# 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, *Council Chair* — Wheeler North, *Vice Chair*

James Sly, *Councilmember* — Phyllis Trombi, *Councilmember* — Bob Davison, *Councilmember*

**MINUTES OF SEPTEMBER 16, 2026**
**DRAFT – SUBJECT TO GFDC**
**APPROVAL NOVEMBER 18, 2026**

| MEMBERS PRESENT | STAFF PRESENT |
|---|---|
| Barry Bardack | Jamie Abbott |
| Wheeler North | Clifford Reinhart |
| James Sly | Carmela Gutierrez |
| Phyllis Trombi | Ursla Null |
| Bob Davison | Lorie Maniss |

For others present, attendee log is available in the Airports Administration Building.

1. ROLL CALL

   Council Chair Barry Bardack called the meeting to order at 6:04 p.m. Councilmembers Wheeler North, Phyllis Trombi and Bob Davison were in attendance. Councilmember James Sly arrived after roll call.

2. PLEDGE OF ALLEGIANCE

   Council Chair Barry Bardack led the Pledge of Allegiance.

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3. PUBLIC COMMENTS REGARDING ITEMS NOT ON AGENDA

There was one comment received regarding property taxes.

4. APPROVAL OF MINUTES

Vice Chair Wheeler North moved to approve the July 15, 2026, minutes. Motion was seconded by Bob Davison; motion passed.

5. COUNCIL CHAIR REPORT

Council Chair Bardack stated that he was advised by the previous Airport Manager of Gillespie that there was a location for the Compass Rose in the 70 Acres area and asked staff to confirm.
Mr. Bardack also relayed information from the Board of Supervisors meeting earlier that day regarding the re-opening of Agua Caliente Airport. The BOS directed County Airports to provide stakeholder engagement, provide operational impacts, necessary resources and any other infrastructure needs, back to the BOS within 60 days.

6. PROPOSED UPDATE TO CONFLICT OF INTEREST CODE

Council Chair Bardack proposed the following motion to update the Conflict of Interest Code for the GFDC pertaining to the filing of the Statement of Economic Interest forms (Form 700). Vice Chair North moved to approve the motion and was seconded by Councilmember Davison; motion passed.

*"The Gillespie Field Development Council recommends that the Conflict of Interest Statements be filed via the e-file web portal managed by the County of San Diego. Digital copies of such statements are maintained by the Clerk of the County of San Diego Board of Supervisors. The Clerk of the Board will make all digital statements and electronic filings available for public inspection and reproduction during regular business hours (Gov. Code § 81008.)"*

7. AIRPORT DIRECTOR UPDATE

There was one comment received regarding Auga Caliente Airport.

Jamie Abbott began his update by reiterating the outcome from the Board of Supervisors meeting regarding Agua Caliente Airport. Staff will begin rolling out stakeholder engagement, and surveys, through various venues including other County of San Diego Airport Advisory Committees, to ensure a broad scope of

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users are reached for comment. This should start next month, and staff will prepare documentation of all other elements and report back to the BOS in 60 days.

- Cajon Air Center
    - Ursla Null stated that the project is still on schedule with the anticipated RFP to be released at the end of the year. The contractor is in the process of preparing the market study. All information will be posted to the website along with any additional documents. There is also an economic impact study via web survey directed at transient pilots to help measure the benefits of general aviation users visiting Gilespie Field.

      Chair Bardack asked about the design of the project and if it had deviated from the original design which included an open area for emergency services.
      Ms. Null stated that the design has not changed, however, the open area was not part of the original design.
      Council requested a visual depiction of the design layout be provided at the next meeting.

- AEF Profit Discrepancy
    - Jamie Abbot provided an update on a question from the previous meeting regarding the major difference in the profit amount between FY's 2024 and 2025. This was due to some capital projects being self-funded where the money is spent directly form the AEF and other capital projects that are funded through grants where the funds are reimbursed by the FAA. Other factors include increases in labor and materials for projects.

8. <u>UPDATE TO THE SCHEDULE OF RATES AND CHARGES AND USE CONTROL POLICY FOR COUNTY OF SAN DIEGO AIRPORTS</u>

Ursla Null presented the proposed update to the Schedule of Rates and Charges and Use Control Policy for the County of San Diego Airports. This update is scheduled to go before the Board of Supervisors on November 18th and December 9th. The proposed update raises the Director's short-term lease approval threshold from $10,000 to $25,000/month, codifies existing turn fees into the ordinance, and removes a 30-day cap on certain fee waivers, with no immediate fee increases.
Council raised concerns about how the amendment's commercial-carrier definitions would apply to based/training aircraft; council briefly paused the agenda item for Ms. Null to research the information. Ms. Null was able to confirm that Council did not receive the most current version of the draft document and was able to distinguish the differences between the commercial charter aircraft and non-commercial aircraft. Non-commercial aircraft based at County airports would not be subject to landing fees.

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Councilmember Sly moved to approve the motion as presented. Councilmember Davison seconded the motion; motion passed.

*"Gillespie Field Development Council recommends that the Board of Supervisors approve the Eleventh Amendment to the Schedule of Rates and Charges and Use Control Policy for County of San Diego Airports."*

9. REAL PROPERTY UPDATE

There was one public comment received regarding the lack of development at the airport.

