

**CITY OF SAN DIEGO**  
**AIRPORTS ADVISORY COMMITTEE**  
**MINUTES**  
**Meeting of March 8, 2023**

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

- 1. CALL TO ORDER and PLEDGE OF ALLEGIANCE**  
Chair Reid called the meeting to order at 3:00 p.m.

- 2. ROLL CALL**  
A quorum was present.

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

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

**STAFF PRESENT:**  
David Reed, Charles Broadbent, Thurman Hodges, Frank Santana, Debbie Shauger, Enza Charles, Andrea Berlanga, Andy Schwartz, Reece Cabanas

- 3. NON-AGENDA PUBLIC COMMENT**  
None

- 4. APPROVAL OF MINUTES**  
Vice-Chair McGill made a motion to approve minutes as written. Mr. Lee seconded the motion. Motion passed unanimously.

- 5. UNFINISHED BUSINESS**

None

## **6. NEW BUSINESS**

### **A. Review of the Airports Advisory Committee Bylaws**

Mr. Reed provided the recommendation that the Airports Advisory Committee (AAC) members review proposed AAC Bylaws and provide any suggested amendments, that will be presented for voting at the next AAC meeting on April 12, 2023. Mr. Reed noted two changes that need to be corrected, that the committee should be aware of, the department name and the correct title for the department head. The department name should be corrected to the Department of Real Estate and Airport Management and the title of the department head should be corrected to Deputy Director of Airport Management.

### **B. Election of Chairperson and the Vice Chairperson of the Airports Advisory Committee**

Vice-Chair McGill nominated Tom Reid for Chairperson of the AAC. Mr. Gordon nominated Chuck McGill for Vice-Chair. No other nominations were made. All voted in favor and nominations were passed unanimously.

## **7. INFORMATIONAL ITEMS**

### **A. Discussion Regarding the Cost of Retail Aviation Gasoline at Montgomery – Gibbs Executive Airport**

Mr. Gordon expressed his concern about the high retail cost of aviation fuel at Montgomery-Gibbs (MYF). Mr. Gordon inquired about a solution regarding the high fuel cost.

Mr. Reed provided a presentation on the actual cost of fuel at airports located within a 25-mile radius of MYF. The presentation included full-service fuel retail cost and self-service fuel retail cost. The research conducted shows that fuel at MYF is in the range of cost of other airports. These numbers were pulled on March 6, 2023. Mr. Reed advised that MYF does not set the price of aviation fuel. Crown Air's representative advised that prices are set to reflect cost of material and labor. Mr. Ricotta added that companies also need to make a profit when setting fuel prices.

### **B. Discussion Regarding the Residential Development Project (The Aero – Building) Located at 3585 Aero Court, South of Montgomery – Gibbs Executive Airport**

Mr. Reed provided an update on the residential development project located at 3585 Aero Court. It is a proposed seven story, 434 multi-family rental apartment building. There will be an eight-level parking structure with 712 stalls. Mr. Reed stated that the Federal Aviation Association (FAA) issued "Determinations of No Hazard to Air Navigation" for both buildings. The project has received building permits under ministerial review and is under construction. The Developer has requested a deviation not to build 21 required spaces per the conversion of single bedroom units with dens to two-bedroom units. Staff has consulted with the FFA to ensure proper charts were filed and received. Staff has consulted with the permit issuing agency as well as the FAA Air Traffic Control Tower at MYF for input on the project and any possible obstructions. Staff has discussed the project with pilots to better understand the impact on airport usage. Staff has reviewed Runway 5 use, including circling approach procedures as well as reviewed traffic patterns for Runway 5, 23, and 10L. The residential development project will be likely to be built. Staff will request developer to add obstruction lights to disclose to the exposure to residents the high level of aircraft noise.

