



Bentonville Municipal Airport
Advisory Board Meeting
Thursday, February 7, 2019 – 1:00 pm
Community Development Building
305 SW “A” Street
Bentonville, AR 72712

MINUTES

ATTENDANCE

Members Present: Richard Ham, Chairman
Rick Simmons, Vice Chairman
Chris Faulhaber, Secretary
Mike Frost
Octavio Sanchez, Ex Officio

Members Absent: Tregg Brown

Others Present: Charles Chadwick, Airport Manager
Beverly Shepherd, Administrative Assistant
Dennis Birge, Transportation Director
Ellen Norvell, City Engineer
Adam White, Garver Engineers
Brad Elliott, Summit Aviation
Melissa Gute, Reporter
Paul Suarez

Chairman, Richard Ham, called the meeting to order with the Pledge of Allegiance, at 1:00 pm.

OLD BUSINESS

1. Approval of Minutes from December, 2018, Meeting
2. Approval of Minutes from January 3, 2019, Meeting

There was a motion by Rick Simmons and second by Mike Frost to approve the Minutes from both December, 2018, and January, 2019. Motion passed.

Chris Faulhaber brought to the Administrative Assistants attention the correct spelling of Chip Gibbons name from the January minutes. The Administrative Assistant made that change to the January Minutes.

3. Sub-Committee Report:

A. Special Emphasis Discussion Regarding Geese

*Dr. Richard Ham & Sub-Committee, & Charles Chadwick
Chad Cox (Falconry)*

Charles Chadwick led this discussion saying that he had a discussion with Mike Bender, Public Works Director with the City of Bentonville, regarding the geese and a solution to get rid of them. Mike Bender said to come up with a plan. Mr. Chadwick is working to get a committee together. The Police Department, and Parks Department will be involved, someone from the Runway Foundation, and, others within and without the City of Bentonville. Mr. Chadwick, as well as, Dennis Birge, Ellen Norvell, and Mike Bender has visited with the Mayor and she asks them to make sure that depredation is really the last and best choice that we have to take care of the geese, as she will have to answer to the public. Mr. Chadwick said the city will come up with a Press Release to answer questions that are bound to come up.

Octavio Sanchez told the Committee that the FAA recently published the number of accidents or incidents for impacts that birds have had on airplanes in 2018. It is more than 14,000, and one of the places these incidents have occurred is in the airport in Kansas City, as it is located next to the lake, river, etc. In addition, the article mentioned that the birds do not scare easily.

New Business

1. City of Bentonville, *Charles Chadwick, Airport Manager*

A. Request for Approval of Assignment of Two (2) Leases from Newhouse Properties, LLC, to Bright Newhouse, Individually

Mr. Chadwick recommended approval of the assignment of the two leases from Newhouse Properties, LLC, to Bright Newhouse, Individually. There was a motion and second by Mike From and Chris Faulhaber, respectively, to approve this request. Motion passed.

At this time, Mr. Chadwick mentioned that Tregg Brown had contacted him via email that he has a problem attending the 1:00 pm meetings of this Committee, and has decided to resign. He is going to send an official email to him to this effect. Mr. Brown was an appointment by Mayor McCaslin and approved by City Council. He has served on other committees, but most of the time they are evening meetings, which are best for him.

Mr. Chadwick does have paperwork that Mr. Paul Suarez provided to the Committee recently, and Mr. Chadwick will provide this to Mayor Orman. He does not normally make recommendations to the Mayor, but he will give information to the Mayor should someone request him to do so. He does know what she will do. She may want to put the position out for public notice, but the decision is up to her to make a recommendation to City Council for approval. Mr. Chadwick does not think we will have a new member before the March meeting, but he is not sure.

B. Airport Security, Mechanical Locks on Gates *Charles Chadwick/Chad Cox*

Mr. Chadwick said that he and Chad are trying to get their schedules arranged so they can continue with their bi-weekly meetings together again, to discuss how they are going to handle the east side fencing at the airport, and then putting in some mechanical locks that do not require a key. There is nothing more to report

on that. Dennis Birge said that now is a good time to do this since we have been losing the east side fencing to motor vehicle accidents. The first accident we did not get the perpetrator. On the second accident, the police did get the person who caused the damage, and we do have an insurance claim on this. On the third accident, the police did apprehend someone for this. More signage and striping will be forthcoming on the curve on the east side in the near future.

