

Minutes of the
GILLESPIE COUNTY AIRPORT ADVISORY BOARD
Monday, Oct 16, 2018

MEMBERS PRESENT:	STAFF PRESENT:	GUESTS PRESENT:
Mike Roberts	Tony Lombardi, Manager	Ethan Crane
David Smith	Dennis Neffendorf, County	Bev Smith
Gary Stehling	Jerry Luckenbach, City	Alan Johnson
Tim Lehmberg		Judie Mooney
Bob Hickerson		
Steve Allen		

CALL TO ORDER

The meeting was called to order at 1:30 PM by Chairman Mike Roberts.

APPROVAL OF MINUTES

Minutes of the regular Sept 17, 2018 meeting were approved.

AIRPORT MANAGER'S REPORT

- Construction Project Review. The AM and David Smith gave a quick update on the airport projects and the FBO expansion project. David Smith declared that his project is complete.
- The County T hangars occupancy update. The AM stated that we are 100% full.

NEW BUSINESS

- Infrastructure Discussion. The AM gave a presentation on a plan to upgrade the infrastructure in the north area. The AM worked with the city to create this presentation (slides are attached). It is a very costly project. Mr. Smith requested that the AM contact TXDOT to see if they would cost share (90-10 funds) the project before the AAB would recommend using RAMP funds (50/50 funds).
- FOD issue (Airport Rd Barrier). The AM stated that there are 4 major sources of FOD at the airport: the poor condition of Airport RD; the deterioration of the apron around Fritz's t-hangar; the gravel floor of the county t-hangars; and the vehicles driving across the grass to enter the north area (by the TFS ramp). The county is addressing the road... weather permitting, they plan to work on it this month. The apron is discussed below. There is no plan to address the county t-hangar floors. The finally one, the AM presented the board with an option to place large limestone blocks (4'x2'x2') along the west side of airport road to prevent vehicles from cutting the corner to enter the north ramp. The cost would be approximately \$3000. The board did not support this plan currently.
- Rhett Hawk update (Road and Ramp Extension). The AM gave a summary of what Dick Estenson has done outside of his lease property.
- Pavement issue (Around Fritz's T-hangar). The AM discussed the condition of the pavement around the Fritz's T-hangar. The apron and taxiway are approaching complete failure. The AM has solicited the opinion of several experts (TXDOT engineers, Mark Cornett and Alpha paving). The conclusion is that

we need a complete reconstruction to fix the problem. A “cold tar” application, will only provide a temporary fix for the problem. The AM suggested that the AAB recommend that the airport sponsor send a LOI (Letter of Interest) to TXDOT requesting that this reconstruction be added to the phase II project or the airfield rehab project. The board approved this course of action.

- Minimum Operating Standards proposed change (Pavement definition). The AM recommended drafting an addition to the “Min Operating Standards” to define the pavement requirements. This addition is due to the current policy of requiring tenants to connect their lease area to the existing infrastructure at their own cost. David Smith and the AM will draft the annex.
- T-hangar rent change. The AM recommended an increase in hangar rent. He stated that the county has invested funds in the painting of the exterior and updating the electrical. He also stated that rent has not changed in over 13 years. Mr. Smith requested more data before a decision can be made. The AM will gather data from the surrounding airports to use as justification. The AM will re-present this topic at the next board.
- Review FY19 RAMP projects. The AM presented the board with a list of suggested airport improvement projects (under RAMP) with the intent to get a prioritized list. The AM mentioned that ~\$44k has already be allotted to approved projects, and the remaining RAMP budget is ~\$56K. Here is the list of projects that were presented:

PAPI Light LED conversion	\$31,200.00
Water lines/Fire hydrants phase I	\$30,000.00
LED Runway/Taxi Info signs	\$26,800.00
T-hangar Roof painting /repair	\$14,256.00
3 coat Cold Tar application (around Fritz's hangar)	\$16,423.00
Rock Barriers for Airport Rd	\$3,000.00
Small (32) wind sock repair	\$1,100.00

The board recommended the wind sock repair and the LED runway/taxiway info signs conversion. In addition, after it is determined whether TXDOT would support the reconstruction of the apron and taxiway on the north t-hangar ramp, the board recommended the 3 coat Cold Tar application (around Fritz's hangar).

