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KERRVILLE-KERR COUNTY JOINT AIRPORT BOARD

Regular Meeting

Monday, September 17, 2012

8:30 a.m.

Airport Terminal Conference Room

1877 Airport Loop Road

Kerrville, Texas

MEMBERS PRESENT:            MEMBERS ABSENT:  
Tom Moser, Vice-President    Stephen King, President  
Corey Walters  
Ed Livermore  
Bill Wood

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

COUNTY STAFF PRESENT:  
Jonathan Letz, Commissioner Pct. 3  
Jeannie Hargis, Auditor

CITY STAFF PRESENT:  
Jack Pratt, Mayor  
Mike Erwin, Finance Director

VISITORS:  
Kirk Griffin  
James Settle

2

I N D E X

PAGE

3 CALLED TO ORDER

4 1. VISITORS FORUM	--
5 2. DISCUSSION AND POSSIBLE ACTION:	
6 2A Monthly Financials - May, June, August	3
7 2B Discuss timeline for new board member (Tom Moser replacement)	14
8 2C R.S.A. - the "Ditch"	20
9 2D Request for art display in the terminal (Pottery by Halsey Baskin)	39
10 2E Status of T-Hangar project	48
11 2F Brinkman Hangar (Executive Session)	--
12 2G Policies and procedures for hiring employees	

13	(Executive Session)	--
14	3. INFORMATION AND DISCUSSION:	
	3A Airport update	50
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1 On Monday, September 17, 2012, 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. MOSER: Okay. I'm going to call this  
8 Kerrville/Kerr County Airport Board to order at 8:32 on  
9 September the 17th, and first of all, visitors forum. At  
10 this time, if there's any persons with business not scheduled  
11 on the agenda that would like to speak with the Airport  
12 Board, please do so at this time. Seeing none, we will  
13 proceed to the monthly financials.

14 MS. HARGIS: Okay. On the agenda, you have May and  
15 June. I don't know why the June is in there, really. You  
16 had approved June, I thought.

17 MR. McKENZIE: We did.

18 MS. HARGIS: But you have those. I'm not going to  
19 go over those, because that's just on here so that we can go  
20 over it. Page 1 is Fund 47, the balance sheet. We show we  
21 had 313 thousand, five --

22 MR. MOSER: You're back on August now, are you?

23 MS. HARGIS: Right.

24 MR. LIVERMORE: Let me get to August.

25 MR. MOSER: So what we're having to do here --

4

1 MS. HARGIS: You have to approve May.

2 MR. MOSER: Let's just get those out of the way.

3 And remind me why we --

4 MS. HARGIS: We did not have a May meeting.

5 MR. MOSER: Okay.

6 MS. HARGIS: So in order to be consistent, we need  
7 to approve the May.

8 MR. MOSER: Okay. And same thing with June, okay.

9 I looked at these. I don't have any problems with them.

10 They were sent to us in advance. So, do I hear a motion we  
11 accept --

12 MR. LIVERMORE: So moved.

13 MR. MOSER: -- both the May, I think, 2012, and  
14 June financials?

15 MR. WALTERS: Second.

16 MR. MOSER: Any further discussion? No other  
17 discussion. All in favor, say aye.

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

19 MR. MOSER: That's one, two, three -- four-zero.  
20 Carries. Okay. Thanks, Jeannie.

21 MS. HARGIS: Okay. All right. Let's do August,  
22 please. Page 1. Again, this is the balance sheet for your  
23 general fund, which is Fund 47. Cash, 313,569.56. And if  
24 you'll go to Page 3, it's your revenue and expenditure  
25 report. This is the revenue. Total year-to-date,

5

1 394,503.36, which is the fourth column, bottom line. And  
2 then if you go to the next to the last column, it shows we  
3 still have 38,783.64 outstanding. The question came up about  
4 the revenue, and so let me just kind of go through here. I  
5 went through the leases, which is 325-301. Those should be  
6 about on schedule by the time we receive the September  
7 payments. I didn't see any -- they should be really -- real  
8 close to budget, within a couple of hundred dollars.

9 MR. MOSER: Mm-hmm.

10 MS. HARGIS: The terminal leases, however, when I  
11 reviewed that -- and I was a little handicapped; I did that  
12 out of town. What I found was we have two months, February  
13 and March, that Kerrville Aviation didn't pay, which was its  
14 \$124.44, so it's about 300-something dollars they owe us.  
15 But it looked like between people coming in and leaving and  
16 not -- you know, some people coming in for two months, and  
17 then it was vacant, that we have one whole year of an office  
18 that wasn't filled, so that's \$3,200. That basically brings  
19 us right back to budget.

20 MR. MOSER: Mm-hmm.

21 MS. HARGIS: So I will get with them and get those  
22 two payments, but the other was just vacancies.

23 MR. MOSER: Okay. So we should be at 8 percent  
24 remaining, and we're --

25 MS. HARGIS: Yes.

6

1 MR. MOSER: So we're good.

2 MS. HARGIS: Yes, you are.

3 MR. MOSER: Thank you for that explanation. Good.

4 MS. HARGIS: All right. Then the second page is  
5 your salaries. You're almost finished with that. Total  
6 year-to-date, 125,939.70.

7 MR. MOSER: Let me ask you one question. Why is  
8 there so much workman's comp?

9 MS. HARGIS: Because I -- we budgeted a little  
10 higher because I didn't have a good number last year.

11 MR. MOSER: Okay. All right.

12 MS. HARGIS: I got a little better number going  
13 into this year.

14 MR. MOSER: Okay.

15 MS. HARGIS: Tied it down a little bit better.

16 MR. MOSER: Okay.

17 MS. HARGIS: That was our first year, and so the --

18 MR. MOSER: Right.

19 MS. HARGIS: TAC just kind of gave us an estimate  
20 when we did our budget last year.

21 MR. LIVERMORE: Jeannie?

22 MS. HARGIS: Yes?

23 MR. LIVERMORE: May I back up to the leases for

24 just a moment? The T-hangar leases are maybe someone just

25 hasn't paid?

7

1 MS. HARGIS: They haven't. Some of --

2 MR. LIVERMORE: That's just a late payment?

3 MS. HARGIS: Most everything, when you look at it

4 this --

5 MR. LIVERMORE: Looks like it's leased up.

6 MS. HARGIS: It is. In fact, we're a little bit

7 ahead of it, but some people pay, like, annually or

8 quarterly, so it's a little bit more difficult. I didn't

9 analyze that one. I did not.

10 MR. LIVERMORE: Okay. All right.

11 MS. HARGIS: But I do know that we got an extra

12 5,000 there; I did review that part of it. But there's

13 always a few stragglers that come in in the month of

14 September, and there's some people that pay by the month.

15 And -- and you -- and it looks real good in the beginning,

16 'cause we have -- I think we have three or four that pay

17 annually.

18 MR. LIVERMORE: Mm-hmm.

19 MS. HARGIS: And then we've got people that pay

20 quarterly, and then people that pay monthly, so it's skewed.

21 So, what I probably need to do is, we'll -- maybe we can

22 analyze that and do it in a spreadsheet and kind of show you

23 who pays quarterly, who pays annually, you know, if you'd

24 like. On the salaries, we should probably come in a little

25 bit under. We've had a little crossover between the two

8

1 girls, but --

2 MR. LIVERMORE: Mm-hmm.

3 MS. HARGIS: -- there should be a little bit there

4 left over.

5 MR. MOSER: Okay.

6 MS. HARGIS: On Page 5, this is the personnel,

7 year-to-date, 8,845.26. You still have 39 percent there to  
8 spend. The next line down is supplies, 10,387.51. You still  
9 have 6,912.49. Then year-to-date on maintenance, \$50,001.13.  
10 We still have 13,498 there to spend. And professional fees,  
11 72,746.40, and we still have -- we haven't gotten all of our  
12 contract out of there yet, but it's still not going to come  
13 up to the 158. 'Cause, remember, we're only charging you for  
14 what we actually --

15 MR. MOSER: Right.

16 MS. HARGIS: -- expend. So, we're working on that  
17 last quarter as we speak. The next page is your utilities.  
18 Year-to-date, 11,608.44.

