

# SPRINGDALE AIRPORT COMMISSION AGENDA

**Thursday, June 15, 2023**

**1:00 p.m.**

*Tiered Training Room – 2<sup>nd</sup> Floor  
Criminal Justice Building*

1. **Call to Order** - Chairman Greg Collier
2. **Roll Call**
3. **Approval of Minutes** – May 18, 2023 Airport Commission Meeting **Pgs. 1 - 2**
4. **Introduction of new Airport Commissioners** **Pgs. 3 - 6**
5. **Comments from the Audience**
6. **Josh Roller** - Discuss 100' x 75' hangar to be built on the East side **Pg. 7**
7. **Update from Summit Aviation** – Daniel Hughes, Manager **Pgs. 8 - 9**
8. **Report from Ernest Cate, City Attorney**
  - Cowboy Diner
  - New Airport Standards for Construction and Design **Pgs. 10 -14**
9. **Airport Operations Report** – Laura Meyers, Airport Manager
  - Hangar rent, Maintenance, etc.
10. **Airport Activity Report** – James Smith, Airport Director
  - Fuel sales, Operations, Revenues & Expenditures **Pgs. 15 - 19**
11. **Garver Update** – Greg Thomas
  - Current Project Updates
12. **Old Business**
13. **Comments from Commissioners**
14. **Adjourn**



**If you are unable to attend the meeting, please call – 479-750-8114,  
or email [bparnell@springdalear.gov](mailto:bparnell@springdalear.gov). Thank You!**

**SPRINGDALE AIRPORT COMMISSION  
MEETING MINUTES  
May 18, 2023**

The regular meeting of the Springdale Airport Commission took place on Thursday, May 18, 2023 in the Tiered Training Room at the Criminal Justice Building.

1. Chairman Greg Collier called the meeting to order at 1:00 p.m.

2. Roll call was answered by:

<b>Greg Collier</b>	✓
<b>Joel Gardner</b>	✓
<b>Cameron McAhren</b>	✓
<b>Steve Smith</b>	✓
Bill Schoonover	×
<b>Micah Thomason</b>	✓
<b>Neil Johnson</b>	✓

City Staff present:

James Smith, Airport Director
Laura Meyers, Airport Manager
Ernest Cate, City Attorney
Beth Parnell, Mayor's Office, Documenting Secretary

3. A Motion was made to approve the March 16, 2023 Airport Commission Meeting Minutes by Commissioner Gardner and was seconded by Commissioner McAhren. *All approved and the Motion was carried.*

4. **COMMENTS FROM AUDIENCE** – There were no comments from the audience.

5. **DISCUSS 120 X 150 PROSPECTIVE HANGAR** – Representatives for Caleb Davis were at the meeting regarding the building of a new hangar. Chairman Collier explained the process must be followed regarding Planning Commission review, then back to Airport Commission, etc. Planning is working on getting the new standards set up and will be presenting them at the June 15<sup>th</sup> meeting.

6. **UPDATE FROM SUMMIT AVIATION – DANIEL HUGHES, MANAGER**

Daniel was not at the meeting but provided the following information:

*April 2023 Summit Fuel Sales* - Jet-A: 36,391 Gallons; Down 5% from March (38,172 Gallons)  
100LL: 7,375 Gallons; Down 3% from March (7,622 Gallons)

*April 2022 Summit Fuel Sales* - Jet-A: 38,035 Gallons; Avgas: 100LL: 5,942 Gallons

*April 2021 Summit Fuel Sales* - Jet-A: 29,392 Gallons; Avgas: 6,625 Gallons

7. **REPORT FROM ERNEST CATE, CITY ATTORNEY**

City Attorney Cate stated at the upcoming June 15 meeting, the new Hangar Design Standards will be presented to the Commission. The Council Ordinance Committee will be presented the new Standards at the June 19 City Council Committee meeting and go before the Council at the June 27 Council Meeting. The Standards will be in the next Airport Meeting Agenda packet. It will still require the Large-Scale Development process. I will move to the Aviation section of the Zoning Ordinances. James pointed out the Commission will have more control on design. Commissioner Neil pointed out it should be made clear to any lenders that the physical property belongs to the airport and is being leased to build a hangar and cannot be collateral for a loan to build the hangar.

8. **AIRPORT OPERATIONS REPORT, LAURA MEYERS, AIRPORT MANAGER**

There are some problems with hangar rent electronic auto-payments. Late payments have been contacted. The Cowboy Diner has not paid for May. The hangar roofs have been completed. A couple of planes were damaged by hail due to being left out of the hangar after the Fly-In. The owners will need to file a claim with their insurance and then sue Summit's insurance. The City is not responsible. Trying to keep up with mowing between the rains.

9. **AIRPORT ACTIVITY REPORT, JAMES SMITH, AIRPORT DIRECTOR**

Fuel sales and operations were up in May. The City Bond issue passed. They are planning to build a new Senior Center by the Jones Center. The building appears to be in the FAA regulated air space. We have a quote for the tower radio and recorder. The next step is to apply for grant money to get it replaced.

10. **GARVER UPDATE, GREG THOMAS**

- **Powell Hangar Project:** The hangar is set to bid in June. May 2<sup>nd</sup> Planning Commission meeting the LSD was denied because the hangar didn't meet the commercial design standards. Met with Planning Dept. to put together the plan of action to get the project approved. Will have a presentation next meeting on the new Zoning Ordinance.

- **ASG Tower Upgrade Project:** There is a quote from the contractor. Eighty/Twenty grants are increased by \$50,000 for matching funds. Ninety/Ten grants also increasing by \$50,000. A \$400,000 grant increases to \$500,000. This will not apply to the Powell Hangar. It is a perfect grant for clear-span hangar.

- **Taxiway B Extension:** The taxiway is open. Waiting for vegetation to establish before final payment is issued. The flight checks for the south and glide slope antenna passed. The north did not due to being struck by lightning. A second part is on order. This is the only holdup on completion. There will be a flight check mobilization when installation is completed. Commissioner McAhren asked about a pre-test. Greg assured it could be done to ensure it would be working when they come to test it.

- **ASG East Hangar Construction:** The *Certificate of Occupancy* was issued May 1.

11. **OLD BUSINESS**

The tower window glass has been ordered and should be delivered in a few weeks. Dr. Roller's hangar is wrapping up. Has some asphalt and landscaping left to do. The detention pond installation has begun in the northwest corner of the Airport by Emma St.

There was a discussion regarding a new Commission member when Commissioner Johnson's term is up in July. City Attorney Cate said the Commission would need to go into Executive Session when having interviews with those who have shown interest in serving.

Chairman Collier wanted to discuss "inside the fence" parking. It was suggested there should be designated parking for safety and legal reasons. The FAA recommends there be no parking "inside the fence". There is more air traffic and the ramps are busy and getting busier. Commissioner Smith pointed out if there are spaces inside the fence, there is still the issue of getting to and from them. Commissioner Johnson wants all inside the fence parking done away with. Commissioner Gardner counted 100+ spots in the Terminal lot. The rental cars only take up three spots of the designated spots. Parking should be taken into consideration in future hangar construction.

12. **COMMENTS FROM COMMISSIONERS** – No additional discussion.

