

AGENDA
KERRVILLE-KERR COUNTY JOINT AIRPORT BOARD
Monday, February 11, 2008, 3 pm
AIRPORT TERMINAL CONFERENCE ROOM
1877 AIRPORT LOOP ROAD, KERRVILLE, TEXAS

1. Call to Order.
2. Visitors/Citizens Forum: At this time, any person with business not scheduled on this agenda, may speak to the board. No formal action can be taken on these items. Visitors are asked to limit presentations to three minutes.
- P.1 3. Approve the Minutes of January 14, 2008, Board Meeting
- P.3 4. Approve Monthly Financials. (Josh Selleck)
5. President's Remarks
6. Discussion and Possible Action.
- 6A. Determination that tenants are in compliance with aeronautical activities requirement. (Stephen King)
- 6B. Airport office space lease rates (Stephen King)
- 6C. Highway 27 Relocation (Stephen King)
- P.7 6D. Definition of aviation or aeronautical use –Possible code changes (Fred Vogt)
- 6E. Civil Air Patrol --- Antenna access (Fred Vogt)
- P.11 6F. Nelson Happy Leases (Bruce McKenzie)
- 6G. Distribution of Airport Board Members e-mail addresses to the public (Bruce McKenzie)
- 6H. Terminal welcome sign and City/County seals (Bruce McKenzie)
7. Announcements and General Updates:
 - Flight instructors insurance
8. Executive Session

The Kerrville-Kerr County Joint Airport Board reserves the right to discuss any of the above items in executive closed session if they meet the qualifications in Sections 551.071 (consultation with attorney), 551.072 (deliberation regarding real property), 551.073 (deliberation regarding gifts), 551.074 (personnel matters), 551.075, 551.076 (deliberation regarding security devices) or 551.087 (deliberation regarding economic development negotiations) of Chapter 551 of the Government Code of the State of Texas.
9. Adjournment

Note: The meeting facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the city clerk at 830-257-8000 for further information.

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

**Board Meeting
January 14, 2008**

On Monday, January 14, 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
Stephen W. King, Vice-President
Fred Vogt

Members Absent:

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 December 10, 2007 Board Meetings.

Mr. Vogt moved to approve the minutes of the December 10, 2007, Board Meeting, Vice-President King seconded the motion; and the motion passed 3-0.

4. Approve Monthly Financials

Mr. Selleck presented the December financial statement to the Board and explained that it was also the quarterly financial report for the fiscal year. Mr. Vogt moved to approve the financial statement as presented. Vice-President King seconded the motion; and the motion passed 3-0.

5. Discussion and Possible Action

5A. Definition of aviation or aeronautical use. (Fred Vogt)

Mr. Vogt explained that the Board wanted to amend the Airport Code to reflect a clearer definition of "aviation" or "aeronautical". The Board discussed what percentage of activity conducted would be necessary to qualify an activity as aeronautical and whether or not some assurances need to be met by lease applicants before a lease is approved. The Board decided that airport leases held by individuals who were not conducting business that is aviation or aeronautical related should not be renewed. It was suggested that a letter should be sent to those individuals suspected of not being aeronautical asking them to provide that information to the Board. Mr. Vogt stated that he would provide something to the Board for the next meeting for a vote on this proposed change to the Airport Code.

6. Announcements and General Updates

Mr. McKenzie offered the following announcements:

- Trip Duperier hangar- The final revisions of the draft for this lease are being reviewed by Mike Hayes, the Board's attorney.
- Granger MacDonald hangar- This project is in the design stage. The owners will then file a construction permit with FAA before construction begins.
- Highway 27 relocation- Mr. McKenzie and President Bobertz met with TxDOT to discuss possible solutions to the Highway 27 relocation project. The highway can be relocated and moved to an object free zone or the runway could be depressed and moved closer to the airport. Depressing the runway, would cost approximately \$13.88 million and could not begin for another three years. In addition, TxDOT would first have to do an environmental assessment. In addition, the estimated cost would rise an additional 10% each year due to inflation assuming all other requirements and a matching fund were met. Vice-President King suggested this item be added to next month's agenda for a final vote.

