

Minutes of the
GILLESPIE COUNTY AIRPORT ADVISORY BOARD
Monday, Dec 2, 2024
@ Airport Terminal

MEMBERS PRESENT:	STAFF PRESENT:	GUESTS PRESENT:
Steve Allen	Tony Lombardi, Manager	Spike Cutler
Tim Lehmberg	Bobby Watson, City	Ethan Crane
Chad Ellebracht		Larry Hauptrief - EAA
Gwen Fullbrook		Courtney Walker – via Teams
Paul Hannemann		Justin Calhoun
		Randall Fuchs
		Drew Liddell
	Absent	Kraig Trupin
Kory Keller	Keith Kramer, County	

CALL TO ORDER

The meeting was called to order at 1:01 PM by the Chairman, Steve Allen

APPROVAL OF MINUTES

Minutes of the regular “Oct 21, 2024” meeting were approved.

AIRPORT MANAGER’S REPORT

- Upcoming Events/Court Actions – The Manager reviewed the upcoming events for the airport and the recent commissioners court actions.
 - Event Update –
 - 2024
 - Dec 21st – Santa Fly-in (1-3pm)
 - 2025
 - May 3rd – Airport Open House (50th Annv. of end of V-War)
- Court Actions – On Nov 12th, the Court approved using Garver for the drainage study, approved APPA for AWOS replacement and approved the submittal of a LOI for a CIP project, that included a runway reconstruction, ADGII layout modification and permanent taxiway lighting. On Nov 25th, the court rejected the modification on the memorial stone.
- T-hangers occupancy update. The Manager stated that the County T-hangers are 100% full, and he is expecting 2 new tenants on Jan 1st...waiting list is at 36.

- Airport Status – the Manager reviewed the current status of the airport.

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

- Airport Development Update:
 - Active Private Projects –

#	Developer	LOI Date Rev'd	Status	Comments
1	EPCON	5/22/24	PHII	Dev'l Agmt in coordination (not signed)...Requested a Jan 2025 start date

OPEN FLOOR

- EAA – Larry mentioned that the EAA recognized and rewarded Jon Watt for his work at the airport.
- Crosswind Aviation – Gwen mentioned that she attended the National AOPA Symposium. She was accompanied by the High School Aviation teacher. She also mentioned that she plans to hold 3 camps this summer (a drone camp, a remote aircraft camp and the return of her successful “Camp CAVU”). Finally, she mentioned that she had opened a pilot shop.
- TFS – Randal stated that there are air assets in Texas, but not at T82, and he doesn’t expect to have any. He mentioned that there is progress on building a permanent facility on the land in the business park.
- Tac Aero – Ian mentioned that they are interviewing 2 new IPs. He also mentioned that several pilots from the Peruvian AF are receiving training in the gamebird. He mentioned that they are their aerobatic team (like the Navy’s Blue Angels).
- Kraig Turpin – Kraig told the board that he is in negotiations with Tac Aero to purchase the maintenance business and building. He also mentioned that they might start with renting the hangar while they work on purchasing the hangar.

NEW BUSINESS

- Item a. Legal Advisor Discussion – The airport manager introduced Sewall “Spike” Culter Jr. to the board. Spike has been practicing law since 1992. He is also a pilot and a certified A&P mechanic. The airport manager reviewed why a legal advisor is needed and examples of the scope of work that is expected. After a positive discussion, the board unanimously recommended approval.
- Item b. Terminal Building Expansion Discussion. The Manager reviewed the recently denied application for this year’s ATP program. He gave a basic reason for the denial; “not far enough along, and the competition was highly competitive”. The Manager mentioned that the FAA will accept new applications again this summer. The manager wanted support from the board to reapply, and in doing so, he wanted support to hire an architect firm to create construction plans. He mentioned that, in doing so, it does not guarantee approval by the FAA. After a thorough discussion, the AAB unanimously

recommended approval. Note: the manager expects the cost of the architect services will qualify for RAMP funds.

- Item c. New AAB Member Search. The Manager reviewed a list of legacy candidates for the open position on the AAB. Steve added a new candidate (David Gasmire). After a discussion, the board unanimously recommended David Gasmire to replace Dan Sechrist.
- Item d. Drainage Issue. The Manager stated that the airport has a major erosion problem on the south side of the new FBO taxiway. In addition, the taxi lane has multiple cracks along both sides. After reviewing several options to solve the drainage issue, the manager tabled the discussion after receiving marching orders. He plans to solicit quotes and re-present to the AAB for approval.



