



Montgomery-Gibbs Executive Airport and Brown Field Municipal Airport

PUBLIC NOTICE

AGENDA

AIRPORTS ADVISORY COMMITTEE

Tuesday, June 14, 2022

3:00 p.m.

****ONLINE MEETING****

<https://sandiego.zoomgov.com/j/1606240406>

To call into the meeting dial 669-254-5252, or 669-216-1590, or 833-568 8864 (Toll Free)

Webinar ID: 160 624 0406

COMMITTEE MEETING ACCESS AND PUBLIC COMMENT DURING COVID-19

Until further notice, meetings of the Airports Advisory Committee will be conducted pursuant to the provisions of [California Executive Order 29-20](#), which suspends certain requirements of the Ralph M. Brown Act.

In the interest of public health and safety, Committee members will participate in meetings by teleconference. As such and in accordance with the Executive Order, no members of the public will attend the meetings, but instead view the meeting proceedings as a Webinar attendee via the Zoom Webinar at the link provided above.

In lieu of in-person attendance, members of the public may participate and provide live comment via virtual attendance or written comment using the webform, as follows:

Members of the public wishing to address the Committee under Public Comment in writing may submit a [webform](#) prior to the meeting. Instructions for word limitations and deadlines will be noted on the [webform](#). Pursuant to open meeting laws, no discussion or action, other than a referral, shall be taken by the Committee on any comment brought forth under non-agenda public comment.

To those members of the public in attendance via Zoom webinar, please click the button to raise your hand during the portion of the meeting you wish to comment on to indicate that you would like to speak, and staff will enable you to speak and send you a prompt to unmute yourself in order. When staff calls your name, please state name for the record, and you will have three minutes (or a time is allotted by the Chair) to provide comment. After which, you will be placed on mute again. If you are joining via phone, please press star 9 to raise your hand. Staff will call on you by the last 4 digits of your phone number. When staff calls on you, press star 6 to unmute yourself.

This information is available in alternative formats and can be requested by calling 858-573-1441 or e-mailing jerubio@sandiego.gov at least three (3) working days prior to the meeting to ensure availability.

- 1. CALL TO ORDER and PLEDGE TO ALLEGIANCE**
- 2. ROLL CALL**
- 3. NON-AGENDA PUBLIC COMMENT – Instructions Provided above**
- 4. APPROVAL OF MINUTES**
 - A. May 10, 2022
- 5. UNFINISHED BUSINESS – None**
- 6. NEW BUSINESS**
 - A. Approval of the Airports Advisory Committee to Hold Future Meetings in-Person or Virtually.
- 7. STAFF REPORTS**
- 8. AIR TRAFFIC CONTROL TOWER REPORT**
- 9. OTHER REPORTS**
 - Monthly Airport Operations Reports – May 2022
 - Monthly Noise Management Report – May 2022
 - Airports Projects Status Report – May2022
- 10. COMMITTEE COMMENTS**
- 11. ADJOURNMENT**

CITY OF SAN DIEGO
AIRPORTS ADVISORY COMMITTEE
DRAFT MINUTES
Meeting of May 10, 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, Andy Schwartz, David Reed, Enza Charles.

3. NON-AGENDA PUBLIC COMMENT
 No Public Comment was provided.
 Ms. Golden inquired about the time frame of the telephone poles removal when the Metropolitan Airport Project begins. Mr. Rubio responded they may be taken down; however, it will not occur immediately; the project will take 20 years to complete.

Mr. Gordon commented he has attended several Planning Zoom meetings and the public has been invited to join these meetings. He would like to invite the public to the next AAC meeting. Mr. Gordon commented that as a committee member he would like to know who else is attending or watching the meeting. Mr. Rubio responded that City protocol is being followed for these meetings and that he is willing to discuss this at a later time with Mr. Gordon.

4. APPROVAL OF MINUTES

Mr. Martindell made a motion to approve the minutes as amended. Mr. McGill seconded the motion. The motion passed unanimously.

