

**MINUTES**  
**CITY OF SAN DIEGO**  
**AIRPORTS ADVISORY COMMITTEE**  
**Meeting of June 14, 2011**  
**Montgomery Field Terminal Building**

**MEMBERS PRESENT:** J. H. Aldrich (Montgomery Field Aviation Lessee), Jackie Ander (Serra Mesa Community), Tom Dray (Montgomery Field Tower), 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), Chuck McGill (Montgomery Field Aviation User Group), Kathy Monsour (Clairemont Community), Kevin O'Donnell (Special Expertise)

**MEMBERS ABSENT:** Buzz Fink (Special Expertise) (*Excused*)

**GUESTS PRESENT:** Nici Boon, Gary Mullen, Ray Richmond, Tom Ricotta, David Ryan

**STAFF PRESENT:** Christian Anderson, Chris Cooper, Ernie Gesell, Wayne Reiter, Mike Tussey

**1. CALL TO ORDER**

Vice-Chair McGill called the meeting to order at 3:01 P.M.

**2. PUBLIC INPUT**

None

**3. BY-LAWS**

Vice-Chair McGill opened a discussion of the Draft By-Laws by referring to three questions brought forth by Committee members.

Question 1: Mr. Aldrich wanted clarification of the statement that only four members may be lessees.

It was determined that tenants of Flattop and Marigold are considered to be Permit-holders by the City, such as Vice-Chair McGill and Mr. Aldrich, while Master-tenants, and their Sub-tenants, are considered Lessees, such as Chairman Fink, Mr. Gibbs, Mr. Hasson and Mr. Hitchcock. Therefore, the current composition of the Committee conforms to the language spelled out in the Draft By-Laws and AAC Ordinance - that no more than four members shall be lease-holders at any City-owned airport.

Question 2: Vice-Chair McGill asked if subcommittees were required to meet public notification requirements, per the Brown Act.

It was determined that public notice was not required for subcommittee meetings, but it would be prudent to do so. There would not be a time requirement for the notification.

Question 3: Mr. Hasson asked if Committee members, specifically those representing community groups, could have an alternate on the Committee.

After a discussion, it was determined that language contained in the Ordinance, Resolution and Draft By-Laws give those representing communities the latitude to the Mayor, or his designee, any nominee, affiliated with their community to be a representative on the AAC. A qualified nominee could represent a community on the AAC, even if they were not an elected member of that community's planning group, or community council.

Mr. Aldrich moved that the Draft By-Laws be adopted, as written, except for a better definition and explanation of the term, "Lessee". A discussion followed. It was decided to trail the adoption of the By-Laws until next month, pending a more precise description of "Lessee", and since the presence of the Chairman would be desirable.

#### **4. SPECIAL REPORT**

Mr. Gibbs gave a report on the pending litigation involving California avgas retailers. There is an effort underway to establish a coalition to represent the noticed parties. Mr. Gibbs referenced an EPA study conducted at Santa Monica airport to precisely measure lead emissions from aircraft exhaust. The study indicated extremely low lead emissions - measured in nanograms [one billionth (1/1,000,000,000) gram]. The lawsuit is expected to be filed July 9, 2011.

#### **5. STAFF & DEPUTY DIRECTOR'S REPORT**

Airports Deputy Director Mike Tussey welcomed recently sworn-in Lisa Golden to the Committee.

##### MYF General Update

Airport Manager Ernie Gesell reported:

- MYF Utility Worker John Garcia retired.
- Gates 5 and 12 are out of commission. New Circuit boards have been ordered.
- He will be on leave June 16 – 26.
- In an effort to reduce duplicate business partners in the SAP system, the City inadvertently deleted several accounts for Flattop and Marigold tenants. 14 recurring invoice accounts need to be re-established, which should be completed tomorrow.

##### MYF Tower Report

Tower Manager Tom Dray reported a Cessna encountered a birdstrike on June 5; no damage or injuries were reported.

##### Noise Report

None

##### SDM General Update

Acting Airport Manager Chris Cooper reported:

- Fence Project Phase II started May 23. Poles are in the ground and fabric is being installed. The project will include five automatic vehicle gates and five pedestrian gates, with cipher locks. The challenge will be installing controllers on the vehicle gates, due to the distance between the gates and the businesses.
- Powerland is mowing the airfield. They are 90% complete.

Mr. Hitchcock asked what will happen to the pile of old taxiway lights on old Charlie. Mr. Cooper replied the airport will salvage the usable parts, and then dispose of the rest.

