

CITY OF SAN DIEGO
AIRPORTS ADVISORY COMMITTEE
DRAFT MINUTES
Meeting of April 12, 2022

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

1. CALL TO ORDER and PLEDGE OF ALLEGIANCE
 Chair Reid called the meeting to order at 3:02 p.m.

2. ROLL CALL
 A quorum was present.

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

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

STAFF PRESENT:
 Jorge Rubio, Charles Broadbent, Andy Schwartz, David Reed, Enza Charles.

3. NON-AGENDA PUBLIC COMMENT
 Chair Reid read public comment from Bob Turner, a tenant at Montgomery - Gibbs Executive Airport (MYF). Mr. Tuner related that the airport is located in one of the most beautiful place on the planet and that we should appreciate it. He added that we should appreciate the stunning array of orange and yellow gazanias that grow wild between and around our runways and

requested that staff postpone mowing until the gazanias have go to seed to encourage their continued growth.

4. APPROVAL OF MINUTES

Chair Reid requested any comments, changes, or deletions to the meeting notes from the February 8th, 2022. Mr. McGill requested clarification or corrections on page four, bullet point eight, regarding the second half of the sentence that reads: "the width to cover...", the language is being was updated to "agreements to cover...".

Mr. Gordon stated his comment regarding "Development Services Department (DSD) taking a long time" was not fully included in the minutes. Mr. Rubio clarified that the meeting minutes do not necessarily quote everything that is being said word by word but capture the general dialog, however, he assured that the comment was about the Corporate Helicopters project and that it would be properly reflected in the minutes. Mr. Gordon then requested that his comments regarding DSD include a reference to Corporate Helicopters. Mr. Lee made a motion to approve the minutes as amended. Mr. Martindell seconded the motion, passed unanimously.

5. UNFINISHED BUSINESS

None

6. NEW BUSINESS

A. Sale of City-owned Airport Land at 9575 Aero Drive, San Diego, CA at or Above the Appraised Value ("Tenants in common" with the ARC of San Diego).

- Mr. Rubio gave a presentation on the Sale of City-Owned Airport Land at 9575 Aero Drive, San Diego, CA.

Chair Reid requested clarification if Mr. Rubio stated the tenants at 9575 Aero Drive stopped paying rent in 2001. If so, was that part of the settlement agreement or part of being delinquent? Mr. Rubio confirmed; he did mention they stopped paying rent and it is part of the settlement agreement. Mr. Rubio stated this item will go to the Land Use and Housing Committee next and then to City Council for approval.

7. Staff Reports

Deputy Director Report – Mr. Rubio

- Mr. Rubio mentioned that there are more complaints regarding run-ups that are going on in places where they should not be. Safety is a paramount and these issues were addressed by issuing verbal warnings in the past and staff is now taking formal action to stop them. Chair Reid stated he is eager to follow up, he believes the run-ups that are being conducted by Advanced Aircraft are a safety issue due to light aircraft being tipped when they are trying to taxi, they come into the prop wash and get spun around or wings lifted up. Mr. Reid inquired if the verbal warnings would continue or will they be handled in a different manner, since the Proprietor of Advance Aircraft is disregarding the warnings. Mr. Rubio responded we will be addressing this formally to put an end to this issue. Chair Reid suggested Advanced Aircraft may take this more seriously if they are in default on their lease, perhaps a stern letter from the City Attorney, start with fines or something that will get his attention. Chair Reid expressed his concerned these tenants are running up high performance engines on a well-traveled tarmac.
- Mr. Rubio touched base on a previous topic discussed regarding the United Airlines Hangar Terminal moving from San Diego International Airport (SAN) to MYF. After several meetings with the San Diego International and our tenant, it was decided that due to California Environmental

Quality Act (CEQA) mitigation requirements and other regulatory obligations that resulted from the T1 terminal that is being built at SAN , that the relocation of the of United Airlines Hangar Terminal will not be moving forward. The tenant, MYF Properties, LLC will be moving forward with their current development plans without the United Airlines Terminal from SAN.

