



Bentonville Municipal Airport
Airport Advisory Board Meeting Minutes
Thursday, September 4, 2025 – 11:00 am
Bentonville City Hall – 305 SW “A” Street
Bentonville, AR 72712
(& VIA ZOOM WEBINAR)

Meeting Recording: https://zoom.us/rec/play/V0kfasLBr3yS4RpQyheMw-UcF2qxEzkBGYSoshsmBZc-91FhxVtWI4CNsXlksP-QPnq1k8Otr0bO9xdE.0jqKoKC-h_63Bvdl?autoplay=true

Video Recording:
https://us02web.zoom.us/rec/share/xs8CAKzoWH1F2_1ToHayCh_txEjnzrjldEm2aGE95Wi11D_iPYChz01158ODz2JO.pJUggelPtuMIDRST?startTime=1757000584000

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

Brian Baldwin called the meeting to order at 11:00 am and led the room in the Pledge of Allegiance.

Chairman Baldwin welcomed new member, Beau Walker, to the meeting. He will officially take over board member duties at the October meeting. He is filling Dennis Cherry’s position. Today is Mr. Cherry’s last day as a board member.

II. Approval of Minutes:

- August 14, 2025

Cara Osborne made a motion to accept the minutes from August 14, 2025, as written. Dennis Cherry gave a second. No discussion. Motion passed.

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

- Status Report

Robin Fields and Maverick appeared before the board today. Robin said it had been a slow month. He chased off about a dozen this morning on the south end of the runway, but this last month, he has not seen a lot of birds. He has not seen any coyotes in a while and hasn’t received any reports of any.

IV. New Business:

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

- Current Airport Projects

Ginny Lantz of Garver USA appeared before the board to give the reports for the current airport projects. She told the board that Chris Maestri was in Montana this month, but he joined via Zoom.

VBT East Taxiway Extension (Phase 2) (FAA Grant)

Garver is done with this project for the most part. They will need to come back and apply final markings and expect that work to be performed on September 22nd. After that, the next thing to do is basically close the grant out, and that should be simple. They are expecting that to take place by the end of November.

VBT Hangar Access Road (ADA Grant)

They are still working on setting up some paving for Access Road 1, and have a partial final inspection scheduled for next week with SyCon. They are trying to get their scope of work closed out so they can move on. After that happens and the city has paved the northern portion of Access Road 1, the project will be on hold until the hangar developers come in and are able to build their hangars. The earliest close-out for this project would be next spring. .

VBT East Parking Apron (ADA Grants)

Garver has updated their dates on this project as they are negotiating funding. Brian Baldwin will have some more details to add to this project. Mr. Baldwin explained that there was a previous commitment to helping with this of approximately \$240,000.00. That was on hold until we got some of that work done, and that was for a very small piece of what we are trying to do in terms of parking on the east side. This same entity was the one that came and bid on the west side, which is a much larger project. So, indirectly, he said they would like to pull that money from east side and apply it to the much great west side. He thinks this would be a benefit to the city. There will be more discussion regarding parking and a possible work session during Mr. Baldwin's comments.

VBT Taxiway A Pavement Rehabilitation (ADA Grant)

This is a new project that has been added to our agenda. They are currently going to be out on the airfield next week trying to assess the pavement to determine exactly how much crack repair we need to perform. They will be in final QC of their project as well, so they will be finalizing all the plans and specifications for this project. It should be quick. They expect to be able to advertise this project around mid-September. Involved in this project is filling in any cracks that we find and then applying a sealcoat, a thin layer of asphalt emulsion material to seal that pavement and protect it for another 5 to 7 years. Then we will be applying new markings for all the taxiways to the east of the runway.

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

- Status Report

Aaron Kunze appeared via Zoom. In July, they were low on Jet A, but it picked up 15% higher at 20,560 gallons for Jet A. Low Lead was lower in August, about a 25% drop, but was a little over 13,000 gallons for the month. For the year in low lead, we are at 86,000 total for 2025, and Jet A, we are at 186,000 gallons. They have seen more jets in the last few weeks and first of this month. Weather related days we lost are 9 in August. Flight School is doing well. They had 16 new students in July and another 18 in August, which brings them to around 90 new students for the year. We had three check rides in August. Two of those were instrument ratings and one was private pilot. Legends Air Center/ Runway have decided to go into a partnership with Blue Sky Capital Holdings formed by David and Michael Sloan. They are now going to be 40% owners of the FBO and Runway will remain 60% owners. It is going to create more capital inflow and they are going to manage it themselves. The Sloans manage a lot of car dealerships, tractor dealerships, and beverage businesses, and they have been wanting to get into the aviation world and the FBO side of it. Their personal pilot, Adam Jones, is going to be the new General Manager as of October 1st. Mr. Jones has been here for the last six weeks learning the ropes and getting an understanding of what is going on. He has a lot of knowledge running a flight school down at Drake Field in the past. He has also run a charter business, as well, so he brings experience along with a great understanding of the aviation world. For the Flight School it is going to be great. We are going to start turning over some of the fleet. We are looking to standardize the plans that we are utilizing, so there is going to be a full fleet turnover for the Flight School. We are looking into what we can bring in to bolster the charter business. Aaron told the board that he would be here until the end of this month, and then the board is welcome to

reach out to him if there is anything they need but will hand it all over to Adam on October 1st. Aaron will still be the point of contact from a Runway standpoint, but Adam should be here for anything the board might need. Regarding the west side development, it was approved for the RFP. They are slowly working on that. One of the biggest things is the RTR and AWOS. They were expecting it to be moved, but without that, it makes the business case a little tougher. They want to help the board get the RTR relocated. The AWOS is not a big deal. They have reached out to XNA and talked with them and asked if it could be at XNA, and they are fine with it. They have other FAA specific things out there that they could group together. The next step is how we get the FAA on board and figure out how to cover the cost of relocation. You must build one while one is in use. It could be a couple of million dollars. So, we need to figure out how we work with the state and FAA. Brian told him to let us know how he needs the support of the board.

