

**CITY OF SAN DIEGO  
AIRPORTS ADVISORY COMMITTEE  
MINUTES**

**Meeting of April 8, 2014**

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

**MEMBERS PRESENT:** J. H. Aldrich (Montgomery Field Aviation Lessee), Chairman Buzz Fink (Special Expertise), Buzz Gibbs (Kearny Mesa Community), Lisa Golden (Otay Mesa Community) *late arrival*, Rich Martindell (Special Expertise), Vice-Chair Chuck McGill (Montgomery Field Aviation User Group), Tom Ricotta (Brown Field Aviation Lessee) *late arrival*, David Ryan (Special Expertise)

**MEMBERS ABSENT:** Jackie Ander (Serra Mesa Community), Tom Dray (Montgomery Field Tower) *excused*, Scott Hasson (Tierrasanta Community) *excused*, Bob Hitchcock (Brown Field Aviation User Group)

**GUESTS PRESENT:** Nici Boon, Tony Fermelia, Bob Golo, Keith Hartz, Eddie Kisfaludy, Sean Naismith, Ray Richmond, Larry Rothrock

**STAFF PRESENT:** Grace Chao, Ernie Gesell, Brandi Mulvey, Wayne Reiter, Mike Tussey

**1. CALL TO ORDER** – *Chairman Fink*

Chairman Fink called the meeting to order at 3:05 P.M. A quorum was present. Mr. Ricotta and Ms. Golden indicated they would arrive late to the meeting. Mr. Hasson was out of town and would not be attending. Mr. Dray indicated he would likely not be able to attend the meeting.

**2. MEMBER REINSTATEMENT AND NEW MEMBERSHIP** – *Chairman Fink*

Ms. Ander and Ms. Golden were approved for reinstatement to the Committee. Mr. Ricotta was approved as a new member representing Brown Field tenants. Mr. Ryan's membership representation was changed from Brown Field Aviation Lessee to Special Expertise.

**3. APPROVAL OF MINUTES**

The minutes of the March 11, 2014 regular meeting were approved unanimously, as written.

**4. PUBLIC INPUT**

Eddie Kisfaludy of SciFly presented an aerial photograph of Montgomery Field to Mr. Gesell as a donation. The photo was taken in January from his Piper Saratoga at an altitude of 2,000 feet, and is compilation of 350 images stitched together. Mr. Gesell added Mr. Kisfaludy is a tenant at Flattop.

Chairman Fink reported an email received by Gerald Blank regarding the bylaw amendment to allow secret ballots while electing the chair and vice-chair positions. The email reads as follows:

*I noted a recent adopted amendment to the Committee by-laws calling for secrecy in [the] votes of its members for Chair and Vice Chair, with only the total votes being announced. This may violate the City's policy or policies on transparency, and, if necessary, please consider this a formal request for a San Diego City Attorney Opinion on the legality of that amendment.*

Chairman Fink indicated the item has been turned over to the City Attorney's office for review. Mr. Gibbs noted the planning groups, in accordance with their bylaws, use secret ballots while electing officers.

## **5. NEW BUSINESS**

### **Presentation**

Tony Fermalia and Sean Naismith from HNTB gave a PowerPoint presentation covering the upcoming Runway 8L-26R Rehabilitation Project at Brown Field. A question and answer period followed the presentation.

Mr. Martindell asked what the elevation rise from the shoulder to the crown of the runway will be, as the cross-section diagram did not appear to be to scale. Mr. Naismith replied the cross-section drawings were not to scale, and the runway centerline will be raised 12 – 14 inches, tapering to 0 inches at the runway edges.

EAA Chapter 14 President Larry Rothrock asked when the project will begin. Mr. Naismith replied October 2014 for groundbreaking, and added the tower/EAA access road will be enhanced as part of the project, as portions of it will be used for the test strips. Access will be maintained through the duration of the project. The test strip sections will be 200 feet long and 50 feet wide, with 8 inches of asphalt on top of 12 inches of base material (full-depth).

Bob Golo asked about the weight limitations at Brown Field. Mr. Tussey replied 175,000 pounds dual tandem (wheel configuration), 110,000 pounds dual wheel, and 80,000 pounds single wheel were the published weight limitations. An increase in weight-bearing capacity is desirable, but would require extensive environmental studies.

Mr. Rothrock asked for the duration of the project. Mr. Naismith replied 120 days, with three months of mobilization. Runway 8R-26L will remain open during the project.

Mr. Gibbs asked if the plans and scope of work have been finalized. Mr. Naismith replied the plans and specifications are being finalized, presently, will be submitted to the City next week, and going out to bid at the end of the month. Bid opening is expected at the end of May or beginning of June. Mr. Tussey added construction will commence in the Fall, due to burrowing owls.

*End of Q&A*

Chairman Fink welcomed the arrival of Ms. Golden.

Vice-Chair McGill asked about the status of the surface-mounted antenna array displayed in the Airport/Facility Directory (A/FD) for Brown Field. Mr. Reiter replied the removal of the array has been submitted to the National Flight Data Center, and will be annotated in a future publishing.

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

### **MYF General Update – MYF Airport Manager Ernie Gesell**

Gate 4 at Gibbs is back in service, following a vehicle accident that destroyed the electrical pedestal serving the gate. Delays were due to the requirement to replace conduit, remove

hazardous material, and replace and re-wire a circuit board.

