

**CITY OF SAN DIEGO
AIRPORTS ADVISORY COMMITTEE
MINUTES**

Meeting of June 9, 2015

Montgomery Field Terminal, 3750 John J. Montgomery Drive, San Diego, CA 92123

MEMBERS PRESENT: J. H. Aldrich (Montgomery Field Aviation Lessee), Jackie Ander (Serra Mesa Community), Jim Demeaux (Clairemont Community), Chairman Buzz Fink (Special Expertise), Buzz Gibbs (Kearny Mesa Community), Rich Martindell (Special Expertise), Vice-Chair Chuck McGill (Montgomery Field Aviation User Group), Tom Ricotta (Brown Field Aviation Lessee) *arrived late*, David Ryan (Special Expertise)

MEMBERS ABSENT: Lisa Golden (Otay Mesa Community), Scott Hasson (Tierrasanta Community) *excused*, Bob Hitchcock (Brown Field Aviation User Group), Ron Nang (MYF Tower) *excused*

GUESTS PRESENT: Clark Andrews, Lois Angulo, Andrew Boyer, Lucy Burni, Joe Cano, Pete Cavitt, Larry Faast, David Friedmann, Oscar Gonzalez, Antonio Guzman, Geza Hambaluo, Mike Hensley, Alocs Hotaling, Mike McIntyre, Gary Mullen, Ralph Redman, Jennifer Reeder, Ray Richmond, Larry Rothruck, Ed Salkeld, Mike Sandlin, Rose Sayder, Pete Sigrist, Craig Telleson, Bob Turner

STAFF PRESENT: Shaneisha Burton, Kathy Chavez, Paul Mehrlich, Brandi Mulvey, Rod Propst, Wayne Reiter, Pierre Saladin, Andy Schwartz

1. CALL TO ORDER

Chairman Fink called the meeting to order at 3:00 P.M. A quorum was present.

2. APPROVAL OF MINUTES

The minutes of the May 12th regular meeting were approved unanimously, as written. Mr. Martindell and Mr. Ryan abstained, due to their absence at that meeting.

3. NON-AGENDA PUBLIC COMMENT

Chairman Fink read a prepared statement from Mr. Gerald Blank supporting and congratulating Paul Mehrlich for his get-it-done attitude.

Dr. Aldrich suggested that airport changes be brought to the community and the AAC committee prior to implementation.

4. NEW BUSINESS

➤ **Four Points Sheraton**

Mike Hensley (General Manager) and Lucy Burni (Owner) introduced themselves and announced they will be changing the look of the hotel with remodeling and asked for any feedback, and invited the board to host the next AAC meeting.

➤ Vehicle Parking Flattop and Marigold

Mr. Mehrlich stated that there have been vehicles parking on Flattop and Marigold which is in violation of the lease agreement and City ordinance. Mr. Mehrlich felt that it was best to enforce the rules that were in place for everyone's safety.

Dr. Aldrich, Ed Salkeld and Larry Rothrock objected to the City's handling of this matter.

Mr. Gibbs, Mr. Ryan and Dave Friedmann had questions about the cause of City enforcement.

Mr. Propst stated the City's liability prospective is that the hangars are too close together and there's no way that they meet the object clearance standards. Mr. Mehrlich will look to see if there are more areas to place parking inside the fence. Mr. Propst will consult with the City Attorney for an opinion, and then solicit Aviation community's input.

Mr. Ryan believes that some actions should be followed up on and updated at the next meeting, with opinions and solutions.

➤ Ultralight Presentation

Before introducing the ultralight presenter, Chairman Fink spoke of his disclaimer in regards to his lease being extended and the ultralights being asked to leave. Chairman Fink indicated that ultralights are currently on the leasehold to which he is the master leasee at Nichols Field. As part of Chairman Fink's lease extension, the City has required the ultralights to vacate the property. Chairman Fink indicated that he has no financial benefit if the ultralights stay or depart. If the City approves ultralights to stay, rent will go directly to the City.

Mr. Larry Faast of the San Diego Ultralight Association gave a presentation describing the history of the ultralight aircraft at their present location of 35 years at Nichols Field and requested support from the AAC Committee in response to the City of San Diego not renewing their lease without any explanation.

Ultralights at Nichols Field consist of 30 hangars and 40 airplanes. The City's new lease will require that the current area used by ultralights be off limits. Ultralights have an outstanding safety record compatible with current operation of skydivers.

Ultralights cannot relocate to another airport because they are non-licensed aircraft unable to fly into class A, B, C or D airspace because they are not compatible with other aircraft especially jets and other high-speed aircraft.

Chairman Fink gave a background of the lease negotiated in 1990, originally containing a paintball company. Unbeknownst to him, the City established an MSCP, encompassing Nichols Field. When the lease came up for renewal, the City informed him that he had to remove the paintball. Chairman Fink fought for a year to continue the use of the paintball and was told by the City that if he continues to fight that he would never get a lease extension, because the MSCP is set.

Mr. Mike McIntyre commented that an additional 5 year lease would give the association

time to find another location for their aircraft.

Mr. Gibbs made a **motion** for Vice-Chair McGill to send a letter to the Mayor to support an extension which would allow ultralights to remain on Nichols Field for 5 more years. Mr. Ryan seconded the motion. A discussion followed.

Vice-Chair McGill would submit the letter to avoid a potential conflict of interest with Chairman Fink (as the leaseholder).

Rose Sayder – representing her husband – stated each member has served this country in their own way, now it is time for them to enjoy their retirement days and for them to be joyful, begged the City to let them to stay there and spend their last days in peace.

The motion passed unanimously, with Chairman Fink abstaining.