**The May 18, 2023 Airport Commission Meeting was adjourned by Chairman Collier at 2:01 p.m.**

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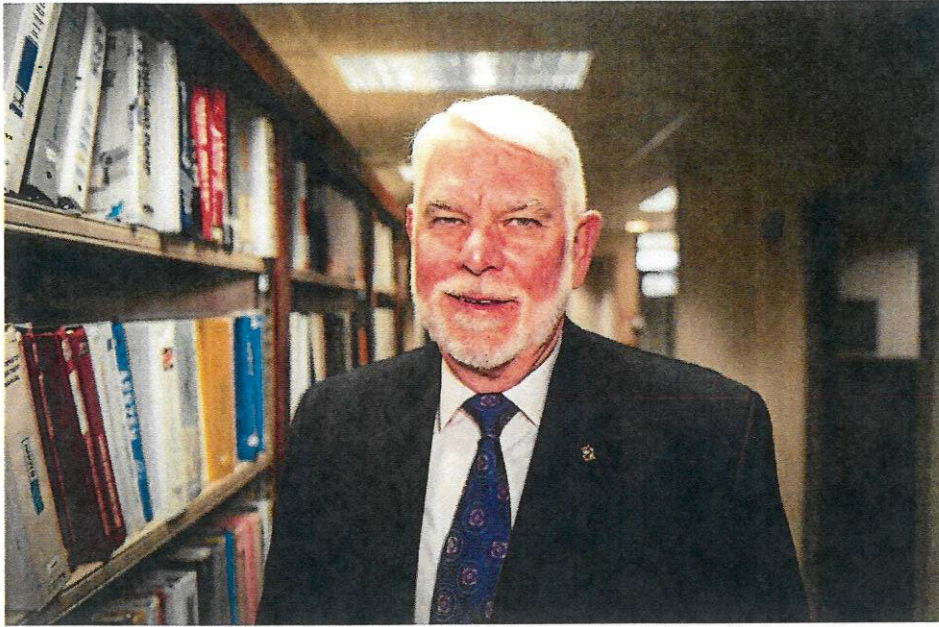
Greg Collier, CHAIRMAN

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Beth Parnell, RECORDING SECRETARY

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DATE OF APPROVAL



## EDUCATION

- B.S., Civil Engineering, University of Arkansas

## PROFESSIONAL REGISTRATIONS

- Professional Engineer: AR
- Board Certified Environmental Engineer (BCEE)

## OLSSON EXPERIENCE

- 2018 to Present

## OVERALL EXPERIENCE

- 1970 to Present

# JIM ULMER, PE, BCEE

Technical Leader | Water/Wastewater

### EXPERIENCE SUMMARY

Jim has built his career with an emphasis in the management of the design of water and wastewater systems. His knowledge of regulatory issues is a highly valued aspect for the Olsson team.

He has developed and maintains a respected relationship with various state agencies involved in the permitting and review of plans and specifications for projects affecting the water quality within the state. He serves the Olsson team as client liaison with the Arkansas Department of Environmental Quality and the Environmental Protection Agency (EPA) Region VI. Because of his relationships with these regulatory agencies, he is highly effective in the navigation of permitting and funding of construction projects.

Among his accomplishments, Jim provided guidance to secure both the first American Recovery and Reinvestment Act (ARRA) funding within the state of Arkansas, and he helped secure ARRA funding for over \$12 million for the innovative design of a moving bed bio reactor wastewater treatment plant, the first of its kind in Arkansas and the largest, at the time of construction, in the nation.



# JIM ULMER,

Technical Leader | Water/Wastewater

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## WASTEWATER

- Batesville Utilities, Interceptor Sewer Route Modifications; Batesville, AR
- Batesville Utilities, Moving Bed Bio-Reactor Wastewater Treatment Plant; Batesville, AR
- Batesville Utilities, System-wide Infiltration/Inflow (I/I) and Sanitary Sewer Evaluation Survey (SSES), approximately 100 miles of Gravity Sewer and 2,260 Manholes; Batesville, AR
- Batesville Utilities, Gravity Sewer Tunnel, Collection System Improvements, 45 MGD Screw Pump Lift Station; Batesville, AR
- Batesville Utilities, 9 MGD Moving Bed Bio-Reactor Wastewater Treatment Plant; Batesville, AR
- Bentonville Utilities, I/I study, Approximately 51 miles; Bentonville, AR
- City of Berryville, I/I Study, Approximately 23 Miles ; Berryville, AR
- City of Farmington, SSES, Approximately 17 Miles; Farmington, AR
- City of Fayetteville, 40 MGD West Side Wastewater Treatment Plant (WWTP); Fayetteville, AR
- City of Fayetteville, I/I and SSES Approximately 181 Miles; Fayetteville, AR
- City of Fayetteville, Noland WWTP Facilities Plan Revision and WWTP Upgrades; Fayetteville, AR
- City of Fayetteville, Wastewater Collection System Improvements and Lift Station to Serve Noland WWTP and West Side WWTP; Fayetteville, AR
- City of Fayetteville, White River Watershed, I/I and SSES, Approximately 94 Miles; Fayetteville, AR
- City of Green Forest, I/I Study for Approximately 18 Miles; Green Forest, AR
- City of Harrison, I/I and Partial SSES, Approximately 63 Miles; Harrison, AR
- City of Lincoln, I/I Study, approximately 13 Miles; Lincoln, AR
- City of Marshall, I/I and SSES, Approximately 10 Miles; Marshall, AR
- City of Prairie Grove, Wastewater Treatment Facilities; Prairie Grove, AR
- City of Prairie Grove, I/I Study, Approximately 13 Miles; Prairie Grove, AR
- City Water and Light, I/I Study, SSES, Approximately 114 Miles; Jonesboro, AR
- City Water and Light, Westside I/I Study, Approximately 96 Miles; Jonesboro, AR
- Rogers Water Utilities, I/I Study with Limited SSES Approximately 98 Miles with System Rehabilitation to Eliminate Inflow; Rogers, AR
- Rogers Water Utilities, Wastewater Collection System and Treatment System Improvements; Rogers, AR
- Springdale Water Utilities, I/I and SSES, Approximately 140 Miles; Fayetteville, AR
- City of Lowell, Collection System Design City-Wide; Lowell, AR

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## WATER

- Batesville Utilities, 18-inch Water Transmission Line Improvement; Batesville, AR
- Batesville Utilities, Eagle Mountain Hydropillar Water Tank Repainting and Modifications; Batesville, AR
- Batesville Utilities, Highway 106 Utility Relocations; Batesville, AR
- Batesville Utilities, On-call Engineering Services; Batesville, AR

