

**SPRINGDALE AIRPORT COMMISSION
AGENDA**

Thursday, March 19th, 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** – February 26th, 2025 Airport Commission Meeting **Pgs. 1-4**
4. **Comments from the Audience**
5. **Discussion of Springdale Housing Authority fence re-location.**
Presented by James Smith
6. **Update from Summit Aviation** – Brian Danks, FBO Manager **Pg. 5**
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 **Pg. 7-12**
10. **Garver Update** – Greg Thomas
11. **Old Business**
12. **Discussion regarding Airport Rules, Regulations, and Emergency Plan**
13. **Comments from Commissioners**
14. **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**

February 26, 2026

The regular meeting of the Springdale Airport Commission took place on Thursday, February 26, 2026 in the City Council Chambers Springdale City Hall.

The meeting was called to order by Chairman Greg Collier at 1:01 pm.

Roll call was answered by:

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

Others present:

Ernest Cate	City Attorney
James Smith	Director, Airport & Public Works
Austin Bersi	Airport Manager
Sarah Curry	Planning Department, Senior Planner
Jennifer Vasquez	City Clerk's Office, Accounts Specialist

A motion was made to approve the January 15, 2026 minutes by Commissioner Smith and seconded by Commissioner McAhren. All voted YES and the motion passed.

Comments from the Audience

Don Cope submitted a commission membership application and had not received a response. Mr. Cope is wondering if there was anything else he needed to do and if you had to be resident of the City of Springdale. Ernest Cate, City Attorney will verify and get that information to Mr. Cope but you do need to be a qualified elector of the state. Chairman Collier stated there is no vacancy on the Airport Commission currently, but when the next availability comes up, we can address the submission.

Hangar 5-01 Assignment

This was brought to the commission's attention in October of 2025. We had Mr. Dotson come in and had purchased an aircraft over a year ago and wanted to keep the hangar. It was explained to Mr. Dotson about subletting: lessee may not sublet the premises in whole or in part of assigned or transfer this lease or any interest there in without the prior written consent of the lessor. Any such assignment without the lessors' consent shall be void and shall let the option of the lessor terminate this lease. Chairman Collier ruled after Mr. Dotson let the commission know that he had bought this plane over a year ago, that it voided the lease agreement. This came to the attention that it needed to come to a vote. We are here today to address this and come to a vote.

Ernest Cate, City Attorney confirmed with Chairman Collier that this information was correct and the hangar lease was to Dr. McEvoy, prior to that it was Mr. Storm and was transferred to Dr. McEvoy who then sold the plane to Mr. Dotson. It is my understanding that the transaction of the sale of the plane is currently in litigation and there is a possibility that the transaction of that plane could be voided. Mr. Dotson has indicated to me, who is here, that he is responsible if the lawsuit does not turn out in his favor. He will be subject to the

vote of the commission. In the meantime, Mr. Dotson does understand and acknowledge, he is responsible for any rent due starting from October 22, 2025. Ernest Cate wanted to address to the commission that there is pending litigation involving the plane that is in the hangar, and the possibility that the sale could be voided and the plane would be returned to Dr. McEvoy. It would then be up to the commission to let Dr. McEvoy stay in the hangar or if Mr. Dotson prevails in this lawsuit and you let it be assigned. Mr. Dotson has indicated to me that he would be willing to pay the rent that is due during the pendency of litigation. Chairman Collier confirmed that Mr. Dotson would be responsible for the rent regardless. Ernest Cate confirmed but if we took a vote today vs, not knowing how long the litigation is going to go. Mr. Dotson has indicated to me that however long the litigation may take Mr. Dotson understands that he is responsible for that rent. Chairman Collier readdressed the reasoning for this hangar coming back up is a vote was not taken in October. Chairman Collier ruled it himself because precedent had been set on these in the past and it needed to go to a vote.

