

**SPRINGDALE AIRPORT COMMISSION
AGENDA**

City Council Chambers

CITY ADMINISTRATION BUILDING

THURSDAY APRIL 18TH, 2019

1:00 p.m.

1. Call to Order - Chairman Neil Johnson
2. Roll Call
3. Approval of Minutes – October 18, 2018 Pg's 2-5
January 17, 2019 Pg's 6-10
February 21, 2019 Pg's 11-14
March 21, 2019 (*no minutes because we didn't have quorum*)
4. Comments from Audience:
The Airport Commission will hear brief comments (5minutes or less) from citizens during this period on agenda issues and non-agenda issues. No action will be taken today on non-agenda issues. All comments will be taken under advisement.
5. Update from Summit Aviation – Daniel Hughes, Mgr.
6. Airport Operations Report (*hanger rent, maintenance, etc.*) – James Smith, Bill Timmerman, Airport Mgr.
Pg's 15-16
7. Airport Activity Report (*operations, fuel sales, revenues & expenditures*) – Wyman Morgan, Dir. of Admin & Financial Services Pg's 17-20
8. Discussion of Springdale Municipal Airport Restaurant Pg's 21-22
9. Proposed New Contract for Jeff Mann Pg's 23-27
10. Garver Update – Adam White
 - Report on Terminal Roof Repair
11. Old Business
12. Comments from Commissioners
13. Adjourn

****If you are unable to attend, please call -- 750-8560. Thank You!***

SPRINGDALE AIRPORT COMMISSION
Special Called Meeting
MINUTES

October 18th, 2018

The regular scheduled meeting of the Springdale Airport Commission was held on Thursday, October 18th, 2018, in the City Council Chambers located in the City Administration Building.

Chairman Neal Johnson called the meeting to order at 1:00 p.m.

Roll call was answered by:

Neil Johnson
Greg Collier
Andrew Barker
Joel Gardner
Steve Smith
Bill Schoonover
Greg Willoughby Absent

City staff present:

Wyman Morgan, Director of Admin. & Financial Services
James Smith, Airport Manager
Rose Lawrence, Administrative Assistant

APPROVAL of MINUTES

Commissioner Gardner made a motion to approve the minutes from August 29th, 2018 meetings as presented; Commissioner Collier made the second.

Chairman Johnson called for a voice vote, hearing no nays ruled the motion passed.

COMMENTS FROM AUDIENCE

Susanne Beckett, Summit Aviation stated she is leaving Summit and said Daniel Hughes will be taking over. She thanked everyone for making her comfortable the last few years.

Mark Myers gave his thanks to everyone he appreciates the runway improvements.

AIRPORT OPERATIONS REPORT by James Smith, Airport Manager

James reported he had a few renters that are late and they agreed to get caught current, he will check on them. The Hanger #2 doors are on and that leaves 2 bays to fill.

REPORT ON HANGER RENT INCREASE – NEW HANGER:

James reported 3 people needed the 90 days' notice for the rent increase.

The Commission stated they would like to consider in future a modification of hanger fees and late penalty's.

**Commissioner Gardner made a motion to approve rent increases and give the tenants 90-days notice; Commissioner Barker made the second.*

Chairman Johnson called for a voice vote, hearing no nays, ruled the motion passed.

REPORT ON AIRPORT LED LIGHTING:

James reported that it is complete and AEP will be looking at it today.

AIRPORT ACTIVITY REPORT by Wyman Morgan, Director of Admin. & Financial Services

Wyman stated we are in the hole \$200,000 this month but will collect on grant money and will be caught up.

REPORT ON LAND ACQUISITION by Wyman Morgan, Director of Admin. & Financial Services

Wyman reported the property in question is located at 819 E. Emma owned by David and Michelle Hoffarth. We had an appraisal from Reed and Associates for \$109,000 dated 9/25/2017. The city had Richard A Stephens review all the appraisals and they concurred with our appraisal. The owner of the property obtained an appraisal from David Parrish, dated 9/19/2018 that valued the property at \$129,000. They are asking for \$135,800.

Chairman Johnson stated that Tom Reed was not here to back his appraisal up and we have to have an appraisal to satisfy FAA for FAA funds.

Wyman stated we won't get reimbursed from FAA for this property, if we don't follow their guidelines we can't use federal money in future. He stated that the appraisal we have is old and value needs to go up.

David & Michelle Hoffarth are willing to accept the \$129,000 appraisal.

Commissioner Smith made a motion to accept their appraisal of \$129,000 from his appraiser subject to our obtaining other properties; Commissioner Barker made the second.

The Vote:

Yes: Smith, Schoonover, Johnson, Collier, Barker

No: Gardner

Chairman Johnson recognized the vote of 5-1 and ruled the motion carried.

GARVER UPDATE - by Adam White, GARVER

Adam White was unable to attend the meeting and give his report and he asked we forward his information below to the Commission:

ASG Runway Pavement Rehabilitation and Lighting Reconstruction

- Runway was closed on Sunday, September 16 @ 9:00PM. The following work was completed during the initial closure:
 - Pavement Rehab:
 - Removal of Taxiway Connector
 - Removal of portion of Terminal Apron allowing Direct Access
 - Milling connector taxiway transitions
 - High and Low Severity Crack Repair
 - Repair of bumps in the runway

- Installation of 2 lifts of a chip seal on runway and 1 lift on taxiways.
- 3-in overlay (4 days of paving)
- Minor grinding for smoothness
- Initial pavement marking application (50% Rate / No Reflective Beads)
- Topsoiling & Sodding all disturbed areas
- Lighting Rehab:
 - New Vault Foundation
 - New Sign Foundations
 - New runway circuit cabling
 - New LED MIRLS
 - New home run duct to the new vault
- Runway was opened at 5:00PM on Tuesday, October 2, 16 hours ahead of schedule.
- Remaining work to be completed while airport is open to operations:
 - Vault building placement and equipment installation.
 - Duct from vault to ATCT.
 - Lighting control panel installation in ATCT
 - MALS-F Control Modifications
- Work to take place during final weekend closure; tentatively planned for Friday, November 2 @ 9:00PM to Monday, November 5 @ 6:00AM.
 - Guidance sign installation
 - Windcone LED upgrade
 - Final pavement markings application
 - Punch list items
- Other Notes:
 - The LED MIRLS are currently being powered by the old vault and old regulator. The old regulator was originally designed for an incandescent load, and is having trouble with the LED MIRLS on high intensity. The lights are currently set on medium intensity. This problem will be rectified once the new vault and new regulator are installed in November.
 - The asphalt placed on the westernmost 12.5-ft of the south half of the runway did not meet the 3-in overlay requirements (average of 2.75-in). Three total depth asphalt cores were taken in that area ahead of the runway opening to ensure there was adequate asphalt on the edge. Total depths cores ranged from 10 – 14” as asphalt, well over the minimum design requirement of 8” for the runway’s traffic as determined during design.
 - We are currently working with the FAA to determine if the asphalt in this area required removal and replacement, or if it can be accepted at a pay reduction given the total asphalt thickness is adequate. Total affected asphalt tons = 600 tons (7% of the total asphalt placed).
 - I will provide an additional update at the November Commission meeting.

