

CITY OF SAN DIEGO
AIRPORTS ADVISORY COMMITTEE
ADOPTED MINUTES
Meeting of March 12, 2019

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), Buzz Fink (Special Expertise), Chairman Scott Hasson (Tierrasanta Community), Ron Lee (Brown Field Aviation User Group), Rich Martindell (Special Expertise), Chuck McGill (Montgomery-Gibbs Aviation User Group), Vice Chair Tom Reid (Clairemont Community), Tom Ricotta (Brown Field Aviation Lessee)

MEMBERS ABSENT: Buzz Gibbs (Kearny Mesa Community) *excused*, Lisa Golden (Otay Mesa Community), David Ryan (Special Expertise) *excused*

STAFF PRESENT: Charlie Broadbent, Jose Castillo, Thurman Hodges, Michele King, Cooper Lushbaugh, Millie Moore, Rod Propst, Wayne Reiter, Rodel Riego

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE

Chairman Hasson called the meeting to order at 3:31 P.M. A quorum was present.

2. APPROVAL OF MINUTES

Chairman Hasson requested any comments, changes, or deletions to the meeting notes from February 12, 2019. Mr. Fink stated on item 7 Brown Field change from MYF to SDM. Mr. McGill moved to approve, seconded by Mr. Reid, all in favor, approved with one change, with two abstentions – Ms. Ander and Mr. Aldrich.

3. NON-AGENDA PUBLIC COMMENT

Mr. Rothrock stated the speaker of the last EAA meeting is a member of the Navy Criminal Investigative Service (NCIS) and he introduced drones in law enforcement. He gave a talk which can be found in the EAA Newsletter. Anyone who is a current pilot can go on FAA website, take a 20-question quiz and once the results are available can get a commercial drone license free of cost. Current training needs to be done every 24 months after approved. An overview of the process was given to the committee members.

Mr. Frimodi inquired about the stipulations regarding providing tie downs for aircraft, as Coast eliminated tiedowns.

Mr. Broadbent responded Gibbs has open spots. There is a possibility of converting the transient spots into alternate parking spots, however it will be more expensive than Gibbs. Discussion took place regarding tiedowns.

4. NEW BUSINESS

- Bylaw Review Committee Report

Subcommittee Chair Reid discussed the Bylaws Report with highlighted changes which are now compliant with the City Charter and Municipal Code. Paragraph 202 on the report regarding serving terms needs revision to comply with both City Charter and Municipal Code.

Mr. Reiter commented on the suggested language for appointment terms that even if it's in the Bylaws the City may still not do what is stated on the Bylaws Report. The AAC can make suggestions only. Discussion on the specific verbiage of the Bylaws Report and public comments took place. Chairman Hasson requested this item be put on the agenda for next meeting in April.

- San Diego Fire Rescue Hangar Wind Study Report

Mr. Broadbent gave a presentation on the SDFR Hangar Wind Study and Mr. Reiter can provide a copy of the report.

Discussion and comments took place regarding the study.

5. OLD BUSINESS

None

6. STAFF REPORT

SDM General Update – Jose Castillo reported for Andy Schwartz, SDM Airport Manager

- Next Pilots meeting will be at Brown Field Conference Room on Wednesday May 8th at 4:00 p.m.
- A new call box entry system was installed at Gate 4.
- Runway 26L/8R will be closed March 14th and 15th 8:00 a.m. – 4:00 p.m. due to construction work. Geotech will be out to take more core samples and bore for install of a piezometer.
- The Operations team has been doing concrete repair on taxiways Golf and Delta.
- Currently working on getting Powerland out for a mow and spray once the rains stop.

MYF Update – Charlie Broadbent, MYF Airport Manager

- The water pipeline replacement project has been delayed due to rain. Once conditions improve, work will resume potentially after March 17th, 2019.
- Due to a security breach gate access codes have been permanently disabled and gate cards are required to enter drive thru gates. The airport issues the first card for free and replacement gate cards can be issued for \$25 as posted in the schedule of fees. Discussion took place on security.
- The approach minimums have been raised by 50 feet and visibility to $\frac{3}{4}$ miles due to some existing terrain that was discovered during a FAA Part 77 survey. Other points that came up in this survey have been mitigated by pruning vegetation and cutting down trees that penetrate the approach surface. The remaining terrain is in an environmentally sensitive area and will need to be cleared through the proper environmental agencies before grading. Airport staff is working diligently to grade this terrain and go back to 200 feet and $\frac{1}{2}$ mile vis.

