



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 MAY 15, 2024

<u>MEMBERS PRESENT</u>	<u>STAFF PRESENT</u>
Phyllis Trombi	Jamie Abbott
Bob Davison	Carmela Gutierrez
James Sly	Lorie Maniss
Barry Bardack	
Wheeler North	

Additional County staff in attendance: Murali Pasumarthi and Clifford Reinhart.
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 6:00 p.m. Councilmembers Bob Davison, James Sly, Barry Bardack 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 were no public comments.

4. APPROVAL OF MINUTES

Vice Chair Bob Davison moved to approve the March 15, 2024 minutes with corrections. Motion was seconded by Councilmember Wheeler North; motion passed.

5. COUNCIL CHAIR REPORT

Chair Trombi informed all in attendance of the passing of Mr. Len Buckel. Mr. Buckel was a long-time airports enthusiast and supporter. Ms. Trombi also provided upcoming information on his celebration of life.

6. AIRPORTS DIRECTOR'S UPDATE

Jamie Abbott provided updates on the following:

- New Deputy Director of Transportation-
 - Mr. Abbott introduced Murali Pasumarthi as the new Deputy Director of Transportation. Mr. Pasumarthi will be overseeing the Airports Division.
- Sustainability Management Plan (SMP) –
 - The Board of Supervisors staff has been briefed prior to the draft going public. The anticipated date for public view is June 1st. Public outreach is tentatively scheduled in July, with the plan being finalized in August to remain on schedule.

Chair Trombi requested that stakeholders and pilot groups be notified of outreach dates as well as the website information that the draft will be posted on. Mr. Abbott stated that he will be updating on the status at the July GFDC meeting.

- Weld Development–
 - Chesnut Properties is currently working on a utility easement for SDG&E.

- The County is also assisting with the solar panel array. There was a stakeholder meeting regarding the glare study on the panels. After the meeting, the County asked the developer if there was anything else that could be done to mitigate potential glare. The developer contacted the manufacturer to change to a different panel that would have less glare. Mr. Abbott also stated that the County had submitted a sponsor letter to the FAA for the panels, and the letter stipulates that the developer is responsible for any corrective actions that the FAA deems necessary regarding effects of glare.
- Signage plan for the development has been submitted and is pending approval later in the week.
- 5 Year Aviation Lease Extensions-
 - The lease extension was approved by the Board of Supervisors in April and the County is now able to offer stakeholders a 5-year extension on their lease. The stakeholders now have the option of extension if they feel it is in their best interest. Stakeholders currently have six months, ending on October 10, 2024, to accept the extension, and one year to sign the lease amendment, ending on April 10, 2025. Stakeholders that choose to pursue a longer lease instead of the extension will be subject to the terms of the Working Families Ordinance. County is currently vetting stakeholder questions to assist in determining the best outcome for their interest. Carmela Gutierrez spoke about the leases that have currently requested to accept the 5-year extension. Those leases are being reviewed for past due rents, past due capital improvements and other deficiencies that may be pending. The leaseholder is to take care of any compliance items before the extension can be granted. Once found in full compliance, the lease extension will move forward. Ms. Gutierrez also mentioned that all improvement projects must be submitted for review and approval before they can begin.
- Sky Harbor RFP-
 - New appraisals for the property have been ordered through General Services as the previous appraisals were outdated.
 - A review committee will be formed to review documents and proposals.

Mr. Abbott also provided a visual timeline outlining the process and steps of the RFP.

Chair Trombi commented to Murali Pasumarthi on the length of time that it has taken the County to move forward with the RFP. Mr. Pasumarthi stated that he would look for areas in the process that could be streamlined to accelerate the process.

Vice Chair Davison and Councilmember Bardack both stressed the importance of finding the right partner for the leasehold that would continue keeping their rates affordable for Airport users.

There was a public comment received regarding improvements that would be required for the Sky Harbor Hangars and the reason for obtaining appraisals.

Ms. Gutierrez stated that appraisals are required on all RFP's to set the fair market value of the property.

7. REAL PROPERTY UPDATE

Carmela Gutierrez announced that two Senior Real Property Agents were added to the staff. One of those agents came from the Department of General Services and the other was promotional within the Real Property Department.

8. AIRPORT MANAGER UPDATE

Jamie Abbott provided the Airport Manager Update in absence of Cathe Johnson. Mr. Abbott began the update by introducing Clifford Reinhart, Assistant Airport Manager, to the Council and attendees. He gave a brief history outlining Mr. Reinhart's experience with airport operations, maintenance, and management.

Mr. Abbott went on to provide the following operations updates. In March there were 13,856 operations while April had a total of 15,156 operations.

March had a total of 91 noise complaints from seven households with one of those complaints being received outside of our noise grid near Encinitas. Ten of the complaints were during our Volunteer Noise Abatement Program (VNAP) hours. VNAP letters were sent out to four of the aircraft owners educating them on the program.

In April, there were 87 noise complaints from 5 households. Four of those complaints were received during VNAP hours. A VNAP letter was sent to one of the aircraft owners.

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

There were no recommendations.

10. OLD BUSINESS

Chair Trombi commented on how well County staff is working with stakeholders and appreciates the efforts that are being made to resolve ongoing issues.

11. NEW BUSINESS

- County Assessor Property Tax Q&A

As staff did not receive questions from stakeholders regarding this, the item was postponed for a future meeting. The Council again asked that questions be submitted to Jamie Abbott so they could be forwarded to the County Assessor.

There was one public comment received asking about property tax revenue. Chair Trombi requested that the comment be directed to Mr. Abbott via email with the other stakeholder questions and he will forward them along to the County Assessor.

12. ADJOURN

Council Chair Phyllis Trombi adjourned the meeting at 7:02 p.m. The next meeting of the Gillespie Field Development Council will be at 6 p.m., Wednesday, July 17, 2024, in City Council Chambers, 200 Civic Center Way, El Cajon.

By: _____
Lorie Maniss, Office Support Specialist