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4 KERRVILLE-KERR COUNTY JOINT AIRPORT BOARD
5 Regular Meeting
6 Monday, August 19, 2013
7 8:30 a.m.
8 Airport Terminal Conference Room
9 1877 Airport Loop Road
10 Kerrville, Texas
11

12 MEMBERS PRESENT: MEMBERS ABSENT:
Stephen King, President Bill Wood
13 Corey Walters, Vice-President
Ed Livermore
14 Kirk Griffin

15 AIRPORT BOARD STAFF PRESENT:
16 Bruce McKenzie, Airport Manager
Carole Dungan, Executive Assistant
17

18 COUNTY STAFF PRESENT:
Tom Moser, Commissioner Pct. 2
19 Jonathan Letz, Commissioner Pct. 3
Jeannie Hargis, Auditor
20 James Robles, Assistant Auditor

21 CITY STAFF PRESENT:
22 Jack Pratt, Mayor
Sandra Yarbrough, Finance Director
23

24 VISITORS:
Ilse Bailey, Airport attorney Mark Mosier
25 Amy Fry, Kerrville Aviation Jim Settle
Mark Armstrong, Kerrville Daily Times
2

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1 On Monday, August 19, 2013, at 8:30 a.m., a regular
2 meeting of the Kerrville-Kerr County Joint Airport Board was
3 held in the Airport Terminal Conference Room, Louis Schreiner
4 Field, Kerrville, Texas, and the following proceedings were
5 had in open session:

6 P R O C E E D I N G S

7 MR. KING: All right, I'll call this meeting to
8 order of the Kerrville/Kerr County Joint Airport Board,
9 August 19th, 2013, at 8:30. Number 1, Visitors' forum. At
10 this time, any person with business not on the -- not
11 scheduled on the agenda may speak to the Airport Board. No
12 deliberation or action may be taken on these items because
13 the Open Meetings Act requires items be posted 72 hours
14 before the meeting. Visitors are asked to limit their
15 presentations to three minutes. Anyone? None being heard,
16 we'll move to Item 2; Kerrville/Kerr County Joint Airport
17 Board Member Forum. Any member of the board want to speak to
18 the board or public on any matter not scheduled on the
19 agenda? No deliberation or formal action can be taken on
20 these actions because the Open Meetings Act requires an item
21 be posted for 72 hours. If formal action is required, the
22 item must be placed on the agenda. Anyone have anything?
23 Board? All right, consent agenda. All items placed on this
24 item -- on this consent agenda are considered routine by the

25 board and will be enacted with one motion. No separate

1 discussion of items unless a board member or citizen so
2 request, in which event the item will be removed from the
3 general order of business and considered in its normal
4 sequence. I need a motion to -- motion to approve the July
5 15th board meeting minutes.

6 MR. GRIFFIN: I'll make a motion that we approve
7 them.

8 MR. LIVERMORE: Second.

9 MR. KING: Any changes?

10 MR. GRIFFIN: No, they were good.

11 MR. KING: Discussion? All in favor?

12 (The motion carried by unanimous vote.)

13 MR. KING: Item 4, discussion and possible action.

14 Monthly financials. Who's doing those today? Jeannie, are
15 you doing this?

16 MS. HARGIS: I'm going to let James do them.

17 MR. ROBLES: Morning, everyone. If you'll open up
18 your reports to Page 1, we'll get started. All right. Page
19 1, total cash and receivables at 343,575.09. Payables at
20 57,429.03. Page 2, total revenue and expenses of fund
21 balances is 286,146.06. Total liabilities and equity,
22 343,575.09. Page 3, third column at the bottom, monthly
23 revenue, 31,620.60. Page 4, expenditures for the month,
24 20,319.98. Year-to-date total of 152,520.94. Page 5,
25 breakdown of personnel, supplies, maintenance, professional

1 services. Page 6, total for utilities at 11 -- 1,156.85.

2 COMMISSIONER MOSER: James, I'm going to sound like
3 a broken record, but again, kudos to Bruce and the board.
4 Expenditures has 42 percent remaining, and only two months,
5 so very, very good.

6 MR. ROBLES: Page 7. Got total utilities for the
7 building at 1,049.96. Total expenses with salaries is
8 292,087.53, leaving a balance of 43,137.22. Page 8, capital
9 account, has a balance of 67,007.33. Page 9, not much

10 activity here. Year-to-date revenue, 98,146.62. Page 10,
11 again, not much activity here. Year-to-date total,
12 118,814.66. And Page 11 is a recap of the total
13 expenditures, negative balance of 20,668.04.

14 MR. KING: Bruce, back to Page 5, what was that
15 building -- what did you spend on building and structures?

16 MR. McKENZIE: Page 5?

17 MR. KING: Yeah. What's was that \$2,272 for?

18 MR. McKENZIE: I don't know specifically what it
19 was. I can look -- I can get Carole to pull the invoices if
20 you want to see it.

21 MR. KING: No, I just thought you might know. It's
22 considerably higher than what's normal, but okay.

23 MR. McKENZIE: Okay.

24 MR. KING: I thought you were trying to fix
25 something. All right. Any questions on the budget -- I mean

1 on the financials? No? Motion to approve?

2 MR. WALTERS: Motion to approve.

3 MR. KING: Corey -- Mr. Walters. Second?

4 MR. GRIFFIN: I'll second.

5 MR. KING: All right, Kirk.

6 MS. HARGIS: Steve, we do have a few budget
7 amendments to present.

8 MR. KING: Okay.

9 MS. HARGIS: Just three.

10 MR. ROBLES: We do have three. Let me get you a
11 copy of them.

12 MR. McKENZIE: Thank you.

13 MR. KING: Thanks.

14 MR. ROBLES: Okay. The first one, we have \$43 over
15 in the UPS/Fed Ex line item. We want to take that from the
16 chemical and medical supplies, balance that out to zero. The
17 second one, equipment rental, we're over \$20.87. We're going
18 to take that from the property insurance. And the
19 advertising, we're over \$89.60. Again, we're going to take
20 that from the property insurance to balance that out.

21 MR. LIVERMORE: I don't recall this being done in

22 the past, these small adjustments. Is this something new, or

23 am I just not remembering?

24 MS. HARGIS: No, we haven't done it before, but

25 we're going to start doing it so that you know where you've

1 gone over in your line items. And also, you're supposed to

2 approve anything like that that we do, and we're getting

3 close to the end of the year, and we need to have those in

4 the right -- proper line items. And it also helps when you

5 go to budget next year, because then you have what you

6 actually spent in that line item, and that helps you too,

7 show your allocation and your averaging. And --

8 MR. LIVERMORE: Okay.

9 MS. HARGIS: They're minor, but again, we really

10 don't have the permission to do those, and it's kind of the

11 format that we use in court every two weeks; we go through

12 our financials and -- and make sure that we zero out, because

13 you're not supposed to have a negative in those.

14 MR. LIVERMORE: Mm-hmm.

15 MS. HARGIS: As long as you don't go over the

16 bottom line, you're fine, but it's better to have your line

17 items show what they're supposed to do, especially at the end

18 of the fiscal year, which you're getting close to.

19 MR. LIVERMORE: Got you.

20 MR. GRIFFIN: I'm sure most of these -- well, not

21 the equipment rental, but the UPS/Fed Ex and advertising is

22 in relation to --

23 MR. MCKENZIE: The Brinkman Hangar and the

24 T-hangars.

25 MR. GRIFFIN: Do we need to adjust, if we -- next

1 month, if we go another \$50 over --

2 MS. HARGIS: We'll catch it.

3 MR. GRIFFIN: Okay.

4 MR. MCKENZIE: We'll catch it back.

5 COMMISSIONER MOSER: Doesn't the inter -- what does

6 the interlocal agreement say, Jeannie? I know we do that.

7 MS. HARGIS: Not more than 5 percent.
8 MR. MCKENZIE: Five percent.
9 COMMISSIONER MOSER: Five percent.
10 MR. MCKENZIE: Of the total.
11 COMMISSIONER MOSER: Yeah, they can change, so they
12 don't have to do budget adjustments, I don't think.

13 MS. HARGIS: Yeah, they need to do them in a board
14 meeting.

15 COMMISSIONER LETZ: If it's more than 5 percent, we
16 have to approve it.

17 MS. HARGIS: Five percent.

18 MAYOR PRATT: Without our approval, they still need
19 to change the line item.

20 MS. HARGIS: I can't arbitrarily do it. The board
21 needs to do it.

22 COMMISSIONER MOSER: Okay. All right.

23 MR. GRIFFIN: Thanks, Jeannie.

24 MR. LIVERMORE: Do we need another motion on the --
25 do we need to amend the motion of approval to include these?

1 MS. HARGIS: Yes.
2 MR. LIVERMORE: I so amend the motion to include
3 these adjustments.

4 MR. KING: Okay.

5 MR. LIVERMORE: Do you have to get a second?

6 MR. KING: I was looking to see what we budgeted
7 for this stuff. Okay. All right. What did you say we need?

8 MR. LIVERMORE: You need the approval of --

9 MR. KING: Okay. Did you make a motion? Corey
10 made the motion. Will you amend the motion to include the
11 budget amendments?