2. Engineering and Construction, *Adam White, Garver Engineers*

Adam White appeared before the Committee and gave an update on the current airport projects that are ongoing:

West Taxiway Project: This is complete and closed out. He submitted it to the FAA for closeout documentation. When we get FAA concurrence documentation on the closeout of the grant, we will submit for the ADA matching grant from the State. It is 10% of the profit cost. The cap is at \$250,000.00. I think the final city share is about \$15,000.00.

Hangar Utility Project: This is over by the new hangars on the west side; we had our final inspection by the City on Tuesday of this week. They found one issue with the manhole on the sewer line. Once that is fixed we will be ready to submit for State reimbursement, and I'll close that out.

Circular Apron Project: Adam reports they took advantage of the nice weather and got most of the sodding done before rains came in. He said it looks good out there. Now, they can get the lights on without damaging them, and then striping will be scheduled. That will be weather dependent. Once all that is completed, we will be ready to close out the grant. The information signs have not been installed yet.

East Taxiway to North: This project is part of the Developer's Agreement. The price is in negotiation at this time. Once that settled, there will be another pre-construction meeting and will get a start date. That will be the elbow on the north end, so you have a straight shot across the runway. Because of the delay, he hopes that the Rahab project and this project will be done at the same time. It will probably be sometime in March.

Runway 18 Tunnel Pedestrian Project: This is underway. The survey is complete. There was a site visit on Tuesday of this week, and Adam met with some of the runway group on site and had discussion on the conceptual plan of it. Adam said

he has the profile pretty much set, and have the walls figured out. He is probably another week or two from sitting down with the City to go over it in detail, to make sure they are happy with the proposed solution and that it will push forward through Plan Set Review with city staff.

East Taxiway to South: This project has not started yet, but we are starting the early process of it. This is going to be funded through an FAA grant designed this year starting in the summer months and then construction next summer. We have done some work to get some of the environmental approvals through the FAA, because we are going to remove the pond on the SE side of the airfield, just south of the 18 threshold. The Army Corp of Engineers is involved with this and will take about a year to get that process through. It will probably also involve some wetland mitigation, as well.

ADA Grants: Mr. Chadwick and Adam talked about some ADA grants over the last month regarding Pappies, REILS, and hangars, etc., that might be possibilities for State grants for this fiscal year. Chuck is going over some information at present.

Adam also reported that we are looking at some property currently showing as city-owned land over by the new municipal building, just south of the vault building on the east side of the airfield. Chuck and Adam have discussed a possible T-hangar concept in that area. Adam has just developed that concept, and just sent him a cost estimate yesterday for what that might look like.

3. Summit Aviation/FBO – *Brad Elliott, Summit Aviation/FBO*

Brad Elliott appeared before the Committee and reported that they pumped 8575 gallons of fuel last month. Last year at this time (January 2018) they reported 12054 gallons pumped. As of two weeks ago, they began to track more of the flyable time for the Flight School. Brad reported 140 active students and 14 hours of flyable time, as of two weeks ago.

We got some great press from the Aviation International News recently. We also have Louise Thaden's 1966 Ford Mustang in the hangar. They are going to offer that up as a facility fee. If you want to pay \$50, you can use that as a crew car. We are trying to attract people to fly in to drive that car in. We are starting an aerobatic display exhibit for the Exhibit Hangar and the Fieldhouse, as well.

Dr. Ham said that there is a lot of interest from folks around the State saying that people should come to Bentonville and see the airport and area. Brad said the Summit Aviation site, OZ1, the Fly Oz sight, the Recreational Aviation Foundation is looking to host a regional summit in May. That is not for sure yet, but things are being worked on to have an annual event.

Chuck Chadwick said that Chad Cox sent him a 7480-1 Runway Activation for the FAA, regarding the grass strip. We should be signing off on that by spring, as soon as we go over it, and sent in to the FAA.

Chris Faulhaber, Dave, Rick, and another person got together and made many good notes for written procedures regarding the grass strip that the FAA requires. Chuck says the city needs to be in on this, as well, because they will need to know who will maintain, how it used, all the rules, etc. They will be trying to finalize this soon. This needs to happen before we open the grass strip up. Chris will check with the other people to see if we can have something formalized by the next meeting.

Brad continued with talking about how full the runways have been. He sees the projects we have active at present are going to help in the future and bring more and more business into the airport. The tunnel is also going to help tremendously and free up some space on the west side, as well.

