

**CITY OF SAN DIEGO
AIRPORTS ADVISORY COMMITTEE
DRAFT MINUTES
Meeting of July 14, 2015**

Four Points by Sheraton, San Diego, 8110 Aero Drive, San Diego, CA 92123

MEMBERS PRESENT: J. H. Aldrich (Montgomery Field Aviation Lessee), Jim Demeaux (Clairemont Community), 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), Tom Ricotta (Brown Field Aviation Lessee), David Ryan (Special Expertise)

MEMBERS ABSENT: Jackie Ander (Serra Mesa Community), Bob Hitchcock (Brown Field Aviation User Group), Ron Nang (MYF Tower)

GUESTS PRESENT: Bob Basso, Nici Boon, Bob Cairncross, Will Dryden, Larry Faast, David Friedmann, Larry Gabele, Darin Larson, Steve Prentice, Ralph Redman, Jeanne Ricotta, Larry Rothrock, Bill Schenkel, Pete Sigrist, David J. Smith, Fred Sorbi, Bob Turner

STAFF PRESENT: Shaneisha Burton, Grace Chao, Kathy Chavez, Claudia Guardado, Paul Mehrlich, Brandi Mulvey, Rod Propst, Wayne Reiter, Pierre Saladin, Andy Schwartz, Cybele Thompson

1. CALL TO ORDER

Chairman Fink called the meeting to order at 3:05 P.M. A quorum was present.

2. APPROVAL OF MINUTES

The minutes of the June 9th regular meeting were approved unanimously with two corrections. Ms. Golden and Mr. Hasson abstained, due to their absence at that meeting.

3. NON-AGENDA PUBLIC COMMENT

Mr. Faast from San Diego Ultra Light Association thanked the AAC for their support of a continued presence of ultralights at Nichols Field. Mr. Faast believes that with the help of the letter written by Vice-Chair McGill, the City's decision will be turned around.

Mr. Dryden from Coast Flight Training, a subtenant of Crownair, stated that Coast Flight has run out of space and there is a tremendous demand for expansion. He has been seeking alternatives at Montgomery Field, but lamented at the slow pace of the City's process and lack of movement; however, Coast Flight does not wish to relocate to another airport. By not accommodating his needs, Mr. Dryden believes the City is losing revenue and jobs, and is thoroughly displeased with the situation. Ms. Golden suggested the AAC write a letter to the City.

Crownair General Manager Ray Richmond added that Crownair has been trying to extend their lease since 2010 to justify development, which would also bring more revenue to the City. Members of the Committee added their thoughts on the City's process – notorious for ineffectiveness, but that it applied across the entire City, not just Airports.

Mr. Propst assured the Committee that Council is aware of the problem and that he will make efforts to hire another property agent at midyear review in order to move lease renewals. Mr. Propst explained that Airports must comply with the City's rules for lease negotiation. He suggested that the issue be placed on the agenda for future Committee action.

Chairman Fink read a prepared statement from Mr. Michal Koenig during the staff report, who requested that AAC meetings be held at a later time giving more pilots the opportunity to attend. This item will be placed on a future agenda for discussion.

4. NEW BUSINESS

None

5. OLD BUSINESS

None

6. STAFF & DEPUTY DIRECTOR'S REPORT

MYF General Update – *Acting Montgomery Field Airport Manager Paul Mehrlich*

- Lobby pictures were installed, informational plaques will be put up to tell the history. Thanked: Mr. Gibbs, San Diego Flight Museum, Madriaga family and Miles Blaine.
- AED recently installed on the wall at the base of the stairs to the restaurant. It will be accessible 24/7.
- Miramar Airshow scheduled for October 1 – 4. Closures 4.5 hours for training on October 1st, then 1 hour 45 minutes October 2 – 4 for the Blue Angels.
- Instructed by Mr. Propst to change the pedestrian gate codes quarterly. Dr. Aldrich asked the reason for gate code change. Mr. Propst stated the gate code has been the same for numerous years and it will be changed quarterly to enhance security.
- Construction of Runway 5 – 23 has completed Phase A, moved on to Phase B. The project is on schedule, and we are 20 days into 80 days of work on this phase. A copy of each phase will be available on the bulletin board located in the terminal lobby. Runway 10R-28L will be closed until approximately December 7th, pending delays. Taxiway G is closed, but may be used for towing with prior notice. A change order request has been submitted to replace non-standard unlit signs.
- Next quarterly helicopter safety meeting next meeting is scheduled for August 27 in MYF conference room, email notification will be sent out.
- New traffic pattern altitude for 28R (single engine) once A/FD is updated in August. Mr. Reiter will provide details in his report.

Mr. Ryan requested that Mr. Mehrlich look into the removal of parking spots placed in taxilane across from Crownair maintenance at Flattop. It is a tight fit to taxi CJ's out, as the lines extend past the hangars. Mr. Mehrlich will review the request. David Friedmann suggested painting an aft limit line for the vehicles. Mr. Ryan commented favorably on the removal of the parking spot next to gate 8.

MYF Tower Update – *MYF Tower Manager Ronald Nang*

No representative from the tower present.