5. UNFINISHED BUSINESS

None

6. NEW BUSINESS

A. Receive and File the Fiscal Year 2022-2023 Airport Management Enterprise Fund Proposed Budget.

- Mr. Rubio gave a presentation on the Fiscal Year 2022-2023 Airport Management Enterprise Fund Proposed Budget.
- Mr. Rubio thanked staff and special Nicole Chalfant and Rodol Riego for their dedication and work preparing the budget.
- Mr. Gordon inquired about the need to hire a property management team to handle the Retail Center and Office Buildings if there are four Real Estate Agents on board. Mr. Rubio responded that having a property management team to run this operation is going to be more efficient in order to properly respond to any issues that may arise. Mr. Rubio believes the \$200,000 is a good investment to free up the Real Estate team to be more responsive to the tenants. The property management agreement will include handling the maintenance and repairs that need to be addressed immediately. Assisting in getting appraisals, as they may have access to additional information that our group may not have.
- Mr. McGill inquired about the disposition of the underutilized airport property and asked if the Arc building sale is the only thing Mr. Rubio was referring to. Mr. Rubio confirmed.
- Mr. McGill inquired in regard to the plans for the hotel and the land the City hopes to recapture. Mr. Rubio responded there are not any definitive development plan for this area currently, once the City recaptures the property a plan will be developed accordingly as there is land adjacent to the area that also needs to be developed.
- Mr. McGill inquired about the location of the proposed unleaded aviation fuel tank. Mr. Rubio responded a request has been submitted to Engineering and Capital Projects to help determine the ultimate location. At this time the plan is to place the tank in the north east corner of the Terminal parking lot and to move the fence line to make this part of the Transient Ramp, so that pilots will have access to the assisted self-serve tank.
- Mr. McGill inquired who would be the service provider for the tank. Mr. Rubio responded that the City is planning to install it and issue a contract to one of the FBOs.
- Mr. McGill commented Chandler Airport operate their own fuel and seems to make a lot of money. He recommends both methods be looked into. Mr. Rubio reassured Mr. McGill the both options will be examined and considered.
- Ms. Golden commented out of experience from managing her own real estate assets, a lot of the issues can be handled with part time staff members. Ms. Golden recommended Mr. Rubio should look into this because it may be more financially feasible. Mr. Rubio stated they are looking at all options and what is more cost-effective.

- Chair Reid requested a copy of the last submitted Montgomery Gibbs Executive Airport (MYF) Master Plan. Mr. Rubio will provide a copy for him.
- Public Comment:
- Ms. Sandra Stahl stated the following: She is delighted to see funding for unleaded fuel in the FY2023 budget, but for a reason that is unrelated to the environmental concerns that the AAC might not be aware of. It's possible in the near future the tetraethyl lead used to boost octane lead avgas might no longer be available. A company by the name of INNOSPEC, by the company's own admission is the world's only manufacturer of tetraethyl lead which of course is used to boost octane rating and they maintain it their tetraethyl lead manufacturing in Britain imported it into the U.S. where it was sold to petroleum companies which then add it to motor vehicle gasoline minus the ethanol to make leaded aviation fuel. The U.S. supply of lead gas depends on this one company, however as of last year no company in the world now uses leaded fuel for on-road vehicles. What that means is that the price of leaded avgas will likely go through the roof to make up for decreased profits since no country now buys their tetraethyl lead products for on-road vehicles. That makes it even more important to the pilots for MYF to start offering unleaded fuel.
- Rich Martindell made a motion to receive and file the fiscal year 2022-23 report management enterprise fund proposed budget. Mr. Gordon seconded the motion. The motion passed unanimously.

7. Staff Reports

Deputy Director Report – Mr. Rubio

- Customs and Border Patrol will be vacating their hangar and the ramp space at the Brown Field Municipal Airport (SDM) on May 30, 2022 and we have a few parties interested in the property. When a full appraisal of the property has been performed, staff will report back with what the next steps for this facility are.
- Airport Management Staff will be presenting in front of the Serra Mesa Community Council on May 25, 2022, at 6:30 pm to provide an update on the developments at MYF.

