



**SANTA MARIA PUBLIC AIRPORT DISTRICT
BOARD OF DIRECTORS**

**Thursday
March 14, 2024**

**Administration Building
Airport Boardroom
6:00 P.M.**

**REGULAR MEETING
A G E N D A**

This agenda is prepared and posted pursuant to the requirements of the California Government Code Section 54954.2. By listing a topic on this agenda, the Santa Maria Public Airport District has expressed its intent to discuss and act on each item. The Santa Maria Public Airport District welcomes orderly participation at its meetings from all members of the public. This includes assistance under the Americans with Disabilities Act to provide an equally effective opportunity for individuals with a disability to participate in and benefit from District activities. To request assistance with disability accommodation, please call (805) 922-1726. Notification at least 48 hours prior to the meeting would enable the Santa Maria Public Airport District to make reasonable arrangements to ensure accessibility to this meeting.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL: Moreno, Adams, Brown, Clayton, Baskett

- 1. MINUTES OF THE REGULAR MEETING HELD FEBRUARY 22, 2024**
- 2. COMMITTEE REPORT(S):**
 - a) AVIATION SUPPORT & PLANNING (Standing or Ad Hoc)
 - b) ADMINISTRATION & FINANCIAL (Standing or Ad Hoc)
 - c) MARKETING & PROMOTIONS (Standing or Ad Hoc)
 - d) CITY & COUNTY LIAISON
 - e) STATE & FEDERAL LIAISON
 - f) VANDENBERG LIAISON
 - g) BUSINESS PARK COMMITTEE (Ad Hoc)
- 3. GENERAL MANAGER'S REPORT**
- 4. MANAGER OF FINANCE & ADMINISTRATION REPORT**
 - a) Demand Register

5. **PUBLIC SESSION:** Statements from the floor will be heard during public session. Request to Speak forms are provided for those wishing to address the board. After completing the form, please give it to the Clerk. Requests requiring board action will be referred to staff and brought on the next appropriate agenda. Members of the public are cordially invited to speak on agenda items as they occur. Staff reports covering agenda items are available for review in the offices of the General Manager on the Tuesday prior to each meeting. The Board will establish a time limit for receipt of testimony. The board reserves the right to establish further time limits for receipt of testimony.
6. **DISCUSSION AND CONSIDERATION OF AD HOC COMMITTEES AND LIAISONS, AND MEMBERSHIP AND ASSIGNMENT.**
7. **AUTHORIZATION FOR THE AWARD OF THE U.S. CUSTOMS UPGRADES: BUILDING & SITE CIVIL 3335 CORSAIR CIRCLE TO NEWTON CONSTRUCTION & MANAGEMENT, INC. AND AUTHORIZATION FOR THE PRESIDENT AND SECRETARY TO EXECUTE THE CONTRACT BETWEEN THE DISTRICT AND NEWTON CONSTRUCTION & MANAGEMENT, INC. FOR THE U.S. CUSTOMS UPGRADES: BUILDING & SITE CIVIL 3335 CORSAIR CIRCLE SUBJECT TO DISTRICT COUNSEL'S REVIEW OF INSURANCE AND BONDS.**
8. **AUTHORIZATION FOR THE AWARD OF THE ROOF REPAIR: 3335 CORSAIR CIRCLE TO JAMES A. QUAGLINO, INC., DBA QUAGLINO ROOF AND AUTHORIZATION FOR THE PRESIDENT AND SECRETARY TO EXECUTE THE CONTRACT BETWEEN THE DISTRICT AND JAMES A. QUAGLINO, INC., DBA QUAGLINO ROOF FOR THE ROOF REPAIR: 3335 CORSAIR CIRCLE SUBJECT TO DISTRICT COUNSEL'S REVIEW OF INSURANCE AND BONDS.**
9. **AUTHORIZATION FOR THE PRESIDENT AND SECRETARY TO EXECUTE THE 10TH AMENDMENT OF LAND LEASE BETWEEN THE DISTRICT AND THE CITY OF SANTA MARIA FOR PIONEER PARK.**
10. **AUTHORIZATION FOR THE PRESIDENT AND SECRETARY TO EXECUTE THE QUITCLAIM DEED OF RELEASE OF MINERAL RIGHTS FOR 2916 INDUSTRIAL PARKWAY (APN 111-291-039) TO CURRY PARKWAY, L.P.**
11. **AUTHORIZATION FOR TUITION REIMBURSEMENT FOR ONE STAFF MEMBER.**
12. **CLOSED SESSION.** The Board will hold a Closed Session to discuss the following item(s):
 - a) **Conference with Legal Counsel-Anticipated Litigation (Paragraph (2) or (3) of Subdivision (d) of Gov. Code Section 54956.9) Significant exposure to litigation: (Three cases).**
13. **DIRECTORS' COMMENTS.**
14. **ADJOURNMENT.**