19 MR. MOSER: Which page are you on now?

20 MS. HARGIS: Six.

21 MR. WALTERS: Page 6. Four at the top.

22 MR. MOSER: Yeah, Page 4 at the top.

23 MS. HARGIS: Right, 4 at the top and 6 at the  
24 bottom.

25 MR. MOSER: Mm-hmm.

9

1 MS. HARGIS: Your utilities, that one probably is a  
2 little close, 2,791.56. Because we will have the month of  
3 September that will come in, so you'll have an accrual, so  
4 that's probably going to be a little bit tight. Then we had  
5 the transfer, which we didn't have budgeted, but I -- I did  
6 an amendment and budgeted that transfer because it was  
7 approved.

8 MR. MOSER: Would you tell me for the fourth time  
9 what "transfers in" and "transfers out" mean? That sounds to  
10 me like some accounting --

11 MS. HARGIS: Well, a "due to" and a "due from" is a  
12 loan to yourself.

13 MR. MOSER: What's that?

14 MS. HARGIS: A "due to" and a "due from" is a loan  
15 to yourself. You're going to pay that back. A transfer is  
16 you're actually giving that money from one fund to the other.  
17 You don't expect to get those funds back. This is the 55,000  
18 that we needed to have funds available in the capital

19 account, so you basically transferred surplus funds from your  
20 general fund to your capital account so that you'll be liquid  
21 all the time. Otherwise, you're working off of the County's  
22 money.

23 MR. MOSER: Okay, so that was transferred into  
24 capital.

25 MS. HARGIS: Right.

10

1 MR. MOSER: Okay, got you. Okay.

2 MS. HARGIS: And then the last page is between  
3 supplies and utilities, for a total there on the terminal of  
4 13,782.89. Still have 7,158.11 there yet. So the total  
5 expenditures, 348,810.26, which leaves you a balance of  
6 45,693.10 over -- revenue over expenditures. You'll -- Tom  
7 asked me the question; the next to the last column is called  
8 unencumbered balance. What the software does is it gives you  
9 the balance remaining you have to spend in your budgetary  
10 line items, so it will come out as a negative if you haven't  
11 spent it all.

12 MR. MOSER: Okay.

13 MS. HARGIS: So you still have 45,544.10. And  
14 that's why I kind of went over each line item to show you  
15 that you had --

16 MR. MOSER: Okay.

17 MS. HARGIS: So we're -- we're doing really well.

18 MR. MOSER: Mm-hmm.

19 MS. HARGIS: All right. So --

20 MR. MOSER: Yeah. 'Cause when I was looking at  
21 this, you know, we're -- our expenditures are, you know, less  
22 than we planned, and I get to that and I see this big  
23 negative, and I go, "Wait a minute." You got to watch  
24 Jeannie, I'm telling you.

25 MS. HARGIS: You have to keep in mind that on your

11

1 revenue side, it shows positive.

2 MR. MOSER: Right.

3 MS. HARGIS: Well, a positive in revenue is really

4 a negative. So a negative -- so it's reversed.

5 MR. MOSER: Got you.

6 MR. LIVERMORE: Accountants think like this.

7 MR. MOSER: But it's all good. Thank you, Jeannie.

8 MS. HARGIS: You have to think in reverse from your

9 checkbook. That's what I always try to teach my new

10 accountants. In the capital account, we have 111,568.12.

11 And we really haven't, you know, changed that. It's 117 --

12 MR. LIVERMORE: What page?

13 MS. HARGIS: Page 9.

14 MR. MOSER: Now, where do we see that 55,000 come

15 into the capital account?

16 MS. HARGIS: It came into the cash -- you can see

17 it on the revenue side. I'll show you where the transfer in

18 is.

19 MR. MOSER: Okay.

20 MS. HARGIS: The total amount here of revenue,

21 117,303.38. It doesn't show as revenue because it is not

22 revenue, that 55,000. Current expenses year-to-date,

23 192,245.84.

24 MR. LIVERMORE: Which page are you on now?

25 MS. HARGIS: 10. Two at the top, 10 at the bottom.

12

1 MR. LIVERMORE: Okay.

2 MS. HARGIS: Three at the top, 11 at the bottom,

3 this shows 74,942.46. The transfer in is not showing here.

4 I don't know if it got posted in the wrong place, so I'm

5 going to have to check on that.

6 MR. MOSER: Okay. So that may be in or may not be.

7 It's not in there.

8 MS. HARGIS: It should be in there as a transfer

9 in. Transfer in should be on -- actually should be on that

10 revenue page, and it's not. So -- we got the check written,

11 but it may not have gotten posted till September, and there

12 may be a little bit of a crossover there, so I'll check on

13 that.

14 MR. MOSER: Okay.

15 MS. HARGIS: And the other thing I need to report



16 is we do have a little extra money there. We did not get the  
17 checks written to the City and the County for that 18,000  
18 that -- that we got from the State.

19 MR. MOSER: Right.

20 MS. HARGIS: So that money will have to go back out  
21 and be distributed in the same pro rata share that --

22 MR. MOSER: And we're all squared away on that, who  
23 gets what?

24 MS. HARGIS: Yes.

25 MR. MOSER: Okay, good.

13

1 MS. HARGIS: That was the last piece of the pie.

2 MR. MOSER: Okay.

3 MS. HARGIS: And --

4 MR. MOSER: And E.I.C. gets part of that?

5 MS. HARGIS: Yes. Actually, they get the larger  
6 share.

7 MR. ERWIN: Yes.

8 MR. MOSER: Okay.

9 MR. WOOD: Looks like your 55,000 is on the next  
10 sheet, on Page 12.

11 MS. HARGIS: Yeah, she showed it there, but it  
12 needs to show up in the general ledger as well, so I'm going  
13 to have to see where the problem is. So that this balances  
14 to the cash of 111,568.12.

15 MR. MOSER: Mm-hmm.

16 MS. HARGIS: TexDOT project's all done. We don't  
17 have anything outstanding. So --

18 MR. LIVERMORE: How much does TexDOT/F.A.A.,  
19 whoever, owe at this time?

20 MR. WALTERS: We're not owed.

21 MR. LIVERMORE: We're not waiting on anything?

22 MR. McKENZIE: No, sir, not at this point.

23 MR. LIVERMORE: Late payments that --

24 MR. McKENZIE: That was the bigger projects, and  
25 now we're -- like Jeannie said, that's now been balanced out.

14

1 MS. HARGIS: Yeah, it's balanced out, so the only  
2 thing now would be RAMP. And we're starting a new year, so  
3 we'll be spending those for the parking lot. We'll be  
4 spending that RAMP money, but that's it. We don't have any  
5 projects outstanding. That last check, which took us a year  
6 to get --

7 MR. LIVERMORE: That's what I was remembering. But  
8 we've got it, and -- okay.

9 MS. HARGIS: So we're ready. That's it, unless we  
10 get a new grant.

11 MR. MOSER: Jeannie, thanks for doing this. Good  
12 job, even though you were doing it remotely.

13 MS. HARGIS: Well --

14 MR. MOSER: Good. Appreciate it.

15 MS. HARGIS: All right.

16 MR. MOSER: Let's see. Do I have a motion for  
17 approval of the monthly financials for August?

18 MR. WALTERS: Motion to approve.

19 MR. LIVERMORE: Second.

20 MR. MOSER: All in favor?

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

22 MR. MOSER: Okay. Bruce, Item 2B. We don't have  
23 Halsey here, do we? I was going to let her go earlier, but  
24 she's not here. Consider/discuss timeline for new board  
25 members.

15

1 MR. McKENZIE: Yes, sir. With the Board's  
2 approval -- and the Board needs to discuss this, and, of  
3 course, with your input, as we all know what's about to  
4 happen, we think, I would like to move that forward with the  
5 Board's approval so we won't have such a lapse between having  
6 a vacancy on the board as we did with Mark, when Bill took  
7 his place. That couldn't have been helped; that was just the  
8 way it was. But -- and, of course, with the Board's  
9 approval, and with Tom's concurrence, if we could move  
10 forward with that process, if the Board is okay with that.  
11 And I would remind the Board that you still have two  
12 applicants on file that are current; you don't have to go out

13 again for other applications. That's standard operating  
14 procedure, 'cause they're less than a year old. Or you may  
15 advertise as well, and still use the two board members  
16 that -- two applicants that you have. That's -- it's your  
17 pleasure. We can do it either way the Board wants to do it.

18 MR. MOSER: Okay.

19 MR. McKENZIE: The Board chose Bill Wood. That  
20 left two applicants in there, Brandon Sapp and Kirk Griffin.  
21 They're still in there, and we can -- you can use those or we  
22 can advertise again, whatever. Pleasure of the board.