- Item e. Admin Items. First, the board decided to keep Steve Allen and Tim Lehmborg as Chairman and Vice. Next, the AAB voted to recommend reappointment of Kory Keller, Chad Ellebracht, and Paul Hannemann. They also canceled December's normal meeting. Finally, the Board permanently changed the Jan and Feb meeting dates to the 3rd Tuesday of the month (due to federal holidays).

OLD BUSINESS.

- CIP Update – The Manager gave a quick update on the following CIP projects:
 - Pavement Project ...the final design is due on Dec 11th.
 - Obstruction Survey
 - KSA's survey team has started their initial work.
 - AWOS Replace Project – Expected to start in January
 - Drainage Study
 - This project should go before the TXDOT Commission in December.
- Project update
 - Fence Relocation (south of Hwy 16). The Manager stated that the project is complete...just awaiting invoices.

REPORTS

Ethan Crane reviewed the fuel sales for last month and Tim Lehmborg reviewed the sale tax reports for the City and County.


ADJOURNMENT (2:35). Next meeting is Jan 21st at the Airport Terminal Building at 1pm. (Note: The Annual Planning Executive Meeting is at 10:30am on Jan 21st)

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

Attachment



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Agenda

1. Call to Order
2. Approval of Minutes
3. Airport Manager's Report
4. Open floor (EAA, Crosswind, TFS, Tac Aero, and guest)
5. New Business
6. Old Business
7. Comments-FBO, EDC, and Board Members
8. Adjourn

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AAB

- Minutes Approval – vote needed
 - Oct 21st
- Airport Manager's Report
 - Event Update (*Italicized - Unconfirmed*)
 - 2024
 - Dec 21st – Santa Fly-in (1-3pm)
 - 2025
 - May 3rd – Airport Open House (50th Annv. of end of V-War)

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AAB

- Airport Manager's Report
 - Court Review – On Nov 12th, the Court approved using Garver for the drainage study, approved APPA for AWOS replacement and approved the submittal of a LOI for a CIP project, that included a runway reconstruction, ADGII layout modification and permanent taxiway lighting. On Nov 25th, the court rejected the modification on the memorial stone.
 - T-Hangar Occupancy – 100% (36) (2 new tenants on Jan 1st)
 - Airport Status:

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

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AAB

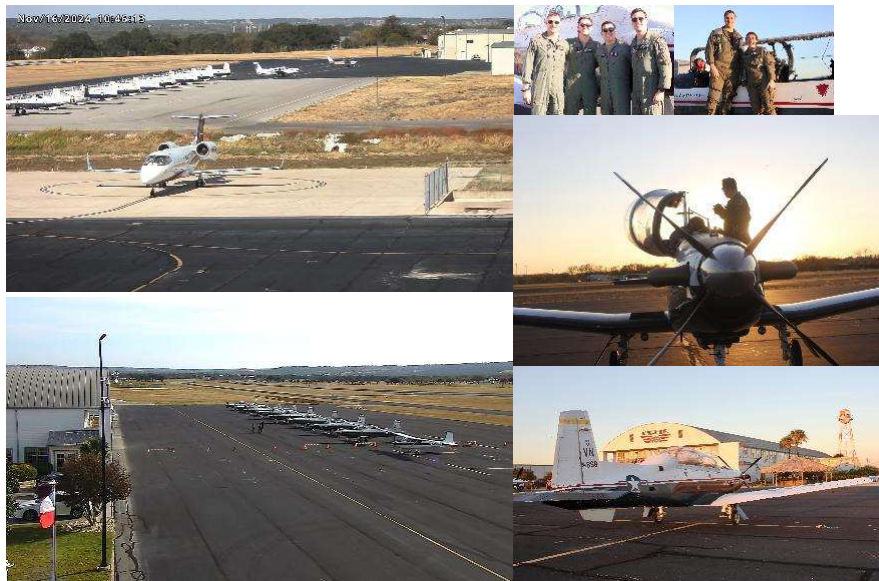
- Airport Development Update:
- Active Private Projects:

#	Developer	LOI Date Rcv'd	Status	Comments
1	EPCON	5/22/24	PHII	Agreement Start date of Jan 2025
2				


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Vance AFB T6 Invasion



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AAB

- Open Floor
 - Crosswind
 - Texas Forest Service
 - Rhett Hawk
 - Tac Aero Tailwheel Academy
 - Tac Aero MX
 - Guest

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New Business

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New Business

Item a.