12 MR. WALTERS: I make a motion to include the budget
13 amendments and approve the financials as reported.

14 MR. KING: Okay. I need a second.

15 MR. GRIFFIN: Aye.

16 MR. KING: All right, second by Kirk. Any
17 discussion? None being heard, all in favor?

18 (The motion carried by unanimous vote, 4-0.)

19 MR. KING: Unanimous. Emergency plan. Kirk?
20 MR. GRIFFIN: Okay. Last month, we -- you guys saw
21 the emergency plan that we put together. I took the one that
22 K.I.S.D. had worked up, and as well as the L.C.R.A. one,
23 reviewed it, and it -- just to make sure there wasn't
24 anything glaring that we had missed in building the thing up.
25 The only comments that we -- a couple comments that Bruce and

10

1 I went over, they had to do with really some semantics. It
2 was who to contact, you know, what point in time versus
3 another office, like making sure that it was the Sheriff's
4 Office, and that we just -- it was those. Most of them were
5 really, really minor. It's important to remember in this --
6 in these emergency plans that this is how we, the airport,
7 address things, and not how we -- it's how we address things
8 here versus how all the entities work together in the
9 community to make the whole airport work. And so as you read
10 this, I think we've got it pretty defined now. I'll let
11 Bruce -- we had a visit by the T.S.A. right after our last
12 meeting that I don't know if all you guys heard about. It
13 was just an informational visit, just a checkup on us and
14 that kind of thing. When Bruce pulled out the fact that we
15 had a draft emergency plan, the guy said, "You guys are in
16 great shape." So, evidently we're ahead of the plan, and
17 everything's good. I think what we have here is -- is a
18 living, breathing document that every six months to a year,
19 probably, I'd just recheck, make sure all the proper -- all
20 the right people in line are -- are still in line. And I
21 don't think it's going to change any, unless we change how
22 the airport -- the interlocal agreement. So, I mean, I think
23 it's pretty benign. So, with that, I'll put it forth for
24 approval and acceptance, and press on to the next item.
25 MR. LIVERMORE: Do you want to have a motion, or do

11

1 you want to have discussion?
2 MR. KING: No, you did a great job.
3 MR. LIVERMORE: Well --

4 MR. GRIFFIN: Bruce and Carole did.
5 MR. KING: Great job.
6 MR. LIVERMORE: Bruce, has there been any
7 communication with the local police or fire departments about
8 out here?

9 MR. McKENZIE: Over the years, a lot, yeah. But
10 not in this document, particularly. It's back to Kirk's
11 comment. This is our document. This is how we're going to
12 respond. The City and the County all know -- I mean,
13 their regimen is cast in stone, and it's great. They respond
14 when we call; they're here within minutes.

15 MR. LIVERMORE: Yeah. Well --
16 MR. McKENZIE: And they take over and it works
17 wonderfully. But --

18 MR. GRIFFIN: And that's -- the hierarchy shows
19 that. One thing to remember in the state of Texas -- and, in
20 fact, this document could be a paragraph, and the paragraph
21 could say the first person you contact is D.P.S., and when
22 that person shows up, you're out of it. You're in a total
23 support mode at that point. In the state of Texas, D.P.S.
24 has all aircraft liability -- or not liability, but all
25 aircraft incident -- they're responsible for it, whether it's

12

1 on the airport grounds or off the airport grounds. And so as
2 soon as -- as soon as D.P.S. shows up, we're in absolute
3 support mode. And the best thing about that is, with D.P.S.,
4 if it's a major incident, comes the P.R. piece and the
5 command center piece of arranging the command center if they
6 need to do one, whether they go get Rusty's trailer or -- or
7 whatever. That's up to D.P.S. and it's out of our hands, and
8 we just support it at that point.

9 MR. LIVERMORE: You're referring to if there's an
10 airplane mishap, something that's -- what I've got in mind,
11 though, is this situation that seems to be a developing trend
12 around the country, where a person lands here, and suddenly
13 T.S.A. is all over them with armed guys and guns, and -- and
14 I don't know if that fits into this --
15 MR. McKENZIE: That's a separate --

16 MR. GRIFFIN: That's not an emergency. That's just
17 what T.S.A. does, and that's --
18 MR. LIVERMORE: And the problem with that, as you
19 probably know, is that there's been about 12 to 15 of those
20 incidents so far that have been really pretty alarming. One
21 of them happened to a friend of mine. And in every case,
22 T.S.A. was wrong. But --
23 MR. GRIFFIN: Well, that -- but, again, that's
24 T.S.A., and not -- that's not -- the airport had nothing do
25 with those incidents. I'm sure that they were -- the T.S.A.

13

1 guys probably told somebody that they were on the scene -- on
2 the airport, but after that --
3 MR. LIVERMORE: The other thing that was sometimes
4 part and parcel of this is that the local police or Sheriff
5 don't really know how to interdict an airplane. They think
6 it's like a car, and it's not like a car.

7 MR. GRIFFIN: Well, that's another thing.
8 MR. LIVERMORE: Again, I just wonder if there needs
9 to be some kind of familiarization or some training or --
10 MR. GRIFFIN: The fire department -- the fire
11 department is -- are the guys that do the -- if you were to
12 have to have an extraction or something along those lines,
13 it's the fire department's responsibility. I've talked with
14 several of the EMS guys that I know through --

15 MR. LIVERMORE: I'm really talking more of
16 interdiction than firefighting.
17 MR. GRIFFIN: But, again, that's not an emergency
18 situation.

19 MR. LIVERMORE: Mm-hmm.
20 MR. GRIFFIN: If you're just going to go inquire
21 about an airplane because you got a report that the thing is
22 stolen or something, you know, that's -- that's not an
23 emergency plan. That's just day-to-day business of how the
24 community works. And so --
25 MR. LIVERMORE: Mm-hmm.

14

1 MR. GRIFFIN: -- hopefully, if they showed up on
2 the airport, they would notify the office manager and say,
3 "Hey, we've got a potential of this happening." But other
4 than that, that's not the emergency plan.

5 MR. LIVERMORE: A.O.P.A. has quite a bit of
6 activity --

7 MR. GRIFFIN: Oh, yeah.

8 MR. LIVERMORE: -- right now on this very subject.

9 MR. GRIFFIN: Yes.

10 MR. LIVERMORE: I think we need to be watching
11 that.

12 COMMISSIONER MOSER: Let me comment on one thing on

13 the emergency management -- airport emergency plan. I read
14 it. I think -- I think it's a good document. This didn't
15 exist when the county emergency management plan was
16 developed, and it's a huge document. It looks at every
17 emergency that you can think of, from brush fires to -- to
18 that gas tank catching on fire out there, which doesn't have
19 anything to do with the aircraft emergency. So, they -- and
20 the thing that's important about that, there's a person
21 called the emergency management coordinator for the entire
22 plan, and then they -- they layer down from that, depending
23 on what the emergency is and who's responsible, and to all
24 the volunteer fire departments and EMS and everything else.
25 So, I think that my suggestion is -- is that this plan be

1 referenced in a county emergency plan. Then I think that
2 really -- really covers it. Nothing that Ed's talking about,
3 but that covers -- it shows them the more detailed plan of
4 what would be done out here in case of emergency, and who to
5 contact, so I think it's -- it's very, very good. And the --
6 the Fire Chief in the city is the keeper of the document,
7 even though the Mayor and the County Judge and the Mayor of
8 Ingram sign off on the plan, and they have to update this
9 plan every couple of years. So, it's -- as a matter of fact,
10 portions of it are updated every single year, so this is a
11 good subset to that. So --

12 MR. MCKENZIE: Be glad to let them have it.

13 COMMISSIONER MOSER: But I think I'd just make the
14 recommendation, Bruce, that you take this and -- and give it
15 to the --

16 MR. MCKENZIE: Sure.

17 COMMISSIONER MOSER: The Fire Chief.

18 MR. GRIFFIN: I think there's a whole bunch of
19 people that get it. What they choose to do with it is, you
20 know --

21 COMMISSIONER MOSER: Well, it should be -- what I'm
22 saying is it should be part of the emergency plan for the --
23 for the entire county, because in that plan it references the
24 airport as being a potential hazard, same as hazardous spills
25 and things along the freeway and terrorists and you name it;

16

1 it's included in that plan.

2 MR. MCKENZIE: I'll see that the Fire Chief gets
3 one, he or the Assistant Chief, and I'll bring one to the
4 Judge.

5 COMMISSIONER MOSER: Okay.

6 MR. MCKENZIE: And the Mayor.

7 COMMISSIONER LETZ: Steve, a comment, just to go
8 with what Ed said. And I -- I suspect this takes place, but
9 I think that's a good point, that the airport is a little bit
10 different, and there should be some coordination. And,
11 really, it's more City than County on this, but the -- you
12 know, the Police Chief, Fire Chief, and probably the Sheriff
13 should be very familiar out here, and their chief -- their,
14 you know, the chief deputy in the county, and Mark Beavers,
15 Assistant Fire Chief, as to every -- as to operations out
16 here, where everything is. I presume they probably are, but
17 it's -- it wouldn't hurt to do an annual, you know, walk
18 through the airport.

