

SPRINGDALE AIRPORT COMMISSION AGENDA

Thursday, January 15th, 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** – November 20th, 2025 Airport Commission Meeting **Pgs 1-3**
4. **Comments from the Audience**
5. **Request from Steve Clark** – Request to Keep Hangar **Pgs. 4-5**
6. **Update from Summit Aviation** – Brian Danks, FBO Manager
7. **Report From Ernest Cate, City Attorney**
8. **Airport Operations Report** – Austin Bersi, Airport Manager **Pg. 6**
9. **Airport Activity Report** – James Smith, Airport Director
10. **Garver Update** – Greg Thomas
11. **Old Business**
12. **Comments from Commissioners**
13. **Adjourn**

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

SPRINGDALE AIRPORT COMMISSION
MEETING MINUTES

November 20, 2025

1. The regular meeting of the Springdale Airport Commission took place on Thursday, November 20, 2025, in the Springdale City Hall City Council Chambers.
2. The meeting was called to order by Chairman Collier at 1:01 pm. Roll call was answered by Chairman Collier; Commissioners McAhren, Smith, Thomason and Gawf. City staff included James Smith, Ernest Cate and Austin Bersi.
3. **A motion was made to approve the October 16, 2025 minutes by Commissioner Thomason and seconded by Commissioner Gawf. All voted YES and the motion passed.**
4. **There were no comments from the audience.**
5. **Proposal to increase the Airport hangar rent on April 1st – A 15% increase was recommended. Commissioner Thomason made the motion to increase the hangar rent by 15% as of April 1, 2026. Commissioner Gawf seconded and the motion passed unanimously on rollcall vote.**
6. **Frank Sperandeo** – Mr. Sperandeo came before the Commission requesting to be able to retain Hangar 4-04. It was found to have no plane hangered in it. It was discussed that in order to keep the hangar, he would have to have an airplane in it. He uses the hangar for plane safety inspections. **Commissioner Thomason made a motion to allow Mr. Sperandeo to obtain an airplane for the hangar within 30 days of the November 20, 2025 meeting. Commissioner McAhren seconded the motion. All voted yes and the motion passed.** Mr. Sperandeo must acquire an aircraft within 30 days or it goes to the next person on the list.
7. **Serrhel Adams** – It was discovered that 9 hangar spaces belonging to Springdale Airport were being subleased by Summit. These were rented in good faith by the plane owners. **Commissioner Smith made a motion to allow Mr. Adams to keep the hangar he is in currently and get a new contract with the City. The motion was seconded by Commissioner Thomason and all voted yes.** He will be put on the waiting list at the point where he would have been in 2015.
8. **Chip Johnson** – Mr. Johnson purchased an airplane in 2021 and leased a hangar at Springdale Airport from Summit. He is currently on the list at #34. Mr. Johnson purchases a lot of fuel at Springdale. Summit has space in Hangar 16. Commissioner McAhren asked how many were in this situation. Brian Danks says there are nine for temporary use. Mr. Johnson inquired about a land lease to build a hangar and was told that is an option. Commissioner Gawf recommended putting him on the list for the year he entered the Summit lease. **A Motion was made by Commissioner Thomason to put him on the list where he would have been in 2021 when he leased from Summit. Commissioner Gawf seconded. The motion passed with Commissioner McAhren voting NO.**
9. **Brian Danks of Summit** – Brian reported *Jet A* was down 5,300 gallons from September. Overall sales were up 24% to 2,354 gallons. The Airport is giving until the end of December for planes to be moved out of the 19 hangars Summit was subleasing. Mark with Summit said the hangars were the previous base for the flight school and mapping planes overflow. Summit apologized and is assisting those impacted. The leases were in effect for 7 or 8 years.

10. **City Attorney Cate** had no contribution.
11. **Airport Operations Report – Austin Bersi.** Has 6 hangars available. He will have 12 Hangars available by the end of the year. All rent is paid up.
12. **Airport Activity Report – James Smith.** Reported Arkansas Roofing will be roofing all hangars from the spring hailstorm, in addition to the tower. Will start early next year.
13. **Garver Update – Greg Thomas** with Garver gave an update on two projects at the airport.
 - Strategic Plan: establish more planning, technical memo, identify elements at the airport: Comparison, Revenue producing businesses, Future Planning and Expansion.
 - The Tower rehab is slowed by contractor's scheduling. They are obtaining estimates for a mini-split HVAC system in the ceiling as well as the emergency generator. It is a difficult room to cool with all the windows. The shape of the room has provided some challenges.

