

Minutes of the
GILLESPIE COUNTY AIRPORT ADVISORY BOARD
Tuesday, Sept 16, 2025
@ Airport Terminal

MEMBERS PRESENT:	STAFF PRESENT:	GUESTS PRESENT:
Tim Lehmberg	Tony Lombardi, Manager	Spike Cutler (via teams)
Steve Allen (via Teams)	Bobby Watson, City	Randall Fuchs
David Gasmire	Keith Kramer, County	Chandler Bartley
Gwen Fullbrook	Ethan Crane	
Paul Hannemann (via Teams)	Larry Hauptrief - EAA	
Kory Keller		
Chad Ellebracht		
	Absent	
	Courtney Walker	

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, 2025” meeting were approved (Kory Keller voted against the approval).

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 –
 - 2025
 - Sep 20th - JB “First Flight” day
 - Oct 11th – EAA Young Eagles (Hero Hut????)
 - Oct 24-26th - Eclipse Jet Owners and Pilot's Association Fly-in
 - Nov 30-Dec 2nd – Texas V-tails
 - Dec 20th - Santa’s Fly-in
- Court Actions – On Aug 25th, the Court approved the LOA with Randolph Air Force and gave authorization to Ladybird Jet to operate at the airport, but they tabled the County t-hangar usage policy.
- T-hangars occupancy update. The Manager stated that the County T-hangers are 100% ...waiting list is at 46.

- 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 Rev'd	Status	Comments
1	EPCON	5/22/24	PHII	DA Signed 04/03/2025 (expires 10/02/25)
2	Ladd Gardner	1/30/25	PHIV	Lease signed (Sept 1st)
3	Mulholland	03/20/2025	PHIV	Lease signed (Sept 1 st)

- Hot Topics/ Miscellaneous Updates. The airport manager mentioned that the annual RAMP agreement is out for signature. Once again, TxDot will pay 90%, up to \$100,000. He also mentioned that there is a new County T-hangar tenant (B10) Jim Reoder. The manager also mentioned that TxDot has started a new economic impact survey. They have sent out airport manager surveys. Finally, the manager mentioned that county is creating a new website that should be published in October.

FLOOR

- FBO – Ethan stated that business has been good and fuel sale are up.
- EAA – Larry Hauptrief mentioned that the EAA will hold their monthly meeting this Saturday.
- Crosswind Aviation – Gwen hyped up the Jacob Brodbeck event and mentioned she has put out a Brodbeck display in the terminal lobby for viewing.
- TFS – Randall mentioned that his shop is fully manned and back from their deployment to Kerrville. He also introduced the crew of the air attack aircraft deployed to T82.
- Tango 82 – Chandler mention that they are still flying survey flight in support of the July 4th flood recovery operations.

NEW BUSINESS

- Item a. CPI Adjustment Review. On Sept 11th the U.S. Bureau of Labor Statistics release the Aug Consumer Price Index (CPI). According to the report, over the last 12 months, the “all items” index increased 2.9 percent. Due the this, the manager mentioned that he had already sent out all the adjusted

ground lease rates to all the airport's leaseholders. Furthermore, in accordance with standard procedures, the manager presented the board with the updated "Rates and Fees" for their review. Prior to the discussion, the airport manager mentioned that he wanted to review a few of the non-adjusted rates (the fair market value (FMV) rate for non-aeronautical; the rate for rental space of county owned facilities; and the aircraft storage fees for private t-hangars). The manager recommended adding a CPI adjustment to both the FMV rate and the rental rate. Furthermore, he recommended removing the aircraft storage fee, since the board has recommended removing that type of lease option for the draft minimum standards. The board unanimously recommended approval.

