

**COMMISSIONERS' COURT JOINT MEETING  
WITH THE CITY OF KERRVILLE &  
THE KERRVILLE-KERR COUNTY JOINT AIRPORT BOARD  
FRIDAY, OCTOBER 9, 2020, 10:00 A.M.  
DIETERT CENTER  
451 GUADALUPE STREET  
KERRVILLE, TEXAS 78028**

**THIS NOTICE IS POSTED PURSUANT TO THE TEXAS OPEN  
MEETINGS ACT. (TITLE 5, CHAPTER 551, GOVERNMENT CODE  
AND TITLE 5, CHAPTER 552, GOVERNMENT CODE.)**

This Commissioners' Court will hold a joint meeting with the City of Kerrville and the Kerrville-Kerr County Joint Airport Board at 10:00 A.M., Friday, October 9, 2020, at the Dietert Center, 451 Guadalupe Street, Kerrville, TX 78028.

**I. CALL MEETING TO ORDER**

**II. OPENING AND WELCOME:**

Invocation – Mayor Blackburn  
Pledge of Allegiance – Judge Kelly

**III. SELF INTRODUCTIONS**

**IV. INFORMATION AGENDA:**

4.1 Presentation of the Kerrville/Kerr County Airport at Louis Schreiner Field Updated Airport Strategic Plan. (Airport Manager Mary Rohrer, Jonathon Pollack CEO Mooney International, and Airport Board )

4.2 Suggestions for Future Workshop Topics and Dates

**V. CLOSING REMARKS**

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Present were:

County Judge Rob Kelly  
Commissioner Jonathan Letz  
Commissioner Don Harris  
Mayor Bill Blackburn  
City Council Member Kim Clarkson  
City Council Member Delayne Sigerman  
City Council Member Judy Eychner  
City Council Member Gary Cochrane  
City Manager Mark McDaniel  
Deputy City Manager EA Hoppe  
City Attorney Mike Hayes  
Joint Airport Board President Mark Mosier  
Joint Airport Board Vice President Jim Mans  
Joint Airport Board Member Stephen Schmerbeck  
Joint Airport Board Member Scott Schellhase  
Airport Manager Mary Rohrer  
Executive Assistant Carole Dungan

**Joe Kennedy, Owner of Kerrville Aviation**

**Barry Hodkin, COO of Mooney International**

**Bonnie Arnold, Reporter, the Hill Country Community Journal**

## AGENDA

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**V. CLOSING REMARKS**

**I. CALL MEETING TO ORDER**

Dr. Mark Mosier, President of the Joint Airport Board called the meeting to order.

**II. OPENING AND WELCOME**

Mayor Bill Blackburn gave the Invocation

Judge Rob Kelly led the meeting in the Pledge of Allegiance.

**III. SELF INTRODUCTIONS**

Mark Mosier then asked that everyone introduce themselves.

**IV. INFORMATION AGENDA**

Jim Mans, Vice President of the Joint Airport Board gave an overview of the Strategic Plan for last year.

Mary Rohrer, Airport Manager gave a review of the accomplishments made at the Airport in the several areas identified in the Strategic Plan

Jonathan Pollack, CEO of Mooney International via phone gave the group and overview of the plans for the Mooney plant.

**V. CLOSING REMARKS**

Closing Remarks were given by Dr. Mark Mosier.

The entire Power Point Presentation is attached to these minutes.

KERRVILLE/KERR COUNTY AIRPORT  
STRATEGIC PLANNING UPDATE  
OCTOBER 9, 2020

1. PURPOSE OF STRATEGIC PLANNING
2. BACKGROUND
3. SIGNIFICANT DEVELOPMENTS
4. STRATEGIC PLAN OVERVIEW
5. ACCOMPLISHMENTS
6. QUESTIONS AND COMMENTS
7. CURRENT OPPORTUNITIES



PURPOSE OF STRATEGIC PLANNING

- PROVIDE DIRECTION AND GUIDELINES FOR MAKING FUTURE DECISIONS
- ALIGNMENT WITH GOALS AND ASPIRATIONS OF CITIZENS AND GOVERNMENTAL ENTITIES THAT REPRESENT THEM
- PERIODIC UPDATES WHEN CONDITIONS CHANGE
- COMMUNICATION WITH STAKEHOLDERS IS IMPERITIVE

## BACKGROUND

- DECISION TO UPDATE THE STRATEGIC PLAN (JULY 2018)
- PROCESS FOLLOWED
  - DATA ACCUMULATION
  - REVIEW OF MANDATES
  - INTERNAL STAKEHOLDER INTERVIEWS
  - PEER AIRPORT AND SWOT
  - WORKSHOPS
  - STRATEGIC INITIATIVES AND GOALS
- RESULT WAS STRATEGIC PLAN DATED JUNE 1, 2019

## RECENT SIGNIFICANT DEVELOPMENTS

- COVID 19
- SHUTDOWN OF THE ECONOMY – AND REOPENING
- AIRPORT BUDGET APPROVED BUT NO PLANNED 2021 CAPITAL INVESTMENTS
- OWNERS LOOKING FOR WAYS TO REDUCE COSTS
- IMPACT ON FBO OF REDUCED ACTIVITY AND FUEL SALES
- DETERMINATION THAT NUMBER OF THE LEASES AT THE AIRPORT ARE MONTH-TO-MONTH