- Taxiway relocation- The plans for this project are complete. Later that week, Mr. McKenzie will have met with engineers to discuss a schedule.
- Louis Schreiner field sign- The sign is complete. A press release with a photograph of sign was sent to the Kerrville Daily Times; TxDOT will put up proper signage around the airport. Mr. King asked if a sign could be put up on the Terminal building designating it as the "Terminal". Mr. McKenzie said he would have a proposal for the next meeting.
- Three phase electrical project- This project has been completed.
- New security gates- A chain link fence is being installed to cover the 50 feet that are not covered by the security gate. The security gate is almost done.
- Airport business plan- Airport Business Consultants said that a preliminary report will be sent to TxDOT by the end of this month and then will be sent to the Board for comment; the TXP Economic Development Plan consultants were late getting information to them, but their report will be complete soon.

7. Adjournment.

President Bobertz moved to adjourn; Mr. Vogt seconded the motion. The meeting adjourned at 4:12 p.m.

APPROVED: _____

Roger Bobertz, President

Huma Ahmed,
Assistant to the City Manager

CITY OF KERRVILLE
FINANCIAL STATEMENT
AS OF: JANUARY 31ST, 2008

47 -AIRPORT FUND
REVENUES

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACT & EN C	% OF BUDGET	BUDGET BALANCE
<u>INTERGOVERNMENTAL REVENUE</u>					
47-6306 TXDOT-REIMBURSEMENT	0.00	0.00	0.00	0.00	0.00
47-6322 KERR COUNTY - PROJECT MATCH	33,334.00	2,777.84	11,111.36	33.33	22,222.64
47-6347 KERR COUNTY - MGT CONTRACT	155,000.00	12,916.66	51,666.64	33.33	103,333.36
47-6361 CITY - PROJECT MATCH	33,334.00	2,777.83	11,111.33	33.33	22,222.67
47-6362 CITY - MANAGEMENT CONTRACT	155,000.00	12,916.67	51,666.68	33.33	103,333.32
TOTAL INTERGOVERNMENTAL R	376,668.00	31,389.00	125,556.01	33.33	251,111.99
<u>INTEREST AND MISCELLANEOU</u>					
47-6901 LEASES	113,000.00	440.99	30,451.87	26.95	82,548.13
47-6902 FUEL FLOW FEES	30,000.00	2,914.20	13,445.64	44.82	16,554.36
47-6903 TERMINAL LEASE	13,145.00	1,903.47	4,652.67	35.39	8,492.33
47-6904 T-HANGER LEASE	44,000.00	11,925.00	25,025.00	56.88	18,975.00
47-6905 VEHICLE RENT-SURCHARGE	3,500.00	285.53	1,481.24	42.32	2,018.76
47-6906 STORAGE RENTAL	1,300.00	0.00	0.00	0.00	1,300.00
47-6908 DAILY RENT T- HANGER	0.00	0.00	0.00	0.00	0.00
47-6911 INTEREST REVENUE	7,000.00	600.09	2,689.78	38.43	4,310.22
47-6989 MISCELLANEOUS REVENUE	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST AND MISCEL	211,945.00	18,069.28	77,746.20	36.68	134,198.80
<u>TRANSFERS IN</u>					
47-7001 TRANSFER - GENERAL	0.00	0.00	0.00	0.00	0.00
47-7040 TRANSFER IN	0.00	0.00	0.00	0.00	0.00
TOTAL TRANSFERS IN	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	588,613.00	49,458.28	203,302.21	34.54	385,310.79