23 MR. LIVERMORE: I personally think that we don't  
24 need to advertise, 'cause these are all almost current  
25 interviewees, and it's almost in the same time period.

16

1 MR. MOSER: Mm-hmm.

2 MR. LIVERMORE: That's the way I see it.

3 MR. WOOD: I agree.

4 MR. MOSER: I don't think we have to have a motion  
5 on that.

6 MR. McKENZIE: I just need you to --

7 MR. MOSER: You just brought our attention to it.

8 MR. WOOD: So when are you leaving? In November?

9 MR. MOSER: Yeah. The schedule right now is  
10 mid-November, by the time they canvass the votes. November  
11 6th, and then you have to canvass the votes. You got any  
12 thoughts?

13 MR. WALTERS: You take office immediately November  
14 7th?

15 MR. MOSER: Yeah, November -- yeah, after they  
16 canvass the votes, so it would be like November 15th, 14th --  
17 14th to 16th.

18 MR. LIVERMORE: November meeting, you'll be gone.

19 MR. MOSER: Right, yeah. So it says October; we  
20 ought to push to get our --

21 MR. WALTERS: We need to have a vote in the October  
22 meeting.

23 MR. MOSER: Right. So, the question is, go out and  
24 advertise or go with the applicants that we have?

25 MR. WALTERS: I don't see a need to advertise as

17

1 well. Unless there's --

2 MR. LIVERMORE: Unless there's a legal requirement.

3 But --

4 MR. McKENZIE: There's not.

5 MR. LIVERMORE: There's almost -- this is all

6 basically in the same time period.

7 MR. McKENZIE: We just went through the exercise.

8 MR. MOSER: Okay. Okay. Well, there's no action  
9 that needs to be taken since we don't need to advertise, so

10 we will just proceed down the line we're going to. And we

11 have applicants also from previous --

12 MR. McKENZIE: Previous, but they're over a year

13 old, though.

14 MR. MOSER: So you can't do that.

15 MR. McKENZIE: Beyond the timeline. So, is it the

16 Board's pleasure to vote on the new member possibly at the

17 October meeting? Is that --

18 MR. LIVERMORE: Can we vote before there's

19 officially an opening? Can we do that?

20 MR. McKENZIE: Sure.

21 MR. MOSER: You can do it?

22 MS. BAILEY: Yeah, effective when there is an

23 opening.

24 MR. LIVERMORE: Okay.

25 MR. McKENZIE: Effective whenever Tom steps off the

18

1 Board.

2 MR. MOSER: You could vote in October pending --

3 right, counsel? Just pending vacancy?

4 MS. BAILEY: Yes, but I think --

5 MR. MOSER: Then it wouldn't be submitted to -- to

6 the City and to the County until after -- or until the

7 November time frame.

8 MR. McKENZIE: They can go ahead and submit it.

9 MR. LIVERMORE: Yeah, can't you submit it --

10 MS. BAILEY: But I don't think you take office till

11 January.

12 MR. MOSER: No.

13 MR. McKENZIE: The Judge said he's going to swear

14 him in when --

15 COMMISSIONER LETZ: It's an unexpired term; he's

16 replacing an appointee. Different ballgame.

17 MR. McKENZIE: That's what the caveat was.

18 MR. WALTERS: Are we going to vote the same as we

19 did before, just on -- in a sealed envelope?

20 MR. McKENZIE: You can do that, or you can vote in

21 an executive session.

22 MS. BAILEY: You probably want it in executive

23 session.

24 MR. McKENZIE: Whatever the Board's preference.

25 MR. LIVERMORE: We're allowed to vote in executive

19

1 session?

2 MS. BAILEY: Well, you're allowed to discuss in

3 executive session, and then make your vote out in public

4 session. But you can discuss it in executive.

5 MR. MOSER: Or --

6 MR. McKENZIE: Or you can do it like you did last

7 time.

8 MR. WOOD: So, we interview two applicants?

9 MR. LIVERMORE: Well, you will need to interview

10 them. We have all interviewed them.

11 MR. MOSER: Okay. So --

12 MR. LIVERMORE: But you should do so.

13 MR. MOSER: Ilse, so this October, if the Board

14 decides -- recommends to fill a vacancy, then they can send

15 that forward to the City and the County before --

16 MS. BAILEY: Yes, you can send it and say we -- we

17 nominate so-and-so to be a member of the Airport Board

18 effective -- whatever is the day after you leave.

19 MR. MOSER: Okay, good. We got a plan, okay.

20 MR. McKENZIE: Good.

21 MR. MOSER: And we'll -- Corey is suggesting we do

22 it with secret ballot as we did before.

23 MR. McKENZIE: And would you like to vote at the  
24 meeting by secret ballot, or prior to that?

25 MR. MOSER: I think let's discuss it at our next --

20

1 at our next meeting so Steve has a chance to weigh in.

2 MR. LIVERMORE: But we're going to vote at that  
3 meeting or thereabouts.

4 MR. McKENZIE: Very good.

5 MR. MOSER: Okay, very good. Thank you, Bruce.

6 MR. McKENZIE: Yes, sir.

7 MR. MOSER: Okay. The ditch.

8 MR. McKENZIE: The ditch.

9 MR. LIVERMORE: Famous ditch.

10 MR. MOSER: I get more comments around the city on  
11 this ditch.

12 MR. LIVERMORE: I have too. Everyone's wondering  
13 about the ditch.

14 MR. SETTLE: That's why I'm here.

15 MS. WOODS: My friends all ask me if I have a  
16 shovel.

17 MR. McKENZIE: I've heard worse than that.

18 MR. MOSER: Okay.

19 MR. McKENZIE: Be ready here momentarily.

20 MR. LIVERMORE: Well, when I explain the path we're  
21 taking, that seems to -- everyone just can't believe what it  
22 costs to fill a ditch. But we're doing it -- I told them  
23 we're not going to do that.

24 MR. MOSER: It's coming up, I can tell.

25 MR. WOOD: It's foggy.

21

1 MR. McKENZIE: It will get better, but I'll  
2 commence anyway.

3 MR. MOSER: That's good enough.

4 MR. McKENZIE: Just as background, this is the area  
5 we're talking about. This is what caused the ire at the  
6 F.A.A. This is this ditch. You need a 500-foot clearance

7 from the center line, 250 foot on either side of the center  
8 line of this runway. That's technical jargon which we won't  
9 go over. That's more of it. But what ended up happening,  
10 when Mike Wellborn, our engineer, and after Voelkel  
11 Engineering did their topos, we discovered that we were at  
12 the 250 foot mark right at the end of this ditch, right  
13 there. So, right at the apex of the ditch, we're still  
14 clear. So, Mike and I talked about it Wednesday, and I told  
15 him to stop, run it by TexDOT and the F.A.A. and let's see,  
16 'cause we got 250 foot just where the line is. They came  
17 back to us in a timely fashion the next day, which was  
18 Thursday afternoon, and said no, this is -- you know, we want  
19 this part of the ditch covered up.

20 MR. MOSER: And why is that? I mean, I hear they  
21 want it, but --

22 MR. McKENZIE: Here's the red line. This is what  
23 they want covered, because it still affects the R.S.A.

24 MR. MOSER: Okay.

25 MR. McKENZIE: This is what we need to cover up.

22

1 MR. MOSER: Yeah, okay. So, R.S.A. covers -- is  
2 not at the end of the runway.

3 MR. McKENZIE: Not -- every one is different.

4 MR. MOSER: Well, I mean, it makes sense. It's  
5 just --

6 MR. McKENZIE: And that is the localizer antenna  
7 that we're all familiar with. We need to get it out at least  
8 between that localizer antenna, rather than covering that all  
9 up that we were going to have to do. This is where Mike  
10 initially was coming across. My thought is we can come  
11 across here, which is even a closer distance. This ditch  
12 exists, okay?

13 MR. MOSER: Uh-huh.

14 MR. McKENZIE: We just have to cover this up.  
15 We've got several hundred thousand yards of material  
16 stockpiled back there to cover it up with, so that's not an  
17 issue at all. So we'll cover this up and redirect the water  
18 here, is the plan.

19 MR. MOSER: Sure.  
20 MR. McKENZIE: Now, right here, this is a gravely  
21 undersized culvert pipe. We're going to have to come in  
22 there with a -- Mike says perhaps two 2-by-10 concrete boxes  
23 underneath Al Mooney road to carry this water, and then we'll  
24 turn it loose in Silver Creek right here, right behind the  
25 lift station right there on the corner.

