohibit that without getting approval from FAA National. Our local ADO was not willing to support going to FAA National headquarters for approval to bid in that contingency. Nothing was decided at this meeting.

VBT HANGAR DEVELOPMENT PROJECT

Chris showed the Board a picture of the area where they are preparing a taxi lane for a few hangar spots. They did submit two grant applications to the ADA for their June agenda. That meeting is in a couple of weeks. They will find out if they are on that agenda or not within the next week or so. The meeting is on June 15th. The bid was submitted based off of an estimate. One of them was to cover the pavement and site grading portion of the project, and the other was to cover the waterline extension. He thanked Debbie Griffin for getting those together and getting to the ADA. If we receive a grant offer from them, we can move forward with bidding that project again. We are estimating that bid would happen a little after the runway widening project bid to stagger them a little bit and potentially say, "Hey, there's this other project here. You just bid on the runway widening"...maybe we could garner up some additional interest for the contractor that potentially wins to go ahead and do this hangar development right after they are on the field. We would have some efficiencies there with two projects. This is contingent on the grant offer. If we don't receive an offer from them, we will have to take a step back and game plan one last time. If everything goes as we hope, we would construct that project late spring or early summer next year to take advantage of the best weather that we can. Right now I have that the hangar development would start after that widening.

Dr. Ham then asked Chris on the Tunnel Project if we had an estimate of the estimate yet? Chris said that he does not. Dr. Ham said that at some point we've got to figure out what is going on with that. It's not urgent, but we need to know if they are going to do it, or not going to do it. We, at least, need to have a discussion about it, so at some point we need to address this.

Lisa Kelley said that at some point we were going to redo the Master Plan. Dr. Ham said that sometime this summer the Board needed to work on this. He said it's important to have it in our mind where everything is. He said things are happening and changing out there all the time.

❖ Updates from the Field – *Chad Cox, Will Gunselman*

Will Gunselman appeared before the Board. Fuel sales last May were 28,000 gallons and this May were at 33,000 gallons, which is the best month they have ever had. The Flight School did 438 flying hours. This is kind of a low number as the weather was bad. They renewed their contract with Titan Fuels which used to be Shell. They will have an additional 100 low lead truck coming and an additional jet truck coming to make it a little more efficient and stockpile some fuel at lower rates. The 100 low lead prices

are continuing to increase, but jet fuel prices have been pretty consistent. However the prices have not really slowed down the 100 low lead sales at all. Will said they have the UP.Summit starting this Sunday, and said that it was going to be a pretty big deal. There is going to be a community event on Sunday from 12 pm to 4 pm and invited everyone out. He said there would be some really interesting things out there. He said they have agreed to bring in 15 jets, and they will park them on the east ramp. He put a NOTAM about the circular apron closed for Sunday and will reopen on Monday. Will said that they have a MMOPA which is a Malibu Meridian Owner Pilot Association and they have 15 Turbans coming for that on Friday the 10th. On Saturday, they arranged a fly-in Angel Flight. Will has been researching alternative fuels to 100 low lead on the west coast specifically. They've banned 100 low lead sales. There is a company called Swift Fuels. They have a product called UL-94 and it is something for us to keep in mind if things swing that way more rapidly than we think. It is around the same price as 100 low lead.

❖ City of Bentonville Updates – *Debbie Griffin – Director of Administration*

- Discussion: Ordinance 2014-103
- Grant Application Update

Debbie Griffin appeared before the board. Will covered the UP.Summit for her. She had wanted to make sure the Board knew about the event. And, she said, Chris covered her grant application update. If she finds out we are on the agenda, she will send out an email to all of you and let you know. The other thing she noted in the last meeting, Mike Frost had some questions about the 5 or 7 board members, so I put it on the agenda so we could discuss this. Bonnie Bridges reported that she had heard back from Lisa, Dr. Ham, and Mark Slaughter regarding the number of members the board would like to have. Dr. Ham opened up this topic for discussion. There was some discussion. Bonnie said that more members was more in line with the boards and committees in the city. Only two out of nine committees and boards have five members. The rest have seven or eight or nine people. She was giving this option to the board to give the option of having more people to serve. She said there were a lot of citizens that were interested in serving on this board, but it does not matter; the board can do what they want. There was also a brief discussion about keeping the position of Secretary on the Board. It was mentioned that it is usually standard. Bonnie said she could change some of the language of the specific duties of the secretary and what duties were delegated to whom.