19 MR. KING: Yeah.

20 COMMISSIONER LETZ: And make sure everyone is
21 aware, because it is a little bit different, you know, as to
22 what the -- where things are, and --

23 MR. KING: Right.

24 COMMISSIONER LETZ: -- what you do and things of

25 that nature. Because, you know, it would -- you know, from a

1 safety standpoint, it's -- we need to make sure that everyone
2 who is really involved -- again, it's primarily, I think, the
3 Police Chief and the Fire Chief.

4 MAYOR PRATT: The Fire Chief and Police Department
5 have an exercise several -- several times a year, and it's
6 always in a field over off of Junction Highway, and you might
7 want to even have that exercise out here one time.

8 MR. GRIFFIN: I think that would be --

9 MR. LIVERMORE: That's exactly what I'm talking
10 about.

11 MR. McKENZIE: The police do that. They have a --
12 the police do that here probably twice a year.

13 MAYOR PRATT: This is with a helicopter and
14 everything.

15 MR. McKENZIE: The fire ones are great. They come
16 out here twice a year and they go around and look at every --
17 they know where everything is. They're good.

18 MAYOR PRATT: This exercise is with a helicopter
19 and everything. It's a good exercise.

20 MR. GRIFFIN: And I understand too that Joey and
21 his operation has -- they have an emergency plan that's a
22 whole lot more detailed than this, because it deals with fuel
23 storage and fuel trucks and all that. And they -- Joey's --
24 Joey said that they had gone over that with the fire
25 department and that kind of stuff. So, you know, remember

1 that this emergency plan is the management of the airport
2 during the time of crisis, and not how the emergency people
3 react and how the folks at Kerrville Aviation react and that
4 kind of thing. They have their own set of plans that we
5 shouldn't be involved in as a board. And so, you know, Joey
6 has a -- he tells me it's this thick.

7 MR. LIVERMORE: Well, I understand what you're
8 saying exactly, and I understand the difference and so forth.
9 And going back to Jonathan's point, it -- I've read pretty

10 extensively about a number of these incidents, and several of
11 them involved a, really, lack of familiarity and
12 communication between the police agencies and the airport,
13 and we just need to make sure that -- that we're -- that
14 everybody knows where everything is and, you know, here's how
15 you stop an airplane and, you know, those kind of things.

16 MAYOR PRATT: It's good communicating with
17 everybody.

18 MR. KING: All right. More discussion? A motion
19 to approve this plan?

20 MR. GRIFFIN: I was involved; I can't --

21 MR. LIVERMORE: Well, I'll move to approve it.

22 Wonderful plan.

23 MR. KING: Okay, Ed.

24 MR. WALTERS: Second.

25 MR. KING: Seconded by Mr. Walters. Any more

19

1 discussion? It's a very good job on this, by the way.

2 MR. LIVERMORE: Yeah, it really is.

3 MR. WALTERS: Excellent.

4 MR. KING: Very good job. All -- all in favor?

5 (The motion carried by unanimous vote, 4-0.)

6 MR. KING: Opposed? Unanimous. Thank you very

7 much, Bruce and Carole, for working on that. Y'all did a

8 great job pulling that together.

9 MR. WALTERS: I have a question. These emergency
10 numbers, are they posted on the bulletin board, or --

11 MR. McKENZIE: They're going to be. After the
12 board approves that today, they will. Kerrville Aviation

13 will have them. They'll be in Carole's office --

14 MR. WALTERS: Okay.

15 MR. McKENZIE: -- here, and they'll be -- I'm a
16 little hesitant about putting them on the bulletin board, but
17 they'll be at the desk.

18 MR. GRIFFIN: And one of the reasons you're giving
19 it to the Sheriff's Department and to the fire department and
20 those things, then they have them as well. And that's why I
21 said this is kind of a living, breathing document. That is,

22 as things change, we need to make sure that those back pages

23 are kept up to date.

24 MR. WALTERS: I think -- I mean, lots of times

25 there's nobody out there. Not -- excuse me, that's not --

20

1 that's incorrect, not a lot of times. Sometimes there's

2 nobody at the desk, so -- so I think I'd like to see this

3 kind of edited for what you feel like is the appropriate

4 numbers to post on the bulletin board so that somebody can go

5 there and see that.

6 MR. GRIFFIN: One of the kickers is when you dial

7 911, and if you say it's something at the airport, the PSAP

8 should take and say, okay, airport emergency. One of the

9 things they do is look at the contacts, and go, "Okay, we've

10 got this type of incident; here's our contact points." And

11 so it kind of goes a little bit back to the -- to the 911

12 system that is -- that's housed at the Sheriff's Office.

13 MR. McKENZIE: That's a good idea. But I'll do

14 that, Corey; I'll edit it and put the really important

15 numbers -- we'll post them on the board right there.

16 MR. WALTERS: I think that would be helpful.

17 MR. McKENZIE: And they'll be at the desk as well.

18 MR. WALTERS: Sure.

19 MR. GRIFFIN: The whole list will be here. Joey

20 was ecstatic that they could get that.

21 MR. KING: I think it should be. It's a good idea.

22 Good idea.

23 MR. McKENZIE: Very good.

24 COMMISSIONER LETZ: Steve, one more comment. This

25 one page -- I think it's in that package about who's in

21

1 charge. If the Airport Manager's here, the Airport Manager's

2 in charge.

3 MR. McKENZIE: I'm going to go over that when we --

4 COMMISSIONER LETZ: I thought you were already

5 there.

6 MR. McKENZIE: Well, I can go over it now since

7 it's a salient point to what we're discussing. Kirk brought
8 up a good question about this. If I'm not here, if I'm not
9 on site, for example, and it's like Sunday afternoon, and
10 Corey's here, like yesterday afternoon -- I guess that was
11 you down there -- and there's an emergency situation, and
12 there's a board member present, Kirk's question was, if the
13 board member steps in and starts managing the -- the
14 incident, is the insurance -- is he covered under our
15 insurance? And you got my answer in the e-mail. If I'm not
16 on-site, you're -- you're covered. And Jeannie checked this
17 out, and they're not going to -- the insurance told us all
18 they could tell us, but the board -- a board member is
19 covered should the Airport Manager not be on site. And you
20 go, "Okay, here's what we need to do," which is what you
21 should do. And you're covered under that, you or anybody.

22 MAYOR PRATT: Or if the board member takes control
23 over -- over the Airport Manager, they still cover it.

24 MR. GRIFFIN: No.

25 MR. McKENZIE: No.

22

1 MAYOR PRATT: No?

2 MR. GRIFFIN: They're secondary.

3 MR. McKENZIE: If the Airport Manager is on-site,
4 the Airport Manager is in control. If the board member takes
5 over, then liability stops right there.

6 MAYOR PRATT: What if the Airport Manager becomes
7 incapacitated?

8 MR. McKENZIE: Well, I mean, that's a different --

9 MAYOR PRATT: All right.

10 MR. KING: By the Airport Board member.

11 MR. McKENZIE: Yeah, by the Airport Board member.

12 (Laughter.)

13 MR. LIVERMORE: What happens if nobody's on-site?

14 'Cause on Sunday afternoon, quite often, none of the six are
15 here.

16 MR. McKENZIE: Then it's an emergency situation,
17 911 is called, and everything is standard operating
18 procedure.

19 COMMISSIONER MOSER: Let me guarantee you, the
20 emergency management plan covers that. I'll guarantee you,
21 it does.

22 MR. MCKENZIE: There you are.

23 COMMISSIONER LETZ: I guess my question, though, is
24 a little bit -- I mean, it seems --

25 COMMISSIONER MOSER: County emergency management.

23

1 COMMISSIONER LETZ: -- Joey Kennedy should be
2 listed in this hierarchy somewhere.

3 MR. MCKENZIE: He is.

4 MR. GRIFFIN: He is.

5 COMMISSIONER LETZ: I saw him listed in the plan.

6 But, I mean, from a -- you know, just -- but he wouldn't be
7 covered under insurance.

8 MR. GRIFFIN: No. He's covered under his own
9 insurance for an incident on-site here, so he's covered.

10 COMMISSIONER LETZ: Okay.

11 MR. GRIFFIN: Yeah.

12 MR. MCKENZIE: This was about board members.

13 MR. GRIFFIN: But the -- the real thing is what
14 we're trying to just make sure was -- if one of the board
15 members was -- if Bruce is in Waco at a football game on
16 Saturday, and an incident happens and they come down the list
17 and say, "We need somebody at the airport to make sure that,
18 you know, it's..." -- and they contact one of us, and we come
19 out, and something happens while we're here, are we covered?

20 You know, not on our -- because we're acting as a
21 representative of the airport, versus a -- Kirk Griffin, a
22 private pilot who has an airplane on the field. So, that's
23 what we're -- that's where I want to go. 'Cause what I
24 didn't want to get is a board member in a situation where
25 there's an incident, a board member is here representing the

24

1 airport, and something happens.

