

**CITY OF SAN DIEGO
AIRPORTS ADVISORY COMMITTEE**

Meeting of November 10, 2015

Montgomery Field Terminal, 3750 John J. Montgomery Drive, San Diego CA 92123

MEMBERS PRESENT: J. H. Aldrich (Montgomery Field Aviation Lessee), Jackie Ander (Serra Mesa Community), Jim Demeaux (Claremont Community), Tom Dray (MYF Tower), Chairman Buzz Fink (Special Expertise), Buzz Gibbs (Kearny Mesa Community), Lisa Golden (Otay Mesa Community), Scott Hasson (Tierrasanta Community), Rich Martindell (Special Expertise), Vice-Chair Chuck McGill (Montgomery Field Aviation User Group), David Ryan (Special Expertise)

MEMBERS ABSENT: Bob Hitchcock (Brown Field Aviation User Group) *excused*, Tom Ricotta (Brown Field Aviation Lessee) *excused*

GUESTS PRESENT: Bob Ambler, John Barta, Bob Basso, Nici Boon, James Cuning, Will Dryden, Dave Eddo, David Friedmann, Bob Golo, Ray Richmond, Henry Sickels, Chris Sluka, Jack Wilkerson

STAFF PRESENT: Shaneisha Burton, Kathy Chavez, Claudia Guardado, Chris Heiser, Brandi Mulvey, Rod Propst, Wayne Reiter, Liz Saidkhanian, Pierre Saladin, Matthew Schmitzer, Andy Schwartz, Cybele Thompson

1. CALL TO ORDER

Chairman Fink called the meeting to order at 3:02 P.M. A quorum was present.

2. APPROVAL OF MINUTES

The minutes of the October 10th regular meeting were approved unanimously, as written, with 3 abstentions (Ander, Golden and Demeaux).

3. NON-AGENDA PUBLIC COMMENT

Mr. John Barta asked if runway 28L could be opened on the weekends. Mr. Schmitzer provided a response in the MYF report.

Ms. Ander shared a letter written to the editor of the Union-Tribune dated November 6, 2015. Bob Turner from University City wrote a letter expressing his concerns regarding Montgomery Field Airport changes. He applauds the proposed change back to Gibbs Field, its original name. He is concerned with the City's plan to make Montgomery a corporate jet airport. The name proposed by management includes "Executive" which he believes will increase the traffic. A reply to this article was requested.

4. NEW BUSINESS

2015 Airports Division Business Plan

A Power Point was presented to the Airports Advisory Committee by Mr. Propst. The "2015 AIRPORTS DIVISION BUSINESS PLAN" is intended to ensure that the City's Airports System is operated safely and efficiently, is in compliance with all appropriate regulations, is financially self-sufficient, encourages airport business growth and opportunities, is customer focused both

internally and externally, maximizes the City's Return on Investment for Airport property, and is managed by professional airport management staff.

Will measure the accomplishment of Goals & Objectives via Performance Measures articulated in the Business Plan.

These Performance Measures include but are not limited to:

- Inspecting all Airport facilities every day.
- Ensuring that an Airports Division "**System Master Plan Update**" is completed as soon as possible. (Anticipating a FAA Planning Grant this FY.)
- Publish an "**Airports Operations Policy Manual**", a "**Minimum Standards**" document, and an "**Airports Division Property Management Manual**".
- Create and distribute a "**Customer Satisfaction Survey**".
- Offer 15-year leases to "Tiedown" tenants who have "hangars" on tiedowns with month-to-month use agreements.

It is apparent that the revenue stream to the Airport Enterprise Fund is significantly diminished due to the excessive number of hold-over tenants primarily at Montgomery Field. By eliminating hold-over tenants via the Request for Proposal (RFP) process, using fair market pricing, it is estimated that revenues to the Airport Enterprise Fund could increase annually by **\$1,000,000** or **over 20%**. It is the Airports Division goal to eliminate all hold-over tenants and month-to-month usage agreements no later than January 1, 2017.