CITY OF KERRVILLE
 FINANCIAL STATEMENT
 AS OF: JANUARY 31ST, 2008

47 -AIRPORT FUND
 00-NON-DEPARTMENTAL
 DEPARTMENT EXPENSES

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACT & EN C	% OF BUDGET	BUDGET BALANCE
<u>PERSONNEL</u>					
47-800-001	SALARIES AND WAGES	0.00	0.00	0.00	0.00
47-800-002	OVERTIME	0.00	0.00	0.00	0.00
47-800-003	TEMPORARY EMPLOYEE	0.00	0.00	0.00	0.00
47-800-004	LONGIVITY	0.00	0.00	0.00	0.00
47-800-005	SOCIAL SECURITY	0.00	0.00	0.00	0.00
47-800-006	RETIREMENT	0.00	0.00	0.00	0.00
47-800-007	GROUP INSURANCE	0.00	0.00	0.00	0.00
47-800-008	WORKER'S COMPENSATION	0.00	0.00	0.00	0.00
47-800-010	PROFESSIONAL DEVELOPMENT	0.00	250.00	250.00	(250.00)
47-800-011	LOCAL MEETING EXPENSE	0.00	0.00	0.00	0.00
	TOTAL PERSONNEL	0.00	250.00	250.00	(250.00)
<u>SUPPLIES</u>					
47-800-101	OFFICE SUPPLIES	1,500.00	324.42	899.28	59.95 600.72
47-800-102	SMALL TOOLS AND EQUIPMENT	700.00	0.00	102.36	14.62 597.64
47-800-103	CHEMICAL AND MEDICAL SUPP	7,200.00	0.00	0.00	0.00 7,200.00
47-800-105	FOOD SUPPLIES	400.00	0.00	0.00	0.00 400.00
47-800-106	JANITORIAL SUPPLIES	0.00	268.40	268.40	0.00 (268.40)
47-800-110	POSTAGE/UPS/FED-EX	720.00	96.57	139.20	19.33 580.80
47-800-111	COMPUTER UPGRADE	2,500.00	0.00	0.00	0.00 2,500.00
47-800-112	COMPUTER SOFTWARE PURCHAS	2,500.00	0.00	0.00	0.00 2,500.00
	TOTAL SUPPLIES	15,520.00	689.39	1,409.24	9.08 14,110.76
<u>MAINTENANCE</u>					
47-800-201	LAND	45,500.00	0.00	5,427.00	11.93 40,073.00
47-800-202	BUILDINGS AND STRUCTURES	32,500.00	0.00	3,583.02	11.02 28,916.98
47-800-205	OFFICE EQUIPMENT	0.00	202.92	340.12	0.00 (340.12)
47-800-206	INSTRUMENTS AND APPARATUS	14,000.00	0.00	0.00	0.00 14,000.00
47-800-207	STREETS	0.00	0.00	0.00	0.00 0.00
47-800-208	TRAFFIC CONTROL DEVICES	0.00	40.90	40.90	0.00 (40.90)
47-800-209	TAXIWAYS/RUNWAYS	5,500.00	0.00	0.00	0.00 5,500.00
47-800-212	REPAIRS-NOT CITY GARAGE	0.00	0.00	0.00	0.00 0.00
47-800-214	RAMP GRANT MATCH	0.00	0.00	0.00	0.00 0.00
	TOTAL MAINTENANCE	97,500.00	243.82	9,391.04	9.63 88,108.96
<u>SERVICES</u>					
47-800-301	PHONE SERVICE	1,050.00	0.00	78.46	7.47 971.54
47-800-302	LIGHT AND POWER	9,250.00	874.31	1,548.92	16.75 7,701.08
47-800-303	NATURAL GAS	0.00	0.00	0.00	0.00 0.00
47-800-304	WATER & SEWER	750.00	28.35	74.55	9.94 675.45
47-800-305	LEGAL SERVICE	0.00	0.00	0.00	0.00 0.00
47-800-306	SPECIAL SERVICES	35,500.00	10,771.51	14,371.51	40.48 21,128.49
47-800-307	INSURANCE	11,000.00	0.00	10,745.43	97.69 254.57
47-800-311	NETWORK SERVICES	1,250.00	0.00	0.00	0.00 1,250.00
47-800-313	HIRE OF EQUIPMENT	3,100.00	0.00	0.00	0.00 3,100.00
47-800-316	ADVERTISING	1,000.00	0.00	0.00	0.00 1,000.00
47-800-347	MANAGEMENT CONTRACT	343,545.00	28,628.75	114,515.00	33.33 229,030.00