OLD BUSINESS

- EAA Letter Response Reviewed. The AM reviewed all items of concern and the corrective actions. The AM stated that all items are considered closed, except work on the LPV for runway 14, and Judie Mooney concurred.

REPORTS

Dave Smith gave a fuel sales report for the FBO. He believes that the FBO will sell ~360K gallons of fuel. He also stated total fuel sales in gallons for the 3rd Quarter of 2018 are 19% ahead of the same period last year. Tim Lehmborg provided the county and city sales tax report for August.

ADJOURNMENT (3:18 pm)

Infrastructure Slides

Fire Hydrant/Water Development

Airport's North Area

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Master Plan



Developed by:
Kris Kneese (City utility planner
and Dave Wisniewski (Fire
Marshall)

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City of Fredericksburg Public Works Department Engineer's Opinion of Probable Construction Cost Proposed Water and Sanitary Sewer Main for Airport Master Plan February 22, 2018

Water Improvements

Item No.	Item Description	Qty	Units	Unit Cost	Extended Cost
1	8" AWWA C900 CLASS 150 PVC PIPE	1,970	LF	\$50.00	\$98,500.00
6	8" RESILIENT SEAT GATE VALVE	4	EA	\$2,000.00	\$8,000.00
13	8" 8" WET TAP	2	EA	\$2,962.00	\$5,924.00
15	FIRE HYDRANT ASSEMBLY	6	EA	\$7,400.00	\$44,400.00
16	1" SERVICE LINE	4	EA	\$1,550.00	\$6,200.00
19	BORE WITH 12" STEEL ENCASUREMENT PIPING FOR 6" PVC	40	LF	\$200.68	\$8,027.20
22	TRENCH SAFETY	1,970	LF	\$0.10	\$197.00
23	ASPHALT PAVEMENT REPAIR	40	LF	\$50.00	\$2,000.00
				Sub Total	\$173,248.20
				25% Contingency	\$43,312.05
				Water Total	\$216,560.25

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Assumptions

- ~\$75 pre linear foot
- ~\$10,000 for hydrant and valves
- RAMP Eligible (50/50)

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Phase I (FY '19)

- Add 2 new Hydrants
- ~800' 8" line with 2 hydrants
- The line goes passed Gasmire's Hangar
- Cost: \$80K-\$85K



Note: Additional projected RAMP project for FY '19 – install fence around new property (~\$24K)

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Comments

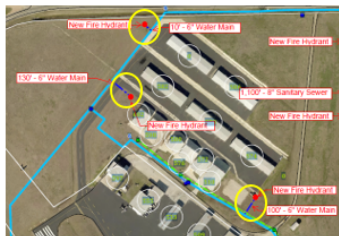
- AM too costly
- AM has ask TFS to pay 1/2 to just move the fire hydrant to the edge of the ramp (Orange)
- MC – Reduce scope and adding a recoup method
 - Wait until the TFS has a site plan and go directly through (red line)
 - ~\$20K-\$30K
 - Make a loop (yellow) to allow for future tenant to tap into
 - ~\$55K
 - Increase lease rate to .20/.25 per sqft to recoup cost



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Phase II (FY '20)

- Add 3 Hydrants
 - Near Avery's (130')
 - Near Pulley's (100')
 - Near Snowden#3 (10')
- Cost: \$50K



Note: Additional projected RAMP project for FY '20– extend Airport Road south (~\$45K)

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Comments

- MC – Reduce scope
 - Reduce 340' to ~30'
 - Reduces price to ~\$20K- ~\$30K



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Phase III (FY '21)

- Add Fire Hydrant in Business Park
 - 300'
- Cost: \$35K



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Comments

- MC – Reduce
 - Just add a hydrant and tap
 - \$10K



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Phase IV (FY '22)

- Complete Loop to business Park (~630')
- Cost: \$50K



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Comments

- Part of phase I or paid by tenants
 - Make a loop (yellow) to allow for future tenant to tap into
 - ~\$55K
 - Increase lease rate to .20/.25 per sqft to recoup cost



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