23

1 MR. MOSER: So the expense is going to be the  
2 culvert.  
3 MR. McKENZIE: The expense is right there, Tom.  
4 Yeah, exactly. Mike's working on that now. This is out of  
5 TexDOT Thursday afternoon, so this is the latest information  
6 that we have. They'll accept it if we'll cover this up right  
7 here.  
8 MR. MOSER: Okay.  
9 MR. WALTERS: How did they determine that that pipe  
10 was -- existing pipe was grossly undersized?  
11 MR. McKENZIE: Mike Wellborn did.  
12 MR. WALTERS: From what --  
13 MR. McKENZIE: It's not even 12 inches. It's  
14 about --  
15 MR. WALTERS: Okay.  
16 MR. MOSER: What size -- oh, excuse me.  
17 MR. WALTERS: Excuse me. But you're talking 18  
18 inches to two 10-foot boxes?  
19 MR. McKENZIE: He said 2-foot-high, 10-foot-wide  
20 boxes, perhaps just one.  
21 MR. WALTERS: Okay.  
22 MR. McKENZIE: Then we've just got one box that's  
23 -- that's quite -- that's sized that will handle it with no  
24 problem.  
25 MR. WALTERS: Okay.

24

1 MR. WOOD: Sounds to me like it's not undersized;  
2 it's just because of what we're doing.  
3 MR. McKENZIE: No. No.



4 MR. WOOD: Undersized to begin with.

5 MR. McKENZIE: Over the years, and then our

6 drainage field, you know, it became more and more when the

7 grasses through the stormwater flows, more open groundwater.

8 It's just an undersized pipe.

9 MR. MOSER: Let me see your pointer.

10 MR. McKENZIE: Sure. There you go.

11 MR. MOSER: So right now, all this water flows

12 here.

13 MR. McKENZIE: Yes, sir.

14 MR. MOSER: Okay. None of it's flowing.

15 MR. McKENZIE: Some of it -- yeah.

16 MR. MOSER: Some of it's going here.

17 MR. McKENZIE: Very little does.

18 MR. MOSER: So let me ask a question. We've got a

19 culvert here.

20 MR. McKENZIE: Mm-hmm.

21 MR. MOSER: We've got a culvert here.

22 MR. McKENZIE: Mm-hmm.

23 MR. MOSER: And that handles the flow?

24 MR. McKENZIE: Yes, sir.

25 MR. MOSER: Those two?

25

1 MR. McKENZIE: Currently.

2 MR. MOSER: So what's the cross-sectional area of

3 those two?

4 MR. McKENZIE: I'll have to get with Mike. I'm

5 not --

6 MR. MOSER: So this doesn't have to be any bigger

7 than the cross-sectional area of that plus that.

8 MR. McKENZIE: That's what he's working on right

9 now. That's what he's working on. Here's what else you need

10 to factor into this.

11 MR. MOSER: That's a five-minute job.

12 MR. McKENZIE: Yeah. This is what else you have to

13 factor in. All the work that we did out here changed

14 significantly the water that -- that we're catching. Most of

15 that water back up there to the right at the top --

16 MR. WOOD: So we're basically doing a redesign of  
17 the whole drainage.  
18 MR. McKENZIE: Just in that corner, Bill.  
19 MR. MOSER: We've reduced flow down here. We've  
20 reduced you into this area.  
21 MR. McKENZIE: That's correct.  
22 MR. MOSER: Because we have -- we've diverted the  
23 flow up here.  
24 MR. McKENZIE: Correct.  
25 MR. MOSER: So, even though -- with the culvert

26

1 here plus the culvert here, it's greater than it really needs  
2 to be, so let's don't -- let's don't over -- let's don't kill  
3 ourselves by putting in something that's too big. I love  
4 this. This is going to save a lot by going from here to  
5 here, and then you just fill this in, leave that culvert  
6 there. Even though it won't be used for anything, right?  
7 MR. McKENZIE: Correct.  
8 MR. MOSER: And then find out what we need to have  
9 there.  
10 MR. McKENZIE: Mm-hmm.  
11 MR. LIVERMORE: And the topo supports this flow  
12 pattern?  
13 MR. McKENZIE: So far, yeah. Mike's continued to  
14 work -- I told him to stop 'cause I thought we had a cure  
15 till I went back to TexDOT.  
16 MR. MOSER: Yeah, okay.  
17 MR. McKENZIE: That came back to me in a timely  
18 fashion.  
19 MAYOR PRATT: Can I ask a question?  
20 MR. MOSER: Sure.  
21 MAYOR PRATT: With all the rain we've had in the  
22 last few days, with the drainage that you have now, what's  
23 happening?  
24 MR. MOSER: It's fine.  
25 MR. McKENZIE: It handled it fine. No significant

27

1 -- no significant change at all.

2 MR. MOSER: Do you know what I saw on that, Jack?

3 There are areas that I see that if you have a one-inch rain,

4 they fill, and -- if it's a one-inch rain over, you know, a

5 few minutes, and this 5-inch rain over the last three or four

6 days, these ponds are not -- don't have a drop in them,

7 'cause it's just all --

8 MAYOR PRATT: Going straight down.

9 MR. MOSER: Yeah. So it wouldn't be a good

10 indicator, I don't think.

11 MR. LIVERMORE: Yeah.

12 MR. McKENZIE: The other thing you need to bear in

13 mind is that this is carrying a lot of water. Like, right

14 behind where Bill and Tom are sitting, if you look back up

15 toward where the tank manufacturer is, this drains a lot of

16 water -- not a lot, but a significant amount of water back up

17 this way. What we stopped was water coming from the north

18 down this way.

19 MR. LIVERMORE: We'll be adding to a good -- a

20 reasonably --

21 MR. McKENZIE: Yes, sir.

22 MR. LIVERMORE: A reasonable existent flow.

23 MR. McKENZIE: Yes, sir, that's correct.

24 MR. MOSER: Okay. So, you're going to get back --

25 MR. GRIFFIN: Tom, one question. Just -- you are

28

1 crossing the old railroad bed. Is there any concerns with

2 the --

3 MR. McKENZIE: Mike looked at that as well. Mike

4 and I walked that whole thing.

5 MR. GRIFFIN: Yeah. I just --

6 MR. McKENZIE: Twice. That's a good point.

7 MR. GRIFFIN: The ground there is going to be

8 different than the rest of the ground because it's an old

9 railroad bed.

10 MR. McKENZIE: He wasn't aware there was a railroad

11 bed, but the railroad bed is --

12 MR. GRIFFIN: Right where you want to put the

13 ditch.

14 MR. McKENZIE: Right there. Right there.

15 MR. GRIFFIN: Yeah.

16 MR. McKENZIE: We walked it. I told him what was  
17 there. He said that shouldn't play in it at all.

18 MR. GRIFFIN: Okay.

19 MR. WOOD: Sorry because I'm new, but is Mike the  
20 City Engineer?

21 MR. McKENZIE: No. He used to be, but he's a  
22 consulting engineer. He's a civil engineer that lives here  
23 in Kerrville now.

24 MR. WOOD: Okay.

25 MR. McKENZIE: The Board's used him on a couple

29

1 of --

2 MR. WOOD: So it's his responsibility to determine  
3 what the drainage is, and he's our engineer of record on this  
4 project, what the culvert needs to be?

5 MR. McKENZIE: Yes, sir.

6 MR. MOSER: He's just our contractor.

7 MR. LIVERMORE: There's no TexDOT help or anything  
8 on this, is there? RAMP grant?

9 MR. McKENZIE: Well, I ran this by the Board about  
10 three months ago. We can use N.P.E. funds on this,  
11 non-primary entitlement funds. It was the Board's thought at  
12 that time to not use those funds. If we're going to use  
13 those funds, we'll use them on our T-hangars, if we indeed --

14 MR. LIVERMORE: Do you have any sense of what the  
15 cost of this fix will be?

16 MR. McKENZIE: No, sir. It would be pure  
17 speculation on my part at this time. I don't know how much  
18 -- I don't know how many cubic yards of dirt we're going to  
19 have to move.

20 MR. MOSER: So I think the thing is, we know it's  
21 considerably less than -- considerably less than \$200,000 by  
22 factors than what it was going to be when we were putting in  
23 a culvert over I don't know how many feet. So, that --  
24 that's the key point. And now it's just down to finessing

25 what size culvert we need there.

