

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.
 - Event Update –
 - 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 24th, the Court approved the application for the airport insurance rider, and the request for surveys by Searchers LLC. On July 8th, 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 12th.



- 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 12th. 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:
 - 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.
 - AWOS Replacement
 - This is programmed for FY25
 - Drainage Study
 - The court sent a LOI to TXDOT earlier this month. It is programmed for FY25.
 - Terminal Expansion – Update
 - The manager met with Garver last week to work on the application for the Airport Terminal Program (ATP) (deadline is July 31st)
- Project update
 - 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 19th 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 (<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
 - Jun 17th
- Airport Manager's Report
 - Event Update (*Italicized - Unconfirmed*)
 - 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)

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AAB

- Airport Manager's Report
 - Court Review – On Jun 24th, the Court approved the application for the airport insurance rider, and the request for surveys by Searchers LLC. On July 8th, 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)
	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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Proposed lease Info

- 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



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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




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Misc.

New Business

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New Tenant Request

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



Office Space and Hangar Rentals T82 Airport Fredericksburg, TX

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 AeroVino, 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

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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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 <h1>FBO Fuel Sales</h1>													
AvGas - Gals	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Total
Gillespie Air Services @ Retail	9,092	10,005	11,196	14,022	10,654	13,606							
Net total AvGas Market T82	9,092	10,005	11,196	14,022	10,654	13,606							
Total Market, Same Month, Prior Yr	8,965	9,386	12,037	12,296	11,699	12,316	11,745	12,430	12,227	11,268	11,489	10,766	135,642
Percent Growth (Decline)	1%	30%	-7%	14%	-9%	5%							
Cumulative YTD - This Year	9,092	19,099	31,182	45,215	55,869	69,474							
Last Year	8,965	17,351	29,388	41,683	53,372	65,747	77,492	89,892	102,120	113,388	124,876	135,642	
Percent Growth (Decline)	1%	15%	6%	2%	5%	5%							
% Total by Month	23.4%	25.8%	24.7%	22.0%	22.3%	29.6%							
Jet A - Gals													
Gillespie Air Services @ Retail	29,828	31,396	34,185	49,780	37,123	30,880							
Net total Jet A Market T82	29,828	31,396	34,185	49,780	37,123	30,880							
Total Market, Same Month, Prior Yr	22,803	18,768	29,122	32,634	27,424	27,410	34,385	48,414	36,422	33,708	49,909	31,302	392,195
Percent Growth (Decline)	32%	67%	17%	53%	35%	13%							
Cumulative YTD - This Year	29,828	61,224	95,409	145,189	182,312	213,192							
Last Year	22,803	41,572	70,494	103,128	130,552	167,962	192,349	240,763	277,185	310,893	360,802	392,105	
Percent Growth (Decline)	32%	48%	35%	41%	40%	35%							
% Total by Month	76.6%	74.2%	75.3%	78.0%	77.7%	70.4%							
Total Fuels													
Total Fuels Market T82 - Gals	38,920	42,301	45,381	63,863	47,776	43,985							
Total Market, Same Month, Prior Yr	31,569	27,154	41,199	44,930	39,113	39,765	46,132	60,814	48,650	44,676	61,398	42,068	527,747
Percent Growth (Decline)	23%	56%	10%	42%	22%	10%							
Cumulative YTD - This Year	38,920	81,220	126,601	190,405	238,180	282,065							
Last Year	31,569	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)	23%	38%	27%	31%	29%	26%							
Market Change by Quarter													
Market by Quarter			1st		2nd			3rd			4th		YTD Totals
Percent change 2023 to 2024			27%		39%								
Year 2024 Total Fuels by Quarter			126,601		155,464								
Year 2023 Total Fuels by Quarter			99,882		123,827			155,596			148,442		527,747

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Sales Tax

MAY SALES RECEIPTS

July 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	409,139
APR	699,382	636,485	533,476	438,755	425,288
MAY	900,460	822,646	853,994	757,207	490,712
JUN	780,056	715,407	675,353	668,869	382,066
JUL	733,786	738,475	699,245	667,080	520,675
AUG		703,432	760,554	798,227	611,944
SEP		730,795	666,961	661,403	521,608
OCT		675,110	692,563	623,790	498,530
NOV		735,976	731,885	771,224	608,105
DEC		744,887	751,235	649,485	563,276
Total	5,495,392	8,914,085	8,608,171	7,871,869	6,200,529

Fredericksburg

	Jul 24	Jul 23	Change	YTD 2024	YTD 2023	Change
Fredericksburg	733,786	738,475	-0.63%	5,495,392	5,323,885	3.22%
Gillespie County	373,955	390,850	-4.32%	2,755,949	2,694,988	2.28%
Combined	1,107,741	1,129,325	-1.91%	8,251,341	8,018,873	2.90%

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	305,429	255,886	215,472
APR	362,273	346,599	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	394,652	338,528	257,390
AUG		350,245	355,111	364,353	279,127
SEP		455,706	312,932	308,778	235,235
OCT		328,640	321,054	282,563	233,242
NOV		372,394	369,574	371,347	307,691
DEC		375,629	361,348	326,905	286,568
Total	2,755,949	4,586,602	4,221,655	3,789,118	3,080,830

Shaded numbers are worse than ours.

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Next Meeting: Aug 19th (Terminal)