OLD BUSINESS:

Commissioner Collier asked about the airport restaurant which contract ends December 1st.
Commissioner Gardner asked if we were running a restaurant or renting space.

Susanne – Summit Aviation sated that the restaurant is hurting the airport in general if they aren’t open the hours or food not being available from their advertising.

COMMISSION COMMENTS:

Commissioner Schoonover determined ASG hanger mobile \$100 expense
Dave Powell mentioned the fuel system was checked about the leaks and working on trucks, this is once a year.

Springdale Airport Commission
October 18th, 2018

Business concluded and meeting adjourned at 1:33 p.m.

Neil Johnson, CHAIRMAN

Rose Lawrence, RECORDING SECRETARY

DATE OF APPROVAL

SPRINGDALE AIRPORT COMMISSION
Special Called Meeting
MINUTES

January 17th, 2019

The regular scheduled meeting of the Springdale Airport Commission was held on Thursday, January 17th, 2019, in the City Council Chambers located in the City Administration Building.

Chairman Neal Johnson called the meeting to order at 1:00 p.m.

Roll call was answered by:

Neil Johnson
Greg Collier
Andrew Barker
Joel Gardner
Steve Smith
Bill Schoonover
Greg Willoughby

City staff present:

Wyman Morgan, Director of Admin. & Financial Services
James Smith, Airport Manager
Rose Lawrence, Administrative Assistant

APPROVAL of MINUTES

Minutes will be presented at the next meeting.

COMMENTS FROM AUDIENCE

Daniel Hughes, Manager for Summit Aviation compared numbers for 2018 and 2017 on Av gas and Jet fuel moved. In 2017, AV gas moved over 107,000 gallons and Jet fuel was 447,000 gallons; in 2018, AV gas was 96,400 gallons and Jet fuel was 406,000 gallons.

Dave Powell asked to have them listed on the agenda every month to update the Commission.

Commissioner Willoughby asked about the fuel fees that were waived for football games, how is that doing?

Daniel mentioned he didn't see any previous reports on this but he came in mid-year of 2018, and he didn't see a whole lot of traffic, not much more from normal traffic coming in. The discount was taken advantage of specifically for the games on occasion. He is planning this year on advertising on social media that the discount is in place for people flying into the region and hopefully brings in more traffic.

ELECTION OF OFFICERS:

2018 Officers

Neil Johnson, Chairman
Greg Collier, Vice Chairman
Andrew Barker, Secretary

Commissioner Gardner made a motion that they stay as they are, Commissioner Smith made the second.

The Vote:

Yes: Johnson, Collier, Barker, Gardner, Smith, Schoonover, Willoughby

No: None

Chairman Johnson recognized the vote of 7-0 and ruled the motion carried.

2019 Officers

Neil Johnson, Chairman

Greg Collier, Vice Chairman

Andrew Barker, Secretary

DISCUSSION OF AIRPORT RESTAURANT by Neil Johnson, Chairman

Chairman Johnson discussed the airport restaurant that is vacant and reported that he was not aware how the fixtures went through the cycle of renters and what the city actually owned and supplied.

James Smith reported that the only thing we've provided in the restaurant was the vent-hood, all the other equipment, tables, etc., came from the renters.

Chairman Johnson asked if James had received any interested parties for the restaurant and James reported a couple but they haven't reported back to him. He spoke to a woman yesterday that was referred to him by Mark Myers and she is curious as well.

Commissioner Collier stated that the contract needs to be looked over again and some changes made before any new people come in.

Chairman Johnson asked the Commission if we needed to stick with same program of just having the space and having the renters bring all the equipment or do we invest in equipment and add it to the lease to recover cost. He stated it might take around \$25,000 to equip the restaurant.

Commissioner Gardner stated that we don't want to be in the restaurant business just the square foot lease business but having equipment facility would be a better option, we need to explore equipping the restaurant.

Commissioner Willoughby said his only concern is the type of restaurant and what equipment would work for anyone wanting the space.

Wyman Morgan recommended letting James Smith explore the cost of equipment, furnishing and fixtures then ask for proposals to operate the restaurant.

Chairman Johnson asked if the Commission wished to proceed, to take applications and see.

**Commissioner Barker made a motion to proceed with getting quotes and equipment list for the restaurant and form a committee to oversee it and find the money. Commissioner Gardner made the second.*

The Vote:

Yes: Collier, Barker, Gardner, Smith, Schoonover, Willoughby, Johnson

No: None

Chairman Johnson recognized the vote of 7-0 and ruled the motion passed.

Volunteers for this committee are Commissioners Barker and Willoughby.

Ray & Lesa Dotson expressed an interest in the airport restaurant along with Lynn Murphy.

AIRPORT OPERATIONS REPORT by James Smith, Airport Manager

Report on Gary Howard – Sarah Sparkman, Deputy City Attorney:

Deputy City Attorney Sarah Sparkman presented an offer of \$1,250 from Gary Howard's attorney hoping to dismiss the lawsuit for back rent. Mr. Howard is no longer in the hangers and the amount Mr. Howard has proposed is significantly less than his total outstanding balance, however a portion of Mr. Howard's balance is late fees. After calculating the amount of money Mr. Howard paid in 2017 and 2018 and subtracted it from the rent without late fees his balance would be \$1,218. The settlement offer is similar to that balance and payment would be immediate.

Discussion continued with the Commission on whether or not to accept this settlement, but stating payment would be immediate and it would be over with.

*** Commissioner Collier made a motion to accept the \$1,250 payment in full on the settlement proposal from Mr. Howard; Commissioner Willoughby made the second.*

The Vote:

Yes: Barker, Gardner, Smith, Schoonover, Willoughby, Johnson, Collier

Not: None

Chairman Johnson recognized the vote of 7-0 and ruled the motion passed.

Report on Springdale Municipal Terminal Roof – James Smith

James brought two quotes for the terminal roof; this was a problem when the drains were not properly installed. One was for \$50,771 and the other was \$62,855 and this is for a new roof. He has a person looking at the terminal roof; apparently when it was reroofed 20 years ago they never tied the drains back in properly, he thinks this is part of the problem where there is water running in different areas. James is working on getting an estimate on this work.

Chairman Johnson is having hard thinking the roof cannot be repaired but the roof has been on 20 years.

Wyman stated that it is a bad time to ask the Council for money and the State is a possibility.

Adam White reported that in the past the State does help with repairs and replacements of roofs and he will get with James to apply to the State for a grant. He said that all grants are available this year, 90/10; 80/20; and 50/50. With the amount being \$64,000 it would be a 90/10 grant and have until June 30th to use and now is the best time to get some grant applications in if you so choose. Adam is bringing another items and will need to use the 90/10 grant for this so the roof could use the 80/20 grant.

