

**SPRINGDALE AIRPORT COMMISSION
AGENDA**

Thursday, August 20th, 2026

1:00 p.m.

City Council Chambers

Springdale Municipal Building

1. **Call to Order** – Chairman Greg Collier
2. **Roll Call**
3. **Approval of Minutes** – July 16th, 2025 Airport Commission Meeting
Pgs. 1-2
4. **Comments from the Audience**
5. **Discussion on Potential Hangar Project at S. Powell St. and James Ave.** – Blake Murray, Crafton Tull, VP of Infrastructure
6. **Permission for lease takeover at 1615 Powell St Unit B2 60x60 hangar by Mr. Serrhel Adams.**
7. **Permission for lease takeover at 1615 Powell St. Unit A1 117x85 hangar by Mr. Luke O’Gary.**
8. **Summit Aviation request to exercise their 5-year option.** Pg. 3
9. **Summit Aviation proposal for an additional 25-year option to lease.** Pgs. 4-7
10. **Update from Summit Aviation** – Brian Danks, FBO Manager Pgs. 8-9
11. **Report From Garrett Harlan, City Attorney**
12. **Airport Operations Report & Airport Activity Report** – Austin Bersi, Airport Manager Pgs. 10-15

If you are unable to attend the meeting, please call 479-750-8110,
or email Kristen Mize @ kmize@springdalear.gov

13. **Garver Update** – Greg Thomas
14. **Old Business**
15. **Comments from Commissioners**
16. **Adjourn**

**SPRINGDALE AIRPORT COMMISSION
MEETING MINUTES**

July 16, 2026

The regular meeting of the Springdale Airport Commission took place on Thursday, July 16, 2026 in the City Council Chambers Springdale City Hall.

The meeting was called to order by Chairman Greg Collier at 1:00 pm.

Roll call was answered by:

Greg Collier	Camron McAhren
Joel Gardner	Jim Ulmer
Steve Smith (Absent)	Mike Gawf
Micah Thomason	

City Staff present:

James Smith	Public Works Director
Cody Loerts	Finance Director
Austin Bersi	Airport Manager
Sarah Curry	Planning Department, Senior Planner

APPROVAL OF MINUTES

A motion was made to approve the June 18, 2026 minutes by Commissioner Thomason and seconded by Commissioner Gawf. *All voted YES and the motion passed.*

COMMENTS FROM THE AUDIENCE

The Engineering and Planning Departments held pre-construction meetings with Mr. Perry Chupp for his hangar at 708 S Old Missouri Rd. He has also received his buildings permits.

ARTS ONE & SPRINGDALE SCHOOLS MURAL – Anne & Jennifer

Project overview & proposal was handed to commissioners regarding an interior mural to be painted at the entrance lobby of the Springdale Airport. The estimated cost range is \$8,000-\$10,000, including artist services, project coordination, materials, and installation. With an interior mural you are looking at a massive longevity compared to an exterior mural. If we wish to move forward with the project, following the cities guidelines on expenditures, with this project being over \$5,000, quotes would be inputted. Austin will check into funding for this project and convey with the commission in a few months.

UPDATE FROM SUMMIT AVIATION - Brian Danks, FBO Manager

Down 20% from May in jet fuel. Up 6% in average gas.

Summit submitted their formal request to exercise one of the 5-year options for the FBO lease. Item will be added to next months agenda for a formal vote.

REPORT FROM GARRETT HARLAN, CITY ATTORNEY

James and Austin have been working with Cameron Baker who is an attorney for the city, on the updated hangar leases.

An order was submitted to the judge to dismiss the lawsuit. The Judge has recused and currently waiting on another judge to be appointed to the case.

AIRPORT OPERATIONS REPORT - Austin Bersi, Airport Manager

Insurance will be starting on Hangar 7's repair Monday July 27th, 2026.
Past due tenants have been contacted.

AIRPORT ACTIVITY REPORT – James Smith, Public Works Director

Fuel sales were up almost 59,000 gallons from last year. Flight operations up 3,000 from last year.
Sound Contours update discussion.

GARVER UPDATE – Greg Thomas

The strategic plan's final meeting and feedback is in the process of being incorporated for completion.
Following a presentation to City Council from John Rousts, Garver Planner.
Continuing replacements and repair for the tower rehab project are in progress.

