

Minutes of the
GILLESPIE COUNTY AIRPORT ADVISORY BOARD
 Monday, Oct 18, 2021
 @ County Airport Terminal Building

MEMBERS PRESENT:	STAFF PRESENT:	GUESTS PRESENT:
Mike Roberts	Tony Lombardi, Manager	Ethan Crane
David Smith	Dennis Neffendorf, County	Mark Cornett
Tim Lehmberg		Kay Stech, SSBT
Keith Keller		
Judie Mooney, EAA Rep		
Steve Allen		
Absent		
Greg Snelgrove	Bobby Watson, City	

CALL TO ORDER

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

APPROVAL OF MINUTES

Minutes of the regular Sept 20, 2021, meeting were approved.

AIRPORT MANAGER’S REPORT

- Upcoming Events/Court Actions – The AM reviewed the upcoming events for the airport and the recent commissioners court actions.
 - Event Update
 - Santa’s Fly-in, 21 Dec (1-3pm)
 - Aviation Career Day, 12 Apr 2022
 - Court Action – On 09/27, the Court approved the 3 projects (PAPIs, waterline installation and crack seal). On 10/11, the Court approved 2 t-hangar leases.
- T-hangars occupancy update. The AM stated that we are 100% full...waiting list is at 26.
- Airport Status – the AM notified the board that everything is in the “green”.

	Lights (PAPIs, Beacon, Rwy Edge, Taxiway, Signs)
	Communication (CTAF, GCO, AWOS)
	Weather Station
	Facilities
	Miscellaneous (Construction, Closures, etc)

OPEN FLOOR

- Crosswind Update – Mrs. Mooney provided a quick summary of Crosswind’s activity for Gwen. Crosswind’s program has soloed 2 student in the last month and remains very busy. She also mentioned that Crosswind has a few “discovery” flights scheduled this week.

NEW BUSINESS

- SSBT Letter of Interest (LOI) – Kay Stech and Mark Cornett presented the board with a LOI (from Dan Kemp) to request an amendment to their current lease in the business park. SSBT would like to add the 2.55-acre lot next to their current lot to their lease. In addition, they would like to reset the 30-year lease. In return, they would accept the new tier III lease rate of \$0.20 per sqft for the entire leased area. After a short discussion, Mr. Smith presented the board with a draft resolution to send to Commissioners Court (see attachment). Mr. Smith made the motion, and it was unanimously approved, except for Mr. Keller, who abstained due to a conflict of interest.
- Entrance Road Concerns – The AM discussed 5 options to border the entrance road (the red lined area):
 - Limestone rock (2’x2’x5’) - ~\$125 per stone for ~\$4,000
 - Limestone rock (1’x2’x5’) - ~\$125 per stone for ~\$4,000
 - Limestone rock (1’x1’x5’) - ~\$95 per stone for ~\$3,040
 - Boulders- ~\$105 per stone for ~\$3,360
 - Parking curbs (6’) - ~\$38 per stone for ~\$1,050



- The board recommended pursuing the parking curbs option. The AM will present the official quote at the next board meeting.

OLD BUSINESS.

- CIP updates:
 - Phase II update. The AM mentioned that the project is in the Bid advertising phase. TXDOT will advertise the project in the San Antonio paper and the Fredericksburg paper...No date mentioned.
 - Planning Study Update. The AM updated the board on the planning study. According to the scope of work, Garver is required to brief the board on their Baseline forecast model. With that said, board members can expect to have a standalone meeting to receive this presentation within the next 2 weeks. The AM also updated the board on the Pavement Weight Bearing Capacity Evaluation: Garver will send the updated study to the AM this week.
- Project Updates
 - Water line/fire hydrant installation – Work on the waterline started on Oct 18th. David Gasmire and Don Carruth have been notified. It should take about a week to complete the project.
 - PAPI installation – The equipment has been ordered and they expect it should take about 2-4 months to arrive.

- The Crack seal project – Work started last week on the FBO ramp. They repaired 2 areas on their ramp. The crack seal should happen next week.

REPORTS

EAA report – Mrs. Mooney reviewed the “Airport Day” event. Judie said they had a record number of kid who signed up for rides (62). They had 10 aircraft that participated. Steve Allen also thanked the FBO for providing fuel during the event.

David Smith reviewed the fuel sales for last month, and Tim Lehmborg reviewed the sale tax reports for the City and County.

ADJOURNMENT (2:18pm) our next meeting is Nov 15th.

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

DRAFT RESOLUTION

Airport Advisory Board Oct. 18, 2021

RESOLVED to recommend to our Commissioners Court an amendment to the Lease Agreement between SECURITY STATE BANK AND TRUST and COUNTY OF GILLESPIE, TEXAS, dated 21st day of June, 2006, for land in the Gillespie County Business Park, as follows:

1. Add to the original leased land of 71,874 Square Feet, more or less, adjacent vacant land to the south of area 111,370 Square Feet, more or less, to make a revised total area of land of 183,244 Square Feet, more or less, per the attached Site Plan;
2. Reset rent of total land at the current Tier 3 rate, effective Oct. 01, 2021, of \$0.20 per Square Foot – Year, subject to annual adjustment by CPI as provided in the original lease, to total annual rent of \$36,648.80, or \$3,054.07 per month;
3. Reset term of amended lease to new 30 year term starting at the date of effect of the amendment, with two options of extension of 10 years each as provided in the original lease;
4. No other changes in terms from the original lease.

End of resolution.