

Castroville Airport Property Analysis



At the March 24th city council meeting, a motion was made by Mr. Carey and seconded by Mr. Tschirhart to assign the following task to the city:

- Summarize what you currently have regarding airport
- Consult with all active parties and the actions of what has been taken over the past few decades
- Ownership of well and minerals extracted
 - How many acre feet are we allowed to pump
 - How many gallons or acre feet does the baseball, farmers and airport use individually
- Ownership of airport
- Does the city pay to use the well
- Timeline history to include the following:
 - Deed
 - Installation of airport well
 - Financing
 - Obligation to Baseball Field
 - Any formal agreements with the baseball league about use and/or maintenance of ball fields particularly involving water
 - All projects that have been federally and state funded
- Report must be factually based on verifiable and documented information.

AIRPORT TIMELINE



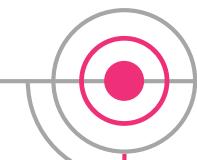
1947



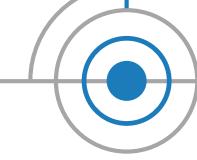
1949



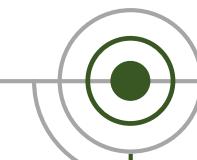
1953-
1958



1967-
1969



1972-
1973



- [Airport Resolution Accepting City Obligations](#)
- [Property Map](#)
- Airport Deed Transferred

- [Inadequate Airport Water](#)
- Deep Well Needed for Airport Ops, Agriculture, Industry

- [Talks of Acquisition Dec 16, 1947](#)
- Public Law 289 (Explained in report Att. 2)

- Air Force Training During Korean War
- [US Air force paves Runway](#)
- Air Force no-longer in control of airfield operations

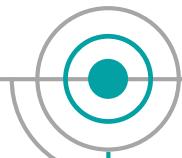
- Initial Talks with MBYBA
- MVYBA Lease for Fields Established
- [Deep Well Installed](#)

AIRPORT TIMELINE



- FAA Installs ILS
- Council Passes Ord. 154
- FAA Removes ILS

1974



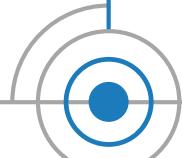
1980-
1981



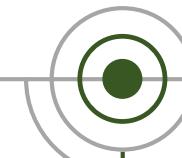
1996



1999



2008



- City Attempted to Divert Airport Revenue
- [Letter From FAA Correcting Inappropriate use of Revenue](#)

- [15 Year stop on Federal/State Funding](#)
- Built Corporate hangar
- Reconstructed Runway

- EAA IRP for 472 Acre-Feet
- Ord. to Repeal 154 Passed

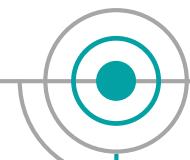
AIRPORT TIMELINE



- [Attorney's Certificate of Airport Property Interests](#)

- New Airport Manager
- [Microburst Destroys Property](#)

2014



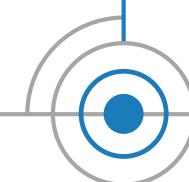
2016



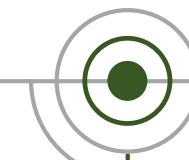
2017



2019



2020



- Opinion letter by City Attorney
- [Water rights leased to city](#)
- Runway Restored to Original Length

- JET-A Fuel Capability

- Current Presentation

WAR ASSETS ADMINISTRATION
Office of Real Property Disposal
Zone V
P. O. Box 6030
Dallas 2, Texas

January 29, 1948

In reply refer to:
ZV-ZRD-NIA

Honorable A. A. Murrell
Mayor of the City of Castroville
Castroville, Texas

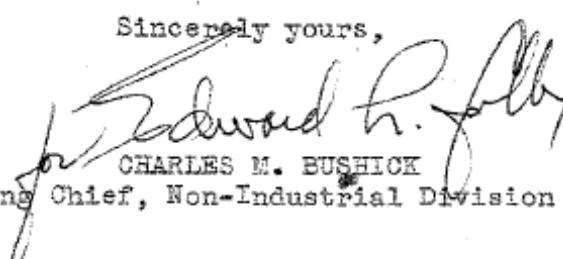
Subject: Kelly Auxiliary #3,
Castroville, Texas

Dear Mayor Murrell:

Castroville as airport property we wish to advise that Mr. S. E. Travis, Jr., Superintendent, Airports Branch, Civil Aeronautics Administration, P. O. Box 1689, Fort Worth 1, Texas, was notified by letter from this office dated December 31, 1947, of the City's interest in acquiring this property under the provisions of Public Law 289.

fication and disposal of this facility as airport property. Upon receipt of the airport disposal report from Civil Aeronautics Administration you will be further informed as to the disposal status of this facility.

Sincerely yours,


CHARLES M. BUSHICK
Acting Chief, Non-Industrial Division

AN ACT

July 30, 1947

[S. 364]

[Public Law 289]

Surplus Property
Act of 1944, amend-
ments.

58 Stat. 771.

50 U. S. C. app.

§ 1622 (e).

Harbor or port ter-
minal.

To expedite the disposition of Government surplus airports, airport facilities, and equipment and to assure their disposition in such manner as will best encourage and foster the development of civilian aviation and preserve for national defense purposes a strong, efficient, and properly maintained Nationwide system of public airports, and for other purposes.

