

Minutes of the
GILLESPIE COUNTY AIRPORT ADVISORY BOARD
Monday, Aug 19, 2019

MEMBERS PRESENT:	STAFF PRESENT:	GUESTS PRESENT:
Mike Roberts	Tony Lombardi, Manager	Ethan Crane
David Smith	Dennis Neffendorf, County	Gwen Fullbrook
Steve Allen	Bobby Watson, City	Bev Smith
Tim Lehmborg	Judie Mooney, EAA Rep	Bob Snowden
		Jim Brigance (TFS SEAT MGR)
	Absent	
Bob Hickerson		
Gary Stehling		
Mark Cornett		

CALL TO ORDER

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

APPROVAL OF MINUTES

Minutes of the regular July 15, 2019 meeting were approved.

AIRPORT MANAGER'S REPORT

- Upcoming Events –
 - Sept 12-15 – Single Engine Commander Fly-in
 - Sept 20-28 – AM on vacation
 - Sept 25-29 – King Air Fly-in
 - Oct 5 – EAA Airport Day
- The AM reviewed the following Commissioners Court actions:
 - The court approved the TFS yearly “land use” lease.
- TxDot Visit. Mike Roberts, AAB President, Dennis Neffendorf, County Commissioner, David Smith, AAB Member and Tony Lombardi, Airport Manager will be meeting with the hopes of discussing Phase II of the airport development in Austin, August 30th
- The County T hangars occupancy update. The AM stated that we are 100% full, but 2 will vacate at the end of the month. He is working to replace them by 1 Sept.
- Mr. Smith reviewed the excerpts from the Draft 2020-2022 Aviation Capital Improvement Plan (ACIP) with the Board. The Aviation Capital Improvement Program (ACIP) is a tentative three-year schedule of federal and state airport development projects. The AM sent all board members a copy of the pertinent excerpt from the plan to include the executive summary, and the yearly charts.

NEW BUSINESS

- Security State Bank & Trust (SSBT) Letter of Interest. Mr. Smith updated the board on his discussions with SSBT. Mr. Smith addressed the Board's concerns with SSBT leadership. SSBT understands that they are responsible for connecting to the city utilities. Also, Mr. Smith discussed lease rate options with

the board, and mentioned that SSBT did not have a problem with increasing their lease rate to combine their current and future lease with a new start date.

- Lease review. The AM gave a presentation on all the current leases. The airport has 29 leases (not including County t-hangar leases). The presentation included lease histories, dates (originating/mature). Lease rates (current and originating). It also included an analysis of the developmental options for the airport. The AM also reviewed the Pippen and York lease.

OLD BUSINESS

- Road extension Issues – The County paved the current road on the 19th, while Grobe completed the ground work on the new extension. UPDATE. The County paved the extension on the 20th.
- Minimum Operating Standards proposed change (Pavement definition) –The AM sent the draft copy to all the Commissioners and Judge for review...no comments from them at this point.
- Lease Template Review – The AM sent the templates to the Judge for review...no update at this point.

REPORTS

EAA report – Judie Mooney relayed a complaint from a couple of our local pilots that are concerned about the lack of visibility caused by the airport sign at the entrance to the airport. Mr. Smith stated that this is not the first time we have received complaints about the airport sign.


Gwen Fullbrook notified the board that she has 8 students in training and plans to have another ground school every quarter. She also stated they she has advertised in local paper a home-school aviation program.

TFS report...the Seat Manager had to leave early, so the AM reviewed the current status...3 SEATS, a Type I heavy helicopter, and a twin-engine recon aircraft are all on contract. They have flown multiple times.

Dave Smith reviewed the monthly fuel sales for FBO, and Tim Lehmborg reviewed last month's sale taxes report for the city and county.

ADJOURNMENT (2:45 pm) and next our next meeting is Sept 16th.

Note: all minutes are available on the airport website (<http://www.gillespiecounty.org/page/airport%20-%20AAB%20Minutes>)



Why?

