

Minutes of the
GILLESPIE COUNTY AIRPORT ADVISORY BOARD
Monday, Jun 17, 2024
@ Airport Terminal

MEMBERS PRESENT:	STAFF PRESENT:	GUESTS PRESENT:
Steve Allen – Via Video	Tony Lombardi, Manager	Todd Willman
Tim Lehmberg	Bobby Watson, City	Ethan Crane
Kory Keller	Keith Kramer, County	Dawn Duley
Gwen Fullbrook		Mark Cornett
Dan Sechrist		Randall Fuchs
Paul Hannemann		Drew Liddell
Chad Ellebracht		
Absent		

CALL TO ORDER

The meeting was called to order at 1:00 PM by the Vice Chairman, Tim Lehmberg

APPROVAL OF MINUTES

Minutes of the regular May 20, 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
 - July 4th - Fireworks
 - Sept 21st – Jacob Brodbeck Day (1st flights)
 - Sept 25-29 - Commander Fly-In (30 Rockwell Commanders)
 - Dec 21st – Santa Fly-in (1-3pm)
 - 2025
 - May 3rd – Airport Open House (50th Annv. of end of V-War)
- Court Actions – On May 28th, the court approved the purchase of the field & brush mower. On Jun 10th, the court approved Tango 82’s lease amendment and the exterior modification.
- T-hangers occupancy update. The Manager stated that the County T-hangers are 100% full...waiting list is at 35.

- 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 – no active project as of the start of the meeting
- FISD Meeting – The Manager summarized his meeting with the FISD Superintendent. The meeting was to discuss the new High School Aviation Curriculum. The Superintendent informed the Manager that they plan to start teaching the AOPA courseware this fall. The classes are open to Freshman and Sophomores. He also mentioned that they have 25 students signed up.

OPEN FLOOR

- EAA – The Manager provided the EAA report. He mentioned that their next meeting is a Fly-in to Burg field in Stonewall. He also mentioned that the EAA has purchased a replacement bench and it should arrive soon.
- Crosswind Aviation – Gwen stated that her summer camp starts tomorrow (Camp CAVU).
- TFS – Randall mentioned that he had nothing to report.
- Rhett Hawk and Tac Aero – Dawn Duley provided the board with an update for both.

NEW BUSINESS

- Business Park Development: EPCON “Letter of Interest” – Todd Willman, President of EPCON Software gave a presentation to the board to support his request to build a multi-building development in the business park (see attached slides). After an open discussion, the AAB unanimously recommended approval of the LOI. The next step is the drafting of the “developmental agreement” and Commissioners Court approval.
- County T-hangar Discussion. In response to Kory Keller’s request at the May AAB meeting, the Manager created a presentation on the County T-hangars. The presentation covered current revenue information, and if sold to a private investor, the revenue from the sale and lease. This was an informational presentation only...not action was taken.
- Survey Work – As the “on-call” Engineer for the airport tasked to create a prioritized project list, Mark Cornett presented the board with a list of surveys needed to facilitate this list. Mark reviewed 5 separate surveys that would not only benefit his work for the airport, but for all developers. The board reviewed his proposal and prioritized 3 of the 5 surveys for this year. The other 2 could be added to a future CIP project. Here is the list of the recommended surveys:
 - TOPOGRAPHIC SURVEY OF ENTIRE AIRPORT USING LIDAR DATA - \$4,500
 - BOUNDARY SURVEY OF COUNTY PROPERTY AT AIRPORT - \$9000
 - UTILITY LOCATES - \$5,500

The Manager mentioned that these surveys would fall under the RAMP program. The AAB unanimously recommended approval.

- VOR/DME A Discussion/ Update - The Manager reviewed the memo from the FAA that stated their intent to cancel the VOR/DME A instrument approach. The Manager mentioned that he is about to respond to the FAA that we do not support this action. He also mentioned that he has letters from the

County Judge, the AAB Chairman, the EAA chapter and from our AOPA rep. He plans to send his response tomorrow. This was informational only.

OLD BUSINESS.

- CIP Update – The Manager gave a quick update on the pavement project. He mentioned that Garver has started the engineering phase.
- Project update
 - Pavement rehab (“Coffee Mug” Handle and the TFS taxiway area)...the Manager said this project was completed on May 30th.
 - Fence Relocation (south of Hwy 16) ...the Manager stated that he hopes this project will be completed in June.

REPORTS

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


ADJOURNMENT (2:25). Next meeting is July 15th at the Airport Terminal Building.

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
 - May 20th
- Airport Manager's Report
 - Event Update (*Italicized - Unconfirmed*)
 - 2024
 - July 4th – Fireworks
 - Sept 21st – Jacob Brodbeck Day (1st flights)
 - Sept 25-29 - Commander Fly-In (30 Rockwell Commanders)
 - 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 May 28th, the court approved the purchase of the field & brush mower. On Jun 10th, the court approved Tango 82's lease amendment and the exterior modification.
 - T-Hangar Occupancy – 100% (35)
 - 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				
2				

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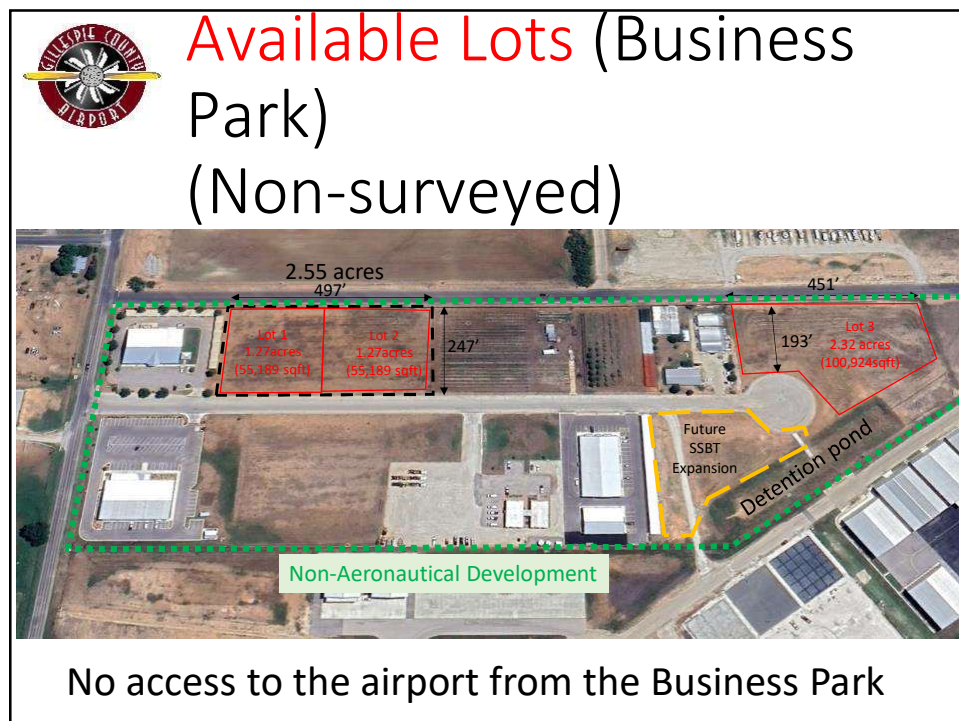
AAB

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

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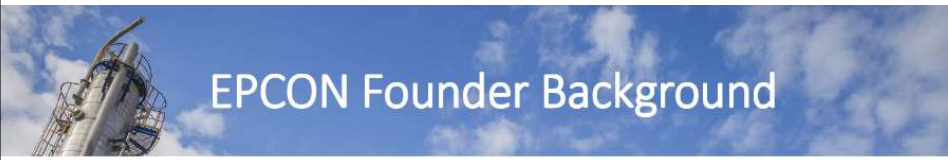


What is a Chemical Engineer?