Ray Dotson introduced himself and mentioned that the commission had voted on the last issues with Summit hangars and issued hangars to individuals not on the waiting list a hangar. Mr. Dotson is asking the commission for consideration and equal protection under the law. If a hangar was issued for one group and some individuals, why not me. Commission has done it in the past but if you choose to vote it up or down, you are welcome to do that but litigation is on the airplane with a good chance that Mr. McEvoy is breach of contract and the contract says clearly that I get the hangar. We had a deposition two days ago and I think this body needs to look at the repercussions down the road, there could be some. There are federal guidelines that need to be followed. Mr. Dotson stated he would take the vote today on the hangar. FOIA requests were handed to each commissioner from Mr. Dotson.

Chairman Collier stated that how these hangars were handled in the past was slightly different than what Mr. Dotson stated. From the FBO stand point there was new lease agreements made through them to the individuals how we have ruled in the past from someone buying an aircraft from an individual that does not come to us, then that voids that lease. This is how we have represented these hangars. Commissioner Smith asked when Dr. McEvoy had terminated his lease. October 22, 2025 is when Dr. McEvoy stopped paying rent, the plane is still in the hangar per Ernest Cate. It would take an eviction proceeding, which was started but in reviewing failed to take a vote on Mr. Dotson's request in October of 2025. The plane sold per the bill of sale April 4, 2024. Chairman Thomason understood that is when the lease agreement was voided with the hangar, if we had known at that point, we would have asked him to vacate at that time. Ernest Cate stated that from his understanding is when Mr. Dotson purchased this plane it was represented to him that the lease came with the plane, now whether that was right or not, is a different story. If the lease agreement that was in effect at the time stated Mr. Dotson would have had the right to come to this commission before he consummated the sale, to ask and have the lease transferred. That is what should have happened, but that is what has prompted this litigation. Commissioner Thomason asked where he would be if he had been placed on the hangar list. Almost to the end of the list per James Smith. Commissioner Thomason stated when a lease has been terminated because of subleasing we have always ended that lease unless they have come before us and asked. With exception of the recent issue with Summit Aviation. If the policy was deviated from how we handle things, that is when we would have changed that. The change was that if it was misrepresented by Summit that they could lease those hangars to individuals, then we saw that and if he would have known that was not an option, he would have been on the hangar list and we would have put him on the list and that is what we choose to do in that specific case. It is a little different of taking over a lease and there is no paperwork exchange with the city versus Summit having a paper lease agreement that those individuals signed saying that they had a space. Chairman Collier stated the precedent has been set and if we are going to make a change here, then we need to look towards the future on how we address these as well. Commissioner McAhren asked if the sale is void due to litigation. Ernest Cate stated the relief requested by Mr. Dotson in the pending litigation could theoretically involve the decision of the sale, yes. Ernest stated he could not speak on Mr. Dotson or his legal strategy but does know that this is one of the possible outcomes in litigation.

Commissioner Smith stated that it appears Dr. McEvoy is the one in error by transferring the lease of the air plane without authority. Ernest Cate, pursuant to the language of the lease agreement I agree. It is worth mentioning that Dr. McEvoy transferred the lease from Mr. Storm in 2002 with permission from the commission. **Commissioner Gardner made a motion to make this lease null and void and we place hangar 5-01 back on the list for the first available person. Commissioner Thomason second the motion. After rollcall vote was taken, the motion passed with all voting YES.**

Commissioner Gardner mentioned how long Mr. Dotson have to remove the plane from the hangar. Ernest Cate stated Mr. Dotson has 30 days to appeal this bodies decision to Washington County Circuit Clerk, if he chooses to do so. If no appeal is filed by then, then we will begin the proceedings to have Mr. Dotson removed from the hangar due to the vote today.

Update from Summit Aviation – Brian Danks, FBO Manager

January fuel sales are down from December 16% and our Low Led is down 16% from December. Included in the packets this meeting is the price list of Aircraft Services that are provided. Commissioner Gardner confirmed if Aircraft Services are posted throughout the terminal. Mr. Danks stated fuel prices are posted and services displayed at the counter and behind customer service.