5. STAFF & DEPUTY DIRECTOR'S REPORT

MYF General Update – *Acting Montgomery Field Airport Manager Paul Mehrlich*

- Lobby has been updated with new furniture and painted.
- The history of Montgomery Field will be reflected in pictures going up later this month.
- Community Day early June 2016 – Commemorative Air Force, Civil Air Patrol, Bi-Planes, EAA, Crown Air Expo to be included.
- Community Outreach High School Contest – to display Art in lobby (Fall 2016).
- Asphalt repairs to SDFD Helipad and Marigold have been completed.
- Viewing area to be discussed at a later date.

MYF Tower Update – *MYF Tower Manager Ronald Nang*

Mr. Nang was unable to attend the meeting.

SDM General Update – *Brown Field Airport Manager Andy Schwartz*

- Hangar inspections are approximately 98% finished; this will give a more accurate based aircraft list and make recommendations to FBO's.
- Brown Field has available hangars and will work with MYF waiting list.
- Restriping on areas of 26R, 26L and Alpha completed on June 6.
- Interviews will take place next week for the Grounds Maintenance Worker II.
- Cash control in Operations is being updated to include credit card processing, will be able to accept cash, checks and credit cards.

Airport Property Update – *Supervising Property Agent Brandi Mulvey*

- Progress on leases for Crownair would be finalized by end of this month and sent to Council Committee by July, to Council by August.

- Termination of lease for former Flight Service building being routed to Council Committee in June and to Council in July.
- Minimum standards for both airports going to Council soon.
- RFP's targeted for August 1st for Coast and National Air College.

Chairman Fink inquired if RFP's are specific to requirements, such as number of tie downs, number of hangars and spaces. Mr. Propst responded that at this time they do not know. Past RFP's were never adopted so they do not exist and must go through council since it is a policy, input will be welcome from the Committee.

Noise and Special Projects – Airport Program Manager Wayne Reiter

- Teleconference with Montgomery Field, Brown Field development team and FAA Sr. Region leadership on how to get the Environmental Assessment approved by end of the year. Ms. Nici Boon is putting together the material the FAA is looking for. There will be a meeting onsite with assistant Region Manager and ADO Manager on Wednesday.
- Met with City staff and US Fish & Wildlife regarding our participation in the vernal pool habitat conservation plan (HCP), by moving the MHPA boundaries to allow areas to be developed on Montgomery Field, notably the field by the hotel.
- US Fish & Wildlife staff brought up the vernal pool mitigation that was to be done through the runway extension 20 years ago and has not been completed to the satisfaction of the agencies. This project will be jump-started.
- Localizer mitigation from a few years ago needs to replace the lost resources during the mitigation in the near future.
- FAA is requesting a wildlife hazard assessment at Montgomery Field to be done.

SDM Metro Airpark Update – DPC Project Manager Nici Boon

Ms. Boon was not at the meeting, as she was preparing material for the onsite meeting with the FAA tomorrow.

Chairman Fink was concerned about the lost revenue should the auto storage yards on the north side of Brown Field be displaced due to the development, without revenue-generating leases in-place.

MYF Capital Improvement Projects – Paul Mehrlich

- Resurfacing project started between National Air and Taxiway Golf laying down pavement in the dirt area used later as a bi-pass taxiway area once golf is being constructed, approximately 1 month, once complete, 5/23 and runway closures will start.

Mr. Aldrich inquired if RPZ over Spiders area will remain the same or will it remove the RPZ from Spiders. Mr. Reiter replied he and Mr. Propst will request from the FAA to have the RPZ relocated to give more developable space at Spiders.

SDM Capital Improvement Projects – Andy Schwartz

- ADA project is moving forward, notice to proceed by middle of this month.
- 8L-26R construction project has been advertised, pre-bid site visit tomorrow (June 10th).

Deputy Director Remarks – Deputy Director Rod Propst

- An audit has been conducted of the past several years, the City Airports Division has not maximized revenues nor improved facilities and needs a long term plan for the general aviation airports. In response to the audit, the Airports Division will be putting together several manuals including an Operations Policy manual regarding what you can and cannot do inside a hangar. This information comes directly from the FAA ADO compliance office and national headquarters. Airport to be used for aeronautical-use only under Grant Assurance 22. Please read usage section of manual.
- Authored an annual Tactical and Strategic plan to address the lack of planning and did a financial analysis of the airport fund. Plan refers to:
 - Eliminating holdover tenants by the end of July 2016, excluding Mr. Gibbs.
 - Commercial minimum standards required by the FAA if you want to be an FBO, tenant or flight school.
- Airport fund has over \$33 million in Total Assets, is extremely liquid with over \$15 million in Net Working Capital; cash flow increased by approximately \$900,000.
- Airports has a 1.1% operating profit margin which is attributed to the hold over tenants.
- Lose approximately \$250,000 revenue per year due to not using current market prices.
- Mr. Mulvey will establish a day to day Property Management Manual.
- 108 month-to-month use agreements at Montgomery Field will be moved from Operations to Property Management.
- Airports is required to perform an annual study of rates and charges which has not been done since 2003. Some rates may go up since the average for fuel flowage in this region is .11 cents we currently charge .07. Averages to approximately \$100,000 per year.

5. ANNOUNCEMENTS

- Mr. Ray Richmond thanked everyone and Airports for their support of setting up the Expo held on June 5th, 328 hamburgers, 236 hot dogs and 4 veggie burgers were served. Expo went very well.
- Next AAC meeting will be held at the Four Points Sheraton Hotel on July 14th.

6. ADJOURNMENT

The meeting was adjourned at 4:31 P.M.

Respectfully,
Shaneisha Burton