**Commissioner Willoughby made a motion to look at an 80/20 grant for the Airport Terminal Roof and have Garver prepare the grant application; Commissioner Gardner made the second.*

The Vote:

Yes: Gardner, Smith, Schoonover Willoughby, Johnson, Collier, Barker

No: None

Chairman Johnson recognized the vote of 7-0 and ruled the motion passed.

AIRPORT ACTIVITY REPORT by Wyman Morgan, Director of Admin. & Financial Services

Wyman stated the report paperwork is enclosed and the Commission has already discussed the finances.

LAND ACQUISITION BEING CONSIDERED. by Wyman Morgan, Dir of Admin & Financial Services

Wyman stated that we've acquired 2 of the 3 properties. One on the very end and one that's in the back and the one in the middle is what we are working on. The one in the middle went and got their own appraisal and it is 100% more than what our appraisal was. They compared it to commercial property then valued it higher than the commercial they compared it to. Wyman discussed this with the City Attorney and both decided there was no point in negotiation with them with this appraisal. The City Attorney went ahead and started condemnation on the property. When this property is vacant then we will get an asbestos survey done so that we can do all three properties at one time and then get an estimate for demolition.

GARVER UPDATE - by Adam White, GARVER

Airport Long Range Plan – Adam White

Quick update on Airport Runway is completed. Construction went good and they finished a day ahead of schedule and about \$100,000 under budget. We are using some of the left over money and get MALSF update spending \$10,000 on replacement. All the new signs are working and the taxiways are now called something different than east and west taxiways. They have also submitted the airport diagram with FAA and it has been approved and will be on the next cycle of charts with the new names on it. Close out and ADA will get us the reimbursement in March

State Grants – the state has two really good months so they are getting some really big grants out. It's a good time to get some grants in. Possibly the roof grant for one and they notice some of the parking space when heavy aircraft parks it is leaving divots on asphalt. To take care of this problem you rip out the asphalt and put in concrete, this becomes the heavy aircraft parking area. This could get in to the 90/10 grant with \$150,000 cap if it's something the Commission wishes to pursue.

Chairman Johnson stated this is a good idea for grant money.

Commissioner Schoonover asked if this is big enough space

Daniel from Summit mentioned that the proposed location will be ideal.

**Commissioner Willoughby made a motion to apply for the 90/10 grant for this project and ask Garver to prepare the grant application; Commissioner Collier made the second.*

The Vote:

Yes: Smith, Schoonover, Willoughby, Johnson, Collier, Barker, Gardner

No: None

Chairman Johnson recognized the vote of 7-0 and ruled the motion passed.

OLD BUSINESS:

NONE

COMMISSION COMMENTS:

None

Business concluded and meeting adjourned at 2:00 p.m.

Neil Johnson, CHAIRMAN

Rose Lawrence, RECORDING SECRETARY

DATE OF APPROVAL

SPRINGDALE AIRPORT COMMISSION
Special Called Meeting
MINUTES

February 21st, 2019

The regular scheduled meeting of the Springdale Airport Commission was held on Thursday, February 21st, 2019, in the City Council Chambers located in the City Administration Building.

Chairman Neal Johnson called the meeting to order at 1:00 p.m.

Roll call was answered by:

Neil Johnson	
Greg Collier	
Andrew Barker	Absent
Joel Gardner	Absent
Steve Smith	Arrived at 1:23 (meeting started at this time)
Bill Schoonover	Absent
Greg Willoughby	

City staff present:

Wyman Morgan, Director of Admin. & Financial Services
James Smith, Airport Manager
Rose Lawrence, Administrative Assistant

The Airport Commission DID NOT have a quorum at 1:00 but Chairman Johnson started the discussion portion of the meeting until such time as we DO have a quorum. Commissioner Smith arrived at 1:23 p.m. A quorum was acknowledged at that time and the meeting proceeded.

APPROVAL of MINUTES

Minutes will be presented at the next meeting.

COMMENTS FROM AUDIENCE

None

SUMMIT AVIATION UPDATE by Daniel Hughes, Mgr.

Daniel Hughes, Manager for Summit Aviation mentioned they still have quite a few people coming into the terminal or calling asking about the airport restaurant, so the desire to have a restaurant is very strong. January fuel sales is up 7% overall with Jet A & Av Gas. With the traffic increasing at the airport it is resulting in them having more rental cars; it's growing at the airport and Hertz is considering giving a 2nd courtesy car, which would make 3 in total. Customers are very happy that they don't have to wait for a vehicle and it also allows other pilots to have transportation.

There is still a fuel leak at the joint, Southern was supposed to have fixed it at the fuel farm but so far it's not. This is something that Southern needs to correct. Summit is making sure the area is clean and locked up and keeping track of it.

Dave Powell said that Summit paid Garver Engineering to develop a spill prevention counter measure plan for Summit Aviation as the FBO. They came out and audited the entire facility and our operations.

how they handle fuel, and where the potential leaks are and catastrophic events could occur, all things pertained to the fuel farm. They completed the study and they worked through the report. Training is also in the study and Summit will be adding to employee training if needed. This is a legal document and is filed with federal agencies.

Dave also mentioned the opportunity to grow more flight training within Springdale. He has retired with everything that's occurring in Bentonville and that operation. Their focus over the last year has been more around Bentonville. He met with Cameron with FLY ARH Helicopter and see if he was open to the idea of expanding his operation to take more of their walk in's and customers that want to learn more about flight training and expand the fleet. Cameron, owner of ARH Aviation formally Arkansas Helicopters, they renamed the company last year. They are aggressively growing their business not only with the helicopter side but on the fixed wing side as well. Currently today they are a 141 Operator; he doesn't have the fixed wing underneath any 141 yet. Summit Flight School will move to Bentonville as of April 1st and they will move their equipment. They have 10 students here and 1 instructor and the instructor will be employed by ARH Aviation as of April 1st and also acquire the students who have not finished up by that date. This will leave them with 20-25 fixed wing students and 15 helicopter students flying. They have also partnered with Har-Ber High School as well on a flight club they are trying to establish and a curriculum inside the high schools. If this goes well it could go into other high schools around NWA.

**Commissioner Smith arrived at 1:23 p.m. and the Commission had a quorum.

AIRPORT OPERATIONS REPORT by James Smith, Airport Mgr.

James reported that everything is going well at the airport. They have repainted the tower cabin and Mike is putting down new carpet. Bill is calling and collecting on the tenants that are running late.

Report on Delinquent Renters – Sarah Sparkman, Deputy City Attorney

Sarah wanted to confirm that we've received payment on the Howard hangers. She is initiating collecting rent on those that owe the City but have moved out of the hangers and is planning on filing in our District Court here.