30

1 MR. LIVERMORE: Well, and it's important for the  
2 public to know that the materials are largely on-site.

3 MR. MOSER: Well, it is. There's no fill needed.  
4 I mean, we don't --

5 MR. LIVERMORE: Don't have to go buy that and haul  
6 it in from afar.

7 MR. MOSER: Okay. Anything else on that?

8 COMMISSIONER LETZ: Tom?

9 MR. MOSER: Yes?

10 COMMISSIONER LETZ: Question.

11 MR. MOSER: Yes?

12 COMMISSIONER LETZ: Or comment. I mean, I'm not  
13 sure what the total scope is yet, but before you -- you know,  
14 unless you get an idea, you might run it by the City and the  
15 County.

16 MR. MOSER: Right.

17 COMMISSIONER LETZ: Because that's the kind of work  
18 that we can do. I mean, it's -- we're paying for it anyway.

19 MR. LIVERMORE: Yeah, right.

20 COMMISSIONER LETZ: So, you know --

21 MR. MOSER: Absolutely.

22 COMMISSIONER LETZ: So, I mean, we're talking about  
23 hauling dirt.

24 MR. MOSER: Right.

25 COMMISSIONER LETZ: And we've got trucks,

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1 equipment. I don't know what the City has, but we're going  
2 into a winter period when our crews slow down. The culvert  
3 is something the City can certainly handle; it's a city road.  
4 I mean, or the County can do that too, but either way, from  
5 the previous meetings, you said that it would cost so much.  
6 There was an estimate. It wasn't --

7 MR. MOSER: \$200,000. That was the --

8 MAYOR PRATT: To do the whole thing. And it looks  
9 like, just visually, you're doing half of it.

10 MR. McKENZIE: That was if we put culvert pipe in  
11 the entire ditch. That's where that 230 --

12 MAYOR PRATT: It sounds like significantly less  
13 than that.

14 MR. McKENZIE: Less than that. Half.

15 MAYOR PRATT: You were trying to get down to a  
16 dollar by Ed's question a while ago, so you could say it's  
17 going to be significantly less than, you know, 75,000.

18 MR. LIVERMORE: If we're doing it with internal  
19 resources, like he's suggesting --

20 MAYOR PRATT: And with internal resources, like the  
21 Commissioner said, then you know you're going to be a whole  
22 lot cheaper. And -- and it's still out of this year's funds.

23 MR. McKENZIE: No, it won't be. It will have to be  
24 -- 'cause our year ends in two weeks.

25 MAYOR PRATT: Well, in the meeting that you had

32

1 with myself and Todd and Mike, y'all were -- I thought you  
2 were trying to take it out of this year's dollars.

3 MR. McKENZIE: Well, we possibly could encumber  
4 those funds. That's a possibility.

5 MAYOR PRATT: Well, if you don't encumber them,  
6 you're going to lose them. That was our point in that.

7 MR. McKENZIE: We'd need to encumber them all, and  
8 we need to do it today. Because, you know, whatever's  
9 left --

10 MAYOR PRATT: Isn't that right, Mike?

11 MR. ERWIN: Yeah, we talked about using this year's  
12 funds because there's some available.

13 MAYOR PRATT: If there's some available, you ought  
14 to use them.

15 (Several people speaking at the same time.)

16 THE REPORTER: I'm sorry, I didn't hear that.

17 MR. MOSER: Wait a minute, slow down.

18 MS. HARGIS: It has to be done within a 90-day  
19 period in order to encumber it.

20 MR. WALTERS: That shouldn't be a problem.

21 MR. LIVERMORE: If someone will tell me how to

22 construct a motion, I'll make the motion.

23 MS. HARGIS: The problem is, we don't know exactly

24 what -- how much to encumber. We can encumber 75,000 if you

25 think that's a good number, but if it goes over or under

33

1 that, you know --

2 MR. McKENZIE: And to that point, we can also use

3 the, if we wait till after the 1st of October, TexDOT funds

4 in part our RAMP grant. We need to -- but I'm going to use

5 about \$75,000 of that RAMP grant in this parking lot.

6 MR. MOSER: Right.

7 MR. McKENZIE: That leaves us 25,000.

8 MR. MOSER: So, Jeannie, let me -- let me

9 understand. So to use this year's funds, how much do we have

10 available?

11 MS. HARGIS: I don't know that we have that much

12 extra with this current year. I mean, right now we're

13 showing 38,783.64, but we've got 45,000 in expenses.

14 MR. MOSER: Right.

15 MS. HARGIS: The fifty-fifty situation is if we

16 have to come up with the capital, then both partners pony up.

17 MR. MOSER: I understand.

18 MS. HARGIS: Fifty-fifty. So, you really don't

19 have 75. You have surplus funds you can dedicate to that,

20 but you could do that in the next year as well.

21 MR. MOSER: So -- so we don't have to -- so if we

22 have surplus funds, they can carry over to the next year, so

23 that what you're saying?

24 MS. HARGIS: Surplus funds can be reallocated, so

25 what I would suggest is that we reallocate \$75,000 of surplus

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1 funds to be -- as a budget amendment, and we can do that

2 after the first of the year, because you haven't really

3 started the new budget, and we can just do a budget amendment

4 to use surplus funds for that project. Because you don't

5 have \$75,000 worth of extra money here. There's no money in

6 the capital.

7 MR. LIVERMORE: So there's nothing to encumber,  
8 really.

9 MS. HARGIS: No.

10 MR. LIVERMORE: Okay.

11 MS. HARGIS: No, because you still have 45,000 yet  
12 to spend. You've got to finish up your payroll. You've got  
13 other expenses; you've got electric costs and so forth, so  
14 you're going to eat that 35,000 in extra revenue right down.

15 MR. WALTERS: Where is -- Jack, where is the extra  
16 money that you thought that there was to utilize for this in  
17 this year's budget?

18 MAYOR PRATT: Well --

19 MR. ERWIN: Okay. When we met -- what was it,  
20 three months ago?

21 MR. MCKENZIE: Yeah.

22 MR. ERWIN: And started talking about this, when we  
23 were looking at the budget at that time, we were seeing that  
24 there were some additional funds available. Steve was there  
25 with us at the time we talked about it and reviewed it. I

35

1 mean, that's been three months ago, so I can't give you  
2 account numbers this morning. If you want us to go back and  
3 take a look -- if you want Jeannie and I to get together and  
4 take a look and see if there's available -- where we might  
5 identify available funds, we can do that, but I'm not going  
6 to try to --

7 MR. MOSER: Sure.

8 MR. ERWIN: -- fire something off this morning  
9 without being able to research it.

10 MR. WALTERS: Just a question. I just thought you  
11 had something pinpointed.

12 MAYOR PRATT: There were some budgeted items. It  
13 wasn't out of reserves, if I remember correctly. It was  
14 budgeted items, that we went through your budget and -- and  
15 identified some areas that you could pull money out of to  
16 reallocate those funds.

17 MR. MOSER: Yeah.

18 MAYOR PRATT: To this project.



19 MR. MOSER: Yeah. That was sort of the precursor  
20 to the discussions with the City and the County on the -- on  
21 the budget. And you're right, that was three months ago.

22 COMMISSIONER LETZ: But -- oh, go ahead.

23 MR. MOSER: I was going to say, so, Jeannie, any  
24 money that's unencumbered that's not spent in this year,  
25 which ends here in a couple of weeks, --

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1 MS. HARGIS: Mm-hmm.

2 MR. MOSER: -- do we need to take action today to  
3 say we want to take those -- we want to use those funds in  
4 next year for this project? Anything that's remaining? Do  
5 we need to take any action there?

6 MS. HARGIS: You can do that.

7 MR. MOSER: So no matter what it is --

8 MS. HARGIS: You can also do a budget amendment and  
9 reallocate surplus. But, now, the only problem there is the  
10 5 percent limit that we have on changing -- doing a budget  
11 amendment.

12 MR. ERWIN: Yeah, you're right.

13 MS. HARGIS: So you would have to get it approved  
14 by both the County and the City at that point. But I  
15 don't -- I mean, we've got -- this is August, and we only  
16 have 84,000 left in unexpended expense. I know we've  
17 probably got another 20,000 coming out of there that we  
18 haven't done.

19 MR. MOSER: Okay.

20 MS. HARGIS: We got electric bills --

21 MR. MOSER: I know, but I just don't know -- it's  
22 going to -- whatever it is, it's going to be something. I  
23 just don't want to leave any money on the table.

