# Minutes of the GILLESPIE COUNTY AIRPORT ADVISORY BOARD Monday, July 15, 2024

@ Airport Terminal

MEMBERS PRESENT:	STAFF PRESENT:	GUESTS PRESENT:
Steve Allen (remote)	Tony Lombardi, Manager	Dawn Duley
Tim Lehmberg	Bobby Watson, City	Ethan Crane
Kory Keller (remote)		Greg Snelgrove
Gwen Fullbrook		
Dan Sechrist (remote)		
Paul Hannemann		
Chad Ellebracht		
	Absent	
	Keith Kramer, County	

### **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 Jun 17, 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.
  - o Event Update
    - 0 2024
      - (New) Sept 16-19 Priest Pilots Association
      - 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 Jun 24<sup>th</sup>, the Court approved the application for the airport insurance rider, and the request for surveys by Searchers LLC. On July 8<sup>th</sup>, the Court approved the CIP agreement (APPA) between TXDOT and GCA for the obstruction survey and the submission of a letter of intent to TXDOT for a future CIP drainage study.
- T-hangars occupancy update. The Manager stated that the County T-hangers are 100% full...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 no active project as of the start of the meeting
- Misc The Manager mentioned that he will be on vacation next week.

#### **OPEN FLOOR**

- Crosswind Aviation Gwen mentioned that her summer camp is in progress (Camp CAVU). She also mentioned that she has 26 active students.
- Greg Snelgrove He presented his concerns to the AAB about some of the verbiage in the airport's "Minimum Operating Standards", specifically, the definition of an FBO, and requiring a fuel provider to be an FBO. In Greg's opinion, he stated that the airport doesn't need to define an FBO and should not require a fuel provider be an FBO. Greg went on to say the airport should expand the information/restriction in the requirements of a fuel provider section of the MOS. Greg also referenced the FAA Grant Assurances regulation and Advisory Circular (AC) 150/5190-8, "Minimum Standards for Commercial Aeronautical Activities" to support his opinion. During the open-floor discussion, the manager stated that all the edits to the Minimum Operating Standards were reviewed/approved by TXDOT and the FAA prior to publication. After a few questions, the Vice Chairman closed the topic and mentioned that it would be readdressed in executive session.

### **NEW BUSINESS**

• Business Park Development: EPCON update – The Manager reviewed the latest agreed upon lot size (105,398sqft) for the EPCON development project. He went on to mention that he will draft the Developmental Agreement and present it to Commissioners Court on Aug 12<sup>th</sup>.

• C-47 Landscape Project. The Manager, in collaboration with the Estenson Group, requested support on a project to improve the overall appearance of the ground around the C-47. The manager plans to add a circular rock flower bed underneath the airplane with metal trim edging and landscape fabric. The Estenson Group donated half the funds for the rock, since they wanted the rock of their choice, which was twice as much as the airport's choice. The AAB unanimously recommended support of the project

and the donation from the Estenson group. The manager plans to present this to the Court on Aug 12<sup>th</sup>. Note: the Estenson Group plans on repainting the airplane and adding light around the airplane.



• Rhett Hawk's request approval of new sub-lease tenants- The Manager reviewed a request from Courtney Walker for 2 new sub-lease tenants (Todd Willman and AeroVino). Mr. Willman is a software developer who is in the process of developing at the airport business park. His business is non-aeronautical, and he wants to lease one office room in the Rhett Hawk building until his development is completed. AeroVino is a helicopter tour business that currently operates out of New Braunfels. They want to relocate their business to T82. They want to lease one office room and hangar space for their business. The AAB unanimously recommended approval for the sublease and their business operations.

#### **OLD BUSINESS.**

- CIP Update The Manager gave a quick update on the following CIP projects:
  - o Pavement Project
    - Garver has not received their "Notice to Proceed" letter. Once they do, it will be 20 weeks for the Pre-design/Eng phase.
  - Obstruction Survey
    - The court signed the APPA. We are waiting for Eng selection.
  - o AWOS Replacement
    - This is programmed for FY25
  - Drainage Study
    - The court sent a LOI to TXDOT earlier this month. It is programmed for FY25.
  - o Terminal Expansion Update
    - The manager met with Garver last week to work on the application for the Airport Terminal Program (ATP) (deadline is July 31<sup>st</sup>)
- Project update
  - o Fence Relocation (south of Hwy 16)...the Manager stated that he hopes this project will be completed in the end of July.

