

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-hangars 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



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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*)
 - 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)

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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.)

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AAB

- Airport Development Update:
 - Active Private Projects:

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3	Lonestar Av8	03/20/25	PHIV	Lease signed (Sept 1 st)

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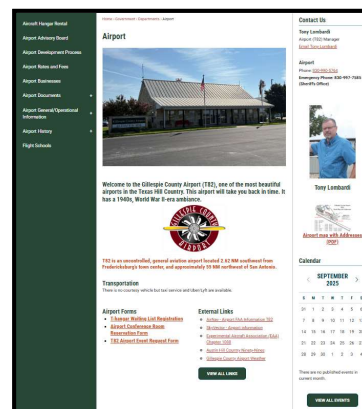


Hot Topics/Misc.


- Annual RAMP Agreement (90/10) – up to \$111,111.11
- New T-hanger 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)



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AAB


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

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New Business

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Item a.


CPI Adjustment Review

New Business

RELEASE

LABOR STATISTICS
BUREAU OF LABOR

BLS



USDL-25-1356

Transmission of material in this release is embargoed until 8:30 a.m. (E.T.) Thursday, September 11, 2025

Technical information: (202) 691-7000 • cpi_info@bls.gov • www.bls.gov/cpi
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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 it did in July. Indexes that for trucks, apparel, and new vehicles. They are among the few major indexes that


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



Month	Percent change
Aug24	0.2
Sep	0.2
Oct	0.2
Nov	0.3
Dec	0.4
Jan	0.5
Feb	0.2
Mar	-0.1
Apr	0.2
May	0.1
Jun	0.3
Jul	0.2
Aug25	0.4

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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)

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Item c.

New Business

Hangar Color Approval for Gardner/Lonestar AV8

Ladd



WHIRLWIND STEEL
BUILDINGS & COMPONENTS

Panels

Lonestar Av8



WHIRLWIND STEEL
BUILDINGS & COMPONENTS

Panels

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New Business

Item d.

- 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

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Old Business

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AAB

- Update to Minimum Standards
- CIP Projects Update

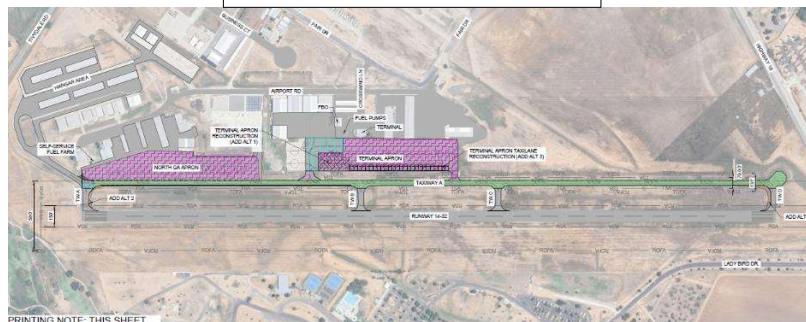
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Pavement Project Comments

- Final Design was delivered – Jun 13th

- Base Bid
- Alt 1 – Runway slurry/stripping
- Alt 2 – ADG II mod
- Alt 3 – More terminal Ramp work



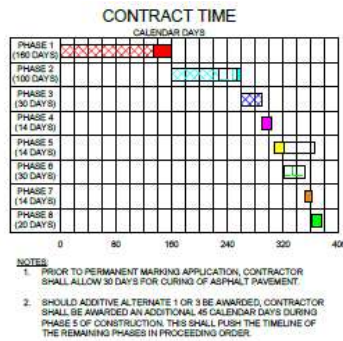
PRINTING NOTE: THIS SHEET

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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 ????



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Other CIP Projects

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

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AAB

- Comments-EDC, and Board Members



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Sales Tax

SALES TAX COMPARISON SUMMARY - SEPTEMBER, 2025 (JULY SALES)

CITY	% change month	% change ytd	COUNTY	% change month	% change ytd
Fredericksburg	(0.54)	0.30	Gillespie	0.08	0.53
Kerrville	2.60	3.83	Kerr	4.03	3.53
Boerne	9.81	2.68	Kendall	6.67	4.50
Llano	16.07	6.74	Llano	19.11	8.94
Marble Falls	(6.60)	(1.99)	Burnet	(2.61)	0.98
Bandera	(3.74)	4.38	Bandera	9.11	15.17
Johnson City	2.03	5.89	Blanco	4.53	(0.15)
New Braunfels	(6.39)	2.37	Comal	8.34	17.24
Wimberley	0.76	7.98	Hays	0.53	4.75
Salado	17.14	17.25	Bell	(10.91)	2.31
Granbury	(1.67)	5.88	Hood	(7.04)	10.71
Waco	1.12	8.20	McLennan	5.66	9.13
Grapevine	2.55	2.99	Tarrant	(1.29)	3.22
Port Aransas	24.86	11.84	Nueces	4.60	1.83
Rockport	17.34	4.15	Aransas	16.52	6.45
Marfa	20.59	5.25	Presidio	2.59	8.64
Galveston	17.04	8.74	Galveston	7.52	2.86
Brenham	(5.78)	3.58	Washington	0.73	5.26
Austin	4.04	(0.76)	Travis	6.00	0.50
San Antonio	2.06	1.98	Bexar	2.63	1.83
Houston	1.70	4.52	Harris	3.38	5.16
Dallas	8.00	2.81	Dallas	3.49	2.87
State (Cities)	3.36	4.22	State (Counties)	10.01	5.55

Shaded numbers are worse than curs.

JULY SALES RECEIPTS
September Sales Tax Report

City of Fredericksburg

	2025	2024	2023	2022	2021
JAN	765,994	799,260	782,905	760,015	582,454
FEB	1,026,868	924,657	964,706	871,461	744,208
MAR	660,755	657,791	633,261	611,429	508,167
APR	660,796	699,352	636,485	533,476	436,755
MAY	857,624	900,460	822,646	853,964	757,207
JUN	775,064	780,056	715,407	675,353	668,869
JUL	730,381	733,786	738,475	686,245	657,080
AUG	808,508	766,115	733,432	765,554	796,227
SEP	753,360	757,497	730,755	666,861	651,405
OCT		702,427	675,110	602,563	623,790
NOV		782,296	735,976	731,885	771,224
DEC		816,124	744,887	751,235	649,485
Total	7,039,750	9,319,851	8,914,085	8,608,171	7,871,609

	Sep 25	Sep 24	Change	YTD 2025	YTD 2024	Change
Fredericksburg	753,360	757,497	-0.54%	7,039,750	7,019,004	0.30%
Gillespie County	356,791	356,504	0.08%	3,483,723	3,475,167	0.25%
Combined	1,110,151	1,114,001	-0.35%	10,523,473	10,494,171	0.28%

Gillespie County

	2025	2024	2023	2022	2021
JAN	388,091	415,372	405,560	371,424	285,619
FEB	483,853	426,591	453,797	418,141	350,057
MAR	340,308	345,135	351,297	335,429	295,885
APR	361,463	362,273	346,599	285,134	225,110
MAY	399,524	433,012	404,469	401,106	345,729
JUN	404,319	399,611	341,416	364,750	334,243
JUL	371,735	373,955	390,850	364,652	336,528
AUG	381,619	362,714	359,245	355,111	364,353
SEP	356,791	356,504	455,706	312,932	308,778
OCT		330,808	328,640	321,054	282,563
NOV		377,516	372,394	365,574	371,347
DEC		413,035	375,629	361,348	325,955
Total	3,483,723	4,596,526	4,586,602	4,221,665	3,789,118

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