2 COMMISSIONER MOSER: Mm-hmm.

3 MR. GRIFFIN: You know, it would just make --

4 because otherwise, leave the board out of it. We'll have to
5 get -- you know, Carole's next in line, and Roy's next in
6 line after that. I mean, that's really where that discussion
7 goes. So that -- you know, so --

8 MR. LIVERMORE: Do we have -- will we always be
9 notified if there's an ongoing event out here?

10 MR. KENNEDY: Absolutely.

11 MR. GRIFFIN: I think so.

12 MR. LIVERMORE: The board members will be notified?

13 MR. McKENZIE: Yes, sir.

14 MR. LIVERMORE: And the appropriate -- hopefully
15 the Mayor and the County Judge or whoever.

16 MR. McKENZIE: In a timely fashion, yeah.

17 MR. GRIFFIN: Just as with anything.

18 MR. McKENZIE: Exactly.

19 MR. KING: All right. Any more discussion on that?

20 Item 4C, monthly parking rates.

21 MR. McKENZIE: I've been approached twice this last
22 month about folks wanting to park in our secured parking area
23 by the month. Currently, we just have an annual fee to park
24 in there, which is \$375 a year. And like I explained to you
25 in the e-mail last week, in the briefing, I'm telling folks,

25

1 "If you want to park there month-to-month, it's \$50 a month,
2 if you want to go month-to-month." If the board wishes to
3 change that, then that's fine too. Just establish a criteria
4 so I'll know what to use. When I'm asked if folks can park
5 in there for the next four months, for example -- through
6 hunting season is where I'm going with this. That's what I'm
7 getting asked. And I think \$50 a month is not out of line
8 for something that's just a part-time deal. That's 600 bucks
9 a year, so -- and if they want to sign up for a year, great,
10 we'll sign them up for a year. But they're going, "No, I
11 just would rather sign up for four or five months."

12 MAYOR PRATT: What's the yearly rate?

13 MR. McKENZIE: \$375.

14 MR. KING: \$32 -- 31 and a quarter a month.

15 MR. LIVERMORE: Versus 600 this way.

16 MR. McKENZIE: So, want to charge them 50 bucks a
17 month? That's what I want to do. Nobody flinched when I
18 said that, so --

19 MR. LIVERMORE: You need a motion? Or do you
20 need --

21 MR. McKENZIE: I just need the board to establish a
22 criteria. What would you like for us to use for a monthly
23 rate?

24 MR. KING: What do you think, guys? Discussion?
25 MR. LIVERMORE: I don't have any problem with it.

26

1 MR. KING: I don't want to scare anybody off,
2 but --

3 MR. McKENZIE: We can do -- what do you think,
4 Corey?

5 MR. LIVERMORE: The only danger we run into, as
6 Corey can -- we're kind of in the shopping center business
7 here, and if you start renting it by the month, you don't
8 rent it by the year.

9 MR. WALTERS: Yeah.

10 MR. KING: But I can understand the hunting
11 situation. You got guys bringing their vehicles in for four
12 months and taking them back to Houston.

13 MR. McKENZIE: Exactly. That's exactly what it is.

14 MR. KING: They don't want to pay for a spot. It's
15 a little bit --

16 MR. McKENZIE: But, anyway, the question was posed
17 a couple of times.

18 MR. LIVERMORE: The annual rate is not really that
19 close.

20 MR. GRIFFIN: What's the going monthly rate?

21 MR. WALTERS: Actually, I don't know that I've
22 inquired on a monthly rate. The places where I've been, it's
23 just -- they just charge annually. I don't know.

24 COMMISSIONER MOSER: If the market will bear it, go
25 for it.

1 MR. MCKENZIE: That's what I was thinking.

2 MAYOR PRATT: Yeah. But, you know, that's a key --
3 key comment. Will the market bear it? We don't know what
4 the market is.

5 COMMISSIONER MOSER: He's saying he doesn't have
6 any flinching.

7 MR. MOSIER: We had this same exact situation up
8 near Omaha, Nebraska, and we had a small parking lot and
9 there wasn't enough spaces to do what you're doing. So, I'd
10 say if you're limited on spaces, just keep it annually, but
11 if you have a big surplus --

12 MR. GRIFFIN: Well, that's what we've got, is
13 surplus spaces right now. What I'm wondering is if we should
14 give this a go, see what happens. We haven't been through
15 this part of the season yet.

16 MR. MCKENZIE: Still less than a year old.

17 MR. GRIFFIN: Right.

18 MR. WALTERS: If we see that some of our annual
19 people are ending up going monthly, we can always change our
20 policy and go back and just say it's an annual fee.

21 MR. GRIFFIN: Absolutely.

22 MR. LIVERMORE: Do it as an experiment this fall
23 and see.

24 MR. WALTERS: Yeah, I think \$50 sounds reasonable,
25 and we'll just kind of gauge it to see if we lose anybody.

1 MR. KING: Yeah. And let us know if some -- you
2 tell somebody 50, and they're, like, flinching, "Oh, man."
3 Really, I mean, we don't want to gouge anybody.

4 MR. LIVERMORE: If anyone flinches, we probably
5 don't want them in the parking lot anyway. So --

6 MR. MCKENZIE: But if we do a monthly, then it's
7 time involved for her to do a contract. Then if they pull
8 out, then she has to -- you know, it's -- it's time.

9 MR. KING: Can't be that much time, though.

10 MR. MCKENZIE: It's not. But, I mean --

11 MR. KING: Hey, got to be doing something.

12 MR. MCKENZIE: Just trying to make a little money.

13 MR. KING: The way I look at it is if you're not
14 doing that, you're doing something else. Might as well be
15 doing something. What about -- what do you guys charge, Amy,
16 for those covered spaces over here?

17 MR. McKENZIE: Charge \$41 a month, 'cause that's
18 what I pay for a covered parking spot.

19 MR. KING: You don't even park in our parking lot?

20 MR. McKENZIE: It's covered. They have a covered
21 parking area, so I pay them \$450 a year to park over there.

22 MR. KING: Not setting a very good precedent.

23 MR. McKENZIE: Do some covered parking out here.

24 My pickup's cool in the evening.

25 MR. KING: Don't put that the paper, Mark, please.

29

1 "Airport Manager parks in the Kerrville Aviation parking."

2 MAYOR PRATT: You got an awful big empty parking
3 lot over there. You might want to think about your price,
4 and raise it when the parking lot's full, not when it's
5 empty.

6 MR. KING: Well, why don't you -- we'll give you a
7 little discretion.

8 MR. McKENZIE: Okay.

9 MR. KING: Why don't you see -- see how that -- see
10 how that works.

11 MR. McKENZIE: Sure.

12 MR. KING: If you get a couple people go the other
13 direction, then I would say 45 would be good. I mean, just
14 something -- I don't want to be running people off, but I
15 understand these guys that want to leave a pickup down here
16 for the hunting season.

17 MR. McKENZIE: Okay.

18 MR. KING: That's --

19 MR. McKENZIE: Very good.

20 MR. KING: I don't think you're -- and be aware if
21 anybody starts -- I wouldn't post it. Let's don't post those
22 rates.

23 MR. McKENZIE: No, I'm --

24 MR. WALTERS: How about this? Can -- why can't we

25 come up with a hunting season rate? Instead of somebody

30

1 doing \$50, say, you know what? I think a season, three or
2 four months, we'll -- you know, and -- and the price for, you
3 know, three months is --

4 MR. LIVERMORE: 200 or whatever.

5 MR. KING: Yeah, you could. That's a good idea.

6 Actually, that way it doesn't sound like such a hit. Do you
7 know what I mean?

8 MR. WALTERS: Yeah.

9 MR. KING: That's not a bad idea. When's hunting
10 season start? When do they start coming in here?

11 MS. FRY: Dove hunters, end of September.

12 MR. KING: As far as the deer hunters bringing a
13 vehicle with them, they probably come in October.

14 MR. McKENZIE: Bow hunting starts in October.

15 MR. KING: Come in October, leave in --

16 MR. GRIFFIN: January.

17 MR. KING: -- end of January, so you're talking --

18 MR. LIVERMORE: Four months.

19 MR. KING: -- October, November, December, January.

20 Four months.

21 MAYOR PRATT: Do a hunting rate of 190 or
22 something.

23 MR. WALTERS: Yeah. I mean, let's just say if you
24 want to pay by the month, it's \$50 a month, but if you want
25 to do hunting season, hunting season is --

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1 MR. KING: \$185 or something.

2 MR. WALTERS: Give them a little bit of a discount.

3 MR. KING: \$185. That's a good idea.

4 MR. McKENZIE: What's the number?

5 MR. KING: I mean, I think 185.

6 MR. LIVERMORE: Maybe 185, just what he said.

7 MR. GRIFFIN: If you did 180, it would be 45 a
8 month.

9 MR. KING: Just go 180; tell them for hunting

10 season.

11 MR. MCKENZIE: That's four months, October through
12 the end of January. Got to be out February 1. You have
13 to --

14 MR. KING: If they come in October 15th, they can
15 stay till January 15th.

16 MR. MCKENZIE: This gives them a couple weeks at
17 the end of January to end out.

18 MAYOR PRATT: You might want to start in September,
19 'cause Labor Day, they'll probably start coming down to
20 prepare their leases.

21 MR. GRIFFIN: That's what I was --

22 MR. KING: That's still four months. That's
23 still -- September, October, November, December -- that's
24 five months there. Five months.