Legal Advisor Discussion



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Legal Advisor

- Sewall "Spike" Culter Jr.
 - Licensed to practice law since 1992
 - His Law firm has been in continuous operation since 1998
 - Board-Certified in Construction Law by the Texas Board of Legal Specialization
 - A pilot (Private Pilot with Instrument Airplane)
 - An FAA-certificated Airframe & Powerplant Mechanic
 - T82 AOPA representative
 - Moving from Dallas to Southern Gillespie County

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Scope of Work

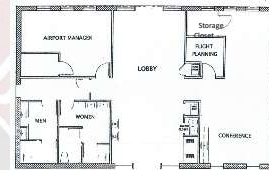
- Legal Service
 - No Retainer at this time
 - Current billing rate is \$425 per hour
- Tasks
 - Lease template initial review
 - Ground lease
 - T-hangar Lease
 - Dev'l Agreement
 - Final Lease Review (if substantial modifications to lease template)
 - Policy Document Review (after major updates)
 - Correspondence review, when required
- Challenges - Budgeting

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Item b.

New Business



Terminal Building Expansion Discussion



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Application to FAA

**Bipartisan Infrastructure Law,
Airport Terminal and Tower Project Information**

U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL AVIATION ADMINISTRATION OMB CONTROL NUMBER: 2130-0006
EXPIRATION DATE: 9/30/2025

General

Airport Name:

LOCID:

Point of Contact's Name:

Point of Contact's Title:

POC's Phone Number: Extension:

POC's Email Address:

Project Overview

Project Type: ☒ Terminal ☐ Tower

Multi-Modal Terminal: ☐ Yes


Current Project Stage: ☒ Planning ☐ Environmental ☐ Design ☐ Construction

Project Description (Characters Maximum 2000):
 22 year outdated GA terminal requires project to increase passenger capacity and replace aging infrastructure. T82 is gateway to Texas Hill Country and growing. Increased businesses, on-site hotel and conference center. The 1st terminal consists of 10000 sq ft of hangar space and 10000 sq ft of PAX area. Through the terminal, T82 requests design and construction project to replace terminal space, better accommodate shared use amongst 3 flight schools (classroom kitchen and PAX terminal lobby space). Project request to also replace original terminal windows and electrical system.

Target Timeline:
 Date Project Costs Known (Pick a date):
 Date Grant Fully Expended (Pick a date):
 Construction Start Date (Pick a date):

FAA Form 5105-144 (06/23) SUPERSEDES PREVIOUS EDITION Page 1 of 5

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Application to FAA

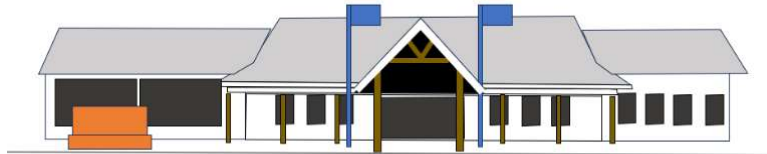
- Feedback:
 - Nothing official... "Not far enough along"
 - From Megan McLellan... "I'm also disappointed that T82 wasn't on the selected ATP list! For what it's worth, I believe that the airport had an **excellent project request**, and it just shows the high level of competition and applications received...I think the airport funding, apply again next year! ...To answer your question about competitiveness, yes, I think the airport would benefit from having some preliminary planning done for the terminal project. A lot of airports are doing feasibility studies to assess the discrepancies within their terminal and then getting a report of what needs to be replaced or upgraded. Airports are able to use their NPE funding for that at a 90/10 cost. If you have the NPE now or next year, GA airports receive extra FAA funding and the project will be a 95/5 project (for FY25 and FY26 funded projects only). It wouldn't hurt to start working with TxDOT on funding for an Airport Terminal Resiliency and Feasibility Study."

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Should we re-apply?

- Prior to...
 - Hire an Architect Draft RFQ
 - Cost:
 - Feasibility study - ? (90/10)
 - Create plans – up to \$50K (90/10)
- Expected Deadline – July 2025



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Item c.