## SIGNIFICANT DEVELOPMENTS

- MOONEY OPERATIONS CEASED
- NEW MOONEY OWNERS IN PLACE
- LEADERSHIP CHANGES AT TXDOT
- IMPACT OF TXDOT STAFF WORKING REMOTELY
- NEGATIVE IMPACT ON T-HANGAR COSTS AND FEASIBILITY OF PROJECT

## SIGNIFICANT “LEARNINGS”

- OWNERS WILL NOT SUPPORT “INCOME PRODUCING” CAPITAL EXPENDITURES UNLESS
  - CLEAR CONNECTION TO JOBS
  - REQUIRED MATCHING TO OBTAIN GRANT FUNDING
- TXDOT WILL NOT FUND CROSSWIND RUNWAY REHABILITATION
- PRIVATE FUNDING FOR FACILITIES IS LIMITED
- NEED TO ADDRESS DEFERRED MAINTENANCE

## SIGNIFICANT “LEARNINGS”

- SIGNIFICANT CAPITAL EXPENDITURES ARE REQUIRED IN NEXT 5 YEARS
- EXISTING LEASE AGREEMENTS ARE NOT LESSOR FRIENDLY
- LIMITED PROVISIONS TO REQUIRE TENANTS TO MAINTAIN FACILITIES
- INTERLOCAL AGREEMENT NEEDS REVISION
- DEFINITION NEEDED FOR WHAT CONSTITUTES “EXCESS OPERATING FUND BALANCE”

## STRATEGIC PLAN UPDATE

- MISSION, VALUES, VISION, AND STRATEGIC INITIATES AFFIRMED
- MISSION – TO PROVIDE AVIATION FACILITIES AND SERVICES TO KERRVILLE/HILL COUNTRY AREA BY MANAGING AIRPORT INFRASTRUCTURE FOR A SAFE, EFFICIENT, AND CONVENIENT AVIATION GATEWAY
- VALUES – SAFETY AND SECURITY, EXCELLENCE IN ALL WE DO, INNOVATION, INTEGRITY IN ALL DEALINGS, ACCOUNTABILITY

## STRATEGIC PLAN UPDATE

- VISION – TO PROVIDE PREMIER SERVICES AND AIRPORT FACILITIES THROUGH OPERATIONAL EXCELLENCE AND INNOVATION, WHILE ALSO PROMOTING COMMERCIAL AND LOCAL ECONOMIC DEVELOPMENT

## STRATEGIC INITIATIVES

- EMPHASIS ON ECONOMIC DEVELOPMENT FOR THE AIRPORT AND THE COMMUNITY
- ACTIVELY ADDRESS INFRASTRUCTURE AND FINANCING
- IMPROVE SERVICE LEVELS FOR STAKEHOLDERS AND CUSTOMERS
- PROMOTION OF AIRPORT AND MARKETING OF BRAND

## GOALS – ECONOMIC DEVELOPMENT

- BUILD AND MAINTAIN RELATIONSHIPS WITH ECONOMIC DEVELOPMENT ENTITIES
- FOCUS ON HIGH POTENTIAL BUSINESS DEVELOPMENT AT AIRPORT
- BOARD CHAMPION – MARK MOSIER

## GOALS – INFRASTRUCTURE AND FINANCING

- INCREASE NUMBER OF HANGARS AVAILABLE FOR LEASE
- INCREASE AMOUNT OF CLASS A SPACE
- PURSUE RELATIONSHIPS AND FINANCE OPTIONS WITH TXDOT AVIATION
- IMPROVE APPEARANCE OF AIRPORT
- BOARD CHAMPION – SCOTT SCHELLHASE

## GOALS – SERVICE LEVEL IMPROVEMENT

- IMPROVE SERVICE TO EXISTING CUSTOMERS
- IMPROVE SERVICE LEVELS OF FBO
- FBO GOALS AND OBJECTIVES ALIGNMENT WITH AIRPORT BOARD AND MANAGEMENT
- BOARD CHAMPION – STEPHEN SCHMERBECK

## GOALS – PROMOTION OF AIRPORT

- MARKETING OF AIRPORT TO IMPROVE COMMUNITY AWARENESS
- INCREASE COMMUNICATION AND OUTREACH
- BOARD CHAMPION – TREY ATKISSON

## ACCOMPLISHMENTS – ECONOMIC DEVELOPMENT

- DEVELOPMENT ZONE MAP & FMV LEASE RATE APPRAISAL
- ASSISTED EARLY ON WITH KILLDEER PROJECT
- ALL AVAILABLE LEASE SPACE 100% OCCUPIED
- AIR METHODS ON AIRPORT AS TENANT
- NEW RENTAL SPACE IN MAINTENANCE BUILDING
- ADDITION OF AVIATION SERVICE COMPANIES – GULF AVIONICS AND APS PARTS BY THE END OF THE YEAR