5. OLD BUSINESS

Draft Operations Policies and Procedures

The discussion of Draft Operations Policies and Procedures was carried forward from last month's meeting.

Mr. Reiter incorporated some comments, the body of the document has not been changed. He asked if anybody has comments and wants them incorporated, please submit them to him soon. Mr. Gibbs suggested Mr. Reiter tell them which ones he feels he is going to incorporate and which ones he is not. Staff will review all comments and decide which ones should be incorporated or not.

6. STAFF REPORT

MYF General Update – *Matt Schmitzer, Montgomery Field Airport Manager*

- Mr. Schmitzer introduced Mr. Max Miller, an intern assigned to Montgomery Field. Mr. Miller is a 10th grade student at San Diego Metropolitan Career and Technical School. He started his intern assignment with Montgomery Field on November 3rd. He is being exposed to airport related activity, he expresses interest in mechanics and aircraft engines.
- Powerland mowing is approximately 70% complete – took 2 weeks due to rain.
- John J. Montgomery median landscaping nearing completion.
- ADA project still estimated end of November / beginning of December.
- Tile of suite #A and conference room completed. Currently painting for office remodel.
- Looking to get new cameras for airport admin hallway (outside of restrooms due to vandalizing), flight-line, and parking lot.
- Regarding Mr. Barta's inquiry if 28L could be opened on the weekends during the construction; Runway 5/23, Hotel and Foxtrot and taxiways were striped, still in the process of grading, once completion of the taxiway safety areas taxiway Hotel should open up to parallel operations. No time frame regarding the delay due to the pavement

dispute between the contractor and the consultant. Biologists are also causing a delay due to the Burrowing Owl sighting.

MYF Tower Update – MYF Tower Manager Tom Dray

Newly implemented restrictions on touch-and-go's clearing the temporary flight restrictions at Qualcomm stadium. It comes down to the sports activity NOTAM that was rewritten, replaced and somewhat reinterpreted after the end of the last football season. It was always interpreted that normal operations to be permitted under the TFR, to include routine touch-and-go operations and over flights. We have since been advised by my service area and coming down from Washington that touch-and-go's are not considered to be operational necessity type operations, so you can arrive and you can depart, but you can't stay in the pattern when TFR is in effect.

Mr. Dray's staff took a closer look at the exact dimensions and SR52 is just outside the TFR, if you want to transit the airspace below 3000' above the stadium, it can be approved as long as you are over SR52.

The military is asking civilians to please stop operating in the warning areas off shore. As the restricted areas where the Navy is out there shooting off guns with real bullets and occasionally a missile launch out of a submarine. Because it is in international airspace, the FAA has no authority to say you may not fly there. The problem when they see somebody out there, they will secure their activities which is a very expensive proposition that we all contribute to as taxpayers. Mr. Dray has been asked to pass the word, please do not fly in the warning areas for fear of causing discomfort and dismay. Radio frequency is 120.85.

SDM General Update – Brown Field Airport Manager Andy Schwartz

- ADA Upgrade – Two thirds completed. The completion date has been adjusted due to the windows and some tile that is on back order, pre-Thanksgiving is no longer realistic.
- Removed the bougainvillea on the south side of the building to aid in drainage and moisture proofing.
- 8L/26R Pavement Rehabilitation Phase I - Have not received Notice to Proceed, Mr. Schwartz is hopeful the project will still mobilize in November with alterations and construction to begin February 2016.

Airport Property Update – Supervising Property Agent Brandi Mulvey

- The Crownair leases are not executed yet, they are still under review.
- All of the leases on tiedowns will be addressed at the beginning of next year when the new property agent comes on board. Ms. Mulvey is waiting on the list of candidates from HR, hopefully sometime in December the interviews will be held and will be hiring the new property agent in January 2016.
- Ms. Thompson sent a memo to City Attorney's Office asking for help in reiterating the need for help for Airports and READ, she is being supportive on that, there is still no response from City Attorney's Office.

