

**CITY OF KERRVILLE, TEXAS  
KERRVILLE-KERR COUNTY JOINT AIRPORT BOARD**

**Board Meeting  
February 11, 2008**

On Monday, February 11, 2008, the meeting of the Board Members of the Kerrville-Kerr County Joint Airport Board was called to order at 3:00 p.m. by Roger Bobertz, President, at the Airport Terminal, Louis Schreiner Field, Kerrville, Texas.

**Members Present:**

Roger Bobertz, President  
Fred Vogt

**Members Absent:**

Stephen W. King, Vice-President

**Staff Present:**

Bruce McKenzie, Interim Airport Manager  
Huma Ahmed, Assistant to the City Manager  
Josh Selleck, Finance Director  
Mindy Wendele, Director of Business Programs

**2. Visitors/Citizens Forum** No one spoke.

**3. Approve the Minutes of January 14, 2008 Board Meeting.**

Mr. Vogt moved to approve the minutes of the January 14, 2008, Board Meeting, as amended, President Bobertz seconded the motion; and the motion passed 2-0.

**4. Approve Monthly Financials**

Mr. Selleck presented the financial statement to the Board. President Bobertz moved to approve the financial statement as presented. Mr. Vogt seconded the motion; and the motion passed 2-0.

**5. President's Remarks**

President Bobertz provided an update to the Board. President Bobertz commented on the overall findings of the Kerr County Economic Development Strategic Plan which was managed by KEDF. The consultants stated that the airport is one of the area's key economic assets and that Mooney Airplane is an important contributor to the area. He also mentioned that he and KEDF Director, Guy Overby discussed a need for a better relationship between KEDF and the airport. Mr. Overby asked that an Airport Board member join the Board of KEDF. President Bobertz volunteered to be a temporary board member of KEDF until a more permanent arrangement could be made.

Mr. McKenzie and President Bobertz discussed the creation of a prepared PowerPoint presentation on the history, layout, and economics of the Kerrville Airport. President Bobertz also referred to a study titled the Economic Impact of General Aviation in Texas published by TxDOT. According to the study, Kerrville is ranked in the top 4% for economic impact of general aviation airports in Texas. Mr. Vogt offered to present this information to the Rotary Club at an upcoming meeting.

## **6. Discussion and Possible Action**

President Bobertz first called up item 6D.

6D. Definition of aviation or aeronautical use –Possible code changes (Fred Vogt)  
Mr. Vogt presented his draft for changes to the Airport Code to reflect the definition of aviation and aeronautical related activities. The Board discussed the difference between aviation related and aeronautical activities.

Commissioner Letz asked how the Board determined compatible use and whether the compatible use extended to the area under the zoning authority of the Airport Board.

Mr. Vogt believed that compatible land use needed to be determined on a case by case basis.

The Board agreed to share a definition of compatible land use with the newly appointed Economic Development Incentives Committee including Guy Overby of KEDF, the City Council, and the Commissioners' Court.

Ms. Wendele commented that the Airport Commerce Park is a zoned district and is in compliance with all the restrictions and regulations related to the airport.

President Bobertz moved to approve the proposed changes to the Airport Code; Mr. Vogt seconded the motion; and the motion passed 2-0.

Item 6E was discussed next.

6E. Civil Air Patrol—Antenna access (Fred Vogt)

Mr. Vogt explained that the Civil Air Patrol requested that they be allowed to place an antenna and a radio facility over the terminal building. Mr. Joe Kennedy agreed to allow the antenna to be placed over his facility. The Board agreed to this use. No action was taken.

6B. Airport office space lease rates. (Stephen King)

Mr. Vogt introduced this issue regarding Mr. Burleson's proposed lease. Because the space would be used as an office, the City as contractor to the Airport Board recommended application of the office lease rate. Mr. Burleson argued that this higher rate is unreasonable. Mr. Vogt argued that Mr. Burleson should not be charged the same price as the terminal office space. President Bobertz argued that the rent concession offered to Mr. Burleson at the last meeting was being used to renovate the space to office space use. Once the rent concession is used for that purpose and the office is created then the lease should be charged at an office space rate.

Mr. Vogt believed that the rent concession was given to bring the building up to ADA standards. Mr. Vogt believed that this burden would have fallen on the Airport regardless of whether or not a rent concession was offered.

Mr. Vogt asked if the Board can set the fees for the airport.

Ms. Wendele commented that the fee schedule is approved and set by the Board. The new rate being offered to Mr. Burleson is based on the fee schedule listing for office space.

There was some confusion as to whether the ADA issues apply to the use of the space as a warehouse.

Mr. Burleson commented that the upgrades were to bring the building up to ADA compliance and to make the office space suitable for his customer base.

Mr. Vogt made a motion to amend the original lease for 1994 Airport Loop Rd. to allow the lease to be restructured to reflect the cost of \$1000 per month for 12 months and then to extend the lease for an additional four years at the rate of \$3.14; President Bobertz seconded the motion. The motion passed 2-0.

#### 6C. Highway 27 Relocation (Stephen King)

The Board has discussed over the course of several years the possibility of relocating Highway 27.

President Bobertz made a motion that the Airport Board will not pursue, unless there is a major change in circumstance, relocation of Highway 27 or the acquisition of an ILS system for this airport on any runway; Mr. Fred Vogt seconded the motion; the motion passed 2-0.

#### 6F. Nelson Happy leases (Bruce McKenzie)

Mr. McKenzie explained that by March 31, 2008, the occupants of one of Mr. Nelson's three office leases would vacate that space. The second office space, subleased to Ladd Gardner Aviation. Mr. Gardner has petitioned to stay at the Airport. He is running an aeronautical entity. Mr. McKenzie asked the Board to approve a lease for Mr. Gardner. The Board authorized Mr. McKenzie to draw a lease for approval. No action was taken.

#### 6G. Distribution of Airport Board Members e-mail addresses to the public (Bruce McKenzie)

President Bobertz asked the Board if he could distribute the Board's e-mail addresses to KEDF. The Board agreed.

Mr. Vogt asked if he could place an item on the next agenda to request airport management training for Mr. McKenzie in airport management.

#### 6H. Terminal welcome sign and City/County seals (Bruce McKenzie)

Mr. McKenzie requested that a "Welcome to Kerrville" sign be placed above the terminal door (airside). On the white pillars, Mr. McKenzie added the Kerr County SEAL on one pillar and the City of Kerrville seal on the second pillar.

President Bobertz moved to place this sign on the terminal building at the cost of \$750; Mr. Vogt seconded the motion and the motion passed 2-0.

6A. Determination that tenants are in compliance with aeronautical activities requirements. (Stephen King)

**7. Announcements and General Updates:**

- Flight instructors' insurance- Mr. McKenzie commented that some flight instructors have flight insurance and some do not. Mr. McKenzie is investigating this issue and will report back to the Board at the next meeting.

Commissioner Letz made a comment regarding the payment of the airport sign. Mr. Happy had originally offered to pay for this sign, but now believed that the sign was not consistent with what he had agreed to originally. Mr. Happy would not be paying for the sign. The Board accepted that Mr. Happy will not be paid for this sign.

**7. Adjournment.**

President Bobertz moved to adjourn; Mr. Vogt seconded the motion. The meeting adjourned at 4:27 p.m.

APPROVED: \_\_\_\_\_

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Roger Bobertz, President

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Huma Ahmed,  
Assistant to the City Manager