

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

Bob Davison

Council Chair

Vice Chair

James Sly
Councilmember

Barry Bardack
Councilmember

Wheeler North Councilmember

MINUTES OF THE GILLESPIE FIELD DEVELOPMENT COUNCIL NOVEMBER 15, 2023

MEMBERS PRESENT	STAFF PRESENT
Phyllis Trombi	Jamie Abbott
Bob Davison	Cathe Johnson
James Sly	Carmela Gutierrez
Barry Bardack	Lorie Maniss
Wheeler North	

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 6:05 p.m. Councilmembers Bob Davison, Barry Bardack, James Sly and Wheeler North were in attendance.

2. PLEDGE OF ALLEGIANCE

Council Chair Phyllis Trombi led the Pledge of Allegiance.

3. PUBLIC COMMENTS REGARDING ITEMS NOT ON AGENDA

There was a comment from Leslie Day of the Gillespie Pilots Association regarding an aircraft that had a flat tire and the length of time it had taken to remove it from the airfield. It was suggested that Gillespie purchase the equipment necessary to expedite removal of aircraft as needed.

Council requested that staff explore options and provide information at the next meeting.

There was another comment received regarding the use of Av Gas and requested this topic be addressed at a future meeting.

4. APPROVAL OF MINUTES

At the September meeting, there was a request to approve the July 14, 2023 minutes with corrections. After research, it was found that the correction was not necessary. The July minutes were presented again for approval.

Councilmember Barry Bardack moved to approve the July 14, 2023 minutes as presented. Motion was seconded by Councilmember Wheeler North; motion passed.

Vice Chair Bob Davison requested that an informational addition be added to the Real Property Update on the September 20, 2023 minutes.

Councilmember North moved to approve the September 20, 2023 minutes as amended. Vice Chair Bob Davison seconded; motion passed.

5. COUNCIL CHAIR REPORT

Chair Trombi stated that airport stakeholders, airport enthusiasts and County staff need to be working together to resolve current issues.

6. AIRPORTS DIRECTOR'S UPDATE

Jamie Abbott provided the following updates:

- 50 Year Lease Terms-
 - County Leadership Staff and County Counsel met with representatives from GALA and came up with some proposals that could be presented to the FAA for review to ensure that they would not affect grant assurances.

Councilmember Bardack requested that either himself or another member of the pilot community be involved in the discussions with the FAA. Mr. Abbott said that he could present the concerns Mr. Bardack had to the FAA.

Mr. Abbott also explained that staff has been meeting with other airports to see how their counties and municipalities are implementing leases that surpass the 50-year term.

- GFDC Motions to Board of Supervisors-
 - 5 Year Lease Extension for COVID Recovery; LUEG Leadership Staff decided not to proceed further as COVID was over.
 - 5 Year Lease Extension Due to Long Term Economic Downturn Caused by COVID; County Staff and Leadership will be meeting with stakeholders to provide status updates.

Chair Trombi asked about the status of the motion that was submitted at the July 19, 2023 meeting which would allow leases to move forward with current lease language until the new requirements for sustainability language was adopted.

Mr. Abbott stated that staff had worked with County Counsel to come up with language to allow leases to move forward while the final language is still being drafted.

Chair Trombi asked if that motion had been submitted to the Board of Supervisors or if staff acted independently on it. Mr. Abbott said that staff had been directed to act on it and the motion itself was sent to the Board offices.

Councilmember James Sly stated that according to the Joint Powers Agreement, motions made by the Council to go before the Board of Supervisors must be passed on to the Board as submitted and not halted by staff. Chair Trombi concurred.

- Tie Down Lease with Neal Aviation-
 - Currently in discussion and lease is being drafted to include 2 tiedown spots and gate access.

Chair Trombi asked if a remedy clause could be implemented into the tie-down leases. Mr. Abbott stated that it would be looked into and addressed at the next meeting.

- Sustainability Management Plan-
 - A draft of the report is going to leadership for review then will be available for public review in December. A second round of community engagement is to take place early next year.

Weld Development Update-

Lee Chesnut, of Chesnut Properties, and Josh Chesnut, of C2 Building Group, provided a presentation on the progress of the Gillespie Field iPark & Weld Distribution Center. The presentation covered a project overview as well as airport impacts. The multiple crane impacts and runway closures are scheduled to begin December 2023 with intermittent daily and nightly closures through June 2024.

The presentation was followed with Q&A discussion.

Chair Trombi asked Denny Breslin, on behalf of the Gillespie Pilots Association, about the input he had received from the pilot community regarding the impacts/runway closures. Mr. Breslin stated that input received has been positive on the development.

7. REAL PROPERTY UPDATE

Carmela Gutierrez began with clarification of a comment regarding the aviation lease extensions that are currently in process of moving forward. The number of leases changed since Mitre Aviation was put in the classification of leases that are requesting extensions past the 50-year mark. The lease extension for Golden State Aviation is slated to go before the Board of Supervisors in March 2024. SDASM is awaiting written approval from the FAA to continue use as a museum to obtain their extension.