Commissioner Thomason feels the workmanship is sub-par with seams split, etc. Greg Thomas says the contractor is committed to getting it right. Cabinets are to be installed next week as well as replacing drywall. We will have a State Grant of \$70,000 to \$80,000. The generator and the HVAC may take half of that, some of that money can be used for touchups. Electrical access and control will be \$155,000, improving the access point to handle the radio. Also carpet and tile are to be installed.
14. **Old Business** – There was no old business.
15. **Comments from Commissioners** – Commissioner Smith pointed out that 30 days is a short period of time to purchase an airplane if someone gets a hangar without a plane. James Smith is OK with allowing extra time to find an airplane. It was decided to give up to 60 days from the date of hangar lease to find a plane. Tenant will be responsible for hangar rent for these 60 days. If no plane is purchased, the hangar will be vacated by tenant, and will go to next person on the waiting list.
16. **The meeting was adjourned at 2:25 pm.**

Greg Collier, Chairman

Joel Gardner, Vice Chair

Beth Parnell, Secretary

Pinnacle Air Services, LLC
DBA Summit Aviation
Hangar Space Agreement

This agreement is made effective as of June 1st 2022 by and between Pinnacle Air Services LLC DBA Summit Aviation (FBO) and Andy Clark.

Premises:

Pinnacle Air Services LLC agrees to provide Hangar space to the customers aircraft at the Springdale Municipal Airport (KASG) of adequate size to accommodate aircraft, N _____.

Term:

This term will begin on June 1st 2022 and continue.

Payments:

Each monthly payment will be billed and due on the first day of each month. Each payment will be for \$ 255 / Monthly. The customer will provide a current and valid credit card for the account for the monthly hangar payment to the FBO. The customer will be charged at the first of each month for that month. Other charges made with Summit Aviation (fuel, GPU, etc..) will be processed against this card unless a prior agreement is made.

Buyout Option:

If the customer decides to relinquish the hangar space, three (3) months advanced notice must be given in written form to Summit Aviation management prior to the final month of occupancy. Alternatively, if vacating immediately, the customer must pay three (3) months' rent in a single sum to Summit Aviation.

Access:

It is understood that the customer will be allowed to have access as required to the aircraft. If needing the aircraft moved or pulled out, the customer will request that Summit Aviation place the aircraft into or remove from a hangar as needed during posted business hours. After hours requests will be billed as call-out charges appropriately.

Insurance:

Pinnacle Air Services LLC (or City of Springdale if applicable) shall maintain insurance on structure/hangar. Insurance on the customers aircraft is solely the responsibility of the customer. The customer will provide proof of insurance to the FBO.

Pinnacle Air Services, LLC
DBA Summit Aviation
Hangar Space Agreement

Vehicles:

Vehicles shall not be left in aircraft taxiway area: vehicles should be left in the FBO parking lot.

Utilities:

Pinnacle Air Services LLC is responsible for all utilities will this agreement is effective.

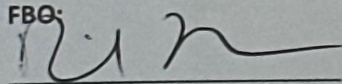
Subletting:

Subletting of space is strictly prohibited.

Dangerous Materials:

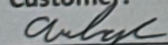
Customers shall not keep or have on premises any article or thing of dangerous, illegal, flammable, or explosive nature that might substantially increase danger of fire or explosion, or that might be considered hazardous by a responsible insurance company other than normal aircraft fuel and oil in the aircraft's engine & fuel tanks. Maintenance work in hangars is prohibited.

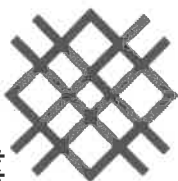
FBO:

 Date: 5/17/22

Pinnacle Air Services
DBA Summit Aviation
802 Airport Ave
Springdale, Ar 72764

Customer:

 Date: 5 - 17 - 22



CITY OF SPRINGDALE

201 SPRING STREET

SPRINGDALE, AR 72764

479-750-8118

*** CUSTOMER RECEIPT ***

Batch ID: CITYCLERK 1/12/26 01 Receipt no: 152

Type Svccd Description Amount

41 AP-FUEL FLOWAGE FEES \$5929.07

SUMMIT AVIATION

OTHER INCOME / FUEL 40101103690000

FUEL FLOWAGE DECEMBER 2025

53037 GALLONS =5834.04

RAMP FEES \$95

JV

CK Ref#: 5032 \$5929.07

Total payment: \$5929.07

Trans date: 1/12/26 Time: 10:09:15

THANK YOU FOR YOUR PAYMENT

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