

The North Little Rock Airport Commission Meeting was held at 11:30 on Thursday, May 26, 2022 in the City Council Chambers in NLR City Hall.

The roll being called, the following Commissioners attended: Todd Adams (on phone), Will Gruber, Brad Hughes, Mark Bentley, Tim Cummins. Jake House, Adrienne Smith were absent.
Also Present: Clay Rogers, Rick Hogan- City Attorney's Office, Jordan Culver- Garver

Minutes

Mr. Bentley moves to approve the April minutes, Mr. Gruber seconds, the motion carries unanimously.

Financial Report

Mr. Rogers goes through the May budget statement. Mr. Rogers says nothing stands out as an issue but he goes over the finances. Mr. Gruber moves to approve, Mr. Bentley seconds. The motion carries unanimously.

Old Business

Terminal Expansion- Mr. Rogers gives an update on the expansion project.

Terminal Drainage Issue- Mr. Rogers goes over what the issue is with water drainage going between the hangars of Jerry Homsley and Bill Schlatterer and their concern that the water will flood into their hangars in a heavy rain. He says Thomas Pownall of Thomas Engineering and Braham Keahey from Taggart are in attendance. Mr. Rogers says Mr. Pownall did the drainage plan and he said the water will drain. Mr. Rogers talks about an option they looked at after last meeting to reroute the water to drain in another area. He says the original cost of that plan was \$50,000. He says they looked at ways to scale it back and lower the cost, and another option of just making a concrete ditch run between the hangars to move the water through quicker so it doesn't stay standing water as long. Mr. Rogers says he had Jordan Culver from Garver look at the plan and look at the area to have second set of eyes on it to make sure we're making the right decision. Mr. Culver says he's taken elevations of the area and hangars and looked at the drainage. He says based on those numbers, the water would spill over the taxiway before it would get into either hangar. Mr. Keahey of Taggart says that plan at a scaled back scope would be about \$35,000. Mr. Bentley says to make sure he's hearing it right, that both engineers believe the existing drainage plan is sufficient to handle the water flow. Both engineers nod in the affirmative. Mr. Rogers says he asked the finance director about the issue while discussing the cost and she asked what the professionals who designed the drainage plan say and Mr. Rogers said the engineer said it would drain. Mr. Rogers thinks we should listen to the professionals. Presley Melton who is in attendance asks what making a concrete ditch between the hangars and would it actually solve anything. Mr. Pownall says on a really heavy rain it wouldn't do much. But on smaller rains it would keep it from staying wet as long. Mr. Homsley speaks on the issue. He says his hangar has been there about 6 years and there has already been a few times that the water

has risen pretty close to the hangar, and if we add more water to it the from what he can see it will get in his hangar. He would like the airport to do the plan that reroutes the water. Mr. Gruber says it seems to him that we should trust the professionals who both say the plan will work and not second guess the professionals who did the work. Mr. Homsley says in the minutes from last meeting that it says Mr. Pownall says in a heavy rain it will be close but he believes the plan will work, and that even Mr. Pownall says it will be close. Mr. Hughes asks if anyone wants to make a motion. Mr. Rogers says it's something that he can keep an eye on it once it's operational if there is a hard rain and it seems bad we can address the problem at that time. Mr. Bentley asks if we should do something to bring Mr. Homsley's AC unit to a higher elevation to prevent it from being possibly damaged. Mr. Rogers says we can do that. No further action is taken.

Mr. Hughes says he was called out during the discussion to talk to Mayor Hartwick. He says Mayor Hartwick informed him there is a cell tower that has an application going before the planning board and he'd like Mr. Hughes there to speak on the airport's behalf.

Williams Property Lease- Mr. Rogers says he has reached out to Williams Property, Carole Canino, but never hear back from her. Mr. Rogers discusses the expired lease on three hangars they own, and the history of Williams Property's proposals on building new hangars and coupling the existing lease into that discussion. That expansion fell through so this lease needs to get resolved. Mr. Rogers goes over the leases, and what 3 lease options we offer for new leases when the existing lease expires. Mr. Rogers goes over the concerns they have shared of those lease options for their business. Mr. Rogers says right now they are at \$0.40 per square foot month to month until this is resolved. Mr. Rogers goes over some of the history of the leases and that other tenants have requested variances over the years but they weren't given, but that this could be considered a different situation. Mr. Rogers says he talked to attorney Rick Hogan from the city attorney's office about raising the month to month rate until this is resolved. Mr. Hogan says he's looked at the leases and read the minutes from meetings where this was discussed and he says if the commission wanted to move the month to month rate up to \$1.00 they could do that. Mr. Rogers asks if it would be appropriate to have the new rate start on July 1st so that there will be an opportunity in the June meeting for Williams Property to show up and have a proposal or indicate the lease they will sign. Attorney Hogan suggests that it come in form of a motion. Mr. Gruber says it should be documented in a letter laying it out. Mr. Rogers recommends that in July 1st, the month to month rate will be \$1.00 a square foot rate, and we can discuss again at the June commission meeting. The commissioners look at the calendar and decide to have the commission meeting Thursday, June 23rd to make sure commissioners can be there. Mr. Gruber makes a motion to move the month to month rate to \$1.00 a square foot effective July 1, 2022, Mr. Cummins seconds. The motion carries unanimously.

2022 Airshow- Mr. Rogers updates the commission on plans for the air show.

New Business

New Terminal Drainage Issue- Mr. Rogers goes over the potential issue that was brought to our attention by Bill Schlatterer and Jerry Homsley who are at the meeting. Their concern is that the water from the roof of the new terminal building and hangar is set to drain from a large pipe in between their two hangars to the drainage system. Their concern is that that much water will pool up in a heavy rain and get into their hangars or damage the AC unit outside of Mr. Homsley's hangar. Mr. Rogers says the design was done by Thomas Engineering through Garver Engineers as a part of the expansion project. Mr. Rogers says Thomas Pownall from Thomas engineering is here, as is Bram Keahey from Taggart. He says they are aware of the issue and have been out here to meet with the hangar owners to look at the area. Mr. Pownall explains to the commission what his plan was for the water to drain. Mr. Pownall says in a heavy rain it will be close, but he believes the drainage plan will work. He goes over options of what else could be done. There is discussion on the plan. Mr. Rogers says the new plan Mr. Pownall developed to divert the water before it reaches the hangar is about \$50,000 which is much higher than he hoped and is something he'd have to take a closer look at. Mr. Pownall says he believes with some trimming and maybe more scrutiny from the subs, that amount could come down. Attorney Marie Miller wants to make sure this project is a part of the expansion project and would be covered within the scope of that project, and not another separate project that would require going through the bidding process. Mr. Rogers says the drainage plan is a part of the expansion project and is under that contract. Resolving that issue should fall under that project scope as well. Mr. Homsley says he doesn't want to just wait and see if the hangar gets water in it and that's why they're bringing up the issue at this point. Mr. Rogers says he will work with Mr. Keahey and Mr. Pownall and Hydco to see if the cost of construction can come down with a smaller scale or more bids, and we can discuss options next meeting.

Engineer's Report

Mr. Culver updates the commission on the Runway 17/35 project.

Directors Report

None

Public Comment

Presley Melton brings up an issue of tie downs behind the Jet Center hangar that are missing the ground support eyelet for the tail on those tie down spots. He'd like to see that fixed as a safety issue. He says one tie down spot needs to be removed entirely. Mr. Gruber moves to have Mr. Rogers to look into it, Mr. Bentley seconds. The vote carries unanimously.

Mr. Gruber moves to adjourn, Mr. Bentley seconds.

The meeting is adjourned.