- A Chemical Engineer is a professional who applies scientific and engineering principles to improve processes and equipment used in the production of end products. They work with chemicals, fuels, drugs, food, etc. to optimize efficiency and ensure quality standards are met.
- A Chemical Engineer conducts research, analyzes data, and designs solutions to improve production processes and equipment. They work on minimizing waste, increasing product quality, and implementing safety procedures. They collaborate with a team of engineers, run simulations, and communicate findings to stakeholders. Overall, their role involves optimizing production, solving problems, and enhancing efficiency in chemical-related industries.
 - Using scientific, mathematical and engineering principles to solve problems and improve processes
 - Designing, proposing, implementing, reviewing and correcting plans to achieve company goals
 - Observing production processes, conducting research to increase efficiency and quality




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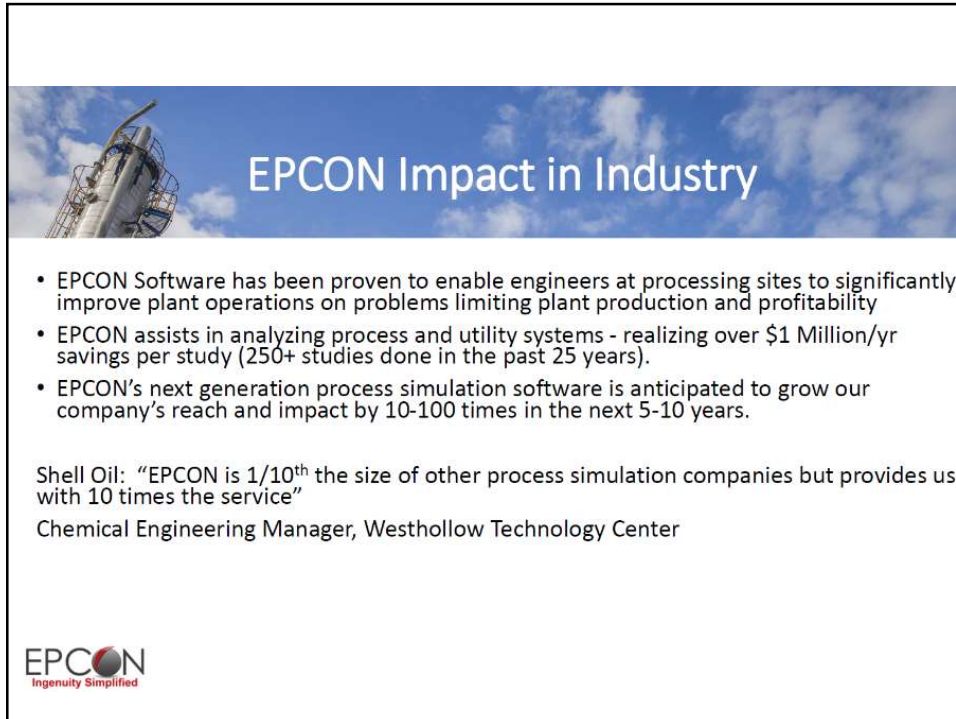
EPCON Founder Background

Todd J. Willman, President and Director of Development & Engineering

- MS Miami University (Ohio) 1978
- MBA Georgia Tech, 1979
- College scholarship in track - time of 1:52.0 at a Bowling Green vs. Miami track meet in 1976 (my career best was needed to beat an Olympian from Bowling Green University that day)
- Founded EPCON International in 1984 and released Engineer's Aide (Macintosh in 1984, MSDOS in 1989, and Windows in 1991) and have managed the company over the past 40 years.
- Aviation Background:
 - My Father was a dive bomber pilot at age 19 and received a Silver Star for 15 successful bombing runs in the Phillipian islands. He contracted polio and wasn't expected to walk again, but overcame this and built a successful construction business in Ohio (approx. 200 houses, 10 apartment buildings and 2 office buildings)
 - My Uncle established the Sidney, OH airport in 1957 and moved his private plane business to Daytona Beach in 1962. He started Trans Florida Airlines in 1966 at the Daytona Beach Airport with a fleet of 5 Douglas DC-3's, 2 Lockheed Constellations, and 8 Convair 240's (sold out to Embry Riddle flight training school in 2006)



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EPCON Impact in Industry

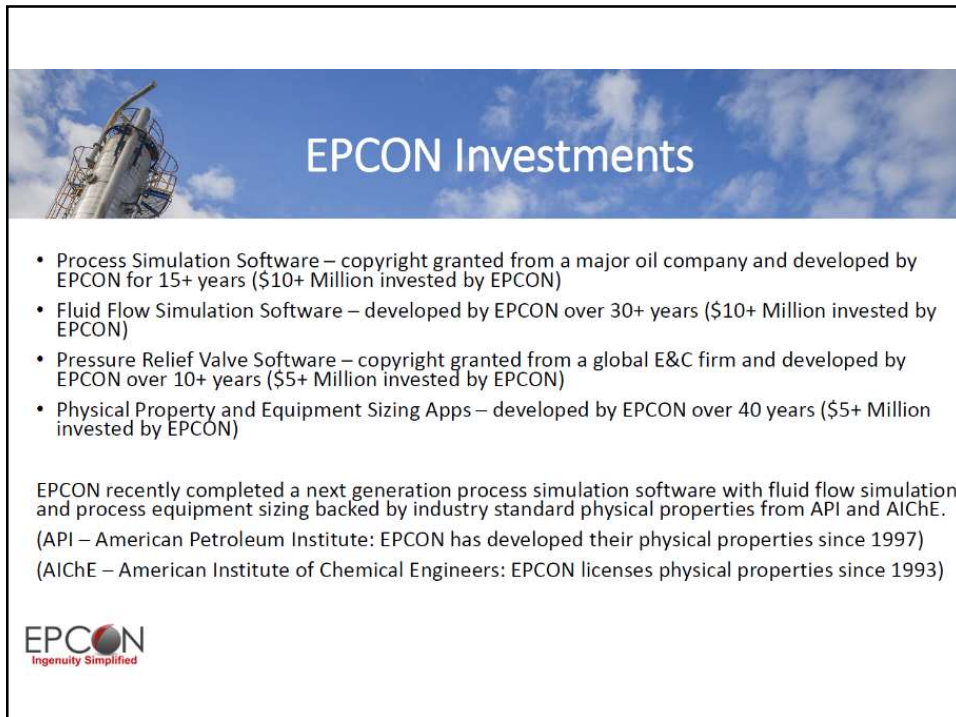
- EPCON Software has been proven to enable engineers at processing sites to significantly improve plant operations on problems limiting plant production and profitability
- EPCON assists in analyzing process and utility systems - realizing over \$1 Million/yr savings per study (250+ studies done in the past 25 years).
- EPCON's next generation process simulation software is anticipated to grow our company's reach and impact by 10-100 times in the next 5-10 years.

Shell Oil: "EPCON is 1/10th the size of other process simulation companies but provides us with 10 times the service"

Chemical Engineering Manager, Westhollow Technology Center

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EPCON Investments

- Process Simulation Software – copyright granted from a major oil company and developed by EPCON for 15+ years (\$10+ Million invested by EPCON)
- Fluid Flow Simulation Software – developed by EPCON over 30+ years (\$10+ Million invested by EPCON)
- Pressure Relief Valve Software – copyright granted from a global E&C firm and developed by EPCON over 10+ years (\$5+ Million invested by EPCON)
- Physical Property and Equipment Sizing Apps – developed by EPCON over 40 years (\$5+ Million invested by EPCON)

EPCON recently completed a next generation process simulation software with fluid flow simulation and process equipment sizing backed by industry standard physical properties from API and AIChE.

