

CITY OF SAN DIEGO
AIRPORTS ADVISORY COMMITTEE
Meeting of January 12, 2016
Montgomery Field, 3750 John J. Montgomery Drive, San Diego, CA 92123

MEMBERS PRESENT: J. H. Aldrich (Montgomery Field Aviation Lessee), Jackie Ander (Serra Mesa Community), Jim Demeaux (Clairemont Community), Tom Dray (MYF Tower), Chairman Buzz Fink (Special Expertise), Buzz Gibbs (Kearny Mesa Community), Lisa Golden (Otay Mesa Community), Scott Hasson (Tierrasanta Community), Bob Hitchcock (Brown Field Aviation User Group), Rich Martindell (Special Expertise), Tom Ricotta (Brown Field Aviation Lessee), David Ryan (Special Expertise)

MEMBERS ABSENT: Vice-Chair Chuck McGill (Montgomery Field Aviation User Group) *excused*

GUESTS PRESENT: Gerald Blank, Marc Champigny, Bill Cosby, Gary Fogel, David Friedmann, Bob Golo, David Gordon, Joe Grant, Neil Griffith, Walter Harrison, Gary Keller, Eddie Kisfaludy, Darin Larson, Chris Popov, Ralph Redman, Ray Richmond, Larry Rothrock, Bryan Simmons, Chris Sluka, Tiny Sluka, Bob Turner, David Wallace, Jim Zapata

STAFF PRESENT: Shaneisha Burton, Grace Chao, Kathy Chavez, Lorenzo Davenport, Chuck MacFarland (SDFR), Brandi Mulvey, Rod Propst, Wayne Reiter, Pierre Saladin, Matt Schmitzer, Andy Schwartz

1. CALL TO ORDER

Chairman Fink called the meeting to order at 3:00 P.M. A quorum was present.

2. APPROVAL OF MINUTES

The minutes of the November 10th, 2015 regular meeting were approved unanimously, as written, with 1 abstention (Hitchcock).

3. NON-AGENDA PUBLIC COMMENT

Mr. Friedmann thanked staff particularly Mr. Propst and Mr. Schmitzer for being proactive with getting sand in order to fill sandbags to protect businesses from further rain damage. Ms. Golden inquired about the type of damage that was caused. Mr. Friedmann indicated that there was approximately 2.1 inches of rain within an hour and half. The intersection of Gibbs and Glenn Curtiss Dr. contained five and a half (5 ½) feet of water, the drain located near Crown Air begin to flow

backwards, which caused water to protrude into the airport. Mr. Friedmann indicated that there was ten inches of water on the outside of his hangar.

Mr. Keller, a Serra Mesa resident since 1982, also thanked staff for the sandbags. Mr. Keller inquired about the decibel levels of 88 and 70. Mr. Keller is curious as to how the exact numbers were arrived upon. Mr. Keller inquired if the numbers apply to the planes in the air as well as to the planes on the ground. Mr. Gibbs stated that 70 decibels was originated from the City's noise ordinance which stated that heavy machinery and construction crews could not operate after 7pm. Mr. Gibbs indicated that he and the City's Noise Officer (Frank Schaffer) stood at the corner in Royal Highlands in order to test the noise levels; Mr. Gibbs had several airplanes fly over and the noise level was measured. City administration as well as Mr. Gibbs determined that there was a bell curve measured at takeoff, followed by a gap. Lear Jets and Hawkets exceeded the levels; however the piston levels were not as high.

Mr. Propst informed Mr. Keller that the planes in the air are regulated by the FAA; however the City regulates the planes on the ground. Mr. Gibbs indicated that the levels are measured based on what the monitor reports. Chairman Fink stated that the FAA passed a rule that you cannot regulated or place restrictions prior to ANCA; however this rule has been "grandfathered" and cannot be changed nor can they be implemented today. Mr. Propst indicated that when the master plan update is done the consultant will generate new contours based on the existing aircraft.

Dr. Fogel would like the AAC to review an autobiography that he has written about Mr. John J. Montgomery, as well as register his opposition of dropping his name from the airport.

Mr. Propst announced that today a name change was approved by the City Council changing Montgomery Field airport to Montgomery – Gibbs Executive Airport. Mr. Gibbs would like to thank the AAC for all of their support.

Mr. Turner indicated that he was published in the San Diego Union-Tribune and was allotted 125 words; therefore there isn't room for foot notes, and everything mentioned by Mr. Turner was found in City documents. Mr. Turner states that the only thing that he may have fabricated were the tenfold increase in turbine aircraft. Mr. Turner states that the staff at Montgomery Field are "good guys". Mr. Turner indicated that County Supervisor Bill Horn retracted his statement to KPBS indicating that at Palomar Cessna drivers should go to another location.

Mr. Turner is concerned about relocation of other aircraft and would like for Montgomery Field to stay predominately for single engine aircraft.

Ms. Golden would like clarification pertaining to the DPC project and how it relates to cargo operations at Brown Field. Mr. Propst indicated that there has not been any discussion about turning Metro Airpark or Brown Field into a freight facility. Mr. Propst stated that the plans are for general aviation and for helicopter FPO, as well as commercial industrial on the north side; however if a freight operation is able to meet City requirements we cannot deny them access to the airport, nor Metro Airpark from soliciting freight operations.