*\* Previous Firm Experience*

# JIM ULMER,

## Lead Engineer

- Batesville Utilities, Water Distribution System Hydraulic Modeling and Water Master Plan; Batesville, AR
- Batesville Utilities, Water System Mapping; Batesville, AR
- Batesville Utilities, Water Treatment Plant Design; Batesville, AR
- City of Bentonville, Water Master Plan Study; Bentonville, AR
- City of Bentonville, Water Distribution System Hydraulic Modeling and Water Master Plan; Bentonville, AR
- City of Fayetteville, Water Distribution System Hydraulic Modeling and Water Master Plan; Fayetteville, AR
- City Water and Light, Water Distribution System Hydraulic Modeling and Water Master Plan; Jonesboro, AR
- Conway Corporation, Gleason Water Treatment Plant; Conway, AR
- Rogers Water Utilities, Water Distribution System Hydraulic Modeling and Water Master Plan; Rogers, AR
- Springdale Water Utilities, Water Distribution System Hydraulic Modeling and Water Master Plan; Springdale, A

*\* Previous Firm Experience*



# JASON MCMULLEN

Math / Aviation Instructor

KNWA-TV Golden Apple Award

2019 AFA Teacher of the Year – AR

## REFERENCES

Daniel Muilenburg, Trade & Industry Program Coordinator  
Arkansas Department of Education  
Division of Career & Technical Education  
Office: 501-682-2371 Cell: 501-249-0921  
[daniel.muilenburg@ade.arkansas.gov](mailto:daniel.muilenburg@ade.arkansas.gov)

Kelley Williamson, Career & Technical Education Coordinator  
Springdale School District  
Office: 479-750-8780 Ext. 180605  
Cell: 479-530-6406  
[kwilliamson@sdale.org](mailto:kwilliamson@sdale.org)

## CONTACT

☎ 479-422-7060

 [Jason McMullen, M.Ed.](#)

✉ [jmcmullen@sdale.org](mailto:jmcmullen@sdale.org)  
[mcmulica76180@yahoo.com](mailto:mcmulica76180@yahoo.com)

🌐 [sites.google.com/sdale.org/harberaviation](https://sites.google.com/sdale.org/harberaviation)

## EXPERIENCE

### Springdale Har-Ber High School, AR

2013-PRESENT

Award-winning Aviation & Mathematics Instructor. The first school in the state of Arkansas to adopt General Aviation as a course for elective credit using the Aircraft Owners & Pilots Association High School Curriculum. Invaluable collaboration experience with the aviation community at the regional, state, and at national level. Taught courses in Precalculus, Algebra 2, Advanced Algebra 2, ESL Algebra 1, and ESL Algebra 2.

Created the Har-Ber Aviation Club in the Fall of 2017. Club has shown membership growth in every year of its existence, including the COVID pandemic years. Changed to Har-Ber Aviation in the Fall of 2020 with the addition of aviation classes to the existing club meetings and activities. Past members have been accepted to the United States Military Academy, won Skills USA state championships, and earned FAA Part 107 Commercial Drone Certification.

Proud supporter of both academic and athletic activities at Har-Ber as well. Worked as a Moderator for the 2022 Har-Ber Quiz Bowl Tournament. Have years of experience as a Public Address Announcer, Scoreboard Operator, and Bookkeeper for Varsity Football, Basketball, and Soccer. Driven school buses for Varsity Wrestling, Silver Stars Dance Team, and Varsity Soccer when their regular drivers were unavailable.

Dr. Paul Griep – Har-Ber High School Principal  
300 Jones Road  
Springdale, AR 72762-0701  
Office: 479-750-8777 Cell: 479-439-0515  
[pgriep@sdale.org](mailto:pgriep@sdale.org)

## CERTIFICATIONS

- 200 – Mathematics 7-12
- 566 – Technical Permit 7-12
- 569 – Aviation Mechanics 7-PS
- 627 – Aviation Flight Technology 7-12
- 247 – ESOL 7-12
- 037 – Computer Tech Endorsement
- FAA Commercial Drone License
- Commercial Driver's License

## EDUCATION

### Western Governors University

2015-2017

Master of Arts in Teaching – Secondary  
Mathematics (5<sup>th</sup>-12<sup>th</sup>) – Competency Model

### Southeastern Oklahoma State University

1994-1998

Bachelor of Science – Secondary Mathematics  
Education – 3.42 GPA

## Beth Parnell

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**From:** James Smith <jsmith@springdalear.gov>  
**Sent:** Tuesday, May 23, 2023 1:40 PM  
**To:** Beth Parnell  
**Cc:** Laura Meyers  
**Subject:** FW: LOI

Hey Beth, Josh Roller has sent his LOI for the 4<sup>th</sup> & final location of 100' x 75' hangar on the East side development. If you'd make it a line item for the next Airport Commission meeting please?

Thanks, James

**From:** Josh Roller <jroller@rollerweightloss.com>  
**Sent:** Tuesday, May 23, 2023 12:09 PM  
**To:** James Smith <jsmith@springdalear.gov>  
**Subject:** LOI

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hey James. Please consider this my LOI for the 100x75 hanger to the north and west of my current hanger. Thx JR

*Joshua E. Roller, M.D.*  
*Roller Weight Loss and Advanced Surgery*  
*1695 E. Rainforest Road, Ste 2*  
*Fayetteville, AR, 72703*  
*W [479.445.6460](tel:479.445.6460)*  
*C [479.713.9998](tel:479.713.9998)*  
*[www.rollerweightloss.com](http://www.rollerweightloss.com)*



May 2023 Summit Fuel Sales

Jet-A: 44,503 Gallons      Up 18% from April (36,391 Gallons)

100LL: 9,645 Gallons      Up 24% from April (7,375 Gallons)