(API – American Petroleum Institute: EPCON has developed their physical properties since 1997)

(AIChE – American Institute of Chemical Engineers: EPCON licenses physical properties since 1993)

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Process Simulation - Market Potential

- Aspen Tech – Aspen Plus Process Simulation Software: \$1.04 Billion/yr sales in 2023 (purchased by Emerson for \$5 Billion in 2023)
- Aveva – Pro II Process Simulation Software: 1.55 Billion/yr sales in 2022
- Chemstations- ChemCAD (\$360 Million/yr sales in 2023)

Capturing 10% of this market potential is worth approx. \$300 Million/yr




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EPCON Top 12 Customers

- 3M – 40 user corporate licensee (25+ years, SiNET)
- BASF –20 user corporate wide licensee (25+ years, SiNET)
- BP – 20 user corporate licensee (20+ years, API Tech Data Book)
- Citgo – 50 user corporate wide licensee (20+ years, API Tech Data Book)
- Chevron –50 user corporate wide licensee (25+ years, CHEMPRO)
- Eastman –20 user corporate wide licensee (25+ years, SiNET)
- Flint Hill Resources – 20 user corporate wide licensee (15+ years, CHEMPRO)
- HollyFrontier – 20 user corporate wide licensee (15+ years, CHEMPRO)
- LyondellBasell –50 user corporate wide licensee (20+ years, CHEMPRO)
- Marathon – 50 user corporate wide licensee (20+ years, API Tech Data Book)
- Phillips 66 – 20 user corporate wide licensee (20+ years, CHEMPRO)
- Shell Oil – 20 user corporate wide licensee (25+ years, CHEMPRO)



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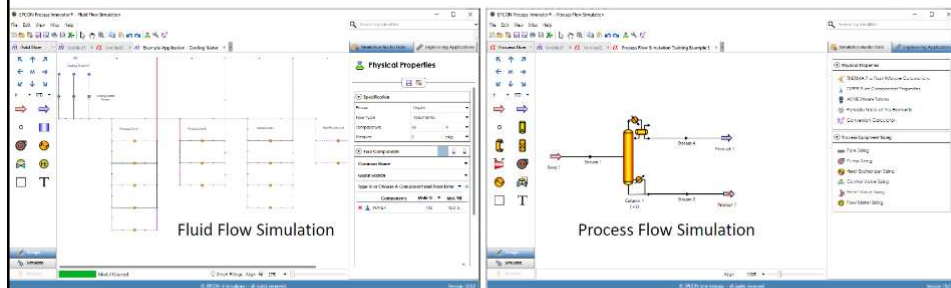
EPCON Industry Awards

- EPCON Software has received Chemical Processing Magazine's Vaaler Award 3 times for its significant impact in the process industries:
 - 1999 for SiNET
 - 2001 for CHEMPRO
 - 2013 for Process Innovator simulation interface used in SiNET and CHEMPRO
- FRI Column PRO™ - EPCON was a finalist in the Hydrocarbon Processing Magazine Awards in 2021



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EPCON Simulation Software



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EPCON Engineering Apps

The screenshot displays four windows from the EPCON Engineering Apps:

- Physical Properties:** Shows a list of properties for a fluid, including density, viscosity, and heat capacity.
- EPCON Base Order Entry:** Shows detailed specifications for a fluid, including physical and chemical properties, and a list of components.
- EPCON Base Order Entry (continued):** Shows additional specifications for the fluid, including physical and chemical properties, and a list of components.
- EPCON Base Order Entry (continued):** Shows further specifications for the fluid, including physical and chemical properties, and a list of components.

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EPCON Physical Property Apps

The screenshot displays three windows from the EPCON Physical Property Apps:

- EPCON Physical Property Apps:** Shows a flow diagram of a process, including a reactor and a separator.
- EPCON Physical Property Apps (continued):** Shows detailed specifications for a fluid, including physical and chemical properties, and a list of components.
- EPCON Physical Property Apps (continued):** Shows further specifications for the fluid, including physical and chemical properties, and a list of components.

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EPCON Relief Valve Sizing Simulator

API Based Relief Valve Simulator

- Fire
- Exchanger Ruptured Tube
- Inadvertent Valve
- Wide Open Valve
- Power Failure
- Cooling Water Failure
- Steam Failure
- Instrument Air Failure
- Single Component Failure

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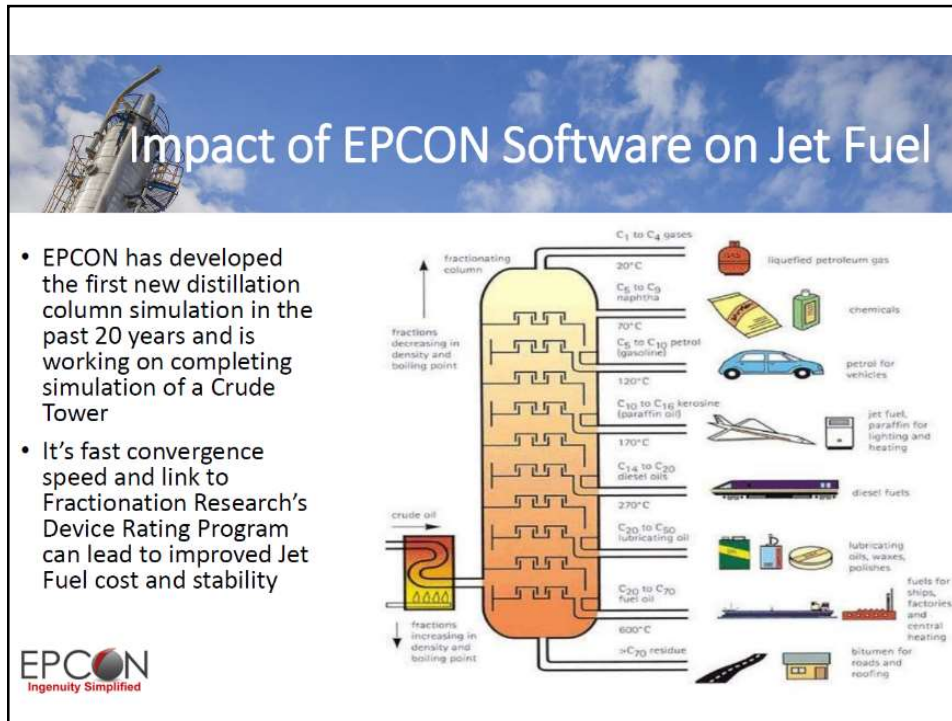
API Tech Data Book - Petroleum Refining Std

Includes EPCON's rigorous 3-Phase Flash

API's Standard on Petroleum Refining (first released in 1966):
15 Chapters and over 1200 pages of detailed documentation

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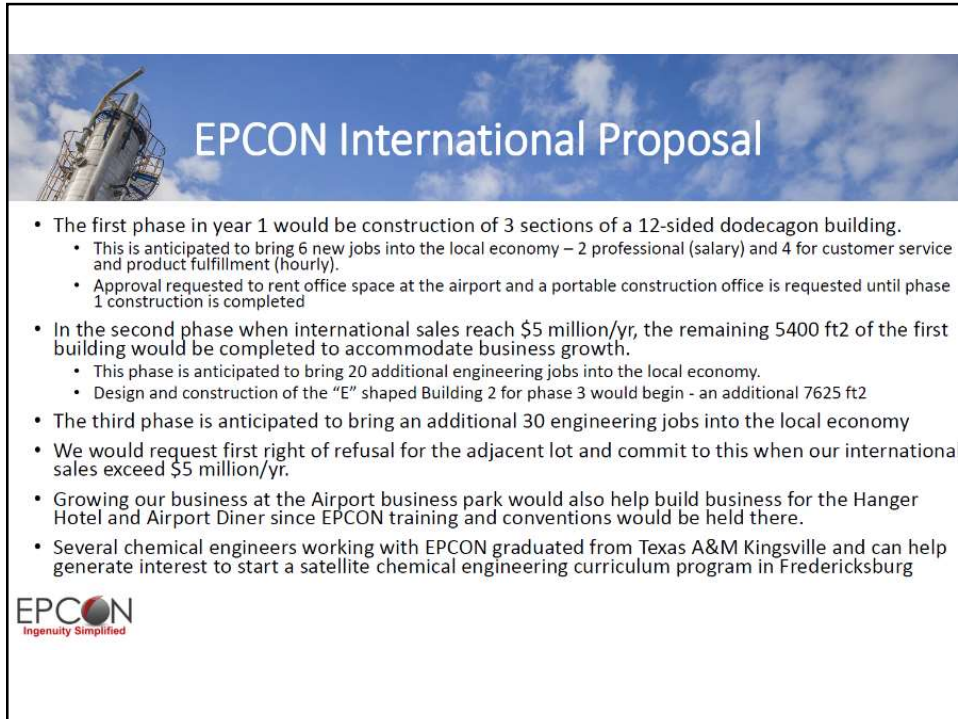
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EPCON International Mission

