

**Proposed SDC & Call for a Second Public Workshop**

From [REDACTED]  
To countyjudge@burnetcountytexas.org, bwilson@burnetcountytexas.org  
CC dvaughn@cityofburnet.com, mayor@cityofburnet.com, cfletcher@marblefallseconomy.com,  
drhodes@marblefallstx.gov, Earredondo@burnetcountytexas.org <earredondo@burnetcountytexas.org>,  
'Colleen Davis' <cdavis@burnetcountytexas.org>  
Date Sunday, April 6th, 2025 at 2:49 PM

Judge Wilson:

The Spaceport Development Corporation (SDC) and the revised bylaws are set for discussion on Tuesday. I have lingering concerns.

**FIREFLY CONCERNS:**

During the public workshop, Firefly COO Dan Fermon mentioned that Firefly employs 350 individuals, although he was unsure how many reside in Burnet County. Notably, the recent annual report for Burnet County, published on March 25, 2025, does not list Firefly Aerospace among its Principal Property Taxpayers on page 101 (see attached). How can this be the case? I would appreciate accurate and reliable information on the total employee count, how many employees live in Burnet County, and whether any are struggling with housing problems. An SDC should prioritize hiring county residents whenever possible.

I'm also interested in more detailed information about Firefly's daily water usage, precisely how many gallons the facility consumes monthly. Since that part of the county faces a severe water issue, I believe Briggs residents would appreciate some clarity. The description of "six households per year" lacks necessary specificity. What is the actual consumption in gallons per month? How many wells are operational on the Firefly property? Does Firefly have multiple water wells, and if so, are they metered?

I would appreciate responses to these questions:

1. How much water does Firefly use monthly? Please provide a monthly number in gallons.

At 1:10 p.m.

2. How many wells are there on the Firefly property? Are the wells metered?
3. What is the total number of employees at the Briggs Firefly facility?
4. How many of those employees live in Burnet County? Are any facing affordable housing challenges?
5. Why isn't Firefly Aerospace listed on Burnet County's Annual Report?

## SPACEPORT DEVELOPMENT CORPORATION CONCERNS

Most importantly, I question the rationale behind Burnet County partnering with Williamson County to create the SDC. According to Local Government Code Sections 507.001, 507.003, and 507.051, a single "political subdivision" or "county" can serve as the sole "authorizing entity" to establish an SDC. Why would Burnet County dilute its authority over an SDC by partnering with a county with a much larger population and monetary resources, spending time and energy negotiating with their representatives, if it isn't necessary?

The SDC is being marketed as an economic boon for Burnet County, promising jobs and growth. However, I have concerns about its leadership, particularly from Williamson County (WilCo), which seems to prioritize sales and regional interests over local needs. I worry about the transparency of the process and whether the promised benefits will reach Burnet County residents. WilCo's possible focus on attracting significant investments could overlook rural challenges like infrastructure, environmental impacts, and community well-being. Burnet County's commissioners must ensure that the SDC aligns with local priorities, such as job creation, infrastructure, and equitable benefits, rather than serving external interests. Additionally, with Williamson County eyeing growth opportunities, the eminent domain clause in Chapter 507.103 incentivizes their involvement in the SDC, with their Board of Directors appointees, including aerospace, economic development, education, and business experts, primarily coming from sales and marketing backgrounds focused on large-scale investments.

Wouldn't it be better for Burnet County to establish its own SDC, ensuring that individuals already invested in Burnet County make decisions about job growth, training, economic development, and more? Burnet County officials like David Vaughn and Christian Fletcher would surely be enthusiastic about the opportunity to participate in a Burnet County Spaceport Development Corporation. These two men spoke during the

workshop and are well-positioned to leverage their networks for recruiting purposes. There may be one or two retired aerospace engineers/executives living in Burnet County who would be eager to contribute to their community. Why not explore the possibilities before linking Burnet County's aerospace future to Williamson County?

Burnet County is home to an aerospace industry manufacturing facility in Central Texas, not Williamson County. This is Burnet County's opportunity to lead its own parade instead of merely having a decorated float in a larger county's parade.

## **A CALL FOR A SECOND WORKSHOP**

There are three versions of the bylaws. In addition to the original bylaws from the March 25, 2025 Minutes, two revised versions attached to Tuesday's agenda seem slightly different. Which version is being proposed by the Commissioners Court? This confusion needs clarification.