MINUTES OF THE REGULAR BOARD
MEETING OF THE BOARD OF DIRECTORS
OF THE SANTA MARIA PUBLIC AIRPORT
DISTRICT HELD FEBRUARY 22, 2024

The Board of Directors of the Santa Maria Public Airport District held a Regular Meeting at the regular meeting place at 6:00 p.m. Present were Directors Moreno, Adams, Brown, Clayton, and Baskett, General Manager, Pehl, Manager of Finance & Administration Reade, and District Counsel Cheung.

1. MINUTES OF THE REGULAR MEETING HELD February 8, 2024. Director Adams made a Motion to approve the minutes of the regular meeting held February 8, 2024. Director Brown Seconded and it was carried by a 5-0 vote.
2. COMMITTEE REPORT(S):
 - a) AVIATION SUPPORT & PLANNING (Standing or Ad Hoc) – The committee met to discuss Air Service Incentives.
 - b) ADMINISTRATION & FINANCIAL (Standing or Ad Hoc) – No meeting scheduled.
 - c) MARKETING & PROMOTIONS (Standing or Ad Hoc) – No meeting scheduled.
 - d) CITY & COUNTY LIAISON – No meeting scheduled.
 - e) STATE & FEDERAL LIAISON – No meeting scheduled.
 - f) VANDENBERG LIAISON – No meeting scheduled.
 - g) BUSINESS PARK COMMITTEE (Ad Hoc) – The committee met to discuss various leases.
3. GENERAL MANAGER'S REPORT. Mr. Pehl updated the Board on the runway project. He provided an update on the impact the rain had on the main hangar. He notified them the bids for the Customs building have been submitted and a contract should be brought forward shortly.
4. The Manager of Finance & Administration presented the Demand Register to the Board for review and approval.
 - a) Demand Register. The Demand Register, covering warrants 072386 through 072472 in the amount of \$693,691.62, was recommended for approval as presented. Director Brown made a Motion to accept the Demand Register as presented. Director Adams Seconded and it was carried by a 5-0 vote.
 - b) Budget to Actual. Received and filed.
 - c) Financial Statements. Received and filed.
 - d) Delinquent Tenant List. Received and filed.

5. PUBLIC SESSION: Statements from the floor will be heard during public session. Request to Speak forms are provided for those wishing to address the board. After completing the form, please give it to the Clerk. Requests requiring board action will be referred to staff and brought on the next appropriate agenda. Members of the public are cordially invited to speak on agenda items as they occur. Staff reports covering agenda items are available for review in the offices of the General Manager on the Tuesday prior to each meeting. The Board has established a three-minute time limit for receipt of testimony. The board reserves the right to establish further time limits for receipt of testimony.

Kevin Yakes, COO of ArtCraft Paint, spoke about the condition of the building they lease from the District. He is concerned about loss of production and revenue due to the failing facility. He asked the District for an improvement plan.

Tom Gibbons, a member of the public, read a prepared statement from Ravindra Chandrasena regarding the hangar located at 3111-K.

6. Authorization for the President and Secretary to consent to the transfer of the hangar located at 2989-C Airpark Drive to 6 Chicks Aviation, LLC. Director Adams made a Motion to approve. Director Baskettt Seconded and it was carried by a 5-0 vote.
7. Authorization for the President and Secretary to execute a Land Lease between the District and NewLife Bath & Kitchen. Director Baskettt made a Motion to approve. Director Clayton Seconded and it was carried by a 4-0 vote. President Moreno abstained.
8. The Consent Calendar is approved by ROLL CALL VOTE on one Motion. These items are read only on request of Board members.