- Enabling EI - Engineering Intelligence™**
 - Enabling a higher level of Engineering Intelligence to shine the light on root cause problems limiting improved product quality and plant profitability
 - Providing greater prosperity for the communities surrounding the plant facilities
 - Partnering with international ministries to help the residents in these local communities
- International engineering projects being pursued:**
 - PEMEX refinery firewater system flow simulation study expected to begin this month (Refinería Minatitlán)
 - PEMEX also desires EPCON's simulation modeling to uncover root cause problems at their other refineries after this study
 - Following-up on government owned refineries in Argentina, Brazil, and Columbia

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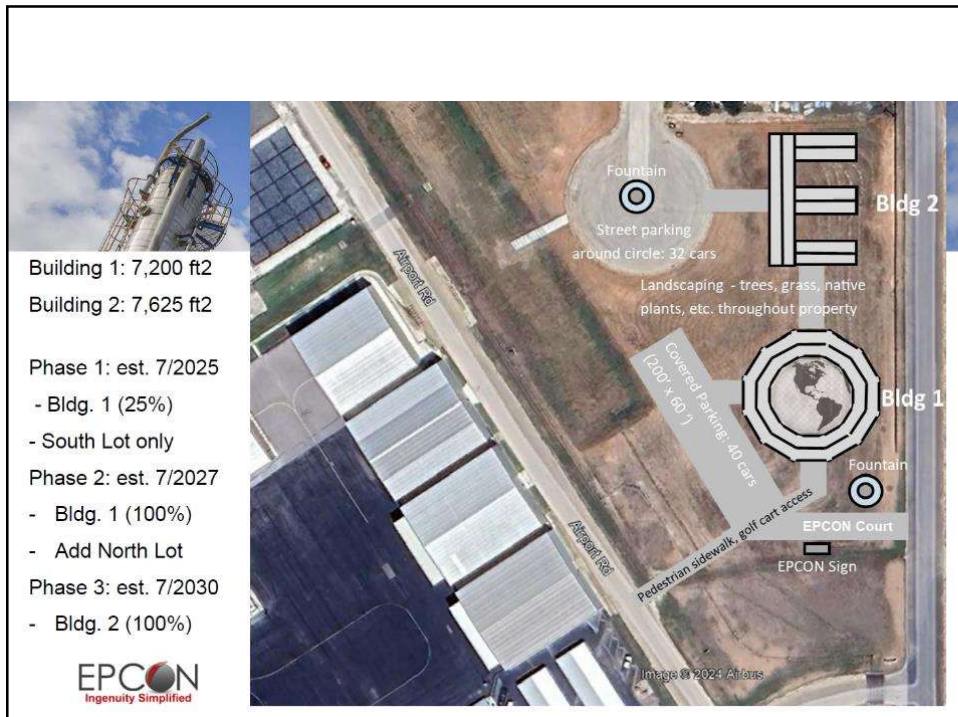


EPCON International Proposal

- The first phase in year 1 would be construction of 3 sections of a 12-sided dodecagon building.
 - This is anticipated to bring 6 new jobs into the local economy – 2 professional (salary) and 4 for customer service and product fulfillment (hourly).
 - Approval requested to rent office space at the airport and a portable construction office is requested until phase 1 construction is completed
- In the second phase when international sales reach \$5 million/yr, the remaining 5400 ft² of the first building would be completed to accommodate business growth.
 - This phase is anticipated to bring 20 additional engineering jobs into the local economy.
 - Design and construction of the “E” shaped Building 2 for phase 3 would begin - an additional 7625 ft²
- The third phase is anticipated to bring an additional 30 engineering jobs into the local economy
- We would request first right of refusal for the adjacent lot and commit to this when our international sales exceed \$5 million/yr.
- Growing our business at the Airport business park would also help build business for the Hanger Hotel and Airport Diner since EPCON training and conventions would be held there.
- Several chemical engineers working with EPCON graduated from Texas A&M Kingsville and can help generate interest to start a satellite chemical engineering curriculum program in Fredericksburg

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Building 1: 7,200 ft²
Building 2: 7,625 ft²

Phase 1: est. 7/2025
- Bldg. 1 (25%)
- South Lot only

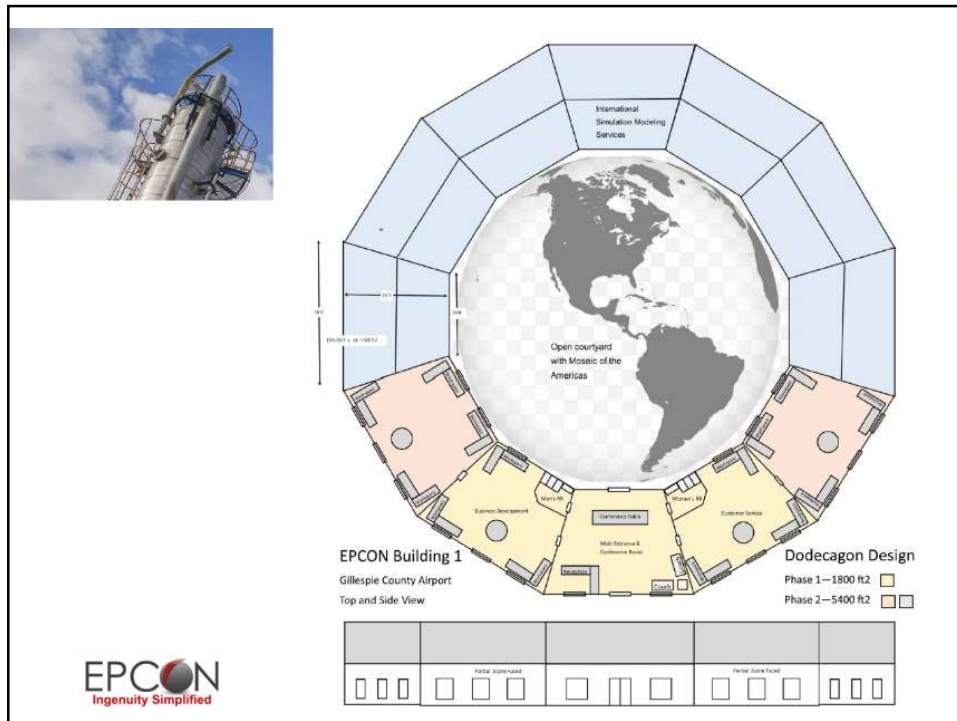
Phase 2: est. 7/2027
- Bldg. 1 (100%)
- Add North Lot

Phase 3: est. 7/2030
- Bldg. 2 (100%)

