



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

Bob Davison
Council Chair

Barry Bardack
Vice Chair

James Sly
Councilmember

Wheeler North
Councilmember

Phyllis Trombi
Councilmember

MINUTES OF THE GILLESPIE FIELD DEVELOPMENT COUNCIL JANUARY 15, 2025

<u>MEMBERS PRESENT</u>	<u>STAFF PRESENT</u>
Phyllis Trombi	Jamie Abbott
Bob Davison	Cliff Reinhart
James Sly	Carmela Gutierrez
Barry Bardack	Lorie Maniss
Wheeler North	

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, Barry Bardack, Wheeler North and James Sly were in attendance.

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 the amount of support from Gillespie Airport stakeholders on behalf of Palomar Airport at the Board of Supervisors meeting.

There was another comment on behalf of the Gillespie Pilot's Association informing Council of their change in leadership for the organization.

4. APPROVAL OF MINUTES

Councilmember Barry Barck moved to approve the November 20, 2024 minutes. Motion was seconded by Wheeler North; motion passed.

5. COUNCIL CHAIR REPORT

The election was held to install the 2025 Chair and Vice Chair to the GFDC. Council Chair Phyllis Trombi nominated Vice Chair Bob Davison to serve as Chair. Barry Bardack seconded the motion. Phyllis Trombi nominated James Sly to serve as Vice Chair. Councilmember Sly declined the nomination. Ms. Trombi nominated Barry Bardack to serve as Vice Chair. Bob Davison seconded the motion. Both motions passed unanimously. Bob Davison took over as chair for the remainder of the meeting.

6. AIRPORTS DIRECTOR'S UPDATE

Jamie Abbott presented updates on the following:

- Sustainability Management Plan (SMP) –
 - Plan has been finalized and will be posted to the website in the coming weeks.
 - This is the initial version of the SMP and will be reviewed and updated as needed each year.
 - One of the projects related to sustainability currently taking place-
 - installation of 6 EV chargers (3- Gillespie, 3- Palomar) to support the Airports fleet of hybrid vehicles
 - Future project ideas include-
 - Installation of solar panels over parking lots at Palomar
 - Public EV chargers at Palomar
 - Replacement of main runway lights at Gillespie with LED units
 - Further LED airfield lights at additional facilities

As the future projects will be contingent on funding, Mr. Abbott stated that he will be updating on the projects at future meetings.

- Sky Harbor RFP–
 - County met with interested parties to review the RFP and visit the Sky Harbor site on January 9th.
 - Based on stakeholder input, the sample lease is currently being revised, and the bidding period has been extended into early April.

Councilmember Trombi asked if the new lease holder would be responsible for unpaid property taxes on the hangars. Mr. Abbott stated that the new lessee would not be responsible for past due taxes, and that would also be included in the lease revision.

Council requested that a member of the GFDC be involved in the selection process for the RFP. Mr. Abbott stated that he would coordinate with Chair Davidson to nominate a member from the Council.

- Stakeholder Engagement–
 - Continuing bi-weekly meetings to discuss leasing concerns and opportunities

Chair Davidson commented on the bi-weekly stakeholder meetings and stated that staff has been receptive to stakeholder input.

7. REAL PROPERTY UPDATE

Carmela Gutierrez began by providing an overview of all leases and contracts, aviation and non-aviation, managed at the eight County Airports.

Ms. Gutierrez continued with an update on the short-term parking lease for Foothills Church on the 70 acres site.

Ms. Gutierrez continued with the following updates:

- 5-Year Lease Extensions (inclusive of all County Airports)-
 - 40 Leaseholders are eligible
 - Two have declined
 - 26 are completed
 - 12 Leaseholders are still outstanding pending inspection and/or compliance issues

Councilmember Trombi asked for clarification on the short-term lease regarding possible pollutants. Ms. Gutierrez explained that there will be no permanent materials, and any materials used have been approved by the Department of Environmental Services.

Vice Chair Bardack asked if the County could pull back from the short-term lease at any time. Ms. Gutierrez stated that the County had the right to do so.

8. AIRPORT MANAGER UPDATE

Cliff Reinhart presented the Airport Manager Update. In November, there were 11,745 operations which generated a total of 33 noise complaints from five households. During the Voluntary Noise Abatement (VNAP) hours, we received six complaints. In December there were 14,833 operations in which 109 noise complaints were received from three households. Nine of these complaints received were during the VNAP hours.

Mr. Reinhart concluded with an update on the Runway Rehab Project. The project is complete, and runways are open.

Councilmember Trombi asked if there were any updates pertaining to the reclassification of Rwy 17/35 from a runway design code B-II to a B-I small. She then requested an update be provided at the next meeting.

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

- Update on the Reclassification of Rwy 17/35
- Possible presentation from County Tax Assessor on how reversionary interest is calculated.

10. OLD BUSINESS

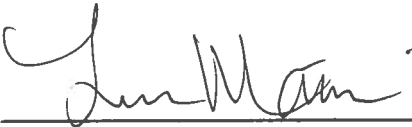
- Sky Harbor Property Tax Responsibility- as this item was discussed during the Director Report, Chair Davidson moved to the next item of business.
- Consent for Sub Leases-
 - Ms. Gutierrez explained that the "fee" for the consent for sub lease is a processing fee that was applied by the County. Mr. Abbott stated that Airport's will be researching the fee further and will provide an update.

11. NEW BUSINESS

There was no New Business.

12. ADJOURN

Council Chair Bob Davison adjourned the meeting at 7:00 p.m. The next meeting of the Gillespie Field Development Council will be at 6 p.m., Wednesday, March 19, 2025, in City Council Chambers, 200 Civic Center Way, El Cajon.

By: 
Lorie Maniss, Office Support Specialist