The following items are presented for Board approval without discussion as a single agenda item in order to expedite the meeting. SHOULD ANYONE WISH TO DISCUSS OR DISAPPROVE ANY ITEM, it must be dropped from the blanket Motion of approval and be considered as a separate item.

It is the recommendation of staff that the Board receives, and file and/or approve the following leases and agreements or other routine items and authorize the President and Secretary to execute them:

- a) Authorization for the President and Secretary to execute the Addendum to Ground Lease between the District and Central Coast Jet Center for the lease known as the Central Coast Jet Center.
- b) Authorization for the President and Secretary to execute the Collateral Assignment of Lease between the District and Central Coast Jet Center for the lease known as the Central Coast Jet Center.
- c) Authorization for the President and Secretary to execute the Addendum to Ground Lease between the District and Central Coast Jet Center for the lease known as the USFS Tanker Base.

- d) Authorization for the President and Secretary to execute the Collateral Assignment of Lease between the District and Central Coast Jet Center for the lease known as the USFS Tanker Base.
- e) Authorization for the President and Secretary to execute the Collateral Assignment of Lease between the District and Central Coast Jet Center for the lease known as the Self-Serve Fuel Facility.

Director Baskett made a Motion to approve. Director Brown Seconded and it was carried by the following roll call vote. Directors Moreno, Adams, Brown, Clayton, and Baskett voted "Yes".

RECESS: At 6:24 p.m.

Return to OPEN SESSION: At 6:51 p.m. The Board and staff reconvened to Open Session.

- 9. CLOSED SESSION. At 6:51 p.m. the Board went into Closed Session to discuss the following item(s):
 - a) Conference with Legal Counsel-Anticipated Litigation (Paragraph (2) or (3) of subdivision (d) of Gov. Code Section 54956.9) Significant exposure to litigation: (Two cases).

At 7:22 pm., the Board and staff reconvened to Open Public Session.

There were no reportable actions.

- 10. DIRECTORS' COMMENTS: Directors Moreno, Adams, Brown, and Clayton had no comment.

Director Baskett requested more cameras for the parking lot. He would like to see work get done on the Main Hangar. He asked for updates on the micro-grid. He asked Mr. Widroe to provide written reports.

- 11. ADJOURNMENT. President Moreno asked for a Motion to adjourn to a Regular Meeting to be held on March 14, 2024, at 6:00 p.m. at the regular meeting place. Director Adams made that Motion, Director Brown Seconded and it was carried by a 5-0 vote.

ORDER OF ADJOURNMENT

This Regular Meeting of the Board of Directors of the Santa Maria Public Airport District is hereby adjourned at 7:25 p.m. on February 22, 2024.

Ignacio Moreno, President

Steve Brown, Secretary

2023-2024

**DEMAND REGISTER
SANTA MARIA PUBLIC AIRPORT DISTRICT**

Full consideration has been received by the Santa Maria Public Airport District for each demand, numbers 072473 to 072527 and electronic payments on Pacific Premier Bank and in the total amount of \$976,415.06.

MARTIN PEHL
GENERAL MANAGER

DATE

The undersigned certifies that the attached register of audited demands of the Santa Maria Public Airport District for each demand, numbers 072473 to 072527 and electronic payments on Pacific Premier Bank in the total amount of \$976,415.06 has been approved as being in conformity with the budget approved by the Santa Maria Public Airport District and funds are available for their payment.

VERONEKA READE
MANAGER OF FINANCE AND ADMINISTRATION

DATE

THE BOARD OF DIRECTORS OF THE SANTA MARIA PUBLIC AIRPORT DISTRICT APPROVED PAYMENT OF THE ATTACHED WARRANTS AT THE MEETING OF MARCH 14, 2024.

