

**SPRINGDALE AIRPORT COMMISSION MEETING
MINUTES
April 21, 2022**

The regular meeting of the Springdale Airport Commission took place on Thursday, February 17, 2022 in the Airport Terminal Lobby at Springdale Municipal Airport.

1. Chairman Neil Johnson called the meeting to order at 1:00 p.m.
2. Roll call was answered by:

Neil Johnson	✓
Greg Collier	✓
Cameron McAhren	✓
Joel Gardner	✓
Steve Smith	✓
Bill Schoonover	✓
Micah Thomason	✓

City Staff present:

James Smith, Airport Manager
Laura Meyers, Airport Superintendent
Beth Parnell, Airport Commission Secretary, Mayor's Office

3. **APPROVAL OF MINUTES** – Commissioner Schoonover made the motion to approve the March 17, 2022 Commission Meeting Minutes and Commissioner Thomason seconded. *All approved and the motion was carried.*

4. **COMMENTS FROM AUDIENCE** – There were no comments from the audience.

5. **UPDATE FROM SUMMIT AVIATION – DANIEL HUGHES, MANAGER**

Fuel sales for March 2022 – Jet-A: 40,416 Gallons, up 37% from February (25,781 gallons); 100LL: 6116 Gallons, down 18% from February (5,066 Gallons). There was a major increase in foot traffic to the restaurant. People with turbine aircraft are asking about hangar space. We will be able to fill the 265 Hangar space immediately. Commissioner McAhren asked, on Jet-A fuel sales, about the breakdown of the locally based planes versus not local traffic. The airport is seeing a lot more transients and net-jet. *Executive* has taken planes out of maintenance which helped contribute to the increase in fuel consumption. Commissioner Schoonover asked if we had incoming charters asking about food availability or evening meals; the restaurant open or food availability in general. Passengers are referred to the restaurant or local places. Five out of ten will ask about food availability.

6. **REPORT FROM ERNEST CATE, CITY ATTORNEY**

City Attorney Cate was not present at the meeting.

7. **AIRPORT OPERATIONS REPORT, LAURA MEYERS, AIRPORT SUPERINTENDENT**

Laura's hangar list has about 80 on it. Chairman Johnson asked if we knew what types of planes those on the list had and what type of hangar was preferred. She reported 95% want enclosed hangars, not the T-hangars that are open in between. Chairman Johnson suggested we find out how many could be built and we have the engineers look into funding to get started on a plan. It was suggested calls be made to update the list to see if they are still interested in hangar space, in addition to what the model and type of airplane they owned in order to determine the size hangars we should build. Laura noted some are listed at all the airports around Northwest Arkansas and many have been on our list since 2019. Chairman Johnson would like to have the list updated and get a commitment as to how serious they are to confirm their interest. Commissioner Thomason asked if it would be

possible to get a deposit to pre-lease; such as \$1,000 to hold a spot and then they would get their first 10 months pre-paid.

Laura reported the Airport property sustained hardly any tornado damage. The runway was closed that morning until about 3:20 that afternoon to clear debris. Some privately owned hangars on the east side had significant damage. There is fence down and it will be about \$31,000 to fix. The insurance adjuster was coming on Monday (April 25) to look at the damage.

Laura has received an additional price on water fountains. Commissioner Gardner suggested we go ahead and make a decision on the water fountains Laura has researched. Two prices have been submitted: 1) \$10,581 for two water fountains with each having one upper and one lower; and, 2) \$6,150 for two, not ADA height fountains but with bottle fillers. Laura pointed out the amount submitted was over two months old and may have increased in price. Commissioner Thomason pointed out the bottle fillers might bring in some foot traffic from the Greenway. **Commissioner Gardner made a motion to go with the \$6,150 ADA height fountains with bottle filler, and allow Laura a 5% increase if needed. Commissioner Smith seconded and the motion passed unanimously on the rollcall vote.**

8. **AIRPORT ACTIVITY REPORT, JAMES SMITH, AIRPORT MANAGER**

Two Letters of Intent have been submitted for land leases to build new hangars; 1) from Milestone to build on the west side on Powell St. to construct a small hangar; and 2) from BV Ventures, LLC who will build on the east side of our hangar on Hwy. 265. We are waiting on the dimensions to set up the land lease for each one. That leaves two spaces on the east side. That also takes care of the two year obligation for our hangar. Commissioner Thomason clarified the plan is ultimately for four hangars on the east side. We are building on the southwest space and the southeast has now been spoken for which leaves the two northern spots available. We have others interested. James thinks when we build the other spots will get taken.