New Business

New AAB Member Search



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New AAB Member Search

Former Candidates:

1. Davis Pashow - EAA National Board/Pilot
2. Dave Campbell – Former school board/Pilot
3. Patrick Gray – Pilot/Private hangar owner (business background unknown)
4. Courtney Walker – (Major Investor at the airport)
5. Ethan Crane – (Major Investor at the airport) & a CFI/Pilot
6. Don Foster (nominated by Comm Weinheimer)
7. David Gasmire (Local Businessman and Pilot)

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Item d.

New Business

Drainage Issue:



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FAA/Airport design issues



For Type II Aircraft– 38.5' from centerline to end of pavement

Table 4-1. Design Standards Based on Airplane Design Group (ADG)

Item	ADG					
	I	II	III	IV	V	VI
Taxiway and Taxilane Protection						
TSA (maximum ADG wingspan)	49 ft (14.9 m)	79 ft (24.1 m)	118 ft (36.0 m)	171 ft (52.1 m)	214 ft (65.2 m)	262 ft (79.9 m)
TOFA ¹	89 ft (27.1 m)	124 ft (37.8 m)	171 ft (52.1 m)	243 ft (74.1 m)	285 ft (86.9 m)	335 ft (102.1 m)
TLOFA ²	79 ft (24.1 m)	110 ft (33.5 m)	158 ft (48.2 m)	224 ft (68.3 m)	270 ft (82.3 m)	322 ft (98.1 m)
Taxiway and Taxilane Separation						
Taxiway centerline to parallel taxiway centerline ³	70 ft (21.3 m)	101.5 ft (30.9 m)	144.5 ft (44.0 m)	207 ft (63.1 m)	249.5 ft (76.1 m)	298.5 ft (91.0 m)
Taxiway centerline to fixed or movable object ³	44.5 ft (13.6 m)	62 ft (18.9 m)	85.5 ft (26.1 m)	121.5 ft (37.0 m)	142.5 ft (43.4 m)	167.5 ft (51.1 m)
Taxilane centerline to parallel taxiway centerline ³	64 ft (19.5 m)	94.5 ft (28.8 m)	138 ft (42.1 m)	197.5 ft (60.2 m)	242 ft (73.8 m)	292 ft (89.0 m)
Taxilane centerline to fixed or movable object ³	39.5 ft (12.0 m)	55 ft (16.8 m)	79 ft (24.1 m)	112 ft (34.1 m)	135 ft (41.1 m)	161 ft (49.1 m)
Wingtip Clearance						
Taxiway wingtip clearance	20 ft (6.1 m)	22.5 ft (6.9 m)	26.5 ft (8.1 m)	36 ft (11.0 m)	35.5 ft (10.8 m)	36.5 ft (11.1 m)
Taxilane wingtip clearance	15 ft (4.6 m)	15.5 ft (4.7 m)	20 ft (6.1 m)	26.5 ft (8.1 m)	28 ft (8.5 m)	30 ft (9.1 m)

Note 1: See Figure 4-3.

Note 2: See Figure 4-6.

Note 3: See paragraphs 4.5.3.1 and 4.5.4.1 for TSA and TOFA standards at fillets.

Table 4-2. Design Standards Based on Taxiway Design Group (TDG)

Item	TDG					
	1A	1B	2A	2B	3	4
Taxiway/Taxilane Width ²	25 ft (7.6 m)	25 ft (7.6 m)	35 ft (10.7 m)	35 ft (10.7 m)	50 ft (15.2 m)	50 ft (15.2 m)
Taxiway Edge Safety Margin ¹	5 ft (1.5 m)	5 ft (1.5 m)	7.5 ft (2.3 m)	7.5 ft (2.3 m)	10 ft (3.0 m)	14 ft (4.3 m)
Taxiway Shoulder Width ³	10 ft (3.0 m)	10 ft (3.0 m)	15 ft (4.6 m)	15 ft (4.6 m)	20 ft (6.1 m)	30 ft (9.1 m)

Note 1: See Figure 4-4.

