

**CITY OF SAN DIEGO**  
**AIRPORTS ADVISORY COMMITTEE**  
**ADOPTED MINUTES**  
**Meeting of January 9, 2018**

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

**MEMBERS PRESENT:** J. H. Aldrich (Montgomery Field Aviation Lessee), Jackie Ander (Serra Mesa Community), Tom Dray (MYF Tower), Chairman Scott Hasson (Tierrasanta Community), Rich Martindell (Special Expertise), Vice-Chair Chuck McGill (Montgomery Field Aviation User Group), Tom Reid (Clairemont Community), Tom Ricotta (Brown Field Aviation Lessee), David Ryan (Special Expertise)

**MEMBERS ABSENT:** Buzz Fink (Special Expertise) *excused*, Buzz Gibbs (Kearny Mesa Community) *excused*, Lisa Golden (Otay Mesa Community) *excused*, Vacant (Brown Field Aviation User Group)

**STAFF PRESENT:** Charles Broadbent, Kathy Chavez, Thurman Hodges, Michele King, Rod Propst, Wayne Reiter, Rodel Riego, Andy Schwartz

**1. CALL TO ORDER/PLEDGE OF ALLEGIANCE**

Chairman Hasson called the meeting to order at 3:01 P.M. A quorum was present.

**2. APPROVAL OF MINUTES**

Chairman Hasson requested any comments, changes or deletions to the meeting notes from November 14, 2017. Mr. Ryan made motion to approve, seconded by Vice-Chair McGill, abstention by Mr. Aldrich, Chairman Hasson moved to approve as written, all in favor, approved as written.

**3. ELECTION OF CHAIR AND VICE-CHAIR**

Bylaws 203: At its first meeting each calendar year, the Committee shall elect a Chairperson and Vice-Chairperson by majority vote. Vice-Chair McGill nominated Mr. Hasson as the next Chairperson, Ms. Anders seconded, all in favor, motion passed. Mr. Ryan nominated Mr. McGill as the Vice Chairperson, Mr. Martindell seconded, all in favor, motion passed.

**4. NON-AGENDA PUBLIC COMMENT**

Mr. Rothrock requested if there were any candidates for the vacant Brown Field Aviation User Group. Mr. Reiter responded he didn't have anything from the Mayor's office.

Discussion took place regarding number of candidates. Chairman Hasson stated if there are no candidate by next month, the AAC will send a letter to the Mayor's office requesting to expedite and ask if any candidates have applied. Chairman Hasson requested this item be put on the Agenda for next month's meeting.

Ms. Anders requested a letter be sent out right away to the Mayor's office.

Chairperson Hasson stated a letter will be sent out to the Mayor next week.

Mr. Reid distributed voluntary noise reduction procedures to the Plus One membership.

## 5. NEW BUSINESS

- Discussion took place of Flattop/Marigold tie-down spaces without hangars.

Mr. Hodges gave a presentation on the Long Term Lease Agreement.  
Vice Chair McGill inquired regarding getting a permit if needed.  
Mr. Propst suggested to go to Development Services and find out if permit is required.  
A discussion took place about the permit.  
Vice Chair McGill inquired regarding a tie-down over the sewer line that used to have a hangar on it and hangar was moved because it was on top of the sewer line; asked if the tenant would have the same option.  
Mr. Propst responded if there was a sewer line, they wouldn't let that happen.  
Mr. Ryan inquired regarding 9 tie-downs set up.  
Mr. Hodges responded the 9 tie-downs that don't have hangars will have same structure.  
Vice Chair McGill made a motion with recommendation to City Council to approve this action.  
Mr. Reid seconded, all in favor, motion passed.

## 6. OLD BUSINESS

None

## 7. STAFF REPORT

### SDM General Update – Andy Schwartz, Brown Field Airport Manager

- As of yesterday Phase 3 of re pavement project at SDM started and expected completion date is 6/14/18.
- Wildlife Hazard Assessment has been completed by ECORP and recommendations and plan forthcoming.
- The next Pilots meeting has been tentatively scheduled for March 7<sup>th</sup> 2018 from 4:00 p.m. – 5:00 p.m. at SDM Conference Room. Please RSVP with SDM Ops at (619) 424-0455.
- Statewide Stripes will be out to perform striping on the ramp on 1/16/18, delineation/ramp identification.

### MYF General Update – Charlie Broadbent, Montgomery-Gibbs Executive Airport Manager (Acting)

- Six new Lumacurve taxiway guidance signs have been installed.
- The Airport Manager position has been posted on the City of San Diego's Web Site, and will remain open until January 16<sup>th</sup>. Applicants can apply on line.
- Utility Worker II, Duane Van Tassel has accepted a position with the County of San Diego Airports. His last day is January 18<sup>th</sup>.
- The Pilot User meeting was held on December 14<sup>th</sup>, 2017.
- There was no storm related damage at Montgomery-Gibbs Executive Airport. Sandbags are available at the east end of the parking lot for anyone who may need them.

Mr. Reid inquired about the Airport Manager vacancy and who the contact person is.

Mr. Propst responded candidates may contact him with questions.

Mr. Propst stated Airports has placed a request with Civil Service for higher pay as the Airports turnover is very high.

MYF Tower Update – Tom Dray, MYF Tower Manager

- In the last two months there have been two taxiway excursions and no damage reported.
- Two bird strikes, one with fixed wing and one with rotor wing.
- Two drone reports: one pattern and Lake Murray.
- There was a call from an instructor that a student lost communication with SoCal in Ramona. Mr. Dray wasn't sure if the student used his cell phone to call.
- The FAA has focused more on line up and wait procedures and his staff is taking a training course. They are updating the Aircraft Control Handbook and may be updating the AIM at the same time. Suggestion was made not to be sitting in a runway for more than 90 seconds.
- Three Controllers and two Supervisors are on board so may hear some unfamiliar voices.