- Note. while discussing this agenda item, the board had an open discussion on multiple county t-hangar topics, which included "How does the airport get more t-hangars?"; "Is the rental rate for the t-hangars to low?" "Do we pursue a waiting list registration fee (annually or "one-time"); and lastly (a topic mentioned by Gasmire at the last board meeting), "Can we tie the sale of an aircraft to the t-hangar." It was recommended that most of these topics be re-addressed during a board workshop or at their January executive session. As for Gasmire's questions, the board thoroughly discussed it. Mr. Cutler provided his legal opinion on the topic. At the end, the topic was dropped in the belief that it could violate FAA rules.
- Item b. Ladd Gardner's lease amendment. The manager presented the board with Ladd Gardner ramp extension request. This extension would add another 13,496 sqft to his leased area and raise his rent to \$812.36 per month. The board unanimously recommended approval for the lease amendment.
- Item c. Hangar Color Approval for Gardner/Lonestar AV8. The board approved Ladd's 3 choices and Lonestar Av8 request
 - Gardner – panel – Ash gray, steel gray or tan/ trim – black or gray
 - Lonestar – panel - Ash gray, trim- black
 - Note. The board recommended creating an approved color pallet for future developers to choose from.
- Item d. County T-Hangar Usage Policy (Lease addendum/Lease template update) – The purpose of this agenda item was to give the board an update on County T-Hangar Usage Policy that was approved at the August AAB meeting. The manager stated that the court supported the policy changes but wanted the manager to put these policies into their lease. Following the court's directions, the manager incorporated the changes into a lease addendum for the existing tenants of the County T-hangars and modified the template for future renters. Before that was discussed, Mr. Keller brought forth his concern about the policies in general. He emphasized that we should get "buy-in" from the renters, prior to implementing any changes. He went on to suggest that this topic be tabled until such meeting can take place. The board agreed.

OLD BUSINESS.

- Minimum Standards Update – the manager mentioned again that the draft Min Std is still awaiting the Judge's review.
- CIP Update – The Manager gave a quick update on the following CIP projects:
 - Pavement Project
 - The bidding process is about to start, according to TXDOT.
 - AWOS Replace Project – Replacement parts should arrive on Oct 3rd for installation, pending FCC approval.
 - Drainage Study
 - Field work has been completed. Garver is finalizing the report.

REPORTS

Tim Lehmberg reviewed the sale tax reports for the City and County.

ADJOURNMENT (2:42). Next meeting is (Tuesday) Oct 21st at the Airport Terminal Building at 1pm.

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

Attachment



AAB Meeting

Sept 2025

1

The logo is circular with a light red border. The words "GILLESPIE COUNTY" are on the top half of the border, and "AIRPORT" is on the bottom half. In the center is a stylized propeller with a yellow and grey hub and white blades.

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

2



AAB

- Minutes Approval – vote needed
 - Aug 19th
- Airport Manager's Report
- Event Update (*Italicized - Unconfirmed*)
 - *Sep 20th* - JB "First Flight" day
 - Oct 11th – EAA Young Eagles (Hero Hut????)
 - Oct 24-26th - Eclipse Jet Owners and Pilot's Association Fly-in
 - Nov 30-Dec 2nd – Texas V-tails
 - *Dec 20th* - *Santa's Fly-in*
 - **2026**
 - *Mar 26-29 – KingAir Nation Flyin (50 a/c)*
 - *Apr 23-25 – T-6*
 - *Sept 22-26 - Cessna 120/140 Assn 2026 Convention (40 a/c)*

3



AAB

- Airport Manager's Report
 - Court Actions – On Aug 25th, the Court approved the LOA with Randolph Air Force and gave authorization to Ladybird Jet to operate at the airport, but they tabled the County t-hangar usage policy.
 - T-Hangar Occupancy – 100% (48)
 - Airport Status:

	Lights (PAPIs, Beacon, Rwy Edge, Taxiway, Signs)
	Communication (CTAF, GCO, AWOS)
	Weather Station
	Facilities
	Miscellaneous (Construction, Closures, etc.)

4



AAB

- Airport Development Update:
 - Active Private Projects:

#	Developer	LOI Date Rcv'd	Status	Comments
1	EPCON	5/22/24	PHII	DA Signed 04/03/2025 (expires 10/02/25)
2	Gardner	1/30/25	PHIV	Lease signed (Sept 1 st)
3	Lonestar Av8	03/20/25	PHIV	Lease signed (Sept 1 st)

5



Hot Topics/Misc.