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

- Mr. Rubio reported on behalf of Charles Broadbent.
- There were 27, 000 flight operations conducted at MYF in April 2022.
- Gate #1 on Ponderosa Avenue has been repaired and is fully operational.
- Repairs to correct failing asphalt were made to the mid-port ramp and the service road adjacent to Crown Air.
- The interview process for the Airport Operations Assistance Classification is ongoing at the moment.

Chair Reid stated he always wants to make sure that they know that repairing the asphalt in the Marigold area would be a wonderful thing to happen. Mr. Rubio responded staff is looking into it. Mr. Rubio reassured Chair Reid he wants to ensure it is done accordingly and it is one of the items listed for repairs in addition to all other priorities.

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

- Following up from the previous AAC meeting, the pedestrian gate located by the san Diego Jet Center has been repaired. A contract has been secured with a contractor to come out and perform PM's on gates one through five.
- The ACMG Annual Inspection results were sent out to the tenants yesterday. Mr. Schwartz will be following up on the items noted within the next two weeks.

- Powerland is conducting mows currently.
- Mr. Reid inquired about responses to the posted links regarding the tower survey.
- Mr. Schwartz will follow up with Mark in the tower at SDM.

Real Estate, Lease Administration – Ms. Enza Charles

- Staff is taking the Corporate Helicopter's second amendment to the lease to Council on May 17, 2022. It passed the land use and housing committee on April 12, 2022.
 - Staff continues to process the interim lease for aircraft parking at Coast Air Center.
 - Staff is finalizing the right of entry agreement for the Mitigation Parcel Project at Brown Field.
 - Staff continues to work with the City Attorney to recapture possession of the leasehold from ABRE they have failed to vacate as of May 8, 2022.
 - Staff is preparing an RFP to bring on board a property management company to manage the MYF office and retail complex.
 - The parking structure repair at 8525 Gibbs building has been completed. The damage was caused by a tenant trying to drive his camper van into the parking garage.
 - Gensler is working on a space planning the second floor at 8575 Gibbs building for a couple of different City departments to take additional space.
 - The new chiller for 8665 Gibbs Drive is expected to arrive in mid-June, staff is also replacing the boiler and pipes. There is an expected delivery of six to eight weeks from now.
 - Requests for quotes have been sent out for the Retail Center Exterior Refurbishment Project last week and we are in the process to award the contracts.
 - There are currently two tie-downs at the City Hangar West and three tie-downs at the terminal ramp parking available. Debbie is working on leasing those hangars.
 - City staff continues to work with the City Attorney's office on the Sheraton Four Points Lease.
- Mr. McGill asked about the status of the Community College lease on the hangar the currently occupy. Ms. Charles stated we are currently preparing a lease for their review.
- Mr. Gordon asked about the paving that Crownair agreed to do as a part of the Executive Airpark development. Mr. Rubio responded that he has spoken with Crownair regarding the matter and awaiting a plan on how they intend to make those repairs.

8. AIR TRAFFIC CONTROL TOWER REPORT

- Mr. Ryan stated that they are still trying to increase staffing in the tower and they are looking into ways to increase and maintain safe operations while staffing is low.
- The Runway Safety Action Team meeting will be occurring in July and invites will sent out about month prior to the meeting.
- 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 addressed Mr. Gordons comments about committee members being able to see who is viewing/attending the meeting. Mr. Martindell stated that if you click on the participants button you see the panelist and attending listed there. Mr. Gordon commented that he can see that, but he can't see who is viewing the meeting on Youtube.

Ms. Golden inquired if the committee could take the votes via counting the Yay and Nays by committee member raising their hand on Zoom rather than call roll every time. Mr. Rubio responded that he thinks we can do that, but at this time we believe that we can return to in person meetings. Staff would like to have hybrid meetings but do not believe we can at this time as we do

not currently have the technology to do so.

Ms. Golden inquired about the possibility of mowing the areas where the flowers grow at later date to allow them to bloom. Mr. Rubio responded that if grass or flowers grow to tall, they tend to attract unwanted wildlife. In fact yesterday we had a jet aircraft strike a coyote at SDM, fortunately no people were hurt. Cutting of vegetation is key to keeping wildlife away from aircraft activity and keeping everyone safe. We want to do what is right for the environment and keep all of our users safe.

