

Minutes of the
GILLESPIE COUNTY AIRPORT ADVISORY BOARD
Monday, Sept 16, 2024
@ Airport Terminal

| MEMBERS PRESENT: | STAFF PRESENT: | GUESTS PRESENT: |
|----------------------|------------------------|------------------|
| Steve Allen (remote) | Tony Lombardi, Manager | Dawn Duley |
| Tim Lehmberg | | Ian Waghorn |
| Kory Keller | | Randall Fuchs |
| Gwen Fullbrook | | Chandler Bartley |
| Paul Hannemann | | |
| Chad Ellebracht | | |
| | | |
| Absent | | |
| Dan Sechrist | Keith Kramer, County | |
| | Bobby Watson, City | |
| | | |

CALL TO ORDER

The meeting was called to order at 1:02 PM by the Vice Chairman, Tim Lehmberg

APPROVAL OF MINUTES

Minutes of the regular Aug 19, 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 (6 aircraft)~~
 - Sept 21st – Jacob Brodbeck Day (1st flights)
 - Sept 25-29 - Commander Fly-In (30 Rockwell Commanders)
 - Nov 6th – AEP Tabletop exercise **(New date)**
 - Dec 21st – Santa Fly-in (1-3pm)
 - 2025
 - May 3rd – Airport Open House (50th Annv. of end of V-War)
- Court Actions – On Aug 26th, the Court approved the Resolution and associated paperwork for the County Airport CIP for the AWOS replacement. The Court also approved the variance for Tango 82 and the leave of absence for a Board member.
- T-hangars occupancy update. The Manager stated that the County T-hangars are 100% full...waiting list is at 37.

- 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 Rcv'd | Status | Comments |
|---|-----------|----------------|--------|---|
| 1 | EPCON | 5/22/24 | PHII | Dev'l Agmt in coordination (not signed)...Requested a Jan 2025 start date |

OPEN FLOOR

- Crosswind Aviation – Gwen gave an update on “Jacob Brodbeck” day and handed out posters. She also applauded the hard work of her instructors. She stated that her IPs have taken 13 students to their check rides this year.
- TFS – NSTR
- Tac Aero – Ian gave a quick update on their operations. He stated the Flying operation is busy now but should slowdown as winter approaches. He also stated the Tac Aero/Hood River has decided to sell the maintenance business. He went on to say that this start happening within the next 2 months. He promises to submit a letter to the airport manager soon to outline the details.
- Rhett Hawk – NSTR

NEW BUSINESS

- Annual CPI adjustment/Rates and Fees Update. The Manager reviewed the recently released CPI adjustment (2.5%) and the resultant changes to the “Rates and Fees” document. After a quick discussion, mainly focused on changing the Aircraft Storage requirements (i.e. removing the 3% fee and going to a flat ground lease for all new leases). The board unanimously approved the “Rates and Fees” document and tabled the Aircraft Storage requirements. The Manager stated that he would send out data to evaluate the pros and cons of removing the 3% clause, and he said he would add it to the agenda for next month.
- FY2025 RAMP Agreement. The Manager requested support of the FY 2025 RAMP agreement. It is the standard yearly agreement between TXDOT and Gillespie County. The unanimously recommended approval.

OLD BUSINESS.

- CIP Update – The Manager gave a quick update on the following CIP projects:

- Pavement Project ...No real update, except Garver has received their “Notice to Proceed”(NTP) letter.
- Obstruction Survey
 - KSA has received their NTP, and the survey should start soon.
- AWOS Replace Project – PIM paperwork sent to TXDOT, awaiting TXDOT Comm approval
- Drainage Study
 - TXDOT held a meeting with the airport, County and City leadership to discuss possible outcomes from the drainage study and wanted everyone’s buy-in.
- Terminal Expansion – No update. We expect to hear something by late November or early Dec.
- Project update
 - Fence Relocation (south of Hwy 16)...the Manager stated that he hopes this project will be completed by the end of Sept.
- LBJ Park Entrance. The Manager mentioned that, with help from his surveyor, discovered deed paperwork showing that the airport sold the property to the City in 1993. The Manager has asked Garver to correct the property map.