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled, That subsection (c) of section 13 of the Surplus Property Act of 1944 (58 Stat. 765), as amended, is amended to read as follows:

"(c) No harbor or port terminal, including necessary operating equipment, shall be otherwise disposed of until it has first been offered, under regulations to be prescribed by the Administrator of Civil Aeronautics, to the Civil Aeronautics Commission, for the development, improvement, operation, or maintenance of a public airport as defined in the Federal Airport Act (60 Stat. 170) or reasonably necessary to fulfill the immediate and foreseeable future requirements of the grantee for the development, improvement, operation, or maintenance of a public airport, including property needed to develop sources of revenue from nonaviation businesses at a public airport.

[CHAPTER 404]

AN ACT

July 30, 1947

[S. 364]

[Public Law 289]

To expedite the disposition of Government surplus airports, airport facilities, and equipment and to assure their disposition in such manner as will best encourage and foster the development of civilian aviation and preserve for national defense purposes a strong, efficient, and properly maintained Nationwide system of public airports, and for other purposes.

49 U. S. C. §§ 1101-
1119.Conditions of dis-
posal.

reservations, and restrictions hereinafter provided for, all of the right, title, and interest of the United States in and to any surplus real or personal property (exclusive of property the highest and best use of which is determined by the Administrator to be industrial and which shall be so classified for disposal without regard to the provisions of this subsection) which, in the determination of the Administrator of Civil Aeronautics, is essential, suitable, or desirable for the development, improvement, operation, or maintenance of a public airport as defined in the Federal Airport Act (60 Stat. 170) or reasonably necessary to fulfill the immediate and foreseeable future requirements of the grantee for the development, improvement, operation, or maintenance of a public airport, including property needed to develop sources of revenue from nonaviation businesses at a public airport.

"(2) Except as provided in paragraph (3) hereof, all property disposed of under the authority of this subsection shall be disposed of on and subject to the following terms, conditions, reservations, and restrictions:

DEPARTMENT OF COMMERCE
CIVIL AERONAUTICS ADMINISTRATION

IN REPLY ADDRESS
REGIONAL ADMINISTRATOR
CIVIL AERONAUTICS ADMINISTRATION
P. O. BOX 1689
FORT WORTH 1, TEXAS

FEBRUARY 6, 1948

BRIEFLY, SHOULD THE CITY OF CASTROVILLE ACQUIRE THE AUXILIARY AIRFIELD NO. 3 TO KELLY FIELD UNDER PUBLIC LAW 289, YOU WOULD BE EXPECTED TO OPERATE A PUBLIC AIRPORT OF A SIZE ADEQUATE TO SERVE CIVIL AVIATION IN YOUR COMMUNITY. OUR DISTRICT AIRPORT ENGINEER AT AUSTIN WILL BE GLAD TO ASSIST YOU IN DETERMINING THE SIZE AND EXACT LOCATION OF THE AREA NECESSARY FOR A CASTROVILLE MUNICIPAL AIRPORT AT THIS SITE. THAT PORTION OF THE EXISTING AIRFIELD NOT REQUIRED FOR CIVIL AVIATION PURPOSES MAY ALSO BE ACQUIRED UNDER PUBLIC LAW 289 AND USED FOR AGRICULTURE OR ANY OTHER ACTIVITY THAT WILL NOT INTERFERE WITH THE AIRPORT, PROVIDING THE REVENUE DERIVED THEREFROM IS USED IN THE OPERATION, MAINTENANCE AND DEVELOPMENT OF YOUR AIRPORT.

S. E. TRAVIS, JR.
SUPERINTENDENT, AIRPORTS BRANCH

BY: *S. E. Travis*
ASST. SUPERINTENDENT, AIRPORTS BRANCH



MINUTES OF MEETING

City Council of the City of
Castroville

April 8, 1949

On this the 8th day of April, 1949, the City Council of the City of Castroville, Texas, convened in regular session at the regular meeting place in Castroville, Texas, with the following present: Mayor A. A. Murrell; Aldermen Wernette, Keller, Hoog, Tschirhart; Secretary Wernette. And the following absent: Alderman Hans.

RESOLVED: That the City of Castroville, for use of the Kelly Auxiliary #3 Airport, apply for Airport Property as listed in Schedule "a", in Notice from War Assets Administration, Region 7, dated April 4, 1949, in letter addressed to the Mayor of the City of Castroville, Texas.

That the Mayor be and he is hereby authorized and directed to accept delivery of all the airport property and to execute any and all instruments necessary to effect this transfer, and the City of Castroville agrees to accept and be bound by all the terms, reservations, restrictions, and conditions of transfer set forth in instrument of transfer pursuant to War Assets Administration Regulations.

