SAN ANGELO REGIONAL AIRPORT

MATHIS FIELD

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AIRPORT ADVISORY BOARD – OFFICIAL MINUTES

For a meeting held Wednesday, March 05, 2026 at 1:30 p.m. in the San Angelo Regional Airport conference room, 8618 Terminal Circle, San Angelo TX 76904

Board Members	Initial date	Term	Present	Most Recent Appt. Date	Rolling Attendance			Current Term Expires
Mark Clark	2021	3	No	10/2025	13	Out of	15	10/2027
Joseph Rallo	2018	2	Yes	1/2023	19	Out of	22	10/2025
Sam Strahan	2024	2	No	10/2025	5	Out of	7	10/2027
Sandy Rothband	2024	1	Yes	11/2023	7	Out of	8	10/2025
Larry Martin	2024	2	Yes	11/2024	4	Out of	4	10/2026
Patrick Nuytten	2024	2	Yes	11/2024	4	Out of	4	10/2026
Bruce Partain	2020	3	Yes	10/2024	14	Out of	16	10/2026

Others Present

Justin Fletcher, Kelena James, Yvonne Bergara, Tina Dierschke, Tom Thompson

Jason Rollins, Terry Pricer, Randy Galyean, Clinton Ducote

ORDER OF BUSINESS

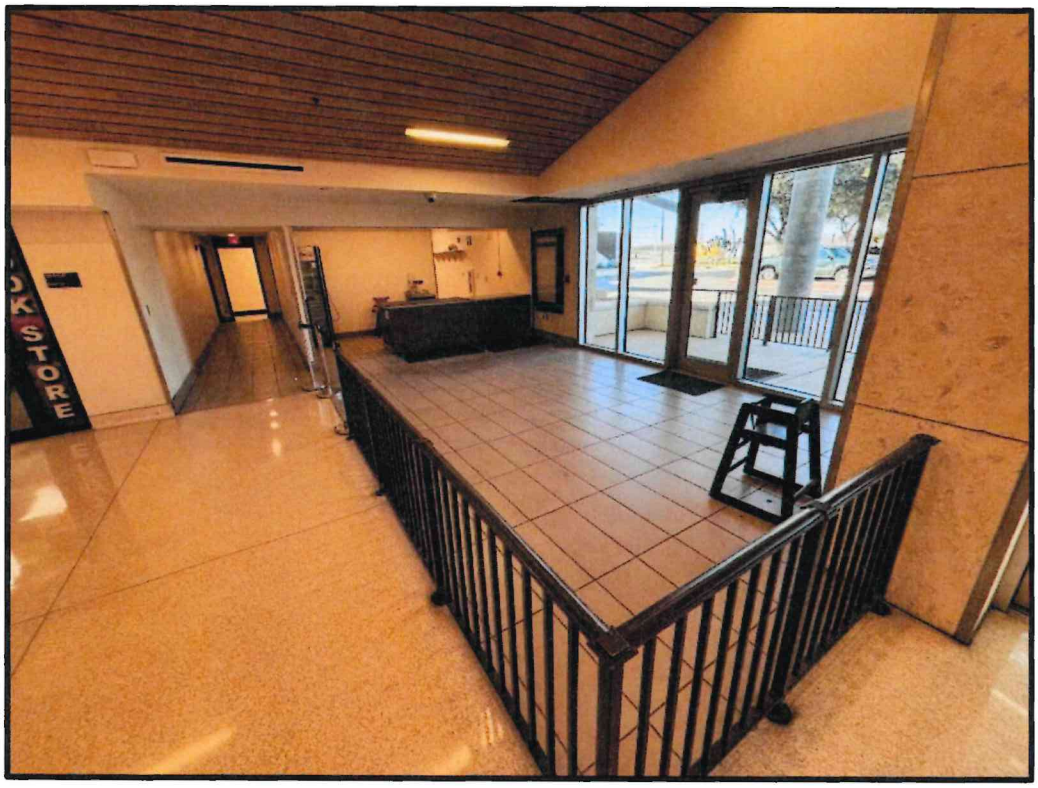
OPEN SESSION
Meeting Minutes San Angelo Regional Airport Advisory Board
Date: March 5, 2026
Time: 1:30PM-2:34PM CST

1.Call to Order The meeting was called to order by Advisory Board Chairman Patrick Nuytten. The Pledge of Allegiance was recited.

