



Bentonville Municipal Airport
Airport Advisory Board Meeting Minutes
Thursday, June 12, 2025, 3:00 pm
Bentonville City Hall – 305 SW “A” Street
Bentonville, AR 72712
(**& VIA ZOOM WEBINAR**)

Meeting Recording: https://us02web.zoom.us/jc/share/h7FWzl_6WZSv7pizmpNf7iSZWqxwgNl2Zfr-8W3baTGQpH-VHrTC-YATcOgQdodx_-KB4bpBWHwzR5LOp?startTime=1749757934000

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

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

II. Approval of Minutes:

- May 1, 2025

Dennis Cherry made a motion to approve the minutes. Rachel Hobert gave a second.
Motion approved.

III. Geese Control Report – *Robin Fields and Maverick*

- Status Report

Robin Fields was on vacation, but Mark Slaughter gave his report. It has been very light since our last meeting. There was one day that we had 100 birds, but Maverick had no trouble with them. Since then, it's been less than a dozen, and not every day. Regarding the coyotes and deer no one has seen any as of late.

IV. New Business:

A. Engineering and Construction Updates – *Chris Maestri, Ginny Lantz – Garver USA*

- Current Airport Projects

Runway Widening – Garver submitted an AIP22 grant closeout package to Mark Slaughter just before this meeting. Mark will get city signatures and after the board's review, Garver will send them to the FAA. After we get their approval, we will then get two ADA grants, one for AIP20, and one for AIP22.

East Taxiway – Phase 2 – All the B-Stone and a cap on top has been installed for the parallel portion of that taxiway. They have not done any work on the connector just yet. They are planning on moving into their next phase of construction, which will include the construction of that connector next Tuesday. Garver is working on getting some NOTAMs updated. That phase will include a partial runway closure of the last 600 feet, which is the extension on the south end, and will be closed to traffic for 45 days.

Hangar Access Road – The Access Road is ready to be paved. They are just waiting for some dry weather. SyCon has the base ready for the north and south goal posts. Ginny Lantz of Garver said they are waiting for SyCon to install the rest of their concrete elements. They are cleaning out the paved ditch that runs along that hangar. That is the next step in them getting the concrete elements installed. Hopefully, once they get that cleaned up, we can get a couple of dry

days and they can get the rest of that placed. Garver has let the city know that they would like to see 7-day test results on that concrete before they come in and pave.

East Parking Apron - As a reminder from last month, we did get confirmation that that grant is still in place with the ADA. Garver has been working with Mark Slaughter to get started on design. There are some questions from the funding perspective whether we are going to take advantage of the BIL money that we do have available and had originally planned for the west side developments, and with the some of the private interests over there that may no longer be needed. We've had some follow-up meetings with Mark. We just need to nail down exactly what fund we want to use and what scope we want to design now. More discussion later in the meeting.

Taxiway Alpha Pavement Rehab – This area is effectively all pavement on the west side, outside of this circular apron, and outside of any aprons or taxi lanes that specifically access hangers. We are looking at doing a pavement rehab project, which would include crack seal, seal coat, and a re-mark of all the markings within that area. Mark has submitted, as of Sunday, a grant application to the ADA for that purpose. It sounds like we will be on the July agenda, assuming they have funding and a space for us. We are looking forward to seeing them in July to get an 80/20 grant...that would be \$300,000.00, from the ADA. Then, assuming we get that funding, we will work with Mark to get a work order executed for our design and construction services. Projects like these go quickly. We are looking to bid this project out in late summer or early fall. If the weather holds out, we might even get some of this done before the cold weather this year. If there are any delays, we would most likely look next spring for that construction to happen.

There are also some areas on the East Apron that Mark Slaughter is interested in getting rehabbed similarly. What has been discussed so far is potentially going back to the ADA to get a second grant, which would cover a “minor rehab” instead of just a crack seal and seal coat. As the board may recall, June is the last month of the fiscal year for the state, so we are in the next fiscal year. The grant for the application for the yellow area he showed on the screen will be in the next fiscal year's round of grants. You could immediately turn around and submit a 90/10 grant tomorrow for that other scope. We need to get some more information on the east side before we move forward. There will be some things we need to do before we can go forward.

B. Updates from the Field – *Legends Air Center* – Aaron Kunze

- Status Report

Aaron Kunze was on Zoom and introduced himself. He currently supports the Walton Family from the family office standpoint, primarily helping Tom and Steuart. They recently decided to make a change in leadership here at Legends. He was asked to step in the rest of the year as an interim General Manager, helping to find efficiencies, looking at what we need to do to improve and continue moving forward, and make this the best FBO we can. He reported that they missed 14 days in April due to the weather. Aaron reports they came to a deal with Titan to provide the fuel. He said they improved the deal quite a bit and saved on fuel costs. They are looking at the airport and comparing it to other airports to see how they can be competitive and bring in more business. With this deal, Titan is providing us a new 5000-gallon tanker truck to replace the 2500 that they have right now. Also, to repeat what Kelly Deeds said last month, Titan is still very interested in helping with the fuel farm. From 2024-2025, they sold 31,500 of 100 low lead, compared to 41,500 last year, so it is down about 25%. Jet A is up 15%, though at 93,500 gallons compared to 81,000 last year. With the deal with Titan, they are hoping to bring people back to this airport to get fuel. Enrollment for the Flight School is a little down this year, and we are looking into why that is happening. For 2025, enrollment is at 46. There have been 16 total

check rides, four in April, three in May, and three in June. There were thirteen for private pilot and in instrument rating, there were two, and three CFIs.