Update from Ernest Cate, City Attorney

Ernest Cate will be retiring at the end of April and the city council had passed a resolution to appoint Garret Harlan as City Attorney May 1st, 2026.

Airport Operations Report – Austin Bersi, Airport Manager

Steve Clark was able to keep his hangar and the few individuals above him did pass on that hangar. He is now the new lease holder effective February 1st, 2026. We had three past due tenants that have been contacted and will get their rent paid. James and I reached out to our Fire Department to reconnect and update emergency plans. Tours were started and there were six in total to get everyone into the airport. Next up for that would be running discussions and active training scenarios.

Airport Activity Report – James Smith, Director Airport & Public Works

Austin is working on insurance claims from the lighting strike we had. Apparently, it had taken out more than just our approach and had hit some of our sign boxes, so Austin is working with Sabra the City Clerk to continue that process. Operations were still up from last year slightly, fuel sales were down. Commissioner McAhren mentioned after speaking with the tower that 80 counts per clock hour getting over that they consider that a safety issue with only having one person in the tower. Yesterday, they hit 77 multiple times per clock hour. Due to the military being present and nice weather, the traffic is increasing.

Garver Update – Greg Thomas

Updating on the two active projects at the airport. The strategic plan and tower rehabilitation. The strategic plan started with a visioning session in September and a second meeting in January comparing Springdale's airport to other existing Airports. Looking at their facilities and businesses. Land use in and around the airport to potentially utilize that to grow. For the next meeting on March 20th, 2026, we plan to bring exhibits on land use alternatives for the airport.

Tower rehabilitation project, has been on going, and back in December I had reported the quality on the millwork. James and Austin worked with the contractor to put together a plan to get the quality issue worked out. The contractor was able to clear up any cabinet issues by January 22nd which is when we had the final walkthrough. The only other outstanding item is an emergency radio, which is on backorder with the manufacturer. We expect to be delivered in March.

A possible second phase with the state grant to purchase an emergency generator and HVAC. In the meeting we identified a few other items, picking up a few chairs and making some light adjustments for evening operations. Phase two is under contract and working on getting them scheduled.

Commissioner Thomason asked if there was anything that could be done about the windows. Reported leaking, insects and air flow. Austin confirmed with the insurance company coming to put a new roof on the tower has agreed to seal all the windows at no extra cost. A follow up will be conducted with Mike regarding the finished work.

Old Business

Chairman Collier stated it was brought to our attention of the airport rules, regulations and emergency plan. Chairman Collier asks for a review of the rules and regulations by two commissioners. Commissioners Micah Thomason and Mike Gawf volunteered to review independently. The airport rules and regulations will be brought back to the next commission meeting for review on March 19th 2026.

Comments from Commissioners

The FOIA requests handed to commissioners are addressed to each individual commissioner. The City Attorney is available to assist and respond to requests according to the law.

The meeting was adjourned at 1:41 pm.

Greg Collier, Chairman

Joel Gardner, Vice Chair

Jennifer Vasquez, Recorder

February 2026 Summit Fuel Sales

Jet-A: 53,640 Gallons Up 28% from January (+14,989 Gallons)

100LL: 7,924.27 Gallons Up 6% from January (+513.41 Gallons)