25 MR. GRIFFIN: Let's see what happens.

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1 MR. KING: See what happens. We can always raise
2 it next year. Try it and see.

3 MR. MCKENZIE: We'll do it.

4 MR. KING: That's a good idea, 'cause then it
5 sounds less brutal than \$50 a month.

6 MAYOR PRATT: That's the key, because they're --

7 MR. GRIFFIN: Yeah.

8 MAYOR PRATT: -- they're going to start coming down
9 Labor Day. So --

10 MR. KING: Let's try that, okay? All right. Good
11 job. That's good. All right. Airport -- Item 4D, airport
12 courtesy cars. Bruce?

13 MR. MCKENZIE: The Mayor was kind enough to offer
14 the police cruisers, and we really appreciate that. And I
15 visited with several folks, the Police Department being one
16 and Sandra being one, and then I went and viewed the
17 vehicles. "Viewed" is the operative word.

18 MAYOR PRATT: Remember what I told you.

19 MR. MCKENZIE: No, I appreciate you doing that, but
20 here's our situation just now, and I told the board this in
21 an e-mail last week. That's a great thing; we would love to

22 have a couple of cars, but our -- our issue is we don't have
23 a budget line item to maintain them. And the cars -- I
24 understand why you're replacing them. They're just --
25 they're worn out. I mean, they've outlasted their useful

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1 life, and I understand that. The transmission's bad in some
2 of them. The air-conditioners are out in a couple of them.
3 All the tires are bald. I mean, we could take them, but then
4 we'd have to start maintaining them, and we have no money to
5 maintain the vehicles. That -- that's the premise of this.
6 It's a function of funding like everything else is, and we
7 just -- we don't have that luxury to maintain those vehicles.
8 Although I appreciate the offer. I mean, I'd love to have a
9 couple of cars, but if we took them, Mayor, we couldn't -- I
10 can't maintain them.

11 MAYOR PRATT: We're not forcing you.

12 MR. McKENZIE: Is that okay?

13 MAYOR PRATT: 'Cause a lot of airports are using
14 those kind of cars.

15 MR. McKENZIE: And I just -- I just -- I talked to
16 some of the guys about that. It's just going to be hard for
17 us to maintain them.

18 MR. KING: Why don't you talk to a couple of these
19 airports and find out what they're -- what they're having to
20 do? Like, I know Llano's got -- Llano's got two or three.

21 MR. McKENZIE: They got a police car.

22 MR. KING: They got two or three.

23 MR. GRIFFIN: Hillsboro has an old city car; it was
24 used by the Water Department or something.

25 MR. McKENZIE: Something like that.

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1 MR. GRIFFIN: That may be the track we go down at
2 some point, is, you know, it wasn't a cruiser. You know, it
3 was -- it was just an old city car. So, there -- there's
4 some of those that, as time comes along, if you've got
5 anything else that shows up on the scene, Mayor, just --
6 MR. LIVERMORE: Maybe what we ought to do is just

7 look at them when they come up, and there might be something
8 in there.

9 MR. KING: Do you have a car, Mayor? They furnish
10 you a car? We could use yours.

11 MAYOR PRATT: Oh, yeah. They furnish me a whole
12 lot, don't they?

13 MR. LIVERMORE: Marcia and I went to Mexico a year
14 ago in July, and boy, you cannot believe the pickup we drove
15 there. Holy mackerel, I didn't know if it was going to make
16 it out of the parking lot.

17 MR. KING: Well, I mean, I will have to admit, that
18 is usually the norm. The norm is -- the norm is --

19 MAYOR PRATT: Even Sugarland.

20 MR. KING: Yeah.

21 MAYOR PRATT: Pretty wealthy deal. They -- they're
22 beat-up cars, but people are glad to have them.

23 MR. KING: I know. And maybe we put something in
24 the budget for that. No, I agree. I mean, Corey and I
25 both -- we use a lot of them around the area.

35

1 MR. WALTERS: I mean, like you said, usually
2 they're not too great, but they'll -- they got four tires and
3 usually they get you down the road.

4 MR. KING: One in Midland, the transmission slips
5 every time I use it. I pray to God that it doesn't break
6 down. It slips every time you leave the parking lot.

7 MR. LIVERMORE: One in Llano is -- you just wanted
8 to get to Coopers and back. That's the --

9 MR. KING: That's why Coopers puts a van out there.

10 MR. WALTERS: What do we have? Do we have nothing?

11 MR. KING: No, we have -- Amy's got -- they have a
12 Suburban.

13 MR. MCKENZIE: A nice Suburban. Kerrville Aviation
14 owns that; that's their courtesy car.

15 MR. WALTERS: How often -- I mean, you probably
16 have good knowledge of this -- do people come in, and the
17 Suburban's gone, and so we don't have any way that --

18 MS. FRY: We try to keep a two-hour max on the

19 vehicle, so they're not gone too long. And if they're in a
20 hurry, I usually give them my personal vehicle.
21 MR. KING: What?
22 MR. WALTERS: So, are you finding that there's --
23 how often do you find an incident where there's nobody --
24 where there is no car for somebody to use?
25 MS. FRY: Not that often.

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1 MR. WALTERS: Not that often?
2 MR. KING: Is this not that big a deal? You guys
3 don't --
4 MS. FRY: No, they take it almost every day.
5 MR. KING: Every day, somebody does?
6 MS. FRY: Usually they don't mind waiting, or
7 usually they'll go together if there's two different crews.
8 MR. KING: Mainly going to lunch and stuff like
9 that, going to go get something to eat?
10 MS. FRY: Mm-hmm.
11 MR. KING: You have one. I mean, I think it would
12 be nice if we had another one.
13 MR. WALTERS: I agree. I mean, I'm kind of
14 inclined to see about going and taking the one, and if we --
15 if it's a big maintenance headache to us, or you feel like,
16 you know, "Hey, this just isn't working out," give it back.
17 But I --
18 MAYOR PRATT: No, don't give it back; just do
19 something with it.
20 MR. GRIFFIN: It's a one-way deal.
21 MAYOR PRATT: We're either going to get rid of it
22 or you take it, one way or the other.
23 MR. KING: About a mile down the road is the guy
24 that takes it.
25 MR. WALTERS: You know, and just to at least have a

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1 -- you know, maybe a spare. I mean, what do y'all think?
2 MR. KING: Well, I don't -- I mean --
3 MR. WALTERS: You don't seem like you're that

4 interested.

5 MR. KING: I don't know. I'm --

6 MR. GRIFFIN: I think if it's a car that's

7 drivable. I think part of the problem that Bruce experienced

8 was these cars were in pretty bad shape.

9 MR. WALTERS: I mean, obviously --

10 MR. GRIFFIN: I think it's more than just a set of

11 tires and --

12 MR. WALTERS: Really?

13 MR. GRIFFIN: Yeah.

14 MR. LIVERMORE: Well, I mean, if you give someone a

15 car, if you rent -- if you loan someone a car, you're sort of

16 incurring a bit of liability for the state of that vehicle.

17 MR. GRIFFIN: Yeah.

18 MR. McKENZIE: And we're going to have to buy

19 liability insurance for it, too. We don't have a line item

20 to cover that.

21 MR. KING: Everybody does it. I don't think an

22 airport I go to --

23 MR. McKENZIE: I know, they all have them.

24 MR. KING: You go up to Fort Worth -- Corey and I

25 go to a place called Texas Jets; they've got a fleet of them.

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1 MR. WALTERS: Yeah.

2 MR. KING: I don't know how they do that.

3 MR. GRIFFIN: That's a private company.

4 MR. WALTERS: It is a private company.

5 MR. GRIFFIN: That's just like --

6 MR. KING: Joey. But I don't know -- I think it's

7 still something we should pursue, because I think it's just

8 -- word gets around. You know, word gets around. People --

9 I mean, people know they can come in here. I mean, the worst

10 thing in the world is coming in here, flying all the way in

11 here to have lunch in Kerrville, Hill Country, and you got to

12 take a cab -- you know, the cab's going to have to come pick

13 you up, take you to lunch. It'll cost you \$60 to go to lunch

14 in a cab.

15 MAYOR PRATT: Or you radio in and see if there's a

16 vehicle, or if not, then you go somewhere else.
17 MR. KING: Why don't you put this on the agenda for
18 next time? Why don't you call Fredericksburg, call Llano,
19 maybe over in New Braunfels, San Marcos, and find out how
20 they do it over there, and just see -- kind of get their
21 experience. Kind of get some experiences and find out what
22 they're -- I mean --
23 MR. LIVERMORE: Do these old police cars have
24 handles on the back doors so we can open the doors? Are
25 they -- the handles are removed?

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1 MAYOR PRATT: Guys, you know, these police cars --
2 I mean, even though they got 150,000 miles on them, you know,
3 when they reach a certain mileage, you know, you replace
4 them.
5 MR. KING: Sure.
6 MAYOR PRATT: They're not falling apart.
7 MR. KING: Right.
8 MAYOR PRATT: Because the day before, they were
9 at --
10 MR. KING: They were working.
11 MAYOR PRATT: They were in service. So --
12 MR. KING: Exactly.
13 MAYOR PRATT: -- you've got to be realistic on
14 this.

