

Minutes of the
 GILLESPIE COUNTY AIRPORT ADVISORY BOARD
 Tuesday, Feb 17, 2026
 @ Airport Terminal

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

CALL TO ORDER

The meeting was called to order at 1:00 PM by the Chairman, Steve Allen

APPROVAL OF MINUTES

Minutes of the regular “Jan 20, 2026” 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 –
 - 2026
 - Mar 17-22 – COPA Formation (Cirrus) (35a/c)
 - Mar 28 – Egg Drop (sponsored by Tango 82/Crosswind Avn) @10am
 - Apr 23-25 – T-6 Fly-in
 - May 2 – EAA Young Eagles Event
 - Sept 22-26 – Cessna 120/140 Assn 2026 Convention (40 a/c)
- Court Actions – On Feb 2nd, the Court accepted the AAB annual report.
- T-hangars occupancy update. The Manager stated that the County T-hangars are 100% ...waiting list is at 50.

- 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	DA Signed 04/03/2025 (renewed on 10/04/25)...DA expires April 1 st
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 manager gave an unofficial update on the site selection of Ladybird Jet (at the tractor shed spot). He also discussed a LOI that he received for the south area, but was denied because the south is not ready for development.

FLOOR

- FBO – Ethan stated that since it is the slow time of the year, they have been able to get some needed maintenance done.
- EAA – The manager mentioned that the monthly meeting is this weekend (Feb 21st).
- Crosswind Aviation – Gwen stated that she is working on the egg drop.
- TFS – Randall mentioned that there is one air attack aircraft and 3 SEATs deployed to T82. He also mentioned that a Type 1 helicopter is on the ramp, but not under contract.
- Tac Aero – Ian said they are busy.
- Estenson Group – Courtney mentioned that it is their busy time of the year for the Hotel and Conference center.
- Tango 82 – Darren led a discussed on the egg drop.

NEW BUSINESS

- Item A. Updates:
 - Fritz Aviation Lease Renewal – The manager reviewed all the details of the renewal lease with the board. The board unanimously recommended approval for a new 30-year lease with a 10-year option.

- Aerial Survey – the manager gave a summary of the aerial survey project that occurred on Feb 10th and 11th.
- Item B. Security Camera Upgrade. The manager gave a summary of the 2 quotes (BrightWatch and Vercada) for upgrading the security camera system. At the conclusion of the discussion, the manager recommended going with BrightWatch, since it utilized some of the existing cameras and was cheaper. The board unanimously recommended approval.

OLD BUSINESS.

- Minimum Standards Update – No update was provided.
- CIP Update – The Manager gave a quick update on the following CIP projects:
 - Pavement Project
 - The pre-bid meeting was held on Feb 12th. The manager expects to hold an Airport Townhall meeting mid-April, and believes that construction will start in May.
 - AWOS Replace Project – Completed, BUT...The manager stated that we are having minor issues with the system. The maintenance team is aware.
 - Drainage Study – The draft report was completed...TXDOT is coordinating a review meeting.
 - Runway Eval – Work should happen this summer.
 - Non CIP (ATP grant program) – Terminal Expansion – The manager stated that he has received positive feedback on their application.
- EPCON – The manager mentioned the EPCON has finally made progress, but he still might need an extension to his development agreement.

REPORTS

The tax reports were presented for the City and County.

COMMENTS

Kory Keller gave an update on his privatizing the County T-hangars. The summary of his update included the demolition of Hangar A and B and replacing them with 10-unit hangars. This would make a net increase of 10 spots. He also mentioned that the rental cost would be \$600 to \$900 per month. Tony mentioned that giving/selling the t-hangars to a private developer would cause the airport to lose \$40k-60k per year in revenue. Even with that said, Kory suggested that he would call everyone on the waiting list to survey them. (i.e. “how much are they willing to pay for a t-hangar spot?” and other general questions). He mentioned that he would get approval of the survey questions before he called them.

During the t-hangar discussion, Courtney brought up the idea of adding Hail Shed instead, since it has been determined that the cost to build t-hangars is NOT economically feasible. Tony mentioned that the board was previously against that idea, but there has been a lot of turn-over since then. Board agreed that further investigation was needed.

ADJOURNMENT (2:30). Next meeting is (Tuesday) Mar 17th at the Airport Terminal Building at 1pm.