Dr. Ham asked about the Re-certification of the Testing Center. He said it has been audited, and on backorder with the government being shut down. They have a few items that they are waiting for because of this. Dr. Ham said he has some students who are ready for it. Brad said they have been having phone calls about it.

Octavio Sanchez told the Committee that he had visited an airport in Oklahoma recently. They had pieces on temporary display that were nice. He asked about our airport asking for pieces from the Air Force Museum to temporarily display at our airport. Chris Faulhaber mentioned also mentioned that at the Beechcraft Museum in Tennessee have a Louise Thaden Room, which has some nice things that we might check on it to do some sort of trade.

Other Business

1. Mr. Chadwick said that he was scheduled to attend the FAA SW Regional Conference in January, but because of the government shutdown, they have Postponed it. He said it was a good opportunity to talk with some people In the FAA. He will plan to attend in June.
2. Rick Simmons recommended that Chuck bring our Ordinance to review next month, to see if we comply with it. Also, a list to see who is coming off the Board this year. Beverly will get this to the Board before the next meeting.
3. Schedule March, 2019, AAB Meeting
(Proposed Meeting Day: Thursday, March 7, 2019, at 1:00 pm)

Chuck Chadwick asked the board if he could ask to postpone the next meeting to March 14, 2019, because of a trip he has planned. A motion by Rick Simmons and second by Mike Frost, that we postpone the next meeting presently scheduled on March 7, 2019, at 1:00 pm, to March 14, 2019, at 1:00 pm, at the same meeting location.

4. Adjournment

Chris Faulhaber made a motion to adjourn, and Mike Frost seconded the motion. Motion passed at 1:58 pm.

ASSIGNMENT OF AIRPORT LAND LEASE AGREEMENTS

This is an assignment of a certain Lease Agreements (the "Assignment") is made this _____ day of _____, 2019, between NEWHOUSE PROPERTIES, LLC (the "Assignor") and BRIGHT NEWHOUSE (the "Assignee")

BRIGHT NEWHOUSE was the sole member and organizer of NEWHOUSE PROPERTIES LLC, an Arkansas Limited Liability Corporation. BRIGHT NEWHOUSE has dissolved NEWHOUSE PROPERTIES, LLC, and wishes to assign a certain lease agreements to himself in an individual capacity.

Effective _____, 2019 the assignor assigns two BENTONVILLE MUNICIPAL AIRPORT LAND LEASE AGREEMENTS, each dated February 25, 2015, for property identified as 2505 SW "I" Street, Suite 1, AND Suite 15, to the Assignee.

The Assignee fully agrees to, accepts all terms, conditions of the BENTONVILLE MUNICIPAL AIRPORT LAND LEASE AGREEMENTS, and agrees to honor and adhere to these terms and conditions for the duration of the agreements.

By: _____ Date: _____
BRIGHT NEWHOUSE,
SOLE MEMBER AND ORGANIZER
NEWHOUSE PROPERTIES, LLC

By: _____ Date: _____
BRIGHT NEWHOUSE, Individually

This assignment is with the recommendation of the Airport Advisory Board and the permission of the City Council of Bentonville, AR, in accordance with the "Assignment" paragraph of the Agreement, attached.

By: _____ Date: _____
Richard Ham, Chairman
Bentonville Airport Advisory Board

By: _____ Date: _____
Stephanie Orman, Mayor
City of Bentonville

Attest: _____ Date: _____
Linda Spence, City Clerk
City of Bentonville

AIRPORT ADVISORY BOARD ATTENDANCE LIST

DATE: 02-07-19

NAME	PRESENT	ABSENT
Richard Ham - Chairman	✓	
Rick Simmons - Vice-Chair	✓	
Chris Faulhaber - Secretary	✓	
Mike Frost	✓	
Octavio Sanchez (Ex-Officio)	✓	
Tregg Brown		✓ (Resigned)
Charles Chadwick – Airport Manager	✓	
Beverly Shepherd, Administrative Asst.	✓	
Dennis Birge - COB	✓	
Ellen Norvell - COB	✓	
Adam White - Garver	✓	
Scott McReynolds - Garver		✓
Dave Powell - Brad Elliott Summit Aviation	✓	
Chad Cox		
Brian Baldwin		✓
Travis Matlock, COB		✓
Melissa Gute - Reporter	✓	
Paul Suarez	✓	