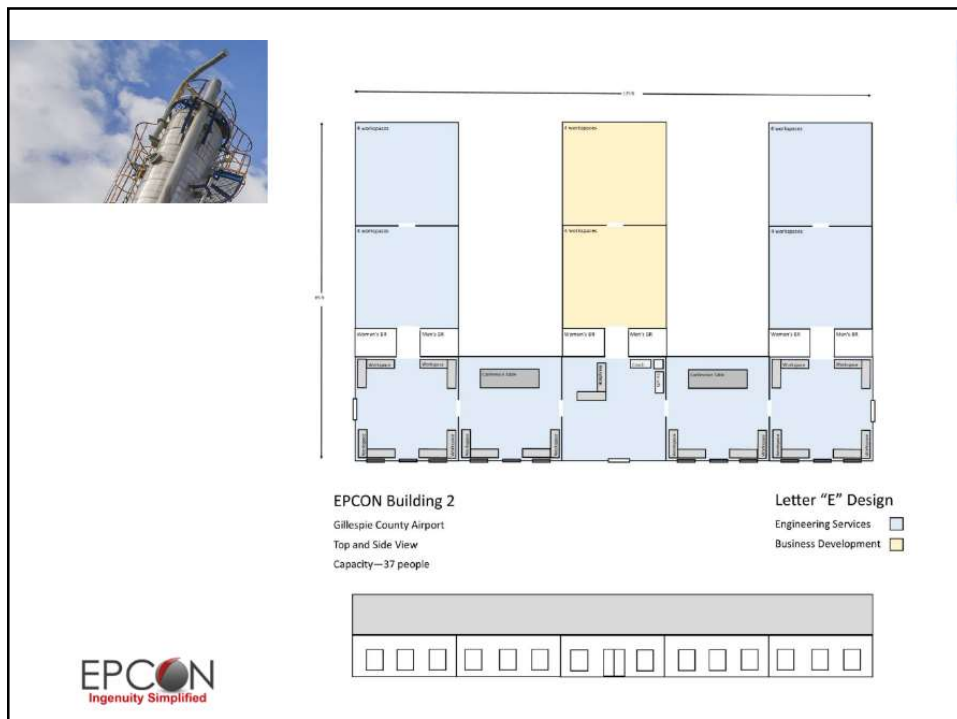
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Site plan details:
 - Fountain
 - Street parking around circle: 32 cars
 - Landscaping - trees, grass, native plants, etc. throughout property
 - Covered Parking: 40 cars (200' x 60')
 - Bldg 2
 - Bldg 1
 - Airport Rd
 - Pedestrian sidewalk, golf cart access
 - EPCON Court
 - EPCON Sign
 - Image © 2024 Airbus


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EPCON History (1984-1994)

- 1984 – EPCON founded in Ventura County, California and sales grew quickly from full page ads in Chemical Engineering magazine.
- 1984 – Engineer's Aide 1.0 for Macintosh released – a suite of engineering apps for process engineers (Pump Sizing, Pipe Sizing, Heat Exchanger Sizing, Control Valve Sizing, Flowmeter Sizing)
- 1985 – Steve Jobs was fired from Apple (May 1985). Development then began on an MSDOS version of Engineer's Aide to spread the market and reach of Engineer's Aide in industry.
- 1989 – MSDOS version of Engineer's Aide completed (now offered for Mac and MSDOS)
- 1989 – Work began on a Pipeline Network Analysis software (computational basis of fluid flow simulation)
- 1990 – Engineer's Aide version 2.6 voted Product of the Year by Plant Engineering Magazine (Bronze Award)
- 1991 – Development began on a Windows version of Engineer's Aide as a Beta Tester for Microsoft's revolutionary Visual Basic software (allowed Basic language software to be quickly turned into Windows applications to compete with Macintosh's graphical user interface).




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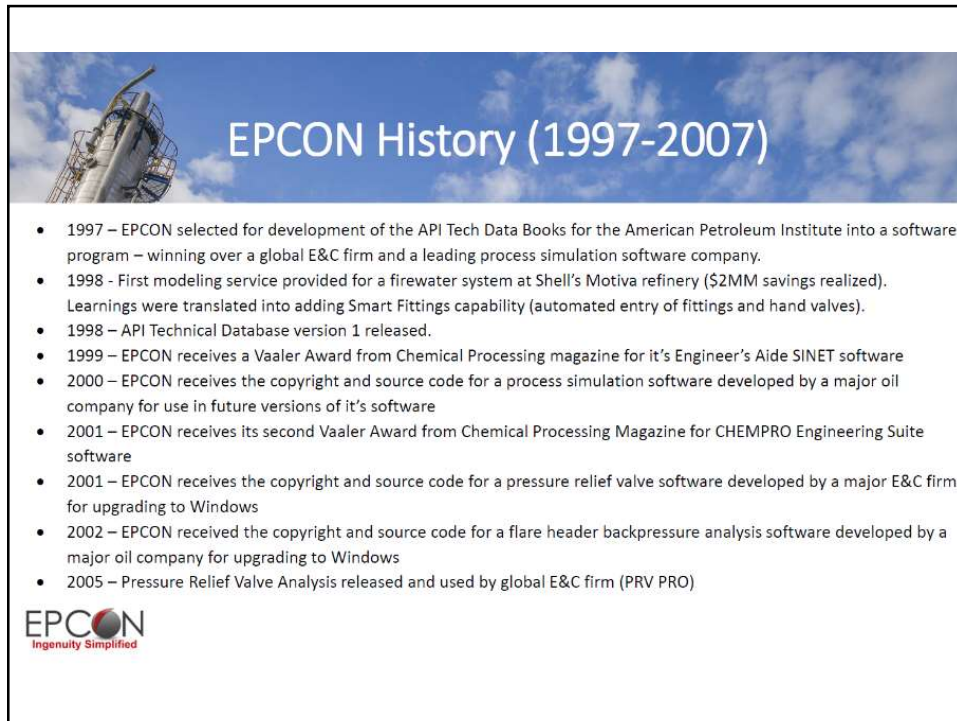


EPCON History (1991-1997)

- 1991 -Engineer's Aide 3.0 completed that provided the first Windows version of Engineer's Aide (Engineer's Aide now available for Mac, MSDOS and Windows)
- 1992 – First Pipeline Network Analysis software engine completed
- 1992 – Engineer's Aide 3.1 is voted Product of the Year by Plant Engineering magazine (Gold Award)
- 1993 – Released the first Windows interface to the AIChE DIPPR Database
- 1994 – Released the first Windows graphical interface for pipeline network analysis in Engineer's Aide 3.6 (fluid flow simulation software)
- 1994 – Offices moved from Ohio to Houston, TX to accommodate custom software development required by Shell. Additional engineering staff hired to develop pipeline network analysis for liquid, gases and 2-phase flow
- 1995 – EPCON submitted a written request for the domain www.epcon.com that was approved on 2/28/1995
- 1995 – Engineer's Aide SiNET version 4 released – first Windows program for simulation of liquid, gas and 2-phase flow with a second generation graphical user interface in VB6 language (Macintosh and MSDOS versions discontinued due to market dominance of Windows)