February 2025 Summit Fuel Sales

Jet-A: 35,844 Gallons

100LL: 6,252.46 Gallons

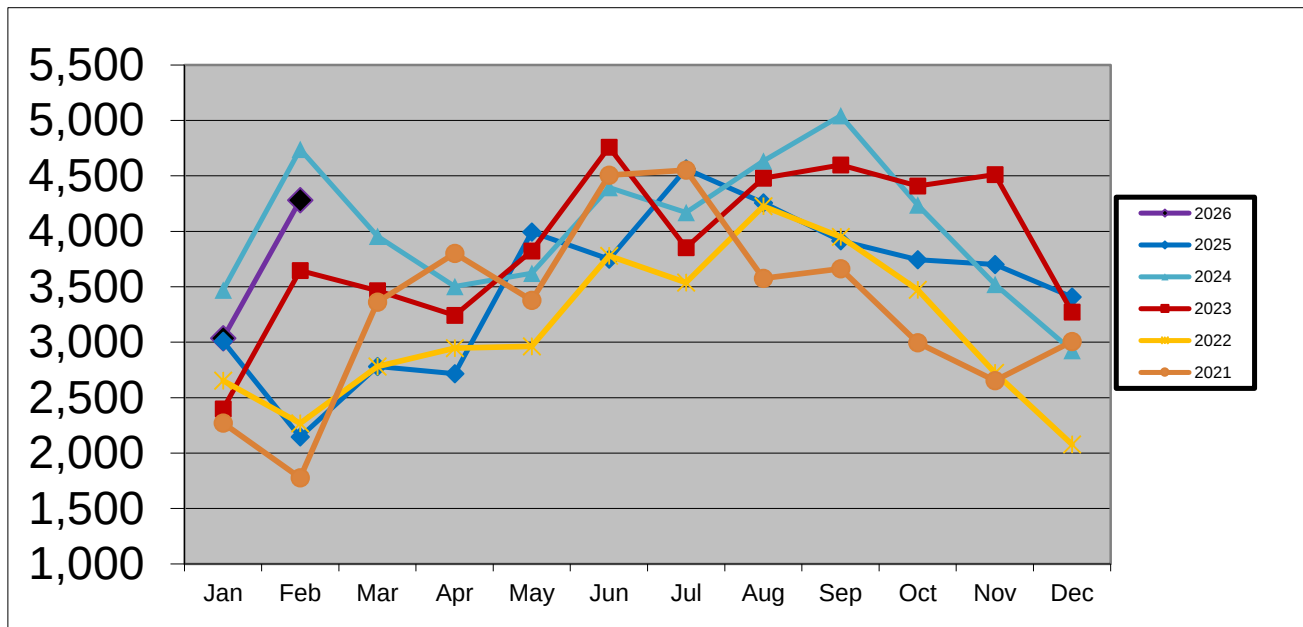
