

Minutes of the
GILLESPIE COUNTY AIRPORT ADVISORY BOARD
Monday, Feb 12, 2018

MEMBERS PRESENT:

Mike Roberts
Gary Stehling
Tim Lehmborg
David Smith
Steve Allen
Mark Cornett

STAFF PRESENT:

Tony Lombardi, Manager
Dennis Neffendorf, County
Jerry Luckenbach, City

GUESTS PRESENT:

Kevin Spraggins
Gwen Fullbrook
Beverly Smith
Ethan Crane

CALL TO ORDER

The meeting was called to order at 1:29 PM by Chairman Mike Roberts.

APPROVAL OF MINUTES

Minutes of the regular Jan 22, 2018 meeting were approved.

Special Announcement by Chairman: Mike Roberts notified the board that Troy Ottmers has requested to step down from the board due to personal reasons. Troy's term was just renewed in December. The board has selected Mr. Smith to lead the search for a replacement.

AIRPORT MANAGER'S REPORT

- The AM summarized the FAA conference that he, David Smith and Ethan Crane attended. The conference was intended for airports that directly work with the FAA. T82 is a NPE TXDOT blocked grant airport, and therefore almost all the topics presented at the conference did not apply to our airport. With that said, the AM recommended not attending in the future unless the agenda changes. Mr. Smith's opinion: He agreed with the above statement, but stated he was able to talk with TXDOT (Mr. Fulton) during one of the breaks, and received valuable funding insight. Thus, Mr. Smith thinks the conference was worth attending in the future.
 - During the Conference, the AM met with Megan McLellan (T82 TXDOT planner). They discussed the master plan/ALP update. She recommended going with an "Action Plan" versus a "Master Plan Update". The "Action Plan" will be designed by a "Onetime use" Consultant Engineering firm, and an ALP will also be produced. Megan will work funding (90/10 funds). The AM also notified the board that the Commissioner's court approved this plan of action.
 - FYI, Garver Engineering firm has expressed interest and will be in town for next AAB.
- The County T hangars occupancy update- 100% full...C18 will be vacant March 1st, and B-6 will soon be vacant once the Estate of Shane Buck is resolved and the aircraft is moved/sold.
- The AM notified the board that County has finally closed on the 10 acres of land to the south of Estenson's project (Ham Property).
- Also, the AM notified the board that the commissioner's approved "Old Sport" Biplane for use of the airport to sell rides throughout the year

NEW BUSINESS

- **NEW PROJECT PRESENTATION:** Kevin Spraggins, on behalf of Don Carruth, presented Don's new detailed project plan. The site plan was just north of David Gasmire's project and similar in design. Main differences: south side was reduced to 5ft from building to edge of lease property to reduce spacing between hangars, and taxiway extension will be required. Also, similar to Gasmire's project, the hangar will be plumbed for water and sewer, but not connected until utilities become reasonably accessible. The AM plans to work with Don on the lease, and plans to present the lease and project to the commissioner's court on Feb 26th.
- The AM presented David Gasmire's draft addendum to the board. Gasmire wants to add an addendum to his lease to allow a new lease term to the future buyer of his hangar at a 2.5% cost (payable to the county). After a quick discussion, the board unanimously disapproved the request.
- Gwen Fullbrook presented the board with her business plan for simulator training at T82, and her desire to rent the closet in the terminal building. Mr. Smith presented his concerns with the space and the lack of a financial plan. Gwen stated the simulator will cost \$13K, and she calculates the rent of the closet to be ~\$62 per month (\$1.50 per sqft). She also expects 25-30 students per month at ~\$40/hour. Gwen will have insurance for the operation. After a quick discussion, the board voted (4 votes for approval and 1 sustained (Mr. Smith)). The board recommends proceeding to the commissioner's court for approval. Once the commissioner's approve it, the AM will draft a short term lease (3-month)
- Ham Property payback. The county purchased the property for ~\$670K. If the county pursues a TXDOT payback (90%), TXDOT would use T82's entitlements for 2023, 24 and 25, thus preventing any CIP projects during that time. The board discussed options of payback without using TXDOT. The board recommends paying back the county in full (interest free) over a 25 year period (1st payment \$50K and then ~\$25K per year). This would start Oct 1st. The AM will draft a letter to be signed by the AAB chairman for the commissioners and the Judge.
- Tie-down Rope Discussion. The AM discussed his concerns about the county provided tie down ropes. The airport has 53 tie-down locations on the terminal and north ramp. It cost ~\$300 per 18 sets of ropes. The ropes last about a year. Additionally, according to the TXDOT lawyer, the provider of the ropes is possibly liable for damage to aircraft using the ropes. More guidance can be found in the FAA AC 20-35C document (ex. The ropes should have a pull rating of 3000lbs). The AM doesn't have issues with providing the ropes, but was concerned that the AAB and the commissioners know about the liability. The board decided that the airport should continue providing ropes at both ramps.
- Wish list/the Airport Development Worksheet. The AM discussed the consolidated list that he created from inputs from the local pilots. The list had 22 items. Mr. Smith provided his ranking to the board for as example. Mr. Allen stated he was going to discuss the list with his EAA pilot group this weekend to get more inputs. After the wish list discussion, the AM discussed the "Airport Development Worksheet". The worksheet has the airport's capital improvement projects for the next 20 years. The AM and AAB needs to spend time reviewing it prior to the "action plan" development, thus it was tabled for a later meeting.

OLD BUSINESS – Master plan...no discussion

REPORTS

Dave Smith reviewed FBO fuel sales...the fuel sales continued to increase (AvGas +2% and JetA +13%) over last year. Tim Lehmberg review City and county sales for the this year. The adjusted rate show positive numbers (City +4.21% & County +5.43%)

COMMENTS. Next meeting is Mar 19th

ADJOURNMENT (4:00pm)