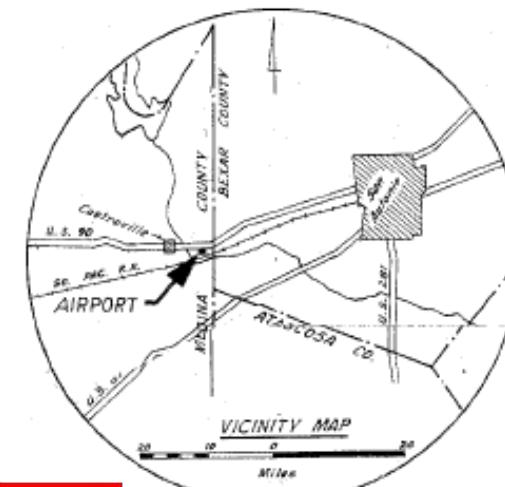
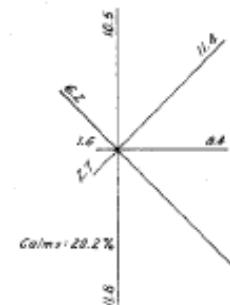
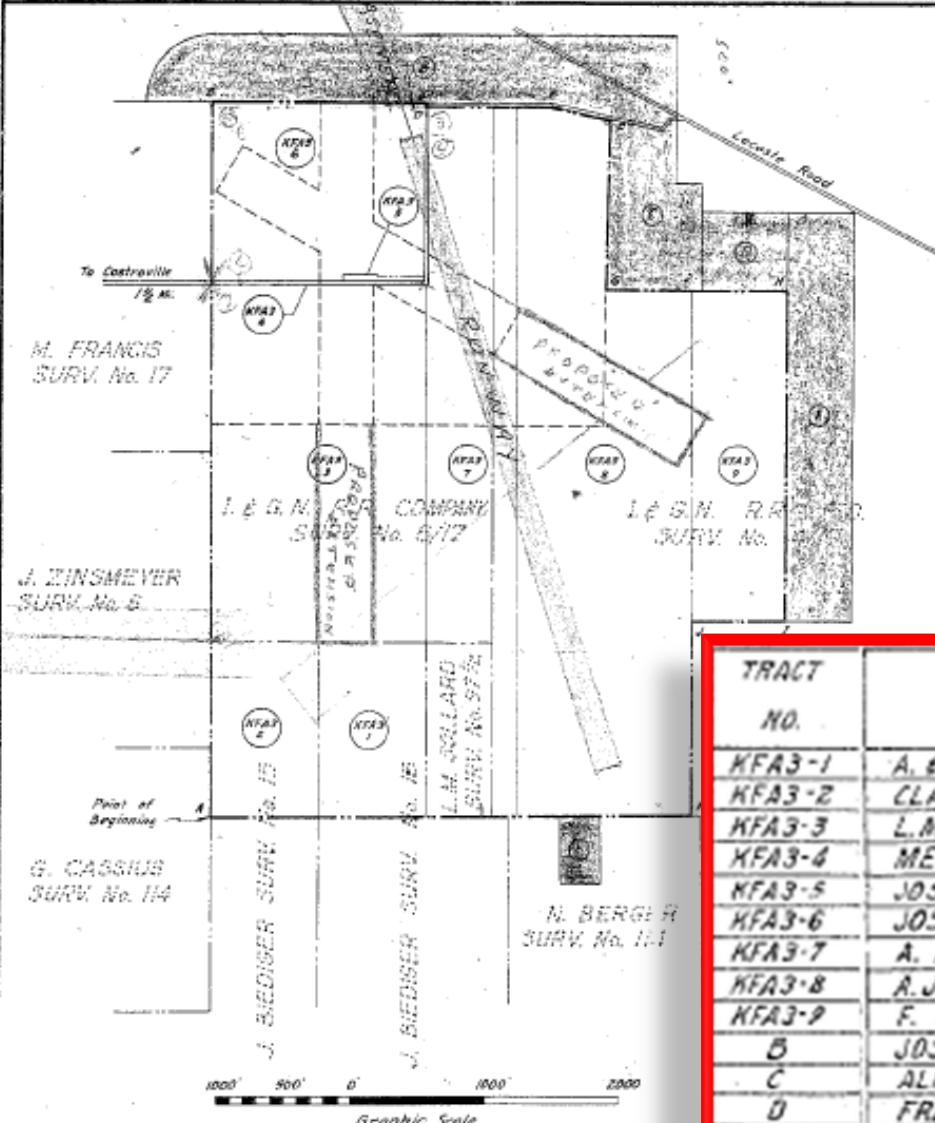
all instruments necessary to effect this transfer, and the City of Castroville agrees to accept and be bound by all the terms, reservations, restrictions, and conditions of transfer set forth in instrument of transfer pursuant to War Assets Administration Regulations.

Motion was made by Ralph L. Tschirhart, seconded by Frank J. Keller, that the old tank and tower of the water system be offered for sale to the highest bidder. Motion carried, and the City Secretary was instructed to advertise for bids, to be turned in by May 1, and to include complete removal of tank and supports.

There being no further business, meeting adjourned.