- We have 29 leases (not including County T-hangar leases).
 - 12 Private Hangars
 - 16 Business
 - 1 “Land Use” lease
- History



Lease Dates

(Private hangars)

	Lease Start Date	Mature date
Allen	5/1/2009	3/31/2039
Avery	8/1/2007	7/31/2037
Carruth	3/1/2018	2/28/2048
Gasmire	3/1/2018	2/28/2048
Hague	1/1/2010	12/31/2039
Kemp	8/1/2007	7/31/2037
Kent	4/1/2011	3/31/2041
McKnight	8/1/2000	6/30/2030
Odom	1/1/2010	12/31/2039
Pulley	3/1/2015	2/27/2045
Ragland	1/1/2010	12/31/2039
Snowden	7/1/2000	6/30/2030



Lease Dates

(Businesses)

	Lease Start Date	Mature date
Fdg Aviation	11/1/2015	10/31/2045
Crosswind	4/1/2019	Rent
Fritz	6/1/1996	5/31/2026
Gillespie Air	12/1/2017	12/31/2047
Luftplatz (Hotel)	9/1/2001	8/31/2031
Luftplatz (Hangar)	9/1/2001	8/31/2031
Luftplatz (Falcon Aero)	7/1/2014	Rent
Luftplatz (Rhett Hawk)	3/1/2017	2/27/2047
PippenYork	11/1/1997	10/31/2027
Security	7/1/2006	6/30/2036
Snowden Thangar 1	10/1/2002	8/30/2032
Snowden Thangar 2	3/1/2004	2/27/2034
Snowden Thangar 3	7/1/2007	6/30/2037
Snowden Thangar 4	10/1/2012	9/30/2042
Tx AM Research Bldg (1 Acre)	10/1/2006	9/30/2036
Tx AM 3 Acres	2015	2020
TFS Land Use		Yearly



History

	Comments
Allen	Originally built by Doug McRae (transferred in 9/14/2009)
Allen Fdg Aviation	purchased from Fritz and lease renewed; Leach field not in lease/shared with McKnight
Avery	
Carruth	
Fritz	Originally built by Dave Smith (xfer'd 1/26/2007); County did the ground work
Gasmire	
Gillespie Air	all leases combined and Renew'd 2017
Hague	
Kemp	
Kent	No water or sewer
Luftplatz (Hotel)	
Luftplatz (Hangar)	
Luftplatz (Falcon Aero)	
Luftplatz (Rhett Hawk)	
McKnight	Originally built by Stroncsek ('00)(x'fer'd to Snowden ('02)) (x'fer'd to Vaughan ('03))(x'fer'd to Shumate('04)) (x'fer'd 1/25/2012); Water/leach field shared with Fdg Aviation
Odom	
PippenYork	Original lease Pippen York Flying Machine Co (Bill Pippen/Greg York), Added Paint Barn ('97)(from Chad Doyle); x'fer'd to MikePippen/Greg York, Feb 2011; Leach field not in lease
Pulley	
Ragland	
Security	
Snowden	add-on 9/1/2003
Snowden Thangar 1	Ground work by CIP
Snowden Thangar 2	Ground work by CIP
Snowden Thangar 3	Ground work by CIP
Snowden Thangar 4	Ground work by CIP
Tx AM Research Bldg	Originally leased to Sam&Nancy Golden ('06); X'ferred to TXAM Agrilife 5/28/2013
Tx AM 3 Acres	\$2000 per acre (expires 2020)



Lease Rates and Rents (Private hangars)

Name	Current Rent FY19	Current Rate	Original Rent	Original Rate
Allen	\$73.97	0.174	\$63.33	0.149
Avery	\$94.72	0.183	\$75.43	0.146
Carruth	\$173.46	0.180	\$173.46	0.180
Gasmire	\$196.47	0.180	\$196.47	0.180
Hague	\$94.26	0.174	\$80.70	0.149
Kemp	\$94.72	0.183	\$75.43	0.146
Kent	\$60.65	0.173	\$52.50	0.150
McKnight	\$119.85	0.178	\$107.68	0.160
Odom	\$86.29	0.174	\$73.88	0.149
Pulley	\$120.86	0.170	\$114.00	0.160
Ragland	\$114.71	0.174	\$98.22	0.149
Snowden	\$156.45	0.178	\$112.82	0.129