Aaron Kunze then brought up and told the board that the Fieldhouse was power-washed and the exterior wood re-stained. They are going to wash the windows as well. They are now painting the full interior of the Fieldhouse and exterior railings. After that is done, they will be replacing the deck boards.

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

- **Solicitation of Requests for Proposals**

Now that the RFPs have been awarded, they can really dig in and start spending money. That takes time, but by next month we should see some action.

- **Neighborhood One**

They have started scratching the earth. There is an area that the city needs to work on stabilizing the ground at the southernmost part of Access Road 1. It runs north and south in front of Neighborhood 1. There needs to be a gravel access road for the trucks that are going to be in and out of Neighborhood 1, and all the other part needs to be grass seed. Now is the time to get fescue down and let that grow.

- **Replacing the AWOS and Siting (Mesotech)**

Mark said this is slow moving. He has sent three emails to the guys he had a phone call with almost 6 months ago now, and he still has not gotten a response. He also copied Kathy Franklin with the FAA on those emails as well. Communication from the FAA right now is hit or miss. Brian Baldwin asked him to let the board know if they can help with this. Cara Osborne said if there was a need to involve a government affairs person, she is going to be in D.C. twice this month with Boozman's office, so if there someone there that we could go to directly, let her know.

- **Open T-Hangar Eviction Notices**

The eviction notices for the current tenants of the open T-hangars are in Docusign waiting for the mayor's signature. The letters should go out to the tenants this month. They get 30 days to move out. They are on a month-to-month basis right now.

- **Open ADA Grant for East Apron Parking Project - \$200,000 – 90/10 Grant**

We have an open ADA grant that is a 90/10 for \$200,000.00 that we were going to use as part of the East Side Parking Apron. There is so much up in the air about that right now, so we need to decide where we are going to put parking because we need parking, and then we need to decide what to do with that grant. We have had this grant for almost two years and have not done

anything with it. It is an issue with the ADA and he doesn't want it to be an issue with the ADA, so he needs help with what to do with that money.

I Mark Slaughter also brought up the UP.Summit so that everyone knows that September 28, 2025, is Community Day. The gates open at 11:00 a.m. The opening ceremony is going to be at 12:40 pm in the big green, the mayor will speak, and the air show will start at 1:00 pm. There will be a fun event for the kids at the end of the opening ceremony. Brian Baldwin said there is a lot going on behind the scenes right now to make this a great event.

Mark brought up the turf runway and how jarring it is. He said that pilots have mentioned it as well. It should be put on our radar and do some kind of rehab on it. Brian said he thought that dirt was going to need to be brought in. Aaron said that the students do not like to land out there when they are practicing, so he would second the rehab. Mark said we also need to better educate folks about when it is safe and not safe to land on the turf runway. Chris Maestri said there used to be NOTAMS that would go out for turf runway closures after bad rain events and the colder, wetter winter months for no one to use it. He said that could be used to help alleviate some of these issues. Mark said he would make it happen.

V. Other Business:

A. Projects and Priorities – Brian Baldwin, Chairman

Brian Baldwin would like to have a work session to spend a couple of hours looking at parking and all available locations on the property itself. He would ask Garver to be with us, as they know the condition of the ground. He said he believes we need to put a package together that lets us know what we can get for the money we have. He would like to get everybody's input. The board decided to meet on September 24, 2025, beginning at 2:00 pm. (*This was later changed to 1:30 pm*). It will be a public meeting with a Zoom option. They will try to come up with ideas that we can discuss at our October meeting. Aaron Kunze wants David Sloan involved in this meeting.

Brian Baldwin gave a big THANK YOU to Dennis Cherry for the last six (6) years he has served on the board and presented him with a Certificate of Recognition. Dennis was a big part of making the airport safer, as well as part of the decision-making that has resulted in making our airport a safe one and a great one. Mr. Cherry very graciously gave thanks to the board and recounted some of the things the board was discussing when he first came, and how far we have come. He said he was glad to have been a small part of the good things that have happened.

VI. Closing:

A. Next AAB Meeting Schedule

- Proposed Meeting Date and Time: Thursday, October 2, 2025, at 3:00 pm
Location: City Hall – Council Chambers – 305 SW “A” Street, Bentonville, AR

B. Motion to Adjourn:

Dennis Cherry made a *motion* to adjourn. Cara Osborne gave a second. *Motion approved.*

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Project Task	VBT E. Taxiway Ext. (Phase 2) (FAA Grant)				VBT Hangar Access Road (ADA Grant)		VBT East Parking Apron (ADA Grants)		VBT Taxiway A Pavement Rehabilitation (ADA Grant)	
Site Investigations			11/1/2025							
Conceptual Meeting w/ City			11/1/2025							
Preliminary Design			11/1/2025							
Preliminary Design Review			12/15/2025							
Final Design			12/31/2025							
Final Design Review			1/31/2026							
Bidding			3/15/2026					10/21/2025		
Grant Award										
Construction Contract			4/15/2026					11/14/2025		
Preconstruction			5/31/2026					11/27/2025		
Construction Start			6/15/2026					11/24/2025		
Construction Complete		10/15/2025	7/31/2026					12/6/2025		
Grant Closeout	11/30/2025	6/1/2026	9/30/2026					2/12/2026		

