

Minutes of the
GILLESPIE COUNTY AIRPORT ADVISORY BOARD
Monday, Nov 18, 2019

MEMBERS PRESENT:	STAFF PRESENT:	GUESTS PRESENT:
Mike Roberts	Tony Lombardi, Manager	Ethan Crane
David Smith	Judie Mooney, EAA Rep	Gwen Fullbrook
Steve Allen		Patrick Gray
Tim Lehmberg		Karen Snowden
Mark Cornett		Jeremy Young
Gary Stehling		Adam Sheffield
	Absent	David Pasahow
	Dennis Neffendorf	Mike Sasser, Cubcrafters
Bob Hickerson	Bobby Watson	Ross Allen

CALL TO ORDER

The meeting was called to order at 1:30 PM by the Vice, Gary Stehling

APPROVAL OF MINUTES

Minutes of the regular Oct 21, 2019 meeting were approved.

AIRPORT MANAGER'S REPORT

- Upcoming Events –
 - Dec 21st – Santa's Fly-in at Gillespie County Airport, sponsored by Crosswind
- The AM reviewed the following Commissioners Court actions:
 - The court approved designating the AM as the Designated Representative for phase II
 - The court approved the selection team for the new consultant Engineering Firm for Phase II
 - The court approved the lease of T-Hangar B-7
- TXDoT Pavement Meeting (Oct 29th). The AM reviewed the TxDoT meeting. The TXDoT team evaluated the pavement and said they recommend that T82 be part of the “state-wide” pavement program. This means that the CIP Pavement Rehab project will be grouped with 4 similar airports to save planning and execution cost. The project is still scheduled for FY22. In addition, TXDoT plans to move the “Action Plan” that was scheduled for FY22 to FY21.
- The County T hangars occupancy update. The AM stated that we are 100% full, and we have a new tenant for B-7...waiting list is 7
- PCL update. The AM reviewed the issues with the “pilot-controlled lighting” system. The county removed and replaced the antenna and co-ax cable, but it did not fix the problem. The AM requested that F&W Electrical CO (the original installer) to send a repair team. No date, yet.
- Property Map. The AM showed the board the updated property map. The AM has been working with TXDOT to update the property map. This is a requirement that must be completed prior to phase II and for the reimbursement of the 10 acres.
 - Summary of changes:
 - Removed the future property map parcel table.
 - Corrected Track Q size (TFS land).
 - Added the non-aeronautical area (the business park).
 - Added the new 10 acres

NEW BUSINESS

- TAC Aero Introduction. Jeremy Young, President of TAC Aero, gave a quick company presentation and answered questions. TAC Aero is in coordination to move their “Tailwheel” Academy to T82. They plan to lease most of the Rhett Hawk hangar and office space. They have already conducted operations at T82 for 3 weeks.
 - In addition, Jeremy Young provided a Letter of Interest to the board to request to construct a private hangar north of Carruth’s hangar.
 - The board unanimously approved the recommendation to proceed to phase II of the development process.
- Patrick Gray lease and addendum. The board discussed the Patrick Gray lease and addendum. (Mr. Gray wants to purchase the Fritz T-hangars, and it is contingent on the renewal of his lease). Additionally, Mr. Gray has offered to help with the rehab (crack seal and slurry) of the pavement around the Fritz hangars. The offer is the addendum. Mr. Gray is offering to split the cost with the County on a RAMP project. This means TXDOT will pay 50 %, and the County and Mr. Gray will split the remaining cost.
 - The board unanimously approved the recommendation to send this lease and addendum to Commissioners Court for approval.
- Mark Cornett Re-appointment. Mike Roberts announced that Mark Cornett is stepping down at the end of his current tour (Dec 31st). David Smith and the AM have been selected to lead the search for the new board member. They hope to have a list of candidates by Dec 13th, and they will conduct interviews the following week. The board hopes to have a recommendation for the Court by Dec 23rd.
- Admin stuff. Mike Roberts mentioned the Chairman and Vice positions need to be selected/voted on each year. Mike asked the board if anyone wants to takeover either position that they send an email to the AM with the request and the board will vote on it in January. Also, the Board recommended canceling the Dec meeting due to the holidays, and moved the Jan Meeting date to Tuesday, Jan 21st (due to MLK day).
- T-Hangar Rent Review. The AM presented the board with an excel spreadsheet of an airport survey that he conducted of the area airports and the airports around the DFW area.
 - The t-hangar rent has not changed in over 13 years
 - The only airport similar to T82 in the area is Kerrville, and their t-hangar rent ranges from \$300-\$375
 - The DFW area similar t-hangar rent is ~\$350
 - The AM also mentioned that if you took the CPI adjustment over the last 13 years the rent would have been ~\$225 per month
 - The AM requested to increase the rent to \$225 and allow the rent to be adjusted by the Consumer Price Index (CPI) in increment of \$5 (like all the other leases on the airport). This would be effective Jan 1, 2020.
 - With the information provided, the board unanimously approved the recommendation to send the request to Commissioners Court for approval.

OLD BUSINESS.

- Airport Zoning. The AM requested support to recommend to the Commissioners Court to begin the process of updating the Airport Zoning Ordinance with the creation of the Joint Airport Zoning Board (JAZB). The current zoning ordinance is dated 1979, with a 1978 hazard zoning chart. At a minimum, the JAZB needs to approve the 2007 chart, and update the ordinance accordingly.
 - The board unanimously approved the recommendation to send the request to Commissioners Court for approval.

REPORTS

EAA report – Judie Mooney relayed the local pilot’s support of TAC Aero. She also mentioned that the local pilots do not support the restriction of practice instrument approaches during IMC conditions. This was in response to a pilot complaint about the delays of departing T82 in IMC conditions.

Crosswind Update. Gwen mentioned that they are current conducting the 2nd ground school. She also mentioned that she attended the recent AOPA conference. She told the AAB that her focus is getting the locals out to the airport starting with the “Santa Fly-in” that is scheduled for December.

Dave Smith reviewed the monthly fuel sales for FBO, and Tim Lehmberg reviewed last month’s sale taxes report for the city and county. Mr. Smith reported that the last 2 months were great. They went from a -10% to +34% from last year. He even stated that they are forecasting selling 415K gallons of fuel this year.

ADJOURNMENT (3:05 pm) and next our next meeting is Jan 21st (Tuesday).

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