

CITY OF SAN DIEGO
AIRPORTS ADVISORY COMMITTEE
ADOPTED MINUTES
Meeting of February 12, 2019

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

MEMBERS PRESENT: Tom Dray (MYF Tower), Buzz Fink (Special Expertise), Buzz Gibbs (Kearny Mesa Community) *arrived late*, Lisa Golden (Otay Mesa Community), Chairman Scott Hasson (Tierrasanta Community), Ron Lee (Brown Field Aviation User Group), Rich Martindell (Special Expertise), Vice Chair Chuck McGill (Montgomery-Gibbs Aviation User Group), Tom Reid (Clairemont Community), Tom Ricotta (Brown Field Aviation Lessee), David Ryan (Special Expertise) *arrived late*

MEMBERS ABSENT: J.H. Aldrich (Montgomery Field Aviation Lessee) *excused*, Jackie Ander (Serra Mesa Community)

STAFF PRESENT: Charlie Broadbent, Thurman Hodges, Michele King, Cooper Lushbaugh, Millie Moore, Rod Propst, Wayne Reiter, Rodel Riego, Andy Schwartz

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE

Chairman Hasson called the meeting to order at 3:00 P.M. A quorum was present.

2. APPROVAL OF MINUTES

Chairman Hasson requested any comments, changes, or deletions to the meeting notes from October 9th, 2018. Mr. Reid moved to approve, seconded by Mr. Lee, one abstention (Martindell), all in favor, approved as written.

3. NON-AGENDA PUBLIC COMMENT

Mr. Gordon expressed concern about non-aviation organizations meeting at the MYF Conference Room and inquired about rules that may apply regarding conference room usage.

Mr. Broadbent responded currently the room is open to the public and it is on first come first served basis and suggested getting reservation requests in early.

Mr. Fink suggested compiling a list of different conference rooms available in case the MYF one is not open.

Mr. Rothrock reported regarding the EAA Young Eagle Pilots and provided brochures which state how to become a Young Eagle Pilot if interested.

4. ELECTION OF CHAIR AND VICE-CHAIR

SDMC Article 6, Division 22, §26.2202(c): During February of each year, the members shall designate one member as Chairperson from among the members.

Mr. Fink nominated Mr. Hasson as Chair and Mr. McGill nominated Mr. Reid as Vice-Chair. There were no other nominations. Motions to vote for Mr. Hasson as Chair and Mr. Reid as Vice-Chair, both passed unanimously.

5. NEW BUSINESS

Update on AAC Membership

Mr. Reiter reminded the AAC members of the need to have quorum present at the AAC meetings and if no quorum the meetings will need to be adjourned to prevent the Brown Act violation.

Currently four people (Hasson, Gibbs, Fink, Martindell) are serving on expired terms as they expired in 2018. This month there are four members (Lee, McGill, Aldrich, Ryan) whose terms expire.

Mr. Reiter stated that the City Charter only allows 8 consecutive years on advisory boards. Currently only Mr. Lee is eligible for reappointment and everyone else can serve until replacement is appointed by Council. Ms. Ander, Ms. Golden and Mr. Ricotta expire in 2 years and will not be able to be reappointed. Members are allowed 4 years of cool-off period before being eligible to return to serve on the committee.

Mr. Reiter will start recruiting for the seats and encouraged members to do the same. The appointments are done by the Mayor's office. To apply can go to City website under Boards and Commissions and submit. Mr. Reiter will forward the link.

A discussion took place regarding expired terms, appointments and reappointments.

Committee Review of AAC Bylaws

- The Bylaws have not been amended since 2012. Mr. Reiter made a recommendation for the committee to form a subcommittee who can review and make corrections to the Bylaws as needed.
- Chairman Hasson requested to form a subcommittee to review Bylaws as well as Municipal Code and come back with recommendations. Mr. Reid will be the Chair of the subcommittee. Other members are Mr. Lee, Mr. Martindell, Mr. Gordon, with staff support from Mr. Reiter.
- Chairman Hasson requested the reporting of subcommittee meeting be the first item on the agenda for the March AAC meeting.

Discussion took place regarding serving terms, changes to Bylaws and Municipal Code.

Mr. Rothrock suggested changing the current SDM user seat to Special Expertise.

Discussion of AAC 2019 Calendar and Start Time

Chairman Hasson listed the dates of all the AAC meeting on the 2019 Calendar. Chairman Hasson made a motion, seconded by Mr. Gibbs, to accept the AAC 2019 calendar and start time of 3:30 p.m. All in favor, unanimous.