- Staff is preparing the budget and we will present it at the AAC Meeting in May.
- Mr. Rubio is representing the City of San Diego on a new Federal Aviation Administration's (FAA) initiative named EAGLE (Eliminate Aviation Gasoline Led Emissions) which purpose is to eliminate aviation gasoline lead emissions by 2030. The program is based on several aspects which they refer to as pillars. The first pillar which Mr. Rubio is involved with is the development of a fuel infrastructure and access viability. The second is support research development and innovation. The third is evaluation and authorization of safe fuels. The last pillar is the establishment of necessary policies. Mr. Rubio, along with a few other Airports, the FAA, and the Environmental Protection Agency (EPA), the Montgomery- Gibbs Environmental Coalition, and other environmental groups were present at the first meeting as well. The FAA is ready to move forward with this initiative, however it will take some time to implement this initiative nationwide. The FAA is looking at several ways to ensure that unleaded fuels that are available today are distributed at airports now to make sure that the implementation happens faster.
- The previous week, Airport Management staff along with members of the pilot community participated in a webinar sponsored by the FAA FFAST Team regarding the unleaded fuels. The webinar was open to everyone, and there were approximately 40 users including members of the public. Mr. Rubio expressed gratitude to all who participated. Chair Reid requested a copy of the presentation if it was recorded. Mr. Rubio will look into it and request a copy of the presentation. Mr. Gordon shared that the presenter gave the same presentation at one of the general meetings for Plus One Flyers back in February. Mr. Rubio stated that he will request a copy of the presentation and perhaps will post it online.
Mr. Rubio added that the Santa Monica Airport started providing UL 94 approximately two weeks ago. The Airport has the advantage of owning an existing tank and were able to get an FBO to sell the fuel for them. MYF is establishing locations for a self-serve tank that will not be self-serve it will be a tank that is potentially staffed. Pilots would need to call staff from the FBO to activate it, to ensure you are getting the proper fuel. Staff is proposing \$200,000 in the FY23 Budget to make sure that at least one tank could be installed, starting with MYF. The goal is to create a network of airports in Northern and Southern California to make sure there is fuel available at each airport when you fly from one airport to the other.
- Mr. Rubio was honored to be a guest at the Experimental Aircraft Association (EAA) breakfast meeting on March 19, 2022 at Brown Field Municipal Airport (SDM). It was a full house; the members were actively involved. It was great to see the students involved and learning about aviation.
- Mr. Rubio stated that staff will be presenting to the Serra Mesa Community Council with updates on MYF. The location is at the Serra Mesa/Kearny Mesa Library on May 25, 2022 at 6:30 pm.
- Staff concluded the hangar inspections; most inspections went well. We are going to follow up with the tenants that did not comply or who only use hangars as storage and not for an aircraft.

Mr. Gordon inquired about the Santa Monica Airport selling UL 94. Mr. Gordon wanted to confirm that they are not discontinuing the sale of 100LL at this time. Mr. Rubio responded, they have not. Mr. Gordon stated he knows we need to move towards the no lead, it cannot be done overnight, unlike what some of the Northern California airports are trying to do.

Mr. Gordon inquired about how many hangars staff found that were not in compliance. Mr. Rubio does not have a number yet, but to his knowledge, MYF had fewer than SDM.

Program Manager, Airport Programs/Noise Abatement – Mr. David Reed

- Mr. Reed provided an update on MYF and SDM's asset level designation under the National Plan of Integrated Airport Systems (NPIAS) and the criteria that needs to meet to become a National Asset Airport.

Chair Reid asked how a flight is determined to be an interstate flight? Mr. Reed responded that may be more of question for the FAA on how they collect and correlate that data.

Mr. Martindell inquired about how the FAA defines an international flight? Mr. Reed responded that he could look into it further, it could be outbound flights to international destinations.

Real Estate, Lease Administration – Ms. Enza Charles

- Corporate Helicopters staff will be submitting the second amendment to the lease to the land use and housing on April 21st.
- Coast Air staff are currently processing an interim lease for aircraft parking spaces.
- Metropolitan Airpark development project at SDM, staff are finalizing the right of entry on the mitigation parcels for the project. The City has also issued a 30-day notice of termination to ABRE lease holder.
- MYF Office spaces at 8525 building staff will be leasing two additional offices to EC&P but it may be starting in the next fiscal year.
- 8525 Gibbs, the City Transportation & Engineering Department is moving in and are working on space planning.
- 8665 Gibbs, staff are still having HVAC issues and a temporary chiller is in place. This is to be replaced in June with new permanent unit and with that we are having to replace the boiler and the water pipes.
- The Retail Center, staff are waiting for Engineering and Capital Projects for the roof replacement project. Staff are also requesting quotes for the exterior refurbishment of that building.
- Currently both airports are fully occupied in hangars and tie-downs for City spaces.
- Sheraton Four Points Hotel - working with City Attorney on legal issues and to be able to collect the money owed to the City, and to recapture Parcel B.