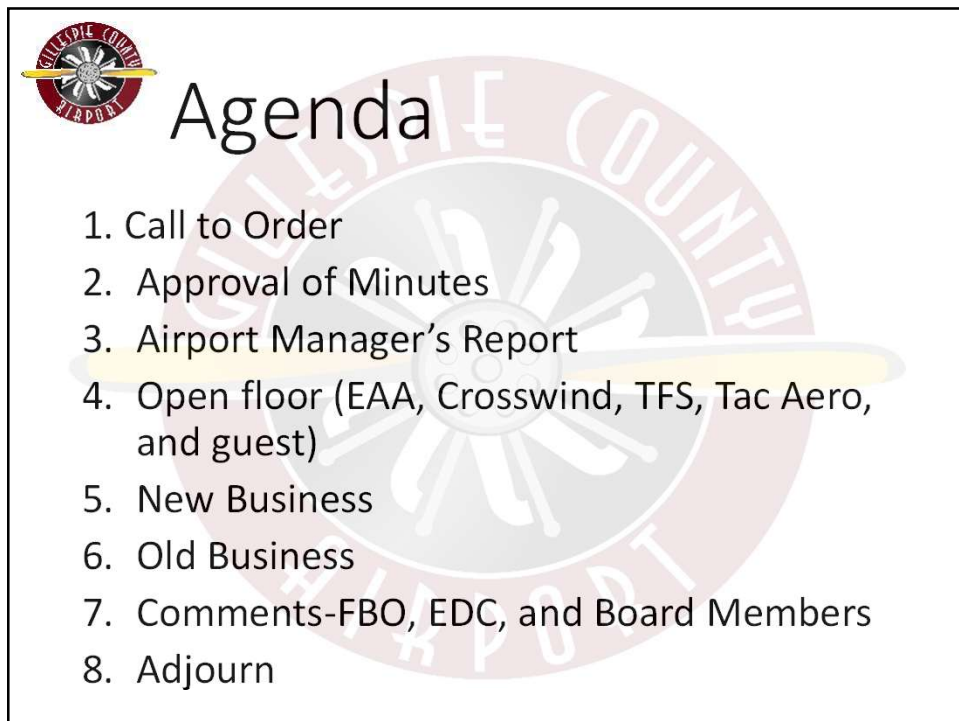
Note: all minutes are available on the airport website

(<https://www.gillespiecounty.gov/AgendaCenter/Airport-Advisory-Board-2>)

Attachment



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AAB

- Minutes Approval – vote needed
 - Jan 20
- Airport Manager’s Report
 - Event Update (*Italicized - Unconfirmed*)
 - Mar 17-22 – COPA Formation (Cirrus) (35a/c)
 - Mar 28th – Easter Egg Drop @10am
 - Apr 23-25 – T-6 Formation
 - May 2 – EAA Young Eagles Event
 - Sept 22-26 – Cessna 120/140 Assn 2026 Convention (40 a/c)

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AAB

- Airport Manager’s Report
 - Court Actions – On Feb 2nd, Court accepted the AAB annual report.
 - T-Hangar Occupancy – 100% (50)
 - 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	DA Signed 04/03/2025 (renewed on 10/04/25)...expires April 1, 2026
2	Gardner	1/30/25	PHIV	Lease signed (Sept 1 st)
3	Lonestar Av8	03/20/25	PHIV	Lease signed (Sept 1 st)

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Hot Topics/Misc.

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AAB

- Open Floor
 - FBO
 - Crosswind
 - Texas Forest Service
 - Estenson Group
 - Tac Aero Tailwheel Academy
 - Tango 82
 - MX Shop
 - Guest

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New Business

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Updates

Item A.

- Fritz Lease Renewal
- Aerial survey of T82

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FRITZ AVIATION SERVICES Renewal

Start Date End Date

6/1/1996

5/31/2026

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Current Lease

	Pavement Area (sqft)	Monthly	Yearly Sqft Rate
Current Leased area ((2) 25'x232' aprons)	11,600.00	\$227.03	\$0.23
Ave 3% rent		\$94.50	
\$321.53			



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New Lease

IAW (Draft Min. Stds.)