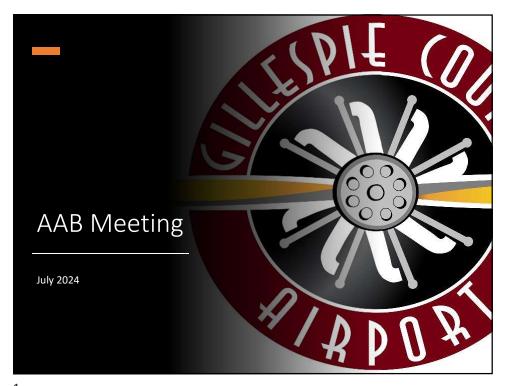
#### REPORTS

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

**ADJOURNMENT** (2:00). Next meeting is Aug 19<sup>th</sup> at the Airport Terminal Building. Note: The board went into executive session that ended at 2:42pm.

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

Attachment





- 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



### AAB

- •Minutes Approval vote needed
  - Jun 17th
- Airport Manager's Report
  - Event Update (Italicized Unconfirmed)
    - 2024
      - (New) Sept 16-19 Priest Pilots Association
      - Sept 21<sup>st</sup> Jacob Brodbeck Day (1st flights)
      - Sept 25-29 Commander Fly-In (30 Rockwell Commanders)
      - Dec 21st Santa Fly-in (1-3pm)
    - 2025
      - May 3<sup>rd</sup> Airport Open House (50<sup>th</sup> Annv. of end of V-War)

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### AAB

- Airport Manager's Report
  - Court Review On Jun 24<sup>th</sup>, the Court approved the application for the airport insurance rider, and the request for surveys by Searchers LLC. On July 8<sup>th</sup>, the Court approved CIP agreement between TXDOT and GC for the obstruction survey and the submission of a letter of intent to TXDOT for a future CIP drainage study.
  - T-Hangar Occupancy 100% (36)
  - Airport Status:

Lights (PAPIs, Beacon, Rwy Edge, Taxiway, Signs)

Communication (CTAF, GCO, AWOS)

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Weather Station

Facilities

Miscellaneous (Construction, Closures, etc)

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- Airport Development Update:
  - Active Private Projects:

Developer	LOI Date Rcv'd	Status	Comments
	Developer	Developer LOI Date Rcv'd	Developer LOI Date Rcv'd



### AAB

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





- Dev'l agreement (6mths)
  - Current FY24 annual rate (\$.23 per sqft)
  - Deposit (50% of normal lease for 6mths) (nonrefundable)
    - 105,398sqft \* .23
    - \$6,060.39 Deposit
- Est. lease Payment
  - (105,398sqft \* .23)/12months
  - \$2,020.13 monthly







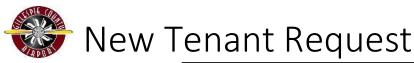
## Landscape of the C-47

- Metal trim and landscape fabric—Airport (~\$1,000)
- Black Trap Rock (\$2,794)
  - ½ Airport
  - ½ Estenson Group (Donation)
- Lighting –Estenson Group









- ECPON Todd Willman (Non-Aeronautical)
- AeroVino A helicopter wine tour company



#### Tony,

Rhett Hawk LLC would like to lease, on a temporary - month to month basis, one office to Todd Willman (EPCON)  $\,$ 

We have been made aware that his business is not aviation in nature, therefore, requesting approval from the AAB and the County for this temporary lease.

Todd has requested a July 15, 2024 start date so time is of the essence with our request.

In addition, we would like to lease to <u>AeroVino</u>, they are a helicopter wine tour company that would like to relocate to T82 from New Braunfels, TX. They would also like a quick start date.

For additional information about this company, I have provided their website link below. https://aerovino.com/

Please advise if this is approved and what other, if any, additional information is needed.

We would like to thank you for your consideration of our new proposed tenants and for the understanding of the quick start times for the leases.

Courtney

Courtney E. Walker Business Development 155 Airport Road Fredericksburg, TX 78624 courtney@hangarhotel.com



### AAB

- •Old Business:
  - CIP
    - Pavement Project
      - 20 weeks Pre-design/Eng
    - Obstruction Survey
      - APPA signed...awaiting Eng Selection
    - AWOS Replacement
    - Drainage Study
    - Terminal Expansion Update
  - Fence (south of Hwy 16)...July-ish