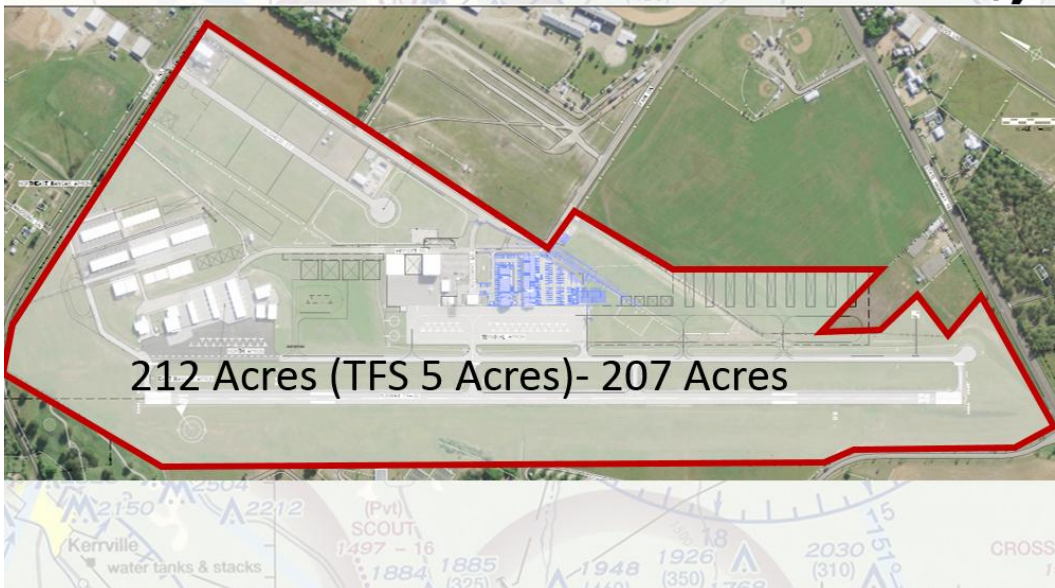


Lease Rates and Rents (Businesses)

Name	Current Rent FY19	Current Rate	Original Rent	Original Rate
Allen Fdg Aviation	\$182.78	0.183	\$172.75	0.173
Crosswind	\$90.00			
Fritz	\$176.67	0.183		0.000
Gillespie Air	\$3,839.42	0.257	\$3,738.48	\$0.25
Luftplatz (Hotel)	\$798.06	0.183	\$553.14	0.127
Luftplatz (Hangar)	\$1,281.06	0.183	\$887.92	0.127
Luftplatz (Falcon Aero)	\$538.42	0.873	\$507.87	0.824
Luftplatz (Rhett Hawk)	\$934.92	0.209	\$893.37	0.200
PippenYork	\$191.25	0.172	\$120.00	0.108
Security	\$1,091.88	0.182	\$850.51	0.142
Snowden Thangar 1	\$172.15	0.183	\$119.33	0.127
Snowden Thangar 2	\$172.15	0.183	\$124.15	0.132
Snowden Thangar 3	\$178.55	0.183	\$142.20	0.146
Snowden Thangar 4	\$173.80	0.181	\$158.81	0.165
Tx AM Research Bldg (1 Acre)	\$213.94	0.059	\$173.00	0.048
Tx AM 3 Acres	\$2000/acre			
TFS Land Use	\$0.00			

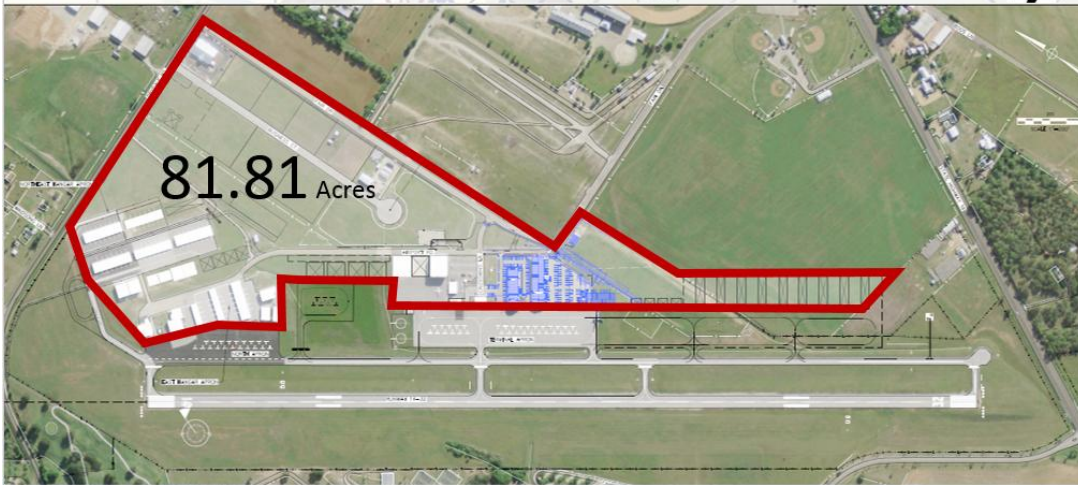


Airport (Total Land)





Developmental Area



% (Developmental Area vs Total Land) 39.5%
 % (Developed Area vs Total Land) 34.2%
 % (Developed Area vs Developmental Area land) 56.3%



Developed Area

Total – 3,083,998.1 sqft
 (70.8 Acres)