SDM General Update – *Brown Field Airport Manager Andy Schwartz*

- ADA bathroom upgrade pre-construction meeting scheduled for July 27, with a notice to proceed by August 23rd.
- Motor replaced on the beacon.
- AED expected soon, currently seeking a secure location for placement.

Real Estate Update – *Supervising Property Agent Brandi Mulvey*

- Meeting within 1-2 weeks with approved MHPA boundary line adjustment maps, forecast to happen within the next year.
- Decision point of whether to RFP National Air College alone now, or delay the RFP to include the adjacent, currently vacant and encumbered 17-acre lot. The MHPA boundary line adjustment will release that lot and make the NAC property potentially more viable. Additionally, there were some design elements for NAC that needed to be investigated, such as taxiway width. The 17 acres can potentially include non-aviation uses along Aero Drive. Mr. Hasson suggested the AAC provide input in this decision and that it was smart to include the 17 acres. Mr. Dryden was concerned about further delays.
- Routh Family Trust (former FSS building) early termination was approved by the ED&IR Committee and will go to Council within the next couple of weeks. The plan is to enter into an agreement with the Fire Department to relocate their helicopter facility.
- We are in the process of terminating the lease with Corona Brady & Brady (Spiders) and taking possession of the property, with the intent to clear the RPZ. Tenants will be informed and given notice and time to move to a new location. Ms. Golden asked about Miramar College. Ms. Mulvey replied they will stay for now on month-to-month, as it is outside the RPZ. Bob Turner made a comment on RPZ's.
- Leases for the parking lot on the east end on Montgomery Field and the 94th Aero Squadron are going to be extended after getting appraisals.
- Solar lease for Metropolitan Air Park cleared ED&IR Committee and will be going to Council within the next few weeks.
- We will be sending letters to the master tenants at Brown Field describing the results of the hangar inspections. Ms. Golden asked if there were many non-compliant uses discovered. Ms. Mulvey replied yes; in general there were fire safety and excessive storage issues. Safety issues will be addressed immediately.

A guest asked about the relocation of tenants from Spiders and if there are any tiedowns available. Ms. Mulvey replied there are tiedowns available, and to check with the master tenants. Mr. Hasson suggested talking to Buzz Gibbs, who was in attendance.

Bob Basso suggested looking at the leases used at Gillespie Field, as they are excellent examples, vetted by the industry. He further commented on the City's historical ineptitude and poor treatment of airport businesses. Businesses and airport users need to be treated as customers who provide revenue and jobs.

Noise and Special Projects – Airport Program Manager Wayne Reiter

- FAA has a Draft Environmental Assessment for the SoCal Metroplex, which proposes changing flight routes in the Los Angeles/San Diego Metroplex, similar to what was done in Phoenix. There was a public workshop in June and it did not appear there will be any changes to MYF and SDM. The comment period has been extended to September 8th.
- FAA meeting to discuss moving the RPZ for Runway 23 by using declared distances or allowing temporary helicopter parking within the RPZ. The FAA denied both requests. City staff has made this request previously with the same results.
- During the most recent meeting with helicopter operators, there was a concern brought up over vertical separation of helicopters and fixed-wing aircraft. Helicopters transition at 1,000 MSL and the TPA for 28R (single engine) is 1,227 MSL. Increasing the TPA to 1,527 MSL would provide a 500-foot vertical separation. The FAA analyzed the increase and approved it, and it was a matter of when to implement the change. After a discussion, Mr. Propst decided not to implement the change until the matter can be vetted further among users.

SDM Metro Airpark Update – MAP Project Manager Nici Boon

Continuing on with the process for City, State and Federal level grading, water quality technical reports, drainage, and EA. 401's, 404's, 1602's with hope to have City and State approvals by December, currently working out the schedule for Federal approvals.

Mr. Gibbs asked what new rules will come into effect in January. Ms. Boon replied the new storm water rules come into effect December 25.

Deputy Director Remarks – Deputy Director Rod Propst

The Airports audit went to City Council this morning. Among the Audit Team's findings were a lack of planning (long, middle and short-term) and internal operating documents. Mr. Propst stated the Division has already completed draft versions of a Tactical and Strategic Plan, Operations Policies and Procedures, Cash Handling Procedures and a preliminary survey of fees and charges. Minimum Standards and Property Management manuals are also planned, along with new master plans for both airports. Mr. Propst will invite the Audit Team to present at a future AAC meeting.

Mr. Basso asked if the most recent master plan can be revived and the data reused. Mr. Propst replied the most recent master plans for MYF and SDM did not clear environmental review and were not approved by Council, and the data is too old to be valid today. He has spoken with the FAA and intends to request funding for new master plans at both airports.

Chairman Fink added that past City hiring freezes have negatively impacted Airports' functions.

7. ANNOUNCEMENTS

- Chairman Fink thanked the Four Points by Sheraton for hosting the meeting.
- Next meeting is scheduled for August 11 at the Montgomery Field terminal, with a discussion about AAC meeting date and time changes.

8. ADJOURNMENT

The meeting was adjourned at 4:11 P.M.

Respectfully,
Shaneisha Burton