Mr. Gibbs asked if the City will get reimbursed by the driver's insurance. Mr. Gesell replied that process will be accomplished by Risk Management.

MYF Tower Update – MYF Tower Manager Tom Dray

Mr. Dray was not able to attend the meeting; therefore, no report was given.

Noise, Special Projects, SDM General Update – Airport Noise Abatement Officer Wayne Reiter

- The noise report for the first quarter has been released.
- The MYF Rwy 5-23 rehabilitation design contract amendment passed City Council this morning on consent. The amendment was required for additional services rendered, due to a project re-design after the second FAA grant failed to materialize, and a FAA-mandated full Airport Layout Plan (ALP) update.
- 95 hangars have been inspected at Brown Field thus far, with approximately 20 remaining. Inspections at First Flight are scheduled for next week.

Mr. Gibbs asked about any issues found during the hangar inspections. Mr. Reiter replied cooperation has been largely positive, with tenants taking the initiative to clean out their hangars. There have been a few issues observed during the inspections, mostly related to the excessive storage of non-aircraft related items.

Mr. Ryan referred to the noise report, asking about the blank spaces for complaint types for jets at MYF. Mr. Reiter replied there were no complaints made related to jets at Montgomery Field during the report period. At Brown Field, all of the complaints made for jets and helicopters were military-related.

Vice-Chair McGill asked if any of the helicopter complaints at Montgomery Field were related to the fire helicopter. Mr. Reiter replied no, they were related to private, medical and police helicopters.

Mr. Tussey commended Mr. Reiter for the clear format and excellence of his reports.

MYF/SDM Property – Supervising Property Agent Brandi Mulvey

- Hangar inspections at Brown Field are in progress.
- The EAA exercised one of their expansion options, which includes more tiedowns and a hangar.
- The Spiders lease is in the process of being assigned to Sorbi.
- Working on an appraisal for Crownair.

Mr. Gibbs asked about the director position at Real Estate Assets (READ). Ms. Mulvey replied the director, deputy director and an asset manager were recently released. Kristi Geitz is the Interim Director of READ while a nationwide search is conducted. It is anticipated no major property decisions will be made until a permanent director is hired.

Ms. Golden asked what types of activities Sorbi will be conducting at the Spiders location. Ms. Mulvey replied aircraft maintenance, as well as maintaining the current hangars on-site and cleanup.

Mr. Rothrock asked if the tenants at Brown Field will receive the results of the hangar inspections. Ms. Mulvey replied she will send letters with the results.

Vice-Chair McGill asked if the Spiders assignment to Sorbi will include painting the structures. Ms. Mulvey replied the assignment is a continuation of the existing lease; however, updates to the lease language are allowable, which could include painting.

Mr. Gibbs asked if Miramar College still has the other hangar at Spiders. Ms. Mulvey replied yes, it is on a month-to-month lease.

Mr. Golo asked about the reasons for the personnel changes at READ. Mr. Tussey and Ms. Mulvey replied it is not unusual for a new administration to change staff.

Capital Improvement/Consultant Project Update – Airports Deputy Director Mike Tussey

- MYF Access Control: Resolution to intercoms to be reported at the next meeting.
- MYF Rwy 5-23, Twy G: Contract amendment approved by Council this morning. \$2.1 million grant re-instated, bringing total grant funding to approximately \$5 million. Expect a presentation of the project, similar to the one presented today. Complex phasing plan to address taxi routes during construction. Construction to begin in October.
- SDM Rwy 8L-26R Construction Phase I: Presented by HNTB.
- ADA Project for SDM and MYF: Awaiting City asbestos report.

Ms. Golden questioned the efficacy of the ADA project, considering DPC's development plans. Mr. Tussey replied compliance with ADA is federally mandated, and DPC's development plan excludes the terminal building. DPC Project Manager Nici Boon added her client's proposed development does not impact any existing leasehold.

Mr. Tussey requested an update from Ms. Boon on the Brown Field development. Ms. Boon stated the project was sued under CEQA by a collaboration of environmental groups, most of whom spoke in opposition to the project at Council and the Planning Commission. The parties have agreed to mediation, with the first meeting scheduled to occur next week on Thursday, April 17. A second meeting will occur on May 6, if necessary. The goal is to negotiate a global settlement to avoid litigation. A settlement could be concluded by June, while litigation could take years. An optimistic outlook has resulted in Ms. Boon being retained by DPC and the investor, Gibralt, to manage the \$60 million dollar permitting phase over a period of 18 months.

Ms. Golden asked about the main sticking points for mediation. Ms. Boon replied the four main issues seem to be: greenhouse gas, vernal pool mitigation, burrowing owl mitigation and the completion of a health assessment.

Chairman Fink asked if the mediation was binding. Ms. Boon replied if the parties cannot come to a consensus, then the case will go to court.

Mr. Ricotta asked who Gibralt is. Ms. Boon replied it is the Vancouver-based investor, who entered the project in 2008.

#### **7. ANNOUNCEMENTS**

Mr. Tussey announced the recent wedding of Airport Operations Assistant Michael McKelvey.

Chairman Fink commented on a recent skydive accident that occurred at his Otay Lakes facility.

The next meeting will be on May 13 at the Montgomery Field Terminal.

#### **8. ADJOURNMENT**

The meeting was adjourned at 3:53 P.M.

Respectfully submitted,  
Wayne J. Reiter