AIRPORT RULES & REGULATIONS

Mayor Doug Sprouse was not present but wanted to thank everyone involved with the airport rules and regulations.

Commissioner Gawf made a comment on 4.7 section regarding aircraft maintenance.

A discussion was held and proceeded with Commissioner Gardner making a motion to approve the documentation with 4.7 having a reference directly to the Code of Federal Regulations. Commissioner Thomason seconded the motion. All voted yes and the motion passed.

OLD BUSINESS

No old Business.

COMMISSION COMMENTS

No comments from Commissioners.

The meeting was adjourned at 2:23 pm.

Greg Collier, Chairman

Joel Gardner, Vice Chair

Jennifer Vasquez, Recorder



802 Airport Ave
Springdale, AR 72764
(479) 751-4462
June 30, 2026

Commissioners,

Summit is requesting to exercise one of our 5-year options for the FBO lease.

We appreciate your consideration

Respectfully,

Mark Myers

Summit



802 Airport Ave
Springdale, AR 72764
(479) 751-4462
June 25, 2026

Commissioners,

Summit is requesting an additional 25-year option be added to our lease as allowed in paragraph two of our FBO agreement. This would extend the current lease from maturing June 30, 2036, to June 30, 2061. All other terms of the lease would remain the same and would not inhibit the city from determining future rental rate increases the commission feels necessary.

This request will allow us to focus on the long-range growth of the Springdale FBO and become an ambassador for the city of Springdale and the Springdale airport. We are proposing to add some capital improvements to the FBO such as:

- Increase Fuel Farm by adding additional Jet A tank,
- Remodel Office space in Hanger 11 for Army Reserve use till facility built.
- Additional diesel GPU with digital controls.
- Additional tug
- Awning over entrance into the FBO.
- New lavatory cart.
- Wheel dollies for disabled aircraft removal.
- Building Large maintenance and storage hanger.

These capital improvement costs can be amortized over a longer period, adding value to the customers by increasing customer service satisfaction, lowering costs and enhancing the customers' overall impression of the airport and ultimately the city.

These improvements will help us attract and retain the corporate customer as well as the general aviation customer. While we have seen long-term fuel sales growth of 3%, our priority is to increase this rate to 5%, aligning more closely with the regional market. To stay ahead of the competition, we are committed to offering not only competitive fuel prices but also enhanced services and facilities. This will have a positive impact in attracting more

customers and generating revenue and higher sales tax and flowage fees to the airport. As well as maintaining a facility that the city can be proud of while minimizing the cost to the citizens of Springdale. Summit's focus is on long-term investment and not short-term profit. It enables us to continue to invest in the community with events such as open house and fund raisers, school aviation group support. These events foster a sense of community with the users of the airport and help educate the public on the needs and benefits of a general aviation airport.

We believe that we have provided a vital and dynamic operation for the airport that that is fully committed to being the best FBO in the heartbeat of northwest Arkansas, Springdale.

I appreciate your consideration of this request.

Respectfully,

Mark Myers
Summit



802 Airport Ave
Springdale, AR 72764
(479) 751-4462
June 25, 2026

The following is a cost estimate of the capital improvements Summit would like to make in return for an FBO lease extension if approved by the Airport Commission of an additional 25-year option to our current contract. This does not in any way limit the commissions' ability to raise rates as deemed necessary.

Estimated costs and timelines associated with capital improvements.

1. Adding an additional 12000-gallon Jet-A tank to the fuel farm. 2027
 - . Tank and site work \$275,000 to \$325,000
 - . Requesting that the city provides engineering services
2. Purchasing a second digital APU. Cost \$65,000. 2026
3. Refurbishment of office in Hangar 11, \$13,500.00 2026
 - . Flooring \$5,000.00
 - . Paint \$3,500
 - . Ceiling Tile \$2,000.00
 - . Interior door replacements and lock upgrades \$1,500.00
 - . Blinds \$1,500.00
4. Emergency dollies, 2, for aircraft towing \$15,000.00 2026
5. Long term plan of a 140' by 180' hanger for maintenance & storage
Estimated at close to 2.0 million. When infrastructure is in place
6. Canvas Awning over sidewalk to front door ½ to 2/3 of the way. \$8,500.00 2026
7. Lavatory cart \$9,000.00 2026
8. Additional tug \$ 35,000 2027

Total Estimated budget in near term \$471,000.00

Long term budget with hangar \$2,771,000.00

Having a longer timeline to amortize the cost of these improvements allows us to contribute to the Airport's growth and long-term success and growth. It also demonstrates Summit's commitment to the long-term growth of the airport and community.