	Pavement Area (sqft)	Yearly Sqft Rate
Std Lease foot-print	36,784 (.84 ac)	\$0.26
\$797.70		



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Take aways

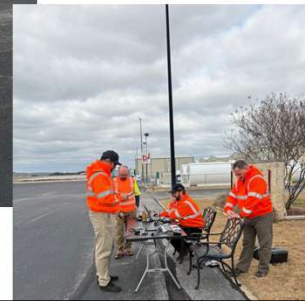
- Lease is compliant with the draft Min Stds
 - 3% Revenue instead of ground lease remove
- Payment management to be done by the County
- 30-year lease with a 10-year option

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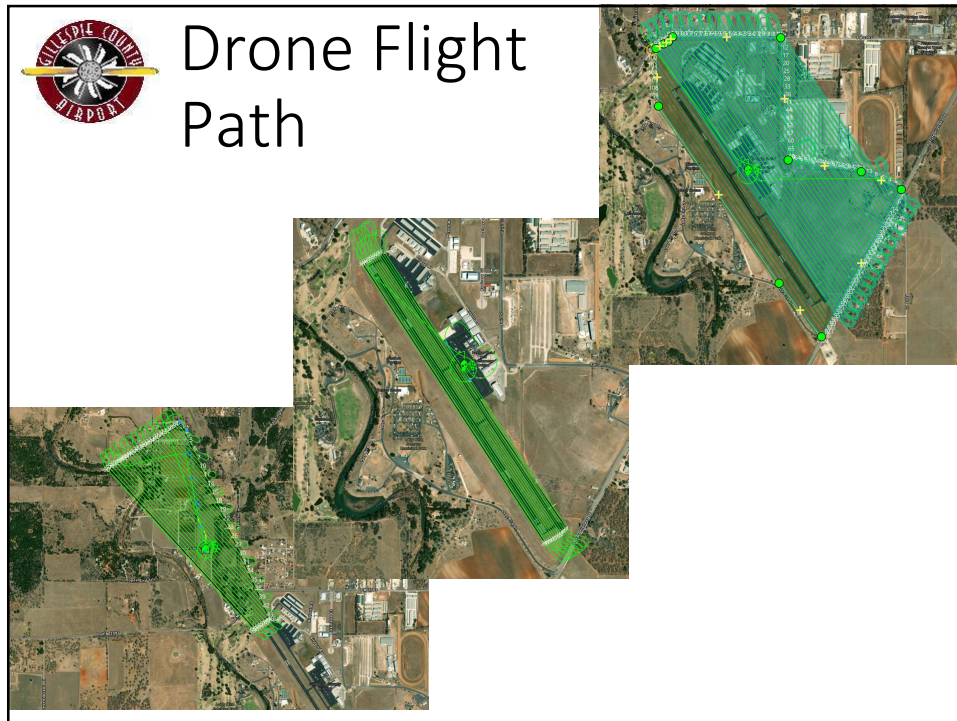


Aerial Surveying

Feb 10th and 11th



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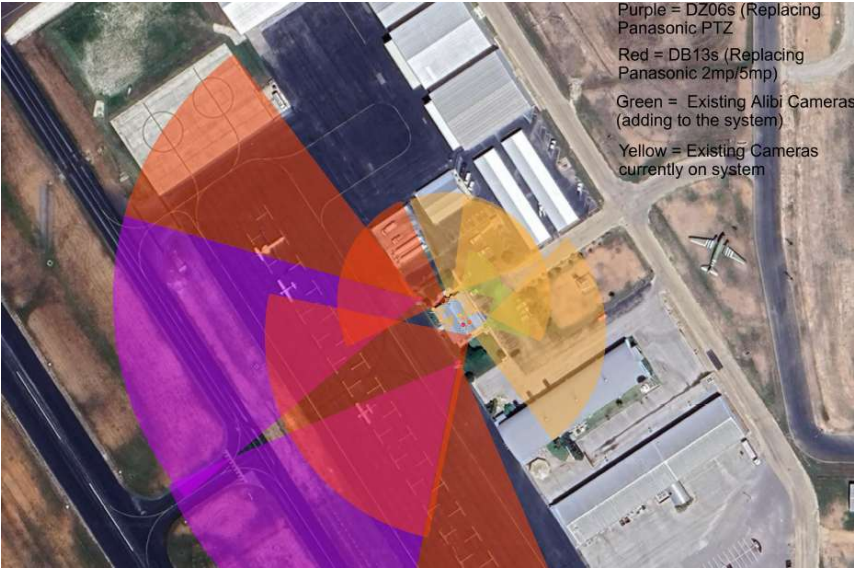
Security Cameras Item B.

