

**RUSTY ALLEN AIRPORT PROPERTY OWNERS' ASSOC. INC.  
214 FLIGHTLINE ROAD  
LAGO VISTA, TEXAS, 78645**

**NEWSLETTER FROM THE BOARD OF DIRECTORS**

August 22, 1999

**New RAAPOA Board Members**

Elections were held last March for our new Board of Directors. George Eeds and Kenneth Wickham left our board because they were appointed to the new City of Lago Vista Airport Advisory Board. The terms of previous directors Lee Gerstacker and Lloyd Morris were up and they chose to not run again. Your new members are Bill Coltharp, President, 452-1308, Art Koehn, Vice President, 267-2141, Ray Chatelaine, Treasurer, 458-1728, Kim Miller, 267-7099, and David Alger, 267-0383. We are all proud to serve our membership, enthused about the great things that are coming and have been happening to our Airport. We wish to thank the members of our previous boards for their hard work and dedication since we organized in 1994. They have brought our Airport to its present state and laid the foundation for our future.

**City of Lago Vista Airport Advisory Board**

The City of Lago Vista, the Airport owner, recently created by ordinance the Airport Advisory Board. The RAAPOA has three of the five members on that board. This of, course, gives us the opportunity as property owners to have a good representation with the City of Lago Vista. The members of the City of Lago Vista Airport Advisory Board are: George Eeds, Chairman, Kenneth Wickham, Vice Chairman, Rusty Allen, Secretary, Hollace Bowden and David McFarlin. David McFarlin and Hollace Bowden are the members from the community and are not members of our RAAPOA. Hollace Bowden is a very active realtor in Lago Vista. He is a pilot and flew with the US Army Air Corps. David McFarlin is not a pilot but recently retired in Lago Vista after a career with the FAA. The Lago Vista Airport Advisory Board meets each month on the fourth Tuesday at 5:00 or 6:00 PM at the Lago Vista City Hall

**Airport Operations**

The two boards work as follows:

- First and very importantly, we in the RAAPOA are no longer exposed to liability because the City is now the Airport operator.
- Secondly the RAAPOA has contracted with City of Lago Vista to provide the annual operating funds required to operate the City's, Airport. We will operate essentially as we have been in the past. The income for the Airport annual operation will continue to be as follows:
  1. \$150.00 per year per lot,

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2. \$150.00 per year for based aircraft that do not belong to a RAAPOA member.
3. Overnight parking fees and annual tie down fees for aircraft tied down on City property.

This money is remitted to the City. The City, acting through its Airport Advisory Board, advises the City manager on the annual budget to operate the Airport. The City of Lago Vista does not contribute any money for the annual operations of the Airport. In summary those that use the Airport pay for it. The total income is not large meaning that we will continue to work and contribute our time, talents and individual resources to running the Airport. Please remember now that the City owns the Airport and they have authority.

The operation of the Airport is separate and aside from our ongoing and forthcoming Airport Capitol Improvements. You recall that we voted to assess ourselves \$300.00 last year and another \$300.00 at the end of this year. These two \$300.00 assessments will total \$40,000.00. In it's budget, the City of Lago Vista placed \$20,000.00 for Airport Capitol Improvements last year and they will place another \$20,000.00 this year totaling \$40,000.00 for two years. Their money and ours will then total \$80,000.00 that will be the 10% local requirement for the Federal and State Grant Funding for the Airport Capitol Improvements which will be coming in 2000 and 2001. -- More on this later --

Please remember you will receive an invoice from the RAAPOA for \$300.00 later this year that will be your final assessment for the Airport Capitol Improvements. You will also be getting an invoice in January for the annual \$150.00 fee for the Airport operations as discussed above. We have one problem with collections and it is from based aircraft which are hangared or tied down on member's property. It is the property owner's responsibility to collect the \$150.00 fee from any aircraft that is on their property and does not belong to them. This is in addition to what you charge someone for storage. If an aircraft is not flyable and stored then it does not pay. **If an aircraft is not flyable and appears that way to any member of the public then per City ordinance it must be out of public view.**

An aircraft based at any time at Rusty Allen Airport and flyable must pay the annual \$150.00 fee. The alternative is to pay the daily transient fee of \$5.00 a day for singles and \$10.00 per day for twins. Please remember that if an airplane is not flyable it does not pay but it must not be in public view. This requires a little cooperation and honesty. A \$150.00 user fee per year is very reasonable. Please, all members who are storing aircraft contact our Treasurer, Ray Chatelaine

### **Airport Capitol Improvements**

Capitol Improvements for the Airport are on schedule. This fall the City will select an engineering firm for the design of the Airport Capitol Improvements. The engineer is expected to finish his design work by early next summer and the City is then expected to go out for bids in early 2001. The physical work will begin probably in mid 2001. The project will involve the following:

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- Turn a-rounds at each runway,
- Overlaying and restriping the runway
- Constructing a transient tie down area for 16 aircraft
- Building a rotating beacon
- New medium intensity runway lights.

Regrettably, there is no runway lengthening or widening and the scope of work is subject to some possible changes as time goes on. We may get more but will probably not get less. The Airport Action Plan, which is the planning document, is essentially finished. It is very informative and draft copies were previously sent to all members. If you are not familiar with this or have questions about how your money is going to be spent then please contact one of your board members.