The vote should be postponed on Tuesday due to unanswered questions, including my previous concerns. Additionally, please arrange another workshop with at least two weeks' notice, starting at 6 PM, to allow city/local leaders and working individuals to attend. It is important to allocate time for a question-and-answer session, during which questions from the public are not timed. This postponement will also benefit the Commissioners Court by providing time to gather the requested information on water and employment issues, and clarify the confusion regarding the different versions of the proposed bylaws. Due diligence should be exercised to include the voices of other local leaders and to collect their visions with an eye toward a county-led SDC.

Thank you for your time and attention in addressing these important concerns.

Sincerely,  
Claire Nybro  
Burnet County Voter, Taxpayer and Interested Person



**BURNET COUNTY, TEXAS**

**TABLE 7**

Principal Property Taxpayers

Current Year and Nine Years Ago

|                                  | <b>2024</b>                           |             |                                                       | <b>2015</b>                       |             |                                                       |
|----------------------------------|---------------------------------------|-------------|-------------------------------------------------------|-----------------------------------|-------------|-------------------------------------------------------|
|                                  | <b>Taxable<br/>Assessed<br/>Value</b> | <b>Rank</b> | <b>Percentage<br/>of Total<br/>Assessed<br/>Value</b> | <b>Taxable<br/>Assessed Value</b> | <b>Rank</b> | <b>Percentage<br/>of Total<br/>Assessed<br/>Value</b> |
| <b>Employer</b>                  |                                       |             |                                                       |                                   |             |                                                       |
| Wink to Webster LLC              | \$ 72,612,568                         | 1           | 0.51%                                                 |                                   |             |                                                       |
| Pedernales Electric Co-Op Inc.   | 59,249,720                            | 2           | 0.42%                                                 | \$ 19,241,701                     | 1           | 0.41%                                                 |
| Texas Materials Group LLC        | 47,395,585                            | 3           | 0.33%                                                 |                                   |             |                                                       |
| Lhoist North America             | 45,125,319                            | 4           | 0.32%                                                 |                                   |             |                                                       |
| Hanson Aggregates Central Inc.   | 41,204,166                            | 5           | 0.29%                                                 |                                   |             |                                                       |
| Knife River                      | 35,699,623                            | 6           | 0.25%                                                 |                                   |             |                                                       |
| Whitehorn Pipeline LLC           | 30,901,678                            | 7           | 0.22%                                                 |                                   |             |                                                       |
| Matterhorn Express Pipeline LLC  | 25,975,192                            | 8           | 0.18%                                                 |                                   |             |                                                       |
| LCRA Transmission Services Corp. | 25,360,564                            | 9           | 0.18%                                                 | 17,651,900                        | 3           | 0.38%                                                 |
| Seminole Pipeline Co.            | <u>22,782,769</u>                     | 10          | <u>0.16%</u>                                          |                                   |             |                                                       |
| Capitol Aggregates Ltd.          |                                       |             |                                                       | 18,059,229                        | 2           | 0.39%                                                 |
| ATMI Materials                   |                                       |             |                                                       | 17,294,910                        | 4           | 0.37%                                                 |
| Scott and White Healthcare       |                                       |             |                                                       | 14,436,563                        | 5           | 0.31%                                                 |
| Wal-Mart Stores Inc.             |                                       |             |                                                       | 9,891,187                         | 6           | 0.21%                                                 |
| J.M. Huber Corp                  |                                       |             |                                                       | 9,555,848                         | 7           | 0.20%                                                 |
| GTE Southwest                    |                                       |             |                                                       | 8,651,756                         | 8           | 0.19%                                                 |
| Wal-Mart Stores East LP          |                                       |             |                                                       | 8,448,723                         | 9           | 0.18%                                                 |
| Lowe's Home Centers Inc          |                                       |             |                                                       | <u>6,972,908</u>                  | 10          | <u>0.15%</u>                                          |
| <b>Total</b>                     | <b><u>\$ 406,307,184</u></b>          |             | <b><u>2.86%</u></b>                                   | <b><u>\$ 106,131,338</u></b>      |             | <b><u>2.79%</u></b>                                   |

Source: The Municipal Advisory Council of Texas.