- 2 Quotes
 - BrightWatch/Eagle Eye
 - Verkada/Weaver

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Terminal and Runway



Purple = DZ06s (Replacing Panasonic PTZ)
Red = DB13s (Replacing Panasonic 2mp/5mp)
Green = Existing Alibi Cameras (adding to the system)
Yellow = Existing Cameras currently on system

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North-end Cameras



Red = New Bullet Cameras
Blue = 180 degree view Camera

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Additional 4 Cameras



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BrightWatch/Eagle Eye

- Subtotals
 - Video Security Hardware: \$8,637.48
 - Video Security Installation: \$9,490.00
 - Video Security Recurring Charges: **\$6,962.78**
 - Camera Fisheye Additions
 - Hardware: \$2,902.39
 - Installation: \$3,290.00
 - Recurring Charges: **\$2,375.89**
 - Shipping charge 140.00
 - Total \$33,798.54


Verkada 3 year - \$32,992.25

Verkada 5 year - \$37,220.75

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Verkada's plan



CP63-E: PTZ Camera (2)
CB62: Bullet Camera (1)
CB62-TE: Bullet TE Lens (4)
CD42-E: Outdoor Dome (1)

GC31: Cellular Gateway (1)

©2025 Verkada

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Old Business

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AAB

- Update to Minimum Standards
- CIP Projects Update

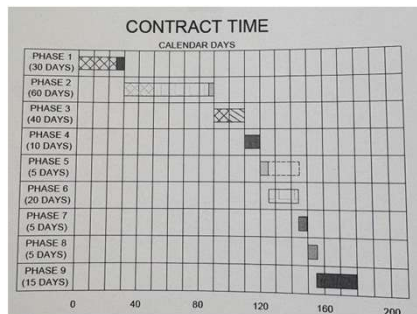
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Pavement Project Timeline



- TxDOT advertised February 2nd and February 9th
- Pre-bid Meeting – February 12, 2026, at 10:00
- Addenda due – February 26, 2026, at 10:00 AM to Ed Mayle for approval
- Bid Opening – March 12, 2026, at 1:00 at TxDOT.
- Contractor selection (14 days) Mar 12th – Mar 26th
- Preconstruction review (14 days) Mar 26th – Apr 9th
- Construction phase Start Date late Apr/Early May 2026



Airport Townhall Meeting
Mid April

<200 days

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Other CIP Projects

- Drainage study – First draft completed
- Automated Weather Observing System Replacement
 - DONE...FYI, we are still having minor issues with the system
- Runway Evaluation
 - Change of plans – TXDOT is paying for it. Summer eval.
- Non-CIP (ATP grant program) – Terminal Expansion – Application submitted (Jan 15th)

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Old Business

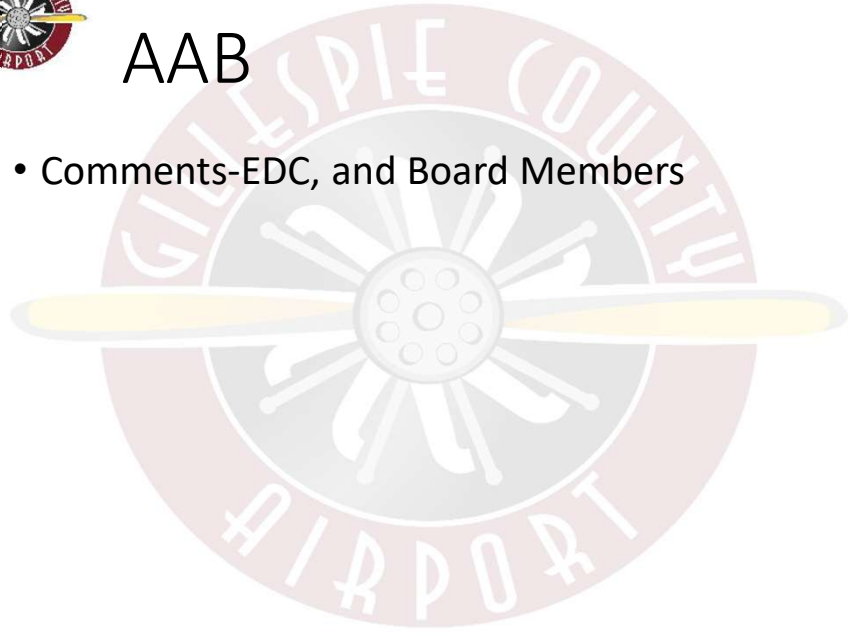
- LPV- new date for publish...9/3/2026
- EPCON – might need an extension