Name	Developed/Lease Area (Sqft)
Allen	5,100.0
Fdg Aviation	12,000.0
Avery	6,200.0
Carruth	11,564.0
Fritz	23,692.0
Gasmire	13,098.0
Gillespie Air	179,447.0
Hague	6,500.0
Kemp	6,200.0
Kent	4,200.0
Luftplatz (Hotel)	52,430.0
Luftplatz (Hangar)	84,163.5
Luftplatz (Falcon Aero)	7,400.0
Luftplatz (Rhett Hawk)	53,602.0
McKnight	8,080.0
Odom	5,950.0
PippenYork	13,357.0
Pulley	8,550.0
Ragland	7,910.0
Security	71,874.0
Snowden	10,530.0
Snowden Thangar 1	22,099.0
Snowden Thangar 2	22,099.0
Snowden Thangar 3	23,376.0
Snowden Thangar 4	23,100.0
Tx AM Research Bldg (1 Acre)	43,560.0
Tx AM 3 Acres	261,360.0
County dev land and roads	597,585.4
County Pavement	1,498,971.3



Pavement

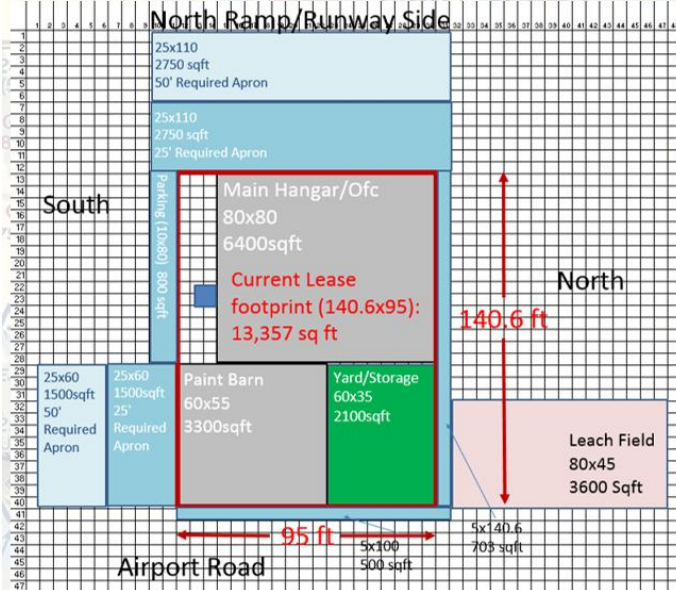
Name	Pavement
Allen	1,500.0
Allen Fdg Aviation	4,080.0
Avery	1,550.0
Carruth	2,450.0
Fritz	11,600.0
Gasmire	2,775.0
Gillespie Air	72,348.5
Hague	1,625.0
Kemp	1,550.0
Kent	1,200.0
McKnight	1,500.0
Odom	1,750.0
PippenYork	0.0
Pulley	2,250.0
Ragland	1,750.0
Snowden	3,900.0
Snowden Thangar 1	11,275.0
Snowden Thangar 2	11,275.0
Snowden Thangar 3	11,687.5
Snowden Thangar 4	11,687.5

Total – 157,753.5 Sq ft
(3.6 Acres)

County – 1,498,971.3 Sqft
(34.4 Acres)



Pippen & York (10/31/2027)



Area	Sq Ft
Current sq ft (140.6x95)	13357
Paint barn apron for 25'	1500
Paint barn apron for 50'	1500
Parking add-on 10'x80'	800
Front Apron 25'	2750
Front Apron for 50'	2750
Side 5'	703
Back 5'	500
Total	23860





Pippen & York (10/31/2027)

	Area (sqft)	Monthly	Yearly Sqft Rate
Current	13357	\$191.25	\$0.17
IAW MOS and Tier I rate			
Total + Pavement/parking/apron 50'	23860	\$497.08	0.25
Total with leach fld//apron 50'	27460	\$572.08	0.25
IAW MOS and at current rate			
Total + Pavement/parking/apron 50'	23860	\$338.02	0.17
Total with leach fld//apron 50'	27460	\$389.02	0.17
25' Apron and Tier I rate			
Total + Pavement/parking/apron 25'	19610	\$408.54	0.25
Total with leach fld/apron 25'	23210	\$483.54	0.25
25' Apron and at current rate			
Total + Pavement/parking/apron 25'	19610	\$277.81	0.17
Total with leach fld/apron 25'	23210	\$328.81	0.17

Leach Field (3600 sqft) - \$51/month (at \$.17); \$75/month (at \$.25)