Mr. McGill inquired the status of the Community College Hangar Lease Painting Project. Ms. Charles responded staff have submitted a proposal for a 10-year lease and are waiting to hear back.

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

- Staff is working on Gate 1, weather related issues with that gates have damaged the pad
- Airport California Monitoring Group performed a storm water inspection of the airfield.
- The tower manager asked to relate the following: Brown Field Tower is currently conducting a tower survey and they would love to hear from anybody that is interested in providing them some feedback, especially positive feedback. They have done an excellent job in the last couple months, especially with Covid and all that has been going on, including a number of the closures. It would be great if pilots could participate by contacting the Airport Manager's Office.

Mr. Lee mentioned he noticed gate number buttons were not working on the keypad. Mr. Schwarz made note of it and will have the contractor look at the issue.

Chair Reid requested the survey and will post in the flying club info for all the members. Mr. Schwartz responded that he would forward that to him.

Mr. Ricotta inquired when will the pedestrian gate closing mechanisms to be repaired. Mr. Schwartz responded that was two parts, staff repaired the handle, and that a contractor was being brought on board.

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

- MYF had over 28,000 flight operations in March.
- Gate one on Ponderosa was repaired today. Staff are gathering quotes to get that gate upgraded so it is going to be the same standard as the other gates on the airfield with cameras and the high security operator.
- Gathering quotes to slurry seal and fix asphalt in the Marigold hangar areas. Looking into some other funding options that would be used to repair other aprons.
- An airfield mow is underway.

Mr. Gordon inquired on the intersection taxiway intersection sign at Charlie and Hotel, both directions on Hotel, why is there not a sign on Delta? Mr. Broadbent responded the reason is, one of those angled taxiways is a high-speed exit and there have been issues in the past where aircraft taxied down to Delta and onto the runway by mistake and for safety reasons we've made that just a one-way taxiway. Mr. Gordon suggested a sign that tells pilots it is "Delta" be installed and get the airport diagram updated so they know they cannot enter from there. Mr. Gordon is concerned about pilots unfamiliar with the airport. Mr. Broadbent will run concern by the tower, perhaps they can use some different visual points to hold an aircraft. Mr. Gordon suggested a No-Entry sign might be more appropriate.

Ms. Golden stated she would like to look at the wildflowers before the mow. Mr. Broadbent responded the mow is in process now, they are mowing the outer areas they have not reached the infields yet. There is still time this week to go take a look. He further clarified staff are not mowing down the flowers, but maintaining the airport and that part of that is making it so if there is an excursion off the runways or taxiways there is not going to be damaged to an aircraft and to ensure the signs are visible. There could be potential wildfire if we leave a bunch of vegetation out there. The flowers grow back every year.

8. AIR TRAFFIC CONTROL TOWER REPORT

- Chair Reid stated his appreciation for all the hard work the staff in the air Traffic Control Tower do as skilled professionals.

9. COMMITTEE COMMENTS

Mr. Martindell inquired if the UL 94 fuel is interchangeable. Mr. Rubio responded that all three types of fuel are interchangeable.

Mr. Martindell inquired if the fuels are interchangeable... Will aircraft need new tanks installed to keep the separate systems? Mr. Rubio responded UL 94 can only be used by the aircraft that get the Supplemental Type Certificate (STC) if you have the STC, you can switch fuel but if you do not have an STC you cannot. A Cessna 182 cannot fill up with UL 94.

Mr. Martindell inquired if it is the other fuel that doesn't require the STC? Mr. Rubio responded to his knowledge it is required but it's not for sale yet.

Mr. Gordon expressed his displeasure with the Executive Air Park refurbishing ramp project process. The City is looking at this as an opportunity to charge a significant amount for repaving permits. This is critical, it has worsened in the last six months. One of Mr. Gordon's airplane was damaged due to this. Mr. Gordon requested Mr. Rubio look into it and help streamline CrownAir's ability to have the ramp repaved. Mr. Rubio responded MYF Properties, LLC provided an update on the timing of the development plan. Mr. Rubio will discuss this further with them and report back to the committee. He is aware and agrees the ramp is in very bad condition.

10. ADJOURNMENT

The meeting adjourned at 4:05 p.m.

Next meeting will be May 10, 2022.

Respectfully,
David Reed