CITY OF KERRVILLE
 FINANCIAL STATEMENT
 AS OF: JANUARY 31ST, 2008

47 -AIRPORT FUND
 00-NON-DEPARTMENTAL
 DEPARTMENT EXPENSES

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACT & EN C	% OF BUDGET	BUDGET BALANCE
47-800-348	OUTSOURCED SERVICES	0.00	0.00	0.00	0.00
47-800-350	CONTINGENCY-OUTSOURCED SE	0.00	0.00	0.00	0.00
	TOTAL SERVICES	406,445.00	40,302.92	141,333.87	34.77
<u>OTHER EXPENSES</u>					
47-800-401	CERTIFICATES, AWARDS, ETC	0.00	0.00	0.00	0.00
47-800-402	DUES AND SUBSCRIPTIONS	0.00	0.00	0.00	0.00
47-800-405	OTHER CHARGES	4,800.00	200.00	200.00	4.17
47-800-410	CONTINGENCY	15,000.00	850.00	10,350.00	69.00
47-800-430	DEPRECIATION EXPENSE	0.00	0.00	0.00	0.00
47-800-435	OTHER EXPENSE	0.00	0.00	0.00	0.00
	TOTAL OTHER EXPENSES	19,800.00	1,050.00	10,550.00	53.28
<u>CAPITAL OUTLAY</u>					
47-800-501	LAND	0.00	0.00	0.00	0.00
47-800-502	BUILDINGS AND STRUCTURES	0.00	0.00	0.00	0.00
47-800-505	OFFICE EQUIPMENT	0.00	0.00	0.00	0.00
47-800-506	INSTRUMENTS AND APPARATUS	0.00	0.00	0.00	0.00
47-800-508	TRAFFIC CONTROL DEVICES	0.00	0.00	0.00	0.00
47-800-510	WATER SYSTEM IMPROVEMENTS	0.00	0.00	0.00	0.00
47-800-513	GRANT MATCH	0.00	0.00	0.00	0.00
47-800-514	DRAINAGE IMPROVEMENTS	0.00	0.00	0.00	0.00
47-800-515	GRANT MATCH T-HANGER 2001	0.00	0.00	0.00	0.00
47-800-516	TXDOT REIMBURSE 2000-2001	0.00	0.00	0.00	0.00
47-800-517	CITY T-HANGER 2001	0.00	0.00	0.00	0.00
47-800-518	KERR COUNTY T-HANGER 2001	0.00	0.00	0.00	0.00
47-800-519	GRANT MATCH LIGHTING IMPR	0.00	0.00	0.00	0.00
47-800-520	TXDOT REIMBURSEMENT LIGHT	0.00	0.00	0.00	0.00
	TOTAL CAPITAL OUTLAY	0.00	0.00	0.00	0.00
<u>TRANSFERS OUT</u>					
47-800-901	TRANSFER - GENERAL	0.00	0.00	0.00	0.00
47-800-902	TRANSFER OUT	0.00	0.00	0.00	0.00
47-800-928	TRANSFER OUT	0.00	0.00	0.00	0.00
47-800-940	TRANSFER OUT	0.00	0.00	0.00	0.00
47-800-942	TRANSFER OUT	0.00	0.00	0.00	0.00
47-800-970	TRANSFER OUT	0.00	0.00	0.00	0.00
47-800-974	TRANSFER OUT - AIRPORT CA	66,667.00	5,555.58	22,222.33	33.33
47-800-975	TRANSFER OUT	0.00	0.00	0.00	0.00
47-800-990	TRANSFER - INSURANCE	289.00	24.08	96.32	33.33
	TOTAL TRANSFERS OUT	66,956.00	5,579.66	22,318.65	33.33
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TOTAL 00-NON-DEPARTMENTAL	606,221.00	48,115.79	185,252.80	30.56	420,968.20
	=====	=====	=====	=====	=====