SDM Metro Airpark Update – DPC Project Manager Nici Boon

On target for the MS4 grading and public improvement permit approvals for the end of this year. NEPA work on section 7 is underway will break ground August 2016.

Noise and Special Projects – *Airport Program Manager Wayne Reiter*

- On Nov 17th Council Member Cate will be issuing a proclamation for National Aviation Month, during the month of December, it will convey at 10 am. He has requested a presence from the Montgomery Field Pilot Association, the Airports will be there as well. The proclamation is worded heavily for the Airport Authority, he is requesting presence from Montgomery Field aviators.
- On Nov 3rd Mr. Reiter went to council with the Caltrans grant application, the application cleared which allowed him to apply to the state for \$218, 000. Once the resolution is signed and stamped, the application will be sent to the State and the notice to proceed with that project will occur shortly thereafter.
- Montgomery Field name change is in the process for council. We are looking to take it to the ED&IR committee on Dec 10th at 2pm, it has not been docketed yet. Mr. Aldrich inquired if a ceremony has been planned to acknowledge the name change. Mr. Reiter responded, not that he is aware of.
- There is no holiday luncheon in December. Chairman Fink asked the Committee if they wanted to meet in December. The Committee agreed not to have a December meeting.

Deputy Director Remarks – *Deputy Director Rod Propst*

Staff met with the FAA, who changed our direction by agreeing to fund master plans for MYF and SDM during FY2016. As such, we are in the process of hiring a master plan consultant. A working document will be created to give them the framework to move the two airports forward. In conjunction with that, there will be a relocation of the runway 28R threshold. The one hold over lease that Mr. Propst is holding at bay is the Gibbs parcel because that 24 acres is very dependent upon the runway threshold being moved. Although slow, there is a lot of process going on; unfortunately, creating a product takes longer than anticipated. Crownair lease is very close to completion; as soon as City Attorneys reviews it, staff will get it to Crownair management and then docketed for committee and Council.

Mr. Propst's intent is the same today as it was in January, to make both of these airports everything that is mentioned in the business plan. Knowing full well that the majority of the revenue does not come from aeronautical uses and they have no intention of balancing the budget on the back of the users and tenants. They have commercial retail property that generates a return and we intent to maximize those. Ms. Boon inquired on the timing of the master plan. Mr. Propst responded it will depend on the grant from the FAA, which is anticipated in May or June of next year. Then they will go through a process of 12 to 18 months and then will have to clear CEQA. The goal is to take the master plan recommendations to council along with the CEQA certification.

Will Dryden asked if the threshold relocation will wait for the master plan. Mr. Propst replied yes, as it will have to clear the FAA lines of business, as well as complete an environmental assessment under NEPA. The relocation, however, will make future leases more valuable. The plan is still to RFP Coast and National Air College prior to completion of the master plan.

Ms. Ander asked about the status of helicopters. Mr. Propst replied it is the City's intent to enter into an exclusive negotiation with Corporate Helicopters to develop Lot 3, and to relocate the Fire-Rescue helicopter to the north side of the airport at the former FSS site.

Bob Golo asked if the 17 acre site next to the hotel is restricted to aviation use only. Mr. Propst

replied that site is currently constrained environmentally. Once released, it will be developed primarily for aeronautical use, with perhaps some non-aviation uses along the southern edge along Aero Drive, contingent upon FAA approval.

Mr. Gibbs suggested postponing the meeting with the County regarding the disposition of fuel samples. The meeting is scheduled to occur at the same time as the NBAA conference.

Bob Basso suggested some sort of acknowledgement for Melville S. Brown, for whom Brown Field is named after.

Chairman Fink thanked the staff at Brown Field for addressing a lease issue at the lowest level.

7. ANNOUNCEMENTS

Henry Sickels announced a movie screening tomorrow in Mission Valley describing the history of Bob Hoover. The screening will take place at 7:00 PM and tickets are available online or at the door.

8. ADJOURNMENT

The meeting was adjourned at 4:12 P.M.

Respectfully,
Claudia Guardado