AIRPORT ACTIVITY REPORT by Wyman Morgan, Director of Admin. & Financial Services

Wyman reported we have received enough grant money that we are back in the positive. We also have \$24,236.36 available from the leftover CIP terminal money to spend.

LAND ACQUISITION:

Wyman also asked the City Attorney to file possession order on the last house we are trying to purchase for the airport. After we receive the third house then Wyman will order an asbestos check on all properties.

DETENTION POND:

Several months ago there was a presentation on drainage in Spring Creek and the possibility of a detention pond. They have determined it was a worthwhile project and the City Council has hired an engineer to design the retention facility on airport property. They are looking at property on the west side and it would stop before it gets to the place where a taxiway would cross for a new terminal.

Chairman Johnson mentioned it will be interesting to see the plans.

DISCUSSION OF AIRPORT RESTAURANT by Neil Johnson, Chairman

Chairman Johnson mentioned that there is a lot of talk out there about the restaurant and we have a committee overseeing the needs and possibility of equipping the restaurant.

Bill Bush has been around the Springdale Airport for years and he brought in a proposal for possibility of opening up the Airport Restaurant. He wants to serve a simple breakfast, lunch. The menu would be very simple with basic simple equipment needed. As the business grows he can add in more equipment that is needed to take care of a larger crowd. He would get his own equipment and furnishings and is thinking of hours 7am-7pm 7 days a week.

The menu he is thinking of would consist of:

Breakfast: eggs, ham, toast, cereal
Lunch: hamburger, fries, deli sandwich, chips
Bottled water and bottled soda.

This is just a basic simple menu that would not require a huge investment in equipment for him to start out with. The biggest expenses would be the seating and tables in the dining area.

The Commission made mention that they are looking for consistently of food and product and consistently of hours for the restaurant.

**Commissioner Willoughby made a motion to give James Smith the authority to lease restaurant property to Bill Bush's and include his proposal is to be made part of the lease agreement with minimum hours of 7-2pm Monday thru Saturday; Commissioner Smith made the second.*

The Vote:
Yes: Willoughby, Johnson, Collier, Smith
No: None

Chairman Johnson recognized the vote of 4-0 and ruled the motion passed.

Ray & Lesa Dotson expressed an interest in the airport restaurant along with Lynn Murphy.

GARVER UPDATE - by James Smith

Adam White was unable to attend the meeting but emailed the following report:

- **ASG Runway Pavement and Lighting Rehab**
 - As a reminder, the City received a grant amendment to utilize some of the project savings to replace the in-pavement MALS-F light fixtures. The final parts for the fixtures are expected to arrive in mid-March. They will be installed on a pull-back basis. The MALS-F timing and intensity will also be adjusted to more closely match the pre-project conditions.
 - We did get a call about a claim from the supplier of the electrical vault not getting paid. We have coordinated this with the Prime Contractor and it is getting taken care of by the end of the month. *You don't necessarily have to report this, but wanted you to have the info if it came up.*

- As a reminder, overall the project is under budget. We will be applying for the 10% reimbursement from the state in April. The reimbursement will be around \$200,000.
- **ASG Terminal Apron Concrete Paving**
 - 90/10 grant for \$150,000 was approved by the State yesterday.
 - We will bring a proposal for design to the Airport Commission next month. Hope to complete construction this summer.
- **ASG Terminal Roof Replacement**
 - We received the final bid last week. We are packaging up the 80/20 grant to send to the state by the end of the month.

The Commission talked about the funds needed to pay our part of the grant, which is about \$16,000. Showing good faith to the City for the left over CIP Terminal funds they decided to take the money out of the operating funds.

OLD BUSINESS:

NONE

COMMISSION COMMENTS:

None

Business concluded and meeting adjourned at 2:00 p.m.

