

**CITY OF SAN DIEGO**  
**AIRPORTS ADVISORY COMMITTEE**  
**DRAFT MINUTES**  
**Meeting of May 11, 2021**

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

**1. CALL TO ORDER and PLEDGE OF ALLEGIANCE**  
 Chairman Reid called the meeting to order at 3:01 PM.

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

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

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

Chairman Reid expressed his appreciation for Ms. Anders' service to the AAC and announced that she will no longer be serving the committee because she has retired. As a result, her position as a Serra Mesa Community representative is vacant.

**STAFF PRESENT:**  
 Jorge Rubio, Charlie Broadbent, Enza Charles, Thurman Hodges, Teresa Morse, David Reed, Andy Schwartz, Debbie Shauger.

**3. NON-AGENDA PUBLIC COMMENT**  
 None

#### **4. APPROVAL OF MINUTES**

Chairman Reid requested any comments, changes, or deletions to the meeting notes from the April 13, 2021. Mr. Lee made a motion to approve the minutes, Vice-Chairman McGill seconded the motion. The motion passed with one abstention from Ms. Golden.

#### **5. UNFINISHED BUSINESS**

None

#### **6. NEW BUSINESS**

A. Receive and File FY 2021-22 Airports Budget Presentation.

Mr. Rubio gave a presentation of the FY 2021-22 Airports Budget and expressed his appreciation to the airport staff for all the hard work that went into preparing the budget.

Chairman Reid asked for a motion to receive and file the FY21-22 budget presentation. Vice-Chairman McGill made a motion to approve and Mr. Lee seconded the motion passed with one abstention from Mr. Gordon.

#### **7. STAFF REPORTS**

##### Deputy Director Reports – Mr. Rubio

- The MYF Properties lease was approved by Council. Staff and the airport staff express their appreciation to Mr. Gibbs for the years as a tenant. Airports is looking forward to working with the new tenant.
- A conference call was held with FAA Special Focus Runway Safety Action Team. Mr. Rubio expressed his appreciation for the time the members and users put into the call.
- Currently there are openings on the AAC and will be working with the Office of Boards and Commissions to get the positions filled. There is another position that may become vacant and Airports will confirm when that takes place.
- Mr. Rubio expressed his appreciation to the airport staff who have been working hard to keep the airport running and stay in safe condition as operations continue to increase. The airport tower has been response during this busy season as well.

##### Montgomery Gibbs Executive Airport (MYE) – Mr. Broadbent, MYE Airport Manager

- There were over 27,000 aircraft operations reported for April 2021.
- The Special Focus Runway Safety Action Team (RSAT) meeting was held on May 11, 2021 Mitigation for the hot spot on Runway 05/23 and Runway Incursion Mitigation (RIM) locations were discussed.
- A draft Letter of Agreement (LOA) regarding adding hold position markings for RWY 05/23 to mitigate for potential runway incursions on 28L has been drafted. The Federal Aviation Administration Airports District Office (ADO) and runway safety team will not require a modification of standards (MOS) for new markings. A Notice of Construction or Alterations 7460-1 however, will be filed for the new markings.
- The Localizer Antenna re-construction is approximately 90% complete. Grounding plates will be installed on May 14, 2021. There will be a brief RWY closure from 6:00 a.m. – 9:00 a.m. to facilitate this safety. The navigational aid flight check is scheduled for May 18, 2021. Mr. Broadbent will send out emails to the local community and local pilots

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

- The aircraft operations count for April 2021 was 9,688. It was up by 119% from same month last year. The operations at SDM are up about 40% from last month.
- A vehicle ran into Gate #2 and caused severe damage to the gate. A work request has been issued to fix the gate.
- The Airport California Monitoring Group, (ACMG) is the Storm Water group that led the inspection in April. The certified storm water sample was submitted.
- A mow is currently taking place in the airfield and should be completed within a week.