6. OLD BUSINESS

None

7. STAFF REPORT

SDM General Update – *Andy Schwartz, SDM Airport Manager*

- South Bay Fence repaired gate 4 phone, damage due to rain.
- City Services repaired leaks on the terminal building due to rain.
- Currently working on getting a mow for the field.
- Geotech will be coming out to work on 26L which will result in closure. All users will be notified of the date.
- Pilots meeting was held last week and had good attendance. The next meeting will be on May 8th at 4:00 p.m. in the Brown Field Conference Room.

MYF Update – Mr. Broadbent, MYF Airport Manager

- The water line replacement project started on January 28th and construction will be at night once the project reaches the Coast leasehold and extends thru mid-port ramp.
- The Operations garage construction started on January 21st and will continue through middle of May.
- The backup generator is INOP and there is a secondary generator hooked up. A PO will be opened with Cummins to repair the generator.
- Airfield sweep was conducted on January 29th.
- Davey Tree removed vegetation that was penetrating the Part-77 Imaginary surfaces for 10L/28R. Several other trees that are off airport property have been removed by property management at the request of the airport. Cal Trans is scheduled to remove trees on the departure end of 28R.

MYFTower Update –Mr. Dray, MYF Tower Manager

- Trees are penetrating the Part-77 and it is obstacle clearance because can't see them in the dark.
- Currently started experimental procedures and there has not been much feedback yet.
- There are still people who are lining up for the wrong runway.

Real Estate Update – Thurman Hodges, Supervising Property Agent

- Currently working on Metropolitan Airpark Development Project to obtain FAA approval of the Airport Layout Plan and the Environmental Assessment.
- Met with City staff and contractor on the Public Works-Sewer Project at MYF to review the plans to upgrade the sewer facilities by repairing any damaged line and install plastic lining inside of the sewer. The construction estimated to commence in June 2019. The City will privatize the sewer line after the rehabilitation work has been completed.
- Currently waiting on a response to comments on the Corporate Helicopters Lease development of Parcel 3 plans from DSD.
- Four Points by Sheraton had 60-day Notice of Default Due date of 2/19/19. If tenants fail to cure, the lender has the right to step in and take the Lessee's place.
- The Drafted Notice of Intent is to exercise right of reverser. City will not require the removal of building that encroach onto the second parcel and will grant rights for the building for access, but will take back the golf course property.
- Appraisal is being ordered for the San Diego Fire Department Air Operations Project.
- Ordered an appraisal on 24 acres for Gibbs Leasehold and planning to send out Request for Information/Expression of Interest.
- Council approved the month to month tiedown fee increase.

Mr. Ricotta asked about the Ramp 5 appraisal.

Mr. Hodges responded the appraisal has been ordered.

Noise and Special Projects – Airport Program Manager Wayne Reiter

- On February 7th distributed Notices of Preparation for EIR for both Master Plans. Meetings for MYF on February 21st at 6:00 – 7:30 p.m. at MOC II and for Brown Field on February 27th at 6:00 – 7:30 p.m. at Otay Nestor Library.
- The Quarterly Noise Report was provided for October – December of 2018 and Annual Report which reflects total number of noise complaints for the year. Mr. Reiter gave an overview of the reports.
- Operations Report for January was presented; there was an increase for both airports.

Deputy Director Remarks – Rod Propst, Airports Deputy Director

- Tomorrow the management team will brief the Executive Management Team at City Hall about the Airports budget. Airport's budget has \$800,000 deficit due to paying for the California Environmental Quality Act (CEQA) clearance occurring. The FAA only funds clearance for National Environmental Policy Act (NEPA) and not CEQA. Airports is anticipating about \$500,000 bill to clear CEQA. There will also be an Asset Manager position added to the Airport considering all the leases.
- Mr. Propst gave overview of the budget and the process of NEPA an CEQA.
- Mr. Reiter stated any City action requires a CEQA clearance and any Federal action requires NEPA clearance. He gave an overview of the process for both.

Mr. McGill inquired about the status on the money coming from the hotel.

Mr. Hodges responded a Notice of Default was sent and working toward the February 19th deadline.

A discussion took place regarding the hotel usage and ownership.

8. ANNOUNCEMENTS

Mr. Gibbs announced that tomorrow the County HAZMAT has a meeting with Mr. Broadbent on the issue of what the Airport will do with the quality control samples from the tank trains.

9. ADJOURNMENT

The meeting adjourned at 4:11 p.m.

The next meeting will be held on March 12, 2019 at **3:30 p.m.** at Montgomery -Gibbs Executive Airport.

Respectfully,
Millie Moore