Neil Johnson, CHAIRMAN

Rose Lawrence, RECORDING SECRETARY

DATE OF APPROVAL

CITY OF SPRINGDALE
 AIRPORT ACCOUNTS RECEIVABLE
 AGING REPORT - 4.10.19

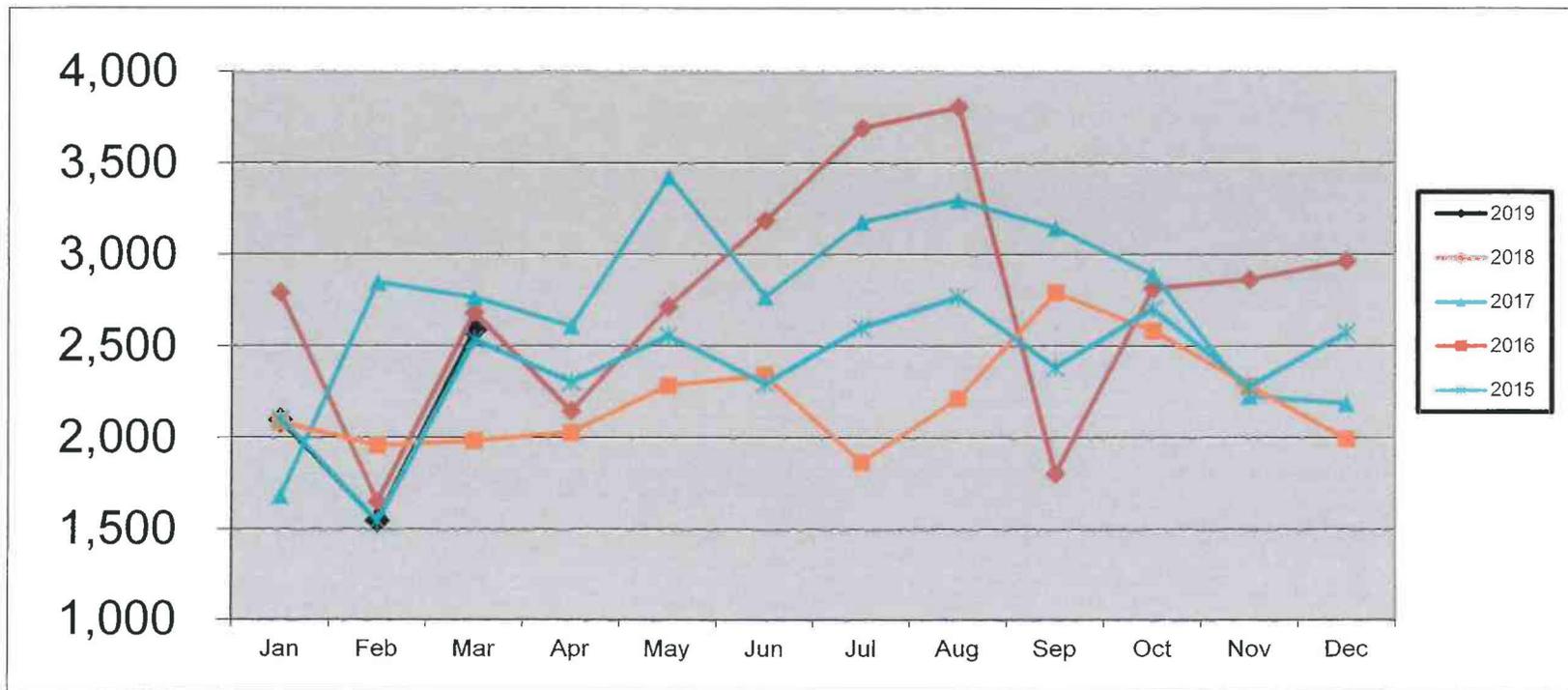
CUST ID	HANGAR NUI NAME	TOTAL	NOT YET DUE	1 - 30 DAYS DUE	31 - 60 DAYS DUE	61 - 90 DAYS DUE	OVER 90 DAYS DUE
OLD HANGAR LEASE							
48	1204 LEE, TOMMY - #1204	276.00	276.00	-	-	-	-
		<u>276.00</u>	<u>276.00</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
		100.00%	100.00%	0.00%	0.00%	0.00%	0.00%
NEW HANGAR LEASE							
1418	1302 SULLIVAN, JOHN - # 1302	170.00	170.00	-	-	-	-
1691	008 BRAIN, JAMES - # 008	155.00	155.00	-	-	-	-
1767	709 SHOCKLEY, JUSTIN - #709	176.40	176.40	-	-	-	-
1797	108 FLYNN, TEDDY - #108	155.40	74.00	81.40	-	-	-
1819	808 ROSE, JONATHAN - # 808	202.00	-	-	-	202.00	-
1856	1206 CRAWFORD, SHANE - #1206	276.00	276.00	-	-	-	-
1857	0-02 MANN, JEFF - #0-02	87.00	87.00	-	-	-	-
1883	504 STAHL, AARON - #504	383.40	-	56.80	28.40	156.20	142.00
1884	405 MANN - JEFF - #405	175.00	175.00	-	-	-	-
1906	802 MAY, RANDY - #802	198.00	198.00	-	-	-	-
1927	LND A & J CONSTRUCTION - LND	258.75	258.75	-	-	-	-
1943	710 GEARHART, JOHN - #710	195.70	-	-	-	-	195.70
1951	306 DOWELL, TOM - #306	127.00	127.00	-	-	-	-
1972	205 LIPSMAYER, JASON - #205	74.00	74.00	-	-	-	-
1975	304 SUMMIT AVIATION - #304	127.00	127.00	-	-	-	-
1976	107 ROSENTHAL, HENRY - #107	74.00	74.00	-	-	-	-
1977	411 MANN, JEFF - #411	175.00	175.00	-	-	-	-
1978	412 MANN, JEFF - #412	233.00	233.00	-	-	-	-
1988	1201 SMALLWOOD, MARION - #1201	276.00	276.00	-	-	-	-
2021	808 ROSE, JONATHAN - #808	204.00	204.00	-	-	-	-
2022	810 ROSE, JONATHAN - #810	103.00	103.00	-	-	-	-
2029	1303 MANN, JEFF - #1303	170.00	170.00	-	-	-	-
2035	102 BLANSETT, RALPH - #102	74.00	74.00	-	-	-	-
		<u>4,069.65</u>	<u>3,207.15</u>	<u>138.20</u>	<u>28.40</u>	<u>358.20</u>	<u>337.70</u>
		100.00%	78.81%	3.40%	0.70%	8.80%	8.30%
TOTAL DUE		<u>4,345.65</u>	<u>3,483.15</u>	<u>138.20</u>	<u>28.40</u>	<u>358.20</u>	<u>337.70</u>

CITY OF SPRINGDALE
 AIRPORT ACCOUNTS RECEIVABLE
 AGING REPORT - 4.10.19

CUST ID	HANGAR NUI NAME	TOTAL	NOT YET DUE	1 - 30 DAYS DUE	31 - 60 DAYS DUE	61 - 90 DAYS DUE	OVER 90 DAYS DUE
AIRPORT TERMINAL							
1935	CAFÉ FRICK, DOYLE/SEARS, LAURA	1,360.00	-	-	-	40.00	1,320.00
		<u>1,360.00</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>40.00</u>	<u>1,320.00</u>
OUT OF HANGAR - BALANCE OWED							
501	NEAL, BART	2,173.49	-	-	-	-	2,173.49
502	NEAL, BART	988.00	-	-	-	-	988.00
1166	MITCHELL, MIKE	1,148.40	-	-	-	-	1,148.40
1684	KEATHLEY, BILL	2,480.00	-	-	-	-	2,480.00
1816	GILBOW, BARRY	457.20	-	-	-	-	457.20
		<u>7,247.09</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>7,247.09</u>
GRAND TOTAL		<u>12,952.74</u>	<u>3,483.15</u>	<u>138.20</u>	<u>28.40</u>	<u>398.20</u>	<u>8,904.79</u>