May 2022 Summit Fuel Sales

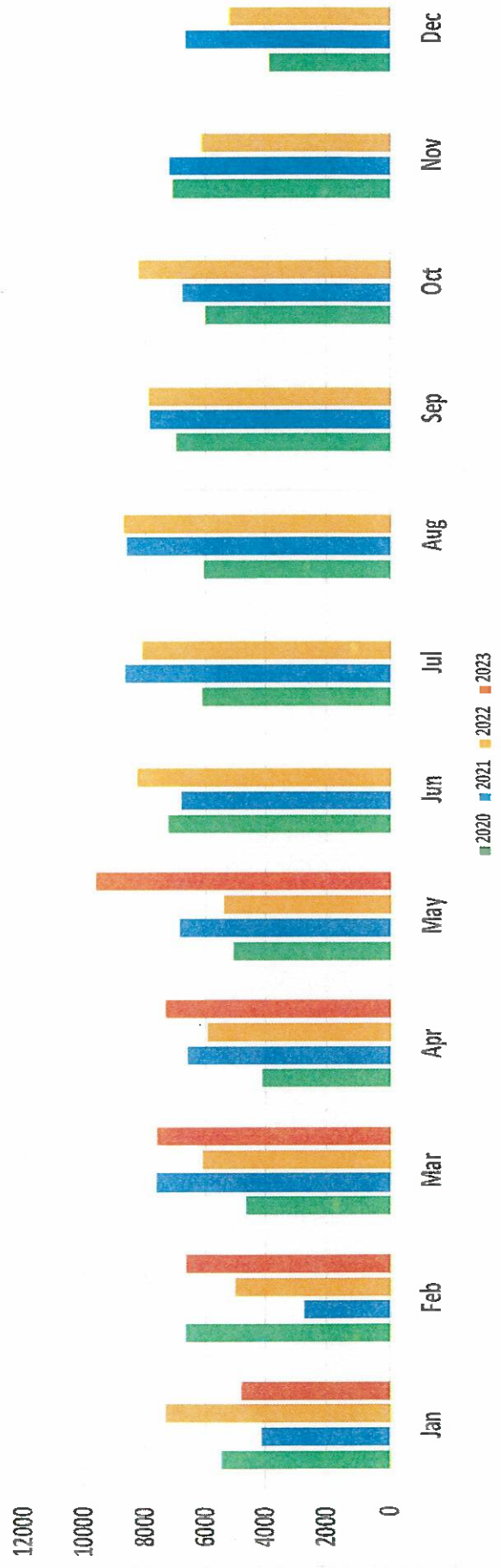
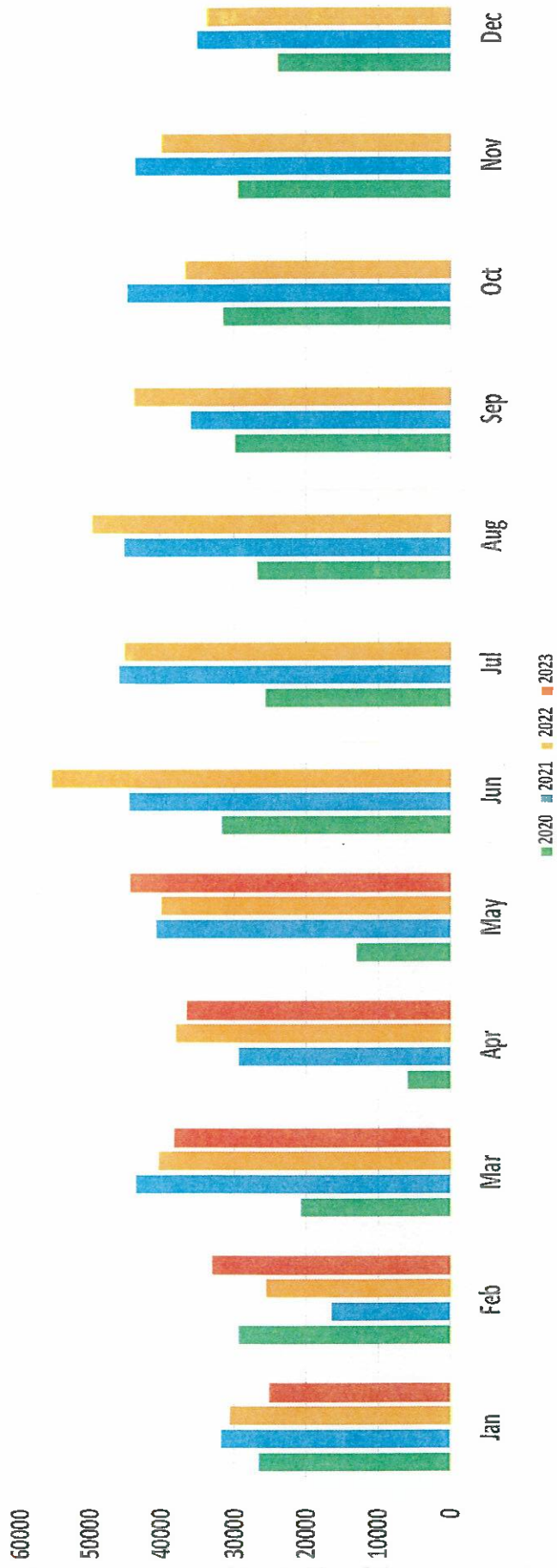
Jet-A: 40,052 Gallons

100LL: 5,432 Gallons

May 2021 Summit Fuel Sales

Jet-A: 40,690 Gallons

Avgas: 6,900 Gallons



ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING CHAPTER 18 OF THE  
CODE OF ORDINANCES OF THE CITY OF SPRINGDALE,  
ARKANSAS; AND DECLARING AN EMERGENCY.**

WHEREAS, Chapter 18 of the Code of Ordinances of the City of Springdale, Arkansas, contains the regulations pertaining to aviation and the administration of the Springdale Municipal Airport;

WHEREAS, Chapter 18 of the Code of Ordinances of the City of Springdale, Arkansas, specifically Section 18-97, needs to be amended to clarify the procedure for construction plan approval, and to implement design standards for the Springdale Municipal Airport; and

WHEREAS, it is in the best interest of the City of Springdale, Arkansas, for the City Council of the City of Springdale, Arkansas, to amend Chapter 18 of the Code of Ordinances for the City of Springdale, Arkansas.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE  
CITY OF SPRINGDALE, ARKANSAS:**

**Section 1:** Section 18-97 of the Code of Ordinances of the City of Springdale, Arkansas, is hereby amended to read as follows:

**Sec. 18-97. Procedure for construction plan approval.**

Licensees for commercial aeronautical activity at the municipal airport shall follow the following procedure for approval of construction plans:

- (1) *Preparation of plans.* All plans and specifications for buildings or structures to occupy space obtained through the airport commission shall be prepared ~~by a licensed architect and submitted with the architect's seal to the airport commission for review~~ in accordance with Section 112-8 of the Code of Ordinances of the City of Springdale, Arkansas.
- (2) *Submission.* ~~The licensee shall submit to the airport commission an application for preliminary approval of plans and specifications for any proposed building or structure to occupy space obtained through the commission and three copies of the plans and specifications of any proposed building or structure.~~ *Applicability.* The provisions of this section shall apply to all developments proposed within the property limits of the Springdale Municipal Airport with the following exemptions:
  - (a) Interior renovation or construction that does not affect the exterior appearance of buildings; and
  - (b) Exterior repairs or replacements that do not exceed fifty percent (50%) of the exterior appearance or material of the building as of the effective date of the adoption of these standards.
- (3) *Application Process.*
  - (a) Letter of Intent – prior to the submission of a large scale/non-large scale development plan, as outlined above, a Letter of Intent must be submitted to the Airport Commission expressing the applicant's desire to lease land from the City of Springdale at the Springdale Municipal Airport to construct a hangar or other structure in accordance with all applicable city, state and federal requirements subject to the submission requirements as follows:

- (i) Conceptual/Pre-design Meeting – a conceptual/pre-design meeting must be held prior to the submission of the Letter of Intent. The applicant shall meet with the Chairman of the Springdale Municipal Airport Commission, Airport manager, and city planning and engineering staff. The applicant shall provide preliminary drawings and concepts sufficient for an informal review and discussion.
  - (ii) Submission Requirements – following a conceptual/pre-design meeting the Letter of Intent, along with preliminary drawing and concepts, shall be submit to the Airport Commission to the city clerk at least 15 days prior to a meeting of the airport commission at which consideration is requested.
  - (iii) The airport commission will in writing advise the licensee as promptly as possible of the extent to which the proposed building or structure conforms to the requirements of the Springdale Municipal Airport master plan, the city planning commission, and other city, county, state and federal agencies that may be associated with the development of the airport, and will discuss possible modification if necessary to secure conformance; provided, further, that all prospective airport tenants and licensees shall submit to the Federal Aviation Administration prior to commencement of any construction a "Notice of Proposed Construction or Alteration" on FAA Form 7460-1 as required by Part 77 of the Federal Aviation Regulations.
- (b) Airport Commission Approval – the letter of intent and conceptual design must be approved by the Springdale Municipal Airport Commission prior to submission of a development plan as outlined in Section 112-8.
  - (c) Submission of Development Plan – submission of the development plan shall be made in conformance with the provision of Section 112.8 of the Code of Ordinances of the City of Springdale.
  - (d) Planning Commission Approval – the review and approval of the development shall be as outlined in Section 112-8. Following approval, a copy of the approved plans will be forwarded to the Airport Commission for development of the necessary Lease Agreements.
  - (e) Variances. The Planning Commission, acting as the board of adjustment as provided in Sec. 90-30 of the Code or Ordinances of the City of Springdale, will review all variance and waiver requests of this section following the procedures outlined in Section 112-8 of the Code of Ordinances after consideration of recommendations from the Airport Commission.
- (4) Springdale Airport Design Standards. The design standards in this section are intended to implement the City of Springdale's vision for the highest quality development on the property of the Springdale Municipal Airport (ASG). The intent of standards is to improve the overall quality and compatibility of municipal airport development with those of the surrounding City, as well as enhance airport safety with the following guiding principles:
- Development and land use must have a strong emphasis on aviation related activities;
  - Development and design must emphasize and ensure safe movement of aircraft for hangar ingress and egress;
  - Development should be located to achieve maximum efficiency of land utilization; and

- Structures and buildings should feature a common appearance using compatible and complimentary design principles.
  
- (a) *Building compatibility.* All airport buildings and structures shall be designed in a manner compatible with the materials, color, scale, size, proportion, and massing of other structures in the surrounding vicinity. All airport buildings and structures directly facing the exterior of the airport property shall feature at least one common element of color (see exterior color palettes identified below) or material among all other structures that face all other exterior facades of the airport.
  
- (b) *Building frame.* The frame of the building or structure must be steel, and must meet current Building Code and the minimum standards of the Arkansas State Department of Aeronautics, whichever is more restrictive.
  
- (c) *Building height.* All buildings and structures shall comply with the maximum height regulation(s) established by FAA standards for regulating airspace in the vicinity of runways.
  
- (d) *Roofs.* Roof pitch of individual or multi-unit hangar buildings shall be a minimum of 2:12 slope (rise/run) up to a maximum of 4:12 slope. Roof shape must be either gable, round, shed or Quonset. Any variance to roof pitch will be processed through the standard variance procedure as outlined herein.
  
- (e) *Building size and shape.* All hangars shall be a minimum of 2,500 square feet per unit. All building and structure footprints must be square or rectangular for maximum space efficiency. All buildings and structures must have vertical walls. Buildings and structures must be consistent in size to preserve sight lines of the airfield from all surrounding visibility.
  
- (f) *Doors.* Doors must be metal and produced by an aviation door manufacturer. Overhead doors are prohibited from all facades or walls directly facing the surrounding exterior properties.
  
- (g) *Exterior materials.* The front, rear, and sides of all buildings and structures shall be constructed with materials approved by the City of Springdale's Commercial Design Standards. Builders are encouraged to use sustainable materials, when possible.
  - (i) *Generally:* With the exception of facades facing the surrounding exterior properties, which are subject to specific requirements in this section, materials may include metal, masonry, aluminum, glass, concrete, hardi board, translucent panels, synthetic stucco, and steel or a combination thereof. Building glazing shall not cause glare or reflectors that will interfere with airport operations or ground circulation. If synthetic stucco is used on any side of the building, the maximum allowable coverage for that side is 10% and cannot be used below four (4) feet above base of the building or structure. Metal exterior siding must be a minimum of 26 gauge.
  
  - (ii) *Facades Fronting Highway 265, Highway 412, Emma Avenue, Powell Street* – use of metal material on the façade facing the streets listed above may not exceed 50% of the wall area.



- (iii) Interior airport facades: Facades located on interior portions of airport property that face the streets listed above shall not be applicable for façade upgrades if the airport commission decides that future hangar development will shadow the exterior facing façade.
  - (iv) Compatibility: The architectural design and style of a building shall be carried throughout the building and shall match on all sides of the building.
  - (h) Exterior colors. Exterior colors shall utilize primarily muted, neutral, or earth tone colors. Builders must choose from a set of four (4) pre-approved color palettes, which will be made available to all prospective builders. The selected color palette shall be provided with all plan submittals.
  - (i) Floors. All hangar floors must be constructed with finished concrete that is impermeable to water seepage.
  - (j) Insulation. For all fully enclosed T and Box hangars, interior insulation is required, including hangar doors when applicable.
  - (k) Utility and mechanical equipment screening. All exterior mechanical equipment, including roof mounted equipment, must be screened from view from surrounding exterior properties with similar building materials.
  - (l) Setbacks. The Springdale Airport Commission will determine setback distances for construction based on FAA regulations, airport layout plan and other airport regulations that may be enacted from time to time. No part or portion of any building shall be erected, constructed, or extended into any setback area. No building construction equipment or materials shall be staged, placed, or operated in a manner that impedes the movement of aircraft along taxi lanes or taxiways. No variances from the provisions of this section shall be permitted.
  - (m) Parking. Parking spaces may be constructed at Builder's discretion with the approval of the Airport Commission and must be included in the leased ground area. Parking spaces shall not be placed on the active side of hangar where aircraft movement could be compromised. Parking areas must be developed with a dust proof/all-weather surface.
  - (n) Landscaping – builders will be required to contribute to a common airport landscape fund based on a fee established by the Airport Commission and used for the sole purpose of establishing and maintaining a unified landscaping area in and around the airport property.
  - (o) Barriers to entry. A "barrier to entry" will be established with each project to provide separation between aircraft movement areas and other areas of airport property. A "barrier to entry" fee in lieu of the barrier may be approved for special circumstances by the Airport Commission in which constructing the barrier is not practical during the building project.
- (35) Airport commission action. Within 90 days after acceptance for review of the preliminary plans and specifications by the airport commission, it shall indicate in writing its approval, disapproval or approval with condition. Failure of the airport commission to act on the preliminary plans and specifications within 90 days of its acceptance will be deemed approval of

the plans and specifications. Approval, approval with conditions or disapproval of the preliminary plans and specifications by the airport commission shall be noted, both upon the preliminary plans and the airport commission records.

**Section 2:** All other provisions of Chapter 18 of the Code of Ordinances of the City of Springdale, Arkansas, not specifically amended by this ordinance shall remain in full force and effect.

**Section 3: Emergency Clause.** It is hereby declared that an emergency exists and this ordinance, being necessary for the preservation of the health, safety and welfare of the citizens of Springdale, Arkansas, shall be in effect immediately upon its passage and approval.

