



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

Barry Bardack
Council Chair

Phyllis Trombi
Vice Chair

Duane Barto
Councilmember

James Sly
Councilmember

Bob Davison
Councilmember

MINUTES OF THE GILLESPIE FIELD DEVELOPMENT COUNCIL JULY 20, 2022

<u>MEMBERS PRESENT</u>	<u>STAFF PRESENT</u>
Barry Bardack	Anne Baldwin
Phyllis Trombi	Jason Forga
Duane Barto	Lorie Maniss
James Sly	

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

1. ROLL CALL

Council Chair Barry Bardack called the meeting to order at 6:00 p.m. Councilmembers Phyllis Trombi, Duane Barto, and James Sly were in attendance. Councilmember Bob Davison was absent.

2. PLEDGE OF ALLEGIANCE

Council Chair Barry Bardack led the Pledge of Allegiance.

3. PUBLIC COMMENTS REGARDING ITEMS NOT ON AGENDA

There was a public comment requesting quarterly meetings with airports staff, stakeholders and leaseholders, as well as the status on the hiring of a new Director of Airports. A request to have an update on the Sky Harbor RFP at every meeting, and another comment asking if there was a new lease on the West Transient ramp area and if a Request for Proposal was going to be submitted. Anne Baldwin

responded stating that there was no proposed lease for the West ramp area as the County ramps are used for transient parking of aircraft as well as individual tie down leases.

4. APPROVAL OF MINUTES

Councilmember Phyllis Trombi motioned to approve the May 18, 2022 minutes. James Sly seconded the motion; motion passed.

5. COUNCIL CHAIR REPORT

There was no Council Chair Report.

6. REAL PROPERTY UPDATE

Anne Baldwin gave an update on the following:

- Recruitment for Director of Airports- The County has made an offer to a candidate and that person is currently going through background. If accepted, the candidate's name will be released. As this person is coming from out of state, the anticipated start date would be in the next few months.
- Administrative Citations Program- The program will be going into place this August. The fine structure required is as follows: The first incident, the responsible party will be issued a warning. A fine will take place if the same offense is repeated within a 12-month period. The first fine is \$100.00 and will increase from there not to exceed \$10,000.00 per year.
- Working Families Ordinance- The revised ordinance included many exclusions for small businesses and the removal of employee wage requirements. The ordinance will affect new leases and lease amendments, excluding regular rent amendments.
- Weld Property- The developer is currently looking for a new user.

7. THREE LEASE AMENDMENTS FOR SCHEDULED RENT ADJUSTMENT WITH GKN AEROSPACE CHEM-TRONICS

Anne Baldwin gave a presentation on the Three Lease Amendments for Scheduled Rent Adjustment with GKN Aerospace Chem-Tronics. The presentation covered the acreage of the properties and the proposed adjustments.

The following motion was made by James Sly and seconded by Phyllis Trombi; motion passed.

"Gillespie Field Development Council recommends the Board of Supervisors approve the Second Amendment to Industrial Ground Lease with Marshall Industrial II, LP (County Contract No. 317032)."

8. AIRPORT MANAGER UPDATE

Anne Baldwin presented the Airport Manager Update. In May, there were 13,388 Operations with 11 noise complaints. With 269 overnight operations, 1 complaint was received during VNAP hours. This was caused by the Channel 8 News helicopter. In June, there were 12,398 operations which resulted in 13 noise complaints. 313 of these operations were overnight. Three of these complaints were during VNAP hours related to a Medevac flight, as well as a pilot who was new to the area and unaware of the airports Voluntary Noise Abatement program.

9. PHASE I: VEHICLE SERVICE ROAD TO WEST TRANISENT APRON

Airports Engineer, Jason Forga, presented an update on the Vehicle Service Road to the West Transient Apron Project. The presentation covered the three phases of the project:

- Phase 1: Storm Drain and Taxi Lane Construction
- Phase 2: VSR construction
- Phase 3: West Apron Striping and Modular Wetlands

Phase 1 is expected to start late Fall 2022. Two bids have been received for the project and a FAA grant will fund 90% of the project.

There were several public comments from Airport stakeholders requesting to meet with Airports staff to review the lease lines of properties affected by the service road as well as foreseeable problems with drainage on the properties.

Ms. Baldwin responded that the leaseholders are welcome to meet with County staff and discuss their concerns. An update on this issue will be presented at the next meeting.

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

The following items were requested to be addressed at the next meeting:

- Update on Sky Harbor RFP
- Vehicle Service Road
- Stakeholder Outreach Process

11. OLD BUSINESS

There was no Old Business

12. NEW BUSINESS

Councilmember James Sly reported that the San Diego Regional Airport Authority, during the East County Concessions Information Session, is currently looking for retailers and restauranteurs that are interested in operating on the San Diego International Airport. This would be a great opportunity for East County businesses. Mr. Sly provided the website for any interested parties.

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

Council Chair Barry Bardack adjourned the meeting at 7:36 p.m. The next meeting of the Gillespie Field Development Council will be at 6 p.m., Wednesday, September 21, 2022, in City Council Chambers, 200 Civic Center Way, El Cajon.

By: _____



Lorie Maniss, Office Support Specialist