

CITY OF SAN DIEGO
AIRPORTS ADVISORY COMMITTEE
MINUTES
Meeting of November 8, 2022

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

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.

MEMBERS PRESENT:	MEMBERS ABSENT:
J.H. Aldrich Montgomery Field Aviation Lessee Community	Joel Ryan* (Excused) FAA Air Traffic Control Tower
Buzz Gibbs (Virtual) Kearny Mesa Community	
Lisa Golden (Late-Virtual) Otay Mesa Community Gary List Brown Field Aviation User Group	
David Gordon Special Expertise	
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	
Richard Ram Serra Mesa Community	
Chair Tom Reid Clairemont Community	
Tom Ricotta Brown Field Aviation Lessee	

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

STAFF PRESENT:

Jorge Rubio, David Reed, Charles Broadbent, Thurman Hodges, Frank Santana, Debbie Shauger, and Andy Schwartz.

3. NON-AGENDA PUBLIC COMMENT

None

4. APPROVAL OF MINUTES

Chair Reid provided a correction to the spelling of his last name in the minutes taken for the October 11, 2022 Airports Advisory Committee (AAC) meeting. Vice-Chair McGill made a motion to approve the minutes with the stated correction. Mr. Gordon seconded the motion. Mr. Gibbs, Mr. Martindell, and Ms. Golden abstained due to their absence at the October AAC meeting. The motion passed.

5. UNFINISHED BUSINESS

None

6. NEW BUSINESS

None

7. INFORMATIONAL ITEMS

A. Status of Aircraft Wash Rack at Montgomery-Gibbs Executive Airport

Mr. Rubio provided a presentation on the possible development of Aircraft Wash Rack by one of the Airport's Fixed Base Operators (FBO). The presentation covered demand, potential sites, regulatory requirements, Federal Aviation Administration (FAA) approvals and timeline. Mr. Rubio stated that a proposed aircraft wash rack is listed in the development plan for MFY properties and that it should be approximately by 2026.

B. Staff Reports

Deputy Director, Airport Management - Jorge Rubio

- Mr. Rubio thanked everyone for the moment of silence at the commencement of the meeting for the aircraft user that did not survive in the accident that took place on Saturday, November 5, 2022. He also provided a short update on the investigation of the accident.
- Staff has been busy preparing for many airfield projects including the ramp by Spiders, the terminal parking lot, and the tank for unleaded aviation fuel.
- Staff will be traveling to Los Angeles for the annual meeting with the FAA to discuss infrastructure funding opportunities. After the meeting there should be a better understanding of short-term and long-term projects for the airports.
- The unleaded fuel tank project is in preliminary design.
- The Environmental Protection Agency hosted a virtual Public Hearing regarding their proposed endangerment finding. The proposed finding includes emissions of lead from aircraft that operate on leaded fuel.
- The long-term hangar leasing agreement will be reviewed. There may be a potential for another term option.
- The FAA tower parking lot is being rehabilitated with Bipartisan Infrastructure Law (BIL) funding.
- Reminder, there is no meeting in December.

Real Estate, Lease Administration - Mr. Thurman Hodges, Supervising Property Agent