24 MS. HARGIS: It goes into surplus; you just can  
25 reallocate the surplus.

37

1 COMMISSIONER LETZ: The difference, as I -- I'm  
2 going a little bit off memory. Interlocal agreements, any  
3 excess is going to go into surplus funds, and if it gets to a

4 certain point, the City and County take their money back out.

5 MR. MOSER: Okay.

6 COMMISSIONER LETZ: But if the City and County

7 don't take it back out, it's going --

8 MR. MOSER: Stays in the surplus pool.

9 COMMISSIONER LETZ: Is that right, Mike?

10 MR. ERWIN: Yeah, but it seems like Jeannie is

11 leading y'all in the best direction. Just get your solid

12 numbers, do a budget amendment in the '13 budget.

13 MR. MOSER: Okay.

14 MR. ERWIN: We're not getting --

15 MR. MOSER: So we don't need to take any action on

16 that. So --

17 MR. WOOD: After we get our report in, Mike with

18 his engineering, and we know what size culvert he thinks we

19 need and all that, is there a chance that the City or the

20 County has any culverts that they haven't used for something

21 that -- besides labor for them, that we also --

22 MR. MOSER: Don't bury something old. No, I

23 wouldn't want to do that.

24 COMMISSIONER LETZ: Probably not. But I think the

25 -- you know, a lot of the costs of this -- I mean, the big

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1 cost will be the culvert itself.

2 MR. MOSER: That's it.

3 COMMISSIONER LETZ: The concrete box. So,

4 actually, the cash outlay there will be material outlay. The

5 labor part of it, you know --

6 MR. MOSER: I'm going to --

7 COMMISSIONER LETZ: -- will probably be done by the

8 City and the County.

9 MR. MOSER: I'll bet you this whole thing comes in

10 less than \$50,000 when we're through. That would be -- I

11 would be absolutely amazed if it was \$50,000, especially if

12 we could use City/County, or -- so going from 200 to

13 something probably less than 50,000 is a good -- good day's

14 work.

15 MR. LIVERMORE: You bet.

16 MR. MOSER: Okay. Anything else on this, Bruce?  
17 So we don't need to take any action on this, and next  
18 month --  
19 MR. McKENZIE: Do the -- do the budget amendment  
20 when we know.  
21 MR. MOSER: Next month you can do that. And, as a  
22 matter of fact, I don't know -- Bruce, when you -- when you  
23 get Mike's numbers on this, why don't you just send us an  
24 e-mail?  
25 MR. McKENZIE: Oh, yeah.

39

1 MR. MOSER: Rather than wait till the meeting, so  
2 we can --  
3 MR. McKENZIE: I'll send it out when I get it.  
4 MR. MOSER: -- get this thing finished. Okay. So,  
5 no action is required on that. Bruce, next item -- oh, we --  
6 Halsey's not here.  
7 MR. McKENZIE: I've got her stuff here; I can tell  
8 you what it is if you want to see it.  
9 MR. MOSER: Do you want to present that formally?  
10 Okay.  
11 MR. McKENZIE: Sure.  
12 MR. MOSER: Why don't we go to Item 2D, request for  
13 a display in the airport terminal.  
14 MR. McKENZIE: A local artist, Halsey Baskin,  
15 requested that she put some of her artwork on display in the  
16 terminal building, and with some flyers to sell the artwork,  
17 and it's things like this that she makes.  
18 MR. MOSER: Oh.  
19 MR. McKENZIE: And the only place that we have the  
20 room to put this is right outside that door on that shelf  
21 right there. I told her that we're going to get cluttered up  
22 in here if we do anything else, but this is what she would  
23 like to display, and put some flyers out, things like that.  
24 She makes this type of pottery. And the only one -- only  
25 place to put it is right outside the door on this shelf.

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1 MR. MOSER: So, is this a request for just herself,

2 or is this a request for all local artists to be able to

3 rotate --

4 MR. McKENZIE: No, she said this was -- I asked her

5 that question. She said, "This is just for me."

6 MR. MOSER: Well --

7 MR. WALTERS: There is a point of how many other

8 requests we might get.

9 MR. MOSER: Yeah. Yeah.

10 MR. LIVERMORE: We could really be in Pottery Barn

11 here.

12 MR. MOSER: Yeah. I thought this -- I thought this

13 was going to be kind of like at the San Antonio airport, you

14 know, where they rotate artists -- local artists' work

15 through --

16 MR. McKENZIE: And she may be amenable to that.

17 She probably would be. I didn't get that specific with her.

18 She --

19 MR. WALTERS: I don't think it's a problem, but I

20 do think that -- you know, I mean, we have the -- the iron --

21 the bronzes here, and somebody may ask the question, "Well,

22 how come he gets to leave his up all year long and I have to

23 rotate mine out?" Or -- if you make the stipulation you can

24 put them in here, but they're only for a 90-day period or

25 something.

41

1 MR. MOSER: I'd recommend -- Bruce, I think you

2 should go back to Halsey, if you would, and tell her we would

3 consider, okay, displays for local artists, but we need to

4 have some policy or procedure, you know, on how we select who

5 gets to be -- what artist gets to display, for how long.

6 There needs to be something that -- so that we're not having

7 to be unfair to some artist. I mean, we don't want to be

8 unfair to any artist, but yet we don't want to clutter the

9 place either. Lots of times less is better.

10 MR. McKENZIE: Absolutely.

11 MR. LIVERMORE: I think that we should also

12 consider the type of art so we don't get in a jam on that.

13 MR. MOSER: Good point.

14 MR. LIVERMORE: I think that we ought to have

15 something that is evocative of the hill country, the west,

16 west Texas, this area. Not some -- I can't imagine, but, you

17 know, we've all heard about things that we fear, and I just

18 don't want us to get into a bind. I think we have a design

19 of our terminal that is a welcoming, Kerrville-looking type

20 terminal, and I think we need to keep with that theme. And

21 we need to only have things, if we're going to do this, that

22 fit into our decorating theme.

23 MR. MOSER: Mm-hmm.

24 MR. LIVERMORE: Is that kind of clear?

25 MR. MOSER: I think it's a very good point.

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1 MR. LIVERMORE: Without being embarrassed by

2 something that's really out there.

3 MR. MOSER: So we're not going to take any action

4 here today, and just go back, if you will, and tell Halsey

5 it's a good idea, but we need to understand -- it's the type

6 of art, and 'cause we don't have a lot of room in this

7 terminal.

8 MR. LIVERMORE: What we have right now fits into

9 what we are.

10 MR. MOSER: That's right.

11 MR. LIVERMORE: In my view.

12 MR. McKENZIE: That's my opinion as well.

13 MR. MOSER: Yeah. Jack?

14 MAYOR PRATT: Going along with what Ed said, you'll

15 be putting yourself in a position of deciding what type of

16 art goes in here, and I don't think you want to be that

17 judge.

18 MR. WALTERS: I agree.

19 MR. MOSER: Yeah.

20 MAYOR PRATT: Okay? Because --

21 MR. LIVERMORE: That's the tough thing.

22 MAYOR PRATT: -- you know, art to one person is

23 art, and to another person it's junk. And you're trying to

24 tell an artist that -- I wouldn't even put myself in that

25 role at all.

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1 MR. MOSER: Yeah.

2 MR. LIVERMORE: What if we took the -- what if we  
3 took the position that -- which is sort of the position we  
4 have taken, is that the type of art we're displaying now fits  
5 with what we want to be, and that's why it's here. It's not  
6 like we're just -- we just have a merry-go-round of artists  
7 going through here, you know. This is our decorating scheme,  
8 and that's why it's here.

9 MR. MOSER: Good point. And Jack's point's  
10 excellent.

11 MR. WOOD: I agree with Jack.

12 MR. WALTERS: I do too. I'm just wondering -- I  
13 hate to say no, but is there -- it's hard to say no when we  
14 already have the other gentleman's art in here.

15 MR. MOSER: That's what I was just thinking.

16 MR. LIVERMORE: But my point is, that is the art we  
17 wanted to decorate with. We sought it out, and that's why  
18 it's here.

19 MR. WALTERS: But I'm -- I don't want to put Bruce  
20 in a position of being the art critic, either. You know,  
21 he's got enough of -- rather than somebody saying -- well,  
22 you know, somebody brings him one piece, and all of a sudden,  
23 a bunch of other pieces show up that, you know, are  
24 different.