- Annual RAMP Agreement (90/10) – up to \$111,111.11
- New T-hangar renter...B10 – Jim Roeder
- TXDOT Economic Impact Study – initial surveys sent out
- New County Website (expected publish date Oct 1st)

Airport Update Presentation

- Ex Mil Flyers (Wed)
- EAA (Sat)

Airport

Welcome to the Gillespie County Airport (E20), one of the most beautiful airports in the Texas Hill Country. This airport will take you back in time. It has a Friday, World War II-era feel.

Transportation

There is no public transportation available at the airport.

Airport Forms

- [F-Airper Roster List Availability](#)
- [Airport Conference Room](#)
- [Emergency Plan](#)
- [F-Airper Event Request Form](#)

External Links

- [Gillespie County Website](#)
- [Gillespie County Economic Development](#)
- [Gillespie County Chamber of Commerce](#)
- [Gillespie County Sheriff's Office](#)
- [Gillespie County Fire Department](#)

Contact Us

Tony Lambardi
Airport Manager
[Email Tony](#)

Airport

Phone: (830) 947-7040
Emergency Phone: (830) 947-7040
(800) 322-0200

Tony Lambardi

Calendar

There are no published events in current month.

[View All Links](#)

[View All Events](#)

6



AAB

- Open Floor
 - FBO
 - Crosswind
 - Texas Forest Service
 - Estenson Group
 - Tac Aero Tailwheel Academy
 - MX Shop
 - Guest

7



8

Item a.

RELEASE
DEPARTMENT OF LABOR
BLS

Information in this release is embargoed until
8:30 a.m. (ET) Thursday, September 11, 2025

Technical information: (202) 691-7000 • cpi_info@bls.gov • www.bls.gov/cpi
Media contact: (202) 691-5902 • PressOffice@bls.gov

CONSUMER PRICE INDEX – AUGUST 2025

The Consumer Price Index for All Urban Consumers (CPI-U) increased 0.4 percent on a seasonally adjusted basis in August, after rising 0.2 percent in July. The U.S. Bureau of Labor Statistics reported today. Over the last 12 months, the all items index increased 2.9 percent before seasonal adjustment.

The index for shelter rose 0.4 percent in August and was the largest factor in the all items monthly increase. The food index increased 0.5 percent over the month as the food at home index rose 0.6 percent and the food away from home index increased 0.3 percent. The index for energy rose 0.7 percent in August as the index for gasoline increased 1.0 percent over the month.

CPI Adjustment Review

The all items index rose 2.9 percent for the 12 months ending August, after rising 2.7 percent over the 12 months ending July. The all items less food and energy index rose 3.1 percent over the last 12 months. The energy index increased 0.2 percent for the 12 months ending August. The food index increased 3.2 percent over the last year.

Chart 1. One-month percent change in CPI for All Urban Consumers (CPI-U), seasonally adjusted, Aug. 2024 - Aug. 2025

Percent change

Month	Percent Change
Aug '24	0.2
Sep '24	0.2
Oct '24	0.2
Nov '24	0.3
Dec '24	0.4
Jan '25	0.5
Feb '25	0.2
Mar '25	-0.1
Apr '25	0.2
May '25	0.1
Jun '25	0.3
Jul '25	0.2
Aug '25	0.4

New Business

9

New Rates and Fees

- Current Tier Rates (per square foot annually):
 - Tier I – **\$0.34**
 - Tier II – **\$0.28**
 - Tier III – **\$0.26**
 - Non-Aviation “Fair Market Value” (FMV) rate - **\$0.23** (set on Jan 2023)
- County T-Hangar Rental
 - County T-hangar rent - \$275 monthly (increased to **\$280** monthly Jan 1, 2026)
 - Yearly (paid between Jan 1st and Jan 10th) - **\$3,080** (equates to 1 free month)
- Non-affected fees: Fuel Flow Fee, The *Rental Rate* (per square foot) of the County own facilities, Sublease Fee, *Aircraft Storage Facilities Fees*, County Tie Down Fees.
- Discussion points:
 - FMV adjustments (due to CPI) – recommended increase to \$.26
 - Add waiting list registration fee (\$50)
 - The rental rate (per sq ft) (\$.25) – should be adjusted by CPI – *Falcon Aero is paying \$.30*
 - Aircraft Storage Facilities Fees – should we remove it? (removed from Draft Min Stnds)