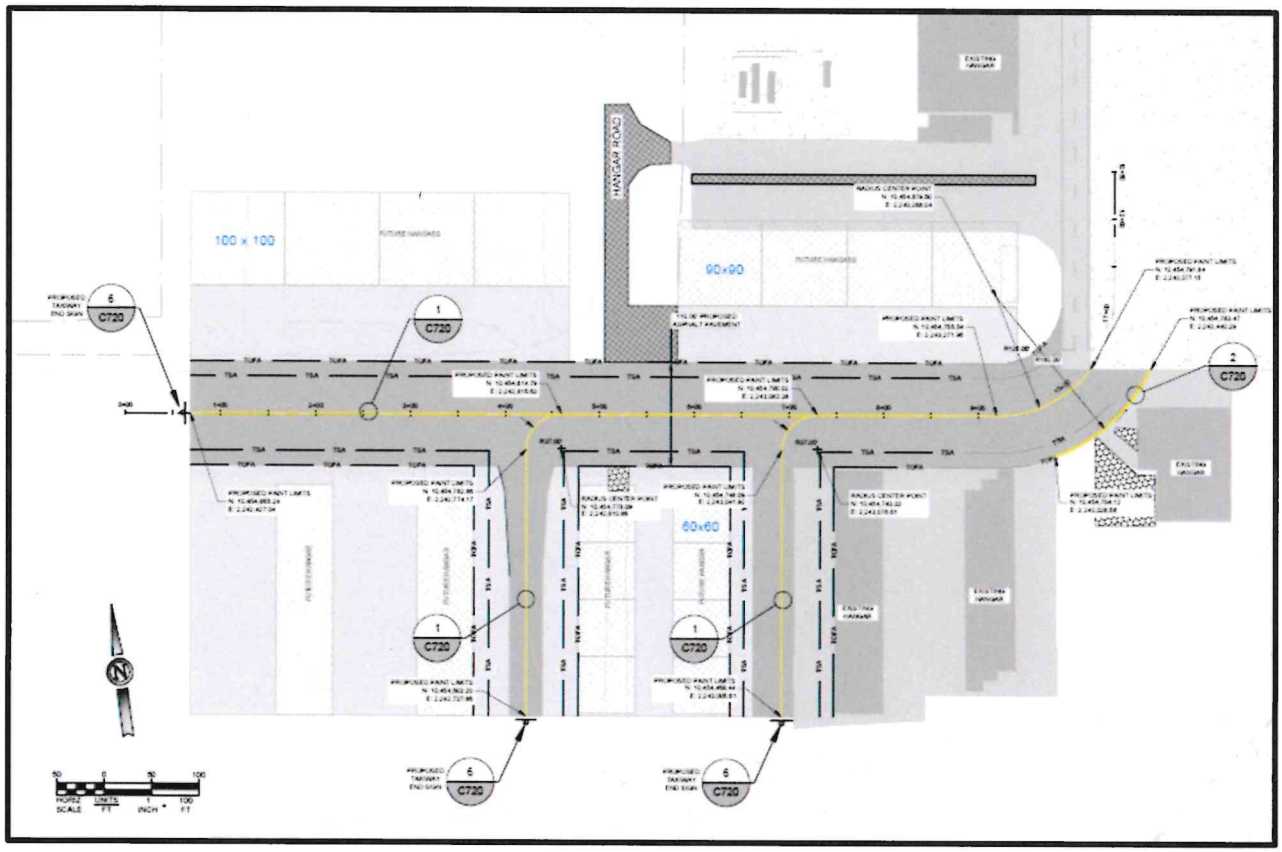
2.Approval of Previous Minutes Chairman Nuytten asked if there were any corrections to the previous minutes. There were no corrections needed, Mr. Nuytten moved to approve the minutes, and Joseph Rallo seconded. The minutes were approved unanimously.

3. Public Comments Mr. Fletcher reported that no public comment requests were submitted for this meeting.

4. Terminal Grill Operator Lease Mr. Fletcher presented the Co-Pilot Grill, with an aviation theme being highlighted as they move forward with operational planning for the restaurant, including service hours from 4:30 AM to 6:00 PM. They will serve breakfast, lunch and dinner, options such as burritos, croissants, hamburgers, pizza and street tacos. They will also serve alcohol and other non-alcoholic beverages. Mr. Rallo suggested coordinating with ASU to incorporate the student meal plan to gain more of the student's business. With no further discussion, Mr. Fletcher requests a recommendation to approve the lease agreement with Miguel Vasquez dba The Co-Pilot Grill, to lease the 669 sq. ft. concessionaire space within the terminal as presented. Mr. Martin motioned to accept the proposal, seconded by Bruce Partain. The motion passed unanimously.



5. South Taxilane Land Leases Mr. Fletcher stated that the project is progressing and that paving is underway. He also offered to provide a tour if anyone is interested. Mr. Fletcher further noted that there is capacity for 16 hangar developments, (4) 100x100 (4) 90x90 (8) 60x60. Additionally, there is space for 2 rows of GA T-Hangars. Mr. Fletcher informed the Airport Board that the Board will be positioned to approve the construction of the proposed new T-hangar development, based on the design presented. He further stated that each project will be funded with 100% private capital. Mr. Fletcher adds that there is potential for $4,600 total annual revenue at $.20 per sq. ft. Mr. Fletcher recommended approving a land lease agreement with DK Boyd for the 23,000 sq. ft. Lot 4 Parcel. Mr. Martin motions to accept and Bruce seconds the motion. Mr. Fletcher also request a recommendation to approve the land lease with Mr. Wade Hoak for the 23,000 sq. ft. Lot 3 Parcel, on the south taxilane development with lease terms as presented. Mr. Rallo motioned to accept, and Mark Clark seconds the motion. The motions passed unanimously.



