



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 NOVEMBER 20, 2024

<u>MEMBERS PRESENT</u>	<u>STAFF PRESENT</u>
Phyllis Trombi	Jamie Abbott
Bob Davison	Cathe Johnson
Barry Bardack	Carmela Gutierrez
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, 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 one public comment regarding leases not being executed in a timely manner.

4. APPROVAL OF MINUTES

Councilmember Wheeler North moved to approve the September 18, 2024 minutes. Motion was seconded by Barry Bardack; motion passed.

5. COUNCIL CHAIR REPORT

Council Chair Trombi asked staff if they could add the replacement of LED lights during the current Runway Rehab project.

Ms. Trombi also addressed the bi-weekly stakeholder meetings with Jamie Abbott and County Leadership, stating that feedback from stakeholders and leaseholders has been positive.

6. AIRPORTS DIRECTOR'S UPDATE

Jamie Abbott began his report by providing staffing updates on County Leadership and additional staffing within Airports. Mr. Abbott continued with the following updates:

- Sustainability Management Plan (SMP) –
 - Stakeholder outreach is complete
 - Comments are being incorporated into final document
 - SMP will be presented to the Board of Supervisors

The next steps on the plan will be finalizing the document and posting on the Airports website prior to implementation.

- Sky Harbor RFP-
 - Advertisement of RFP scheduled for December 16th
 - Pre-proposal and conference scheduled for December 19th
 - Proposals are due January 24th
 - Bid to be awarded early 2025 and brought to the Board of Supervisors for approval.
- Stakeholder Engagement-
 - Continuing bi-weekly meetings
 - Open discussion and idea sharing
 - Staff is actively moving forward on:
 - 5-Year Lease Extensions

- Long term leases (beyond 50 years)
- Future development with the Cajon Air Center

Chair Trombi asked about the lease language regarding non-aviation items being stored in hangars. Mr. Abbott said that there was a memo drafted stating that all 5-year lease extension recipients, interpretations of language will revert to the master lease language. Mr. Abbott also reviewed Rules and Regulations from the FAA which stated that “the policy requires only that any non-aviation related items in a hangar not interfere in any way with the primary use of the hangar for aircraft storage and movement”.

Councilmember North asked about the property taxes for Sky Harbor and who is responsible for paying them. Mr. Abbott stated that he could facilitate by referring tax questions to the County Tax Assessor. Chair Trombi requested that this topic be added to the next agenda.

7. REAL PROPERTY UPDATE

Carmela Gutierrez began by providing an update on staffing. There are two Associate Real Property Agent positions open and interviews for these positions are to take place in the next two weeks. Ms. Gutierrez continued with the following updates:

- 5-Year Lease Extensions (inclusive of all County Airports)-
 - 40 Leaseholders are eligible
 - 38 Leaseholders have requested the 5-year extension
 - 14 Leaseholders are still outstanding pending inspection and/or compliance issues
- 50-Year Lease Extensions (Gillespie Field)
 - 11 Leaseholders have requested up to 50-years and some have requested extensions past the 50 years
 - Golden State was offered to take advantage of the the 5-Year Extension option and accepted. This lease has been completed and will be going to the Board of Supervisors early 2025
 - Three other leaseholders are currently nearing completion and will be receiving proposal letters for the 50-year extension.

8. AIRPORT MANAGER UPDATE

Cathe Johnson presented the Airport Manager Update. In September, there were 16,365 operations which generated a total of 103 noise complaints from eight households. During the Voluntary Noise Abatement (VNAP) hours, we received

eight complaints. Staff reached out to the owner and educated them on the VNAP that is currently in place. In October there were 17,663 operations in which 103 noise complaints were received from four households. Six of these complaints received were during the VNAP hours. Staff continued with educational outreach conducted this summer with flight training providers.

Ms. Johnson provided an update on the Runway 9L/27R Rehabilitation Project. Construction is underway and the phase crossing Rwy 17/35 was started.

Re-opening is planned for 11/25 at 8:00pm, however, dates and time are subject to change.

Rwy 9R/27L will remain open sunrise to sunset, but as the schedule is subject to change, pilots are advised to check NOTAMs for the latest airspace and airport conditions.

Ms. Johnson addressed the earlier question from Council regarding the LED lighting replacement. Ms. Johnson referred to a GFDC meeting in 2023 that there was the possibility of a Lighting Vault Regulator upgrade. The lighting vault project was paid through the Airport Enterprise Fund. A transition to LED lighting is currently being planned, however it is based upon funding and competing higher priority aging infrastructure needs. Airports is hoping to receive Sustainability funding for LED lighting.

Council commended Ms. Johnson for her great work with the Runway Rehabilitation project and providing updates throughout.

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

- Sky Harbor Property Tax
- Consent for Sub Leases

10. OLD BUSINESS

There was a public comment requesting that the Council make the recommendation to the County to remove the consent to sub-lease along with the associated fee per commercial sub-lease.

After discussion, Mr. Abbott stated that this topic would need to be reviewed further and see if it is included in the rates and charges.

Chair Trombi requested to add this topic to the next meeting under Old Business.

There was a public comment received regarding the RFP for Sky Harbor and what the terms will be.

Councilmember Bardack requested that stakeholders be allowed to review the RFP prior to publishing.

Mr. Abbott stated that the RFP will not allow the change of use to the hangars. However, Mr. Abbott also stated that they would need to be mindful of the process and protocols regarding RFP's.

11. NEW BUSINESS

- Consent for Sub-Leases- as this item was discussed during Old Business during public comment, Chair Trombi moved to the next item of business.
- GFDC Annual Report to the Board of Supervisors

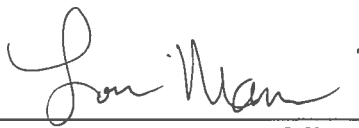
Council Chair Trombi presented the GFDC Annual Report to the Board of Supervisors for approval. Councilmember North moved to approve the following motion and was seconded by Councilmember Bardack; motion passed.

"Gillespie Field Development Council recommends that the Chairperson sign the Annual Report for 2024, as proposed at the November 20, 2024 meeting."

12. 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, January 15, 2025, in City Council Chambers, 200 Civic Center Way, El Cajon.

By: _____



Lorie Maniss, Office Support Specialist