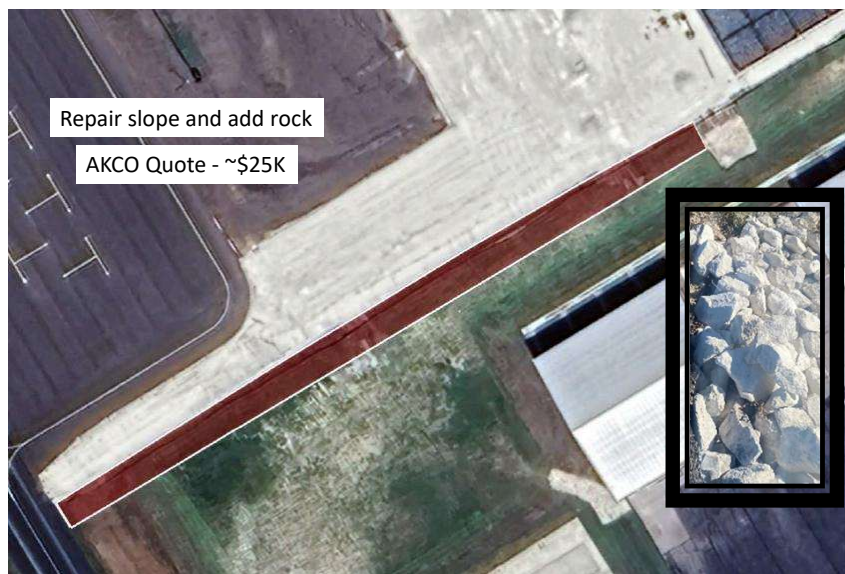
Note 2: It is acceptable to reduce taxiway widths for TDG 1A and 1B to 20 feet (6 m).

Note 3: When the most demanding aircraft has four engines and is TDG 6, the standard taxiway shoulder width is 40 feet (12.2 m).

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Erosion Repair Option 1



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 Erosion Repair Option2



160'x10' = 1600sqft
~\$14per sqft = \$22,500

Optional

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 Erosion Repair Option3

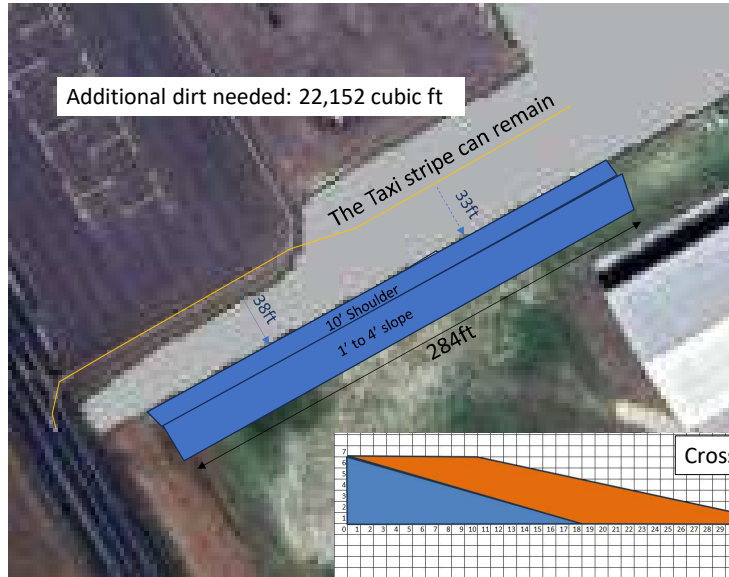


Remove 10ft of asphalt

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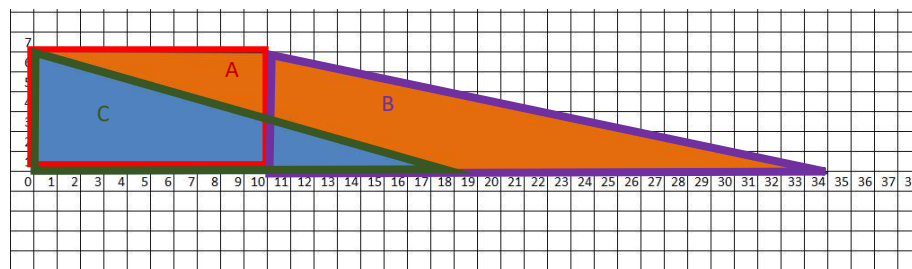
Erosion Repair Option 4



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Expanded Cross look



Area A

	ft	yards
Width	284.00	94.67
Height	6.00	2.00
Length	10.00	3.33
Volume	17,040.00	631.11

Area B

	ft	yards
Width	284.00	94.67
H	6.00	2.00
L	24.00	8.00
Volume	20,448.00	757.33

Area C

	ft	yards
Width	284.00	94.67
H	6.00	2.00
L	18.00	6.00
Volume	15,336.00	568.00

Additional dirt needed: $(A+B-C) = 22,152$ cubic ft (820.44 Cubic yards)

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Summary

- Task 1 – Crack seal the new pavement (is this under warranty?)
 - Note: the FBO has not donated this pavement to the County, yet.
- Task 2 – Relocate the taxi line (except for option 4)
- Task 3 – Repair and Fix the erosion problem (option 1-4)

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Item e.