### C. Staff Reports

#### Program Manager, Airport Management - David Reed on behalf of the Jorge Rubio, Deputy Director

- Mr. Reed advised that, Deputy Director, Jorge Rubio sends his apologies about not being able to attend the AAC Meeting due to other work obligations.
- Mr. Reed provided an update on the 10,000-gallon tank for unleaded fuel tank.
  - Staff is coordinating with the Department of Engineering and Capital Projects for a design/build contract in order to expedite the deliverable of design and construction of the unleaded fuel tank
- Engineering and Capital Projects will provide a presentation to the Committee next month with information on the public review period for the NEPA review of the Fire Hangars by the Control Tower. This public review is set to begin in late April after next month's meeting.
- The City has received the delivery of the airfield sweeper for MYF. The Federal Aviation Administration (FAA) provided a grant for the full cost at an approximate amount of \$244,417.00. Both SDM and MYF each have a sweeper.
- The Boards and Commissions Department is tirelessly working on ensuring that all City Boards and Committees have enough representatives to continue to perform their business. Mr. Dave Gordon, Ron Lee, and Tom Reid are being processed for re-appointment. Dr. Donald Chick's application representing Tierra Santa is also being processed for appointment.
  - Mr. Reed provided a brief background on Dr. Chick who is the President and Chief Executive Operation Officer of the New Synergist Consulting, which provides various leadership and management workshops to organizations.

Mr. Reid asked Ms. Golden if she is the Otay Representative and if she will be terming out of the Committee. Ms. Golden advised that she is terming out, but she is allowed to remain on the board until somebody has been appointed as her replacement.

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

- There were over 21,000 operations in February.
- Staff have collected bids for the asphalt repair project for the Marigold hangar area and a bid was selected. Staff is opening a purchase order in order to proceed with the project.
- A sole source memo was submitted to purchasing and contracting to procure the airfield lighting computer from Eaton-Crouse Hinds.
- A Notice of Right to Appeal to comply with CEQA, was submitted to conduct some minor trenching for the gate 1 upgrade project.
- Mr. Broadbent mentioned that he will be attending Aviation Day on March 28<sup>th</sup> in Sacramento California and will meet with the Aviation Caucus to discuss some issues that the airports in California are facing. There will be an electric aircraft on display called Alpha Electro Pipistrel.

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

- There were 7,238 operations in February and up 16 percent for the month compared to last year.
- SDM south perimeter fence breached awaiting P.O. to repair damaged panels.
- Gate #5 has been repaired and Gate #4 operation is erratic due to wire damage caused

by pest, the loop detector needs replacing.

- Runway 8L Precision Approach Path Indicator (PAPIs) are out of service. Staff are working to get them repaired by either City Electrician, or by a contractor.
- Uninterrupted Power System for airfield lighting is malfunctioning and staff is working on getting repairs made.
- Staff will be conducting interviews for Grounds Maintenance Worker II and Heavy Equipment Operator.
- Mr. Schwartz introduced the new Airport Operations Assistant for SDM, Reynaldo Acuna, who has joined the team on March 6<sup>th</sup>.

Real Estate, Lease Administration – Ms. Enza Charles, Program Manager

- Staff is working with the City Attorney's Office (CAO) on the possession of the ABRE leasehold.
- Staff is working with City facilities department on roof repairs at the SDM terminal.
- Staff is reviewing the Memorandum of Agreement (MOA) between City and Customs Borders and Protection (CBP) to provide permanent facilities for the continuing inspection operations at SDM.
- Staff is working with CAO regarding the Sheraton 4 Points Hotel and speaking with potential buyer of the hotel leasehold assignment.
- There are currently 3 tie-downs available at City Hangars West (lot 8A).
- Staff continues to work on a Request for Proposal (RFP) for services of a Property Management Company to manage the 3 office buildings and the retail center.
- Staff is working on a Memorandum of Understanding (MOU) for Development Services department (DSD) to take suites at 8525 Gibbs
- On the refurbishment of the retail, all tenants have approved their new signage designs, and required permits are being obtained for the fabrication.
- Staff is still holding interviews to fill vacancies.

Mr. Ricotta asked if The City would recoup the money that the Four Points Hotel owes prior to the sale of the hotel. Ms. Charles advised that the fees owed will be incorporated into the buyer's contract. Mr. Reid asked who the actual seller of the property, the Four Points or the City. Ms. Charles responded that the hotel is the seller. The lease will be transferred to the new buyer.

**D.** Air Traffic Control Tower Report  
None

**E.** Other Reports  
None

**8. COMMITTEE COMMENTS**

**9. ADJOURNMENT**

The meeting adjourned at 3:58pm. Next meeting will be April 12, 2023

Respectfully submitted,

Andrea Berlanga  
Administrative Aide 1