15 MR. GRIFFIN: How about this? How about I'll go
16 with Bruce, and we'll go inspect and then come back next
17 month, let him chase off the data, you know, what's -- what's
18 in the surrounding areas. And then --
19 MR. KING: Yes, Commissioner?
20 COMMISSIONER LETZ: Bruce, you might get with
21 Jeannie, 'cause she kind of keeps track of our schedule. She
22 says we may we have Tahoe we're getting ready to roll out in
23 surplus pretty quick. Then we also have occasionally -- you
24 might check with the Sheriff; we get seized vehicles quite a
25 bit.

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1 MR. LIVERMORE: Get what?

2 COMMISSIONER LETZ: Seized vehicles, from drug
3 seizures.

4 MR. LIVERMORE: Oh, seized.

5 COMMISSIONER LETZ: So -- you know, and I'm not --
6 those vehicles have to go to law enforcement, though, don't
7 they?

8 MS. HARGIS: Yeah, they do. They're going to
9 auction this one off, and it's a pretty nice vehicle that
10 we've got right now that he's holding onto. It's a Dodge --
11 not a Dodge, but a Chrysler, top-of-the-line Chrysler that
12 they've kind of confiscated. I drove in it; it's a pretty
13 nice car.

14 MR. KING: Got big rims on it?

15 MS. HARGIS: No, it looks like a regular car. I
16 mean, it's got a radio system in the back that needs to be
17 jerked out, but other than that --

18 MR. KING: Well, let's investigate this a little
19 more. I mean, I don't think we should give up on this.

20 MR. McKENZIE: Oh, no.

21 MR. LIVERMORE: I don't either.

22 MR. KING: If we could have two cars or something
23 like that, I just think -- and I don't think it's our duty to
24 ask Joey and them to provide another car. So, if we can help
25 them out --

1 MR. LIVERMORE: Well, and Amy doesn't need to be
2 loaning her personal car.

3 MR. WALTERS: She doesn't.

4 MS. FRY: Insurance company.

5 MR. KING: Okay. Let's go a little further on

6 that. Item 4E, T-hangar design/build RFQ. Bruce?

7 MR. McKENZIE: I put this on the agenda so we could
8 make the board -- well, the board knows, but the public aware
9 as well as to how this will work. The proposals -- the RFQ's
10 are due in here on September the 5th. When I receive those
11 in my office, I will make sure the next day that the board
12 all gets copies of every proposal that we had sent in. Every

13 RFQ, the board will get a copy of it. That will give the
14 board 10 days to review and score every -- every RFQ. Then
15 at the meeting on the 16th of September, we will score those.
16 We will score them, and we'll get Ilse involved; she can help
17 us score them, and Carole will score them, and we'll come
18 back and see how everything falls out, and we'll have our
19 contractor at that point. I don't want any loss of motion on
20 this, because on the 26th of September, when the Texas
21 Transportation Commission meets and they green-light this,
22 we've got our contractor ready to go, and then we can move
23 forward. Then we can start coordinating with the County and
24 start moving forward with this.

25 COMMISSIONER MOSER: Right.

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1 MR. MCKENZIE: So, that being said, that'll be the
2 protocol as we work through this. You'll have all this, and
3 you'll have 10 days to review it and score it, bring it back
4 in. We'll review it in open meeting and tell everybody who
5 the contractor is. At that point in time, I would highly
6 recommend that we schedule a workshop immediately after this
7 next board meeting so that -- the contractors will probably
8 be here. And whomever the low -- whomever the board chooses,
9 let's go right into the workshop and spend 30 or 40 minutes,
10 because then you can tell them what kind of doors you want,
11 give him an idea and let him start planning this. Let's move
12 forward with this, and let's do it in the September meeting.
13 And then hopefully by October, he'll bring something back to
14 us and say, "Okay, this is what I've got, gentlemen. Is this
15 what you want?" I'm just trying to move this forward in a
16 timely fashion. If the Board's okay with that, I can
17 schedule a workshop immediately after the meeting, and like I
18 said, it shouldn't take long.

19 MR. LIVERMORE: Let's do it. You don't need a
20 motion; it's just a matter of scheduling.

21 MR. MCKENZIE: Just need your permission.

22 MR. LIVERMORE: Yes.

23 MR. KING: So, on this RFQ, I guess you sent me a
24 copy of it?

25 MR. MCKENZIE: Yes, sir.

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1 MR. KING: Okay, good. What -- I got a question

2 from a local participant, a local contractor here --

3 MR. MCKENZIE: Mm-hmm.

4 MR. KING: -- who cornered me and said that the --

5 the requirements to build these hangars are fairly --

6 MR. MCKENZIE: Stringent.

7 MR. KING: They're very stringent. In fact, they

8 almost exclude people. They're -- in fact, they are

9 excluding -- they're excluding at least one contractor in

10 this town, who has not indicated -- he's not disappointed in

11 the situation. However, he said he was not going to probably

12 bid on it, because he -- there's a requirement in the deal

13 you have to have built three hangars --

14 MR. MCKENZIE: In the last five years. And here's

15 why, Steve. Here's why that is, and I'll explain it. We

16 don't want to get any contractor out here who -- we're not

17 building, for example, a Stripes or a Maverick Market or a

18 7-Eleven. We're building on an airport. That's a different

19 venue than building out in the public.

20 MR. KING: Sure.

21 MR. MCKENZIE: I've had, in the last couple of

22 weeks, too, big players in the construction business in San

23 Antonio call and ask questions, which led me to -- showed me

24 instantly -- it was clear that they didn't know what they

25 were talking about with building on an airport. They had --

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1 nothing against them; these guys are very successful, but

2 they've never built on an airport.

3 MR. KING: Right.

4 MR. MCKENZIE: We've got to have somebody that

5 understands aviation, understands the system, has a design

6 team that understands T-hangars. And I've had two

7 contractors in town talk to me, and I'm sure the same ones

8 that talked to you, and they weren't upset about it.

9 Actually, I had three.

10 MR. KING: Right.
11 MR. McKENZIE: And they said, "Hey, we appreciate
12 it, but we can't meet this criteria right here." That's to
13 save us. If we let anybody -- not anybody, somebody that
14 does not have airport experience on this airport, it's going
15 to create problems. They have to understand how to build on
16 an airport. They have to have somebody on their design team
17 -- 'cause I asked these big hitters in San Antonio, "Who's on
18 your F.A.A. -- who's on your design team that's going to do
19 this?"

20 MR. KING: No, I agree.
21 MR. McKENZIE: They didn't have a clue.
22 MR. KING: I understand that.
23 COMMISSIONER MOSER: Bruce, question. On the last
24 hangar that was built, wasn't that a local builder?
25 MR. McKENZIE: That was. That was a local --

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1 COMMISSIONER MOSER: Could they meet -- let me ask
2 you a question. Could they meet your criteria?
3 MR. McKENZIE: No, he hasn't built three hangars.
4 But that is a private -- that was private money.
5 MR. KING: Right.
6 COMMISSIONER MOSER: Well, it doesn't matter; it's
7 still on the airport.
8 MR. McKENZIE: It does. But we've got a deal with
9 TexDOT here that's probably --
10 MR. KING: No, no, I'm trying to figure out -- I'm
11 trying to figure out how they're getting the grant -- the
12 grant insurance. I mean, the federal regulations would say
13 you cannot discriminate against any -- any person on an
14 airport.
15 MR. McKENZIE: You can't -- go ahead.
16 MR. GRIFFIN: Those words that were in that RFQ
17 came from TexDOT.
18 MR. McKENZIE: That's right, off of theirs.
19 MR. GRIFFIN: So we're taking TexDOT money --
20 MR. KING: I agree.
21 MR. GRIFFIN: -- and using the words that TexDOT is

22 -- is putting forward.

23 MR. KING: Just trying to address it. What I will
24 point out to you is that the contractor who was in -- that
25 questioned me about it built this terminal.

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1 MR. MCKENZIE: I know who it is. He talked to me,
2 too.

3 MR. KING: And the terminal -- at the time he built
4 the terminal, he had no airport experience, and they received
5 a waiver from TexDOT.

6 MR. MCKENZIE: That's right.

7 MR. KING: A waiver from TexDOT to build the
8 terminal. Therefore, I just don't --

9 MR. LIVERMORE: Is this the one that didn't hook up
10 water?

11 MR. MCKENZIE: I think that was a different -- that
12 may have been in the design program.

13 COMMISSIONER MOSER: Bruce, where I was going is --
14 is the individual that built the hangar -- and he had a local
15 contractor.

16 MR. MCKENZIE: He did.

17 COMMISSIONER MOSER: He did. But your concern is
18 F.A.A. compatibility. Don't mix it with TexDOT funding. The
19 TexDOT funding may dictate that you have to have that, okay,
20 but -- but, I mean, you've already proven that with the guy
21 who built this and the guy who built that. They didn't have
22 F.A.A. --

23 MR. MCKENZIE: Absolutely.

24 COMMISSIONER MOSER: -- experience. So, just don't
25 over-specify, 'cause you may cost yourself a lot of money.

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1 MR. MCKENZIE: I understand.