Jack Wernette
Secretary

A. A. Murrell
Mayor



TRACT NO.	VENDOR	ACREAGE	
		FEES SIMPLE	AVIGATION EASEMENT
KFA3-1	A. E. W. BIEDEGER	24.1	
KFA3-2	CLARA TONDRE	24.1	
KFA3-3	L. M. TONDRE	99.9	
KFA3-4	MEDINA COUNTY	2.4	
KFA3-5	JOSEPH SCHMITT ET AL	0.48	
KFA3-6	JOSEPH SCHMITT	48.9	
KFA3-7	A. HOOG	79.8	
KFA3-8	A. J. SCHMITT	140.2	
KFA3-9	F. SCHMITT	39.0	
B	JOSEPH COURAND REYNOLD REILLY	40.50	/
C	ALFRED J. SCHMITT	20.64	/
D	FRANK SCHMITT	8.35	/
E	FRITZ TONDRE	34.30	/
F	JOSEPH GROSS	3.38	/
		TOTAL	458.88 107.17

Beginning at a point being 500°05' W 1286.3' from N.W. Corner of Joseph Blediger Survey No. 15		
STATION	BEARING	DISTANCE
A-B	N 00° 05' E	5332.9
B-C	S 89° 49' 00" E	1613.3
C-D	S 00° 08' 00" W	29.9
D-E	N 89° 25' 00" E	906.7
E-F	S 78° 39' 00" E	464.2
F-G	S 01° 59' 00" W	1267.9
G-H	S 89° 00' 27" E	1370.3
H-I	S 00° 18' 00" W	2439.2
I-J	S 85° 29' 00" W	693.7
J-K	S 00° 29' 00" W	1454.8
K-A	N 89° 46' 00" W	3592.4

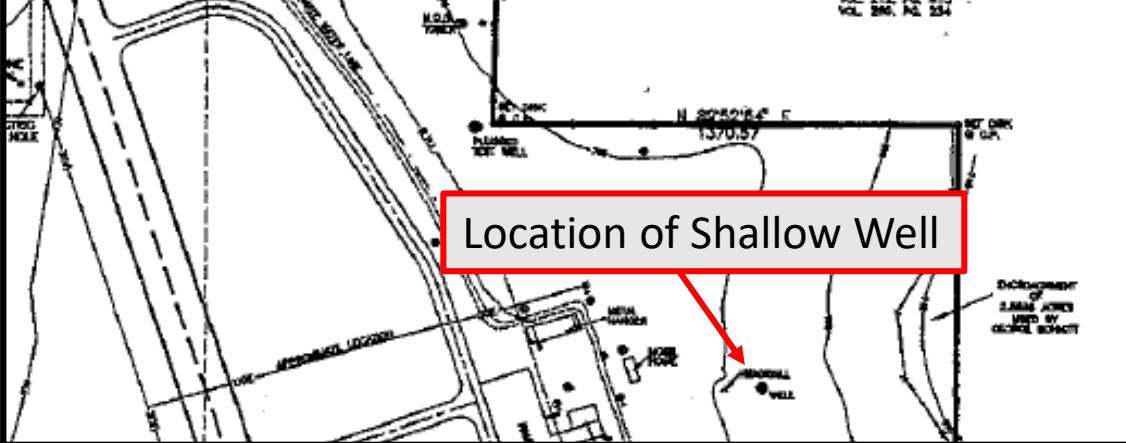
LEGEND

- Boundary Line
- Land Grant Line
- Proposed
- Tract Line
- Aviation Easement

AUXILIARY No. 3 to KELLY FIELD CASTROVILLE, TEX.

CIVIL AERONAUTICS ADMINISTRATION AIRPORTS BRANCH DIST. OFFICE 5		
AUXILIARY No. 3 to KELLY FLD.		
Drawn By:	G. B. V.	2-14-49
Checked By:	N. S.	2-14-49
Approved By:		

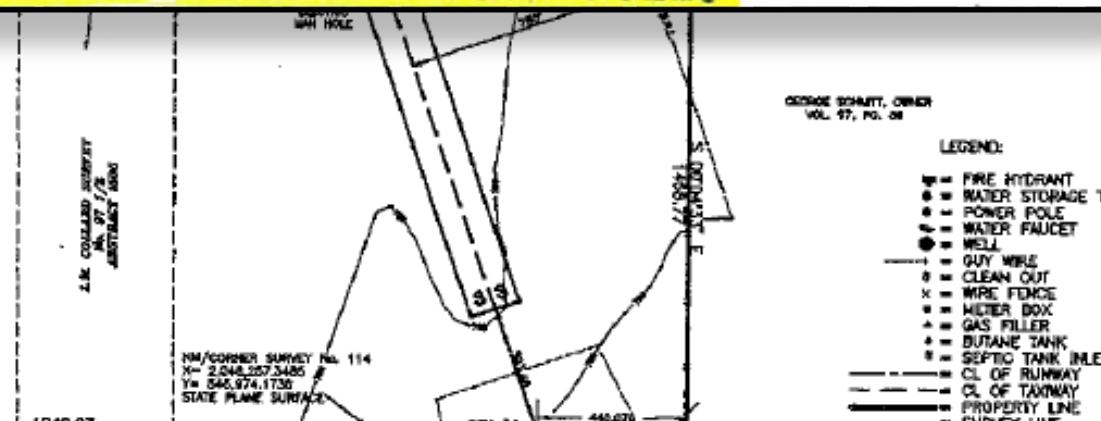




May 8, 1973

SHALLOW WELL - MUNICIPAL AIRPORT: Mr. McAnelly reported he added eighteen inches of pipe and presently there is only 8' of water in the well with an out-put of 100 gals. per day. Mr. McAnelly pointed out that when the farmers in the area are irrigating, there is plenty of water in the well, but there has been no need to irrigate this Spring, therefore no water has accumulated for other airport needs.

