



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

Duane Barto
Councilmember

James Sly
Councilmember

Barry Bardack
Councilmember

**MINUTES OF THE
 GILLESPIE FIELD DEVELOPMENT COUNCIL
 MARCH 15, 2023**

| <u>MEMBERS PRESENT</u> | <u>STAFF PRESENT</u> |
|------------------------|----------------------|
| Phyllis Trombi | Jamie Abbott |
| Bob Davison | Cathe Johnson |
| James Sly | Lorie Maniss |
| Barry Bardack | |
| | |

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, and Barry Bardack were in attendance. Councilmember Duane Barto 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 airport operations and one comment regarding pooling of water at the Allen Airways gate which is causing a malfunction.

4. APPROVAL OF MINUTES

Vice Chair Bob Davison motioned to approve the January 18, 2023 minutes. Barry Bardack seconded the motion; motion passed.

5. COUNCIL CHAIR REPORT

There was no Council Chair Report. However, Chairperson Trombi requested to address the public comment regarding the pooling of water at Allen Airways under New Business.

6. AIRPORTS DIRECTOR'S UPDATE

Jamie Abbott presented an overview of the Airport Enterprise Fund highlighting some of the projects that the AEF has contributed to. This also included the projected fund balance including assets.

The Council requested that a more in-depth financial report reflecting total revenue from aviation, non-aviation, grants and operating costs be presented at a future meeting.

Councilmember Bardack requested a copy of the revised Airport Layout Plan. Mr. Abbott stated that the revised ALP would not be available until approved by the FAA.

7. REAL PROPERTY UPDATE

Jamie Abbott informed the Council that the County is in the process of recruiting a new Airport Real Estate Project Manager. He also stated that the Real Property team is fully functioning despite the absence of this position.

8. AIRPORT MANAGER UPDATE

Cathe Johnson presented the Airport Manager Update. In January there were 10,349 operations with a total of 81 noise complaints from three households. 78 of those complaints were submitted by one household. With 138 overnight operations, three complaints were received during the Voluntary Noise Abatement (VNAP) hours.

In February, there was a total of 10,777 operations resulting in 87 noise complaints from five households. 82 of those complaints were from one household and one complaint was outside of the noise grid located in Alpine. With 130 overnight operations, eight noise complaints were received during the VNAP hours. Upon research, two of those complaints were found to be not factual, as no aircraft operation at Gillespie Field occurred during the date and time of the report.

Prior to the time change March 12th, Airport Operations staff reached out to flight training providers and flying clubs reviewing the VNAP as a proactive measure to help with noise concerns.

The single household that submitted 82 complaints also submitted a complaint with the Board of Supervisors, District 2, requesting a noise study. County Airports responded with statistics showing that In the year referenced (2007), airport operation counts have decreased by 51% between then and now. We also took into account the type of aircraft that have used Gillespie Field during this period, which we call the fleet mix, and the type of aircraft has not substantially changed. Airport staff is currently working on a draft design for a rehabilitation of runway 9L/27R and seek future Federal Grant Funding.

The Vehicle Service Road construction start date is currently pending. Once the date has been decided, a stakeholder outreach meeting will be scheduled for all interested parties to attend. Impacts, duration of project and timing will be fully addressed at the stakeholder meeting.

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

Ms. Trombi requested the topic of flooding at the Allen Airways gate be addressed. Ms. Johnson stated that the concern had been directed to Real Property after the January GFDC meeting and the assigned agent had contacted the lease holder regarding the situation. It was determined that the issue was the responsibility of the leaseholder, and they would need to take corrective measures regarding the drainage design and gate maintenance.

10. OLD BUSINESS

Jamie Abbott presented an update on the Policy for Lease Extensions and Negotiations of Airport Property and 50 Year Lease Limitations as requested by the Council. The presentation outlined the considerations for new lease agreements, and procedures. Mr. Abbott also outlined the process of a 50 year lease stating that at the end of 50 years, the property would be subject to a bid process open to the public per County of San Diego. The lease information is located on the County of San Diego Airports website under policies and procedures.

Mr. Abbott also stated that he would set up a meeting with stakeholders to further discuss the 50 year extension.

Mr. Abbott then proceeded to give an update on the Weld Development. The building is larger than the original design. As certain elements of this design could be considered an obstacle, it is currently undergoing review of operational impacts. Chair Trombi requested further information on the design of the building and possible impacts to the airport at the next meeting.

After the presentation, there was one public comment on behalf of GALA regarding the financial feasibility of extending the leases if they will be open to bid after 50 years stating that the current policy was not appropriate.

Councilmember Sly recommended that leaseholders and perspective leaseholders, create a cost analysis to see if obtaining a lease would be cost effective prior to investing.

11. NEW BUSINESS

There was one public comment regarding the use of unleaded fuel at airports.

Councilmember Sly asked that the action item tracking sheet requested at the last meeting be updated and provided to the Councilmembers at each meeting.

12. ADJOURN

Council Chair Phyllis Trombi adjourned the meeting at 7:45 p.m. The next meeting of the Gillespie Field Development Council will be at 6 p.m., Wednesday, May 17, 2023, in City Council Chambers, 200 Civic Center Way, El Cajon.

By:



Lorie Maniss, Office Support Specialist