



Bentonville Municipal Airport
Advisory Board Meeting
Thursday, January 7, 2021 @ 1:00 pm
Virtual Webinar via Zoom

MINUTES

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

Dr. Ham opened the meeting with the Pledge of Allegiance.
See attached Attendance List for attendees.

Old Business

1. Approval of Minutes from December 3, 2020.

Motion by Dennis Cherry and second by Mike Frost to approve the Minutes from the December 3, 2020 meeting. No discussion. Motion approved.

2. Update from Robin Fields and “Maverick”

Robin Fields and “Maverick” were not in attendance this day. Dennis Birge mentioned that he did know the geese had been able to predict when Robin and Maverick would come to the airport based on his schedule, so he had started coming in at different times to throw them off his routine. Otherwise, things had been going well.

3. Improvements for Hangar Access for Public Use (Recurring Item)
A. Hangar Access for Public Use

Charles Chadwick appeared before the board and introduced three men that he invited to the meeting today that are in the process of entering into leases with the city for development out on the west side of the airport. They are Craig Soos, Brad Tidwell and Adam Young. He wanted them to see and understand the process that it takes to get to lease agreement state, and to get pavement down on the west side, with the dirt that needs to be moved, and in dealing with the ADA before development can begin.

Mr. Chadwick said he, Lisa Kelley and Mike Frost have been visiting about access over on the west side, on the east side, and wherever else we might be able to build hangars. However, he felt the immediate need is to go forth and try to get pavement on the west side where Mr. Soos, Mr. Tidwell, and Mr. Young

want to build their hangars. Mr. Chadwick discussed with the board where the proposed hangars would be built and what might need to happen to make this possible. Mr. Chadwick mentioned that Stuart Collier terminated his lease with the City on December 27, 2020. He forfeited his money and abandoned his project. He also mentioned to the board that Mayor Orman had asked him to mention she would for them to make a plan of projects we need to work on that would benefit some of these developers that are coming in now, as well as the City. She would like to know what to expect in getting hangars built, how to prioritize them, and said that we need grants to get these done. There was discussion with the board that lasted quite some time on this topic. Mike Frost asked if Mr. Chadwick could prepare something on paper where we could actually see what we had been discussing and where they were on a map. Mr. Chadwick asked Adam if he could prepare something like that for the board. Adam said that he could.

Lisa Kelley made mention that she felt it was important that we work on getting access to the public as the board had talked about before, and not just the three men that were in attendance today, although she was grateful for their business. Mr. Chadwick said it would be his emphasis and that it was important to get this dirt moved, get it paved, and get those hangars built, and not push these gentlemen back any longer. He said that they are ready to build and have been for quite some time. He said the paving of this corridor was important because as soon as we know for sure that we are going to be building those three hangars; we need to be about trying to find tenants for the remaining spaces there. Also, we don't want to miss the deadline for an ADA grant. Ms. Kelley said she was not meaning to hold these men back, but that we needed keep in the forefront our need to provide access to the public in general as there are many people in need of lower end hangars than corporate or high-end hangars.

Dr. Ham would like to see a list of priorities and talk again next month. Mike Frost was on board with completing this pavement section and corridor. Dennis Cherry said that part of our goal, besides public access and accessibility, is to make the airport self-sustaining financially. As we move in that direction, he feels that should be a consideration also in how we prioritize these projects. He also said it was important to not miss the opportunity to put in a request for a grant from the ADA. Adam said that the deadline to get that in would be May 31. Mark Slaughter agreed with Mr. Cherry's statement.

At this time, Lisa Kelley stated priorities as: 1) Build hangar space and supporting infrastructure for the three potential projects in the till located in the blue corridor; 2) Build hangar space and supporting infrastructure for the general public; and, 3) Supporting projects that allow the airport to be self-sustaining. Chad Cox said he thought the board was being extremely thoughtful. He said he does not want to see the airport become a place for only multi-millionaires. He is glad Mr. Young, Mr. Soos, and Mr. Tidwell want to build here, and he wants us to be able for us to apply for an ADA grant. He thinks all of this is great news. There was a little more discussion and Chuck stated how he would suggest the motion to read. At the end of the discussion, Dr. Ham asked for a motion:

Dennis Cherry made the motion to:

1. Make the apron/ramp for the six (6) new hangar spaces our first priority for the ADA application;
2. Request design funds for that project;
3. Include that project in our next grant proposal to the ADA.