Councilman Brieden questioned the operation of the well, asking about the well that has been recommended for the Airport. Mr. McAnelly explained the existing well is a shallow well and the proposed well is a deep well.



MINUTES - SPECIAL CITY COUNCIL MEETING
SEPT. 25, 1973

Special City Council meeting called to order 6:30 P.M. with all members present, Mayor Tschirhart presiding.

Also present, the following members of the Airport Administrative Committee: Mr. Robert Burell, Mr. Robert Cosgrove and Mr. Tommy Hoog; City Engineer Harry Jewett; Util. Mgr. McAnelly; Mr. Clifton Nelson; Sec'y Lafferty.

Mayor Tschirhart proceeded immediately to the purpose of the Special Meeting, i.e., "To prepare INSTRUCTIONS TO BIDDERS for the 246 acre tract of agricultural land at the Castroville

Heard the report total cost of the well drilling, as submitted by J. R. (Bob) Johnson Drilling & Supplies, is \$15,802.20 (Fifteen Thousand, Eight Hundred Two Dollars and twenty cents). Peerless Pump had reported the test would cost "less than four hundred dollars." Airport Fund at this date as follows:

Cash in Bank	\$ 1,739.00
Two C.D.	<u>10,576.76</u>
	\$12,316.06

Anticipated need to meeting cost of well and testing \$3,900.00.

It was unanimously agreed that Mayor Tschirhart be authorized to borrow only \$5,000.00 from the Castroville State Bank at this time, although the Bank had indicated they would loan the City \$35,000.00 to drill the well, if it was necessary.

Motion to borrow \$5,000.00 was made by Councilman Francisco Garza, seconded by Councilman Mangold, approved unanimously.

Possibility of a Bidders Conference was discussed. Instructions given that names, addresses and telephone numbers of those who picked up "Instructions" be taken. If conference is indicated, a date, prior to the opening of the bids can be set.

At this point, Mayor Tschirhart had to leave this meeting to attend another meeting in San Antonio.

Councilman Brieden moved this Special Meeting be adjourned, motion seconded by Councilman Roman Garza, approved.

Therefore, Mayor Pro-tem Fischer declared this Special Meeting adjourned, to reconvene, after a short recess, for the Regular City Council meeting.

WHEREAS, the City of Castroville, Texas, duly incorporated under Title 28, Texas State Statutes and recognized as the owner of the Castroville Municipal Airport, has made application with the Castroville State Bank, Castroville, Texas for a loan of \$35,000.00 to drill an Edwards Water Well at the Castroville Municipal Airport, and

WHEREAS, the Castroville State Bank, through its President, Frank J. Keller has indicated it will make the loan on the following conditions:

Mayor Samuel H. Tschirhart is hereby authorized to negotiate a loan from the Castroville State Bank in the amount of \$5,000.00, reserving the right to borrow up to and including an additional \$30,000.00 for the purpose as set forth above, payments to be made as set forth above, the rate of interest to be six (6) percent.

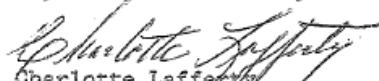
Motion seconded by Councilman Robert Mangold.

Council voted as follows: For the motion: Councilmen Francisco Garza, Robert Mangold, Roman Garza, Bill Brieden and Mayor Pro-tem Fischer.

Mayor Tschirhart declared the Resolution duly adopted by a unanimous vote of Council.

That the foregoing Resolution is a true and correct copy of the Resolution authorizing the borrowing of \$5,000.00 from the Castroville State Bank, as regularly adopted at a legally convened meeting of the City Council of the City of Castroville, Texas duly held on the 25th day of September, 1973; and further that such Resolution has been fully recorded upon this page in the journal of proceedings and records in my office.

In Witness Whereof, I have hereunto set my hand this 25th day of September, 1973.


Charlotte Lafferty
City Sec'y

SEAL

Present: Mayor Pro-tem Fischer, Councilmen Francisco Garza, Roman Garza, Robert Mangold and Bill Brieden;

Absent: None

Mayor Samuel H. Tschirhart presiding.
cc: Castroville State Bank, Castroville, Texas

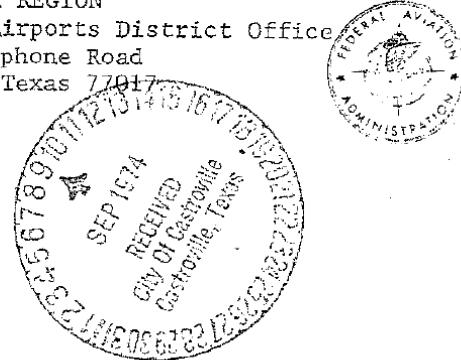


DEPARTMENT OF TRANSPORTATION
FEDERAL AVIATION ADMINISTRATION

SOUTHWEST REGION
Houston Airports District Office
8345 Telephone Road
Houston, Texas 77017

SEP 6 1974

Mrs. Charlotte Lafferty
City Secretary, City of Castroville
P. O. Box 479
Castroville, Texas 78009



Dear Mrs. Lafferty:

This will confirm your telephone conversation with Mr. Lyon of this office on September 4, 1974, concerning the use of revenue derived from land transferred under Public Law 289.

