



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 MARCH 20, 2024

<u>MEMBERS PRESENT</u>	<u>STAFF PRESENT</u>
Phyllis Trombi	Jamie Abbott
Bob Davison	Cathe Johnson
James Sly	Carmela Gutierrez
Barry Bardack	Donna Varner
Wheeler North	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 6:03 p.m. Councilmembers Bob Davison, James Sly, and Barry Bardack were in attendance. Councilmember Wheeler North arrived after the meeting had been called to order.

2. PLEDGE OF ALLEGIANCE

Council Chair Phyllis Trombi led the Pledge of Allegiance.

3. PUBLIC COMMENTS REGARDING ITEMS NOT ON AGENDA

There was a presentation on behalf of the Gillespie Pilot's Association. The presentation focused on the GPA website and navigating the site with links to County websites. This also included a time lapse video from the GPA webcam showing traffic and weather conditions. The website also includes information on the Voluntary Noise Abatement Program for pilots in the area.

There was one public comment regarding the use of leaded fuel and thanking the County for posting the stakeholder response to EPA's finding on leaded AvGas to the Airports website.

4. APPROVAL OF MINUTES

Councilmember James Sly moved to approve the January 17, 2024 minutes with corrections. Motion was seconded by Vice Chair Bob Davison; motion passed.

5. COUNCIL CHAIR REPORT

Chair Trombi addressed the public comment regarding leaded fuel stating that the subject matter was outside the scope of the duties and powers of the Development Council.

6. AIRPORTS DIRECTOR'S UPDATE

Jamie Abbott provided updates on the following:

- Sustainability Management Plan-
 - There has been a slight delay on the schedule of the SMP. The Draft Plan is now expected to be available April 2024 on the website for public view for a review period. After the review period, there will be another round of stakeholder outreach. The project is expected to be finalized this summer. There will then be a presentation on the comprehensive report outlining how the County and stakeholders can incorporate sustainability.

Chair Trombi emphasized that the SMP was focused on environmental sustainability and not financial sustainability.

- Weld Development –
 - The major crane usage for the project has mainly been completed with just some remaining usage for the installation of HVAC units. Airports is currently working with the developer on utility easements and the glare report for the FAA regarding the solar panels. The FAA has determined that there is no impact from the panels to the air traffic controllers. There is a possibility of minimal to moderate impact to pilots. County is submitting a letter that the developer will be responsible for mitigating any impacts.

Chair Trombi asked if there would be any sort of NOTAM issued to pilots if there was a potential glare from the panels. Airport Manager Cathe Johnson answered stating that if there are impacts, the first step would be to ask the developer to mitigate potential impacts.

- 5-Year Lease Extensions –
 - The Board Letter was delayed from its original submission date so that the Working Families Ordinance language could be included. After a stakeholder outreach meeting, the letter is now scheduled to be presented at the April 10 Board of Supervisors meeting. During the outreach meeting, there were guest speakers explaining the impacts of the Working Families Ordinance as well as the impact of any changes in property taxes. Stakeholders that are eligible for the extension will be allowed six months to either decline or accept. This time limit will begin once the Board of Supervisors have approved the motion.

Council discussed some impacts that may result from the extension including a re-assessment by the tax assessor which could increase the property tax. Council also thanked staff for their efforts on working with other County departments to educate stakeholders on possible impacts. Mr. Abbott concluded this subject with reminding Council and stakeholders about the April 10 Board of Supervisors Meeting stating that this would be the time to attend in person or send in e-comments regarding the proposed motion.

As Council still had questions regarding the possible property tax increases, Councilmember Sly suggested that Jordan Marks be invited to another meeting to respond to the queries. Mr. Sly also requested that a list of stakeholder tax questions be submitted to Mr. Marks in advance so he could be prepared prior to attending.

Chair Trombi requested that the GPA and GALA solicit questions from stakeholders and send them to her, Mr. Abbott and Carmela Gutierrez. The questions would then be forwarded to Mr. Marks.

- Sky Harbor RFP-
 - Mr. Abbott stated that he was going to personally handle the RFP for Sky Harbor due to a shortage of staffing and the current workload in the Real Property Department. Mr. Abbott is still currently trying to remain with the original April completion deadline.

Council asked if there could be stipulations in the language of the proposal regarding the type of usage of the hangars. Ms. Gutierrez stated that the County could add specific language to the RFP. Councilmember Bardack asked if Sky Harbor tenants could be involved in the input. Chair Trombi suggested that Mr. Bardack communicate with Mr. Abbott regarding the RFP.

- Quarterly Stakeholder Meetings
 - Mr. Abbott is continuing the stakeholder meetings and emphasized that they are having a positive impact.

7. FINANCIAL UPDATE

Mr. Abbott introduced Donna Varner as the new Program Coordinator for County Airports covering the Contracts and Grants section of County Airports.

Ms. Varner gave a brief update to answer questions regarding depreciation on the fund balance from the last meeting.

Council had new questions regarding a difference in the lease revenue amount that was previously presented, as well as clarification about the use of the term “depreciation.” Ms. Varner requested that Council submit a list of questions and that further information would be provided at the next meeting. Councilmember Barry Bardack to take the lead in providing the list of questions for clarification.

8. REAL PROPERTY UPDATE

There was one public comment received during this time regarding use of the 70-acre lot for safe parking for homeless.

Council responded stating that any use of that property would need to be aviation related according to the FAA.

Carmela Gutierrez provided an update on the following items:

- 33 Industrial Leases
 - County is currently coordinating another stakeholder meeting with leaseholders as the previous one was canceled due to inclement weather.

- Assessor Office
 - Ms. Gutierrez met with the County Assessor's office regarding Classic Hangars for clarification on lease amendment language and lease language. Ms. Gutierrez is sending the previous contracts to the Assessor that were labeled as a new lease instead of a lease amendment.

9. AIRPORT MANAGER UPDATE

Cathe Johnson began her update with operation counts. In January, there were 14,763 operations with a total of 82 noise complaints from six households. During the Voluntary Noise Abatement hours, we received 6 complaints.

In February, there were 12,954 operations with 70 noise complaints from six households. There were two complaints received during the Voluntary Noise Abatement hours.

Ms. Johnson concluded her update by announcing Clifford Reinhart was hired as the new Assistant Airport Manager for Gillespie Field.

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

- County Assessor Property Tax Q&A
- Follow Up on Financial Report Questions

11. OLD BUSINESS

There was no Old Business

12. NEW BUSINESS

One public comment was received asking if it would be more efficient if the County took over fueling, and if there was a vapor recovery system.

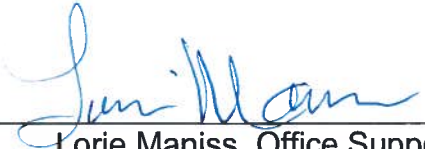
Fuel Flowage Fees

- Mr. Abbott gave an update on the fuel flowage fees included in the Rates and Charges. Mr. Abbott explained that this is a Board of Supervisors approved document and any changes or updates to the document would require Board approval. If one section of the document was updated, it would mean review of the entire document which could result in the updating of other rates and charges and not just fuel flowage.

13. ADJOURN

Council Chair Phyllis Trombi adjourned the meeting at 7:30 p.m. The next meeting of the Gillespie Field Development Council will be at 6 p.m., Wednesday, May 15, 2024, in City Council Chambers, 200 Civic Center Way, El Cajon.

By: _____



Lorie Maniss, Office Support Specialist