Carmela Gutierrez updated the Council on the status of the proposed restaurant and brewery on the Velocity leasehold. Ms. Gutierrez stated that the proposal was evaluated by the County. This specific proposal was denied, and a letter was sent to the proposer outlining the specific reasons for denial. County has reached out with other options for this type of business. Ms. Gutierrez also stated there is a pending revised proposal that will be considered.

Councilmember Sly asked if there was a copy of the proposal available. Ms. Gutierrez responded no. Mr. Sly asked for the main reason for denial and Ms. Gutierrez stated that this business was not in line with the grant assurances and could jeopardize funding provided by the FAA.

Jamie Abbott stated that the staff is still taking other factors into consideration and once a new proposal is received, pending approval, a motion will be brought to the Council regarding this topic.

Following this update, there were numerous public comments received in favor of the restaurant and brewery.

10. AIRPORT MANAGER UPDATE

Assistant Airport Manager Clifford Reinhart provided the Airport Manager Update. For the month of July, there were a total of 17,332 operations which included 427 overnight operations. During this month we received a total of 206 noise complaints. 13 of those complaints were received during the voluntary noise abatement hours. In August, with a total of 18,302 operations, we received a total of 148 noise complaints. With 426 overnight operations, 23 noise complaints were received during the voluntary noise abatement hours.

Before presenting his update on the Compass Rose, Mr. Reinhart requested clarification from Chair Bardack regarding an earlier comment he had made about speaking with the previous Airport Manager concerning the Compass Rose

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and the 70 acre lot. Mr. Reinhart confirmed that he would have that discussion and provide any resulting information at the next GFDC meeting.
Mr. Reinhart then proceeded with his update, beginning with a historical overview of the Compass Rose issue. He followed this by outlining the regulatory framework that defines the airport's compliance obligations, specifically referencing Grant Assurance 19 and possibly Grant Assurance 35. He noted that, beyond grant assurance considerations, his recommendation is to adhere to the standards and guidance in AC 150/5300 13B (Airport Design), section 6.9.1.1. regardless.
Mr. Reinhart explained that the FAA throw the advisory circular has determined and listed the criteria that may result in magnetic interference When calibrating magnetic compasses, and he stated that he does not have the technical basis to contradict FAA determinations in this area. He went on to list the Compass Rose's non conformances relative to AC 150/5300 13B standards.
He clarified that although the lack of survey data and certification is a concern, it is not the primary barrier preventing reestablishment of the Compass Rose. Instead, the fundamental issue is its non-compliance with FAA design standards, which introduces the potential for magnetic interference from surrounding fixed and mobile infrastructure. Mr. Reinhart provided examples of these infrastructures.
Mr. Reinhart referenced AC 43 215, section 7, which explains that the FAA recommend Compass Rose be properly surveyed, certified, and built to FAA standards to be used for accurate aircraft compass calibration. The circular also instructs users to confirm calibration status with the airport authority prior to use. He noted this establishes a direct link between the airport's design responsibilities and its use by mechanics and avionics specialists requiring accurate compass calibration.

Mr. Reinhart expressed concern that allowing the Compass Rose to remain in a non-compliant condition could encourage improper use contrary to AC 43 215. He also noted the risk of inadvertent use by individuals who may mistake it for an official, compliant facility despite mitigation efforts.
After addressing several questions, Mr. Reinhart concluded with his recommendation: that the airport should not maintain the existing Compass Rose due to its non-compliance with Grant Assurance 19 and the standards in AC 150/5300 13B, as these directly relate to safety of the facility.

Chair Bardack requested that Mr. Reinhart meet with the previous Airport Manager to discuss an alternate location.

Mr. Reinhart provided an update for Runway 9L/27R LED Project.
The revised start date is Sunday October 11, 2026, at 6 PM Local.
Completion is expected by Wednesday October 14, 2026 at 7 AM. Runway 9L/27R will be closed Daily at 6 PM to 7 AM. Once open, the runway lighting will remain unserviceable throughout the day. Runway 17/35 will be closed daily for three (3) hours in the middle of the night (Time to be determined). In the event of

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inclement weather, the project will be postponed accordingly. Project timelines are best estimates and subject to change.

Mr. Reinhart Concluded by informing the council that as of August 2026, Gillespie Field Operations is completely up to date with their responsibilities in regard to the driver's training program. This includes auditing, enrolling and sending reoccurring monthly status report and renewal reminders.

11. RECOMMENDATIONS BY THE COUNCIL FOR ITEMS TO BE DISCUSSED DURING FUTURE GILLESPIE FIELD DEVELOPMENT COUNCIL MEETINGS

There were no recommendations.

12. OLD BUSINESS

There was no old business.

13. NEW BUSINESS

Chair Bardack voiced concern that two items on this agenda could not wait until the scheduled November meeting and suggested the possibility of meeting more often than every two months.
Council requested that a special meeting be held in October to discuss the re-opening of Agua Caliente Aiport and the status of the proposed restaurant and brewery.

14. ADJOURN

Council Chair Barry Bardack adjourned the meeting at 8:35 p.m. Special meeting date for October 2026 TBD. The next regular scheduled meeting of the Gillespie Field Development Council will be at 6 p.m., Wednesday, November 18, 2026, in City Council Chambers, 200 Civic Center Way, El Cajon.

By: _____
Lorie Maniss, Office Support Specialist

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