Mr. Kisfaludy would like to propose Airports install electric vehicle chargers, and will provide information he obtained from a recent consumer electronics convention the he attended in Las Vegas. Mr. Propst would like the information to be given to Mr. Schmitzer to possibly be placed in the 2017 budget. Chairman Fink also indicated that there may be potential grants offered for such programs.

Mr. Golo would like to address a 30-day notice that was received indicating that they must vacate airport property. Mr. Golo would like to know why selective tenants were asked to vacate and why he is being required to pay transit parking when he has been a tenant for 30 years. Mr. Schmitzer indicated that the Quonset hut at Spiders will be removed due to being in the RPZ. Ms. Mulvey indicated that *all* of the tenants in the RPZ are being evicted. Mr. Gibbs has offered Mr. Golo a tie down at his facility to assist with this issue.

Mr. Zapata indicates that he as well has been affected by the Spiders move and had hoped to pass his hangar and airplane down to his children. Mr. Zapata had accepted a 30-day extension that has now expired with no place to move his hangar to. Mr. Zapata is willing to do whatever he needs to in order to be a part of the airport and pass his legacy to his family; he has requested to be placed on the waiting list as a priority, and possibly store the hangar until his name comes to the top of the list. He is asking for the Committee's assistance to continue to operate here at the airport, or at lease store his hangar on the airport.

Ms. Golden inquired if there couldn't be a priority list for those affected by Spiders. Mr. Propst explained that there is already an existing tie down list for Flattop and Marigold, the process is as somebody wants to sale their hangar they approach the first person on the list, this process will be changing to offer all existing tie down tenants with hangars a 15 year lease. Chairman Fink explained that if somebody goes to the list they would have to pull their hangar off the property in order to place Mr. Zapata's hangar. Airport staff has gone to other places to see if there is room for more hangars which is very expensive to move, and they would probably only get a 30 day lease agreement. Airports is hiring a company to study the best

use and development for the Spiders area, the problem is the lease was with Corona, Brady and Brady which has been terminated as of July. A request to the FAA to push back the RPZ, the assistant manager LA ADO and LA ADO manager says absolutely not. RPZ stays so people have to move. In conclusion, Ms. Mulvey and Mr. Schmitzer of the Airports will find an area for the hangars affected to be dismantled and stored.

4. NEW BUSINESS

Chairman Fink stated that the Election of AAC Chairperson and Vice-Chairperson. Bylaw 203: *At its first meeting of each calendar year, the Committee shall elect a Chairperson and Vice-Chairperson by majority vote.*

Chair: Mr. Gibbs nominated Mr. Fink, seconded by Mr. Demeaux. Mr. Fink was unanimously voted Chair. Mr. Fink accepted the nomination with the condition this will be his last year as Chair.

Vice-Chair: Dr. Aldrich nominated Mr. McGill, seconded by Mr. Ricotta. Mr. McGill was unanimously voted Vice-Chair. Mr. McGill was not in attendance to accept, but stated to Mr. Fink offline he would accept the nomination, should he receive it.

5. OLD BUSINESS

None.

6. STAFF REPORT

MYF General Update – *Matt Schmitzer, Montgomery Field Airport Manager*

- Max Miller, a high school intern serving at Airports, was presented with a Certificate of Appreciation for outstanding performance.
- Painting of Suite A is complete, February 3rd expected office remodel is to begin. Separation of the south end of the lobby into two large suites with a storage room located where the vending machines once where (now located outside the lobby), lighting upgrades are to be included as well as tile flooring. New directional signs were installed throughout lobby terminal.
- Repair of failing asphalt around Mid-port Area completed.
- New Utility Worker II hired: Lorenzo Davenport.
- Tumbleweed abatement project located at Glenn Curtiss Dr. and Aero Dr. near its completion, new manual gate was installed to gain access.
- Quarterly pedestrian gate access codes were changed on 01/12/16.
- Montgomery Field began accepting credit card payments (Visa & MasterCard) on 01/01/16, as recommended by the Airports audit.
- 5/23 & G Rehabilitation and Construction Stage C began on 12/12/15, due to rain this project will exceed the original 40 working days to complete and

should be done by June. Currently in the process of pumping out water, unsuitable base material continues to be a problem. Looking at March in order to open up Runway 28L.

- Asphalt dispute regarding Lot #5 is over, the lot is to remain in place with a reduction of pay and the asphalt meets specifications.
- On January 6th 20,000 lbs. of sand was delivered to Montgomery Field and placed at the east end of the parking lot, approximately 50 sandbags remain with an additional 1,000 bags ordered from Central Stores.
- Interviews for an Airport Operations Assistant position at Montgomery Field is scheduled to begin on January 25th & 26th, the projected start date of the individual will be at the beginning of March.
- Annual Operations for MYF were 216,295 (CY15), this number was up from 215,114 (CY14) which is a .6% increase.