July 2026 Summit Fuel Sales

Jet-A: 58,640 Gallons UP 28% from June (+12,765 Gallons)

100LL: 10,814.09 Gallons Up 46% from June (+3,403.47 Gallons)

July 2025 Summit Fuel Sales

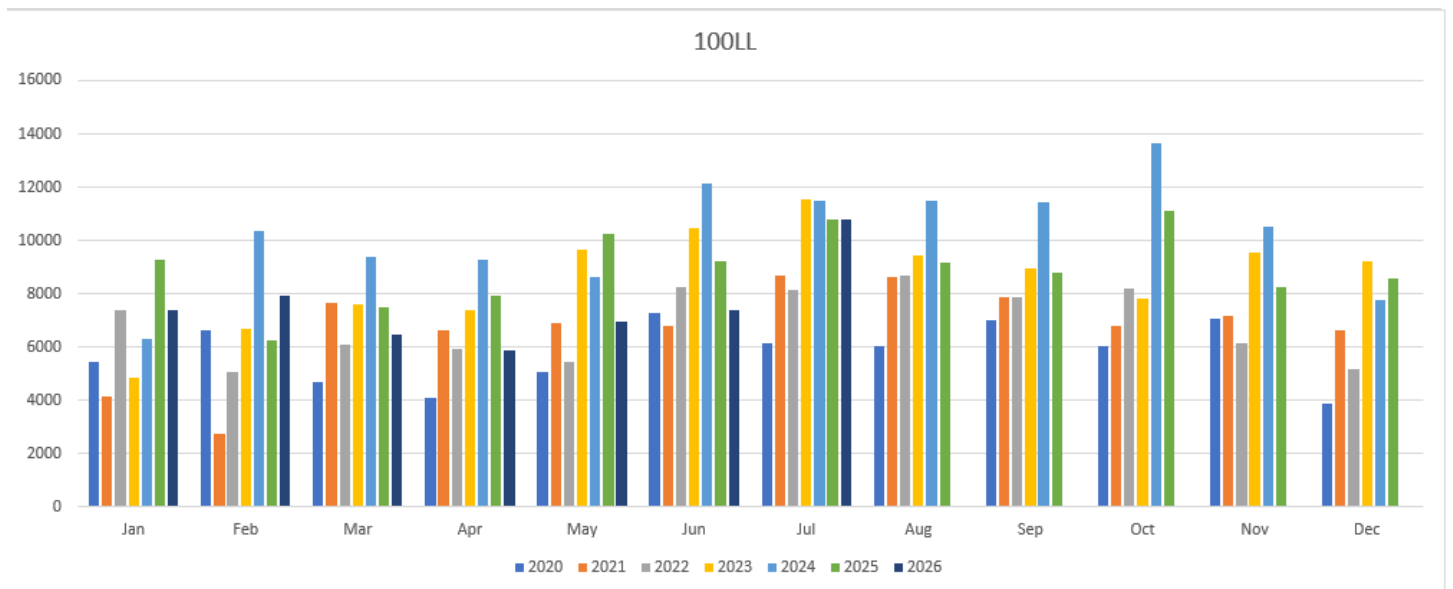
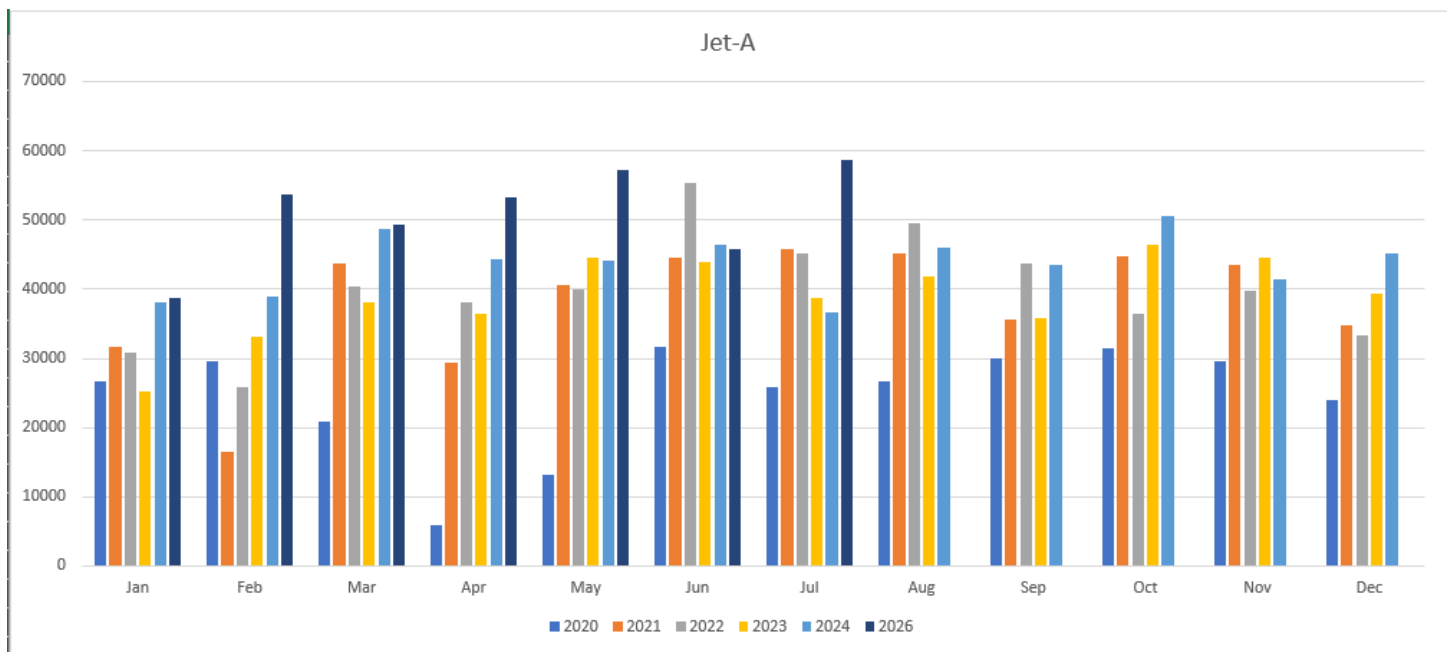
Jet-A: 33,168 Gallons

