

**CITY OF SAN DIEGO**  
**AIRPORTS ADVISORY COMMITTEE**  
**ADOPTED MINUTES**  
**Meeting of September 10, 2019**

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

**MEMBERS PRESENT:** Jackie Ander (Serra Mesa Community), Buzz Gibbs (Kearny Mesa Community), Lisa Golden (Otay Mesa Community) *arrived late*, Ron Lee (Brown Field Aviation User Group), Vice-Chairman Chuck McGill (Montgomery-Gibbs Aviation User Group), Chairman Tom Reid (Clairemont Community), Tom Ricotta (Brown Field Aviation Lessee), David Ryan (Special Expertise), Joel Ryan (MYF Tower)

**MEMBERS ABSENT:** J. H. Aldrich (Montgomery Field Aviation Lessee) *excused*, Rich Martindell (Special Expertise) *excused*

**STAFF PRESENT:** Charles Broadbent, Kathy Chavez, Thurman Hodges, Cooper Lushbaugh, Millie Moore, Rod Propst, Wayne Reiter, Rodel Riego, Andy Schwartz, Debbie Shauger

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

Chairman Reid called the meeting to order at 3:30 PM. A quorum was present.

**2. APPROVAL OF MINUTES**

Chairman Reid requested any comments, changes, or deletions to the meeting notes from July 9, 2019. Mr. Gibbs noted one edit on page two under Real Estate change from Crown Air to Coast. All in favor to approved with one change, one abstention Mr. Gibbs. Notes approved with one change as written.

**3. NON-AGENDA PUBLIC COMMENT**

Mr. Gibbs announced that Spider's wife passed away two weeks ago.  
Chairman Reid announced that Mr. McCarthy from Crown Air passed away in an airplane crash.

**4. NEW BUSINESS**

Airport Business Plan FY 2020

Deputy Director Remarks – Rod Propst, Airports Deputy Director (out of order)

- Mr. Propst gave a presentation on the FY20 Business Plan

Mr. Gibbs inquire the mentioned debt in the presentation.

Mr. Propst responded the only long-term debt is the pension liability which is significant.

Mr. Propst announced that Mr. Reiter's last day with the City is September 13, 2019. His position has been posted and the next step will be to set up interviews.

**5. OLD BUSINESS**

None

## 6. STAFF REPORT

### SDM General Update – Mr. Andy Schwartz, SDM Airport Manager

- The painting on the building was completed back in June.
- The roof project was completed in August.
- The Pilot's meeting that was originally scheduled for tomorrow has been rescheduled for next month tentatively for October 9<sup>th</sup> at 4 p.m.
- Power land is doing a mow at Brown Field and should be completed by next week.
- Currently working on refreshment of the markings on Taxiways and Runways in anticipation of inspection to happen in October.

### MYF General Update – Mr. Charlie Broadbent, MYF Airport Manager

- The Miramar Airshow is September 26 – 29 and the airport will be closed periodically.
- New lit signage was installed at taxiway F, 28L-10R to help mitigate runway incursions at that location.
- Payco will restripe and refresh markings effected by the new water pipeline trench on September 11, 2019.
- The next Airport User Pilot Meeting will be held October 2, 2019 at 6 p.m. in the Lobby Conference room located at 3750 John J. Montgomery Drive.
- Gate 12 at Spiders was relocated to provide greater security and potentially add more usable space in that area.

Mr. Gibbs inquired about the relocated gate and how people can access Spiders.

Mr. Broadbent responded currently working on intercom to cell phones of Miramar College personnel and working with security company to install keypad on the gate with change of code regularly.

### Tower Update – Mr. Joel Ryan, MYF Tower Manager

- A few new people will be hired after training has taken place to fill in vacant positions.

Chairman Reid complimented the tower for their professionalism.

Ms. Ander asked if the approach has changed.

Mr. Ryan responded that approach has not changed but there are inexperienced pilots flying planes.

### Real Estate Update – Mr. Thurman Hodges, Supervising Property Agent

- The City/Airports terminated the master lease with Montgomery Field Associates LLC and Airports inherited three office building and one retail center (approx. 6 acres). Current tenants will go on an interim lease agreement. Buildings are being looked at by Public Works for use. All properties will be appraised and brought to fair market value.
- The Airport is having weekly telephone meetings with Metropolitan Airpark (MAP), Federal Aviation Administration (FAA) and Fish and Wildlife Service (FWLS) to move forward on National Environmental Policy Act (NEPA).
- Coast Air Center's draft was approved and working with Coast and FAA to resolve issues such as grading permit being pulled and FAA determination of aviation safety concerns.
- After meeting with the Small Business Administration (SBA), there are new lease and occupancy requirements that we have been worked on regarding Corporate Helicopters-Lease Development of Parcel 3. The bank sent out information to underwriting department to assure sufficient financing is there to build the entire project as proposed with the increased budget they have requested.
- The Crownair project completed the new Airport Operations garage and beginning construction of new Fixed Based Operator (FBO) in the next few days. Crownair will make a

presentation of the project at the next Airport Advisory Committee (AAC) meeting.

- Motion was made to convert to Chapter 7 regarding Four Points by Sheraton and notice of default will be re-issued giving Lessee 60 days to cure default based on Post bankruptcy date.
- A drafted Request for Proposal (RFP) was done for City Attorney Office (CAO) review regarding Gibbs leasehold and finalize the RFP by the end of the year.
- Initiated the process of development of enhancements to the Real Estate Asset Management Program by completing Strength Weakness Opportunity Threats (SWOT) Analysis and downloading Program Manager.
- The Deputy Director has approved the installation of Fiber Optic to improve internet service to 100 mbs through AT&T Internet Services.
- The Real Estate Asset has added an intern to their staff.

Mr. Gibbs inquired about using wireless instead of fiber optics for network service.

Mr. Hodges stated that the fiber optics are already in place, just a matter of activating the high-speed data.

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

- Mr. Reiter announced that his last day working for the City is September 13, 2019 and today is his last day at the AAC meetings.
- Mr. Reiter stated that Noise reports will be done by Mr. Lushbaugh until a permanent replacement has been hired. The rest of the job duties have been distributed to other Airport staff.
- The FAA submitted comments regarding the Montgomery Airport Layout Plan (ALP) and one objection from the Tower was to remove Taxiway Delta. The ALP has been updated to keep Taxiway Delta and reconfigure the transient apron a little to having no Taxi island to reduce the chance of someone driving on the runway from transient. The only Taxiway removal will be Echo for design standards. Hard copies of the ALP will be signed by Mr. Propst and submitted to FAA for completion.

Chairman Reid presented Mr. Reiter with a card and going away gift certificate from the AAC and Plus One Flyers.

## **7. ANNOUNCEMENTS**

Chairman Reid requested a brief presentation from the Airports Biologist at the next AAC meeting.

## **8. ADJOURNMENT**

The meeting adjourned at 4:35 PM.

The next meeting will be held on October 8th, 2019 at Brown Field.

Respectfully,  
Millie Moore