

**CITY OF SAN DIEGO**  
**AIRPORTS ADVISORY COMMITTEE**  
**MINUTES**  
**Meeting of September 14, 2021**

**Montgomery-Gibbs Executive Airport,**  
**3750 John J. Montgomery Drive, San Diego, CA 92123**  
Via teleconference

**1. CALL TO ORDER and PLEDGE OF ALLEGIANCE**

Chairman Reid called the meeting to order at 3:03.

**2. ROLL CALL**

A quorum was present.

<b>MEMBERS PRESENT:</b>	<b>MEMBERS ABSENT:</b>
David Gordon Special Expertise	J.H. Aldrich Montgomery Field Aviation Lessee Community
Buzz Gibbs – <i>late</i> Kearny Mesa Community	Lisa Golden Otay Mesa Community
Gary List Brown Field Aviation User Group	Ron Lee - <i>excused</i> Brown Field Aviation User Group
Mike Ogilvie Tierrasanta Community Council	Vice-Chairman Chuck McGill - <i>excused</i> Montgomery Gibbs Aviation User Group
Rich Martindell Special Expertise	
Tom Ricotta Brown Field Aviation Lessee	
Joel Ryan FAA Air Traffic Control Tower	

\*Mr. Ryan is the non-voting member representing the FAA Control Tower at Montgomery - Gibbs Executive Airport

**STAFF PRESENT:**

Jorge Rubio, Charlie Broadbent, Chris Cate, Enza Charles, Michele King, Millie Moore, Latesha Newell, David Reed, Andy Schwartz, Debbie Shauger.

**3. NON-AGENDA PUBLIC COMMENT**

Mr. Rubio received 2 public comments. He read the first comment from Ms. Stahl who requested an update be put on the September 21, 2021 Agenda regarding negotiations between Crownair FBO and Swift Fuel to offer Unleaded UL 94 at Montgomery Gibbs Executive Airport (MYF) alongside leaded avgas, unless Mr. Rubio can give an update at this September meeting. Additionally, Ms. Stahl requested that the 2 attached PDF's be distributed to each AAC member attending the meeting. Ms. Stahl expressed her concern for the health of the children attending schools in the near vicinity of MYF and listed all the facilities affected within a mile radius of MYF regarding the lead air pollution in the area. Ms. Stahl continued If Crownair FBO does not want to offer unleaded fuel, then the City itself must step up and become its own vendor for unleaded

UL84. The second comment is also from Ms. Stahl requesting correction be made from her previous public comment to state: "Unleaded UL 94 not UL 84".

Chairman Reid stated that FAA has approved the use of G100 UL and issued a Supplemental Type Certificate (STC) for all GA aircraft which is a drop-in replacement for 100 low lead (100LL) Mr. Gordon stated his understanding is that once you use UL 94 you could not go back and put leaded fuel back in your gas tanks. So unless every airport has this you can't use, is that also true about the new G100 UL?

Chairman Reid recommended members research G100 UL and Gami the company producing this fuel and the manufacturer who received the STE as it appears this fuel is interchangeable.

#### **4. APPROVAL OF MINUTES**

Chairman Reid requested any comments, changes, or deletions to the meeting notes from the June 6, 2021 and July 13<sup>th</sup>, 2021 Mr. Martindell made a motion to approve the minutes Mr. Gordon seconded the motion, passed unanimously.

#### **5. UNFINISHED BUSINESS**

None

#### **6. NEW BUSINESS**

A. Approval of Funding in the Amount of \$3.1 million for the Temporary Customs and Border Patrol (CBP) General Aviation Inspection Station at Brown Field Municipal Airport (SDM)

Mr. Rubio gave a presentation on the proposed Temporary CBP General Aviation Inspection station at SDM asking the AAC to receive and file this presentation.

Mr. Gordon supported the temporary CBP General Aviation station at SDM and inquired about the overall high cost and specifically the high cost of \$1,100,00 for design.

Mr. Rubio responded the Airport works with Engineering and Capital Project (ECP) on this project and CBP has very high and stringent standards which increases the cost for this project. City staff is doing the project management which is about 20-30% of the cost. The project is projected to be finished in 2023 and these costs are the current estimate.

Mr. Ricotta commented the fuel flowage fees collected by City Airports on arriving aircraft is 10 cents and not 10%.

Mr. Rubio agreed that the fuel flow fees is 10 cents and thanked Mr. Ricotta for catching that.

Mr. Martindell inquired about the cost efficiency of building a temporary facility for \$3.1 million for only 3 to 5 years.