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 Oct 21st 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
 - Aug 19th
- Airport Manager's Report
 - Event Update (*Italicized - Unconfirmed*)
 - 2024
 - Sept 16-19 – Priest Pilots Association (6-10 aircraft)
 - 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 Aug 26th, the Court approved the Resolution and associated paperwork for the County Airport CIP for the AWOS replacement. The Court also approved the variance for Tango 82 and the leave of absence for a Board member.
 - T-Hangar Occupancy – 100% (37)
 - 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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AAB

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

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New Business

- Airport Rates and fees Update
 - Sept 11th - 2.5%

NEWS RELEASE
BUREAU OF LABOR STATISTICS
U.S. DEPARTMENT OF LABOR

USDOL-24-1864

Transmission of material in this release is embargoed until 8:30 a.m. (ET) Wednesday, September 11, 2024

Technical information: (202) 691-7000 • cpi_info@bls.gov • www.bls.gov/cpi
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CONSUMER PRICE INDEX – AUGUST 2024

The Consumer Price Index for All Urban Consumers (CPI-U) increased 0.2 percent on a seasonally adjusted basis, the same increase as in July, the U.S. Bureau of Labor Statistics reported today. Over the last 12 months, the all items index increased **2.5** percent before seasonal adjustment.

The index for shelter rose 0.5 percent in August and was the main factor in the all items increase. The food index increased 0.1 percent in August, after rising 0.2 percent in July. The index for food away from home rose 0.3 percent over the month, while the index for food at home was unchanged. The energy index fell 0.8 percent over the month, after being unchanged the preceding month.

The index for all items less food and energy rose 0.3 percent in August, after rising 0.2 percent the preceding month. Indexes which increased in August include shelter, airline fares, motor vehicle insurance, education, and apparel. The indexes for used cars and trucks, household furnishings and operation, medical care, communication, and recreation were among those that decreased over the month.

The all items index rose 2.5 percent for the 12 months ending August, the smallest 12-month increase since February 2021. The all items less food and energy index rose 3.2 percent over the last 12 months. The energy index decreased 4.0 percent for the 12 months ending August. The food index increased 2.1 percent over the last year.

Chart 1. One-month percent change in CPI for All Urban Consumers (CPI-U), seasonally adjusted, Aug. 2023 - Aug. 2024
Percent change

| Month | Percent change |
|--------|----------------|
| Aug 23 | 0.5 |
| Sep | 0.4 |
| Oct | 0.1 |
| Nov | 0.2 |
| Dec | 0.2 |
| Jan | 0.3 |
| Feb | 0.4 |
| Mar | 0.4 |
| Apr | 0.3 |
| May | 0.0 |
| Jun | -0.1 |
| Jul | 0.2 |
| Aug 24 | 0.2 |

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AAB

- New Business:
 - The Airport Rates and Fees Document:
 - The 3-Tier Ground Leases Rate
 - Tier I – **\$.32**
 - Tier II – **\$.26**
 - Tier III – **\$.24**
 - Non-Aviation FMV rate - \$.23 (as Jan 2023)
 - *COMPs - \$146K per acre*
 - *Using Cap Rate formula = \$.23 per acre (annually)*

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3-Tier Lease Zones



(Attachment to the Airport Rates and Fees Document)

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AAB

- New Business:
 - The Airport Rates and Fees:
 - The Fuel Flow Fee –
 - \$.08 per gallon (reviewed/adjusted in Dec 2022)
 - The Rental Rate (per square foot) of the County own facilities (Falcon Aero Facility)–
 - Rental Rate: \$.25 per sqft monthly (reviewed and established in 2022)
 - County T-Hangar Rental
 - **\$265 (Increased to \$275 monthly, Jan 1, 2023)**
 - Yearly (paid by Jan 10th) - **\$3,025** (equates to 1 free month)

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AAB

- New Business:
 - The Airport Rates and Fees Document:
 - Sublease Fee
 - Current sublease fee – 3% of gross revenue
 - Aircraft Storage Facilities Fees (in leu of ground lease for the footprint of the hangar)
 - Current rental revenue fee – 3%
 - County Tie Down Fees
 - Tie down fee (non-transient) - **\$75/month**
 - Transient fees – Currently not an established fee, but from time to time for special occasions, the Sponsor may charge fees for tie down usage. If this happens, the Sponsor