Mr. Kisfaludy suggested that airport updates on construction projects be disseminated weekly through City of San Diego website, a newsletter as well as perhaps a Facebook page.

MYF Tower Update – *Tom Dray, MYF Tower Manager*

- Unmanned aerial systems/drones are becoming very popular, the FAA has released a revised advisory circular guide on operations.
- During the recent storm the AT & T manhole became flooded causing the MYF Tower to be without radar and telephone line access.
- Several complaints about the length of the ATIS, looking for ways to shorten without deleting valuable information.
- IFR release allows three minutes.
- The Tower will do their best in order to get planes out in an expeditious manner, with practice approaches and bounce drills. Generally arrivals take precedence over departures, however, shall we become backed up we will attempt to come up with a solution.

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

- ADA Project estimated completion in February.
- Installed grounding for building switch gear. Power shut down to building was unnecessary, however had a generator on standby as a backup precaution.
- Runway 8L/26R Project is estimated to begin within the next week followed by a pre-construction meeting expected on January 20th and NTP 5 days afterwards. The project start to finish is expected to take 11-12 months, mobilization process expected to take 60-70 days. 8L/26R runway will be shortened to 6000' temporarily during the construction phase, threshold will

be displaced. Blast fence installed, PLASI installed in place off PAPI. Taxiway "Alpha" closed beyond "Charlie" to be used as haul route.

- Fire/ Rescue familiarization training and incident command discussions begin 1/13/16, ten engine company's lead by fire station 43.
- General maintenance- Mulch & Tumbleweed abatement.

Airport Property Update – Brandi Mulvey, Supervising Property Agent

- Crownair Lease is being reviewed by Crownair; therefore negotiation is still ongoing.
- Coast RFP's Draft is being reviewed by the City Attorney's, in the meantime an appraisal will be done of the property.
- Change in the NAC site: last reported that NAC would also be an RFP; however that site is in negotiations with Corporate Helicopters.
- Fire Department had a kick off meeting internally, their relocation will begin approximately at the beginning of the year.
- Interviews for a new Property Agent will take place next Wednesday.
- SDM Metro Airpark: project is continuing with NEPA section 7 consultation, on target to complete with grading in phases 1A public improvement plans approvals by mid-February. Ground breaking is anticipated for Q-3 this year.

Mr. Gordon Inquired if NAC was offered an opportunity to keep NAC. Ms. Mulvey replied the flight school is being sold and has no intention of continuing the lease. Mr. Propst added this will be an exclusive negotiation with Corporate Helicopters for all 8 acres.

Mr. Tiny Sluka, a Tierrasanta resident, expressed concern over the notion of eliminating the displaced threshold of 28R, allowing more jet traffic access to the airport.

Chairman Fink inquired about the status of the cars at Brown Field. Ms. Mulvey stated that due to the rains there has been a delay but all vehicles should be off the airport completely by the end of January.

Noise and Special Projects – Wayne Reiter, Airport Program Manager

- FY15 Quarterly Noise Report, no reports of anything unusual. Clairemont & Serra Mesa, most complaints pertaining to prop planes and helicopters.
- In December Airports received a "Matching Grant" from Cal Trans for the SDM 8L-26R project, which will reduce the City's matching cost down to 5.5%. The total cost of the project is 4.86 million. The grant is for the Brown Field construction project in the amount of \$218,732 which is in addition to the FAA grant of 4.3 million.

- Expected to advertise the RFP's for Master Plans for both Airports this month.
- On January 27th, Airports intends to take "As needed consulting services agreement" with Atkins to the Infrastructure Committee. Once on board their first task will be to work on the Spiders area.
- AAC luncheon being held on Tuesday, February 23rd at Four Points Hotel from 11-1, the February AAC meeting will still be held, this is not in lieu of.

Deputy Director Remarks – Deputy Director Rod Propst

- In reference to the perception the Airport is pushing GA off, it is not Airports intent, and we would like to offer 15 year coterminous leases at Flattop and Marigold. Montgomery Field is a diverse Airport, which can handle a variety of aircraft.
- Working on FY17 budget, which is approximately \$5,000,000. The budget will include the Operations and Property Agent positions, as well as the painting of both airport Terminal Buildings. We intend to ask Council for permission to hire an Environmental Biologist in order to conduct wildlife assessments and monitor the several hundred environmentally sensitive acres at both airports.

Mr. Gibbs indicated that the City should have blended rates for those that have a smaller business as compared to a business that deals with corporate jets and where the facility cost are almost identical. Mr. Propst states that Airports would look into this; however we are bound by Council policies to charge fair market rental value unless there is an overpowering reasoning for justification. Dr. Aldrich stated the FAA does not require FMV for aviation leases and Mr. Propst concurred.

Mr. Zapata suggested there be a priority list generated for those tenants who do not accept a 15 year lease at Flattop or Marigold.

Mr. Friedmann suggested planting a memorial tree in the median of John J. Montgomery Drive.

7. ANNOUNCEMENTS

AAC luncheon being held on February 23rd at Four Points.

8. ADJOURNMENT

The meeting was adjourned at 4:45 P.M.

Respectfully,
Shaneisha Burton