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Doug Sprouse, Mayor

ATTEST:

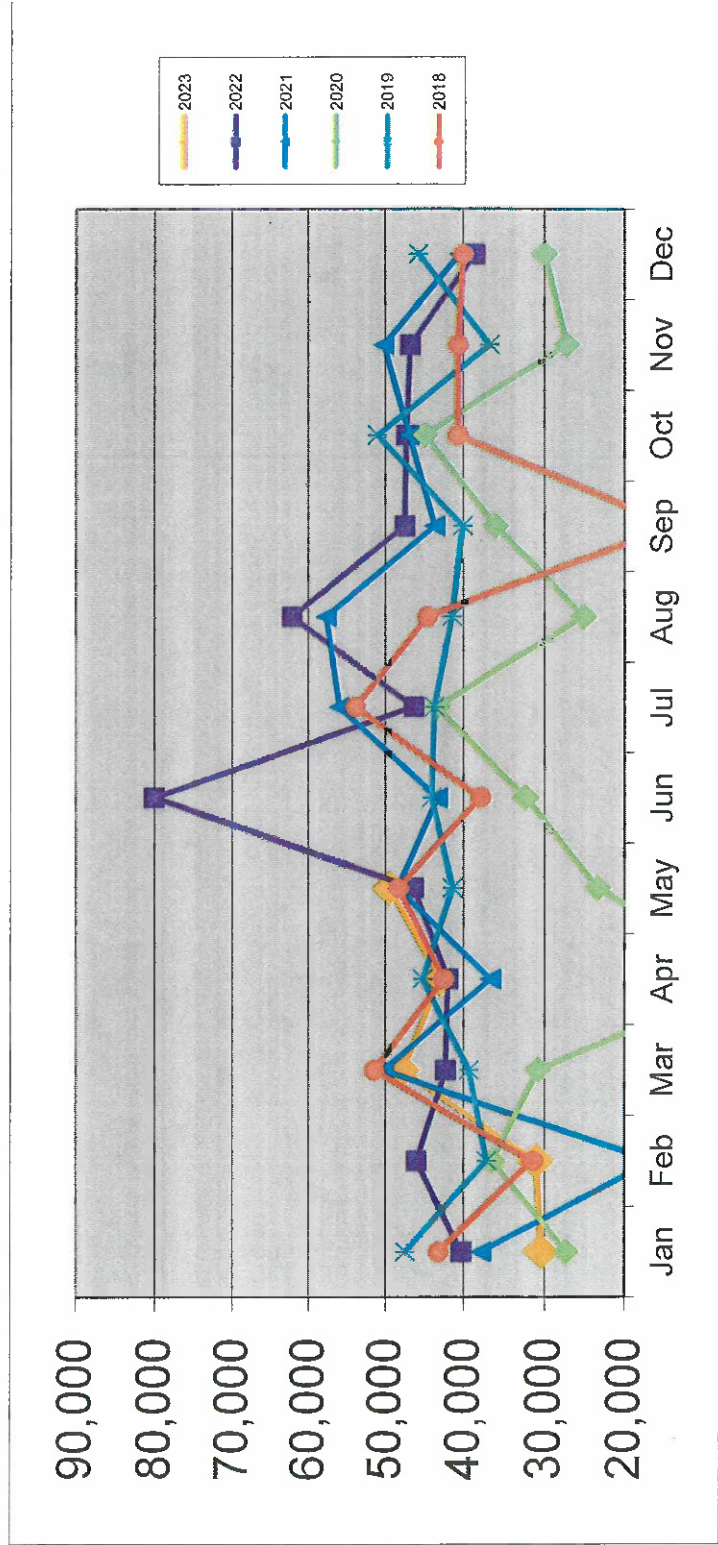
\_\_\_\_\_  
Denise Pearce, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Ernest B. Cate, City Attorney

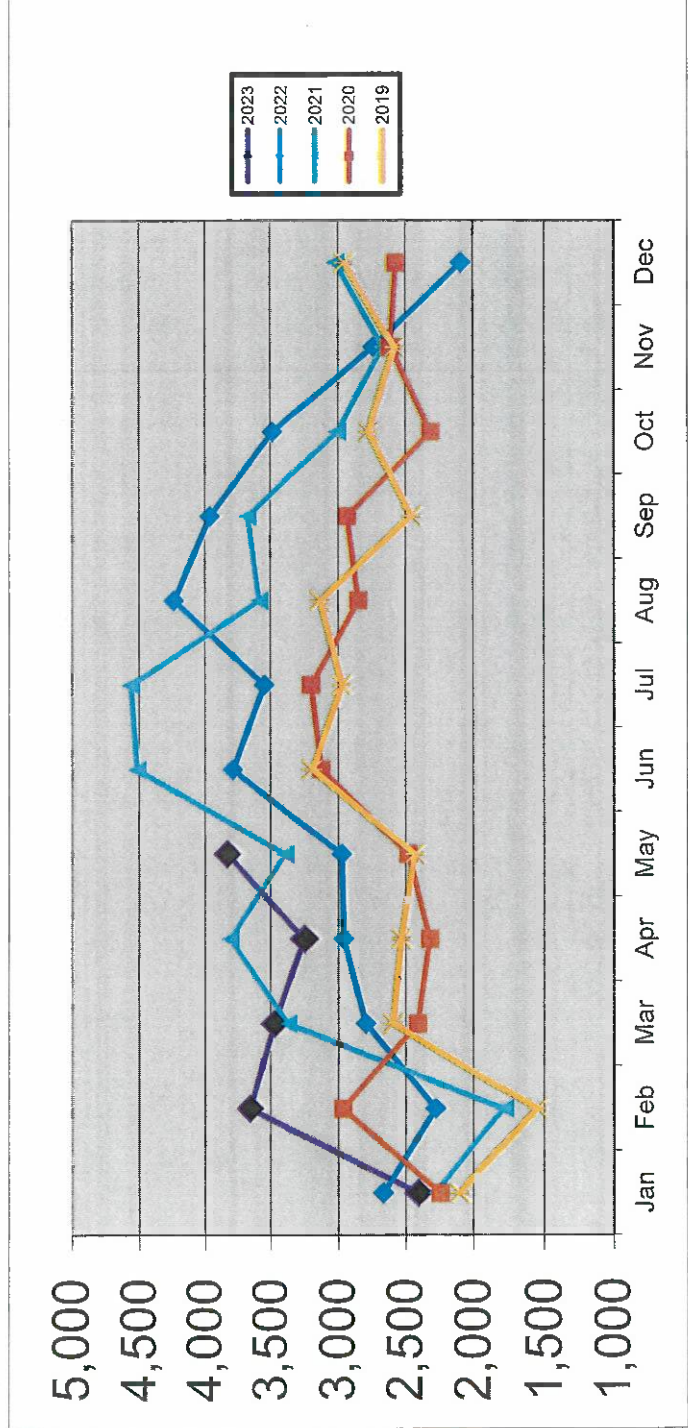
**City of Springdale Municipal Airport Commission**  
**Gallons of Fuel Purchases**

	2023	2022	2021	2020	2019	2018
Jan	30,294	40,150	37,651	27,173	47,324	43,039
Feb	30,922	45,911	16,370	36,227	36,989	31,362
Mar	47,644	42,119	50,083	30,662	39,164	51,298
Apr	42,841	41,821	36,375	3,981	45,109	42,368
May	49,340	46,214	48,288	23,216	41,222	48,189
Jun		79,971	43,149	32,089	43,877	37,677
Jul		46,170	55,781	43,103	43,528	53,742
Aug		62,004	57,499	24,914	41,269	44,436
Sep		47,364	43,410	35,664	39,877	13,910
Oct		47,144	46,737	44,657	50,827	40,537
Nov		46,667	49,989	26,992	36,427	40,537
Dec		38,399	40,150	29,722	45,518	39,852
<b>Totals</b>	<b>201,041</b>	<b>583,934</b>	<b>525,482</b>	<b>358,400</b>	<b>511,131</b>	<b>486,947</b>