CITY OF KERRVILLE
 FINANCIAL STATEMENT
 AS OF: JANUARY 31ST, 2008

47 -AIRPORT FUND
 01-TERMINAL
 DEPARTMENT EXPENSES

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACT & EN C	% OF BUDGET	BUDGET BALANCE
<u>SUPPLIES</u>					
47-801-118 SIGN MATERIALS AND SUPPLI	0.00	0.00	0.00	0.00	0.00
TOTAL SUPPLIES	0.00	0.00	0.00	0.00	0.00
<u>SERVICES</u>					
47-801-301 PHONE SERVICE	1,450.00	143.94	327.60	22.59	1,122.40
47-801-302 LIGHT & POWER	8,200.00	660.05	3,002.19	36.61	5,197.81
47-801-303 PROPANE GAS	2,200.00	990.00	990.00	45.00	1,210.00
47-801-304 WATER & SEWER	550.00	64.05	823.70	149.76	(273.70)
TOTAL SERVICES	12,400.00	1,858.04	5,143.49	41.48	7,256.51
TOTAL 01-TERMINAL	12,400.00	1,858.04	5,143.49	41.48	7,256.51
*** TOTAL EXPENSES ***	618,621.00	49,973.83	190,396.29	30.78	428,224.71

Draft Proposed Changes to Airport Code

Fred Vogt
22 Jan 08
830-895-0856

Note: Changes are in ***bold & italics***, plus referenced by page number in Code.

Page 6:

Insert: ***The Airport has been developed and improved with FAA Airport Improvement Program (AIP) grant assistance and the owners and Airport Board are required to operate the airport for the use and benefit of the public, and to make the Airport available for Commercial Aeronautical Activities in service to the public. Federal Aviation Administration's Grant Assurances require that leased Airport Aeronautical Properties, i.e., land, buildings, office space, counter space, aircraft storage facilities, be leased to Commercial Activities that conduct aeronautical activities.***

Aviation-Related Activities, as they relate to goods and services for passengers and cargo, are typically offered for leasing in airport areas so designed on the Airport Layout Plan (ALP) as "aviation or non-aviation industrial development" areas.

The Airport Board will act to confirm to our Grant Assurances with their discretion and through their deliberation, the location or placement of Commercial Activities when approving presented lease applications by Aeronautical and Aviation-Related business activities.

The airport manager shall have the

Page 9:

All persons conducting ***Aeronautical Commercial Activities*** (Commercial Operators) at the airport ...

Page 11:

Any person who desires to conduct any ***Aeronautical Commercial Activities*** at the airport ...

Page 13:

These regulations prescribe Minimum Standards for the conduct of ***Aeronautical Commercial Activities*** at the Airport ...

Page 59:

Abandoned Property

Accident

Aeronautical Activity

Means any activity or services *conducted on airport property*, which involves, makes possible, or is required for the operation of aircraft, or contributes to, or is required for, the safety of such operations.

Aeronautical Activities include, but are not limited to:

- *General and corporate aviation*
- *Air taxi and charter operation*
- *Aerial photography*
- *Pilot training*
- *Aircraft rental*
- *Sightseeing*
- *Aerial surveying*
- *Crop dusting*
- *Air carrier operations (both airline passenger and air cargo)*
- *Aircraft sales and service*
- *Aviation fuel and oil sales (whether or not conducted in conjunction with other included activities)*
- *Repair and maintenance of aircraft*
- *Sale of aircraft parts*
- *Aerial fire suppression*
- *Aerial advertising*
- *Aircraft management*
- *Any other activities that, because of their direct relationship to the operation of aircraft can appropriately be regarded as an aeronautical activity.*

The following are not aeronautical activities:

- *Ground transportation (taxis, car rentals, limousines)*
- *Restaurants*
- *In-flight food catering*
- *Barber shops*
- *Auto parking lots*

Air Traffic

Pages 60-62:

Aircraft - Apron

Aviation-Related Activity

Means any activity conducted on airport property that provides service or support to aircraft passengers or air cargo. Aviation-related activities include but are not limited to:

- *Ground transportation*
- *Restaurants*
- *Auto parking lots*
- *Concessions*

- *Any other related service or support activities that can appropriately be called aviation-related.*

Aviation Use of Real Property (Aeronautical Property)

Means all property comprising the land, airspace, improvements and facilities used or intended to be used for the operational purpose related to, in support of, or complementary to the flight of aircraft to or from the landing area. It is not confined only to land areas or improvements eligible for development with Federal AIP grants or TxDot Aviation Transportation grants or to property acquired from Federal sources. In addition to the areas occupied by the runways, taxiways, and parking aprons, aeronautical property includes any other areas used or intended to be used for supporting services and facilities related to the operation of aircraft. It also includes property normally required by those activities, which are complementary to flight activity or Aviation-Related such as conveniences concessions serving the public including, but not limited to shelter, ground transportation, food and personal services.

