



Bentonville Municipal Airport
Airport Advisory Board Meeting Minutes
Thursday, April 3, 2025, 3:00 pm
Bentonville City Hall – 305 SW “A” Street
Bentonville, AR 72712
(& VIA ZOOM WEBINAR)

Meeting Recording: https://zoom.us/rec/play/rtohznmB_sRTMbuJjLP15dT-ChfFpWqWtW1J13IElui3Z-R8wkC1S2Bxfmfd8TWftTmQroN3xaXqZ.S8JkB2XpaqZuccW3?autoplay=true

Members Present: Brian Baldwin - Chairman, Dennis Cherry, Rachel Hobert, Hayes Wade, Cara Osborne, and Beckie Seba – Ex Officio

Absent: Bev Shepherd – Admin.

Staff and Others Present: Mark Slaughter, Airport Manager, Kelly Deeds – Legends, Bonnie Bridges – Legal, Ginny Lantz – Garver, Chris Maestri – Garver, and visitors Chad Cox and Jeramiah Larson

I. Call to Order, Welcome & Pledge of Allegiance – Brian Baldwin, Chairman

Brian Baldwin brought the meeting to order and led the room to the Pledge of Allegiance.

II. Approval of Minutes:

- March 6, 2025

There was a motion and a second to approve the minutes as written. Motion passed.

III. Geese Control Report – Robin Fields and Maverick

- Status Report

Robin Fields reports that it has not been too bad. He said the numbers have been down this year from last year. They have been chasing off geese early in the mornings regularly about 7:00 am from the lake and about 30 from the swamp area. Lately, it's been down to less than a dozen. He is seeing fewer birds on the airport property this year than last year. He did find one bird nesting on a beaver dam. He has not seen any coyotes in the last several weeks.

IV. New Business:

A. Engineering and Construction Updates – Chris Maestri – Garver USA

- Current Airport Projects

Chris Maestri appeared on behalf of Garver to provide an update.

RUNWAY WIDENING: They submitted a Post-Construction RSA Evaluation to Kathy Franklin with the FAA, as requested, on the first closeout package. They are awaiting comments. They still owe the closeout package for the second grant to Mark Slaughter and are waiting for that to be finalized and Garver will send it in.

EAST TAXIWAY – PHASE II: Garver had a Pre-Construction meeting in March with APAC and the City to make sure we were ready to start construction. They are looking at a mid-April start date. They are, however, working through some of the submittal process to make sure they can procure everything in time to get started at that time. When they are ready to start, Garver will send out an email to let everyone know that there will be some impacts to air traffic for

weight constrictions on certain operations on the runway itself. This will be on runway 36 and the weight constriction for landings only will be 12,500 pounds.

HANGAR ACCESS ROAD: This was scheduled to be paved last Friday, but the weather got in the way, and then scheduled again for Monday and Tuesday, but the schedule did not work for the paving crew. We are now waiting for the ground to dry again and then we will get asphalt on the ground for the east/west sections of the access road.

EAST PARKING APRON: When we spoke last, we had heard from the ADA about needing to move forward with the 90/10 grant that we have in place. We also talked about the possibility of getting additional grants for that east side parking area. However, the ADA has not told us that we cannot get two additional grants before designing it. Mark Slaughter and I are working through some options to either move forward with the smaller apron project that we already have a grant for or move forward with the design on the half apron that we had discussed, but there is not a grant to cover all of that at this point. There was discussion regarding some options that could be considered.

After the board talked about options, they decided that they needed to have a discussion with Patrick and Ashley of the City's finance department, Chris Maestri with Garver, and maybe a pre-call with Jerry of the ADA before that to figure out the city's best option. More discussion followed, and Mark Slaughter will be doing follow-up as well.

B. Updates from the Field – Kelly Deeds – Legends Air Center

- Status Report

Kelly Deeds presented his update from March. They lost 10 days to weather versus 7 lost in 2024. Fuel sales were down 12% versus last year. Operations were down as well. Even though our fuel sales were down, our operations were only down about 4%. Aircraft rental overall was down 21%. They did receive a fuel tank quote for a 25,000-gallon jet tank and two 10,000 low lead gas tanks. He has forwarded that information to Mark Slaughter.

At this time, Brian Baldwin wanted to disclose to the board that they are starting a conversation on Monday with Up Summit. With the success they had last year, and the experience that the city provided for them, they are coming back to Bentonville. The dates will follow, but he said that he, Mark Slaughter, and Kelly Leeds will have a preliminary discussion with their coordinator, Nancy, to find out what they hope to accomplish this year.

C. City of Bentonville Updates – Mark Slaughter, Airport Manager

- Solicitation of Requests for Proposals

Mark said he hopes to have Solicitation of Requests for Proposals to Purchasing and the person that handles all the bid stuff by Monday or Tuesday. This is for the buildout on the west side and the buildout on the east side.

- Game Aerospace

He had a type of Pre-Con meeting to talk about Game Aerospace with the Planning Department. It was mainly Dave Burris' meeting and was trying to get across to Planning what is going to happen down at Game Aerospace. Essentially, they are going to double in size. They are going to hire as many as 500 employees. Trying to find a place for 500 people to park is a challenge. However, the city was very responsive and excited about what was about to happen. There might be some land across "I" Street that could serve as parking, but then there is the challenge of getting 500 people across "I" Street safely.

- Westside Hangar Development

The Westside Hangar Development that is being proposed is continuing and going well.

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The Eastside Hangar Development has been moving along, too. They did find a stormwater or a sewer line, so that will be a challenge.

- Neighborhood One

All six leases have been signed and that allowed them to start all the permits that are required. They are moving along. Neighborhood One will bring in about \$31,000 a year.

- 2550 SW Aviation Street Lease Renegotiation

The people at this address, or the nested "T" hangar that is the furthest south on the east side. Five (5) bays have leases that expire in 2036 are paying a nickel per square foot for 1100 square feet, so they are paying \$55.00 a year. Three bays have leases at \$.21 per square foot that expire in 2063. Two of them are 1700 square feet and 1100 square feet. Steve Johnson is their spokesperson and they would all go to \$.21/square feet taken out to 2063. Mark is asking the board to think about this and come back with an answer or discussion at the May meeting. All ideas are welcome.

- Utility Poles on SW H Street

Mark Slaughter has been having discussions with Travis Matlock, the Electric Department director of the city. He said it seems like everything in the world is buried right along "H" Street. There are power lines, utility poles too tall, a detention pond along Airport Blvd, communication lines, water lines and gas lines buried there, too. And Carroll Electric has lines and /or poles there, as well. He is still pursuing this. More discussion followed.

V. Other Business:

A. Projects and Priorities – *Brian Baldwin, Chairman*

- Operations Manual and Minimum Requirements

Brian Baldwin asked Mark Slaughter to send this document back to the board members. All members are to go over it, red line it, and come ready to discuss it at the next board meeting. Chairman Baldwin would like to get this document finalized by the June 2025 board meeting.

- We had a visitor, Jeramiah Larson, in our meeting today. He had submitted a proposal sometime back in November 2024 and thanked the board for their consideration.

VI. Closing:

A. Next AAB Meeting Schedule

- Proposed Meeting Date and Time: Thursday, May 1, 2025, 3:00 pm
Location: City Hall – Council Chambers – 305 SW "A" Street, Bentonville, AR

All members said they could make it on May 1st at 3:00 pm, with Beckie Seba stating that she could attend remotely.

B. Motion to Adjourn:

Rachel Hobert and Cara Osborne made a motion and second to adjourn the meeting. Motion passed.

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