**Total Operations**

	2023	2022	2021	2020	2019	2018
Jan	2,398	2,653	2,272	2,238	2,096	2,795
Feb	3,647	2,268	1,777	2,958	1,546	1,654
Mar	3,465	2,781	3,361	2,403	2,586	2,686
Apr	3,241	2,947	3,800	2,314	2,526	2,149
May	3,824	2,963	3,379	2,475	2,426	2,720
Jun		3,778	4,507	3,120	3,186	3,191
Jul		3,538	4,552	3,195	2,966	3,697
Aug		4,226	3,576	2,843	3,127	3,812
Sep		3,951	3,662	2,927	2,448	1,807
Oct		3,473	2,995	2,306	2,762	2,818
Nov		2,725	2,653	2,605	2,577	2,868
Dec		2,078	3,005	2,567	2,943	2,968
<b>Totals</b>	<b>16,575</b>	<b>39,403</b>	<b>39,539</b>	<b>31,951</b>	<b>31,189</b>	<b>33,165</b>



**City of Springdale  
Airport Commission  
Balance Sheet  
May 31, 2023**

**Assets**

<b>Current Assets</b>	
Cash in bank	\$ (3,274,110)
Accounts receivable, net	(50,868)
Allowance for doubtful accounts	(8,640)
Prepaid assets	2,170
Other assets	<u>1,013</u>
<b>Total Current Assets</b>	<b>(3,330,436)</b>
<b>Capital Assets</b>	
Land	3,297,658
Land improvements	8,985,226
Buildings	3,541,110
Machinery and equipment	1,023,288
Construction in progress	246,380
Less accumulated depreciation	<u>(8,503,090)</u>
<b>Total Capital Assets, net of accumulated depreciation</b>	<b><u>8,590,570</u></b>
<b>Total Assets</b>	<b><u><u>\$ 5,260,134</u></u></b>

**Liabilities and Fund Balance**

<b>Liabilities</b>	
Accounts payable	\$ 7,190
Salaries payable	-
Due to other funds	-
Compensated absences	5,058
Customer deposits	1,824
Unearned revenue - hangar rent	6,754
Other Liabilities	<u>18,444</u>
<b>Total Liabilities</b>	<b>39,271</b>
<b>Fund Balance</b>	<b><u>5,220,864</u></b>
<b>Total Liabilities and Fund Balance</b>	<b><u><u>\$ 5,260,134</u></u></b>



CITY OF SPRINGDALE  
Airport Commission  
2023 Revenues and Expenditures

	January	February	March	April	May	Year to Date	2022 Total	2021 Total	2020 Total
<b>Revenue</b>									
Washington County Sales Tax	\$ 2,611	\$ 1,954	\$ 1,702	\$ 2,347	\$ 2,659	\$ 11,272	\$ 31,016	\$ 19,478	\$ 7,187
Springdale Sales Tax	4,177	3,126	2,723	3,755	4,253	18,034	44,734	28,041	10,256
Federal Grants	-	-	-	-	-	-	825,862	126,017	177,717
State Grants	-	-	-	-	-	-	-	-	-
Ramp Fees	-	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-	1,384
Hangar Rent	28,917	28,747	28,282	27,487	33,112	148,645	335,373	315,994	318,534
Terminal Rent	3,150	3,150	3,150	3,150	3,150	15,750	37,800	37,800	48,200
Ground Lease	85	85	85	85	85	426	581	265	2,240
Through Fence Revenues	-	-	-	-	-	-	18,530	17,170	17,170
Fuel Flovage Fees	4,224	3,332	3,401	5,241	4,713	20,911	63,566	56,655	50,857
Miscellaneous	-	-	-	-	-	-	18	-	107
Transfer from Sales and Use Tax Fund	-	-	-	-	-	-	-	-	-
Sale of Capital Assets	-	-	-	-	-	-	-	-	-
Insurance Recoveries	-	-	-	-	-	-	529,896	4,208	2,565
<b>Total Revenue</b>	<b>\$ 43,164</b>	<b>\$ 40,394</b>	<b>\$ 39,343</b>	<b>\$ 42,065</b>	<b>\$ 47,972</b>	<b>\$ 212,938</b>	<b>\$ 1,987,458</b>	<b>\$ 605,626</b>	<b>\$ 837,780</b>
<b>Expenditures</b>									
Regular Salaries	\$ 2,588	\$ 5,637	\$ 6,455	\$ 5,637	\$ 5,637	\$ 27,953	\$ 64,856	\$ 57,565	\$ 59,156
Overtime	100	117	23	14	-	254	2,085	874	515
Bonuses	-	-	-	113	-	113	1,800	1,600	144
Sick Leave Bonuses	-	-	-	-	-	-	199	148	-
Temporary	-	-	-	-	-	-	3,301	-	-
FICA/Medicare	187	423	631	423	414	2,088	6,078	4,404	4,353
Insurance	396	549	546	546	549	2,593	6,557	6,511	7,882
Pensions	155	338	507	338	338	1,677	3,892	3,485	3,521
Workers' Compensation	43	94	140	95	93	466	1,336	1,211	1,317
Uniforms	15	15	15	19	19	82	285	93	72
Engineering	-	-	244	733	-	977	3,834	-	7,325
Other Professional Services	-	4,245	-	-	-	4,245	83,875	2,606	187
Control Tower Operations	-	172	-	-	-	172	2,670	104,159	76,990
Water & Sewer	1,281	7,652	13,231	149	159	480	2,780	2,478	2,478
Maintenance Bldg. & Grounds	-	-	-	3,352	12,248	37,765	77,627	81,705	137,688
Vehicle Maintenance	568	58	297	-	-	355	2,078	5,920	4,754
Equipment Maintenance	-	893	167	501	3,994	6,123	2,759	7,723	1,434
Office Supplies & Postage	-	-	-	-	-	-	21	188	-
Natural Gas	-	2,083	1,548	903	281	4,815	9,573	5,882	5,725
Electricity	-	3,490	3,636	1,944	3,042	12,111	35,572	31,745	28,775
Gasoline	-	423	2,259	462	500	3,643	9,636	7,333	3,781
Insurance/Property	-	3,925	-	-	-	3,925	23,805	20,147	16,747
Communications	349	1,476	1,404	349	349	3,928	16,728	16,897	13,497
Travel & Training	-	-	-	332	-	332	-	-	-
Miscellaneous	158	305	522	158	305	1,447	4,190	4,973	4,681
Grant Expenditures - Covid-19	-	-	-	-	-	-	-	-	9,271
Property Taxes	-	-	-	-	-	-	19,803	19,281	18,187
Land Purchase	-	-	-	-	-	-	-	-	-
Improvements	-	-	-	-	-	-	21,798	-	-
Taxiway Improvements	-	-	305,519	273,158	20,898	598,574	2,203,890	225,500	104,717
ASG East Hangar Construction	-	-	10,360	366,183	-	375,533	926,631	20,126	46,748
ASG Apron Paving	-	-	-	-	-	-	-	-	-
ASG Runway	-	-	-	-	-	-	-	-	-
Terminal Improvements	-	-	-	-	-	-	5,988	-	-
Airport Kitchen Improvement	-	-	-	-	-	-	-	-	-
Hangar Roof Repairs - Insurance	-	-	-	-	-	-	367,884	-	-
Equipment	-	-	-	-	-	-	31,025	-	31,317
Bad Debt (Recovery)	-	-	-	3,017	-	3,017	-	-	(1,148)
<b>Total Expenditures</b>	<b>\$ 5,848</b>	<b>\$ 31,895</b>	<b>\$ 349,487</b>	<b>\$ 657,430</b>	<b>\$ 46,824</b>	<b>\$ 1,083,495</b>	<b>\$ 3,968,448</b>	<b>\$ 632,638</b>	<b>\$ 590,984</b>
<b>Excess Receipts Over (Under) Expenditures</b>	<b>\$ 37,316</b>	<b>\$ 8,499</b>	<b>\$ (310,156)</b>	<b>\$ (615,365)</b>	<b>\$ (852)</b>	<b>\$ (889,557)</b>	<b>\$ (2,070,990)</b>	<b>\$ (27,010)</b>	<b>\$ 48,776</b>