25 MS. BAILEY: There are a number of issues that I

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1 think arise with this art display, so you might want to defer  
2 taking any action and ask Bruce to come back with a -- a  
3 proposal of your policy of how you're going approach it in  
4 the future. 'Cause I don't think that you can legitimately  
5 keep one artist's art here almost permanently, and then be  
6 selective about other -- I mean, I think we need a policy.

7 MR. MOSER: Okay. I think that --

8 MS. BAILEY: We could maybe develop that and bring  
9 it back at the next meeting.

10 COMMISSIONER LETZ: Something else -- I mean, and  
11 I'll agree with what Ilse's saying. Let her look at it. You  
12 could, if you find art you want in here, then lease it for a  
13 dollar or something.

14 MR. LIVERMORE: That's what I'm saying.

15 COMMISSIONER LETZ: Then you're choosing the art  
16 you want, and you're not letting people do it for free.  
17 You're --

18 MR. LIVERMORE: Right. That's exactly what I'm  
19 saying.

20 MR. WALTERS: That's a good idea.

21 MR. LIVERMORE: What we want, we went out and got.

22 COMMISSIONER LETZ: Or go with Jack and do nothing.

23 MAYOR PRATT: Yeah. You know, you don't have that  
24 much room, so --

25 MR. MOSER: I agree.

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1 MAYOR PRATT: -- why create a problem?

2 MR. MOSER: Okay.

3 COMMISSIONER LETZ: But that's just --

4 MR. WALTERS: In that sense, we need to go back to  
5 the gentleman who has all the bronzes and say, "Okay, given  
6 this discussion, we need to lease your art for a dollar."

7 MS. BAILEY: That's maybe one of the things that we  
8 could address in the policy.

9 MR. MOSER: I like that.

10 MR. LIVERMORE: That's really kind of what I'm  
11 saying. That way we have chosen this to decorate our  
12 building; it's not a free-for-all.

13 MR. WALTERS: And give them the right -- they can  
14 have the right to, you know, remove it or terminate the lease  
15 at any time if they decide -- you know, they sold the whole  
16 collection or something.

17 MR. McKENZIE: We can remove it as well.

18 MR. WALTERS: And we can remove it as well.

19 MS. BAILEY: In case we want to go with another  
20 artist or something.

21 MR. McKENZIE: There are three -- I'm sorry, go

22 ahead.

23 MR. WALTERS: No, that's fine.

24 MR. McKENZIE: There's three that are displaying  
25 here now. Originally, Mr. John Dormer -- a lot of y'all know

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1 him -- was kind enough -- we had no art when this terminal  
2 was new. He hung his paintings here, just gave them to us.  
3 They're for sale, but he hung them in here. That's the first  
4 one. The second one is Max's bronzes out here, and  
5 paintings. The third one is when I got the mounts to put up  
6 in here, and I let Rhodes Taxidermy put their plaques up,  
7 because -- and I talked to Tom about this, and Tom got -- I  
8 just kind of did that 'cause I thought it made -- it fit the  
9 motif of us.

10 MR. WALTERS: Mm-hmm.

11 MR. McKENZIE: So that's three that we have out  
12 here now, and there's -- to this point, there's been no issue  
13 at all.

14 MR. WALTERS: I think Jon's -- Jonathan's  
15 suggestion of leasing is excellent, and that's what we should  
16 do. Go to each of those artists, and let's lease their art  
17 work for a dollar, with some stipulations. They can  
18 terminate; we can terminate, and then we can control it,  
19 rather than just somebody saying --

20 MR. WOOD: So the board action would be to ask  
21 Bruce to get a policy together like you're saying.

22 MR. MOSER: But get the contract together. Jack?

23 MAYOR PRATT: I also want to remind you, you might  
24 want to look at Historical Society. They have tons of --

25 MR. MOSER: Yeah.

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1 MAYOR PRATT: -- stuffed animals and stuff that --  
2 you know, if it came down to that, them or even the County or  
3 City inventory, you can get it from there, and you wouldn't  
4 be using an artist. You would have whatever you need. Then  
5 you're out of that -- that conflict altogether.

6 MR. MOSER: Well, I think -- I think the -- quote,



7 the lease that Jonathan's recommending is good. So, why

8 don't we --

9 MR. LIVERMORE: Well, we can always adopt a policy,

10 if we wish, describing the decorating motif that we will

11 adhere to.

12 MR. MOSER: Well, I think if you do --

13 MR. LIVERMORE: That way, anything that we --

14 MR. WALTERS: I don't think we have do that if we

15 have the lease.

16 MR. MOSER: If you have the lease, you can decide

17 right then. So, do you want to make a motion that we --

18 Corey?

19 MR. WALTERS: I make a motion that Bruce and Ilse

20 develop a lease for the airport to lease the artwork that we

21 presently have in the building, and for no greater than a

22 dollar, and for a period of time which y'all establish which

23 gives both the airport and the artist a right to terminate.

24 MR. MOSER: Hear a second?

25 MR. LIVERMORE: Second.

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1 MR. MOSER: Any further discussion? All in favor?

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

3 MR. MOSER: Four-zero. Okay, very good. Thanks,

4 Jonathan. Good suggestion.

5 MR. WALTERS: Very good.

6 MR. MOSER: Status of the T-hangar project. Bruce?

7 MR. WALTERS: Can I -- before we start on that, we

8 had some discussion e-mails going around between Board

9 members. Can I suggest that we put that T-hangar item in

10 executive session?

11 MR. MOSER: Sure.

12 MS. BAILEY: Well, deliberation regarding property.

13 MR. MOSER: Can we do that, Ilse?

14 MS. BAILEY: Well, it depends on what -- we have to

15 identify an executive session permissible topic that it would

16 fall under.

17 MR. MOSER: That would be potential contracts.

18 MS. BAILEY: Well, you only have -- if it's a legal

19 issue, it can be consultation with me. It's not really  
20 personnel. It's not security devices. It's not really  
21 economic development negotiations. There's really --  
22 MAYOR PRATT: 072.  
23 MR. McKENZIE: Consultation with the attorney.  
24 MS. BAILEY: Right. It's not really real property,  
25 because we -- I mean, it's property that we own, and it's

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1 really development of our own property. I don't think it  
2 fits under .072.  
3 MR. McKENZIE: Consultation with an attorney,  
4 though.  
5 MR. WALTERS: Can you sit in in the executive  
6 session?  
7 MS. BAILEY: If it's a legal issue, yeah. Yeah. I  
8 mean, you can't just say you're going to consult with me to  
9 make it eligible, but --  
10 MR. LIVERMORE: I think it might be a legal issue.  
11 MS. BAILEY: -- if it's a legal issue, then we can  
12 do that.  
13 MR. MOSER: Because it pertains to -- because it  
14 could be real property that -- that somebody develops here,  
15 and not ourself.  
16 MS. BAILEY: That's why -- I don't know what the  
17 issues are, but, for instance, it could be something  
18 regarding economic development negotiations if -- if we're  
19 talking about --  
20 MR. WALTERS: Well, we've had discussions about  
21 whether it's going to be developed by the airport or a  
22 private party, third party, and that's what I want to  
23 discuss. So, there are some legal issues there.  
24 MS. BAILEY: So it would probably fall under not  
25 only consultation with attorney, but perhaps the economic

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1 development.  
2 MR. WALTERS: Yes.  
3 MS. BAILEY: Okay. Then we can call it --

4 MR. MOSER: We can do that?

5 MS. BAILEY: -- both of those, and then we can do

6 it.

7 MR. MOSER: So, we'll move item 2E into the

8 executive session, and the remainder of the items -- Item 2G,

9 the Brinkman Hangar, is executive session; is that correct,

10 Bruce?

11 MR. McKENZIE: Correct.

12 MR. MOSER: And policies and procedures for hiring

13 employees is in executive session.

14 MR. McKENZIE: Correct.

15 MR. MOSER: So the only remaining things on the

16 agenda, unless somebody has -- well, we can't put anything

17 else on the agenda. Is there any other -- any other

18 discussion?

19 MS. HARGIS: Just an airport update. And everybody

20 can see what we're doing with the parking lot out here.

21 So --

22 MR. MOSER: Okay.

23 MR. McKENZIE: -- if you've got any questions, I'll

24 be glad --

25 MR. MOSER: Do you want to say anything?

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1 MR. McKENZIE: No. Everything's going along real

2 well. The rain has stopped us, but that's fine. That's all

3 good.