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### AAB

• Comments-FBO, EDC, and Board Members

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Total Jeff A Market T22   20,000   10																
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Comparison   Com										29.6%	22.3%	22.0%	24.7%	25.8%	23 4%	% Total by Month
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Cumulative YTD - This Year   29,828   61,224   65,409   445,169   182,212   213,192   213,192   240,763   277,186   310,963   960,802	31,302 392	392,105	31,302	9,909 31,30	3 49,909	33,708	36,422	48,414	34,386	27,410	27,424	32,634	29,122	18,768		
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Total Puels Manter T82 - Carls 36,920 42,301 45,391 63,590 47,776 43,985 46,132 60,814 48,650 44,676 61,399 Total Manter, Same Mortin, Prior Vy 3,599 27,154 41,159 44,930 39,113 30,783 46,132 60,814 48,650 44,676 61,399 Provent Circum, University Communitative VTO - This Year 36,000 81,200 150,000 150,000 20,8150 226,005 478 227 150 479 228																Total Fuels
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Cumulative YTD - This Year 38 (92) 81 (22) 126 (601 190 (405 238 180 282,005 Last Year 31 (509 58 723 99 (802 144 612 18) (924 22) 709 209 (641 300 (655 37) 305 424 (201 48) (579	42,068 527	527,747	42,068	1,398 42,06	61,398	44,976	48,650	60,814	46,132	39,785	39,113	44,930	41,159	27,154	31,569	Total Market, Same Month, Prior Yr
Last Year 31.569 56.723 99.882 144.812 183.924 223.709 289.841 330.655 379.305 424.281 485.679											22%	42%	10%	56%	23%	Percent Growth (Decline)
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Market Change by Quarter																Market Change by Quarter
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Percent change 2023 to 2024 27% 26%																Percent change 2023 to 2024
Year 2004 Total Fusits by Quarter 128.601 155,494 (1997) 2014 (1997) 2015 (199	148,442 527	527,747	148,442	148,44			155,596									

STEPH	DUN							MAY		S REC	EIPTS	6		
V						City o	of Fredericksbu	rg						
RI	O A						2024	2023		2022		2021		202
						JAN	799,260	782,905		760,015		582,454		503,53
_						FEB	924,657	994,706		871,461		744,208		665,66
$C \sim$	.   _	_	Tax			MAR	657,791	633,261		611,429		508,167		409,13
	י בשונ	C.	122	•		APR	699,382	636,485		533,476		438,755		425,28
	116	<u> </u>	$\mathbf{I} \mathbf{u} \mathbf{n}$			MAY	900,460	822,646		853,994		757,207		490,71
		_		-		JUN	780,056	715,407		675,353		668,869		382,05
						JUL	733,786	738,475		699,245		667,080		520,67
						AUG		703,432		760,554		799,227		611,94
						SEP		730,795		666,961		661,403		521,60
SALES TAX CO	MPARISON SUM	MARY - JU	JLY, 2024 (MAY SALE	S)		OCT		675,110		692,563		623,790		498,53
CITY	% change %	obango	COUNTY	% change %	change	NOV		735,976		731,885		771,224		608,10
GITT	month %	ytd	COUNTY	month month	ytd ytd	DEC		744,887		751,235		649,485		563,27
Fredericksburg	(0.63)	3.22	Gillespie	(4.32)	2.26	Total	5,495,392	8,914,085		8,608,171		7,871,869		6,200,52
Kerrville Boerne	(8.52)	(1.57) 8.90	Kerr Kendall	(7.82)	(0.57)	1.0000000000000000000000000000000000000								
Llano	5.62	4.17	Liano	5.30	4.32									
Marble Falls	(3.14)	(0.13)	Burnet	(0.74)	3.02					Jul 23		YTD 2024		Chang
Bandera	(10.24)	2.04	Bandera	(3.89)	1.03		Fredericksburg		733,786	738,475	-0.63%			3.22
Johnson City	(2.13)	0.79	Blanco	(1.73)	4.92		Gillespie County		373,955	390,850	-4.32%			2.26
Brenham New Braunfels	(1.10)	7.41 3.71	Washington Comal	(10.49)	(2.71)		Combined		1,107,741	1,129,325	-1.91%	8,251,341	8,018,873	2.90
Rockport	4.34	2.06	Aransas	1.06	1.84									
Corpus Christi	19.70	3.35	Nueces	17.38	3.47	22223								
Austin San Antonio	(0.05)	2.92	Travis Bexar	0.35	2.92	Gilles	pie County							
Houston	(2.23)	(1.63)	Harris	(2.27)	(1.29)									
Dallas State (Cities)	0.15 (0.29)	3.57 1.94	Dallas State (Counties)	(1.27)	1.63		2024	2023		2022		2021		202
						JAN	415,372	406,560		371,424		285,619		233,54
Shaded numbers	are worse than o	urs.				FEB	426,591	453,797		419,141		350,057		312,13
						MAR	345,135	351,297		305,429		255,886		215,47
						APR	362,273	346,599		285,134		225,110		203,99
						MAY	433,012	404,469		401,106		345,729		240,97
						JUN	399,611	341,416		354,750		334,243		275,44
						JUL	373,955	390,850		364,652		338,528		257,39
						AUG		359,245		355,111		364,353		279,12
						SEP		455,706		312,932		308,778		235,23
						OCT		328,640		321,054		282,563		233,24
						NOV		372,394		369,574		371,347		307,69
						DEC		375,629		361,348		326,905		286,56
						Total	2,755,949	4,586,602		4,221,655		3,789 118		3.080.83