February 2024 Summit Fuel Sales

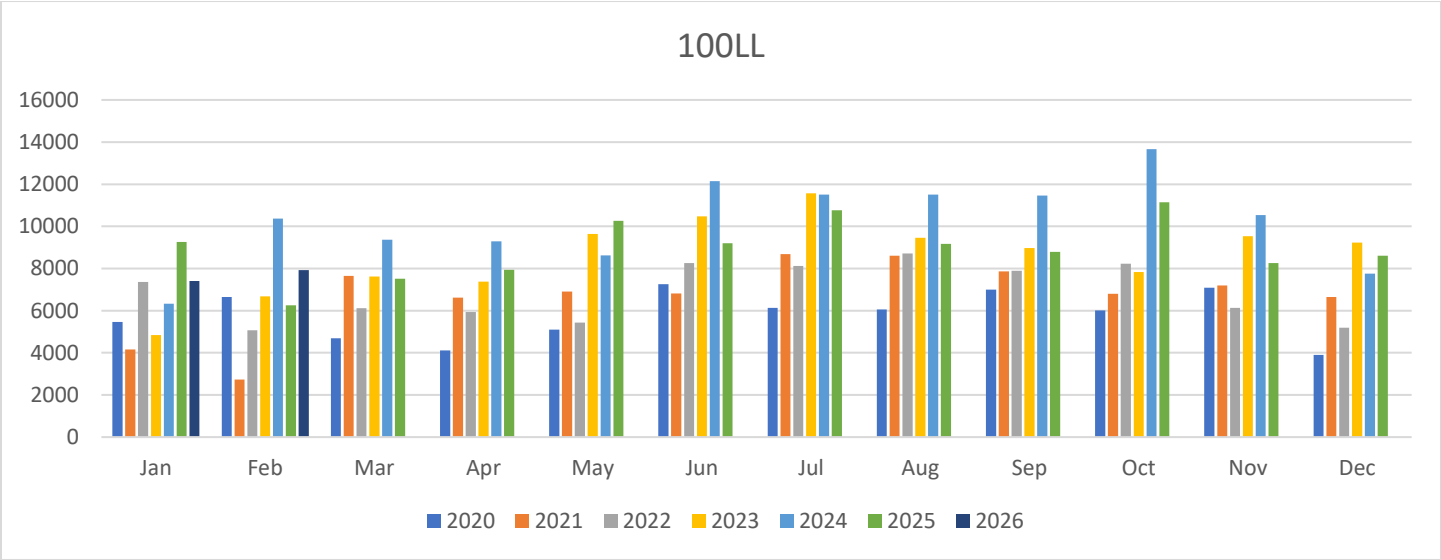
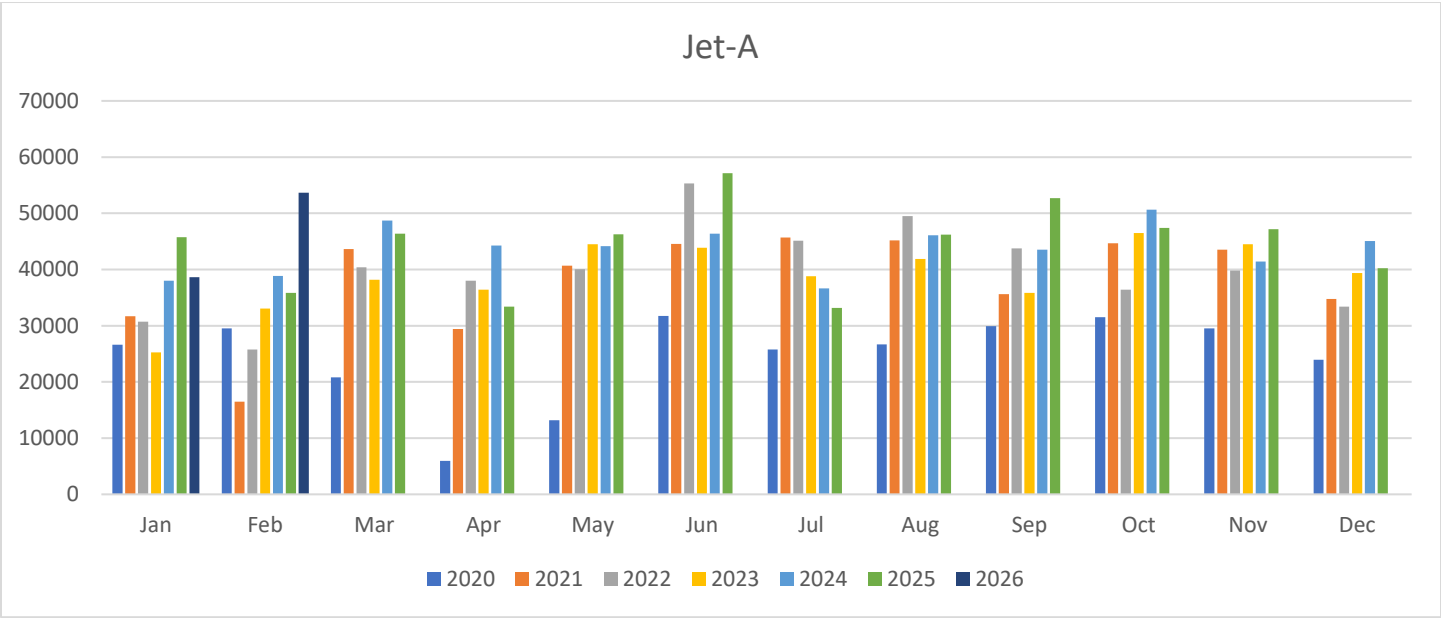
Jet-A: 38,837 Gallons