100LL: 10,763.31 Gallons

July 2024 Summit Fuel Sales

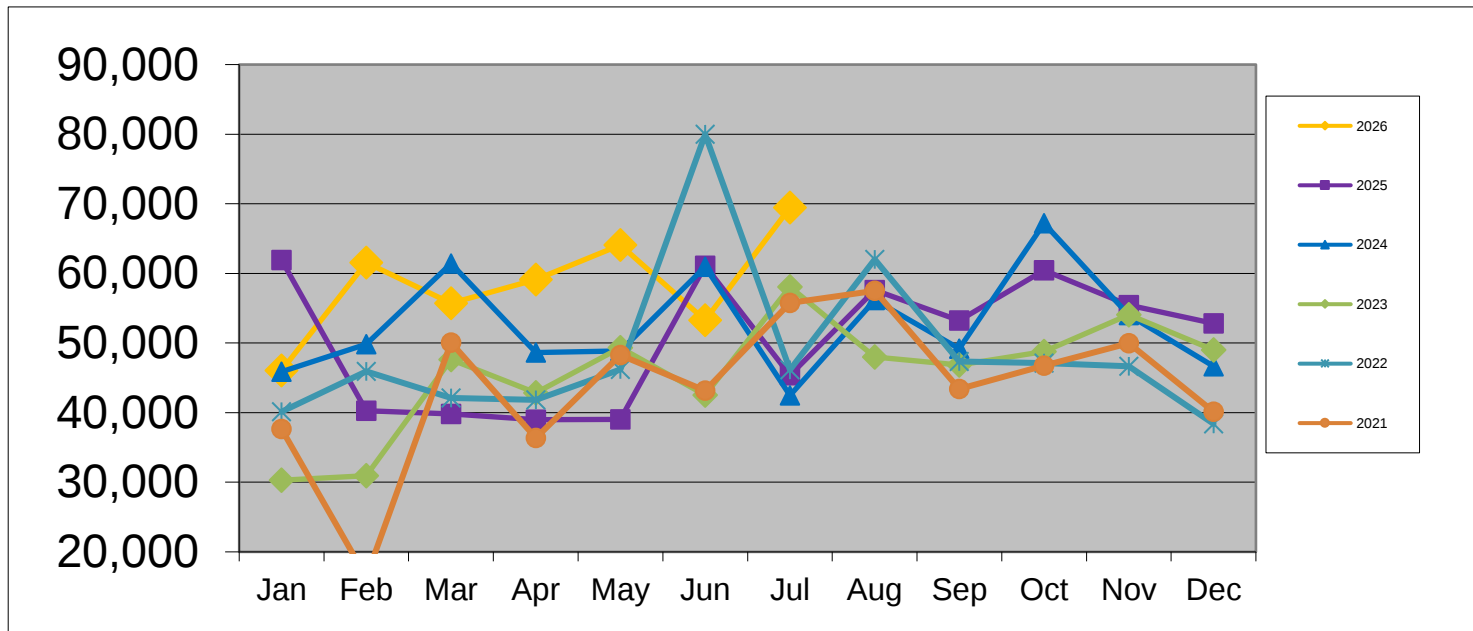
Jet-A: 36,615 Gallons

Avgas: 11,510.72 Gallons



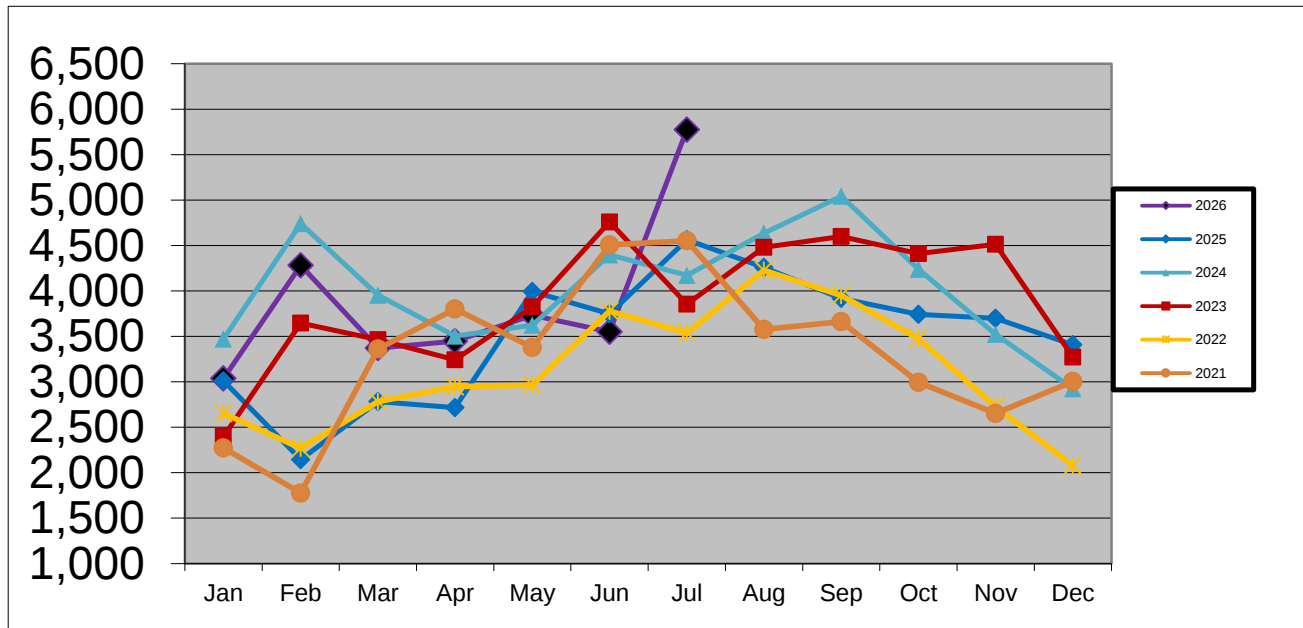
City of Springdale Municipal Airport Commission
Gallons of Fuel Purchases