Airports Real Estate - Ms. Charles, Airports Asset Manager

- The Gibbs leasehold project passed the Housing and Land Use Committee. Housing & Community Development (HCD) has determined that the Surplus Land Act does not apply to the Gibbs Leasehold property. The project was approved by the City Council on April 27, 2021. As part of the transaction, Executive Airpark was assigned the Gibbs leases and is now managing the leasehold. The new lease is being routed for final signatures with the City.
- Corporate Helicopters has completed its environmental study for Parcel 3 and will be resubmitting the project to the City's Development Services Department in a few weeks.
- The Montgomery Field Office/Retail Complex office space at 8525 Gibbs Phase I of the upgrades and repairs for Engineering & Capital Projects (E&CP) move in is almost completed with rent to commence on June 1<sup>st</sup>.
- Coast Flight Training has vacated Suite 105 (6,621 sq ft) to move over to their new space at the airport. Engineering & Capital Projects (E&CP) is considering leasing Suite 105.
- The FAA Lease is finalized and currently waiting on their response.
- Preparations are made for the bid on roof replacement and exterior refurbishment for the retail center this summer of 2021. Currently developing a policy for signs and Request For Proposal (RFP) for brokers to assist in leasing vacant spaces at the retail center.
- Finding of No Significant Impact (FONSI) is expected in May 2021 for the Metropolitan Airpark Development Project (MAP) and then the project can move forward.
- One hangar and one tie-down are available at Lot 8A and Ms. Shauger is working from a Lot 8A list to find the next person in line to lease them out.
- Closing out first phase of Lot 8A electrical project and will start on the second phase in FY 22.
- 8575 Aero Drive ARC of San Diego, a California Non-Profit Public Benefit Corporation, currently waiting for comments from Housing and Community Development (HCD) and release from FAA regarding the sale of this property.

Chairman Reid inquired about the location of Lot 8A. Ms. Charles stated currently working on a map to show the areas and what they were known as.

Chairman Reid inquired about the availability of any office spaces of the buildings along Aero Drive that are used by City departments. Mr. Rubio responded due to COVID the City is looking for a strategy on how City departments will be using City office space. EC&P was originally looking to occupy all the facilities, however the City is conducting a survey to find out who will be working from home. Currently the City is still interested in leasing the office space but not certain if they will be using all the office space.

Vice Chair McGill inquired about the Four Points Sheraton Property. Mr. Rubio responded the Four Points Sheraton is in ongoing litigation and was in bankruptcy court. The hotel did not pay the bankruptcy court fees and it is not in bankruptcy court at this time but is still in active litigation with the City.

Mr. Gordon inquired about the City being reimbursed for the clean up cost from jet accident that occurred in February. Mr. Rubio responded the City is looking into it. The City sees the owner of the aircraft as being responsible, but the owner has insurance and they are in the process of determining who is financially responsible for the incident. If the owner's insurance is not responsible to pay, the City insurance may cover the cost. An adjuster will be coming to look at the site. If the City pays for the damages, then there may be litigation with the operator of the aircraft.

Chairman Reid inquired about the bad condition of the asphalt between the hangars at Marigold. Mr. Broadbent responded they are in the process of refurbishing the asphalt in that area and will work with the airport team to resolve the problem.

#### **8. AIR TRAFFIC CONTROL TOWER REPORT**

- Mr. Ryan mentioned that the tower has been very busy and keeping up with all the daily traffic. Chairman Reid inquired about a way to improve communication between pilots and the tower. Mr. Ryan responded that pilots need to be mindful of the area that you are flying in and follow instructions. Mr. Ryan added that when pilots can expedite the checklists with their students, that would be helpful.

#### **9. COMMITTEE COMMENTS**

Ms. Golden inquired about Customs and Border Patrol at SDM regarding the payment of the facility. Mr. Rubio responded the City is still in communications with Customs and Border Patrol and will need to be approved by City Council before proceeding with the project. He will keep AAC informed.

Mr. Gordon inquired about a line item on the budget for about \$260,000 increase in salaries. Mr. Rubio stated there are vacancies in Operations and those positions will need to be filled .. Mr. Gordon inquired about the State being opened by June 15 if it will be possible to have non-Zoom AAC meeting. Mr. Rubio responded there have been no discussions on the topic at this time, but if allowed at that time in person AAC meetings may resume.

#### **10. ADJOURNMENT**

The meeting adjourned at 3:49

Next meeting will be held June 8, 2021

Respectfully,  
Millie Moore