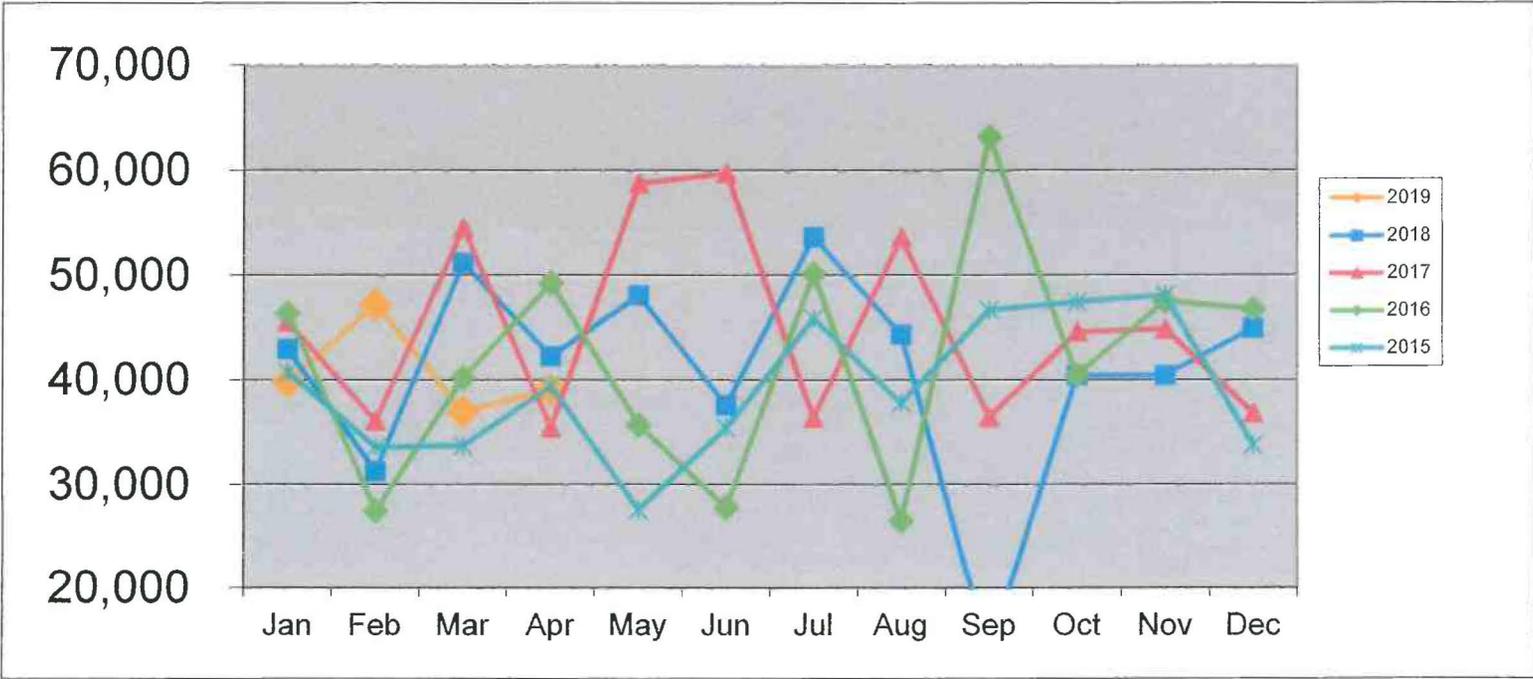
Total Operations

	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>
Jan	2,096	2,795	1,685	2,086	2,107	1,503	1,635	1,762	2,176	1,993	2,540
Feb	1,546	1,654	2,853	1,960	1,546	1,310	2,084	1,558	1,494	1,938	2,193
Mar	2,586	2,686	2,769	1,985	2,538	2,046	2,049	2,172	2,460	2,290	2,862
Apr		2,149	2,613	2,031	2,308	1,967	2,049	1,677	2,050	2,602	2,622
May		2,720	3,429	2,288	2,561	2,316	2,047	2,545	2,539	2,408	3,402
Jun		3,191	2,774	2,345	2,300	2,237	2,587	2,608	2,543	2,726	3,411
Jul		3,697	3,182	1,868	2,604	2,580	2,350	1,873	2,374	2,658	3,204
Aug		3,812	3,303	2,217	2,772	2,753	2,532	2,387	2,073	3,310	3,436
Sep		1,807	3,150	2,795	2,388	2,330	2,647	2,007	2,379	2,717	2,657
Oct		2,818	2,896	2,586	2,706	2,318	2,127	2,525	2,815	2,596	1,602
Nov		2,868	2,232	2,284	2,285	1,870	1,407	2,262	1,738	1,973	2,864
Dec		2,968	2,191	1,994	2,577	1,611	1,242	1,607	1,696	1,758	2,214
Totals	6,228	33,165	33,077	26,439	28,692	24,841	24,756	24,983	26,337	28,969	33,007



**City of Springdale Municipal Airport Commission
Gallons of Fuel Purchases**

	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>
Jan	39,852	43,039	45,640	46,486	40,846	24,334	23,617	28,388	32,928	16,173
Feb	47,284	31,362	36,128	27,601	33,651	24,216	27,750	28,170	23,800	32,876
Mar	36,989	51,298	54,591	40,311	33,794	28,875	36,204	35,812	32,640	16,565
Apr	39,169	42,368	35,504	49,331	39,495	39,143	41,581	26,933	28,147	28,275
May		48,189	58,839	35,785	27,701	29,610	26,823	35,614	36,133	20,122
Jun		37,677	59,851	27,914	35,517	32,575	30,984	27,419	28,348	31,899
Jul		53,742	36,438	50,239	45,969	51,476	31,986	23,520	27,685	31,554
Aug		44,436	53,666	26,630	37,862	26,045	38,167	39,459	31,911	30,818
Sep		13,910	36,466	63,239	46,770	36,002	39,684	27,577	36,352	31,634
Oct		40,537	44,669	40,539	47,534	54,521	35,322	30,150	35,839	15,436
Nov		40,537	44,925	47,603	48,180	31,431	31,889	45,646	28,209	32,490
Dec		45,028	36,825	46,843	33,818	32,492	28,868	32,078	32,455	40,804
Totals	<u>163,294</u>	<u>492,123</u>	<u>543,542</u>	<u>502,521</u>	<u>471,137</u>	<u>410,720</u>	<u>392,875</u>	<u>380,766</u>	<u>374,447</u>	<u>328,646</u>



**Airport Commission
2019 Revenues and Expenditures**

	March	Year to Date	2018 Total	2017 Total	2016 Total
Revenue					
Washington County Sales Tax	\$ 996	\$ 3,153	\$ 16,115	\$ 18,347	\$ 14,701
Springdale Sales Tax	1,595	5,047	25,852	29,390	23,724
Federal Grants	-	-	2,089,470	85,388	41,016
State Grants	-	-	113,276	-	122,859
Ramp Fees	-	-	-	21	-
Interest	-	-	676	1,368	723
Hangar Rent	20,223	76,618	302,807	296,154	267,442
Terminal Rent	3,000	9,000	41,500	43,000	34,260
Ground Lease	281	843	3,372	3,371	566
Special Assessments	-	-	-	-	-
Through Fence Revenues	-	-	17,170	17,170	17,170
Fuel Flowage Fees	4,069	13,654	53,725	57,816	52,312
Miscellaneous	651	651	240	2,395	-
Transfer from Sales and Use Tax Fund	-	-	220,267	-	170,303
Transfer from Public Facilities Board	-	-	-	-	105,215
Sale of Capital Assets	-	-	5,603	-	-
Total Revenue	<u>\$ 30,815</u>	<u>\$ 108,966</u>	<u>\$ 2,890,073</u>	<u>\$ 554,420</u>	<u>\$ 850,291</u>
Expenditures					
Regular Salaries	\$ 6,684	\$ 17,831	\$ 60,002	\$ 54,276	\$ 52,650
Overtime	18	47	5,009	6,028	5,649
Bonuses	-	-	-	-	-
Sick Leave Bonuses	-	-	557	497	483
Temporary	-	-	13,400	9,652	7,381
FICA/Medicare	488	1,301	4,815	4,370	4,221
Insurance	780	3,102	6,700	8,963	8,752
Pensions	401	1,070	3,602	3,256	3,146
Workers' Compensation	139	371	1,319	1,304	1,398
Engineering	-	2,365	560	2,834	8,022
Other Professional Services	-	800	-	25,500	-
Control Tower Operations	7,489	14,978	91,134	87,336	77,477
Water & Sewer	84	169	2,678	2,035	1,909
Maintenance Bldg. & Grounds	2,746	7,748	60,326	66,053	53,350
Approach Obstruction Removal	-	-	8,690	-	4,700
Vehicle Maintenance	490	621	2,678	2,165	1,127
Equipment Maintenance	4,530	4,530	1,290	11,367	7,932
Office Supplies & Postage	-	-	136	526	16
Natural Gas	1,083	2,184	7,760	3,112	5,626
Electricity	4,612	5,468	37,190	33,039	35,003
Gasoline	340	736	8,040	6,984	4,747
Insurance/Property	-	-	13,612	13,894	16,343
Communications	1,166	3,491	11,660	11,563	11,007
Travel & Training	-	-	404	-	-
Miscellaneous	273	688	5,229	6,555	7,509
Grant Expenditures	-	-	-	-	-
Property Taxes	-	-	16,080	16,812	8,622
Land Purchase	1,000	1,000	221,000	-	-
Improvements	-	-	-	10,041	4,972
Taxiway Improvements	3,935	3,935	89,205	-	2,295
ASG Hangar Enclosure	-	-	131,218	-	-
Terminal Access Rd	-	-	-	-	44,823
ASG Airport Road	-	-	-	-	-
ASG Runway	-	49,315	2,271,972	91,195	-
Terminal Improvements	-	-	12,330	13,261	217,127
LED PAPI Project	-	-	66,274	38,537	-
Airport Kitchen Improvement	-	-	4,632	-	-
Equipment	-	-	56,990	17,728	42,646
Total Expenditures	<u>\$ 36,258</u>	<u>\$ 121,750</u>	<u>\$ 3,216,492</u>	<u>\$ 548,883</u>	<u>\$ 638,933</u>
Excess Receipts Over (Under) Expenditures	<u>\$ (5,443)</u>	<u>\$ (12,784)</u>	<u>\$ (326,419)</u>	<u>\$ 5,537</u>	<u>\$ 104,918</u>