### SDM Development Update

DPC Representative Nici Boon reported:

- Project Entitlement process continues.
- Development Drawings are in for their fourth and, hopefully, final review.
- Re-do of the Biological Surveys is complete; the report is being written.
- Biological Assessment was submitted to the FAA.

### Hangar Inspections

Mr. Tussey reported the San Diego Fire Department was recently spotted in the vicinity of Flattop and Marigold. They were apparently checking for building code violations and verifying addresses. Mr. Gibbs indicated the Fire Department was at his facility three weeks ago; they wanted a copy of Gibbs' hazmat map/diagram.

### Grant Applications

Mr. Tussey gave a report on FAA Grants:

\$8.57 million submitted on June 3, at the request of the FAA, which includes:

- \$6.7 million for MYF Rwy 5/23, Twy G Rehab Construction will likely be in phases. Part of Rwy 5/23 will be constructed as part of the Rwy 10L/28R Rehab, up to the hold lines.
- \$475,000 for MYF Security Gate Installation.
- \$298,693 for MYF Twy C Rehab Design.
- \$731,500 for SDM Rwy 8L/26R Rehab Design.
- \$387,452 for SDM Twy A Rehab Design.

Mr. Tussey gave an update of the following Airport Capital Improvement/Consultant Projects:

### SDM Capital/Consultant Projects

- Perimeter Fence Phase II Construction: May 23 – Oct 21, in progress. 90 working days.
- Twy A (partial) Rehab Design and Construction: Design at 30%.
- Rwy 8L/26R Rehab Design: HNTB selected, negotiations in progress, cost yet to be determined.

### Airport Property Update (*out of sequence*)

Airport Property Agent Christian Anderson reported:

- 30-acre tenant on the north side of Brown Field is utilizing old fencing from the Fence II Project to partition their car storage lots, saving money for the tenant and City. Car lots are filling up, resulting in more revenue (*of which, we receive a percentage*).
- We have draft lease written to rent the former carpet sales building near the entrance of Brown Field. It would be for an aviation upholstery business. We are primarily interested in repairing the building and restoring the lot to a more presentable condition.
- ADA signs have been installed in the MYF terminal building. The signage directs Casa Machado patrons to the ADA elevator on the east side of the building.
- Casa Machado restroom demolition in progress. The project fell behind due to a stop order issued from a County health inspector, but work has resumed. The project should be complete within a week.

- The lease for a 1.5 acre parking lot on the northeast corner of MYF is complete, resulting in a 12% increase in rent, with annual escalators, starting July 1. Annual rent will be \$133,000. It is a 3-year lease and includes a 20-foot access easement.
- We have a meeting scheduled next week to discuss the Exclusive Negotiating Agreement (ENA) with Corporate Helicopters, to develop the southwest corner of MYF.
- There is no rush to RFP the Gibbs and National Air College leaseholds; it would be more beneficial to wait for the economic environment to improve.
- Crownair lease development negotiations are moving along.
- There is a 24,000 square foot hangar, belonging to Tactical Air Operations at SDM, processing through the permit process.
- There was a discussion about relocating the fire helicopter to the area used by the police at MYF.

#### MYF Capital/Consultant Projects

- Construction for Rwy 10L/28R Rehabilitation: \$3.8 million grant no longer needs to go to LU&H; it can go directly to full Council, which will save about two months.
- Design for Rwy 5/23 and Twy G Rehabilitation at 30%.
- Construction of the Rehabilitation of Twy C, Rwy 23 Run-up, Twy H Run-up, and Twys B and D: \$1.14 million FAA grant for design and construction; PBS&J and Ninyo-Moore are the consultants.

Mr. Dray asked if being able to skip LU&H will advance the start date for the Rwy 10L/28R construction at MYF. Mr. Tussey replied it should move up the date by 6 – 8 weeks, keeping in mind the Council is off five months during the year, with significant recesses in August and December. The project will also need to be vetted by various City departments. Construction and associated runway closures are likely to commence in June 2012.

#### **6. ANNOUNCEMENTS**

Mr. Reiter announced that the International Cessna 170 Association will be holding their annual convention at MYF from July 10 – 15. They will be parking at Gibbs and transient, and will be utilizing the Four Points Hotel by Sheraton for the convention.

#### **7. ADJOURNMENT**

The meeting was adjourned at 4:15 P.M. The next meeting will be held at the MYF Terminal at 3:00 P.M on July 12, 2011.

Respectfully submitted,

Wayne J. Reiter