CITY OF SPRINGDALE  
 AIRPORT ACCOUNTS RECEIVABLE  
 AGING REPORT - 05-08-2023

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
<b>OLD HANGAR LEASE</b>								
12	204	MORRISS, ARNOLD - #204	81.00	81.00	-	-	-	-
36	501	MCEVOY, FE - #501	164.00	164.00	-	-	-	-
44	509	JUSTIS, JEFF - #509	155.00	155.00	-	-	-	-
46	602	MCALISTER, JH - #602	228.00	228.00	-	-	-	-
70	807	JEFF RHODES - #807	223.00	223.00	-	-	-	-
			<u>851.00</u>	<u>851.00</u>	-	-	-	-
			100.00%	100.00%	0.00%	0.00%	0.00%	0.00%
<b>NEW HANGAR LEASE</b>								
1551	10B	SUMMIT AVIATION - #10B	110.00	110.00	-	-	-	-
1568	9B	SUMMIT AVIATION - # 9B	634.00	634.00	-	-	-	-
1590	604	MCALISTER, JODIE - #604	228.00	228.00	-	-	-	-
1621	9A	SUMMIT AVIATION - # 9A	418.00	418.00	-	-	-	-
1630	208	COPE, DON #208	15.00	15.00	-	-	-	-
1730	803	ARH AVIATION - #803	223.00	223.00	-	-	-	-
1767	709	SHOCKLEY, JUSTIN - #709	214.00	214.00	-	-	-	-
1800	804	SUMMIT - # 804 - DAVE POWELL	242.00	223.00	19.00	-	-	-
1810	607	FOGG, BRITT - #607	250.80	228.00	22.80	-	-	-
1837	001	DILLARD, JOE	166.00	166.00	-	-	-	-
1857	1301	MANN, JEFF - #1301	313.20	-	-	-	-	313.20
1873	407	SUMMIT AVIATION - DAVE POWELL - #407	191.00	191.00	-	-	-	-
1884	405	MANN - JEFF - #405	630.00	-	-	-	-	630.00
1888	003	SUMMIT AVIATION - #003	152.00	152.00	-	-	-	-
1903	303	SUMMIT AVIATION - #303	123.00	123.00	-	-	-	-
1905	307	SUMMIT AVIATION - #307	12.00	12.00	-	-	-	-
1911	605	SUMMIT AVIATION - #605	19.00	19.00	-	-	-	-
1954	1401	DUGGAR, JEREMIAH #1401	437.00	437.00	-	-	-	-
1955	1535-A	DUGGAR, JEREMIAH - #1535-A	407.70	350.00	57.70	-	-	-
1956	1535-B	MANN, JEFF - #1535-B	1,260.00	-	-	-	-	1,260.00
1959	608	SMITHSON, BRUCE - #608	228.00	228.00	-	-	-	-
1975	304	SUMMIT AVIATION - #304	139.00	139.00	-	-	-	-
1977	411	MANN, JEFF - #411	630.00	-	-	-	-	630.00
1978	412	MANN, JEFF - #412	838.80	-	-	-	-	838.80
2029	1303	MANN, JEFF - #1303	612.00	-	-	-	-	612.00
2036	10A	ARH AVIATION	1,770.00	1,770.00	-	-	-	-
2047	706	SMITH, DONNIE - #706	214.00	214.00	-	-	-	-
2087	701	STURM, STEVE - #701	112.00	112.00	-	-	-	-
2088	702	STURM, STEVE - #702	214.00	214.00	-	-	-	-
2089	305	COONFIELD, RUSTY - #305	139.00	139.00	-	-	-	-
2092	810	MANN, JEFF - #810	370.80	-	-	-	-	370.80
2100	705	MEDIC CHOPPERS	214.00	214.00	-	-	-	-
2112		CRYSTAL LAKE AVIATION - 4	191.00	191.00	-	-	-	-
2113		CRYSTAL LAKE AVIATION - 4	255.00	255.00	-	-	-	-
2129	609	STILL, GARY	228.00	228.00	-	-	-	-
2137	1535b	DUGGAR, JEREMIAH	138.00	138.00	-	-	-	-
2140	606	AMERIPOLISH, INC - #606	228.00	228.00	-	-	-	-
2164	810	MEDIC CORPS	113.00	113.00	-	-	-	-
2186	203	TURNER, CLINT - 203	133.00	133.00	-	-	-	-
2187	105	NELMS, DENNIS - #105	81.00	81.00	-	-	-	-
2198		PINNACLE AIR SCVS	2,950.00	2,950.00	-	-	-	-
			<u>15,844.30</u>	<u>11,090.00</u>	<u>99.50</u>	<u>-</u>	<u>-</u>	<u>4,654.80</u>
			100.00%	89.99%	0.63%	0.00%	0.00%	29.38%
<b>TOTAL DUE</b>			<u>16,695.30</u>	<u>11,941.00</u>	<u>99.50</u>	<u>-</u>	<u>-</u>	<u>4,654.80</u>
<b>AIRPORT TERMINAL</b>								
1935	CAFÉ	FRICK, DOYLE/SEARS, LAURA	1,360.00	-	-	-	-	1,360.00
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	400.00	480.00	400.00	-	-
			<u>6,240.00</u>	<u>400.00</u>	<u>480.00</u>	<u>400.00</u>	<u>-</u>	<u>4,960.00</u>
<b>OUT OF HANGAR - BALANCE OWED</b>								
1816		GILBOW, BARRY	457.20	-	-	-	-	457.20
			<u>457.20</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>457.20</u>
<b>GRAND TOTAL</b>			<u>23,392.50</u>	<u>12,341.00</u>	<u>579.50</u>	<u>400.00</u>	<u>-</u>	<u>10,072.00</u>