



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

Barry Bardack Phyllis Trombi
Chairman Vice Chairwoman

Bob Davison Jeff Swiney Cliff Leary
Councilman Councilman Councilman

MINUTES OF September 18, 2012
DRAFT – SUBJECT TO GFDC
APPROVAL November 20, 2012

<u>MEMBERS PRESENT</u>	<u>STAFF PRESENT</u>
Phyllis Trombi	Peter Drinkwater
Bob Davison	Marc Baskel
Jeff Swiney	Lee Ann Lardy
Cliff Leary	Roger Griffiths
	Jennifer Kaylor

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

1. ROLL CALL

Chairman Bardack was absent. Ms. Phyllis Trombi called the meeting to order at 6:04 p.m.

2. APPROVAL OF MINUTES

Mr. Cliff Leary made a motion that the minutes of July 17, 2012 be approved. Mr. Jeff Swiney seconded the motion, which passed unanimously.

3. PUBLIC COMMENT REGARDING ITEMS NOT ON THE AGENDA

Mr. Rob Dennis spoke about the recent Board of Supervisors' Meeting and the subject of monitoring/screening/vetting of flight school students at County Airports.

4. CHAIRMAN'S REPORT

Council members were concerned about the possibility of an Ordinance requiring flight schools to comply with foreign student federal screening and vetting requirements, with County staff being burdened with the task of monitoring this. Council members noted that measures are already in place and our flight schools are in compliance. Ms. Phyllis Trombi and two other Council members expressed concern that an Ordinance could result in the inappropriate use of AEF funds for monitoring flight school screening and vetting. If an Ordinance is developed, the Council requests an opportunity to review it prior to submission to the Board of Supervisors.

5. GFDC SUNSET REVIEW

Mr. Roger Griffiths gave a brief presentation regarding the GFDC Sunset Review, which is reviewed every 4 years by the County Board of Supervisors to determine if the Committee's establishing authority should be continued.

All Council members present expressed a need and desire for the Committee to continue, especially through the development of the 70 acres.

GFDC approved the following motion:

"Accept Advisory Board Sunset Review Report as drafted by staff and send to the Clerk of the Board."

Mr. Bob Davison made a motion to approve. Mr. Jeff Swiney seconded the motion, which passed unanimously.

6. MARSHALL AVENUE INDUSTRIAL PROPERTY PRELIMINARY AGREEMENT CONCERNING DEVELOPMENT AND DISPOSITION OF LAND

Ms. Lee Ann Lardy provided a Power Point presentation, background information and the results of the Request for Proposals regarding the non-aviation property between Marshall Avenue and the Forrester Creek Channel. She talked about the next steps toward the lease to develop the site and introduced Successful Proposer, Jeremy Dentt from Dentt Development Co.

Mr. Jeremy Dentt showed a Power Point presentation regarding the proposed development, design, site plan and the different phases of construction of this project.

GFDC approved the following motion:

"Gillespie Field Development Council recommends the Board of Supervisors approve the proposed Preliminary Agreement Concerning Development and Disposition of Land with Dentt Development Co., as recommended by staff."

Mr. Cliff Leary made a motion to approve. Mr. Jeff Swiney seconded the motion, which passed unanimously.

7. PROPOSED NEW INDUSTRIAL LEASES WITH DUANE D. HARKER FAMILY TRUST – GILLESPIE FIELD INDUSTRIAL PARK

Ms. Lee Ann Lardy provided a Power Point presentation regarding the proposed new industrial leases with Duane D. Harker Family Trust.

GFDC approved the following motion:

"Gillespie Field Development Council recommends the Board of Supervisors approve the New Industrial Lease Agreements between the County of San Diego and Duane D. Harker Family Trust, as recommended by staff."

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

8. REAL PROPERTY REPORT

Ms. Lee Ann Lardy also gave a report regarding the Cajon Air Center and provided an updated schedule. The only change in the schedule was that the Finding of No Significant Impact (FONSI) from the FAA is now expected in October instead of September due to the public comment review period being extended from 30 to 38 days, per a citizen request.

