



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

Cliff Leary
Councilman

Bob Parker
Vice Chairman

Ramzi Murad
Councilman

Barry Bardack
Councilman

**DRAFT – SUBJECT TO GFDC
APPROVAL May 19, 2009
AMENDED MINUTES OF April 21, 2009**

MEMBERS PRESENT	STAFF PRESENT
Phyllis Trombi	Peter Drinkwater
Bob Parker	Roger Griffiths
Cliff Leary	Lee Ann Lardy
Barry Bardack	Sarah Solis
Ramzi Murad	

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

1. ROLL CALL

Chairwoman Trombi called the meeting to order at 6:05 p.m.

2. APPROVAL OF MINUTES

Mr. Leary made a motion that the minutes of February 17, 2009 be approved as amended. Mr. Bardack seconded the motion, which passed unanimously.

3. CHAIRWOMAN'S REPORT

Ms. Trombi stated that Council was aware of SB1732, an amendment of the Brown Act regarding serial meetings. A brief email discussion was promptly stopped to avoid violating the amendment. She stated that future discussions will be carried out during meeting hours only. Ms. Trombi asked Airport staff for clarification regarding the 7460 for the proposed Senior Care Facility. She stated the City of Santee is convinced that as long as there is a red light on top of the building, it proves no hazard to air navigation. Mr. Griffiths stated he will follow up with the city. Ms. Trombi stated that she attended a Fletcher Hills Home Owner's Association meeting and was concerned by how upset a handful of residents were about "how low" aircraft is flying but that they are basing their opinions on

hand drawings and false information provided to them by one resident. She stated that the GPA, EAA Young Eagles, and local pilots are taking actions to set the record straight with local communities.

4. AIRPORTS DIRECTOR UPDATE

Mr. Drinkwater stated that County CAO, Walt Ekard, did a 45 second video piece linking taxiways, safety and federal stimulus money the airport will receive for the reconstruction of Alpha/Bravo. The CAO communicated the importance of transparency regarding stimulus money projects. Mr. Bardack inquired about any attempts for the purchase of land at the end of taxiway Charlie off Prospect Ave needed for future Gillespie taxiway construction. Mr. Drinkwater stated there were a few interesting proposals by creative private developers regarding possible through-the-fence developments in exchange for use of an extended taxiway area but that all staff development time is presently tied up in the Cajon Air Center project. Mr. Murad asked how much stimulus money the airport was receiving. Mr. Drinkwater answered \$2.5M and spoke about the strict qualifying rules that stimulus projects are to follow.

5. AIRPORT MANAGER UPDATE

Mr. Griffiths stated there were a total of 16,789 operations and 7 noise complaints. He stated that although operation counts are lower than the last few years, the estimated 200,000 operations this year will still equal a healthy year. He further briefed about the taxiway Alpha/Bravo project and stated that it would help local construction companies. He stated the possibility of a pilot's area in the Airport terminal is still in the works pending some electronic snags. Mr. Griffiths announced there would be a free Spring Fly-In Event on May 16 and 17 at the West Transient Ramp. Among the vintage aircraft flying in is the sole surviving Boeing 40C mail plane.

6. REAL PROPERTY UPDATE

Ms. Lardy gave a detailed presentation regarding Gillespie Field's Aviation Rental Rate Renegotiation. She gave background and current rent information, then spoke about the upcoming negotiations, FAA's expectations, challenges, the negotiation plan and a timeline with final steps in Dec 2009/Jan 2010. She stated that staff has an open mind and wants to work with tenants in a cooperative way. In order to make the January Board Meeting, a special GFDC meeting may be requested in October.

Mr. Murad asked why Gillespie rates were so much lower than Ramona's and stated that it's important to have a fair rental rate across County Airports. Mr. Leary questioned the statement that Gillespie Field was not self sustaining, pointing out grants would be received. Ms. Lardy clarified that there was no expectation that rents would be increased by the indicated amount; FAA funding is needed for anticipated projects hence the necessity to keep FAA expectations in mind. Ms. Trombi stated that after Gillespie's history of helping other County Airports financially, not being in the black is ok if it's helping Gillespie's growth.

Mr. Bardack cautioned against unintended consequences when rental rates are increased and also questioned the statement that Gillespie is not self sustaining stating that Gillespie's profit margin has been 3 to 4 times it's operating costs. Ms. Lardy responded that she didn't know if that was accurate, and reminded the Council that a budget presentation was provided by airports financial staff at the previous meeting. Dick McDowell, Cindy de Gruchy, Rich Essery, and Rob Dennis talked about rental history, shared their concerns regarding raising rents, spoke about how the economic downturn has impacted their businesses and indicated they are willing to work with the County. Airport staff stated that in this chaotic economic environment, we're all in it together.

7. OPPORTUNITIES FOR MEMBERS OF THE PUBLIC TO ADDRESS THE GILLESPIE FIELD DEVELOPMENT COUNCIL ON MATTERS NOT PREVIOUSLY DISCUSSED

Leslie Day stated that she's been in contact with a TSA official regarding security checks at local airports. It was her understanding that some 30 law enforcement agents from various San Diego agencies were cross-deputized to work as Customs agents due to an apparent increase in drug running and illegal alien smuggling. Ms. Day asked Airports staff if they had any further information regarding the subject. Mr. Drinkwater stated that Nancie Carroll, TSA Stakeholder Manager, will attend GFDC in May or June to present information regarding new TSA regulations and take questions from local pilots. Ms. Solis stated she would pass along contact information for the new TSA general aviation liaison, Juan Barnes, to Ms. Day.

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

After a brief discussion regarding a proposed Santee elementary school 2,000 feet off runway 17/35, Council recommended a motion item to go on record for the benefit of the airport and the children's safety.

9. OLD BUSINESS

There was no old business.

10. NEW BUSINESS

There was no new business.

Ms. Trombi adjourned the meeting at 8:25 p.m. The next meeting of the Gillespie Field Development Council will be at 6 p.m., Tuesday, May 19, 2009 in City Council Chambers, 200 E. Main Street, El Cajon.

By _____
Sarah Solis, Office Support Specialist