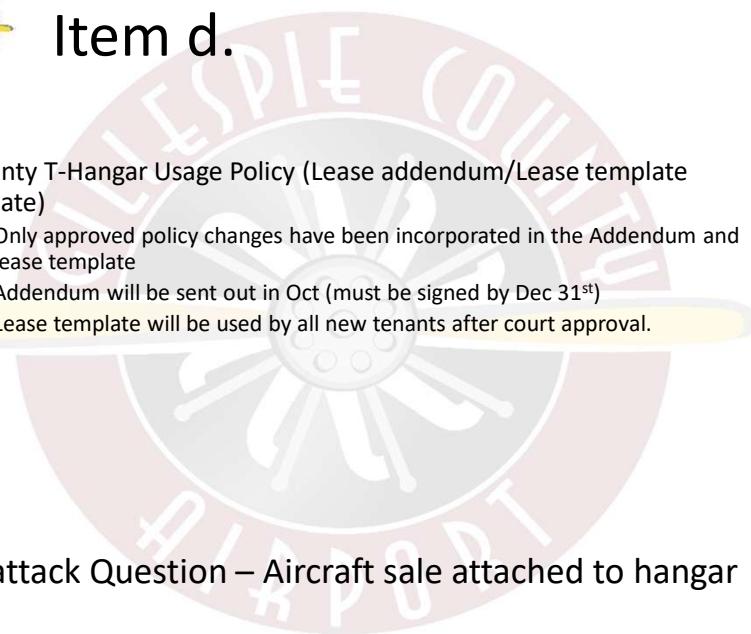
10



11



12



Item d.

New Business

- County T-Hangar Usage Policy (Lease addendum/Lease template update)
 - Only approved policy changes have been incorporated in the Addendum and lease template
 - Addendum will be sent out in Oct (must be signed by Dec 31st)
 - Lease template will be used by all new tenants after court approval.

Re-attack Question – Aircraft sale attached to hangar

13



14



AAB

- Update to Minimum Standards
 - CIP Projects Update

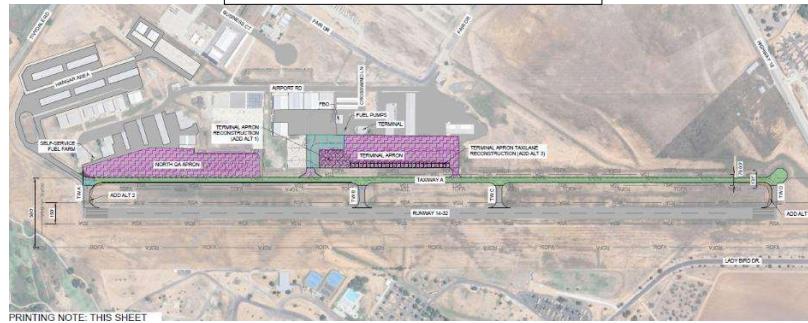
15



Pavement Project Comments

- Final Design was delivered – Jun 13th

- Base Bid
 - Alt 1 – Runway slurry/striping
 - Alt 2 – ADG II mod
 - Alt ¾ - More terminal Ramp work



16



Project Timeline

- Final review Meeting (July 1st)
- Final design July 31st
- TXDOT review +NTP (14 days) Aug 15th
- RFP to contractor selection (21 days) Sept 19th
- Contractor selection (14 days) Oct 3rd
- Preconstruction review (14 days) Oct 17th
- Construction phase Start Date Oct 30th ????