Pages 62-63

City/County

Commercial Activity (~~Delete~~: Add):

Commercial Aeronautical Activity and/or Commercial Activity

Means an entity that leases land, structural property or space within a building that provides commercial aeronautical products and services to the public on airport property. Commercial Aeronautical Activity is typically conducted on properties depicted on the Airport Layout Plan (ALP) and Airport Master Plan in designed airport areas for such aeronautical and aviation-related commercial activities. Areas so designated on the ALP/ Master Plan as “Aviation and non-aviation industrial development” can, at the discretion of the Airport Board, be leased to any commercial activity so long as it conforms to compatible land use.

Commercial Operator (~~Delete~~/add):

Means a person engaged in Commercial Aeronautical Activity and/or Commercial Activity, which maintains a facility at the airport for the purposes of conducting aeronautical, or aviation related business or services. An activity is considered commercial activity regardless of whether the business is non-profit, chartable, or tax exempt.

Contractor-Entity

Exclusive Rights / Exclusive Business Operations (~~reword~~)

A power, privilege, or other right excluding or debarring another from enjoying or exercising a like power, privilege or right. Exclusive rights are not permitted at this airport under our FAA Grant Assurances.

Page 71

Delete:

“On-Airport Rental Car Concession” and “Off-Airport Rental car Concession” blocks on Business permit.

Add: “*Aviation-Related Activity*” block

1/30/08

Bruce

We will pay out for all
three offices in February

Start March, 2008
Sadd Gardner Swartz will
lease Insper office.

I will move the other 2
offices in Feb, no out
to be paid from March on.
for those two.

Mark

1/31/08

We will pay rent for all three offices in February

Starting March 1, 2008 Ladd Gardner Aviation will lease larger office.

I will move the other 2 offices in February, no rent to be paid from March on for these two.

Nelson

February 4, 2008

Bruce McKenzie
Airport Manager & the Joint Airport Board
Kerrville Municipal Airport
Kerrville, TX 78028

RE: Office Space and Lease

Gentlemen,

Thank you for giving me the opportunity to speak on behalf of my company regarding my desire to remain a tenant in the airport terminal building.

As you may already know, Nelson Happy has given notice to the airport manager that he will be vacating the building in the coming weeks. Although he is the holder of the lease on my office, number 106, I hope that you will consider allowing me to remain a tenant in this building, whether it is office 106, or Nelson's office, number 121. I have been conducting business here for the better part of a year, have several clients based here, and feel that I have been a good tenant thus far. Furthermore, It is essential to my business that I office at an airport and if I'm unable to office at the Kerrville airport I would be forced to relocate to San Antonio, or even Austin.

For those of you who don't know me here is a brief explanation of me and my background. As the son of a cropduster and a warbird airshow pilot, I was born and raised on an airport in south Texas. Like some of you, I learned to fly at an early age and have always been passionate about airplanes and airplane people. I have a degree in Aviation Science, I'm a flight instructor, I've flown warbirds, charter and corporate, I'm currently running an aviation insurance agency, and I presently own and operate an airplane that I've based here for about 3 years.

I believe that my business is an asset to this airport and should be given a fair chance to stay. Several of my clients are based here and I feel they appreciate that their agent is conveniently located at the airport near their airplane. Furthermore, although at the present time our focus is insurance, my new partner and I are actively working on a plan for the business that will include aircraft sales, aircraft financing, aircraft management, etc. I believe that these facets of the industry will also benefit this airport and the local aviation community.

Please take the time to give the above information careful consideration when making your decision.

Sincerely,


Ladd Gardner