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
Chairwoman

Bob Davison
Vice Chairman

Jeff Swiney
Councilman

Cliff Leary
Councilman

Barry Bardack
Councilman

MINUTES OF THE
GILLESPIE FIELD DEVELOPMENT COUNCIL MEETING
SEPTEMBER 17, 2013

MEMBERS PRESENT	STAFF PRESENT
Phyllis Trombi	Peter Drinkwater
Bob Davison	John Otto
Jeff Swiney	Lidia Sosinsky
Cliff Leary	Jiri Rutner
Barry Bardack	LeAnn Carmichael
	Cynthia Curtis

For others present, sign-in sheet is available in the Administration Building office.

1. ROLL CALL

Chairwoman Phyllis Trombi called the meeting to order at 6:02 p.m. All members were present.

2. APPROVAL OF MINUTES

Mr. Barry Bardack made a motion that the minutes of July 16, 2013 be approved. Mr. Jeff Swiney seconded the motion. The minutes were approved with Ms. Phyllis Trombi and Mr. Bob Davison abstaining since they were not present at that meeting.

3. PUBLIC COMMENT REGARDING ITEMS NOT ON THE AGENDA

Ms. Betty Chafetz asked a question regarding the special kind of pavement being used on runway 17/35. She was told that it is an FAA approved P-401 asphalt. Mr. Van Elliott spoke about mistruths and inaccuracies being told about Gillespie Field. He suggested education and enforcement for the few pilots who may not fly responsibly.

4. CHAIRWOMAN'S REPORT

Ms. Trombi mentioned that she attended an Open House at GKN Chemtronics located on Airport property. They have a lot of long term employees and the company contributes to the Airport Enterprise Fund via rent. She was happy to report this is a solid company we can be very proud of.

Ms. Trombi also mentioned that the 10th anniversary of the Cedar Fire is coming up. There was a slide presentation showing photos of the way the community came together during this fire.

5. AIRPORT DIRECTOR UPDATE

No report was given.

6. PROPOSED NEW AVIATION LEASE WITH THE BORDEN TRUST

Lidia Sosinsky gave an informational presentation regarding the proposed new 32-year aviation lease with the Borden Trust. She explained that Airports typically issues 30-year leases. The additional 2-year term was requested to facilitate financing and allow time for planned improvements to be constructed and amortized.

Mike Borden also spoke about his plans for this leasehold, assured GFDC pilots would not be displaced and answered questions from the Council.

GFDC approved the following motion:

"Gillespie Field Development Council recommends the Board of Supervisors approve the new 32-year lease with The Borden Trust Dated June 11, 2007, as recommended by staff."

Mr. Bob Davison made a motion to approve. Mr. Cliff Leary seconded the motion, which passed unanimously.

7. REAL PROPERTY UPDATE

Lidia Sosinsky reported on the Request for Proposals (RFP) for the Weld Boulevard Site. Based on requests from interested developers at the Pre-proposal Conference held on August 28, 2013, the deadline for submittal of the Proposals was extended from October 10, 2013, to November 1, 2013. A notice of extension and an "Amended Target Timeline" was posted on the County RFP webpage and any of the parties expressing interest were notified. This extension will allow the developers an additional three weeks to prepare their proposals but will not impact the key development dates. County invited the GFDC Chair to appoint Council members to participate in the selection process. Mr. Bardack and Mr. Swiney both volunteered. Ms. Trombi will be an alternate if Mr. Bardack or Mr. Swiney are unable to attend. Airports is anticipating presenting the selected Proposal, Lease and/or the "Development and Disposition of Land" to the GFDC on the target date of January 19, 2014.

8. 70-ACRE REDEVELOPMENT PROJECT: ENVIRONMENTAL UPDATE

Cynthia Curtis gave an update on the Gillespie Field 70-acre Redevelopment Project: Environmental Update and explained the delay in project approval and our funding request to FY 2014.

Ms. Trombi plans to write a letter to the FAA on behalf of the GFDC expressing great displeasure about the most recent project delay and the fact that this Environmental Assessment has now taken almost 6 years. Bob Davison will review the letter.

After much discussion and a few changes to the wording GFDC approved the following motion:

"Gillespie Field Development Council will prepare a letter to the FAA in support of the approval of the proposed Gillespie Field 70-acre Redevelopment Project and noting its displeasure with the unwarranted delays."

9. AIRPORT MANAGEMENT UPDATE

Mr. John Otto gave the Airport Manager Report: there were 15,445 operations in July which was up 7% from July 2012. There were 14,228 operations in August which was down 17% from August 2012. This was the slowest August since we began keeping records 36 years ago in 1977. There were a total of 54 noise complaints in July and August.

A brief project update was given regarding the completion of the perimeter road and the throats that were replaced near Classic Hangars.

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

Mr. Bardack would like an announcement made by the GFDC Secretary at the beginning of each meeting that public comment speaker slips must be turned in prior to the beginning of the meeting in order for members of the public to be able to speak during the meeting.

11. OLD BUSINESS

Ms. Trombi made an announcement regarding two Gillespie Field pilots, Neal LaFrance and Jack Ward, who recently passed away.

12. NEW BUSINESS

Leslie Day spoke on behalf of Rich Kenney, from Air Group One, to announce that the 10 year anniversary of the Cedar Fire is coming up on October 25, 2013. Air Group One is in the planning stages of putting together some kind of celebration.

13. ADJOURN

Ms. Phyllis Trombi adjourned the meeting at 7:34 p.m. The next meeting of the Gillespie Field Development Council will be at 6 p.m., Tuesday, November 19, 2013, in City Council Chambers, 200 Civic Center Way, El Cajon.

By Jennifer Kaylor

Jennifer Kaylor, Administrative Secretary II