### **Routine Airport Maintenance**

The City has a contract with TXDOT Aviation Division for a 50% grant for Routine Airport Maintenance. In late September the runway will be fog sealed or sprayed black in order to preserve the asphalt and stop the oxidation. Then it will be white striped in the FAA standard for a non-precision instrument approach runway. The new taxiway portion on the Airport east side, which was paid for by the members on that side will be centerline striped and hold lines will be painted. We are anticipating these improvements in September. They will really help our Airport stand out and demonstrate some of the work and interest a lot of people have put into our Airport.

### **Transient Parking and Tie Down Fees**

Art Koehn devised a plan for transient parking and the collection of fees, which will be user friendly and provide more income. Very shortly all of the cars parked at the Airport will be moved to a newly prepared area just a little north of the fuel tank and cars will be charged \$10.00 per month. Art and some other members will build a bulletin board with a welcome message and emergency telephone numbers for our transients. The bulletin board will also have directions on how the transients will pay for their parking. Payments will go into a steel locked metal box adjacent to the bulletin board. This has taken a little doing but we think this plan will cause the transients to pay more regularly and our income for the Airport should increase.

### **City Ordinance No. 94-09-15-04**

The City of Lago Vista has Airport Operating Rules in addition to the State and the FAA requirements. One of the major items in the ordinance is the placing of Aircraft in public view, which are not operable. Property owners are prohibited from having on their property an aircraft, which definitively demonstrates to the public view that it is in a state of disrepair and is not flyable. If you have aircraft like this on your property you must remove it from public view. In 1994 the City adopted ordinance 95-12-21-03. The following is from this ordinance:

“19. Maintenance of the Airport – Each Lessee or Owner of land or

facilities adjoining the airport shall keep his leased or owned area and facilities neat, trimmed, clean, free from any type of hazard of life, limb, or property, and free from junk and debris; so as not to interfere with the operations of the Airport. No aircraft or other vehicle may be parked outdoors unless it is kept in and operable mechanical condition. Aircraft of other vehicles not meeting these requirements shall promptly be repaired or removed from public view.”

Thus far the City has not taken much action against property owners about this ordinance. However, they will in the future. The City ordinance calls for a \$500.00 per day fine for non-compliance. This same City Ordinance applies to cars, building materials, weeds or junk of any sort on your property. This ordinance is not unique to the Airport. This is the City ordinance and includes the entire City. So, folks if you have some stuff lying around your lot you need to remove it and clean up.

Also as a reminder as stated in the Declaration of Covenants Conditions and Restrictions Lago Vista Bar K Airport Subdivision the 45 foot easement along the west lot line of Lot 57 is for the sole purposes of ingress and egress to the properties located immediately adjacent to and west of such easement and shall be used for intra-airport access only; no through traffic shall be allowed.

### **Airport GPS Approach**

The City as part of its' Airport Action Plan is submitting through TXDOT Aviation Division an application for a change in the GPS Runway 15 non-precision approach. The change will reduce the minimum descent altitude to 400 agl. This will be a great asset as the best alternate now is Bergstrom and it is long car drive back if you have to land there. We expect that this change will occur in January. If you have not flown the GPS 15 approach with the FAR part 129 GPS in an aircraft then you need to do it. It is exceptionally accurate.

### **More Information**

As most of you know, Neil Peterson very recently had surgery for removal of a brain tumor. The tumor was malignant. The surgery was very successful. Neil is starting a program of radiation and chemotherapy. Right now Neil is doing OK. Keep him in your prayers and thoughts.

Carl Vernon, Airport Manager, now has a City mowing machine at the Airport for mowing the City property. Carl is the only person authorized to use this City mowing machine. The Beacon on Rusty Allen's' hangar is not working. The PAPI light on runway 15 is supposed to be on 24 hrs. If you find it off please contact Carl Vernon Airport Manager, at 267-4686. Please try hard to assist our transients and visitors when you can. We recently had a complaint from a regular transient that someone stole about 25 gallons of his fuel while parked overnight on our transient ramp.

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Austin Mueller Field and Austin Executive Airports closed in June at about the same time. We were able to get some salvaged materials from those airports and the FAA, which we may be able to use.

The City of Lago Vista, City of Jonestown and Travis County are creating an Airport Zoning Board through an inter-local agreement with TXDOT, Aviation Division. This Airport Zoning Board will adopt an airspace zone as per a FAA specification in order to preclude the building of towers or other objects in the Airport Area.

We have had a year of 100% operation of the fuel system and the vendor, Beaumont Wings, (Texaco) is doing OK. However, we simply must keep buying our fuel locally in order to keep fuel available at our Airport. The fuel price is a reasonable \$1.85 per gallon.

### **Updating Mailing List**

We are in the process of updating our mailing list for the Rusty Allen Airport. Referring to the attached form please fill it out as completely as possible and return to:

RAAPOA  
214 Flightline  
Lago Vista, TX 78645

Please include your e-mail address if you have one, as we would like to start sending the Newsletter electronically as this will save money in supplies and postage. Thanks for your time.

**FLY SAFELY**