Mr. McGill asked if there was a City prohibition on us having in person meetings. Mr. Rubio responded that it is up the committee at this time. Mr. McGill responded that he would like to go back to in person meetings and suggested that we make that a motion to do so. Chair Reid concurred. Mr. Rubio responded that we should agendaize this for next month's meeting so that all members could vote on the item. Chair Reid and Mr. McGill concurred.

10. ADJOURNMENT

The meeting adjourned at 4:05 p.m.

Next meeting will be June 12, 2022.

Respectfully,
David Reed

Monthly Airport Operations Report

May 2022

MONTGOMERY-GIBBS EXECUTIVE AIRPORT

Flight Operations (Month)	May-22	May-21	% Diff
	26,610	25,765	3.3%

Based A/C	444
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Flight Operations (CY)	2022 YTD	2021 YTD	% Diff
	131,272	127,050	3.3%

Flight Operations (FY)	FY22 YTD	FY21 YTD	% Diff
	273,346	285,471	-4.2%

Total Operations 10-Year History	
2021	292,805
2020	276,208
2019	253,090
2018	226,588
2017	207,103
2016	200,676
2015	216,295
2014	215,114
2013	186,192
2012	182,455

Operations Office Revenue	FY22 YTD	FY21 YTD	% Diff
Landing Fees	\$20,298.00	\$11,033.00	84.0%
Transient A/C Parking	\$20,287.00	\$17,595.50	15.3%
Monthly A/C Parking	\$421,102.89	\$359,473.59	17.1%
Vehicle Parking	\$2,128.00	\$2,317.00	-8.2%
Conference Room*	\$73.00	\$0.00	0.0%
Other	\$7,744.72	\$5,385.00	43.8%
Total	\$471,633.61	\$395,804.09	19.2%

*Conference room unavailable due to COVID-19

BROWN FIELD MUNICIPAL AIRPORT

Flight Operations (Month)	May-22	May-21	% Diff
	8,051	9,608	-16.2%

Based A/C	157
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Flight Operations (CY)	2022 YTD	2021 YTD	% Diff
	40,140	46,871	-14.4%

Flight Operations (FY)	FY22 YTD	FY21 YTD	% Diff
	90,077	105,064	-14.3%

Total Operations 10-Year History	
2021	106,001
2020	100,462
2019	86,358
2018	78,916
2017	77,355
2016	86,027
2015	93,529
2014	90,266
2013	89,707
2012	92,043

Operations Office Revenue	FY22 YTD	FY21 YTD	% Diff
Landing Fees	\$80,956.00	\$44,577.00	81.6%
Transient A/C Parking	\$3,705.00	\$3,076.00	20.4%
Vehicle Parking	\$15,435.00	\$8,635.00	78.7%
Other	\$1,084.00	\$1,353.00	-19.9%
Total	\$101,180.00	\$57,641.00	75.5%