2 COMMISSIONER MOSER: Or cost TexDOT Aviation.

3 MAYOR PRATT: One thing that I would ask that you
4 consider is, whoever the contractor is, they buy whatever
5 they do -- or not buy; they make -- they put out for bid
6 for -- let's just say they need a window. They got to buy it

7 from somewhere. Give local people the chance to bid on it,
8 okay? And, so, let's -- let's use local people.

9 MR. GRIFFIN: If available.

10 MAYOR PRATT: If available.

11 MR. McKENZIE: That's in there, Mayor, to the
12 degree that it says you have to use American-made; it has to
13 be made in the United States of America. Has to be a U.S.A.
14 product. It states that specifically.

15 MAYOR PRATT: That doesn't address a

16 Foxworth-Galbraith --

17 MR. McKENZIE: I can't tell a contractor who he's
18 got to buy from.

19 MR. WALTERS: I agree with you.

20 MAYOR PRATT: I don't want to tell him to buy -- I
21 said make it -- make it available for them to bid on it.

22 COMMISSIONER MOSER: They can propose that.

23 MR. McKENZIE: Exactly.

24 COMMISSIONER MOSER: Yeah. That won't be part of
25 the evaluation.

1 MR. McKENZIE: Anyway, that's why I put this on
2 there, so that everyone knows you'll have 10 days to look at
3 this and score it, and then at the September 16th meeting,
4 give it back to us. And myself and Carole will, right quick,
5 tally everything up, come back in and say, "Here's this," and
6 then Steve can --

7 MR. KING: How many contractors do you anticipate
8 bidding on this?

9 MR. McKENZIE: I --

10 MR. KING: How many people are in that club? I
11 mean, 'cause there's obviously a set number of people that
12 are building hangars for TexDOT. And if you -- if you can't
13 get in -- if you can't get in, then there's -- you
14 probably -- everyone knows how many. TexDOT can probably
15 tell you who's building hangars.

16 MR. McKENZIE: I'm sure they could.

17 MR. KING: If they have to build three hangars, --

18 MR. McKENZIE: But there's a lot of --

19 MR. KING: -- how would you build two? I'm trying

20 to figure out how you get started in the hangar-building

21 business for TexDOT to --

22 MR. GRIFFIN: Well, I think --

23 MR. McKENZIE: I cleared this with TexDOT before I

24 started down this road, so I made sure we were legal, and

25 they said, "Absolutely." And we're using 90 percent of their

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1 money.

2 MR. KING: Yeah, I understand.

3 MR. LIVERMORE: Well, there's another factor, too.

4 This is a new experimental approach for them, and I think

5 they're trying to set the table so that there are no

6 mistakes. They want to see this thing go through.

7 MR. KING: Like I said, he didn't have a problem

8 with it. I just told him I would address this --

9 MR. McKENZIE: Appreciate that.

10 MR. KING: -- so that --

11 MR. McKENZIE: And I visited with him a long time

12 as well.

13 MR. KING: Okay. What did the other one say?

14 MR. McKENZIE: Nothing. He just said, "I don't

15 think I'm going to bid on it." He said, "Thanks." But, as a

16 matter of fact, the other two did, but they didn't say they

17 were wanting to bid on it.

18 MR. KING: Right.

19 COMMISSIONER LETZ: Steve, just -- I mean, I don't

20 want to beat a dead horse on this. Bruce, you might contact

21 TexDOT and see if they will grant a waiver on that clause.

22 MR. GRIFFIN: They would. They would, Jonathan.

23 It's just going to slow us down.

24 MR. McKENZIE: Let's don't do -- I would recommend

25 we not do that till -- let's see what happens when we get our

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1 RFQ's in properly.

2 MAYOR PRATT: This is a pilot project. Let's stay

3 with TexDOT.

4 MR. GRIFFIN: That's kind of where we're coming

5 from.

6 MR. LIVERMORE: Absolutely.

7 MAYOR PRATT: And then in the future, you can do

8 that, but right now they're using Kerrville as -- and Kerr

9 County as a pilot project. Let's stay with them.

10 MR. LIVERMORE: You bet.

11 MR. KING: Okay.

12 MR. LIVERMORE: They're writing big checks.

13 MR. GRIFFIN: Okay.

14 MR. KING: All right. So, everybody agrees with

15 that on Bruce's plan for how it's supposed to work? Why

16 don't you call TexDOT, Bruce, at some point here and ask them

17 how many bids you think we're going to get. Have you had any

18 other body contact you other than the one guy?

19 MR. McKENZIE: Oh, yeah.

20 MR. KING: You've had -- I'm just trying to figure

21 out the --

22 MR. McKENZIE: I had a company from Austin last

23 week.

24 MR. KING: Everyone needs to understand that 90

25 percent of the money they're giving us is our money.

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1 MR. McKENZIE: Sure.

2 MR. KING: It's not their money; it's our money

3 they're giving us back. So, I don't want y'all to get the

4 understanding that we're getting free money, that someone

5 just has rode a horse into town and dropped off a bag of

6 money and we're going to all get to use it. They're giving

7 us our -- 90 percent of our money back. It's our money, so

8 it's still, I think, in our best interest to get the best

9 deal we can to build this project. You know, the numbers

10 that we anticipate -- the numbers that we used at the

11 beginning of this project are so far different than the

12 numbers that the only contractor we've talked to has given

13 us, we're barely going to even make the budget. Barely make

14 the budget. You know, they're large numbers, and so, you

15 know, I'm just -- I'm hopeful that, you know, there will be

16 enough people bidding on this thing so that there will be
17 some competitiveness to it, that we do get a good deal out of
18 this thing. You know, 'cause it is our money. We're not
19 going to get our money -- they're taking our money this time.
20 We're not going to get it -- you know, it's not money -- we
21 don't get to use it later on. So, I just -- you know, we'll
22 see when the bids come in.
23 MR. MCKENZIE: We're not getting any bids. This is
24 not a bid; we're --
25 MR. KING: We'll see when the proposals come in.

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1 MR. MCKENZIE: You'll choose a contractor.
2 COMMISSIONER MOSER: Based on his qualifications.
3 MR. MCKENZIE: Yes, sir, absolutely. That's -- the
4 board has the luxury --
5 MR. KING: I understand.
6 MR. MCKENZIE: -- of choosing, like Tom said, who's
7 best qualified, and then we go forward with TexDOT's
8 blessing. And they've blessed it.
9 MR. WALTERS: Will the proposals not address
10 anything with regards to the contractor's fees?
11 MR. GRIFFIN: Probably his fees, but not his costs.
12 MR. WALTERS: I'm not saying -- not his costs, but
13 his fees.
14 COMMISSIONER LETZ: Generally, I think you'll
15 negotiate those. If you don't like it, you can go on to
16 another contractor.
17 MR. MCKENZIE: Go to the next one.
18 MS. HARGIS: You can't put those in there.
19 MR. KING: So we're going to basically negotiate
20 with him. He's going to say, "I'll build it for 685,000,"
21 and we're going, "Man, that seems like a lot of money. Would
22 you do it for 350?" And we're going to negotiate like that?
23 COMMISSIONER LETZ: Yes.
24 COMMISSIONER MOSER: Correct.
25 MR. KING: And then we'll say, "We're tired of

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1 talking to you. Let's go to Joe over here, talk to Joe for a
2 while and see what he does."

3 MR. MCKENZIE: You have that option, the board
4 does.

5 COMMISSIONER MOSER: It may mean, too, if you get
6 to that point and you can't get a good deal, then you could
7 go back to TexDOT and say, "Can you give us a waiver?
8 Because, you know, we think we can get a much better deal."

9 MR. MCKENZIE: That's right.

10 MR. GRIFFIN: That's right.

11 COMMISSIONER MOSER: If you do that --

12 MR. GRIFFIN: We've done that first, though.

13 COMMISSIONER MOSER: Yeah, right.

14 MAYOR PRATT: Just remember that lady from TexDOT
15 sitting right here in this room made this statement; we're
16 trying this out so we can save the state money if we can
17 change the way we've been doing it.

18 MR. KING: Right.

19 COMMISSIONER MOSER: Okay.

20 MR. KING: We need to save them money. If we don't
21 save them any money, it's not going to look that great.

22 MAYOR PRATT: And the contractors know that same
23 statement.

24 MR. KING: Right, okay. Item 4F, Brinkman hangar
25 lease proposal. Bruce?

1 MR. MCKENZIE: I put this on the agenda for the
2 same reasons, to explain the timeline and how this will work.
3 September the 13th is the deadline for the proposals for the
4 Brinkman hangar. When I receive those in the office, they
5 will stay sealed. Corey and I visited about this. They'll
6 stay sealed until the meeting on the 16th, and at that point
7 we'll open them in public. Steve can read the results of the
8 proposals, and at that point we can move forward. We can set
9 an executive session at that point in time, if the board
10 would like to go into -- this is for property, right, Ilse?
11 We can talk about that in executive.

12 MR. LIVERMORE: That's within the scope of the

13 Public Meeting Act, and so I think we should do that.
14 MR. MCKENZIE: Yeah. Then you can go into
15 executive session and discuss that. But that's how that will
16 work. When we receive those in the office here, they'll stay
17 sealed until the meeting, and then we'll open them right
18 here. And beyond that, that's all we can do right now.