Mike Frost seconded that motion. No discussion. Motion carried.

Dr. Ham offered Lisa Kelley the opportunity to put into a motion her thoughts of prioritization for the Airport Advisory Board to adhere to as we move forward with future development.

Ms. Kelley stated, "I move that we as a board state that we are committed to making the following issues priority:

- 1) Building hangar space and supporting infrastructure for the projects that were in the till, the ones that we approved today, or, otherwise referred to those in the blue corridor;
- 2) Building hangar space and supporting infrastructure for general public access; and
- 3) Supporting projects that allow the airport to be self-sustaining.

Mike Frost gave a second. No discussion. Motion carried.

B. Dirt Removal

Dr. Ham mentioned that he had been out to the airport and noted that the dirt has been moving on the west side of the airport. Most of the discussion was designated to Item 3.A.

C. Self-Fueling Station

Will Gunselman reported that they were waiting on Adam White's team to get back with them about the exact placement of where the self-fueling unit will go in order to get a realistic quote. Will said he would get with Adam again and have something for Mr. Chadwick soon.

New Business

1. Engineering and Construction, *Adam White – Chris Maestri, Garver Engineers*
 - A. *Update on Current Projects*

Chris Maestri reported that not a lot has changed from his report last month. The Project Task List is attached to these minutes.

East Taxiway Extension to the South:

This is the extension from the east apron to the south end of Runway 36. It is still on schedule to start construction in early spring of 2021.

Runway 36 Extension

Chris mentioned that we talked about this one for the first time last month. This is the extension to 36 on the south end. Since they know we will be displaced for Phase II of construction of the SE Taxiway Project, they are going to try to get that runway extension constructed at the same time the threshold is displaced. They are still looking at design going through early this year, review of that ending in late summer, and construction starting mid to late summer, along with Phase II of the East Taxiway Extension.

Access Tunnel

Chris reported that Garver had a good meeting with Chad Cox and Michael Ames yesterday going over updated plans and making sure that we had incorporated all that the FAA had requested after our last correspondence with them and are still producing a product with the same design intent that the owners and the FAA are going to want. We are going to still fine tune those plans and we have a date for city, FAA and contractor submittal next Friday.

Game Composite Expansion

This is the expansion to the Game Composites facility on the southwest corner of the airfield. We had a pre-application meeting with the city yesterday and everything went well. We are on track to submit for the first LSD submittal next Monday. Once that happens, we are locked in to a schedule to get final design done early February, pre-construction in early March, and construction mid-March.

East Hangar Project

Chris spoke with Michael Ames this afternoon and he mentioned that we are hoping to get construction started sometime in February. There are still some approvals to go through, but he thinks this is something that can be done. Chuck said that because of notice requirements to the existing tenants of the hangar, it would probably be March 1 before demolition can start. Likewise, he said we have an amendment to that lease to expand some things on it and that will probably be coming back to the board at the next meeting.

2. City of Bentonville - *Updates, Charles Chadwick, Airport Manager*

Mr. Chadwick had nothing else to discuss.

3. Summit Aviation/FBO/Turf Runway/Tailwind – *Chad Cox, Summit Aviation/FBO*
A. *Updates on FBO, Flight School, and OZI Flying Club*

Chad Cox reported that last month they sold 17,000 gallons of fuel. Nine-thousand gallons was low lead and 9,000 gallons was Jet A. For 2020 they sold 199,983 gallons. Will reported that in 2019, they sold 185,544 gallons. They had 9979 flight and ground hours for 2020, and 50 check rides. He mentioned that they are continuing to always wearing their masks at the airport. He said that they pay to have ten (10) random tests done a week there. Also, he mentioned again this month the change in our frequency. It is 122.075. This has helped our airport and other airports, as well, and it will help with safety. They have done notifications, updated charts, and updated online resources to help with that. Chip Gibbons was instrumental in getting the frequency changed.

Other Business

1. Schedule February, 2021, AAB Meeting
Proposed Meeting Day: Thursday, February 4, 2021 @1:00 pm.

The board agreed to the time and date of the next meeting to be February 4, 2021 at 1:00 pm.

2. Motion to Adjourn

Dennis Cherry made a motion to adjourn and Mike Frost seconded. Motion carried.

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