She announced that there will be an Airports RFP 101 Workshop held at the Gillespie Field Terminal Building on Tuesday, October 2, 2012, from 3:00-5:00 pm. This workshop is to provide general information about leasing, engineering and operational issues addressed during the RFP process.

Airports received FAA concurrence to grant an Easement to City of El Cajon for a flood control project to improve the Broadway Channel. This project will be completed by County Stormwater/Flood Control at no cost to Airports. We will receive improved security fencing, also at no cost to Airports. Exact dates for this project are still being determined.

There was a repaving project in the Gillespie Field Industrial Park (GFIP) in early September. This work was completed during the evenings to minimize impact to GFIP businesses.

Pacific Scene was granted an agreement regarding ground lease for an industrial development on the Weld Industrial parcel. The agreement gave Pacific Scene until March 2010 to execute the lease and also provided for an extension period for reason of force majeure – defined to include economic recession. Pacific Scene requested several extensions, which County agreed to. County and Pacific Scene have now agreed to one final extension, until January 31, 2013. Pacific Scene has indicated they have a prospective tenant.

9. RATES AND CHARGES REVIEW

Mr. Roger Griffiths gave a Power Point presentation regarding Airports Schedule of Rates and Charges and Use Control Policy. He reviewed the current Rates and Charges and talked about proposed updates and fee restructuring.

10. AIRPORT DIRECTOR UPDATE

Mr. Drinkwater gave a brief update on the status of the Cogentrix “Quail Brush Generation Project”. He stated that he has requested a copy of the preliminary staff assessment report that he will share with GFDC once he receives it in January.

The Council requested he send an email to Mr. Eric Solorio, Project Manager, California Energy Commission, with the following questions:

- Will there be high frequency radio or airport navigational signal interference that may impact Gillespie Field runway approach procedures used during instrument conditions, including all aircraft approaches (precision and non-precision) currently in use or in planning for the future?
- Is the thermal plume generated from this proposed power plant being evaluated by California State Aeronautics or the Department of Defense in relation to Gillespie and Miramar Air Fields?

11. AIRPORT MANAGER UPDATE

Mr. Marc Baskel gave the Good Neighbor Report: there were 14,448 operations in July, which is normally our busiest month of the year, and this year was the second slowest month since record

keeping began in 1964. We had 17,113 operations in August. There were a total of 21 noise complaints for July and August.

He also reported that a Community Relations Traffic Pattern Review presentation was given by CUSS to Supervisor Jacob. There were 14 members of the El Cajon and Lakeside communities present at the meeting, representatives from 2 flight schools, FAA, FSDO and County staff. The purpose of this meeting was for CUSS to present their findings of the report they did of the arrival and departure procedures for Gillespie Field. It was concluded by CUSS that what exists at Gillespie Field is "best fit". Supervisor Jacob invited residents to review the report and bring suggestions back to her on how they would like to move forward. She stated that airport staff has done and continues to do everything possible to manage noise abatement procedures. It was made clear that the wall residents keep hitting has to do with federal regulations and that local jurisdiction cannot place restrictions on type of aircraft activities.

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

Site relocation for FAA Control Tower

13. OLD BUSINESS

Leslie Day, Vice President, GPA, corrected information she had reported at the last GFDC Meeting indicating that Jim Ostrich from Warbirds West Museum has relocated his business and 5 Warbirds to Rialto, not Brackett Field.

14. NEW BUSINESS

None

15. ADJOURN

Ms. Phyllis Trombi adjourned the meeting at 7:42 p.m. The next meeting of the Gillespie Field Development Council will be at 6 p.m., Tuesday, November 20, 2012, in City Council Chambers, 200 Civic Center Way, El Cajon.

By _____
Jennifer Kaylor, Administrative Secretary II