- The exterior painting of the retail center at 8690 Aero Drive has been completed.
- Staff has completed the Assignment of the Metropolitan Airpark leases to San Diego Airpark, the new entity.
- Staff also issued the Right of Entry Agreement for the environmental mitigation parcel to the north of the Brown Field Municipal Airport (SDM) to San Diego Airpark.
- Staff has completed a Memorandum of Understanding (MOU) with the City's Transportation Department at the 8575 building. They are currently leasing 6,025 Sq. Ft. with a monthly rent of \$9,902.00 per month.
- An MOU with the San Diego Police department has also been completed for two warehouses at SDM for storage.
- Staff is working with the City Attorney's Office (CAO) to obtain possession of the Aero - ABRE leasehold at SDM.
- Efforts with the CAO regarding the Sheraton 4 Points settlement are still ongoing.
- Corporate Helicopters has submitted preliminary plans to the Development Services Department (DSD) and Airport Management. Staff is working with them on those preliminary plans and scheduling a meeting with the (FAA on obtaining a National Environmental Policy Act clearance.
- Contract has been awarded for the roof project at 8690 Aero Dr. The work should commence after the Thanksgiving Holiday.
- A contract has also been awarded to replace signs for the retail center tenants.
- Staff is preparing a request for quote for services of a property management company for the Retail Center and Office buildings.
- Staff is drafting a new lease for San Diego Community College District (SDCCD), waiting for appraisal to finalize lease. The improvements to include roof coating, exterior painting, and concrete pad in front of the hangar.
- Staff is reviewing memorandum of agreement between the City and Customs and Border Protection (CBP) to provide permanent facilities for the continuing inspection operations at SDM.
- Staff as ordered an appraisal for new leases for the following:
 - The Former CBP Hangar at SDM.
 - San Diego Community College District Lease.
 - 8525 Gibbs Drive and 8690 Aero Drive.
- Staff is working on an MOU for additional city departments to take space in the three office buildings, including DSD, Engineering and Capital Projects (ECP), and Transportation.
- Staff is working on lease renewals for the retail center at 8690 Aero Dr.
- Staff is also working on an agreement to continue the occupancy in two office buildings 8525 and 8665 Gibbs Dr.
- There are currently Four Tie-downs and 1 Hangar available at City's Lot 8A.
- Staff will be scheduling interviews for the vacant Property Agent vacancy.

Chair Reid asked if the Property Management company would be managing any of the hangars. Mr. Hodges responded that they will not be, that will still be handled by City staff.

Mr. Gordon inquired about the San Diego Police Department lease of the warehouse space SDM and whether that was for aviation use or not. Mr. Rubio responded that these lease agreements are on non-aeronautical parcels of as approved by the FAA and these are short term agreements.

Chair Reid inquired who should be contacted if someone would like lease one of the available hangars or tie downs spots that are vacant.

Ms. Shauger responded that she has waiting list that she must go through first before taking new inquires and suggested that individuals interested get on the waiting list.

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

- There were over 26,000 operations in October.
- Jerry Magner was hired to fill the vacant Utility Worker II position at MYF. Jerry has experience working for the BLM, US Forestry Service, and Cal Fire.
- Staff is working on filling the vacant Airport Operations Assistant position at MYF.
- Staff is working with SDFD Station 28 and Station 39 to review Airfield familiarization and review emergency procedures.
- Staff is working on installing Kiosks for Transient Aircraft and Vehicle Parking payments at both MYF and SDM.
- Temporary Asphalt Repairs were conducted on Taxiway Hotel, staff is working on getting other repairs made.
- Staff has received a quote from Statewide Stripes to add numbered location markings on the ramp areas near the non-movement boundary, add vehicle service road markings near the transient ramp, and refresh Non-Movement area boundary markings.
- Staff is looking into adding additional markings to identify Taxiway Echo, however, the Advisory Circular does not allow for a surface painted taxiway location marking. Staff is looking into other options.

Mr. Gordon inquired about failure of access gates at MYF and if there is a long-term solution for this issue. Mr. Broadbent responded that staff could look into possible solutions.

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

- SDM had 7,767 Operations in October, down 10% for the month compared to last year.
- Gate #4 is currently non-operational. , gate # 5 as an alternate access for the tenants on the east side of the airport.
- Staff is looking to post vacant Airport Operations Assistant positions by November 11, 2022.
- Some drought resistant landscaping was installed around the Brown Field monument sign at the Southwest corner of the airport.
- Hawthorne came out last month to perform the annual inspection of our airfield lighting generator.

Mr. Lee inquired the difference in the Landing fees collected at MYF vs. SDM, as MYF has more operations, but SDM has collected more landing fees? Mr. Rubio responded that this has to do with the weight of the aircraft. Small aircraft do not pay landing fees as they do not put much stress on the pavement. Large aircraft pay a landing fee along with commercial operators and these users operate at SDM more often due to the runway length.

C. Air Traffic Control Tower Report

None

D. Other Reports

None

8. COMMITTEE COMMENTS

None

9. ADJOURNMENT

The meeting adjourned at 3:46pm
Next meeting will be January 10, 2023

Respectfully submitted,

Andrea Berlanga
Administrative Aide I