6. Land Lease Rate Discussion Mr. Fletcher tells the Airport Board that the City has requested that our departments review current revenue, expenses, and operational efficiencies. As part of this effort, we will evaluate the airport's existing rate and fee structure to confirm that it remains competitive and that current charges adequately recover the costs associated with administering and implementing the applicable fees across the airport. Mr. Fletcher first requested that the Board review a proposed land lease for consideration and present it for discussion, with the intent to bring the item back to the Board in April. In addition, he stated that the Board should also revisit the airport's advertising and related revenue and fee structure, so these components can be reviewed and discussed further. Mr. Fletcher presented a land lease rate study that Abilene conducted, which demonstrates that San Angelo's rates are significantly lower than those of the other airports in the state. Mr. Fletcher would like to present to the Board in preparation for a discussion in April, regarding an increase to the land lease rates in the range of $.25-$.30 per sq. ft. with the goal of achieving a more competitive land lease rate, noting that land is our most valuable asset.

Aeronautical Land Lease Rate Study		
Data provided by Abilene Regional Airport		
Airport	Land Lease Rate *(per sq. ft.)*	
San Angelo (SJT)	$	0.12
Abilene (ABI)	$	0.25
Lubbock (LBB)	$	0.23
Amarillo (AMA)	$	0.25
Waco (ACT)	$	0.31
Corpus Christi (CRP)	$	0.40
Laredo (LRD)	$	0.30

7. RWY 09/27 Conversion Update: Mr. Fletcher informed the Board that the FAA ADO project manager reached out to him and they have allocated $9.0m discretionary dollars for the project, requesting we move forward, requesting bids for the construction project. The project will be advertised in March and open bids in April to see if the construction market is feasible and lines up with our budget.

Mr. Fletcher explains the project history of Runway 09/27 from 2017-2026 and what next steps are for this project. He informs the Airport Board that the PCN Value in 2017 done by KSA Engineering was 55 at the time of review and they projected that by 2018 the PCN Value would fall to 26, which is complete reconstruction. Inside the Pavement Management Plan there were several options that were presented to the City Council and the Airport Advisory Board which include repaving to keep it as a runway and then converting it to a taxiway.

After the City looked at the various options it was determined that there were no local funds and no state funds at the time, so it was decided that the Airport would move forward when FAA funding became available. It was decided by City council in December 2017 that the runway would be converted to a taxiway when the funds became available.

In 2021, design was initiated by Jviation. During this time the certification inspector wrote the Airport up for the crumbling pavement on the runway. The inspector worked with the airport allowing crack seal repairs to be made, but this fix is temporary as the Grip Flex is delaminating from the asphalt below producing FOD.

In 2023, the airport solicited bids and Zachry Construction was the only submission that year. Their construction bid was $29 million to reconstruct the runway, which included the south taxiway construction. The FAA and the City said it was outside of the construction budget. The FAA said to keep operating normally and monitor the conditions of the pavement until funds were available for the construction project.

Next steps will include soliciting construction bids from contractors, open and review bid submission for compliance and evaluate construction costs to construction budget. We will wait for FAA Grant Award Notification, present to the Airport Board and City Council will make the final decision.

Discussion Summary – Mr. Fletcher stated the FAA will only fund this project as a taxiway. Mr. Galyean asked if the project includes taxiway Hotel, Mr. Fletcher responded that yes, it will be reconstructed to current FAA design standards and reopened. Sam Strahan asked what the price difference is between a taxiway and a runway, Mr. Fletcher stated the cost difference is approximately $9-$10 million. Mr. Strahan asked whether the city could approach the State for funding, and Mr. Fletcher responded that the state will only allocate $100,000 per year due to the airport being a commercial service Airport. Clinton Ducote asks if it will maintain the same width, Mr. Fletcher says if there is an emergency an airplane can land on the taxiway. Mr. Thompson asks if we can get a NOTAM to be able to land, Mr. Fletcher responds yes, we can do a risk assessment with the Tower Manager and work towards a published procedure but only available during emergency scenarios.

9. DIRECTOR'S REPORT The south taxiway project is currently underway, with substantial completion targeted for April 13, 2026.Terminal/ATCT generator installation is also underway, and the airport will conduct a triennial Disaster Drill on April 15, 2026 featuring a simulated air carrier crash along with a water

rescue component. The five-year engineering selection will be advertised March 5, 2026, for a duration of 30 days and will bring it back to the board in April to present. In addition, we submitted a request for $2.6m for funding for a new tower which is 70 years old. The funds would cover design, siting study, environmental, and Airspace, Mr. Fletcher will keep the board updated if awarded these funds. Finally the Terminal Artwork Mural is scheduled to begin in March or April 2026 after the insurance and MOU is finalized, which was supported by the City Council and the Community Art Commission, Mr. Fletcher adds that this will be a great addition to our terminal/baggage claim area.

10. Future Agenda Items

Airport Master Plan Discussion

11. Closing

With no further comments, Mr. Nuytten motioned to adjourn the meeting, seconded by Mr. Partain.

Meeting adjourned at 2:34 PM.

Justin Fletcher, C. M.
Airport Director

Pat Nuytten
Airport Advisory Board Chairman