Monthly Noise Management Report- May 2022

Montgomery Gibbs Executive Airport

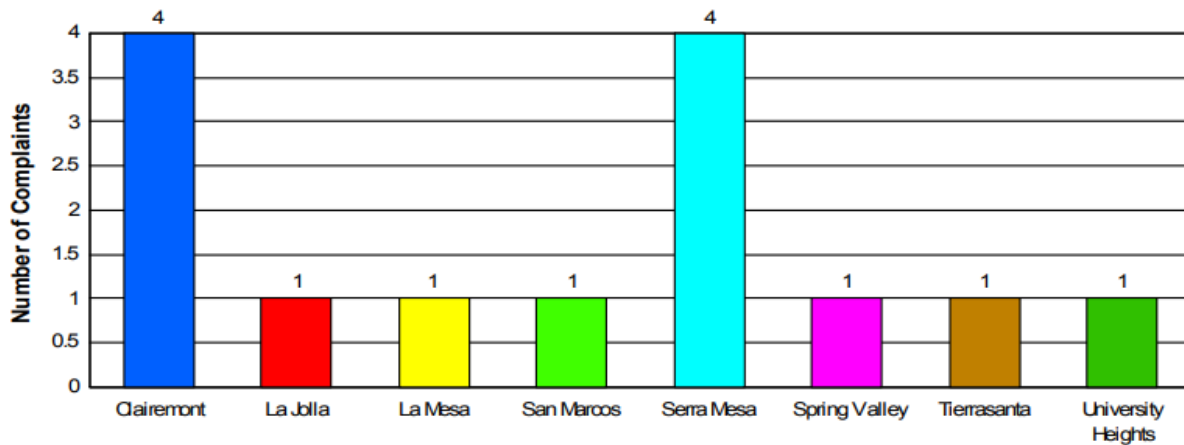
Noise Abatement Violations*

Day: 0

Night: 0

Total of Fine Amount for the Month: \$0

Community Complaint Totals



Total Number of Complaints: 14

Community Complaint Details

Community	Number of Complainants	Number of Complaints	YTD Total Complaints
Clairemont	4	4	16
La Jolla	1	1	5
La Mesa	1	1	2
San Marcos	1	1	1
Serra Mesa	2	4	8
Spring Valley	1	1	1
Tierrasanta	1	1	2
University Heights	1	1	1
Totals:	12	14	36

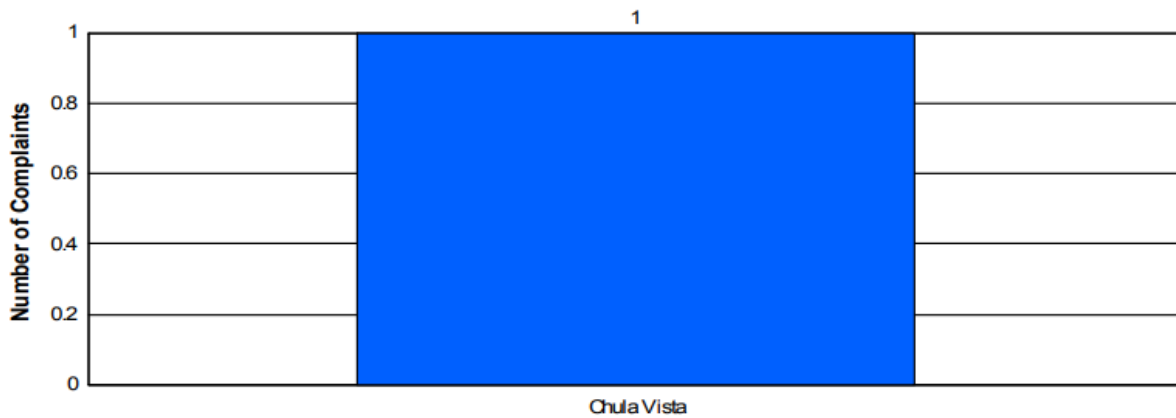
*Noise Abatement Violations only apply to Montgomery Gibbs Executive Airport as the City ordinance/policy was passed and put into place prior to the Airport Noise and Capacity Act of 1990



Monthly Noise Management Report- May 2022

Brown Field Municipal Airport

Community Complaint Totals



Total Number of Complaints: 1

Community Complaint Details

Community	Number of Complainants	Number of Complaints	YTD Total Complaints
Chula Vista	1	1	1
Totals:	1	1	1

*Noise Abatement Violations only apply to Montgomery Gibbs Executive Airport as the City ordinance/policy was passed and put into place prior to the Airport Noise and Capacity Act of 1990



Department of Real Estate and Airport Management

Projects Update

May 2022

Montgomery Gibbs Executive Airport

Projects in Process:

- Regenerative Airport Sweeper
 - Bid Awarded
- Master Plan- Airport Layout Plan Update
 - Informal Changes

Upcoming Projects:

- Spiders Lot Pavement Rehabilitation
- MYF Terminal Parking Lot East Rehabilitation
- MYF Unleaded Aviation Fuel Tank Installation

Brown Field Municipal Airport

Projects in Process:

- Runway 8R/26L, Taxiway Bravo Rehab, Taxiway Charlie (G1) Rehab Realign, Pavement Removal Project
 - Contracting process
- Metropolitan Airpark Environmental Assessment
 - 59 leases and 2 access agreements signed, working on FAA additional approvals
- Customs and Border Patrol Temporary Facility
 - TBD