New Business

Admin Items:



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Admin Stuff

- Chair/Vice re-up, if needed
- Reappointment of Kory Keller, Chad Ellebracht, Paul Hannemann
- Cancel – Dec's Normal Meeting
- Change – Jan's Meeting Date (MLK) (Executive & regular meeting)
 - Do we want to make it permanent? (i.e. the 3rd Tues of Jan)
- Change – Feb's Meeting Date (President's Day)
 - Do we want to make it permanent? (i.e. the 3rd Tues of Feb)

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AAB

- Old Business:
 - CIP
 - Pavement Project –
 - Survey work ongoing
 - Design plans due Dec 11th
 - Obstruction Survey
 - KSA has started initial survey work
 - AWOS Replacement – APPA signed...Est Start date after the new year
 - Drainage Study – TXDOT Comm Court in Dec...Use of Garver was approved
 - Fence (south of Hwy 16)...Completed...awaiting invoice
 - Memorial Stone update

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AAB

- Comments-FBO, EDC, and Board Members




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FBO Fuel Sales

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Total
AvGas - Gals													
Gillespie Air Services @ Retail	9,092	10,905	11,196	14,022	10,854	13,006	9,327	13,975	15,409	16,069			
Net Total AvGas Market T82	9,092	10,905	11,196	14,022	10,854	13,006	9,327	13,975	15,409	16,069			
Total Market, Same Month, Prior Yr	8,965	9,369	12,037	12,255	11,069	12,375	11,745	12,400	12,227	11,208	11,489	10,786	135,942
Percent Growth (Decline)	1%	30%	-7%	14%	-9%	5%	-23%	5%	26%	43%			
Cumulative YTD - This Year	9,092	19,996	31,192	45,215	55,969	68,974	78,201	91,276	106,684	122,753			
Net Total AvGas Market T82	9,092	19,996	31,192	45,215	55,969	68,974	78,201	91,276	106,684	122,753			
Total Market, Same Month, Prior Yr	8,965	17,351	29,388	41,683	53,372	65,747	77,452	86,892	102,120	113,388	124,876	135,942	
Percent Growth (Decline)	1%	15%	6%	8%	5%	5%	1%	2%	4%	8%			
% Total by Month	23.4%	25.8%	24.7%	22.0%	22.3%	29.6%	22.2%	30.4%	32.8%	29.1%			
Jet A - Gals													
Gillespie Air Services @ Retail	29,828	31,395	34,185	49,780	37,123	30,980	32,628	29,908	31,563	39,079			
Net Total Jet A Market T82	29,828	31,395	34,185	49,780	37,123	30,980	32,628	29,908	31,563	39,079			
Total Market, Same Month, Prior Yr	22,803	18,768	29,122	32,634	27,424	27,410	34,385	48,414	30,422	33,708	49,909	31,302	392,105
Percent Growth (Decline)	32%	67%	17%	53%	35%	13%	-5%	-38%	-13%	16%			
Cumulative YTD - This Year	29,828	61,224	95,409	145,189	182,312	213,182	245,810	275,725	307,288	346,367			
Net Total Jet A Market T82	29,828	61,224	95,409	145,189	182,312	213,182	245,810	275,725	307,288	346,367			
Total Market, Same Month, Prior Yr	22,803	41,572	70,494	103,128	130,552	157,962	190,349	240,763	277,185	310,893	380,802	392,105	
Percent Growth (Decline)	32%	48%	35%	41%	40%	35%	29%	15%	11%	11%			
% Total by Month	76.6%	74.2%	75.3%	78.0%	77.7%	70.4%	77.8%	68.6%	67.2%	70.9%			
Total Fuels													
Total Fuels Market T82 - Gals	38,920	42,391	45,381	63,803	47,776	43,980	41,955	42,883	46,972	55,148			
Total Market, Same Month, Prior Yr	31,569	27,154	41,159	44,930	38,113	39,785	46,132	60,814	48,650	44,976	61,398	42,368	527,747
Percent Growth (Decline)	23%	56%	10%	42%	22%	10%	-9%	-29%	3%	23%			
Cumulative YTD - This Year	38,920	81,220	126,601	190,405	238,180	282,065	324,020	366,903	413,875	469,023			
Net Total Total Fuels Market T82	38,920	81,220	126,601	190,405	238,180	282,065	324,020	366,903	413,875	469,023			
Total Market, Same Month, Prior Yr	31,569	58,723	99,882	144,812	183,924	223,709	269,841	330,655	379,305	424,291	485,679	527,747	
Percent Growth (Decline)	23%	38%	27%	31%	29%	26%	20%	11%	9%	11%			
Market Change by Quarter													
Market by Quarter			1st			2nd			3rd			4th	YTD Totals
Percent change 2023 to 2024			27%			24%			15%				
Year 2024 Total Fuels by Quarter			135,601			155,464			131,907				
Year 2023 Total Fuels by Quarter			99,882			123,027			155,596			148,442	527,747