MYF Tower Update – Tom Dray, MYF Tower Manager

None

Real Estate Update – Thurman Hodges, Supervising Property Agent

- Alan Wilson will perform appraisal on 24 acres of Gibbs parcel, expected by middle of April and issued Request for Expression of Interest.
- Currently working with FAA for approval of Airport Layout Plan and Environmental Assessment for MAP.
- MAP plans to use Community Facilities District (CFD) to finance infrastructure.
- Coast Air Center responded to comments from DSD regarding its submittal of plans for development.
- Airport is reviewing a plant palette for Airports provided by DSD and will schedule a meeting

with DSD to discuss concerns with some of the plants selected.

- Corporate Helicopters will be addressing comments on their plans from DSD.
- A 60-day Notice of Default to be reissued to Four Points by Sheraton due to error related to post-bankruptcy date, lender was contacted about the default notice.
- Drafted notice of intent to exercise right of reverter for the hotel, sent to City Attorney's Office (CAO).
- Airports received a letter from Montgomery Field Associates LLC stating they will no longer be able to pay ground rent effective January 1, 2019 due to loss of major tenant. Notice of Default is being issued and will be reviewed by CAO.
- Airports is seeking to contract with a consultant to facilitate meetings regarding the development of Real Estate Program and request a member from AAC to participate in developing project scope. Mr. Reid agreed to participate in this process.

Mr. Gordon inquired regarding the appraisal of Gibbs.

Mr. Hodges responded it is an FBO; they will look at all the facilities and evaluated properly.

Mr. Lee inquired about MAP and the CFD.

Mr. Hodges responded MAP is to finance infrastructure improvements on and off the Airport.

Mr. McGill inquired about the status on when the Crown Air building will go up.

Mr. Richmond responded it is scheduled for May 20th and then tear down the old operations garage. It will take about a year to complete the project.

Noise and Special Projects – Wayne Reiter, Airport Program Manager

- There have not been many noise issues due to rain.
- The Master Plan EIR scoping period ended this weekend. The Draft EIR will start being produced. The Draft Master Plan EIR will be available in about a year.
- Currently the Brown Field ALP is circulating through the FAA lines of business and it will be prioritized because it's tied to the MAP project.
- The Montgomery ALP is more complex than the Brown Field's and it is in the process of being put together. Once it is ready it will be submitted to the FAA.

Mr. Ricotta requested a monthly update regarding U.S. Customs.

Mr. Reiter responded it is currently coordinated with the Public Works Department and are putting together the contract documents. There is a sole source approved. The City and CBP will meet to finalize what the building will look like. Current estimate is close to \$3 million due to overhead, increased scope and risk.

Mr. Propst stated there will be a list of services that will be deferred which could cause not being able to repair 26L and as a result it will be closed.

Mr. Reiter stated that it will come from the CIP fund which are used to match FAA grants for such projects.

Discussion took place regarding the high cost charged by Public Works for any building or repairs done at the Airport.

Deputy Director Remarks – Rod Propst, Airports Deputy Director

- Mr. Propst thanked Crown Air for going vertical today on the maintenance garage which is the first one in years.
- Mr. Propst assured the committee that Mr. Hodges and his team have made changes on how they will be dealing with Real Estate issues moving forward.

Mr. Reid inquired regarding future space for small planes at the airport.

Mr. Propst responded the focus is on customer base that is here.

A discussion took place about rates of tiedowns.

7. ANNOUNCEMENTS

Ms. Ander announced a book sale on March 23rd at the library on Aero Drive and it's \$5 for a bag of books. All are welcomed.

8. ADJOURNMENT

The meeting adjourned at 5:11 p.m.

The next meeting will be held on April 9th, 2019.

Respectfully,
Millie Moore