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

- Solicitation of Requests for Proposals

Mark Slaughter reported that we had some RFPs to go out on Sunday, and interested parties are diligently working up their responses. We will open those up on the 3rd of July, which is the deadline for turning those in. We will talk about the fuel farm and how we are going to get the east side aircraft parking apron done a little later.

- Game Aerospace

Game Aerospace is moving at light speed. The Game Bird 2 prototype is amazing. Mark showed some PowerPoint slides as to what it is going to look like when they finish construction. To the north of that is a 30,000 SF hangar that Phillip's going to need to have for the Game Bird 2. There is nothing there at present. It is all private land right now. All of that is land that they own. As we talked about before, the potential is to have 500 employees working there and parking will be an issue. If you look across the street, that's a big parking lot that will hold 550 spaces. To the south of it is a regional detention facility for stormwater. There are possibly future buildings, such as a childcare center. So far, it hasn't been decided on how to get those 500 employees across the street safely. To the north of there, 28th Street is about to open. An option could be that the parking lot be moved there. Twenty-eighth Street will be able to go all the way to Creekside Elementary. Other construction, options, and questions were discussed by the board.

- Neighborhood One

They are going to do their full pre-con request as soon as they get the OEAAA process done. That is Obstruction Evaluation Airport Airspace Analysis. We thought we would have it by now, but Kathy Franklin is on top of it, though. Some of the banks that the guys are using are having a problem with the hangars because they are different than everything else and where they are. They are almost like 6 islands that are sitting in a space the banks think the airport could deny access to that land. We had to come up with an access agreement that all the owners have signed, Patrick Johndrow has approved it and they are sitting with Bonnie Bridges right now, and then the mayor will sign them. Mark said he would probably incorporate that kind of language in future leases so we won't have this problem.

- 2550 SW Aviation Street Lease Renegotiation

Mark Slaughter said his suggestion would be to leave the lease as it is. Let it revert in 2036 back to the city, and then whoever is sitting in this seat at that time can sell it, rent it, or tear it down. He said he would sell. The city would make quite a bit more money that way.

He showed what he had up last month. He didn't get it back from Ivan until last night. He responded to all of Rachel Hobert's questions.

- Discussion 1200.aero and their Offer

Mark showed what he showed the board last month. He didn't get it back from Ivan until last night. He responded to all of Rachel Hobert's questions and issues. Essentially, if we went with this, we would be the first one in Arkansas to use it. We would be advertising him. Of course, we would be a contract that we would go through the normal approval process, but Brian Baldwin likes the idea of allowing somebody to do a testbed with a technology like this. It would be a good test for us if we want to spend money on doing something like this that could help us. He will want to know if this has merit and weight with the FAA. Or what are the other benefits to

the city for having a tool like this. Mr. Slaughter said he was looking for a recommendation from the board to move forward. There was a discussion.

Brian Baldwin and Rachel Hobert made the recommendation would be to move forward with pursuing 1200.aero for an installation and a one-year free utilization, with the ability to 100% opt-out at any point in time in that first year, contingent on the approval of our attorneys. Cara Blaize made the motion to move forward, as stated by the Chairman, attended by Rachel Hobert. Dennis Cherry gave a second. Motion passed.

- **Utility Poles on SW H Street**

Mark Slaughter is still going to keep pressure on Carroll Electric to move the utility poles during our SE Taxiway Extension where the electric line is that belongs to them.

Other things Mark Slaughter is working on:

1. Transfer of a dump truck that has a snowplow from Surplus to the airport.
2. Get the lease with the Bentonville Public Schools signed for Ignite.
3. Advertise the spot for Dennis Cherry's seat on the board next week.
Mr. Cherry's last day on the board is September 30.
4. Submit an RFP for a new Fuel Farm and Parking Apron.
5. Continuing discussions with Brian Baldwin and Nancy on the UP Summit in September.
6. Getting the Minimum Standards written, signed and in place.
7. Working on Removing the AWOS and site a new system. Also, talking with some People called Mesotech. More information on them later. The RTR has come up again And we are still talking about moving these to give us more room to build hangars.
8. Vertiports. The Arkansas Legislature just signed a law to make Vertiports a public asset.
9. Preparing for an FAA Land Use Inspection with Gary Loftis.
10. Looking at stormwater drainage problems.
11. Trying to replace the dumpster.

V. Other Business:

A. Projects and Priorities – Brian Baldwin, Chairman

Brian Baldwin said that a few board meetings ago, we recommended the go-fast mode on the proposals that were being placed in front of the city and in front of the board. Upon the advice from legal, this has slowed down a bit, but we are still in the go-fast mode. The RFP's have been published for two of those... west side full development and the east side elimination of the dilapidated hangar base and then new equipment put in there; plus assisting the mitigation of the Fuel Farm. The other one that has not been published yet would be the development of a new Fuel Farm. We need to package up what the Fuel Farm proposal might look like. There was discussion on this, transient parking, funding, etc. The consensus is that we need to have a clear point of view on what should happen before we lobby to make anything happen. Cara Osborne offered to help with this and talk with Mark Slaughter to get things moving.

VI. Closing:

A. Next AAB Meeting Schedule

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

Because of the 4th of July holiday next month and the fact that some will not be available on the 3rd, Brian Baldwin recommended that the board meet on the 10th of July 2025, if possible. That was fine with all the members.

Chairman Baldwin indicated that he will not be able to make the scheduled meeting in August unless the meeting is moved out a week. Dennis Cherry will oversee the July meeting, and we will discuss options for the August meeting then.

B. Motion to Adjourn:

Rachel Hobert made a motion to adjourn. Cara Osborne seconded. Motion passed.

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