19 MR. KING: Yeah. Everybody understands that in the
20 public, that we're not required to accept any proposal.
21 We're more or less -- we have sent out an invitation for
22 proposals, and we will see what the market has given us and
23 then make our decision based on what we see on those
24 proposals.

25 MR. LIVERMORE: We're not required to take a

1 proposal.

2 MR. GRIFFIN: No.

3 MR. KING: No, we can go to Plan A, B, or C. We
4 have to come up with those plans first, before we go to them.

5 (Laughter.) All right, item 4G, land acquisition, KEDF.

6 MR. MCKENZIE: Ilse has now completed all the
7 documentation; it's ready for signatures from KEDF. I've
8 talked to Bob Waller and Steve Huser. What I've done, as I
9 told you in the e-mail last week, I've set up a signing
10 ceremony for tomorrow, Tuesday, at 2 p.m. here in the
11 terminal building. It just requires Bob's signature, and the
12 land reverts to us. Ilse, I'll let you -- if there's
13 anything else. It's pretty cut-and-dried.

14 MS. BAILEY: It is just -- you have the diagrams in
15 your packet. We're doing this in two deeds, because one of
16 the deeds, the larger tract is the part that KEDF got from
17 the Industrial Foundation, and has -- there have been parts
18 transferred back and forth, but that's sort of one unit. And
19 the other triangular-shaped one is the parcel that KEDF got
20 from Mooney, so I've just used those property descriptions in
21 a new deed, but I'll be attaching these copies to the deeds
22 so that they'll be filed in the Property Records, so that
23 when someone wants to look and see what that piece of
24 property is, they won't have to go out and mark it off by the

25 metes and bounds description that we're including, but they

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1 can look at the photograph and go, "Oh, okay, I see where
2 that is."

3 MR. LIVERMORE: Did we ever -- did you ever receive
4 an answer on your idea on this platting?

5 MS. BAILEY: Yes. The city regulations wouldn't
6 allow it to be platted without a substantial expenditure of
7 funds, because we would have had to do a floodplain analysis,
8 and that would require a hydrological engineer. So, we
9 decided that this was a cost-effective way to get it done,
10 and done properly.

11 MAYOR PRATT: Just do a conveyance.

12 MS. BAILEY: Mm-hmm.

13 MR. McKENZIE: The City and the County's --

14 MAYOR PRATT: I mean, that's the simplest way, is
15 just -- just convey it.

16 MS. BAILEY: The only difference it will be is if
17 someone in the future wants to come in and purchase this,
18 then they'll have to do a floodplain study, but it won't be
19 us.

20 COMMISSIONER MOSER: Great.

21 MR. McKENZIE: So, I've talked to Bob. Bob should
22 be here. Steve Huser and Dr. Troxel should be here tomorrow
23 for the -- he's on that board as well. We'll have a signing
24 ceremony here. Ilse's going to be here. If two board
25 members want to come, that will be great. So, I don't --

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1 it's too late to post it. That will be great, too. If you
2 want to come, that's fine. We'll have a signing ceremony out
3 here, and hopefully Tom can show up and take pictures.

4 MR. WALTERS: Have you had any conversation -- I
5 think we were talking about this is going to allow us to move
6 that threshold.

7 MR. McKENZIE: I'm going to address that in the
8 update.

9 MR. WALTERS: Okay, thank you.

10 MR. KING: Okay.
11 MR. McKENZIE: Is that okay with y'all?
12 MR. KING: That's fine.
13 MR. McKENZIE: Ilse did a great job. She's got
14 this through, and --

15 MR. KING: Thank you.
16 MR. McKENZIE: -- she did a lot of legwork. We
17 appreciate it.

18 MS. BAILEY: And Kirk helped with the pictures.
19 That's the most important part, so you can see what it is.

20 MR. KING: Kirk got the pictures for you?
21 MR. GRIFFIN: Through our friends at the Kerr
22 Central Appraisal District. But having been involved with
23 them, I knew the right guy to talk with. They support the
24 County and the City with stuff like that all the time.

25 MR. KING: That's good. Well, thank you, Kirk.

1 It's very hard to get free land.
2 MR. GRIFFIN: Yeah, it's -- it's been a three-month
3 ordeal, but we're --
4 MR. KING: If people want to give you something,
5 it's hard to take it.

6 MR. GRIFFIN: It's hard to take it.
7 MR. KING: Okay. Item 4-H, we're going to move --
8 we'll do in executive session. That's a personnel matter.
9 And Item 5, information and discussion. General update.

10 MR. McKENZIE: Okay. The update is -- back to the
11 segue, what Corey was just asking me about a moment ago about
12 the declared distances, I have talked to TexDOT. I've sent
13 them a request in writing, but I haven't received anything
14 back yet. And if you want me to go through all the declared
15 distances again, I will, but we know what we're talking
16 about. I haven't got an answer from them yet, and that could
17 take a while.

18 MR. WALTERS: Okay.
19 MR. McKENZIE: But they have it. I've talked to
20 them; they have it in writing, my question.
21 MR. WALTERS: Good.

22 MR. GRIFFIN: That will be taking the trees out?
23 MR. McKENZIE: Yeah.
24 MR. KING: Anybody else have an update? One thing
25 on the general update is for the next meeting, would you --

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1 are you aware that the F.A.A. has made a change on the
2 through-the-fence operations? They have changed -- as of
3 August the 20th I believe, they -- after 30 years of being
4 against it, they have -- when I was at Oshkosh, they made the
5 announcement at Oshkosh. They've changed the
6 through-the-fence, and they're going to allow
7 through-the-fence operations. There's a set of guidelines
8 F.A.A. is proposing to go with those, but they have relaxed
9 their --

10 MR. McKENZIE: Interesting.
11 MR. KING: -- their -- not opposition, but they're
12 pretty much not allowed through-the-fence operations all over
13 the United States, so -- at all publicly-funded airports.
14 So, there's a set of guidelines they would like for the
15 people to use. I think we should probably look at that,
16 and -- in case we have any requests that come up or we have
17 any need that comes up.

18 MR. McKENZIE: Sure.
19 MR. KING: So, that was a fairly historic ruling by
20 the F.A.A.
21 MR. McKENZIE: That's an anomaly.
22 MR. KING: They've been dead-set against it. I
23 think it's the kinder and friendlier F.A.A. That's what they
24 say. I think they're with the I.R.S. (Laughter.) So,
25 anyway, I think we should get some stuff on that, because

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1 that could come up.
2 MR. McKENZIE: We'll need to revise our minimum
3 standards at the airport, then.
4 MR. KING: Right. Right.
5 MR. McKENZIE: If that's the case.
6 MR. KING: Pull that. Like I said, it was at

7 Oshkosh they announced it.
8 MR. LIVERMORE: I hadn't read that yet.
9 MR. KING: New deal. Well, I think they're trying
10 to encourage development in some of these rural areas that
11 have airports that have land next to them, and restricted
12 development around it. Okay. Anybody else have anything?
13 All right. We'll take a recess for about five minutes, and
14 then go into executive session, if that's okay.

15 (The open session was closed at 9:39 a.m., and
16 after a brief recess, an executive session was held
off the record.)

17 - - - - -

18 MR. KING: All right. We went into executive
19 session at 9:53 on Item 4H, personnel matter, executive
20 session, Section 551.074, Chapter 551 of the Government Code,
21 State of Texas. We came out of executive session at 10:13
22 and back into regular session at 10:14. We did take -- we
23 took no action in executive session, but we would -- we have
24 a motion to make in open session.

25 MR. GRIFFIN: Okay. And that motion will be that

1 we give a performance and merit increase to one of our
2 maintenance personnel, retro to the current pay period. This
3 is a -- it'll be a reallocation of funds, and no new funds
4 are required to do this. And we'd like to do that posthaste.

5 MR. KING: For the next year?

6 MR. GRIFFIN: And also, yes, for next year's
7 budget, the 2014 budget.

8 MR. KING: Right.

9 MR. GRIFFIN: Again, no increase to the bottom
10 line.

11 MR. KING: Okay. Any discussion? Oh, we need a
12 second on this, actually. Need a second.

13 MR. LIVERMORE: I'll second it.

14 MR. KING: Second from Ed. Discussion? No
15 discussion. All in favor?

16 (The motion carried by unanimous vote, 4-0.)

17 JUDGE TINLEY: Four-zero, approved. And all we
18 need now is a motion to adjourn.

19 MR. LIVERMORE: So moved.

20 MR. KING: Motion to adjourn.

21 MR. GRIFFIN: Second.

22 MR. KING: And second. All in favor?

23 (The motion carried by unanimous vote, 4-0.)

24 MR. KING: Four-zero.

25 (Airport Board meeting adjourned at 10:14 a.m.)

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1 STATE OF TEXAS |
2 COUNTY OF KERR |
3 I, Kathy Banik, official reporter for Kerr County,
4 Texas, do hereby certify that the above and foregoing is
5 a true and complete transcription of my stenotype notes
6 taken at the time and place heretofore set forth.
7 DATED at Kerrville, Texas, this 21st day of August, 2013.

Kathy Banik, Texas CSR # 6483
Expiration Date: 12/31/14
Official Court Reporter
Kerr County, Texas
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