Avgas: 10,363.36 Gallons

**Springdale Municipal Airport
Total Operations**

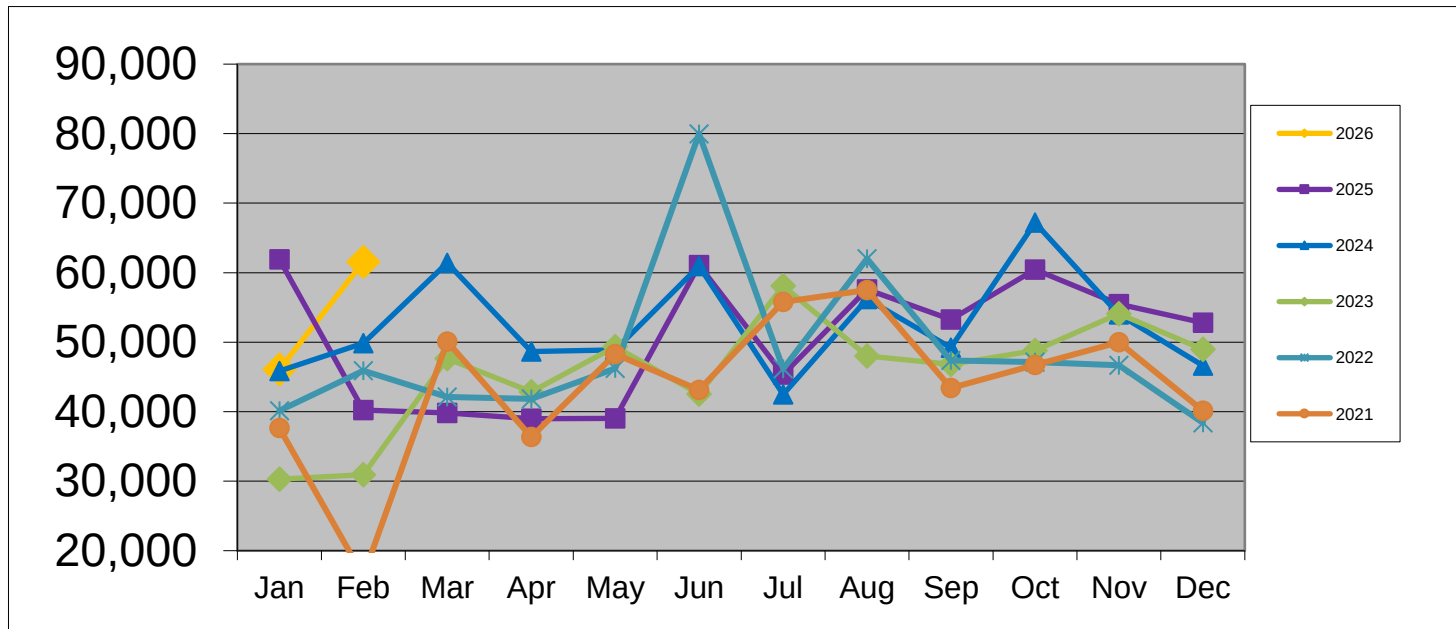
	2026	2025	2024	2023	2022	2021
Jan	3,037	3,010	3,471	2,398	2,653	2,272
Feb	4,282	2,145	4,740	3,647	2,268	1,777
Mar		2,781	3,955	3,465	2,781	3,361
Apr		2,717	3,502	3,241	2,947	3,800
May		3,993	3,622	3,824	2,963	3,379
Jun		3,749	4,396	4,759	3,778	4,507
Jul		4,563	4,171	3,853	3,538	4,552
Aug		4,258	4,634	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	7,319	41,982	48,217	46,459	48,482	39,539