4 MR. LIVERMORE: I have a question that just relates

5 to rain and the property out here. As I drove in, I mean,

6 we've had a terrible drought all summer, and a lot of our

7 grass is not back. Is that grass dead now? Or is it --

8 MR. McKENZIE: The winter ryegrass is dead, you

9 bet.

10 MR. LIVERMORE: Are we going to be reseeding?

11 MR. McKENZIE: The indigenous grasses -- if we get

12 rain, the indigenous grasses will come back.

13 MR. LIVERMORE: Good deal.

14 MR. MOSER: Okay. So, we're going to --

15 MR. WALTERS: I've got one question on the parking

16 lot.

17 MR. MOSER: Okay.

18 MR. WALTERS: What's the estimated finish date?

19 MR. McKENZIE: I hope to have it finished by the  
20 1st of November.

21 MR. WALTERS: Really?

22 MR. MOSER: Fantastic.

23 MR. McKENZIE: That's just -- we have to work with  
24 the City folks. Their paving crews are still --

25 MR. WALTERS: I understand.

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1 MR. McKENZIE: -- paving, but as soon as we get it  
2 done, weather not an issue, we should be...

3 MR. WALTERS: Okay.

4 MR. LIVERMORE: I think the type of cooperation  
5 we're beginning -- we're seeing with the City and the County  
6 on this and the other project is really -- it's really  
7 wonderful.

8 MR. MOSER: And a good suggestion about City and  
9 County on the ditch modification. If we can get them to  
10 participate, that would be great. So, we've recessed to go  
11 into executive session, and we will do that -- we're doing  
12 that at 9:23, and we'll take -- let's take a five-minute  
13 break.

14 (The open session was closed at 9:23 a.m., and an  
15 executive session was held off the record.)  
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16 MR. MOSER: Okay, we'll come back into session at  
17 the Airport Board meeting at 10:13. Okay, out of the  
18 executive session, there's no action taken -- or no action to  
19 be taken on the T-hangar project. On the subject of the  
20 Brinkman hangar and the potential -- the airport assuming  
21 ownership of that -- in December; is that correct? Bruce, in  
22 December?

23 MR. McKENZIE: 13th.

24 MR. MOSER: Okay. We had a discussion on that, and  
25 we will propose some recommendation there.

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1 MR. WALTERS: We -- Bruce requested from the City  
2 to make an inspection of the building as to current code  
3 compliance, and based upon its current use as a private  
4 hangar, aircraft storage hangar, and also possible future  
5 change of the use of the building to a different type of use,  
6 whether it be a maintenance shop, avionics shop, paint shop,  
7 or, you know, just some other aircraft use other than  
8 aircraft storage. Asked the City to make an inspection on  
9 possible future change of the building and code compliance of  
10 the building itself. The City -- I believe the head City  
11 Inspector -- I don't recall his name.

12 MR. McKENZIE: Danny Batts.

13 MR. WALTERS: Danny Batts wrote to Bruce and  
14 basically came back and said that -- and declined to make an  
15 inspection of the building, and said that they review plans  
16 as submitted by architects and engineers. And so we -- the  
17 Board feels like when we assume that asset or get that asset  
18 returned to the airport, that we need to have an idea of what  
19 asset -- what is the nature and what is the condition of that  
20 asset? Because the condition of the asset has an effect --  
21 has an impact on its value.

22 MAYOR PRATT: Has an economic impact.

23 MR. WALTERS: Has an economic impact. And so,  
24 based upon the fact that -- and we feel like we do need an  
25 inspection of that building. And -- and I make a motion that

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1 the Board authorize Bruce to seek out a qualified inspector,  
2 and we authorize him to engage an inspector to inspect that  
3 Brinkman hangar at a cost not to exceed \$1,500.

4 MR. LIVERMORE: I thought we talked about 2,000.

5 MR. MOSER: Want to amend it to 2,000?

6 MR. LIVERMORE: Well, I will -- I'll be happy to  
7 second your motion, but I think we need to give him a little  
8 more flexibility. Why don't you just accept that as part of  
9 your motion?

10 MR. WALTERS: Ed has suggested that we amend that  
11 as a cost of not to exceed \$2,000, and that's part of the  
12 motion.

13 MR. MOSER: Hear a second?  
14 MR. LIVERMORE: Second.  
15 MR. MOSER: Further discussion? All in favor?  
16 (The motion carried by unanimous vote, 4-0.)  
17 MR. MOSER: Four-zero. Okay.  
18 MAYOR PRATT: Can I ask a question?  
19 MR. MOSER: Sure.  
20 MAYOR PRATT: Did you submit the existing plans to  
21 the City of what -- how it is now?  
22 MR. McKENZIE: No.  
23 MAYOR PRATT: Well, they make inspections based on  
24 plans. You can submit the existing plan.  
25 MR. LIVERMORE: Do we have it?

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1 MR. McKENZIE: It's 33 years old. I don't have --  
2 can't lay my lands on the plans.  
3 MR. MOSER: What good is that going to do, Jack?  
4 Just doing nothing, and it's not --  
5 MAYOR PRATT: I understand that, but it could save  
6 you \$2,000, or \$1,500.  
7 MR. MOSER: Yeah.  
8 MAYOR PRATT: Okay. But -- you know, and I agree  
9 with what the inspector said. You can't -- you can't inspect  
10 something based on what you're proposing to change within  
11 those plans, without a plan. But if you take the existing  
12 plan and you just want to bring it up -- know what it costs  
13 to bring it up to code, you can use the existing plans, and  
14 they can inspect those existing plans.  
15 MR. LIVERMORE: Wonder if Brinkman has those.  
16 MR. McKENZIE: But you need -- and I agree with  
17 what you're saying, but you need to inspect the building as  
18 it is now, physically as it is now. You can't look at plans  
19 and see if the plumbing works or electrical works, and so it  
20 needs to be a hands-on. I agree with what you're saying.  
21 You're right, but I don't have the plans.  
22 MAYOR PRATT: But maybe Brinkman has. Whoever did  
23 the last modification to it has plans.  
24 MR. SETTLE: Maybe Bobby Shelton, way back.

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1 MAYOR PRATT: Just a suggestion.

2 MR. LIVERMORE: Shelton built that?

3 MR. WALTERS: Yes.

4 MR. McKENZIE: Bob Shelton.

5 MR. LIVERMORE: That does go a long way back.

6 MR. SETTLE: That's how long -- goes back before I

7 was here. I'm 99 percent sure that Bobby Shelton built it,

8 and he got Brinkman and Parker Drilling and --

9 MAYOR PRATT: Parker Pavement.

10 MR. SETTLE: Yeah, there were three or four or five

11 other partners in that deal. But I think Bobby -- if I

12 looked for plans, I'd look at Bobby Shelton, or somebody --

13 MR. LIVERMORE: Get a shovel.

14 MR. SETTLE: That's just -- I remember that.

15 MR. MOSER: What we're trying to do here, Jack, is

16 just get this thing moving, and we didn't want to --

17 MAYOR PRATT: Well, time --

18 MR. MOSER: We can certainly --

19 MAYOR PRATT: -- time to go ahead and spend the

20 1,500 bucks.

21 MR. MOSER: And that's what we've done, right.

22 Just procedure, keep the thing moving. And we don't want to

23 go back and -- and I can understand the building inspector's

24 point of view. You know, as you go --

25 MR. SETTLE: Plans would help.

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1 MR. MOSER: Absolutely. And on policies and

2 procedures for hiring employees, what the Board is going to

3 do is direct Bruce to establish policies and procedures on

4 hiring new employees for the airport, and bring those back to

5 the -- bring those back to the Board at the next meeting.

6 And I don't think we need to have a motion on that. It's

7 just --

8 MS. BAILEY: Just directing.

9 MR. MOSER: Okay. Since we do not have a policy on

10 that. So, that's what we want to do. Okay, is there any  
11 other discussion on these items that we have before us today?  
12 Hearing none, do I have a motion that we adjourn?  
13 MR. WALTERS: Motion to adjourn.  
14 MR. MOSER: Second?  
15 MR. WOOD: Second.  
16 MR. MOSER: Discussion? So moved. This meeting is  
17 adjourned.

18 (Airport Board meeting adjourned at 10:21 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 a  
5 true and complete transcription of my stenotype notes taken  
6 at the time and place heretofore set forth.

7 DATED at Kerrville, Texas, this 19th day of September,  
8 2012.

9 \_\_\_\_\_  
10 Kathy Banik, Texas CSR # 6483  
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