Mayor A. A. Murrell's letter dated February 8, 1949, requesting the above referenced transfer of land states the following, "The City of Castroville will at all times use diligence and do everything within its power to assure that all income produced by the properties transferred under this act will be allocated and used in the operation, maintenance and development of subject airport."

No property transferred by this instrument shall be used, leased, sold, salvaged, or disposed of by the City for other than airport purposes without the written consent of the Civil Aeronautics Administrator (now Federal Aviation Administrator). Approval of non-aeronautical leases will not be approved by this office unless it is agreed that the revenue will be used for improvement, operation and maintenance of the airport as intended in the original land transfer.

It has been our past experience that an airport with the relative size and operations of Castroville Municipal will require all the revenue derived from both aeronautical and non-aeronautical leases to improve, operate and maintain the airport in a manner to enhance safety and to provide the flying public with the facilities they deserve. Although not required by rule or regulation, we strongly recommend that all revenue including that derived from aeronautical



leases be used for airport purposes.

It should be noted that this office is responsible for determining the continued compliance with the requirements of all transfers of real property under Public Law 289, therefore, you should continue to maintain a yearly Budget for both income and expenditures related to Castroville Municipal Airport. These records shall be made available for inspection by an authorized representative of this office upon request..

This office is available to provide assistance at any time concerning recommendations for improvements, and maintenance of your airport.

If you have additional questions concerning the requirements of Public Law 289, please contact this office.

Sincerely,



WILLIAM N. DALE
Chief, Houston Airports District Office



Texas Airport System Plan
Airport Development Worksheet
AIRPORT PROJECT HISTORY

Printed: 03/26/2020

Page 1 of 2

Airport: CASTROVILLE MUNI					Airport ID: CVB
Associated City: CASTROVILLE					NPIAS Site #: 48-0039
FYR	Agency	Local (\$)	State (\$)	Federal (\$)	Project Description
1975	TAC		7,000		Install lighting.
1978	TAC		3,420		NDB.
1996	FAA	2,289	2,289	41,205	Acquire aviation easements RPZ RW 33 (4.668 ac) & RW 15 (8.941 ac).
1996	BOTH	102,023	83,172	1,497,114	Reconstruct RW 15-33 (4600 x 75), recon/realign parallel TW (5080 x 35), apron (10,200 sy), stub TW (420 x 35), hangar access TW (800 x 35); replace LIRLS w/MIRLs (4600 lf), segmented circle; replace rotating beacon; improve drainage & grading; install fencing (8300 lf).
2003	TXDOT	14,566	14,566		RAMP: Fog seal ramp, repair lighting, herbicide, drainage work, restroom repair, hangar lighting, renovate terminal building
2004	TXDOT		177,188		Design and construction services to construct a terminal building and aircraft ramp parking area
2004	TXDOT		278,748		Loan
2004	TXDOT	3,983	35,848		prepare an airport layout plan

Local Investment \$104,312
State/Federal Inv. \$1,580,286

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2008	TXDOT	9,001		81,007	design and construction services to pave aircraft ramp area around commercial hangar #3
2008	TXDOT	28,288	254,597		design to extend Runway 15 end; rehabilitate and mark Runway 15-33; rehabilitate and mark stub taxways; rehabilitate and mark hangar access taxways; rehabilitate and mark parallel taxway Runway 15-33; reconstruct hangar access taxways; rehabilitate apron; extend and mark parallel taxway to Runway 15 end; extend medium intensity runway lights Runway 15 end; install precision approach path indicators- 2 Runway 15-33; relocate county road; install fence; prepare a traffic engineering study; and survey and appraisal services
2008	TXDOT				RAMP: TxDOT to contract for AWOS Maintenance, Sponsor to contract for NADIN, AWOS repairs, crack seal on airport pavements.
2009	TXDOT	5,591	5,591		RAMP: TxDOT for AWOS maint.; Spon. Avi-Met, AWOS repairs/parts replacement; water pump repairs; airfield lighting repairs/maintenance; and, beacon repairs/maintenance.
2009	TXDOT	38,310	689,587	38,310	Install PAPI-2 RW 33; Mark RW 15-33 (25,600 sf); Contingency, mobilization, RPR, etc.; Run-up Area pad at RW 15; Install PAPI-2 RW 15; Rehab & mark parallel TW RW 15-33 (4,785 x 35); Rehab & mark hangar access TWs (25,500 sy); Rehab & mark stub TWs (1,130x35); Rehab apron (10,990 sy); Construct hangar access taxilanes; Rehab RW 15-33 (4,800 x 75) SBGP-2009-57 38,310
2010	TXDOT	7,214	7,214		RAMP: MISCELLANEOUS-TxDOT to contract for AWOS maintenance, Sponsor to contract for AWOS AviMet Data Link, AWOS repairs/parts replacement.
2011	TXDOT	15,278	15,278		RAMP: TxDOT Contract for AWOS Maintenance, Sponsor to perform airport general maintenance.
2012	TXDOT	23,641	23,641		RAMP: TxDOT to contract for AWOS Maintenance, Sponsor to contract for airport general maintenance projects.
2012	TXDOT	78,479		706,307	Engineering and design for Box Hangars and access pavement; Contingency, administration, RPR, etc. for Box Hangar project; Construct access pavement for Box Hangars (30x380); Construct 8 unit Box Hangars (NPE '10 & '11) SBGP-085-2013 \$599,435.51; SBGP-057-2009 \$49,366.56; SBGP-067-2010 \$9,582.52; SBGP-72-2011 \$8,509.92; PLANNING GRANT 2011-08 \$39,412.80
2013	TXDOT	45,988	45,988		RAMP: TxDOT Contract for AWOS Maintenance, Sponsor to perform airport general maintenance.