17



Other CIP Projects

- Drainage study – survey work done
- Automated Weather Observing System Replacement
 - Replacement Equipment Delivery date – Oct 3rd

18



AAB

- Comments-EDC, and Board Members

19



Sales Tax

SALES TAX COMPARISON SUMMARY - SEPTEMBER, 2025 (JULY SALES)											
CITY	% change		COUNTY	% change		CITY	% change		COUNTY	% change	
	month	ytd		month	ytd		month	ytd		month	ytd
Fredericksburg	(0.54)	0.30	Gillespie	0.08	0.53	Bell	(20.11)	0.98	Blanco	4.53	(0.15)
Kerrville	2.60	3.83	Kerr	4.03	3.53	Bander	9.11	15.17	Comal	8.34	17.24
Boerne	9.81	2.68	Kendall	6.67	4.50	Bandera	4.38	1.36	Hays	0.53	4.75
Llano	16.07	6.74	Llano	19.11	8.94	Blanco	4.53	1.11	McLennan	5.68	10.21
Marble Falls	(6.59)	(1.09)	Marion	16.52	5.54	Comal	8.34	17.24	McLennan	5.68	10.21
Bandera	(3.74)	4.36	Marion	16.52	5.54	Hays	0.53	4.75	McLennan	5.68	10.21
Johnson City	2.03	5.89	Blanco	4.53	(0.15)	Bell	(10.91)	2.31	McLennan	5.68	10.21
New Braunfels	(5.39)	2.37	Comal	8.34	17.24	Hood	(7.04)	10.71	McLennan	5.68	10.21
Wimberley	0.76	7.98	Hays	0.53	4.75	Hood	(7.04)	10.71	McLennan	5.68	10.21
Salado	17.14	17.25	McLennan	5.68	10.21	Washington	0.73	5.26	McLennan	5.68	10.21
Granbury	(1.67)	5.88	Washington	0.73	5.26	Washington	0.73	5.26	Washington	0.73	5.26
Waco	1.12	8.20	Washington	0.73	5.26	Travis	6.00	0.50	Washington	0.73	5.26
Grapevine	2.55	2.99	Washington	0.73	5.26	Travis	6.00	0.50	Washington	0.73	5.26
Port Aransas	24.86	11.84	Washington	0.73	5.26	Travis	6.00	0.50	Washington	0.73	5.26
Rockport	17.44	4.45	Washington	0.73	5.26	Travis	6.00	0.50	Washington	0.73	5.26
Mt. Dora	20.53	5.25	Washington	0.73	5.26	Travis	6.00	0.50	Washington	0.73	5.26
Galveston	17.04	8.74	Washington	0.73	5.26	Travis	6.00	0.50	Washington	0.73	5.26
Brenham	(5.78)	3.58	Washington	0.73	5.26	Travis	6.00	0.50	Washington	0.73	5.26
Austin	4.04	(0.76)	Washington	0.73	5.26	Travis	6.00	0.50	Washington	0.73	5.26
San Antonio	2.06	1.98	Washington	0.73	5.26	Travis	6.00	0.50	Washington	0.73	5.26
Houston	1.70	4.52	Washington	0.73	5.26	Travis	6.00	0.50	Washington	0.73	5.26
Dallas	8.00	2.81	Washington	0.73	5.26	Travis	6.00	0.50	Washington	0.73	5.26
State (Cities)	3.36	4.22	State (Counties)	10.01	5.55	Travis	6.00	0.50	Washington	0.73	5.26

Shaded numbers are worse than ours.

JULY SALES RECEIPTS
September Sales Tax Report

City of Fredericksburg	2025		2024		2023		2022		2021	
	2025	2024	2023	2022	2021	2025	2024	2023	2022	2021
JAN	765,894	769,260	782,955	780,015	582,454	753,395	757,407	750,208	744,208	744,208
FEB	1,026,888	924,657	694,708	871,481	611,429	611,429	611,429	611,429	508,167	508,167
MAR	660,755	557,781	633,261	533,476	533,476	533,476	533,476	533,476	438,755	438,755
APR	660,755	699,382	635,485	651,996	651,996	651,996	651,996	651,996	651,996	651,996
MAY	857,624	900,460	822,646	715,407	671,358	668,969	668,969	668,969	668,969	668,969
JUN	775,064	780,056	786,475	786,475	786,475	786,475	786,475	786,475	786,475	786,475
JUL	730,381	733,796	738,475	738,475	738,475	738,475	738,475	738,475	738,475	738,475
AUG	808,908	785,115	703,432	685,961	685,961	685,961	685,961	685,961	651,403	651,403
SEP	753,360	757,497	730,796	762,296	735,976	731,888	731,888	731,888	721,224	721,224
OCT	702,427	675,110	692,563	702,427	692,563	692,563	692,563	692,563	623,790	623,790
NOV	782,296	735,976	731,888	782,296	735,976	731,888	731,888	731,888	771,224	771,224
DEC	816,124	744,887	751,235	816,124	751,235	751,235	751,235	751,235	649,485	649,485
Total	7,039,750	9,319,851	8,914,085	8,608,171	7,871,869	7,871,869	7,871,869	7,871,869	7,871,869	7,871,869

