



Bentonville Municipal Airport
Advisory Board Meeting
Thursday, November 3 @ 3:00 pm
City Hall – Planning Commission Chambers
305 SW “A” Street – Bentonville, AR 72712
(& VIA ZOOM WEBINAR)

MINUTES

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

Dr. Ham welcomed everyone and opened the meeting with the Pledge of Allegiance.

I. Old Business:

- ❖ Approval of Minutes from October 6, 2022

Dr. Ham entertained a motion to approve the minutes from the October 6, 2022, meeting. There were no questions regarding the minutes. Dennis Cherry made a motion to accept the minutes from the October 6, 2022, meeting. Mark Slaughter gave a second. All were in favor. The minutes were approved.

- ❖ Geese Control Report – *Robin Fields and Maverick*

Robin Fields and Maverick appeared before the Board. Dr. Ham said he had been seeing a lot of geese lately. Robin said that about ten days ago he was seeing a lot of geese early in the morning. He said he and Maverick would run off 25 to 60 geese every morning, but last week he was seeing very few geese at the airport. Robin said the geese are moving around and they eventually will make their way back there to the airport.

II. New Business:

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

Chris Maestri appeared before the committee with his report on the current projects at the Airport.

EAST TAXIWAY EXTENSION PROJECT:

As a reminder, this is our FAA grant from 2020. They are finishing up on this one. They had a re-final inspection with the city last Wednesday and with Tri-Star to go over what the contractor lacked to close out that project so we could close it out with the FAA. They have some restoration items that they still need to pick up and hope to have it done in the coming weeks before it gets too cold to grow anything. They are shooting for the end of the year with the FAA.

GAME COMPOSITES:

The only substantial happening here for this group is that they got the fire access road paved over the last week. Now we have a parking lot and end fire access on the north end of that new facility. They are still on track for completion at the end of this year with that project.

RUNWAY 36 EXTENSION:

This is another privately funded project that is in the same boat as the SE Taxiway. They are waiting on some restoration items to be completed. They have reached out to C. R. Crawford over the last week to see what they can do schedule-wise. Their restoration sub was not available to perform that work this week, but they hope to be out next week. This is to fill in some erosion channels and reseed some of the areas that have slowly eroded over the last year or so where the grass didn't take initially. After that all that is left is the project closeout with the city.

RUNWAY 18-36 WIDENING PROJECT:

As a reminder we did receive the FAA grant for this in September. They advertised last Sunday for the re-bid, and we have pre-bid meeting next Tuesday. In checking the plan room to see who has purchased plans and was interested, it was the similar players as last time with one additional. Garver is hopeful that bidding pool and people finishing up some very large projects in the area will help keep them interested and bring to the table a reasonable cost for the bid opening on the 17th. They are looking at May of 2023 for the construction timetable.

HANGAR DEVELOPMENT AREA:

As we have talked for the last few months, Chris said this is on a staggered bidding schedule with the runway widening project to hopefully grab some efficiencies from the

contractor that decides to bid, or the contractor that is the low bid on the widening since they will already be on site. This is a similar construction schedule, just staggered, where the hangar development would start immediately after the runway widening. Chris said that the only engineering item that he wanted to mention was the CIP updates are due to the FAA next Thursday. Garver has a final draft that Chris has ready to send to Debbie Griffin to review. He will copy Dennis on it as well. If everything is good with it, they will get a signature from the city and will send it over by next Thursday.

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

Chad Cox did not step up to the mic or the mic was not working. Listed here is what could be heard.

Chad reported that they had a good month. They did 14,000 gallons of low lead sales, and about 26,000 (?) gallons Jet A fuel. He also mentioned that the signs are up. Will Gunselman oversaw the installation.

Chad mentioned the city having their 150th birthday. Since May is when we are looking at the runway widening potentially happening, they are going to try to host something around the third weekend in April in honor of this event.

Chad said that a culvert was installed on the area south of the circular apron. This is going to give them more room to park more planes, possibly six or seven.

The ADA has an economic impact for every airport in the state. It is a couple of years old. Dennis says that they came and presented it here at one time.

Hangar interest is still extremely high. The investments made in the Fieldhouse weren't made for what Bentonville was back then. Even if we are moving dirt for the next six hangars, we should take advantage of the ADA grant that we have. He was encouraging us to do all we can do to get that done.

There were 460 flight hours of instruction and ground. The Flight School had a busy month in October.

They put in a French drain at the turf runway, as there was water standing on the surface during the wet times. It is working. They are pretty much done with the turf runway for the year.