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 <h1>Sales Tax</h1>					
SALES TAX COMPARISON SUMMARY - NOVEMBER, 2024 (SEPTEMBER SALES)					
CITY	% change month	% change ytd	COUNTY	% change month	% change ytd
Fredericksburg	6.29	4.10	Gillespie	1.37	(0.65)
Kernville	7.64	(2.11)	Kerr	8.03	(0.91)
Boerne	7.28	7.98	Kendall	5.21	5.47
Llano	5.79	3.15	Llano	6.35	3.06
Marble Falls	27.85	2.17	Burnet	21.08	3.46
Bandera	1.40	0.68	Bandera	(1.34)	0.13
Johnson City	21.45	3.22	Blanco	9.50	4.03
Brenham	(6.69)	3.42	Washington	(0.33)	(3.02)
New Braunfels	1.12	1.78	Cornal	18.68	3.13
Rockport	(6.73)	(0.35)	Aransas	(2.28)	0.31
Corpus Christi	(1.11)	1.02	Nueces	(1.92)	0.96
Austin	2.71	1.88	Travis	3.24	1.78
San Antonio	4.67	2.38	Bexar	3.35	1.74
Houston	0.34	(0.90)	Harris	1.37	(0.60)
Dallas	(1.19)	2.89	Dallas	(5.54)	0.80
State (Cities)	0.35	1.80	State (Counties)	2.22	1.45
Shaded numbers are worse than ours.					

SEPTEMBER SALES RECEIPTS					
November Sales Tax Report					
City of Fredericksburg					
	2024	2023	2022	2021	2020
JAN	799,260	782,905	760,015	582,454	503,533
FEB	924,657	994,706	871,461	744,208	665,663
MAR	657,791	633,261	611,429	508,167	400,139
APR	699,382	636,485	533,476	438,755	425,288
MAY	900,460	822,946	853,994	757,207	490,712
JUN	760,956	715,407	675,353	668,869	382,958
JUL	733,786	738,475	699,245	667,080	520,675
AUG	766,115	703,432	760,554	799,227	611,944
SEP	757,497	730,755	660,961	661,403	521,508
OCT	702,427	675,110	662,563	623,760	498,530
NOV	782,298	735,976	731,855	771,224	608,105
DEC		744,887	751,235	649,485	563,276
Total	8,503,727	8,914,085	8,608,171	7,871,869	6,200,529

	Nov 24	Nov 23	Change	YTD 2024	YTD 2023	Change
Fredericksburg	782,298	735,976	6.29%	8,503,727	8,166,198	4.10%
Gillespie County	377,516	372,394	1.37%	4,183,491	4,210,973	-0.65%
Combined	1,159,812	1,108,370	4.64%	12,687,218	12,380,171	2.48%

Gillespie County					
	2024	2023	2022	2021	2020
JAN	415,372	406,560	371,424	285,619	233,548
FEB	426,891	453,797	418,141	350,057	312,136
MAR	345,135	351,297	305,429	255,886	215,472
APR	362,273	346,559	285,134	225,110	203,997
MAY	433,012	404,469	401,106	345,729	240,979
JUN	399,611	341,416	354,750	334,243	275,445
JUL	373,955	390,850	364,652	339,528	257,300
AUG	362,714	399,246	355,111	364,353	279,127
SEP	356,504	455,706	312,932	308,778	235,235
OCT	330,808	328,640	321,054	282,563	233,242
NOV	377,516	372,354	369,574	371,347	307,691
DEC		375,629	361,348	329,905	286,568
Total	4,183,491	4,586,602	4,221,655	3,789,118	3,080,630

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