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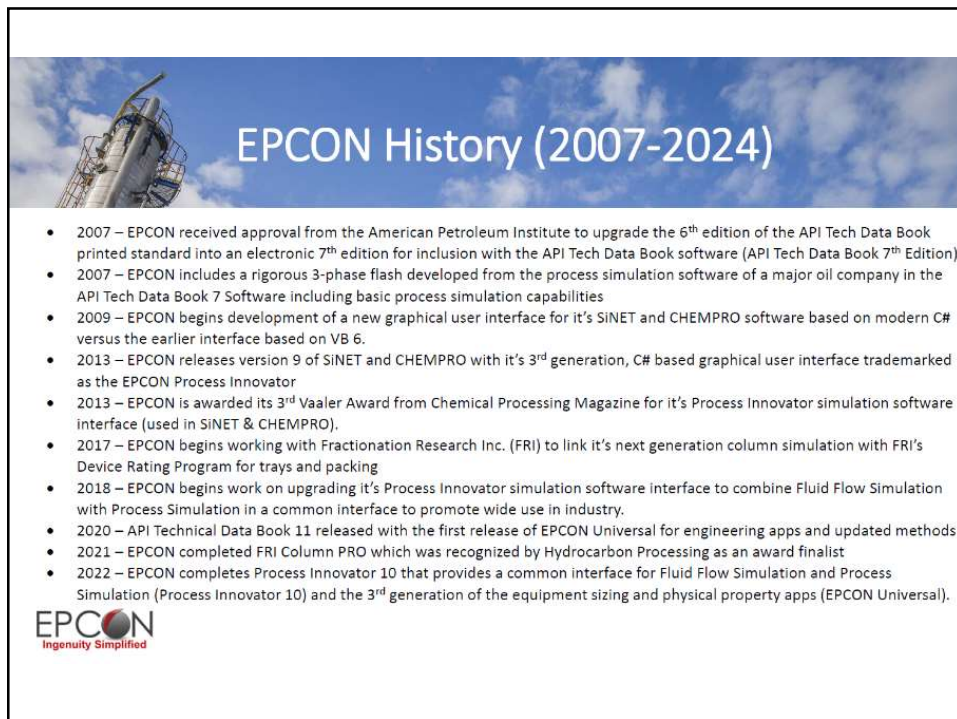


EPCON History (1997-2007)

- 1997 – EPCON selected for development of the API Tech Data Books for the American Petroleum Institute into a software program – winning over a global E&C firm and a leading process simulation software company.
- 1998 - First modeling service provided for a firewater system at Shell's Motiva refinery (\$2MM savings realized). Learnings were translated into adding Smart Fittings capability (automated entry of fittings and hand valves).
- 1998 – API Technical Database version 1 released.
- 1999 – EPCON receives a Vaaler Award from Chemical Processing magazine for it's Engineer's Aide SINET software
- 2000 – EPCON receives the copyright and source code for a process simulation software developed by a major oil company for use in future versions of it's software
- 2001 – EPCON receives its second Vaaler Award from Chemical Processing Magazine for CHEMPRO Engineering Suite software
- 2001 – EPCON receives the copyright and source code for a pressure relief valve software developed by a major E&C firm for upgrading to Windows
- 2002 – EPCON received the copyright and source code for a flare header backpressure analysis software developed by a major oil company for upgrading to Windows
- 2005 – Pressure Relief Valve Analysis released and used by global E&C firm (PRV PRO)

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EPCON History (2007-2024)

- 2007 – EPCON received approval from the American Petroleum Institute to upgrade the 6th edition of the API Tech Data Book printed standard into an electronic 7th edition for inclusion with the API Tech Data Book software (API Tech Data Book 7th Edition).
- 2007 – EPCON includes a rigorous 3-phase flash developed from the process simulation software of a major oil company in the API Tech Data Book 7 Software including basic process simulation capabilities
- 2009 – EPCON begins development of a new graphical user interface for it's SINET and CHEMPRO software based on modern C# versus the earlier interface based on VB 6.
- 2013 – EPCON releases version 9 of SINET and CHEMPRO with it's 3rd generation, C# based graphical user interface trademarked as the EPCON Process Innovator
- 2013 – EPCON is awarded its 3rd Vaaler Award from Chemical Processing Magazine for it's Process Innovator simulation software interface (used in SINET & CHEMPRO).
- 2017 – EPCON begins working with Fractionation Research Inc. (FRI) to link it's next generation column simulation with FRI's Device Rating Program for trays and packing
- 2018 – EPCON begins work on upgrading it's Process Innovator simulation software interface to combine Fluid Flow Simulation with Process Simulation in a common interface to promote wide use in industry.
- 2020 – API Technical Data Book 11 released with the first release of EPCON Universal for engineering apps and updated methods
- 2021 – EPCON completed FRI Column PRO which was recognized by Hydrocarbon Processing as an award finalist
- 2022 – EPCON completes Process Innovator 10 that provides a common interface for Fluid Flow Simulation and Process Simulation (Process Innovator 10) and the 3rd generation of the equipment sizing and physical property apps (EPCON Universal).

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Reference Links

- My Father's story (Edward M Willman) – On Wings Like Eagles:
 - [On Wings Like Eagles by Todd J. Willman | Blurb Books](#)
- My Uncle's story (Robert Willman):
 - [Airport History | Sidney, OH \(sidneyoh.com\)](#)
 - [Trans-Florida Airlines – Wikipedia](#)
- My LinkedIn profile:
 - [\(52\) Todd Willman PE MBA | LinkedIn](#)
- EPCON Website: www.epcon.com



My Father on the left was a pilot of a Douglas SBD



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Proposed lease Info

- Under dev'l agreement (6mths)
 - Current FY24 rate (\$.23 per sqft)
 - Deposit (50% of normal lease for 6mths) (nonrefundable)
 - \$5,803.13 Deposit
- Est. lease Payment
 - Monthly (\$1,934.38)



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Proposal Review

- Is this the best use of the land?
- Is this the type of business we want?
- What is the benefit to the community and the airport?
- How will it affect other tenants in the business park
 - Do we have their support?
- Does it affect the traffic flow on business court/Fair road?
- Do they need access to Fair road?
- Do they have enough room for required parking?
- Do they need privacy fencing (especially from the TX A&M Ag facility)? Will the business effect the Ag area?
 - Who pays for the removal of the privacy fence on fair road?
- Being at the entrance of the airport, does it present the look we want (i.e. first impression of the airport)?

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Private T-Hangar Rent

- **Ground Lease Area** – The owner is only charged for their aprons (50') (front and back) and 5ft at both ends. That area is colored **Green**.
- **3% Fee** – Instead of paying a ground lease for the footprint of their building, the owner pays 3% of the revenue generated by the rent. That area is colored **Blue**.

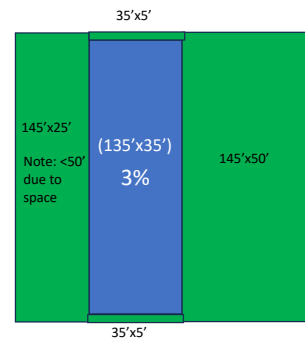
Est. monthly hangar rent for the Pvt Owner : (Note: County's current rent is \$265/month)	\$300.00
FY24 Annual ground lease rate per sqft (Tier I):	\$0.31

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"A" T-hangar

Yearly Revenue		
Green Area	145'x25'	3,625.00
	145'x50'	7,250.00
	35'x5'	175.00
	35'x5'	175.00
	Total Sqft	11,225.00
Annual Ground Lease		\$3,479.75
Annual 3% Fee for 4 spots		\$432.00
Total		\$3,911.75