Mr. Rubio responded that by building a temporary facility by CBP standards this keeps cost down for the project compared to a permanent facility standard, however CBP has expressed they may stay in the temporary facility for a longer term.

Mr. Ricotta made a motion to receive and file the presentation, Chairman Reid seconded the motion, motion passed with Mr. Gibbs, Mr. Ogilvie, Mr. List, Mr. Ricotta and Chairman Reid voted Yes and Mr. Martindell and Mr. Gordon voted No.

Mr. Rubio stated he takes into consideration and appreciates the members of the AAC's comments.

#### **7. STAFF REPORTS**

##### Deputy Director Reports – Mr. Rubio

- CDC is still mandating the wearing masks at the Airports, as does the FAA. The City has mandated all employees who are not required to work on site to telecommute due to increase in COVID cases even among vaccinated employees until further notice.
- The 59 leases for the Metropolitan Airpark Project (MAP) have been signed and Enza will give

more detailed information on the work there.

- The Airports staff has continued its effort to bring alternative unleaded aviation fuel to City Airports and remains one of our priorities. SWIFT fuel the manufacturer of UL94 has met with both of MYF FBOs and one FBO is in continuing talks with the City and SWIFT to potentially install an additional fuel tank into their fuel farm. More information will be provided later.
- Airport staff begun discussions with GAMI???, the recently approved STC for the G100 UL high octane unleaded fuel and GAMI can only provide the fuel to aircraft that use Lycoming engines which are common in Cessna 172s. GAMI is looking for fuel expansions in the next 24 months to be more inclusive of the piston engine aircraft. The City is also looking into installing electric charging stations for electric aircraft.
- The FAA has tentatively scheduled a safety review panel for the Navy's proposed parachute drop zone next to SDM for September 20th and we will keep you updated regarding this matter.
- Currently staff is working on a survey of the neighboring airports to update the rent, fee, and insurance requirement for tenants. This will be brought to the AAC for review. Risk Management is reviewing insurance requirement for the businesses and they will provide the information within the next week or two.
- The July pilot's briefing had low attendance and encouraged to spread the word to increase interest and attendance.
- Hangar inspection will take place in November and notices will be sent out soon. Also a reminder that hangars meant for aircraft storage only.
- Ms. Newell was hired as the new Senior Clerk Typist and Mr. Bowen as the new Airport Operations Assistant to MYF. Mr. Vida was promoted to a Utility Worker II. He came from SDM to work at MYF. There is a vacancy for the Environmental Biologist III position and if anyone with that background that is interested, they can apply for the job.
- In August, Mr. Rubio was named the President of Southwest Chapter of the American Association of Airport Executives. SWAAAE The organization presents over 600 airport professionals from California, Nevada, Arizona, and Hawaii which includes general aviation and large commercial airports. Mr. Rubio considered it a great honor to represent the City of San Diego and serve in such capacity.

Chairman Reid and Mr. Gibbs extended their congratulations to Mr. Rubio's accomplishment as the new President of SWAAAE.

Mr. Ricotta inquired about who will conduct the hangar inspections.

Mr. Rubio responded City staff and Fire Department.

Mr. Gordon asked for clarification on whether the new unleaded fuel produced by GAMI would work for all Lycoming engines or just 172 Lycoming engines

Mr. Rubio responded he is not sure, during his conversation with the manufacturer they stated certain Lycoming engines. They specifically mention 172 engines, but he does not know if it includes all 172 engines

Mr. Gibbs stated he was on the Phillips Airport Dealer Advisory Committee and stated there is a lot of uncertainty about the compatibility issue of mixing different fuels and recommended finding an expert in the matter to speak about this issue.

Mr. Rubio stated the manufacturer of UL94 believes the fuel is interchangeable. Mr. Rubio will be glad to host an education session webinar provide clarification on this topic.

#### Montgomery Gibbs Executive Airport (MYF) – Mr. Broadbent, MYF Airport Manager

- Mr. Bowen was hired to fill the vacant Airport Operations position. He served in the Navy; attended Miramar College and Embry Riddle Aeronautical University. Mr. Vida was promoted to Utility Worker II at MYF and Ms. Newell is the new Senior Clerk Typist. He welcomed them all to MYF.

- There were over 23,000 flight operations in August.
- A notification from the Tower was received regarding the proposed hold position markings on Runway 5/23. Mr. Ryan stated that he received word from Airport District Office (ADO) that the markings would be approved. This will help to mitigate for hot spot 2 and we're currently working with ADO to mitigate for all hot spots at MYF.

Mr. Gordon inquired about Taxiway Charlie and when will the pavement be fixed as it is in bad condition.