Vice-Chair McGill commented on the new VFR reporting point at Mt. Helix.

Real Estate Update – Thurman Hodges, Supervising Property Agent

- The Metropolitan Airpark has confirmed that MAP has obtained 3 year extension of Grading Permit. The permit now will expire on 2/8/2021.
- MAP is completing a WHA in January and will be followed up with the Biological Assessment to be submitted to the FAA as part of NEPA.
- MAP and the City have selected Terry Larson as the appraiser.
- Finalizing an Access Agreement between GSA and MAP, Customer Border Patrol and the City.
- The RFP for the development of 9.4 acres at Montgomery-Gibbs Executive Airport has received; four proposals and the Selection Committee is recommending the lease be awarded to Coast Air Center, LLC which includes: \$5.8 million in leasehold improvements, 12,000 sq. ft. community hangar, 5,000 sq. ft. flight training, 3,000 sq. ft. FBO and Community Wash Rack.
- Coast Air Center will present to City Council for approval tentatively scheduled April, 2018.
- Corporate Helicopters-Lease development of Parcel 3 negotiations were completed on the Lease Agreement. December 7<sup>th</sup> lease was approved by SG&LU Committee and processing for City Council approval.
- City Attorney Office requested changes to the environmental statements before submitting for Docketing on January 29<sup>th</sup>.
- Information was received that Four Points by Sheraton is reported in receivership and have not received satisfactory financial information from the existing hotel operator to report a recommendation to City Council. Currently waiting on feedback from the legal department.
- San Diego Fire Department has received funding for their construction project.
- Negotiating a long term agreement including a tenant occupancy appraisal of the value and terms of use.
- Real Estate Department is conducting an audit of all the existing leases.
- Questionnaires will be sent out to get the most current information on all leases.
- The City has adopted a new ordinance referred to as an equal pay ordinance that will be included in all lease agreement.

Mr. Reid inquired about golf course being used for Airport purposes.

Mr. Hodges responded currently waiting on information required in order to proceed.

Mr. Dave Gordon inquired regarding the equal pay ordinance.

Mr. Hodges responded the ordinance is on the website.

Vice Chair McGill inquired regarding document he looked at on the Fire Department hangar which appears to be too close to the end of runway and is too tall. It might infringe on Taxiway Charlie and asked as to whether an environmental impact study has been done.

Mr. Propst responded questions can be addressed to him and he will forward to Public Works. They are using a tobacco tax funding and the building must be built and occupied 36 months from next month. An aeronautical engineering firm has been hired to ensure compliance with all FAA requirements. Taxiway Charlie issues have been looked at on the Master Plan and considering abandoning Charlie north of 28R and extending the parallel on 5/23 down to the approach end of 23. There will be more to follow.

Discussion took place regarding Fire Department hangar construction and Mr. Reiter gave an overview of the process.

Vice-Chair McGill requested an item be put on next AAC meeting agenda regarding AAC having a discussion on making a recommendation to have no changes made to higher minimums or other operational procedures.

Mr. Gordon inquired regarding the Marigold waiting list.

Mr. Hodges responded tie-down can be kept on month to month basis.

Mr. Larry Rothrock inquired about MAP breaking ground.

Mr. Hodges responded staff has met with MAP on a monthly basis and trying to get them to provide more information on the project. Currently at the point where an appraisal of the land value will be done and he is unable to give a definite time line on the project.

Chairman Hasson listed all Real Estate projects that are happening at the same time.

Mr. Propst stated the Planning Department went to committee with the Vernal Pool HCP and Mr. Reiter added it is scheduled to go to full Council at this end of the month.

Mr. Propst stated once approved by Council the 17 acres will be released and as part of Master Plan will include in the ALP. Spiders will be released and if Mr. Hodges succeeds in negotiating with the hotel will reduce to 10 acres, which will make Spiders a more viable location.

#### Noise and Special Projects – Wayne Reiter, Airport Program Manager

Mr. Reiter gave an overview of Ops reports.

The Noise Report was presented and is available to view.

Mr. Reiter stated there were a lot of early departures and even though quiet they were called out. He reported some issues with flights north of Tierrasanta regarding perception of flight reroutes.

- On January 16<sup>th</sup> at 3:00 p.m. Master Plan PAC meetings is at the Public Utilities building on Topaz Way and for SDM it is Thursday January 18<sup>th</sup> at 3:00 p.m. at the Otay Nestor Library. The topic is Alternatives. It is open to the public. The final public meeting will be in February.

- The Clairemont Times has a picture of a new helicopter approved for funding and article on what went to Council including the funding for the hangar. The project is in two phases.
- A representative from the Fire Department will be requested to attend next AAC meeting.
- FBO pricing has been a hot topic and as a result FAA published a questionnaire. Airports can do a check of all FBO charges to see if fair and reasonable and discussion took place regarding this subject.

Deputy Director – Rod Propst, Deputy Director

- The Airport Manager’s position closes next Monday. Certified List anticipated on March 1<sup>st</sup>, interviews can be in middle of March and have someone on board by April.
- The Utility Worker position will be backfilled soon.
- Fire Department’s H-60 Fire Hawk Helicopter will be at MYF.
- For those interested the County Airport Director position is open.

**8. ANNOUNCEMENTS**

Next AAC meeting is on February 13<sup>th</sup> at 3:00 p.m.

**9. ADJOURNMENT**

The meeting adjourned at 4:13 p.m.

Respectfully,  
Millie Moore