Texas Airport System Plan
Airport Development Worksheet
AIRPORT PROJECT HISTORY

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2004	TXDOT	3,983	35,848		prepare an airport layout plan
2004	TXDOT	30,000	30,000		RAMP: Ramp paving, crackseal and fog seal existing ramp pavement, taxiway and runway, herbicide, hangar taxiway drainage improvements, repair hangar roof, airport fencing, lighting and NDB maintenance, purchase GCO
2005	TXDOT	21,285		63,854	Install AWOS NPE 2005 \$63,854
2005	TXDOT	15,255	15,255		RAMP: City to contract for pavement renovation in hangar, pave ramp at commercial hangar, seal coat exist ramp and hangar paving, installation of electric service for PLASI, replacement of roll-up doors on hangars, fencing along airport road to terminal building, professional services to prepare 7460, purchase lighting supplies, herbicide
2006	TXDOT	4,994	4,994		RAMP: Sponsor to contract for reconstruction/repave airport road to hangars, existing drainage ditch maintenance, services to replace airport hangar roof and doors, maintenance and supplies for NDB, lighting and approach aids, installation of fencing, professional services for SPCC, construction of fuel containment area, tree trimming part 77 surfaces, AWOS NADIN fees, purchase herbicide
2006	TXDOT	9,001		81,007	design and construction services to pave aircraft ramp area around commercial hangar #3
2006	TXDOT	28,288	254,597		design to extend Runway 15 end; rehabilitate and mark Runway 15-33; rehabilitate and mark stub taxiways; rehabilitate and mark hangar access taxiways; rehabilitate and mark parallel taxiway Runway 15-33; reconstruct hangar access taxiways; rehabilitate apron; extend and mark parallel taxiway to Runway 15 end; extend medium intensity runway lights Runway 15 end; install precision approach path indicators- 2 Runway 15-33; relocate county road; install fence; prepare a traffic engineering study; and survey and appraisal services
2008	TXDOT				RAMP: TxDOT to contract for AWOS Maintenance, Sponsor to contract for NADIN, AWOS repairs, crack seal on airport pavements.
2009	TXDOT	5,591	5,591		RAMP: TxDOT for AWOS maint; Spon. Avi-Met, AWOS repairs/parts replacement; water pump repairs; airfield lighting repairs/maintenance; and, beacon repairs/maintenance.
2009	TXDOT	38,310	689,587	38,310	Install PAPI-2 RW 33, Mark RW 15-33 (25,600 sf); Contingency, mobilization, RPR, etc.; Run-up Area pad at RW 15; Install PAPI-2 RW 15; Rehab & mark parallel TW RW 15-33 (4,785 x 35); Rehab & mark hangar access TWs (25,500 sy); Rehab & mark stub TWs (1,130x35); Rehab apron (10,900 sy); Construct hangar access taxi lanes; Rehab RW 15-33 (4,600 x 75) SBGP-2009-57 38,310
2010	TXDOT	7,214	7,214		RAMP: MISCELLANEOUS-TxDOT to contract for AWOS maintenance, Sponsor to contract for AWOS AviMet Data Link, AWOS repairs/parts replacement.
2011	TXDOT	15,278	15,278		RAMP: TxDOT Contract for AWOS Maintenance, Sponsor to perform airport general maintenance.
2012	TXDOT	23,641	23,641		RAMP: TxDOT to contract for AWOS Maintenance, Sponsor to contract for airport general maintenance projects.
2012	TXDOT	78,479		706,307	Engineering and design for Box Hangars and access pavement; Contingency, administration, RPR, etc. for Box Hangar project; Construct access pavement for Box Hangars (30x380); Construct 8 unit Box Hangars (NPE '10 & '11) SBGP-086-2013 \$500,435.51; SBGP-057-2009 \$49,386.56; SBGP-067-2010 \$9,582.52; SBGP-72-2011 \$8,509.92; PLANNING GRANT 2011-08 \$39,412.80
2013	TXDOT	45,988	45,988		RAMP: TxDOT Contract for AWOS Maintenance, Sponsor to perform airport general maintenance.

