



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 SEPTEMBER 20, 2023

<u>MEMBERS PRESENT</u>	<u>STAFF PRESENT</u>
Phyllis Trombi	Jamie Abbott
Bob Davison	Cathe Johnson
Barry Bardack	Carmela Gutierrez
Wheeler North	Elena Espinoza

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, Barry Bardack, and Wheeler North were in attendance. Councilmember James Sly 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 a comment on behalf of GALA requesting incentives for Airport investors be given for improvements to leaseholds and for management to do what is best for the airport, and requests for RFP's and lease extensions to move forward.

There were public comments concerning air traffic over Alpine and a request for discussion on the topic. Councilmembers Bob Davison and Barry Bardack addressed the concerns of traffic over the Alpine area. Council requested the possibility of Airports staff holding a meeting with pilots, flight instructors and Alpine residents to research other flight areas. Airport Manager Cathe Johnson suggested an outreach meeting to include the previous mentioned participants along with members of the FSDO.

There was a comment on behalf of the GPA regarding SB654 and previous motions by the Council that have not moved forward to the Board of Supervisors; Economic sustainability of Airports and ongoing issues that have not been resolved by Airports staff. Council addressed the concern regarding motions not moving forward to the Board of Supervisors and stated that they have reached out to the appropriate people.

There was a comment regarding parking spots for Airworld tenants.

4. APPROVAL OF MINUTES

Councilmember Bardack requested a correction be made on Item 8 Financial Update to change the Fiscal Year from 25-26 to FY 22-23. Motion was made by Barry Bardack to approve the minutes as corrected and seconded by Councilmember North; motion passed.

5. COUNCIL CHAIR REPORT

Chair Trombi stated that County staff, the Council and Stakeholders need to work together and resolve the ongoing issues. Ms. Trombi also stated that the past motions made by the Council were never forwarded to the Board of Supervisors by the Department of Public Works as requested and that she was never contacted or given a reason why the motions did not move forward.

6. AIRPORTS DIRECTOR'S UPDATE

Jamie Abbott began his report with an update on the tie down spaces for Airworld. The lease is moving forward, and the two spaces should be available in the next few days.

Mr. Abbot provided updates on the following items from previous meetings:

- VSR and Change Orders- There are currently plans to pave some additional slopes and address the drainage.
- Sustainability Management Plan- First stage of community outreach is complete, and we are now in the process of building the plan with County Airports and the consultants. Next stage would be to hold another community outreach meeting to present the plan for final comments. The goal is to complete the project next spring. Mr. Abbott made a correction on language that was used at a previous meeting. He clarified that the Sustainability Management Plan was not a Board policy as previously stated and that the SMP was not going to mandate the language of leases.

Councilmember North asked if the Sustainability Management Plan was going to be presented to the Council for approval once completed. Mr. Abbott said that the plan would be presented to the Council but not for approval as it is not going before the Board of Supervisors.

Mr. Abbott concluded his update by announcing Derek Gade as the new Director of DPW.

7. FINANCIAL UPDATE

Mr. Abbot informed the council that DPW Financial Services requested to postpone the Financial Update until the November meeting. At that time, the CAFR should be complete, which will include official end of year numbers to ensure the most accurate reporting.

The requested items will remain on the agenda and be provided 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 began with an update on the 50 year lease term. Staff is aware of the passage of SB654 and is meeting internally to determine the next steps, which includes how FAA grant assurances are affected by SB654.

Council asked for clarification regarding the grant assurances due to the fact that other airports in California allow aviation leases to extend to 50 years.

Jamie Abbott responded that there are currently internal discussions on the subject and the County is preparing for any changes due to the Senate Bill to take place January 1st.

Ms. Gutierrez reported on a previous issue regarding gate malfunctions at Allen Airways. Ms. Gutierrez stated that the issue had been addressed and a letter of determination had been sent to Mr. Allen on September 12, 2023, citing that issues with the gate were the responsibility of La Jolla Investment Company. If LJIC believes that the County is at fault, they may file a claim through County Counsel.

Ms. Gutierrez concluded her update about adding Environmental Sustainability language into all leases. Once approved, language will be added into the lease renewal proposal letter for acceptance by lessee, inserted into future lease amendments, and RFPs.

Council Chair asked if the language would be added to current leases or only new leases and renewals. Ms. Gutierrez stated that the language was for new leases, lease amendments, and RFP's.

Vice Chair Bob Davison requested a list of current Airport leases that are moving forward and leases that are still pending further information. Ms. Gutierrez said that she did not have that information readily available but would be able to provide it at the next meeting.

Following discussion, Mr. Abbott said that the list of current Airport leases that are moving forward would be emailed to Council prior to the November meeting.

There was a public comment received on behalf of GALA requesting to receive a copy of the draft lease language that had been submitted for approval; a request for members of GALA to meet with County Counsel regarding lease extension issues; a request for the County to propose to El Cajon Flying Services what is required on their lease to extend to a 50 year term.

Council asked Jamie Abbott to help facilitate a meeting between representatives from GALA and County Counsel.

9. AIRPORT MANAGER UPDATE

Cathe Johnson began her update reporting that July had a total of 15,175 operations. This resulted in a total of 103 noise complaints from seven households. Eleven of these complaints were received during the Voluntary Noise Abatement hours. In August, with a total of 15,848 operations, we received 94 noise complaints from 3 households. Three complaints taking place during the Voluntary Noise Abatement hours.

Ms. Johnson concluded her update by providing information on the upcoming 5 Year ACIP 2024-2029, as well as announcing that the Vehicle Service Road project had been completed.

5 Year ACIP 2024-2029:

- Runway 09L/27R Rehabilitation (design complete)
- Runway 17/35 Reclassification Design (currently in design)
- Runway 17/35 Rehabilitation
- Design Drainage Improvement for C Twy Extension
- Runway 09R/27L Rehabilitation

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:

- Vice Chair Davison requested that Jordon Marks, County Assessor/Recorder, speak to taxation of leased land on the airport and how it is calculated.

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

There was a public comment regarding the 5 Year COVID Recovery Lease Extension Motion and the request to submit a new motion basing the extension on economic downturn of airport businesses.

Chair Trombi acknowledged that said motion was not brought forward to the Board of Supervisors as requested, and asked if any data could be provided by Airport businesses to substantiate the claim of loss of business income.

Councilmember North made the following motion to clarify the original motion to include language that states the extension is requested due to the accumulative long-term effect of the downturn of the economy caused by COVID. This was seconded by Councilmember Bardack. Motion passed.

There was also a public comment from a leaseholder regarding continuing with the current lease language until the sustainability language has been approved. As


well as a request to receive a copy of the lease prior to the approval of the new language.

12. NEW BUSINESS

There was no New Business

13. ADJOURN

Council Chair Phyllis Trombi adjourned the meeting at 8:16 p.m. The next meeting of the Gillespie Field Development Council will be at 6 p.m., Wednesday, November 15, 2023, in City Council Chambers, 200 Civic Center Way, El Cajon.

By: 

Lorie Maniss, Office Support Specialist