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Discussion Points

- CPI adjustment on monthly items (t-hangar & tie down fees)
 - T-Hangar changes
 - 2000-2020 - \$200
 - 2020 – \$225 (AAB recommended change)
 - 2021 – no change
 - 2022 - \$240
 - 2023 – \$255
 - 2024 – \$265
- Update processes for other fees
 - FMV update – update every 5year?
 - Fuel flow fees – (est. Nov 2022) (update every 5year per FBO lease)
 - Sq ft rental (Falcon Aero) – \$.25 per sqft (est. Apr 2022...note: the Falcon Aero lease is a 5-year lease)
 - Sublease rate – 3% (est. Feb 2017)
 - Aircraft Storage rate – 3% (est. prior to 1996)

\$275

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New Business

- FY2025 RAMP agreement
 - 90/10
 - Up to \$100K (for a total \$111,111.11)

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AAB

- Old Business:

- CIP

- Pavement Project – Garver just received the NTP
 - 20 weeks – Pre-design/Eng
 - Obstruction Survey
 - Notice to proceed to KSA
 - AWOS Replacement – Pending TXDOT Comm approval
 - Drainage Study – Awaiting grant paperwork
 - Terminal Expansion – No Update...Nov or Dec???
 - Fence (south of Hwy 16)...???

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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 | 11,106 | 14,022 | 10,654 | 13,006 | 9,327 | 13,075 | | | | | |
| Net total AvGas Market 162 | 9,092 | 10,905 | 11,106 | 14,022 | 10,654 | 13,006 | 9,327 | 13,075 | | | | | |
| Total Market, Same Month, Prior Yr | 8,965 | 9,386 | 12,037 | 12,265 | 11,689 | 12,375 | 11,745 | 12,400 | 12,227 | 11,268 | 11,889 | 10,766 | 135,642 |
| Percent Growth (Decline) | 1% | 30% | -7% | 14% | -9% | 5% | -21% | 5% | | | | | |
| Cumulative YTD - This Year | 9,092 | 19,996 | 31,102 | 45,215 | 55,868 | 68,874 | 78,201 | 91,276 | | | | | |
| 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% | 23% | 6% | 8% | 5% | 5% | 1% | 2% | | | | | |
| % Total by Month | 23.4% | 25.9% | 24.7% | 22.0% | 22.3% | 29.0% | 22.2% | 30.4% | | | | | |
| Jet A - Gals | | | | | | | | | | | | | |
| Gillespie Air Services @ Retail | 29,828 | 31,396 | 34,185 | 49,780 | 37,123 | 30,880 | 32,628 | 29,908 | | | | | |
| Net Total Jet A Market 162 | 29,828 | 31,396 | 34,185 | 49,780 | 37,123 | 30,880 | 32,628 | 29,908 | | | | | |
| Total Market, Same Month, Prior Yr | 22,663 | 18,768 | 29,122 | 32,034 | 27,424 | 27,410 | 34,390 | 48,414 | 36,422 | 33,708 | 49,909 | 31,302 | 362,105 |
| Percent Growth (Decline) | 32% | 67% | 17% | 53% | 35% | 13% | -5% | 34% | | | | | |
| Cumulative YTD - This Year | 29,828 | 61,224 | 95,409 | 145,189 | 182,312 | 213,192 | 245,819 | 275,725 | | | | | |
| Last Year | 22,663 | 41,372 | 70,494 | 103,128 | 130,552 | 157,962 | 192,349 | 240,763 | 277,185 | 310,893 | 360,802 | 392,105 | |
| Percent Growth (Decline) | 32% | 48% | 35% | 41% | 40% | 35% | 28% | 33% | | | | | |
| % Total by Month | 76.6% | 74.2% | 75.3% | 76.0% | 77.7% | 70.4% | 77.6% | 69.6% | | | | | |
| Total Fuels | | | | | | | | | | | | | |
| Total Fuels Market 162 - Gals | 38,920 | 42,301 | 45,291 | 63,803 | 47,776 | 43,885 | 41,955 | 42,983 | | | | | |
| Total Market, Same Month, Prior Yr | 31,969 | 27,154 | 41,159 | 44,030 | 39,113 | 39,785 | 46,132 | 60,814 | 48,650 | 44,976 | 61,398 | 42,068 | 527,747 |
| Percent Growth (Decline) | 21% | 56% | 10% | 42% | 22% | 10% | -9% | 29% | | | | | |
| Cumulative YTD - This Year | 38,920 | 81,220 | 126,611 | 190,405 | 238,180 | 282,065 | 324,020 | 367,000 | | | | | |
| Last Year | 31,969 | 58,723 | 99,882 | 144,812 | 183,924 | 223,709 | 269,841 | 330,635 | 379,305 | 424,281 | 485,679 | 527,747 | |
| Percent Growth (Decline) | 21% | 39% | 27% | 31% | 29% | 26% | 20% | 33% | | | | | |
| Market Change by Quarter | | | | | | | | | | | | | |
| Market by Quarter | | | 1st | | | 2nd | | | 3rd | | | 4th | YTD Totals |
| Percent change 2023 to 2024 | | | 27% | | | 25% | | | | | | | |
| Year 2024 Total Fuels by Quarter | | | 120,601 | | | 155,464 | | | | | | | |
| Year 2023 Total Fuels by Quarter | | | 99,882 | | | 123,827 | | | 155,596 | | | 148,442 | 527,747 |