**Airport Commission
Balance Sheet
March 31, 2019**

Assets

Current Assets	
Cash in bank	\$ 111,285
Accounts receivable, net	143,089
Allowance for doubtful accounts	<u>(13,050)</u>
Total Current Assets	241,324
Capital Assets	
Land	3,124,745
Land improvements	8,794,488
Buildings	3,494,173
Machinery and equipment	980,471
Construction in progress	88,364
Less accumulated depreciation	<u>(7,508,744)</u>
Total Capital Assets, net of accumulated depreciation	<u>8,973,497</u>
Other Assets - prepaid expenses	<u>987</u>
Total Assets	<u><u>\$ 9,215,808</u></u>

Liabilities and Fund Balance

Liabilities	
Accounts payable	\$ 37,846
Due to Other Funds	542,000
Compensated absences	10,571
Customer Deposits	300
Unearned revenue - hangar rent	<u>20,345</u>
Total Liabilities	611,062
Fund Balance	<u>8,604,746</u>
Total Liabilities and Fund Balance	<u><u>\$ 9,215,808</u></u>

Wyman Morgan

From: James Smith <jsmith@springdalear.gov>
Sent: Tuesday, April 09, 2019 3:23 PM
To: Wyman Morgan
Subject: FW: restaurant Lease

Wyman,

Jeff Mann is submitting his proposal for the restaurant, he is ready to sign.

James

From: Jeff Mann [<mailto:jeff@bldg-solutions.com>]
Sent: Tuesday, April 09, 2019 3:11 PM
To: James Smith
Cc: Neema Fallon
Subject: restaurant Lease

James

I wanted to get with you in regards to the restaurant I have several hours already in which we are already vested , I know we had a conversation last week about getting the proposal together and we would be fine, I just want to confirm that especially since we do not have the lease as of yet , i am currently putting the proposal together but it is not a quick turn as we talked about. I plan on opening mon.-sat 6-2pm , working through menus options and have received pricing Today on equipment however it was not right so they are fixing it as we speak expect to have in morning, then tables . The plan for tables is seating for 65 not as crowded as before(not as many Table) breakfast menu will be eggs, bacon, ham, hash browns Toast ETC. simple breakfast with a daily special.

the lunch menu at the moment is Italian themed of course we will have (hamburger and fries) I am making a few different types of menus and will get input from everyone before deciding. we also will apply for liquor license

we will need to do two soft opening one for city and airport businesses and one open to the public before initial opening

also we will want to have a 5 years lease accountable (of course) also I would require a sign like summits on other side of building facing ramp and a large sign at powell st entrance .

We also talked about equipment and tables -The equipment quote will be this afternoon Table and chair will be tomorrow

also I asked bill for a key as i have made several trips over to lease space and will be making many more he said that we don't have a lease signed yet. It was my understanding the lease had to have the proposal in it after we talked (I will need a key as I will be there in & out meeting people to get the proposal together) not big deal on the week days except in the early evenings .

If we need to sign something with out proposal to allow me access to get info I need to put proposal together I more than willing too evening if its binding for the 5 years . however I can't put a proposal together with out access .

My intention are to signed today .

Regards,

Jeff Mann

Chief Executive Officer

Phone: (479) 225-1313

[Email: Jeff@bldg-solutions.com](mailto:Jeff@bldg-solutions.com)

A&J Construction Management, LLC

1503 West Emma Ave

Springdale, Arkansas 72764

This email may contain information that is confidential or privileged and may constitute inside information. The contents of this email are intended only for the recipient(s) listed above. If you are not the intended recipient, you are directed not to read, disclose, distribute or otherwise use this transmission. Thank you.

LEASE AGREEMENT
A & J CONSTRUCTION MANAGEMENT, LLC
AND
SPRINGDALE MUNICIPAL AIRPORT COMMISSION

This lease agreement, ("Lease") made and entered into as of the _____ day of _____, 2019, by and between the Springdale Municipal Airport Commission ("Commission") and A & J Construction, LLC (Lessee), replaces the lease between thee same parties dated January 3, 2017.

Consideration. In consideration for this lease of the "Demised Premises", the Lessee agrees to design, construct and equip the following:

- a. Parking lot of approximately 14,900 square feet.
- b. Permanent aircraft hangar building measuring 100 by 100 feet with attached office space of approximately 16,000 square feet.
- c. Airside pavement ramp area of approximately 15,400 square feet between the hangar in b. above and the hangars in d. below.
- d. Permanent building of approximately 14,400 square feet containing four clear span hangars.
- e. Airside pavement ramp area of approximately 11,050 square feet located east of the hangars in d. above..
- f. Permanent building of approximately 7,200 square feet containing two clear span hangars located east of the ramp in e. above.

The Lessee shall repair all land, apron areas and security fence damaged as a result of the construction of said improvements and related work. All businesses operating on the Premises shall be aviation related.

Demised Premises. The Commission warrants and represents that it is the owner in fee simple of all that certain land situated in Washington County, Arkansas as shown on Exhibit "A" and made a part hereof as though fully set forth herein ("Premises"). Lessee shall construct said improvements upon the area more fully described in exhibit "A" hereto.