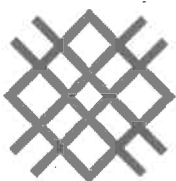




**City of Springdale Municipal Airport Commission
Gallons of Fuel Purchases**

	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		39,811	61,414	47,644	42,119	50,083
Apr		38,988	48,648	42,841	41,821	36,375
May		39,016	48,886	49,340	46,214	48,288
Jun		61,100	60,959	42,512	79,971	43,149
Jul		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	107,626	605,971	631,315	548,318	583,934	525,482





CITY OF SPRINGDALE

201 SPRING STREET
SPRINGDALE, AR 72764

479-750-8118

*** CUSTOMER RECEIPT ***

Batch ID: CITYCLERK 3/10/26 01 Receipt no: 1438

Type Svccd Description Amount

41 AP-FUEL FLOWAGE FEES \$6811.09

SUMMIT AVIATION

OTHER INCOME / FUEL 40101103690000

FEBRUARY 2026

61919 GALLONS @ .11 = 6811.09

JV

CK Ref#: 5057 \$6811.09

Total payment: \$6811.09

Trans date: 3/10/26 Time: 12:59:45

THANK YOU FOR YOUR PAYMENT

COPY

**City of Springdale
Airport Commission
Balance Sheet
February 28, 2026**

Assets

Current Assets

Cash in bank	\$ 2,179,566
Accounts receivable, net	21,835
Allowance for doubtful accounts	(4,880)
Prepaid assets	1,276
Other assets	<u>1,498</u>

Total Current Assets	2,199,295
----------------------	-----------

Capital Assets

Land	3,297,658
Land improvements	9,063,584
Buildings	4,291,294
Machinery and equipment	1,166,900
Construction in progress	6,025,157
Less accumulated depreciation	<u>(10,358,650)</u>

Total Capital Assets, net of accumulated depreciation	<u>13,485,942</u>
---	-------------------

Total Assets	<u><u>\$ 15,685,237</u></u>
--------------	-----------------------------

Liabilities and Fund Balance

Liabilities

Salaries payable	\$ -
Accounts payable	(3,201)
Due to other funds	525,740
Compensated absences	4,108
Customer deposits	600
Unearned revenue - hangar rent	31,942
Other Liabilities	<u>12,658</u>

Total Liabilities	571,847
-------------------	---------

Fund Balance	<u>15,113,390</u>
--------------	-------------------

Total Liabilities and Fund Balance	<u><u>\$ 15,685,237</u></u>
------------------------------------	-----------------------------