Chair Trombi requested an update on the lease extensions at the January 2024 meeting.

Ms. Gutierrez continued with an update on the RFP's for El Cajon Flying Service and County Hangars. Staff is currently working on updating the proposals to implement the sustainability language. The advertising of the RFP's are yet to be determined at this time.

Chair Trombi requested on behalf of the Council that the RFP for County Hangars be expedited and prioritized as it has taken over three years to move forward.

Ms. Gutierrez concluded her update by announcing that there are currently 33 Industrial Park leases due for rent adjustments. It is anticipated that those amendments will be presented to the Council in March 2024 and presented to the Board of Supervisors in May 2024.

Chair Trombi asked if any businesses or sub-leases were lost in the Industrial Park due to the implementation of the Working Families Ordinance. Ms. Gutierrez was not aware of any loss of business due to the ordinance.

There was a public comment received regarding the sustainability language and placing more emphasis on economic sustainability over environmental sustainability.

8. AIRPORT MANAGER UPDATE

Cathe Johnson began her update with operation counts for the month of September. With a total of 18,844 operations, there were 137 noise complaints from 13 households, one of which was outside of our noise grid. Nine of these complaints were received during the voluntary noise abatement hours.

It was noted on September 7th, that seven complaints were received due to a military F-35 which flew a low approach and fly by at Gillespie Field. Ms. Johnson passed along community concerns and impacts to both the FAA ATC and the Miramar Naval Air Base Duty Officer.

In October, there was a total of 14,574 operations. There were 80 noise complaints received from 5 households. Eight of these complaints were during the voluntary noise abatement hours.

Ms. Johnson concluded her report with the following current project updates:

- Vehicle Service Road-
 - The service road opened on September 15, 2023; project is currently wrapping up with only hydroseed watering remaining. The project should be completed mid-December.
- Runway 17/35 Re-Classification-
 - Nightly surveys of the runway surface, medians and adjoining taxiways are currently being conducted between 8pm-7am. More impactful areas will be performed between midnight and 4am to lessen impacts to airport users and stakeholders.
- Tree Removal
 - o Environmental approval was received to remove trees and vegetation north of Runway 27R/9L; no runway closures necessary.
- Airfield Markings-
 - Contract approval is expected Nov/Dec; airfield marking refresh throughout airfield and additional markings to taxiway D1 based upon airport user feedback.
- Pavement Repairs
 - o Preventative maintenance is being performed regularly; repairs along Taxiways A and B will be scheduled later this winter.
- Air Traffic Over Alpine-
 - At the request of the GFDC, a meeting is in the process of being scheduled to include Alpine residents, FAA and flight training providers to discuss current air traffic flying over Alpine; we are currently awaiting responses for availability from the San Diego FSDO and the FAA Community Engagement Officer.

9. PROPERTY TAX CALCULATION ON AIRPORT HANGARS

Due to time constraints, Chair Trombi and Council requested for Agenda Item 9 to be heard out of order.

Jordan Marks, Assessor/Recorder/County Clerk began his presentation outlining the multiple services provided by his office as well as various locations. The presentation gave an in-depth explanation of Prop. 13 and how property taxes are calculated. Supervising Appraiser Michael Trigueros presented different examples of possessory interest and how it is calculated on airport hangars. Information was also provided on filing assessment appeals for 2023 and the deadline for filing.

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

Purchase of aircraft towing equipment by Gillespie.

11. OLD BUSINESS

- a) Proposed Motion to Amend San Diego Airport Lease Policy Regarding 50-Year Limitation
- b) Update on Motion to Continue with Current Lease Language
- c) Update on Motion for 5 Year COVID Recovery Lease Extension

Updates on these items were provided during the Airport Director Update.

12. NEW BUSINESS

Council Chair Trombi presented the GFDC Annual Report to the Board of Supervisors for approval. Councilmember North moved to approve the following motion and was seconded by Councilmember Davison; motion passed.

"Gillespie Field Development Council recommends that the Chairperson sign the Annual Report for 2023, as proposed at the November 15, 2023 meeting."

Chair Trombi discussed the previous motion submitted regarding a 5-year lease extension due to the economic impacts from COVID that are still affecting airport businesses.

Councilmember Bardack also spoke about motions from the Council not being submitted to the Board of Supervisors.

Derek Gade, Director of Public Works for the County of San Diego responded to the comments. Mr. Gade stated that all the motions received by the Council had undergone internal review and had been sent to the Board Offices.

Chair Trombi requested that clearer communication be used when motions are submitted to include informing the GFDC when the motions have moved forward. Councilmember Sly reiterated this as well and requested that GFDC be informed regarding the status of the motions including the internal review process.

13. ADJOURN

Council Chair Phyllis Trombi adjourned the meeting at 9:02 p.m. The next meeting of the Gillespie Field Development Council will be at 6 p.m., Wednesday, January 17, 2024, in City Council Chambers, 200 Civic Center Way, El Cajon.

Ву

Lorie Maniss, Office Support Specialist