The parties acknowledge and agree that Lessee's operations require the use of certain ramp and/or apron area that Lessee shall construct contiguous and adjacent to the north of the Premises.

Insurance. Lessee agrees to maintain replacement cost insurance on the hangars located on the Premises for the term of this agreement.

Term. The term of this agreement shall begin on the 3rd day of _____, 2019, and shall include all the premises listed under **Consideration** to the 2nd day of January, 2047. For those premises listed under **Consideration** above as a, b and the western 8,500 square feet of c this agreement will remain in effect until the 2nd day of January, 2057. Upon the completion of the terms of this lease, provided Lessee is in complete compliance with the terms and conditions of the lease, Lessee shall have the first right of refusal to rent said Premises applicable to that completion date, and improvements thereon, at the then market rate.

Rental. During the period of this lease, Lessee covenants and agrees to pay the Commission rent for the Premises in consecutive monthly installments in advance, on or before the first day of each month commencing on the 1st day of the lease, the sum of three hundred twenty-eight dollars and ninety-two cents (\$328.92) per month, same being an annual rent of three thousand nine hundred forty-seven dollars and four cents (\$3,947.04). Effective on the first of the month following the last day of January, 2046 the payment shall be reduced to one hundred sixty-two dollars and fifty cents (\$162.50) per month, same being an annual rent of one thousand nine hundred fifty dollars (\$1,950.00).

Plans, Specifications and Permits. Plans or specifications for the construction or alteration of the improvements shall be subject to prior written approval of the Commission, and approval shall not be unreasonably withheld. Lessee shall comply with the requirements of the Commission, including, but not limited to, compliance with design criteria and to the standards, and Federal and State government requirements for the protection of the environment in the construction of the improvements and alterations contemplated hereunder. It is further understood and agreed that construction of any such structures are also subject to the prior written approval of the FAA in accordance with the provisions of Part 77 of the FAA regulations. The Commission hereby agrees that it will use its best efforts to assist the Lessee in obtaining such approval.

Mechanic's or Materialmen's Liens. Lessee agrees that during the term of this lease no mechanic's or materialmen's liens affecting the Premises or any improvements thereon shall be suffered to arise, and that in the event any such lien does arise, Lessee shall promptly discharge or bond over same, and if default in the payment thereof shall continue for ninety (90) days after receipt of written notice of such lien and demand for its discharge or posting of a bond given to the Commission by Lessee, then it shall constitute a default in this lease.

Right to Encumber. It is agreed and covenanted by and between the parties hereto that the Lessee, for the purpose of making authorized improvements by it to the Premises, shall at all times have the right to encumber by leasehold mortgage or deed of trust, or other proper instrument in the nature thereof, its right to use and occupy said Premises and property (Lessee's leasehold interest hereunder), or portions thereof, together with Lessee's rights and interest in and to any buildings and improvements which may be placed thereon by said Lessee.

Notification. Upon the execution and recordation of any such leasehold mortgage or deed of trust, the Commission shall be notified in writing that such leasehold mortgage or deed of trust has been so given and executed by the Lessee, and the Commission shall also be furnished with the address to which Lessee desires copies of notices to be mailed; and the Commission hereby agrees that it will thereafter simultaneously mail to such assignee of the lease, guarantor of any indebtedness secured by this lease, mortgage or beneficiary under a leasehold mortgage or deed of trust or other security agreement, a duplicate copy of any and all notices in writing which the Commission may from time to time give to or serve upon the Lessee under and pursuant to the terms and provisions of this lease.

Actions Prior to Forfeiture. Such assignee, guarantor, mortgagee or beneficiary may, at their option, at any time before the rights of the Lessee shall have been forfeited to the Commission, pay any of the rents due hereunder, or do any other act or thing required of the Lessee by the terms of this lease, which are within its ability or capacity, or do any act or thing which may be necessary and proper to be done in the observance of the covenants and conditions of this lease, to prevent the forfeiture of this lease; and all capacity of any such assignee, guarantor, mortgagee or beneficiary to do, shall be as effective to prevent a forfeiture of the rights of the Lessee hereunder as the same would have been if done and performed by the Lessee instead of by any such mortgagee or beneficiary.

Transfer of Title and Interest. It is covenanted and agreed that all of Lessee's right, title and interest in any buildings and improvements on the Premises listed under **Consideration** above as the eastern 6,900 square feet of c, all of d, e and f shall on the 2nd day of January, 2047 or the termination of this lease before that date, be and become the property of the Commission, subject to the rights of Lessee concerning trade fixtures more fully described in the following section. The remainder of the Premises shall become the property of the Commission, subject to the rights of Lessee concerning trade fixtures more fully described in the following section, at the termination of this lease.

Fixtures and Improvements. It is expressly understood and agreed that any and all trade fixtures of whatsoever nature (excluding real property and the actual hangar building) installed or maintained upon any portion of the Premises by Lessee shall be and remain the property of Lessee. Lessee shall have the right to install and remove at any time during Lessee's occupation of the Premises any and all trade fixtures placed by Lessee, upon the Premises, but shall not be obligated to do so. In the event of removal, Lessee shall repair any and all damage to the leasehold improvement caused by said removal.

Assignment. Lessee shall not at any time assign this lease or any part thereof, or sublet all or any portion of the Premises herein without having first secured written approval of the Commission, which approval shall not be unreasonably withheld, conditioned or delayed. Lessee shall have the right to assign this lease to any of Lessee's affiliates, to any corporation or entities under common control with Lessee or to a Qualified Intermediary for the purposes of completing a tax-deferred exchange under Section 1031 of the Internal Revenue Code. Provided, however, any assignment shall not release Lessee from its responsibilities and liabilities set forth in this lease.

Construction. Lessee has begun construction of the hangar described under **Consideration** as item f and shall construct the hangar described as item d next with all three hangars being completed by March 31 of 2020. Provided, however, in the event that a delay in construction is beyond the control of Lessee, Lessee shall not be in default unless Lessee fails to use all reasonable efforts to move the project along.

Notices. Whenever by the terms of this Lease, notice shall or may be given either to the Commission or to the Lessee, such notice shall be in writing and shall be sent by United States registered or certified mail, return receipt requested, with adequate prepaid postage. If intended for the Commission, addressed to:

Chairman
Springdale Airport Commission
c/o Mayor's Office
201 Spring Street
Springdale, AR 72704

If intended for the Lessee, addressed to:

A & J Construction Management, LLC
1503 W. Emma Ave.
Springdale, AR 72764

Default. Lessee shall be deemed in default upon:

- A. The filing of a petition under the Federal Bankruptcy Act or any amendment, including a petition for reorganization or an arrangement; or
- B. The commencement of proceedings for dissolution or for the appointment of a receiver; or
- C. The making of an assignment for the benefits of creditors; or
- D. Violation of any restrictions in this agreement, or failure to keep any of its covenants; or
- E. Abandonment of any premises covered by this agreement;