## ACCOMPLISHMENTS – INFRASTRUCTURE AND FINANCING

- IMPROVED SIGNAGE, LIGHTING, PAINTING AND LANDSCAPING
- REDUCED CONGESTION AT TERMINAL THROUGH BETTER USE OF LONG-TERM LOT
- TERMINAL PATIO FURNITURE UPGRADED
- TERMINAL SLURRY SEAL AND STRIPPING COMPLETED

## ACCOMPLISHMENTS – SERVICE LEVELS

- UPDATED FOREFLIGHT INFORMATION – AIRPORT MAP, RESTAURANTS, HOTELS, ETC.
- RACK CARDS AND ECONOMIC IMPACT HANDOUTS WITH NEW LOGO
- PAVEMENT STUDY TO INCREASE AIRCRAFT WEIGHTS
- FBO IMPROVEMENT IN SELF-SERVE FUEL AREA
- IMPROVED RELATIONSHIP AND COMMUNICATION WITH FBO

## ACCOMPLISHMENTS – PROMOTION

- WEBSITE UPDATED INCLUDES LEASING INFORMATION, STRATEGIC PLAN, MASTER PLAN, MINIMUM STANDARDS AND DRONE NOTIFICATION FORMS
- BETTER COMMUNICATION WITH OWNERS AND OTHER STAKEHOLDERS
- IMPROVED COMMUNICATIONS TO THE PILOT COMMUNITY
- PROMOTION OF AVIATION AT HIGH SCHOOL
- COORDINATION OF FLYIN DIESEL DRAG RACE ON 03/21

## ACCCOMPLISHMENTS – OTHER

- LEASE FILES ORGANIZED AND CPI ADJUSTMENTS IMPLEMENTED
- MAINTAINED FINANCIAL INTEGRITY BY MANAGING WITHIN BUDGET
- REPAIRED STORM DAMAGED – T HANGARS & TERMINAL
- PREPARED REVISED AND RESTATED INTERLOCAL AGREEMENT

## PROJECTS IN PROCESS

- HORSESHOE REDEVELOPMENT – DEMO IN PROCESS
- LEASE OF RENOVATED MAINTENANCE SPACE
- CAPITAL PROJECTS FUNDING RISK - EDA
- FINAL DETERMINATION OF T-HANGAR PROJECT
- MEETING WITH NEW HEAD OF TXDOT AVIATION
- CONTINUED WORK WITH FBO TO ACHIEVE SUPERIOR SERVICE

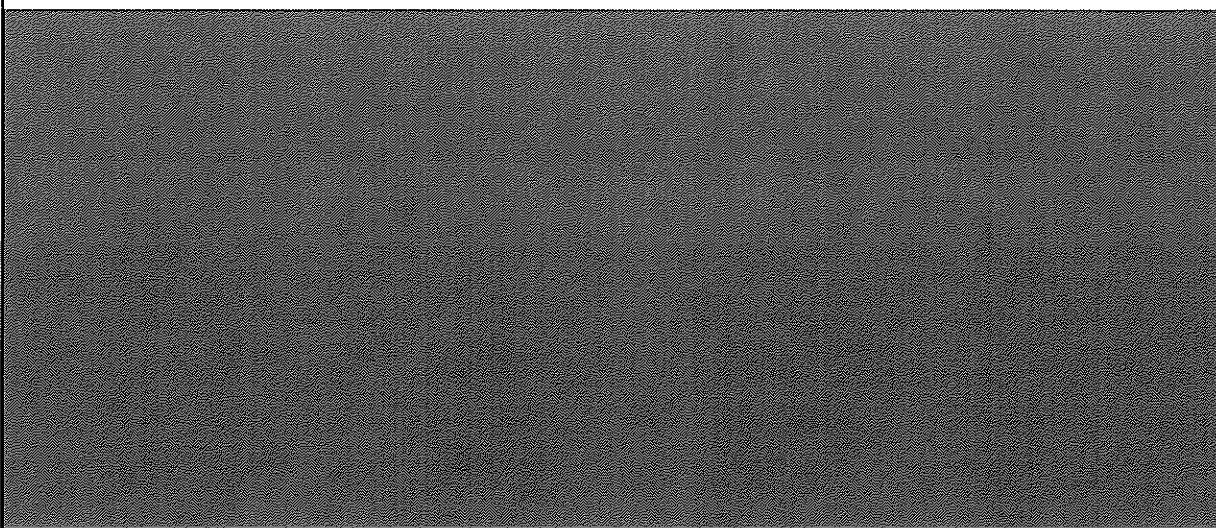
## PROJECTS IN PROCESS

- REPLACE BRINKMAN HANGAR DOORS
- IMPLEMENT RESULTS OF FMV LEASE RATES
- INCREASE CLASS A SPACE
- VISIT AIRPORTS WITH SUPERIOR SERVICE
- WITH FAA APPROVAL, SET NEW DATE FOR DRAG RACE

## CURRENT OPPORTUNITIES

- AVIONICS OPERATIONS
- AVIATION EDUCATION INITIATIVES
- BOX HANGARS
- MOONEY

## QUESTIONS AND COMMENTS



THANK YOU

