



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 19, 2023

<u>MEMBERS PRESENT</u>	<u>STAFF PRESENT</u>
Phyllis Trombi	Jamie Abbott
Bob Davison	Cathe Johnson
James Sly	Carmela Gutierrez
Barry Bardack	Theresa Vargas
	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 were public comments regarding FBO's leasing parking spots on County transient ramps and accessing the airport through County gates; construction on the VSR; drainage concerns at Speer Hangars as well as changes to the golf cart

path; resolution of issues by County staff. There was also one public comment concerning air traffic over Alpine.

4. APPROVAL OF MINUTES

Councilmember James Sly motioned to approve the June 14, 2023 minutes. Barry Bardack seconded the motion; motion passed.

5. COUNCIL CHAIR REPORT

Chair Trombi stated that she would continue to keep unresolved items on the agenda for future meetings until they were resolved.

6. AIRPORTS DIRECTOR'S UPDATE

Jamie Abbott began his update by thanking everyone that has been participating and providing input for the Sustainability Management Plan thus far.

Mr. Abbott informed the Council that the Airport's Engineer was unable to present a report at this time due to a previous commitment.

Mr. Abbott provided a brief presentation on the VSR project and golf cart path situation at Speer. He stated that all ideas for correcting the golf cart path are being taken into consideration and that staff will continue to coordinate with stakeholders on the VSR project and drainage concerns to move forward with a resolution.

Council requested that a resolution regarding the drainage issue and golf cart path be brought to the next meeting.

Mr. Abbott also informed the Council that staff had been in discussion with the San Diego Aerospace Museum regarding the Aircraft Owners and Pilots Association (AOPA) Fly-In event and possibly supporting the event next year.

7. FINANCIAL UPDATE

DPW Finance Chief Theresa Vargas presented the FY 2022-23 Financial Update. The presentation covered Total Operations and Maintenance, Airports Expenditures, and Airports Revenue of all eight County Airports. Ms. Vargas noted that since financial transactions are still accruing for FY 22-23, the numbers showing were not to be considered final numbers. In the Fall, the County and an independent auditor will conduct an audit and post the final numbers on the website for public viewing as the Annual Comprehensive Financial Report.

Concluding the Financial Update, Jamie Abbott presented FY 2023 through FY 2027-28 Airports Capital Projects.

Council requested the following items be presented at the next meeting:

- Budget vs Annual
- Breakdown of Revenue from Industrial Leases and Aviation Leases
- Corrected numbers for FY 25-26 Lease Revenues

8. REAL PROPERTY UPDATE

Carmela Gutierrez presented the Real Property update. This update covered topics that were requested from the previous meeting. As County Airports is adding Environmental Sustainability language into all leases, staff is currently working with other public agencies in other counties to share their language. This new added language is currently being drafted for all new leases, and new RFP's prior to publishing.

Council Chair asked if the consultants for the Sustainability Management Plan were being funded through the AEF. This question was deferred to the Airports Director, Jamie Abbott, and he confirmed that the AEF was responsible for funding the consultants as the project was directly related to County Airports.

Council requested the cost of the consultants be provided at the next meeting.

Ms. Gutierrez continued her report with an update on the status of current RFP's. The packages for the RFP's for El Cajon Flying Service and County Hangars have been completed by staff and are currently waiting for the pending sustainability language to be added.

During discussion, the Council asked Mr. Abbot if the sustainability language was a directive from the Board of Supervisors or an internal directive from DPW. Mr. Abbott stated that this was an internal directive.

Councilmember Bardack made the following motion and was seconded by Council Vice Chair Bob Davison. Motion passed.

"The Gillespie Field Development Council recommends to the Board of Supervisors that current lease language continue to be implemented for new leases, lease renewals and lease extensions until such time as other sustainability language requirements are adopted."

Ms. Gutierrez continued her report by following up on the status of Tie Down space availability on the County's East and West Transient Ramps. A tie down lease for two spaces was requested by master leasehold Airworld for their sub-lessee Neal Aviation to use for business purposes. County Counsel is

currently reviewing Airport's tie down lease template agreement for this purpose. The completion of the review by Counsel is not known at this time.

The next item on the update was regarding the 50-year lease terms presented by Jamie Abbott. The existing law authorizes a local agency [County] to lease or sublease property owned, leased, or otherwise controlled by it for a period not to exceed 50 years for airport purposes or purposes incidental to aircraft.