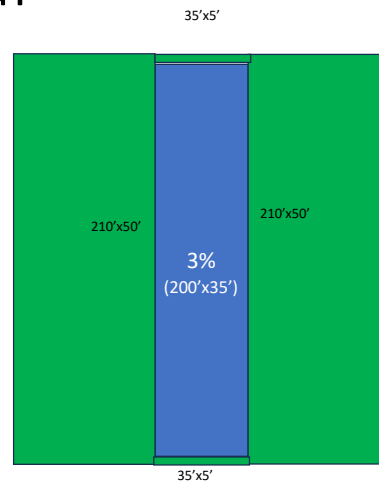


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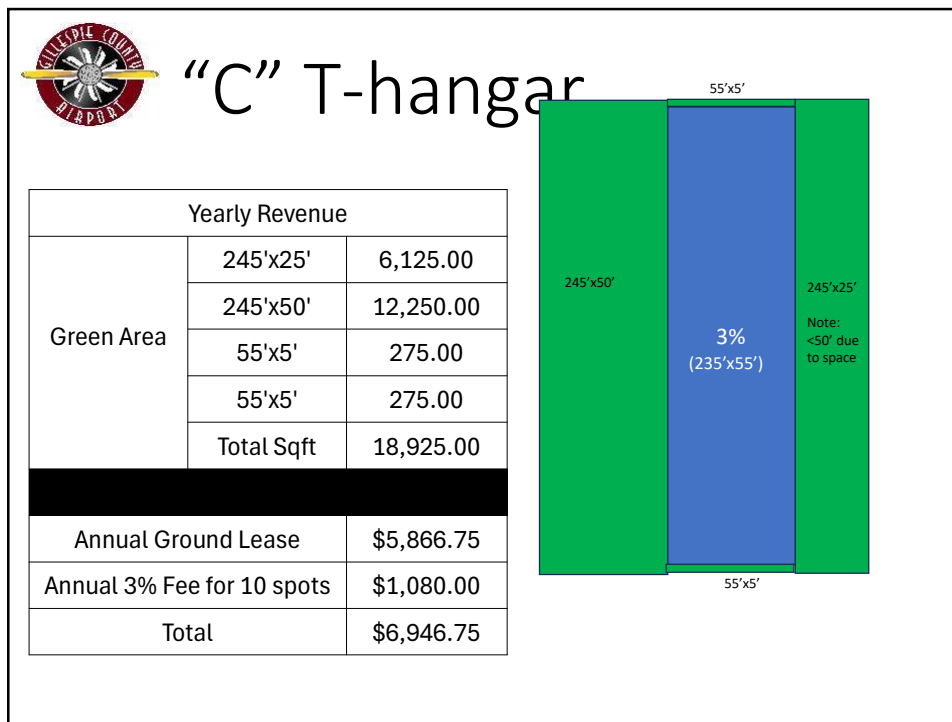


"B" T-hangar


Yearly Revenue		
Green Area	210'x50'	10,500.00
	210'x50'	10,500.00
	35'x5'	175.00
	35'x5'	175.00
	Total Sqft	21,350.00
Annual Ground Lease		\$6,618.50
Annual 3% Fee for 6 spots		\$648.00
Total		\$7,266.50



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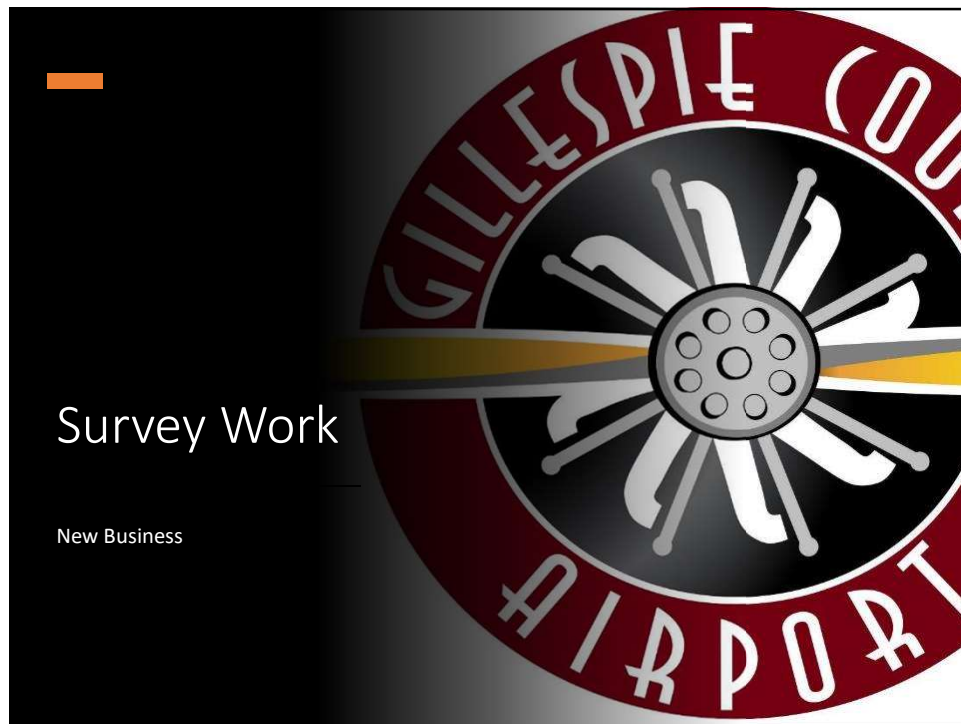
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Summary

- Status Quo
 - Current Annual Revenue - ~\$60K
 - Annual MX cost - <\$100 yearly
 - Future Upgrade cost – ~\$300K
 - Roof Treatment - \$100K
 - Floor (B&C) – (\$100K Asphalt)(\$200K Concrete)
 - Internal walls and electrical upgrade - \$100K (not required)
 - Door Maintenance - ????
 - Misc. Storage: County uses several endcap areas for overflow storage.
- Note: with upgrades rent/revenue goes up.**
- If sold (FY 24 rates)
 - Lease Annual revenue (CPI adjusted) - ~\$18,125K
 - Est. sale revenue for all 3 hangars- ~\$500K (\$22 per sqft)

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TASK 1 – BOUNDARY SURVEY OF COUNTY PROPERTY AT AIRPORT

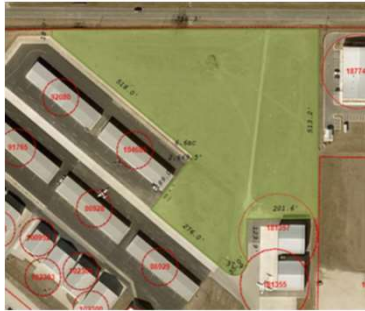
- A. Perform research of subject and adjoiner tracts
- B. Prepare survey field work of perimeter the property
- C. Establish 3D survey control in state plane coordinates
- D. Finalize survey using state plane coordinates
- E. Provide signed and sealed PDF of boundary survey
- F. Provide boundary data in CAD file

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TASK 2 – TOPOGRAPHIC SURVEY - NORTH AND MID SIDE

- A. Perform on the ground topographic survey in area shown in Exhibit "A".
- B. Locate drainage structures with flowlines and headwalls
- C. Locate corners of hanger/buildings adjacent to topo area



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TASK 3 – TOPOGRAPHIC SURVEY - SOUTH SIDE

- A. Collect edge of asphalt elevations at east end of paved area near the Estenson lease...PID 180555
- B. Cross section existing drainage ditch shown in RED in Exhibit "B"
- C. Cross section proposed route for rerouted drainage ditch shown in GREEN in Exhibit "B"
- D. Locate drainage structures with flowlines and headwalls
- E. Collect elevations along the existing edge of asphalt as shown by the BLUE line in Exhibit "C"
- F. Collect a dozen spot elevations east of blue line and west of ditch to determine suitability of Lidar Data

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EXHIBIT "B" and EXHIBIT "C"



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TASK 4 – TOPOGRAPHIC SURVEY OF ENTIRE AIRPORT USING LIDAR DATA

- A. Obtain most current Lidar data available on Texas Geographic Information Office (TGIO) website
- B. Process data to obtain one-foot contours in NAVD 88
- C. Merge with on the ground survey data in Task 2 and Task 3 if completed at that time
- D. Locate drainage structures with flowlines and headwalls
- E. Label contours
- F. Spot check in a few areas to assess the level of accuracy

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TASK 5 –UTILITY LOCATES

- A. Request locates from Texas 811 for the entire airport property
- B. Locate markings
- C. Locate visible utilities including water valves, fire hydrants, sewer manholes with inverts, storm drain manholes & structures, electric transformers, utility poles, and pedestals
- D. Draft linework from located markings
- E. Produce CAD file in Texas Coordinate System of 1983 (state plane coordinates)

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Cost

Fee. The Fee for each task detailed above in the Scope shall be as follows:

- TASK 1 - \$9,000
- TASK 2 - \$8,000
- TASK 3 - \$6,000
- TASK 4 - \$4,500
- TASK 5 - \$5,500


\$32,000

Note: Usable Remaining RAMP funds - \$25K

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VOR/DME A

- FAA Letter, dated May 29, 2024
 - Ref: Proposed Cancellation of VOR/DME-A, Gillespie County at Fredericksburg, TX on February 20, 2025
 - Why? Due to the FAA being undermanned & overwhelmed, and the approach being underutilized, it was identified as being a candidate to be cancelled
- Community Support
- Response (30 days to respond)
 - Letter for Judge Jones
 - Letter for AAB Chairman
 - Letter from EAA
 - Letter for AOPA local Rep

Federal Aviation Administration

Memorandum


To: Mr. [Name]
 From: [Name]
 Subject: Proposed Cancellation of VOR/DME-A, Gillespie County at Fredericksburg, TX on February 20, 2025

Background:
 The VOR/DME-A, Gillespie County, TX is proposed for cancellation. The cancellation is due to the FAA being undermanned and overwhelmed, and the approach being underutilized. The cancellation is being proposed as a way to reduce the FAA's workload and improve the efficiency of the VOR/DME-A system.