**CITY OF SPRINGDALE
Airport Commission
2026 Revenues and Expenditures**

	January	February	Year to Date	2025 Total	2024 Total	2023 Total
Revenue						
Washington County Sales Tax	\$ -	\$ -	\$ -	\$ 25,954	\$ 58,844	\$ 27,816
Springdale Sales Tax	-	-	-	45,065	72,169	43,453
Federal Grants	-	-	-	1,116,398	293,227	599,574
State Grants	-	-	-	97,304	-	-
Interest	-	-	-	-	-	-
Hangar Rent	38,993	37,905	76,898	454,859	414,357	347,303
Terminal Rent	3,153	3,153	6,306	36,596	37,790	34,650
Ground Lease	186	244	429	2,868	1,700	937
Special Assessments	-	-	-	-	-	-
Through Fence Revenues	-	-	-	18,530	18,530	18,530
Fuel Flowage Fees	5,929	5,181	11,110	66,528	65,863	53,202
Miscellaneous	-	-	-	1,345	-	-
Insurance Recoveries	-	-	-	1,676,793	-	39,290
Total Revenue	\$ 48,261	\$ 46,483	\$ 94,743	\$ 3,542,241	\$ 962,479	\$ 1,164,755
Expenditures						
Regular Salaries	\$ 7,553	\$ 8,862	\$ 16,416	\$ 77,295	\$ 76,353	\$ 64,593
Overtime	1,139	1,579	2,718	6,153	3,200	676
Bonuses	-	-	-	400	38	113
Sick Leave Bonuses	-	-	-	914	906	-
Incentive Pay	27	75	102	554	75	-
FICA/Medicare	645	744	1,389	6,245	5,960	4,818
Insurance	594	1,662	2,256	7,863	6,319	5,890
Pensions	531	626	1,156	4,641	4,367	3,876
Workers' Compensation	104	125	229	1,307	1,222	1,074
Uniforms	35	48	82	1,187	1,676	204
Engineering	8,970	-	8,970	34,882	48,817	36,505
Other Professional Services	-	-	-	-	47,104	8,918
Control Tower Operations	-	-	-	34,833	139,921	31,425
Water & Sewer	270	275	545	3,482	2,959	1,714
Maintenance Bldg. & Grounds	13,655	4,209	17,864	128,663	58,521	103,616
Vehicle Maintenance	-	262	262	1,533	5,911	1,156
Equipment Maintenance	-	-	-	12,295	6,041	9,618
Office Supplies & Postage	-	16	16	175	652	-
Natural Gas	1,702	2,488	4,190	7,799	11,142	6,249
Electricity	2,857	134	2,991	32,980	39,843	30,295
Gasoline	-	609	609	5,240	4,994	8,752
Insurance/Property	-	-	-	45,498	34,989	31,426
Communications	-	-	-	-	2,446	6,023
Travel & Training	-	375	375	2,523	-	332
Miscellaneous	170	170	340	2,120	6,447	4,515
Property Taxes	-	-	-	28,240	26,180	21,001
Improvements	-	-	-	-	-	-
Taxiway Improvements	-	-	-	-	15,525	659,896
ASG East Hangar Construction	-	-	-	-	-	496,695
Powell Hangar AP2301	-	-	-	735,774	-	-
Tower Rehab	-	-	-	275,375	-	-
Hangers	-	-	-	-	582,793	-
ASG Runway	-	-	-	-	26,500	-
Runway Rehab AP2501	-	48,892	48,892	1,006,047	-	-
Equipment	-	-	-	17,685	1,483	6,166
Bad Debt (Recovery)	-	-	-	-	-	-
Total Expenditures	\$ 38,250	\$ 71,151	\$ 109,401	\$ 2,481,705	\$ 1,162,382	\$ 1,545,544
Excess Receipts Over (Under) Expenditures	\$ 10,010	\$ (24,668) *	\$ (14,658)	\$ 1,060,536 *	\$ (199,903)	\$ (380,789)

CITY OF SPRINGDALE
 AIRPORT ACCOUNTS RECEIVABLE
 AGING REPORT - 3/1/2026

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	537.60	256.00	281.60	-	-	-
1015	806	CRAWFORD, SHANE - #806	256.00	256.00	-	-	-	-
1858	202	FISHER, VINCENT - #202	153.00	153.00	-	-	-	-
2164	810	MEDIC CORPS-810	13.00	13.00	-	-	-	-
2206	1201	CRAWFORD, SHANE - 1201	346.00	346.00	-	-	-	-
2254	410	YOUNG-410, ADAM	220.00	-	220.00	-	-	-
2260	001	TISDALE-001, JUSTIN	401.10	191.00	210.10	-	-	-
2275	104	FULTON-104, NICHOLAS	93.00	93.00	-	-	-	-
2298	808	WILLIAMS, ALONZO	256.00	256.00	-	-	-	-
2303	102	PUGLEASA, WILLIAM HUNTER	93.00	93.00	-	-	-	-
2306	304	CLARK AVIATION - STEVE & ANDREW CLARI	160.00	160.00	-	-	-	-
TOTAL DUE			<u>2,528.70</u>	<u>1,817.00</u>	<u>711.70</u>	<u>-</u>	<u>-</u>	<u>-</u>
			100.00%	71.86%	28.14%	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	-	-	-	-
			<u>6,080.00</u>	<u>400.00</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>5,680.00</u>
GRAND TOTAL			<u>8,608.70</u>	<u>2,217.00</u>	<u>711.70</u>	<u>-</u>	<u>-</u>	<u>5,680.00</u>