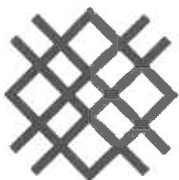
	2026	2025	2024	2023	2022	2021
Jan	46,062	61,914	45,869	30,294	40,150	37,651
Feb	61,564	40,252	49,853	30,922	45,911	16,370
Mar	55,734	39,811	61,414	47,644	42,119	50,083
Apr	59,119	38,988	48,648	42,841	41,821	36,375
May	64,067	39,016	48,886	49,340	46,214	48,288
Jun	53,286	61,100	60,959	42,512	79,971	43,149
Jul	69,454	45,357	42,476	58,080	46,170	55,781
Aug		57,582	56,192	47,993	62,004	57,499
Sep		53,253	49,190	46,835	47,364	43,410
Oct		60,446	67,187	48,792	47,144	46,737
Nov		55,449	53,997	54,070	46,667	49,989
Dec		52,803	46,644	48,995	38,399	40,150
Totals	409,286	605,971	631,315	548,318	583,934	525,482



**Springdale Municipal Airport
Total Operations**

	2026	2025	2024	2023	2022	2021
Jan	3,037	3,010	3,471	2,398	2,653	2,272
Feb	4,282	2,145	4,740	3,647	2,268	1,777
Mar	3,371	2,781	3,955	3,465	2,781	3,361
Apr	3,448	2,717	3,502	3,241	2,947	3,800
May	3,733	3,993	3,622	3,824	2,963	3,379
Jun	3,550	3,749	4,396	4,759	3,778	4,507
Jul	5,773	4,563	4,171	3,853	3,538	4,552
Aug		4,258	4,634	4,479	4,226	3,576
Sep		3,916	5,043	4,598	3,951	3,662
Oct		3,743	4,237	4,409	3,473	2,995
Nov		3,700	3,522	4,513	2,725	2,653
Dec		3,407	2,924	3,273	2,078	3,005
Totals	27,194	41,982	48,217	46,459	48,482	39,539





CITY OF SPRINGDALE

201 SPRING STREET

SPRINGDALE, AR 72764

479-750-8118

R E P R I N T

*** CUSTOMER RECEIPT ***

Batch ID: CITYCLERK 8/10/26 01 Receipt no: 6789

Type SvcCd Description Amount

41 AP-FUEL FLOWAGE FEES \$8994.38

SUMMIT AVIATION

OTHER INCOME / FUEL 40101103690000

FUEL FLOWAGE FEES

78,358 GAL X .11= \$8619.38

\$375 RAMP FEES

JULY 2026

SH

CK Ref#: 5111 \$8994.38

Total payment: \$8994.38

Trans date: 8/07/26 Time: 16:45:49

THANK YOU FOR YOUR PAYMENT

**City of Springdale
Airport Commission
Balance Sheet
July 31, 2026**

Assets

Current Assets

Cash in bank	\$ 1,494,527
Accounts receivable, net	58,557
Allowance for doubtful accounts	(5,680)
Prepaid assets	651
Other assets	<u>1,977</u>

Total Current Assets	1,550,032
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Capital Assets

Land	3,297,658
Land improvements	13,053,210
Buildings	5,859,242
Machinery and equipment	1,101,627
Construction in progress	2,484,779
Less accumulated depreciation	<u>(10,867,904)</u>

Total Capital Assets, net of accumulated depreciation	<u>14,928,612</u>
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Total Assets	<u><u>\$ 16,478,644</u></u>
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Liabilities and Fund Balance

Liabilities

Salaries payable	\$ -
Accounts payable	(0)
Due to other funds	525,740
Compensated absences	9,360
Customer deposits	600
Unearned revenue - hangar rent	47,292
Other Liabilities	<u>13,305</u>