The fuel report for this month is down from 2021. The previous months, however, have been up. Operations have been up the past two months. The ramp has been busy. Chairman Johnson inquired if he thought the fuel cost has impacted the small user. Daniel said the amount that is usually increased by two to three cents, has been up to fifty-two cents per week. Springdale is still cheaper on AvGas at \$5.49 than XNA is at \$6.67.

James had an email that the FAA is looking at cost sharing on the tower. We are working with Garver to appeal based on their ratio which shows to go up. The last time we submitted it, we appealed and won.

9. **GARVER UPDATE: GREG THOMAS**

Greg Thomas gave the Commission updates on current projects:

- **Powell Hangar Rehabilitation:** Value Engineered option as selected with parking lean-to on the side. It was presented to the ADA to see if they would be willing to fund and we have confirmation it is something that they would entertain and encouraged the Airport to submit a grant application. That funding would be a maximum of \$400,000 which amounts to a 60/40 grant. The top 4 items are the hangar completion, floor coating, construction bond and water line and hydro installation are required to complete the project. The estimate has gone up because it has been 6 months since the original estimate and there has been a 10 – 12 percent cost increase with the standard Construction Contingency 10% to have available if we find anything during the construction process. We need to talk with the City to waive the need for competitive bidding and go with Oelke with the current budget. The Engineering Construction Phase services: redesign and large Scale Development process through the Planning Commission. Total estimated project cost: \$711,000; \$400,000 from the State which leaves \$311,000 that the Airport will have to cover through the City or whatever the Commission decides. The sooner we can get it submitted, the better so they can get it worked in. Chairman Johnson asked, with this being infrastructure, is the \$311,000 eligible for Federal Funds? Greg said that Federal Funds could be used on the project BIL money available \$1.5 million over the next five years. It is not in our plans to use it on this project. Our plans are to use it for a hangar development area similar to the East side. Chairman Johnson asked if we a plan for the \$300,000. Greg noted the \$300,000 would have to come from the City most likely. Commissioner Collier asked if the matching funds could go toward the \$300,000. Greg pointed out, because the airport already owns some of the material he doesn't foresee the FAA funding it.

Adam mentioned there are some options in the CIP we show \$300,000 going to a new hangar. If you wanted to break some of it out to put toward this hangar, it's feasible, but you would have to have a solid line on what the State is paying for and what Federal will pay for. Apron/hangar a defining line as to what goes to what. It's feasible if coming up with the matching funds. We still have to match the State Grant. More of an 80/20 grant instead of \$300,000, it is closer to \$60,000 to \$100,000 to match. The sitework is the FAA. It will be a unique funding mechanism.

Chairman Johnson said we are going to go to the City to ask for a waiver of the entire project. And we have Oelke that is finishing the building and sitework. We are going to need the sewer and water extended not only for that building but for the rest of the project. We need to get to work on it.

AW: Where do we want the extra \$300,000 to come from and look at other ways to do two grants, one federal and one state and reduce the match? The minimum cost to get a CO for this hangar is going to be \$711,000 and also provides fire protection for other hangars along the same stretch. A state only budget, just the hangar footprint and the City's share of an 80/20 grant would be on just the hangar footprint to work with the City Council on what the match would be. We can add the sewer into the Federal Scope to set up future hangars.

-Taxiway B Extension Project:

Construction is to start in early May with Emery Sapp as the Contractor with a 150 day construction. This will be extending the north taxiway and box culvert. We have had preconstruction meetings and coordination with submittals.

- East Hangar Construction Project:

Project delayed two to three weeks due to obtaining grading permits. There have also been weather delays. This is a 75 calendar day project. APAC will be coordinating with Oelke who is building the hangar. Hope to have it completed in early July 2022.

-Tower Radios:

We have worked with James to submit two grant applications with FAA hoping to get \$300,000 to \$400,000 to replace the old radios in the tower. We expect to have a reply in July. If we are not approved in July, the applications start back up next year so we will re-apply every year for the next five years until we get it. That's also the plan with the tower rehabilitation.

10. OLD BUSINESS

Commissioner Collier suggested there be signage put up on the east side to promote the new hangar construction. Chairman Johnson agreed it would be a good idea. James volunteered the Public Works Sign crew to put something together for the site.

11. COMMENTS FROM COMMISSIONERS

Commissioner Collier wanted to commend the Airport crew for the great work that was done in getting the airport runways and surrounding area cleared up and getting the airport back open so quickly. Laura said the pilots were glad it was taken care of so quickly.

The April 21, 2022 Airport Commission Meeting was adjourned by Chairman Johnson at 1:42 p.m.


Neil Johnson, CHAIRMAN


Beth Parnell, RECORDING SECRETARY


DATE OF APPROVAL