Chad mentioned again about the airport diagram he had made up. This is so that everyone that is coming into our airport can understand what is available to them, where facilities are located, and so they are made aware of the rules around the site. They want everyone to be aware that they are in a dense air space.

❖ **City of Bentonville Updates – Debbie Griffin, Airport Manager**

Debbie Griffin was unable to attend today, but Dennis Birge stepped in for her. He read some notes that Ms. Griffin had sent to him.

- **Update on Minimum Standards**
- **Ms. Griffin had an update on the Minimum Standards. She said she had finished those, and the manual, and will email them out to the group to proofread and edit. Look for that coming soon. Mark Slaughter, Brian Baldwin and Mike Frost are on that Sub-Committee.**
- **Ordinance 2014-103 - Discussion and Voting on Changes – Bonnie Bridges, Legal**
- **Ordinance 2014-103. The board has been discussing voting on some changes on this ordinance for the last few months. Bonnie Bridges has been working on this and has something prepared. They are waiting on a time to take it to City Council. Dr. Ham said that the Board was waiting to see the final copy and that the board has not voted on it. He asked Dennis to check with Debbie on this. Dennis said that he would.**
- **Subcommittee Update**
- **The sub-committee will meet next week to discuss Statements of Interest. Mike Frost, Mark Slaughter, or Brian Baldwin can add details to this. Mike Frost said that they are meeting again next week. They are going to talk about the criteria they should follow when dealing with people that are interested in building more hangars and what we need from them so they can move up on the list. Mark Slaughter said that they are trying to keep like things together. They are trying hard to make the most efficient use of the space we have. Some of the requests received were not filled out as good as they could have been and they need more information, such as size, amenities, etc. Some did not even give a use for their hangar. Mark said that Debbie Griffin was going to try get this information. The committee hopes to accomplish in their next meeting. Then they can start contacting the applicants and make suggestions. Mark Slaughter said they had received a strange request that they are going to talk about as well, and see how they can accommodate, or if they can accommodate.**

Dr. Ham said that he had got on the GIS and tried to pull up all the property surrounding the airport with the ownership and lot lines. He asked Dennis Birge if they could look at that today. Dennis pulled that information up on the screen. Dr. Ham said that he didn't think we had done our due diligence in looking at the property that might be available versus what is on the Master Plan and see what might could be done several years down to the road. Dr. Ham wanted to make sure that we have done everything that we could do regarding surrounding property, or if we have done everything that we need to do. He

wants to know if we are landlocked and there is nowhere else for us to go, or if we had more options to look at. He said it is not too early to look at this sort of thing. They spent some time looking at the several properties and talking about them.

- Budget

Council will be presented with the city budget, which includes the Airport, on Tuesday, November 8, 2022. Dennis said we will see then if the budget gets passed.

Dr. Ham mentioned that every time he talks to the Department of Aeronautics, the question comes up, “How close is the Airport to being self-sufficient”. He said that our answer has always been that “we are working on it” but said there are some things that we have done that might allow us to say that we are mainly self-sufficient. However, he wants us to be able to tell them the whole story, like there is a lot of indirect income, that people fly in and stay downtown, etc. He feels like we could make some pretty good arguments to them that we are well on our way. They have not ever withheld grants from us because we are not, but nonetheless, it is better to be able to answer that we are close or nearly there.

III. Other Business:

Dr. Ham said that he thought Chad mentioned last time that the Bentonville Ignite Program moved over into the old FBO building. They are installing some items, like Red Birds, etc. that will eventually attract more people. We’ve got work force requirements that we need, and we need to consider that we need to have accessibility because if a 10-year-old goes on a tour out there today, gets in the Ignite program, becomes a pilot later and stays here, instead of moving off somewhere else, that’s a good thing. This is a good program.

IV. Closing:

- ❖ Schedule AAB Meeting for December 2022
 - ***Proposed Meeting Day: Thursday, December 1, 2022 @ 3:00 pm***

The next meeting will be at the Fieldhouse. Mike Frost asked if they could see the Ignite building while the board is over for our meeting? Dr. Ham said that we will plan on doing that. He will ask Ignite for a tour of their facility at 2:00 pm on December 1, 2022, at 2:00 pm before our meeting.

- ❖ Motion to Adjourn

Mike Frost made a motion to adjourn. Mark Slaughter gave a second. Motion carried.

NOTE: As always, you may receive a thumb drive copy of the recording anytime. Just let me know and I can have one ready for you to pick up at my office. – Beverly

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