Total Liabilities	596,296
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Fund Balance	<u>15,882,348</u>
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Total Liabilities and Fund Balance	<u><u>\$ 16,478,644</u></u>
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**CITY OF SPRINGDALE
AIRPORT ACCOUNTS RECEIVABLE
AGING REPORT - 8/11/2026**

CUST ID	HANGAR NUMBER	NAME	TOTAL	NOT YET DUE	1 - 30 DAYS DUE	31 - 60 DAYS DUE	61 - 90 DAYS DUE	OVER 90 DAYS DUE
HANGAR LEASE								
70	807	JEFF RHODES - #807	323.40	294.00	29.40	-	-	-
445	FENCE	CBMS-DEAN MORRIS	1,254.00	-	1,254.00	-	-	-
454	FENCE	THOMPSON FAMILY VENTURE	1,254.00	-	1,254.00	-	-	-
1675	FENCE	PHILLIP THOMPSON	1,254.00	-	1,254.00	-	-	-
1691	008	BRAIN, JAMES - # 008	220.00	220.00	-	-	-	-
1902	708	MORRIS, BRANDON - #708	283.00	283.00	-	-	-	-
2003	710	MORRIS, BRANDON - #710	148.00	148.00	-	-	-	-
2164	810	MEDIC CORPS-810	13.00	13.00	-	-	-	-
2168	17	TRAVIS & SARAH RUFF - LIMA	62.93	62.93	-	-	-	-
2219	108	HOLT, 1-08EDDIE & JUDY	11.00	11.00	-	-	-	-
2260	001	TISDALE-001, JUSTIN	220.00	220.00	-	-	-	-
2288	503	BEACON AVIATION FLIGHT	205.00	205.00	-	-	-	-
2291	403	JOE DILLARD & TIM WYLER	278.30	253.00	25.30	-	-	-
2298	808	WILLIAMS, ALONZO	294.00	294.00	-	-	-	-
2303	102	PUGLEASA, WILLIAM HUNTER	9.30	9.30	-	-	-	-
2322	LAND	TERRA FIRMA PROJECTS, LLC	2,076.55	2,076.55	-	-	-	-
2323	LAND	TERRA FIRMA PROJECTS, LLC	1,694.84	1,694.84	-	-	-	-
TOTAL DUE			9,601.32	5,784.62	3,816.70	-	-	-
			100.00%	60.25%	39.75%	0.00%	0.00%	0.00%
AIRPORT TERMINAL								
2043	CAFÉ	ALBATROSS BAR & GRILL	2,160.00	-	-	-	-	2,160.00
2134	CAFÉ	FLIGHTLINE BAR & GRILL	1,440.00	-	-	-	-	1,440.00
2176	CAFÉ	COWBOY DINER	1,280.00	-	-	-	-	1,280.00
2176	CAFÉ	MANNY GONZALAS, EL CHEFE	800.00	-	-	-	-	800.00
2259	CAFÉ	AIRMEX LLC, EL HANGAR	400.00	400.00	-	-	-	-
			6,080.00	400.00	-	-	-	5,680.00
GRAND TOTAL			15,681.32	6,184.62	3,816.70	-	-	5,680.00