Fredericksburg	Sep 25		Sep 24		Change		YTD 2025		YTD 2024		Change	
	2025	2024	2023	2022	2021	2025	2024	2023	2022	2021	2025	2024
JAN	753,360	757,497	-0.54%	7,039,750	7,019,004	0.3%	753,395	757,407	750,208	744,208	744,208	744,208
FEB	356,791	356,504	0.08%	3,493,723	3,475,167	0.53%	356,791	356,504	356,504	356,504	356,504	356,504
MAR	346,193	351,297	-2.94%	3,493,723	3,475,167	0.53%	346,193	351,297	351,297	351,297	351,297	351,297
APR	361,483	362,273	-2.24%	3,493,723	3,475,167	0.53%	361,483	362,273	362,273	362,273	362,273	362,273
MAY	389,144	404,489	-3.84%	3,493,723	3,475,167	0.53%	389,144	404,489	404,489	404,489	404,489	404,489
JUN	399,611	341,416	15.08%	3,493,723	3,475,167	0.53%	399,611	341,416	341,416	341,416	341,416	341,416
JUL	373,955	390,850	-5.08%	3,493,723	3,475,167	0.53%	373,955	390,850	390,850	390,850	390,850	390,850
AUG	362,714	359,245	0.97%	3,493,723	3,475,167	0.53%	362,714	359,245	359,245	359,245	359,245	359,245
SEP	356,791	455,708	-22.74%	3,493,723	3,475,167	0.53%	356,791	455,708	455,708	455,708	455,708	455,708
OCT	330,808	328,640	0.64%	3,493,723	3,475,167	0.53%	330,808	328,640	328,640	328,640	328,640	328,640
NOV	377,516	372,394	1.41%	3,493,723	3,475,167	0.53%	377,516	372,394	372,394	372,394	372,394	372,394
DEC	413,035	375,629	10.48%	3,493,723	3,475,167	0.53%	413,035	375,629	375,629	375,629	375,629	375,629

Gillespie County	2025		2024		2023		2022		2021		
	2025	2024	2023	2022	2021	2025	2024	2023	2022	2021	
JAN	388,091	415,372	406,560	371,424	285,619	388,091	415,372	406,560	371,424	285,619	285,619
FEB	483,853	426,591	453,797	415,141	350,057	483,853	426,591	453,797	415,141	350,057	350,057
MAR	346,308	346,135	351,297	305,429	255,886	346,308	346,135	351,297	305,429	255,886	255,886
APR	361,483	362,273	346,559	325,524	225,110	361,483	362,273	346,559	325,524	225,110	225,110
MAY	391,144	433,273	404,489	401,106	346,729	391,144	433,273	404,489	401,106	346,729	346,729
JUN	404,319	399,611	341,416	354,750	334,243	404,319	399,611	341,416	354,750	334,243	334,243
JUL	371,735	373,955	390,850	364,652	338,528	371,735	373,955	390,850	364,652	338,528	338,528
AUG	381,619	362,714	359,245	355,111	364,353	381,619	362,714	359,245	355,111	364,353	364,353
SEP	356,791	356,504	455,708	312,932	308,778	356,791	356,504	455,708	312,932	308,778	308,778
OCT	330,808	328,640	321,054	282,963	282,963	330,808	328,640	321,054	282,963	282,963	282,963
NOV	377,516	372,394	365,574	371,347	365,574	377,516	372,394	365,574	371,347	365,574	365,574
DEC	413,035	375,629	361,348	326,806	326,806	413,035	375,629	361,348	326,806	326,806	326,806

20

10



21