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Sales Tax

SALES TAX COMPARISON SUMMARY - SEPTEMBER, 2024 (JULY SALES)

| CITY | % change month | % change ytd | COUNTY | % change month | % change ytd |
|----------------|----------------|--------------|------------------|----------------|--------------|
| Fredericksburg | 3.65 | 3.88 | Gillespie | (21.76) | (0.99) |
| Kerrville | 12.00 | (11.11) | Kerr | 8.41 | (0.20) |
| Boerne | (0.05) | 7.94 | Kendall | 1.32 | 5.54 |
| Llano | (3.52) | 2.94 | Llano | (4.05) | 2.87 |
| Marble Falls | 9.56 | 0.73 | Burnet | 5.73 | 2.57 |
| Bandera | (0.16) | 1.59 | Bandera | 1.69 | 0.64 |
| Johnson City | 11.48 | 1.80 | Blanco | (1.17) | 3.22 |
| Brenham | 18.24 | 6.12 | Washington | 13.54 | (2.50) |
| New Braunfels | 8.77 | 3.22 | Comal | 8.16 | 2.24 |
| Rockport | (5.11) | 0.40 | Aransas | (2.48) | 0.88 |
| Corpus Christi | 0.31 | 2.08 | Nueces | 0.36 | 2.08 |
| Austin | 5.93 | 2.11 | Travis | 5.36 | 2.13 |
| San Antonio | 6.78 | 2.31 | Bexar | 5.26 | 1.79 |
| Houston | 3.57 | (1.27) | Harris | 2.94 | (0.96) |
| Dallas | 2.39 | 3.64 | Dallas | 6.08 | 1.91 |
| State (Cities) | 6.27 | 2.15 | State (Counties) | 7.81 | 1.80 |

Shaded numbers are worse than curs.

JULY SALES RECEIPTS

September Sales Tax Report

City of Fredericksburg

| | 2024 | 2023 | 2022 | 2021 | 2020 |
|-------|-----------|-----------|-----------|-----------|-----------|
| JAN | 789,260 | 782,905 | 760,015 | 582,454 | 503,533 |
| FEB | 924,657 | 994,706 | 871,461 | 744,208 | 665,653 |
| MAR | 657,791 | 633,261 | 611,429 | 508,167 | 409,139 |
| APR | 699,382 | 636,485 | 533,476 | 438,755 | 425,288 |
| MAY | 990,460 | 822,646 | 853,994 | 757,207 | 450,712 |
| JUN | 780,856 | 715,407 | 675,353 | 668,869 | 382,056 |
| 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 | 730,735 | 696,661 | 661,403 | 521,608 |
| OCT | | 675,110 | 692,563 | 623,790 | 466,530 |
| NOV | | 735,976 | 731,885 | 771,224 | 608,105 |
| DEC | | 744,887 | 751,235 | 649,485 | 563,278 |
| Total | 7,019,004 | 8,914,085 | 8,608,171 | 7,871,869 | 6,200,529 |

Fredericksburg Gillespie County Combined

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 | 346,569 | 285,134 | 225,110 | 203,967 |
| MAY | 433,912 | 404,469 | 401,106 | 345,729 | 240,979 |
| JUN | 399,811 | 341,416 | 354,750 | 334,243 | 275,446 |
| JUL | 373,985 | 360,850 | 364,652 | 338,528 | 267,390 |
| AUG | 362,714 | 369,245 | 355,111 | 384,353 | 276,127 |
| SEP | 356,504 | 456,708 | 312,352 | 328,778 | 235,235 |
| OCT | | 326,640 | 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 | 3,475,167 | 4,588,602 | 4,221,655 | 3,789,118 | 3,080,830 |

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