The current lease terms are in line with FAA Grant Assurance guidance regarding aeronautical lease terms. If passed, SB 654 could influence the County's position on aeronautical leases beyond a 50-year term. However, the State's position will need to take into consideration the FAA's view on lease terms beyond 50 years, and the two will need some alignment.

Chair Trombi moved to Agenda Item 12 regarding a proposed motion submitted by GALA as follows:

Be it Resolved that the Gillespie Field Development Council supports the following policies to ensure the economic sustainability of Gillespie Field

- *Amend the lease or sublease to extend the duration of the lease or sublease, up to a maximum of 50 years per extension.*
- *Terminate the lease or sublease and enter into a new lease or sublease, as specified, up to 50 years, with the same or a related party, to provide for the addition of improvements to the leasehold for the sustainability of the airport.*
- *Transfer an existing lease or sublease to a new or related entity and issue a new lease not to exceed a term of 50 years.*

Councilmember Bardack motioned to approve discussion; motion seconded by Councilmember Sly.

After discussion, the Council agreed to table the proposed motion until later in the meeting.

9. AIRPORT MANAGER UPDATE

Cathe Johnson began the report with an update on the Vehicle Service Road. Four panels of concrete on the far western end have been rejected by engineers. The construction company, Granite, is currently working through the plan and process to remove and replace them. Thus, causing a slight delay, the project is still on track to complete prior to mid-September. Stakeholders will be notified of the repair schedule, with anticipation of repairs taking up to ten days. The new western section of the Vehicle Service Road will remain closed until the project is complete.

Ms. Johnson reported on noise concerns, beginning with the month of May, which had a total of 13,938 operations. This generated 93 noise complaints from four

household. 90 of which came from one household. It was noted that one of the noise complaints was outside of the noise grid and located in Alpine. Although Alpine is outside of Gillespie Fields influence area, Ms. Johnson shared concerns reported from Alpine residents. Six complaints were received during the VNAP hours. Two of these were Medivac departures.

In June, there were 15,483 operations resulting in 131 noise complaints from eight households. 120 of those were from one household. Four complaints were received during VNAP hours, one of which was an aircraft performing touch and goes. County Airports sent a letter to the aircraft owner regarding the Voluntary Noise Abatement Program.

Ms. Johnson concluded the report with positive impacts of the Ground Vehicle Driver Training Program. The program has resulted in zero Vehicle and Pedestrian Deviations during a complete year.

There was one public comment received asking why a grid is used to report the noise complaints. Chair Trombi responded that it is for anonymity of the residence.

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

Chair Trombi gave a status report on the motion item presented at the last meeting that was sent to the Board of Supervisors. It is currently being reviewed by County Counsel.

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

- Engineering Report on VSR and possible change order to repair drainage
- Drainage concerns at Allen Airways and Speer
- Amending 50 Year Lease Limitation
- Possible purchase of land by County to extend Txwy C

11. OLD BUSINESS

Chair Trombi requested an update on the 17/35 re-classification. Cathe Johnson stated that the project is still moving forward and is currently in early stages of design.

Chair Trombi asked why the County was not hosting the AOPA Fly In this year. Cathe Johnson said that the County was supportive and also outlined some areas of the airport that could be used for the event. As the event required funding, and sponsorship, the requestor was seeking outside funding.

12. NEW BUSINESS

- Sustainability of Airports Regarding Leases and Investments:

There were several public comments received regarding the 50-year lease limitation and economic sustainability, and requests for the Council to submit a motion to the Board of Supervisors to amend lease limits.

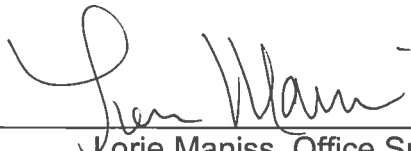
- Proposed Motion to Amend San Diego Airport Lease Policy Regarding 50-Year Limitation:

Council continued discussion on the proposed motion submitted by GALA. As Council did not come to an agreement to move forward, Chairperson Bardack made a motion to table the item until the September meeting; Councilmember Sly seconded. Motion passed.

13. ADJOURN

Council Chair Phyllis Trombi adjourned the meeting at 9:12 p.m. The next meeting of the Gillespie Field Development Council will be at 6 p.m., Wednesday, September 20, 2023, in City Council Chambers, 200 Civic Center Way, El Cajon.

By: _____



Lorie Maniss, Office Support Specialist