They also discussed sub-committees and who could be on the sub-committee. He said that the sub-committee could bring in someone from the outside to be on the sub-committee. After discussion and the board each gave their opinions, the board decided *under no formal vote* that they would not pursue adding any additional members to this board and keep the membership at five (5) members.

Debbie mentioned that Summit has asked to host one of the board meetings. All the members were for doing this. Debbie Griffin said that we would plan on meeting in our regular place in July, and then she would check with Summit to see when they would like to host a meeting.

In answer to a question, Debbie said there was no action to take on any Statements of Interest at this time. We need to wait to see what is going to happen with the grants. There was further clarity of the process of moving forward with the Statements of Interest and land. There are a lot of things that need to be considered.

Dr. Ham mentioned that we are still waiting on the dirt to be moved, but he wants the board to keep it in their mind. He is hoping that it will be done by the end of the year. Debbie mentioned that this is a bidding situation as well.

Mr. Frost reminded the board that we had discussed reviewing the Master Plan. He asked if we wanted to put this on the agenda to get started. Dr. Ham said that we can put this on the agenda. He encouraged everyone to pull this up on the city site and read through it. He said that we didn't have to look at all of it, but there are a few areas we would need to look at, so he asked them to familiarize themselves and have questions ready to discuss

Lisa Kelley asked about hangar access. She said she knows we disbanded the sub-committee, but there was a question about whether we could use the charitable contribution money. She asked if someone wanted to give the City money to build a hangar, would they get a tax deduction for the donation? Debbie said that she thinks the

answer is yes. Bonnie agreed with this. However, it couldn't be associated with a grant. Debbie said she would get clarity on this.

Lisa Kelley then brought up Rules and Regulations that need to be updated. Dr. Ham agreed that it is really dated and they needed to be redone. Debbie said that maybe we could appoint a sub-committee to go through these and this could be a separate meeting to get this done. She said that we are trying to follow Searcy's example.

III. Other Business:

Lisa Kelley reported that she would probably be moving in the next couple of months to Mt. View, Arkansas. She has been in this area for 26 years. She has bought a little place on the square and going to move her business. She has reported this to the Mayor and she is looking into her replacement.

IV. Closing:

- ❖ Schedule AAB Meeting for May 2022

- *Proposed Meeting Day: Thursday, July 7, 2022 @ 3:00 pm*

Dr. Ham said he would be absent next month, and Mark Slaughter said the same. However, Mike Frost, Lisa Kelley and Dennis Cherry are planning to attend the meeting. The meeting was left at the proposed time stated above.

- ❖ Motion to Adjourn

Dennis Cherry made the motion to adjourn. Mark Slaughter gave a second. Motion carried.

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AIRPORT ADVISORY BOARD ATTENDANCE LIST

DATE: 06-02-22

NAME	AFFILIATION	PRESENT	ABSENT
Adam White	Garver		
Beverly Shepherd	Administrative Assistant - AAB	✓	
Bonnie Bridges	Legal	✓	
Camille Thompson	Legal		
Chad Cox	Bentonville Airport Manager		
Chris Maestri	Garver	✓	
Chris Sooter	Ex Officio Board Member	✓	
Dan Weese	Bentonville City Engineer		
Debbie Griffin	Director of Administration - Airport		
Dennis Birge	Bentonville Transportation Director		
Dennis Cherry	Board Member - AAB	✓	
Ellen Norvell	City Engineer		
Ginny Lantz	Garver	✓	
Lisa Kelley	Board Member - AAB	✓	
Mark Slaughter	Board Member - AAB	✓	
Mayor Stephanie Orman	City of Bentonville		
Mayor's Assistant	City of Bentonville		
Mike Frost	Vice-Chairman - AAB	✓	
Mike Jones	Democrat-Gazette	✓	✓
Richard Ham	Chairman - AAB	✓	
Robin Fields & Maverick	Goose Dog Handler	✓	Willie
Will Gunselman	Summit Aviation	✓	
Guest			