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AAB

- Comments-EDC, and Board Members



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Sales Tax

SALES TAX COMPARISON SUMMARY - FEBRUARY, 2026 (DECEMBER SALES)

CITY	% change		COUNTY	% change	
	month	YTD		month	YTD
Fredericksburg	(5.16)	(2.65)	Gillespie	(3.18)	(1.89)
Kerrville	(7.40)	(2.95)	Kerr	(7.07)	(2.42)
Boerne	(13.93)	(4.52)	Kendall	(9.54)	(2.63)
Llano	(0.83)	(3.89)	Llano	0.18	(2.22)
Marble Falls	(13.03)	(7.63)	Burnet	(7.93)	(4.25)
Bandiera	(12.06)	(7.84)	Bandiera	(5.53)	(0.20)
Johnson City	(16.32)	(10.58)	Blanco	5.77	2.40
New Braunfels	3.46	7.65	Comal	0.09	6.13
Wimberley	(9.50)	(4.59)	Hays	1.96	4.02
Salado	(22.45)	(14.15)	Bell	(14.47)	(7.83)
Granbury	(7.31)	(3.34)	Hood	(24.80)	(18.50)
Waco	(8.83)	(1.01)	McLennan	(1.81)	2.21
Grapevine	13.07	8.22	Tarrant	(2.59)	0.24
Port Aransas	(6.63)	6.18	Nueces	2.08	2.17
Rockport	(8.57)	(3.41)	Aransas	25.07	25.41
Marfa	7.71	13.23	Presidio	(2.70)	(6.34)
Galveston	(3.25)	0.05	Galveston	(1.53)	0.59
Brenham	(18.00)	(9.21)	Washington	(0.18)	3.70
Austin	1.67	3.43	Travis	0.22	2.30
San Antonio	(3.32)	(0.47)	Bexar	(3.36)	0.81
Houston	28.02	13.65	Harris	18.33	9.47
Dallas	5.99	1.47	Dallas	7.38	4.92
State (Cities)	2.90	-3.51	State (Counties)	5.63	4.50

Shaded numbers are worse than ours.

DECEMBER SALES RECEIPTS

February Sales Tax Report

City of Fredericksburg

	2026	2025	2024	2023	2022
JAN	771,444	785,994	799,260	782,905	760,015
FEB	973,870	1,026,868	924,657	994,706	871,461
MAR		690,755	657,791	633,261	611,429
APR		690,796	696,382	626,405	533,476
MAY		857,624	900,460	822,646	853,994
JUN		775,084	780,056	715,407	675,353
JUL		730,381	733,786	738,475	699,245
AUG		808,908	786,115	703,432	760,554
SEP		753,360	757,497	730,795	666,961
OCT		683,786	702,427	675,110	692,563
NOV		744,277	782,296	735,976	731,885
DEC		614,928	816,124	744,887	751,235
Total	1,745,314	9,282,741	9,319,851	8,914,085	8,608,171

	Feb 26	Feb 25	Change	YTD 2026	YTD 2025	Change
Fredericksburg	973,870	1,026,868	-5.16%	1,745,314	1,792,862	-2.65%
Gillespie County	468,544	483,853	-3.16%	855,802	871,944	-1.89%
Combined	1,442,414	1,510,721	-4.52%	2,601,116	2,664,806	-2.40%

Gillespie County

	2026	2025	2024	2023	2022
JAN	386,958	388,091	415,372	405,560	371,424
FEB	468,544	483,853	426,591	453,797	419,141
MAR		346,306	345,135	351,597	305,429
APR		391,483	362,273	346,699	285,134
MAY		399,524	433,012	404,469	401,106
JUN		404,319	399,011	341,416	364,790
JUL		371,735	373,965	390,650	364,652
AUG		381,619	362,714	359,245	355,111
SEP		356,791	356,504	455,706	312,932
OCT		336,027	330,808	326,640	321,054
NOV		366,760	377,516	372,594	369,574
DEC		426,459	413,035	375,629	361,348
Total	855,502	4,622,969	4,586,526	4,586,002	4,221,656

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