Discussion:
 The FAA is proposing the cancellation of the VOR/DME-A, Gillespie County, TX. The cancellation is being proposed as a way to reduce the FAA's workload and improve the efficiency of the VOR/DME-A system. The cancellation is being proposed as a way to reduce the FAA's workload and improve the efficiency of the VOR/DME-A system.

Conclusion:
 The FAA is proposing the cancellation of the VOR/DME-A, Gillespie County, TX. The cancellation is being proposed as a way to reduce the FAA's workload and improve the efficiency of the VOR/DME-A system. The cancellation is being proposed as a way to reduce the FAA's workload and improve the efficiency of the VOR/DME-A system.

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AAB

- Old Business:
 - CIP
 - Pavement Project
 - Pavement rehab...May 28th-May 30th
 - Fence (south of Hwy 16)...Jun-ish

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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	10,654								
Net total AvGas Market T82	9,092	10,905	11,196	14,022	10,654								
Total Market, Same Month, Prior Yr	8,965	8,386	12,037	12,295	11,089	12,375	11,745	12,400	12,227	11,209	11,489	10,786	135,042
Percent Growth (Decline)	3%	30%	-7%	14%	-9%								
Cumulative YTD - This Year	9,092	19,997	31,193	45,215	55,869								
Last Year	8,965	17,351	29,388	41,683	53,372	65,747	77,492	89,892	102,120	113,389	124,876	135,642	
Percent Growth (Decline)	1%	15%	6%	8%	5%								
% Total by Month	23.4%	25.8%	24.7%	22.0%	22.3%								
Jet A - Gals													
Gillespie Air Services @ Retail	29,828	31,396	34,185	49,780	37,123								
Net Total Jet A Market T82	29,828	31,396	34,185	49,780	37,123								
Total Market, Same Month, Prior Yr	22,033	18,768	28,122	32,634	27,424	27,410	34,386	48,414	36,422	33,708	49,909	31,302	-392,105
Percent Growth (Decline)	32%	67%	17%	51%	35%								
Cumulative YTD - This Year	29,828	61,224	95,409	145,189	182,312								
Last Year	22,033	41,372	70,494	103,128	130,552	157,962	192,348	240,763	277,185	310,893	360,802	382,105	
Percent Growth (Decline)	32%	46%	30%	41%	40%								
% Total by Month	76.6%	74.2%	76.3%	78.0%	77.7%								
Total Fuels													
Total Fuels Market T82 - Gals	38,920	42,301	45,381	63,803	47,776								
Total Market, Same Month, Prior Yr	31,969	27,154	41,159	44,930	38,113	39,785	46,132	60,814	48,650	44,976	61,398	42,068	527,747
Percent Growth (Decline)	21%	56%	10%	42%	25%								
Cumulative YTD - This Year	38,920	81,220	126,601	190,405	238,180								
Last Year	31,969	58,723	99,882	144,812	183,924	223,709	269,841	330,655	379,305	424,281	485,679	527,747	
Percent Growth (Decline)	21%	38%	27%	31%	20%								
Market Change by Quarter													
Market by Quarter			1st			2nd			3rd			4th	YTD Totals
Percent change 2023 to 2024			27%										
Year 2024 Total Fuels by Quarter			126,001			123,827			165,596			148,442	527,747
Year 2023 Total Fuels by Quarter			99,882										

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Sales Tax

SALES TAX COMPARISON SUMMARY - JUNE, 2024 (APRIL SALES)

CITY	% change month	% change ytd	COUNTY	% change month	% change ytd
Fredericksburg	9.03	3.84	Gillespie	17.04	3.38
Kerrville	11.21	(0.34)	Kerr	9.88	0.70
Boerne	11.50	9.27	Kendall	8.94	6.33
Llano	7.34	3.03	Llano	0.07	4.16
Marble Falls	2.09	0.38	Burnet	7.09	3.68
Bandera	5.17	4.27	Bandera	5.89	1.87
Johnson City	6.11	1.21	Blanco	25.90	5.98
Brewham	13.56	9.46	Washington	0.93	(1.42)
New Braunfels	12.67	4.58	Comal	16.63	1.86
Rockport	7.48	1.65	Aransas	11.06	1.98
Corpus Christi	(1.37)	1.08	Nueces	(0.51)	1.46
Austin	4.49	3.43	Travis	4.77	3.35
San Antonio	5.59	2.77	Bexar	5.85	2.40
Houston	1.06	(1.54)	Harris	1.78	(1.13)
Dallas	9.35	4.15	Dallas	5.23	2.11
State (Cities)	6.66	2.31	State (Counties)	8.13	1.89

Shaded numbers are worse than ours.

APRIL SALES RECEIPTS

June Sales Tax Report

City of Fredericksburg

	2024	2023	2022	2021	2020
JAN	799,260	782,905	760,015	582,454	503,533
FEB	934,657	994,706	871,461	744,206	605,963
MAR	657,791	633,261	611,429	508,767	409,139
APR	699,382	636,485	533,476	438,755	425,288
MAY	900,460	822,646	853,904	757,207	490,712
JUN	780,056	715,407	675,353	668,869	382,260
JUL		738,475	699,245	667,080	520,675
AUG		703,432	760,554	799,227	611,844
SEP		730,705	668,961	661,403	521,608
OCT		675,110	692,563	623,790	498,530
NOV		735,976	731,585	771,224	608,105
DEC		744,887	751,235	649,485	563,278

Total	4,761,606	8,914,085	8,608,171	7,871,869	6,200,529
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	Jun 24	Jun 23	Change	YTD 2024	YTD 2023	Change
Fredericksburg	780,056	715,407	9.03%	4,761,606	4,585,410	3.84%
Gillespie County	389,611	341,416	17.04%	2,381,964	2,304,138	3.38%
Combined	1,179,667	1,056,823	11.62%	7,143,570	6,889,548	3.69%

Gillespie County

	2024	2023	2022	2021	2020
JAN	415,372	406,560	371,424	285,619	233,548
FEB	426,591	453,797	419,141	350,057	312,136
MAR	345,135	351,297	335,429	255,985	215,472
APR	362,273	346,509	285,134	225,110	203,997
MAY	433,012	404,469	401,108	345,729	240,979
JUN	399,611	341,416	354,750	334,243	275,445
JUL		390,850	364,662	338,028	257,390
AUG		359,245	355,111	364,353	270,127
SEP		455,706	312,932	308,778	235,236
OCT		328,640	321,054	282,563	233,242
NOV		372,394	395,574	371,347	307,891
DEC		375,629	361,348	325,905	286,568

Total	2,361,994	4,586,602	4,221,655	3,789,118	3,080,830
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Questions

Next Meeting: July 15th (Terminal)

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