CITY OF SPRINGDALE
Airport Commission
2026 Revenues and Expenditures

	January	February	March	April	May	June	July	Year to Date	2025 Total	2024 Total	2023 Total
Revenue											
Washington County Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,954	\$ 58,844	\$ 27,816
Springdale Sales Tax	-	-	-	-	-	4,940	5,868	10,808	45,065	72,169	43,453
Federal Grants	-	-	-	2,519	-	-	9,721	12,240	1,116,398	293,227	599,574
State Grants	-	-	-	-	-	-	-	-	97,304	-	-
Hangar Rent	38,993	37,905	40,235	45,488	46,604	48,911	47,109	305,246	454,859	414,357	347,303
Terminal Rent	3,153	3,153	3,153	3,153	3,152	3,153	3,153	22,070	36,596	37,790	34,650
Ground Lease	186	244	244	244	302	302	302	1,824	2,868	1,700	937
Through Fence Revenues	-	-	-	-	-	-	22,572	22,572	18,530	18,530	18,530
Fuel Flowage Fees	5,929	5,181	6,811	6,456	7,110	6,190	6,187	43,864	66,528	65,863	53,202
Miscellaneous	-	-	-	-	-	-	-	-	1,345	-	-
Insurance Recoveries	-	-	-	-	-	119,365	-	119,365	1,676,793	-	39,290
Total Revenue	\$ 48,261	\$ 46,483	\$ 50,443	\$ 57,860	\$ 57,169	\$ 182,862	\$ 94,912	\$ 537,989	\$ 3,542,241	\$ 962,479	\$ 1,164,755
Expenditures											
Regular Salaries	\$ 7,553	\$ 8,862	\$ 8,862	\$ 8,862	\$ 8,862	\$ 8,862	\$ 13,294	\$ 65,159	\$ 77,295	\$ 76,353	\$ 64,593
Overtime	1,139	1,579	155	357	171	79	486	3,966	6,153	3,200	676
Bonuses	-	-	-	300	-	-	-	300	400	38	113
Sick Leave Bonuses	-	-	-	-	-	-	-	-	914	906	-
Incentive Pay	27	75	75	75	75	75	75	477	554	75	-
FICA/Medicare	645	744	635	673	636	629	999	4,960	6,245	5,960	4,818
Insurance	594	1,662	1,662	1,662	1,662	1,662	1,728	10,634	7,863	6,319	5,890
Pensions	531	626	626	626	626	626	936	4,595	4,641	4,367	3,876
Workers' Compensation	104	125	113	115	113	113	171	854	1,307	1,222	1,074
Uniforms	35	48	36	36	53	59	74	341	1,187	1,676	204
Engineering	8,970	-	32,765	37,041	50,740	19,929	-	149,446	34,882	48,817	36,505
Other Professional Services	-	-	-	453	-	43,429	1,729	45,611	-	47,104	8,918
Control Tower Operations	-	-	-	-	-	-	-	-	-	139,921	31,425
Water & Sewer	270	275	318	318	359	325	423	2,288	34,833	2,959	1,714
Maintenance Bldg. & Grounds	13,655	4,209	8,715	177,020	57,272	2,284	22,533	285,687	128,663	58,521	103,616
Hail Damage Repairs	-	-	-	-	400,179	144,659	179,493	-	-	-	-
Vehicle Maintenance	-	262	844	1,454	212	32	683	3,489	1,533	5,911	1,156
Equipment Maintenance	-	-	-	288	770	947	2,246	4,251	12,295	6,041	9,618
Office Supplies & Postage	-	16	13	-	-	-	-	29	175	652	-
Natural Gas	1,702	2,488	1,836	719	354	257	229	7,585	7,799	11,142	6,249
Electricity	2,857	134	3,484	3,410	6,824	4,459	5,204	26,373	32,980	39,843	30,295
Gasoline	-	609	248	401	478	552	2,167	4,454	5,240	4,994	8,752
Travel & Training	-	375	1,340	1,492	-	-	-	3,207	2,523	-	332
Miscellaneous	170	170	170	170	170	170	170	1,189	2,120	6,447	4,515
Property Taxes	-	-	-	-	-	-	-	-	28,240	26,180	21,001
Taxiway Improvements	-	-	-	-	-	-	-	-	735,774	15,525	659,896
Powell Hangar AP2301	-	-	-	-	-	-	-	-	275,375	-	-
Tower Rehab	-	-	-	52,250	76,552	-	-	128,802	-	-	-
Hangers	-	-	-	-	-	-	-	-	-	582,793	-
ASG Runway	-	-	-	-	-	-	-	-	-	26,500	-
Runway Rehab AP2501	-	48,892	-	-	-	-	-	48,892	1,006,047	-	-
Equipment	-	-	-	-	-	-	-	-	17,685	1,483	6,166
Total Expenditures	\$ 38,250	\$ 71,151	\$ 61,898	\$ 287,724	\$ 606,109	\$ 229,148	\$ 232,640	\$ 802,588	\$ 2,481,705	\$ 1,162,382	\$ 1,545,544
Excess Receipts Over (Under) Expenditures	\$ 10,010	\$ (24,668)	\$ (11,455)	\$ (229,863)	\$ (548,940)	\$ (46,286)	\$ (137,728)	\$ (264,599)	\$ 1,060,536	\$ (199,903)	\$ (380,789)