20 year rolling commitment
\$6,316,167

Total investment
State/Federal
\$7,935,369

Texas Airport System Plan
Airport Development Worksheet
AIRPORT PROJECT HISTORY

Printed: 03/26/2020

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Airport: CASTROVILLE MUNI					Airport ID: CVB
Associated City: CASTROVILLE					NPIAS Site #: 48-0039
FYR	Agency	Local (\$)	State (\$)	Federal (\$)	Project Description
2013	TXDOT	120,168		1,081,512	Survey, Appraisal and Environmental Studies; Acquire land for runway extension and county road relocation (31 ac) SBGP-80-2012 \$82,950; SBGP-75-2011 \$1,015,356; SBGP-87-2014 \$3,197
2014	TXDOT	260,738	2,346,641		Extend and mark RW 15 end (400 x75); Contingency for RW Extension; Construct Hangar Apron Pavement to new 8-unit T-hangar (32 x 320); Extend MIRL RW 15 end (400 lf); Reconstruct South Apron; Construction Administration, Testing, RPR, etc; Relocate PAPI RW 15 end; Install signage; Extend & mark parallel TW to RW 15 end (590x35); Relocate County Road 4711; Install fencing and gate - new boundary; Construct Permanent Run-up Area
2014	TXDOT	14,368	14,368		RAMP: TxDOT Contract for AWOS Maintenance, Sponsor to perform airport general maintenance.
2015	TXDOT	15,352	15,352		RAMP: Sponsor to perform airport general maintenance.
2016	TXDOT	28,919	28,919		RAMP: Sponsor to perform airport general maintenance.
2017	TXDOT	90,190		270,569	Design and Install Jet A Fuel System - 2015 and 2016 NPE SBGP-096-2016 \$150,000; SBGP-097-2016 \$120,569.34
2017	TXDOT	23,698	23,698		RAMP: Sponsor to perform airport general maintenance.
2018	TXDOT	32,139	32,139		RAMP: Sponsor to perform airport general maintenance.
2019	TXDOT	46,595	46,595		RAMP: Sponsor to perform airport general maintenance.
Total Project (\$)		1,078,350	4,202,086	3,779,878	



c. Royalties From Mineral Extraction

The Proposed Policy included royalties from mineral extraction on airport property earned by a sponsor as airport revenue. Airport operators: One airport operator objected to including revenue from the sale of sponsor-owned mineral, natural, or agricultural products or water to be taken from the airport in the definition of airport revenue. The operator stated that the retention of mineral rights as airport property would represent a windfall to the airport at the sponsor's expense; that the Proposed Policy is contrary to congressional intent and that it would take, without compensation, valuable property rights from the sponsor. The operator also cited a prior decision where FAA concluded the production of natural gas at Erie, Pennsylvania, does not serve either the airport or any air transportation purpose. The royalties generated by such production were determined to be outside the scope of the revenue-use requirement. Final Policy: The Final Policy retains the proposed definition of airport revenue to include the sale of sponsor-owned mineral, natural, agricultural products or water to be taken from the airport. On full

Final Policy: The FAA decision is clear that the definition of airport revenue includes "...the sale of sponsor-owned mineral, natural, agriculture products, or water to be taken from the airport..."

on the airport property. The definition in the Final Policy will assure that the airport gets the full benefit of agricultural leases of airport property, regardless of the form of compensation it receives for agricultural use of airport property. The FAA does not consider this interpretation to create a taking of airport owner or operator property. As discussed in other contexts, the limitation on the use of airport revenue was voluntarily undertaken by the airport operator upon receiving AIP grants. In addition, the revenues generated by these activities will still flow to the sponsor for its use for a legitimate local governmental activity, the operation and development of its airport.



RESOLUTION NO. R2014-001

RESOLUTION OF THE CITY OF CASTROVILLE CITY COUNCIL ADOPTING A POLICY ON THE USE OF WATER ACQUISITION FUNDS; AND, AUTHORIZING A SHORT TERM LOAN FROM THE WATER ACQUISITION FUND TO THE UTILITY FUND FOR THE LEASE OF WATER RIGHTS FROM THE CASTROVILLE MUNICIPAL AIRPORT.

WHEREAS, the Water Resources fee was established by City Council on January 12, 1999; and

WHEREAS, the leasing of water rights provides for only a temporary transfer of pumping rights; and

WHEREAS, pumping restrictions imposed as a result of declining aquifer levels can considerably disrupt municipal water supplies; and

WHEREAS, the purpose of the Water Acquisition fund is for the long term acquisition of water rights to ensure supply reliability; and

WHEREAS, the Castroville Airport desires to lease to the Utility Fund the right to withdraw and/or beneficially use 236 acre-feet per annum of Edwards Aquifer water rights for a ten (10) year period commencing on January 1, 2014 and continuing through December 31, 2023 for a lump-sum lease payment of \$320,960; and

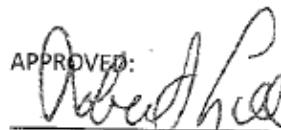
WHEREAS, to accomplish this, it is necessary for the Water Acquisition Fund to make a short-term loan to the Utility Fund of \$124,000 with the repayment of the loan from the Utility Fund to be made over a period of four (4) years at \$31,000 per year starting in FY 2015.

to be made over a period of four (4) years at \$31,000 per year starting in FY 2015.

Section 2. That it is the intent of the City Council that Water Acquisition funds are to be used specifically to acquire water rights to ensure long-term supply reliability.

PASSED THIS THE 12th DAY OF NOVEMBER, 2013.

APPROVED:


ROBERT LEE, MAYOR

ATTEST:


DEBRA HOWE, CITY SECRETARY



