



Gillespie Field Development Council



A Joint Powers Agreement Between the City of El Cajon and County of San Diego

Airport Administration Building ♦ 1960 Joe Crosson Drive ♦ El Cajon, California 92020-1236 ♦ (619) 956-4800

Phyllis Trombi
Council Chair

Bob Davison
Vice Chair

James Sly
Councilmember

Barry Bardack
Councilmember

Wheeler North
Councilmember

MINUTES OF THE GILLESPIE FIELD DEVELOPMENT COUNCIL JULY 17, 2024

<u>MEMBERS PRESENT</u>	<u>STAFF PRESENT</u>
Phyllis Trombi	Jamie Abbott
Bob Davison	Clifford Reinhart
James Sly	Carmela Gutierrez
Barry Bardack	Lorie Maniss

For others present, attendee log is available in the Airports Administration Building.

1. ROLL CALL

Council Chair Phyllis Trombi called the meeting to order at 6:02 p.m. Councilmembers Bob Davison, James Sly, and Barry Bardack were in attendance. Councilmember Wheeler North was absent.

2. PLEDGE OF ALLEGIANCE

Council Chair Phyllis Trombi led the Pledge of Allegiance.

3. PUBLIC COMMENTS REGARDING ITEMS NOT ON AGENDA

There was one public comment on behalf of Speer Hangar Association regarding property tax reassessment. Several hangar owners have filed for appeal and have had their taxes lowered based on certain criteria. Hangar owners were urged to appeal their current property tax bill.

There was another public comment on behalf of GALA regarding reversionary interest on leases. Council requested that the topic of reversionary interest and equity payments on leases be added to the agenda for discussion and clarification at the next meeting.

Public comment was also received regarding the retention policy for audio recordings of the meetings. It was requested that audio be kept indefinitely. Staff stated that County policy is a 90-day retention period for audio recordings. Copies of the recordings can be requested within the 90-day period.

4. APPROVAL OF MINUTES

Vice Chair Bob Davison moved to approve the May 15, 2024 minutes with corrections. Motion was seconded by Councilmember James Sly; motion passed.

5. COUNCIL CHAIR REPORT

Chair Trombi requested an update on the 50-year lease limitation on aviation leases be presented at the next meeting.

6. AIRPORTS DIRECTOR'S UPDATE

Jamie Abbott provided updates on the following:

- Sustainability Management Plan (SMP) –
 - Final draft is being circulated for review with leadership.
 - Public will be notified with a link for viewing and comments.
 - Plan will be resubmitted with any changes after public comment period.
 - Once finalized, the plan will be posted on website.

- Airports will use this SMP for future sustainability projects and activities.
- The aim of the SMP is to attract grant funding for future projects.
- Weld Development–
 - Utility easement for SDG&E has been completed.
 - Crane obstruction for panel installation to be determined.
- Sky Harbor RFP-
 - Due to other projects and staffing issues, the timeline presented at the previous meeting has been delayed.
 - Appraisals for the property have been ordered and are currently in process.
 - Review committee will be established to review proposals once they are received.
 - Project completion anticipated for March 2025.

7. REAL PROPERTY UPDATE

Carmela Gutierrez provided the following updates:

- Staffing-
 - Real Property is currently in process of hiring two new Associate Agents, one Senior Agent, and an Office Support Specialist.
- 5-Year Lease Extension-
 - Some leaseholders have already requested the extension and are currently in process of having inspections.

Council asked why Cal Fire was handling the fire inspection instead of Heartland Fire. Ms. Gutierrez said that staff would research who the inspecting authority is. Chair Trombi requested an update on the inspecting authority for fire inspections at the next meeting.

Councilmember Sly asked if there was a new cap on the number of years for an aviation lease since SB654 had been passed. Ms. Gutierrez responded that no cap has been determined at this time.

8. AIRPORT MANAGER UPDATE

Assistant Airport Manager Cliff Reinhart provided the Airport Manager Update. In May, there were 15,523 operations which generated a total of 74 noise complaints from six households. Two of the complaints received were outside of our noise grid. During the Voluntary Noise Abatement (VNAP) hours, we received two

complaints. In June there were 17,499 operations in which 114 noise complaints were received from seven households. 12 of the complaints received were during the VNAP hours. Five of these complaints were from a flight training aircraft based at a neighboring airport. Staff sent a VNAP letter to the flight school educating them on the Voluntary Noise Abatement program. Another complaint was due to a military jet in the airspace from Miramar Naval Air Base. Staff provided complainant contact information for Miramar.

Mr. Reinhart continued the report with an update on the 17/35 Safety Improvement Project. Staff has posted an ALP update showing the runway 17/35 project on the County Airports website. This planning document allows County Airports to take the next steps on the design process for the project which will reclassify the runway from a B-II to a B-I small. The FAA has recommended that the following Declared Distances be published to help clarify the current Runway Safety Area concerns currently in place: RWY 17: TORA–4147 TODA–4147 ASDA–3851 LDA–3166.

Mr. Reinhart concluded the report by providing information regarding up-and-coming construction with runway closure impacts. Weld Development will utilize a crane August 5th through August 8th from 21:30-06:30 local time. Pilots are encouraged to check NOTAMs for the latest airport and airspace conditions.

9. RECOMMENDATIONS BY THE COUNCIL FOR ITEMS TO BE DISCUSSED DURING FUTURE GILLESPIE FIELD DEVELOPMENT COUNCIL MEETING

The Council requested the following items be added to the next agenda:

- Reversionary Interest and Equity Payments
- 50 Year Lease Update
- Update on 70 Acres/Cajon Air Center

10. OLD BUSINESS

Council requested a follow up on any questions received by County Staff to be forwarded to the County Assessor for a Property Tax Q&A.

11. NEW BUSINESS

There was no New Business

12. ADJOURN

Council Chair Phyllis Trombi adjourned the meeting at 7:16 p.m. The next meeting of the Gillespie Field Development Council will be at 6 p.m., Wednesday, September 18, 2024, in City Council Chambers, 200 Civic Center Way, El Cajon.

By: *Lorie Maniss*
Lorie Maniss, Office Support Specialist