Mr. Broadbent responded that it was discussed with the ADO and the project is 2 years out.

Mr. Rubio stated he will look into it.

Mr. Martindell inquired about the call button on the old Gibbs building and requested to be connected to CrownAir who can let people in.

Mr. Broadbent stated currently Crownair is not manning the Old Gibbs building but clearance can be added to the gate card for that gate by requesting it through Crownair. Operations can inquire about future use of the usage of the gate access.

#### Brown Field Municipal Airport (SDM) – Mr. Schwartz, SDM Airport Manager

- Congratulations to all the new hires and promotions at the Airport and the Grounds Maintenance Worker II position will be posted soon to fill the vacancy.
- There have been issues with Gate 4 and currently working with new Contractor to fix the issue, but turnaround time is slower than before. The part has been ordered and waiting that to fix the issue.
- SDM had 8,295 operations in August down 26% for this month last year. The total count (YTD) is 74,066 operations up 16% total count for the same time last year.
- The 5010 inspection was completed on 9/14/21 and waiting on results.
- Currently working on asphalt slurry seal at G-1 & 26L and refresh of the airfield markings at the same time.
- SDM took delivery of the sweeper truck and we're in the process of training the commercial operator on the vehicle.

#### Real Estate – Ms. Charles, Airports Asset Manager

- Mr. Rubio provided the satellite map to all AAC members.
- DSD has determined that a Site Development Permit will not be required for Corporate Helicopters development and it will only require ministerial approval.
- Currently preparing memo for the 59 Lease/Right of Entry (ROE) License Agreement for recording on MAP. Also preparing ROE for mitigation lands and construction activities outside of MAP lease holds. Airports is working with FAA on the land release for non-aeronautical uses.
- At the Montgomery Field Office/Retail Complex Engineering and Capital Project (ECP) wants to lease the additional space at 8525 Gibbs Drive and working on amendment of the Memorandum of Understanding (MOU). Suite 105 is 6,600 sq. ft and Suite 200 is 2,700 sq. ft.
- At 8665 Building a temporary chiller has been installed in parking lot until a new replacement can be installed for the building. There are 3 tenants currently occupying this building. It will take about 8 weeks to deliver the replacement chiller.
- An acceptable bid for the roof replacement and HVAC replacement projects at the Retail Center has been received and drafting contracts now. The planning for building exterior refurbishment is scheduled for this fall. Currently finalizing an RFP for Brokers to assist in leasing the vacant suites.

- At SDM terminal building received budgetary quote for bidding on roof replacement project and working with City facilities on Asbestos Abatement Project.
- There is one tiedown available in Lot 8A and at the end of the month will have 1 hangar available.
- Currently working with City Attorneys on the Four Points Sheraton Hotel on legal issues related to the collection of money owed to the City and recapture of Parcel B.
- City Facilities will be providing a roof assessment on the San Diego Community College building and will be obtaining appraisal of the property for a lease renewal.
- Airports is waiting for Risk Management's determination on the rate survey as Mr. Rubio mentioned previously.

## **8. AIR TRAFFIC CONTROL TOWER REPORT**

- There are no new updates and the Air Traffic Control Tower is (ATCT) still short staffed. Traffic is down as Mr. Broadbent mentioned earlier and that is partly due to inclement weather conditions.
- Currently the ATCT has two new trainees that are being trained at the Tower.

Chairman Reid and Mr. Gordon expressed their appreciation for the great job done at the Tower.

## **9. COMMITTEE COMMENTS**

Mr. Gordon shared complaints he has heard about restricting the usage of water for plane washing and asked for the reason for that change.

Mr. Broadbent responded that he was not aware of any policy restricting water usage to wash planes as long as the water is not going into a storm drain. The water needs to be vacuumed up with a shop vac/wet vac and dispose properly. Biodegradable soaps and degreasers that are kind to the environment are recommended. He is not sure where that information is coming from.

Mr. Gordon stated the he was made aware by others that the City is requiring permits for things that didn't used to require for example pouring concrete on a hangar floor.

Mr. Rubio responded permits are needed for building relocation. Only structure that are 120 sq ft or less do not need permits. The Fire Marshall has authority over any permits that host an event with over 50 people. He also stated that if pouring concrete to make the Airport aware of it and let the adjacent neighbors know to make sure everyone agrees and that no unexpected issues arise as a result.

Mr. Reid supported the fact that getting permission from adjacent owners and city staff when making changes to a hanger is beneficial to everyone.

## **10. ADJOURNMENT**

The meeting adjourned at 4:16pm.

Next meeting will be held October 12, 2021

Respectfully,  
Millie Moore