STEVE BROWN
SECRETARY

Santa Maria Public Airport District

Demand Register

Check Number	Check Date	Vendor Name	Check Amount	Description
* 72473	2/23/2024	City of Santa Maria	\$4,470.00	SMX Bus. Park Lot Line Adjustment
* 72474	2/29/2024	Adamski Moroski	\$5,543.86	Legal Counsel Services
* 72475	2/29/2024	American Industrial Supply	\$181.72	Vehicle Maintenance
* 72476	2/29/2024	AT&T	\$171.34	Telephone Service
* 72477	2/29/2024	BMI PacWest	\$586.84	Terminal Maintenance
* 72478	2/29/2024	Bomar Security & Investigation	\$2,854.50	Security Service
* 72479	2/29/2024	Central City Tool Supply, Inc.	\$83.66	Shop Supplies
* 72480	2/29/2024	City of Santa Maria	\$530.00	Construction Meter Fees
* 72481	2/29/2024	City of Santa Maria-Util Div	\$4,773.30	Utilities - Water
* 72482	2/29/2024	Comcast Business	\$2,205.77	Internet Service
* 72483	2/29/2024	Frontier Communications	\$1,020.76	Telephone Service
* 72484	2/29/2024	Granite Construction	\$784,490.05	Runway and Taxiway Emergency Repair
* 72485	2/29/2024	Gsolutionz, Inc.	\$546.29	iCloud Services - 2/15/24 - 3/14/24
* 72486	2/29/2024	Home Depot	\$543.53	FBO/Hangar Maintenance
* 72487	2/29/2024	J B Dewar, Inc	\$735.77	Unleaded/Diesel Fuel
* 72488	2/29/2024	Kidder, Tom	\$250.00	Tenant Refund
* 72489	2/29/2024	Kimball Midwest	\$44.14	Shop Supplies
* 72490	2/29/2024	McMaster-Carr	\$434.29	Shop Supplies
* 72491	2/29/2024	Mission Linen Service	\$140.42	Uniform Service
* 72492	2/29/2024	Napa Auto Parts	\$486.99	Vehicle Maintenance
* 72493	2/29/2024	Oberon3, Inc	\$50.00	Terminal Maintenance
* 72494	2/29/2024	Outdoor Supply Hardware	\$677.26	Lighting/Fencing&Gates
* 72495	2/29/2024	ProDIGIQ, Inc	\$1,800.00	Software Update - Airworthiness
* 72496	2/29/2024	Quinn Company	\$678.13	Weed/Wildlife Maintenance
* 72497	2/29/2024	S Lombardi & Assoc., Inc.	\$7,384.00	Airport Advertising
* 72498	2/29/2024	Safety-Kleen	\$2,673.48	Hangar Maintenance
* 72499	2/29/2024	SCS Engineers	\$8,932.13	PFAS Assessment Workplan - Jan 2024
* 72500	2/29/2024	South Coast EVS	\$890.72	Vehicle Maintenance
* 72501	2/29/2024	Veritas Innovative Pest & Termite	\$1,020.00	Drywood Termite Fumigation - Customs
* 72502	2/29/2024	West Coast Industrial Supply	\$87.78	Vehicle Maintenance
* 72503	2/29/2024	Zee Medical Service Company	\$250.86	First Aid
* 72504	3/7/2024	Adams, Chuck	\$600.00	Director's Fees
* 72505	3/7/2024	Advantage Answering Plus	\$395.64	Answering Service
* 72506	3/7/2024	AT&T	\$132.11	Telephone Service
* 72507	3/7/2024	Baskett, David	\$300.00	Director's Fees
* 72508	3/7/2024	Bomar Security & Investigation	\$4,538.63	Security Service
* 72509	3/7/2024	Brown, Steve	\$600.00	Director's Fees
* 72510	3/7/2024	City of Santa Maria - Alarm Permit	\$15.00	Alarm Permit Renewal Charges
* 72511	3/7/2024	Coast Networx	\$210.00	Network Support Services
* 72512	3/7/2024	County of SB EHS/ CUPA	\$1,333.00	Annual Hazardous Waste Permit

Santa Maria Public Airport District

Demand Register

Check Number	Check Date	Vendor Name	Check Amount	Description
* 72513	3/7/2024	Frontier Communications	\$129.40	Telephone Service
* 72514	3/7/2024	Heath, Ray	\$3,575.20	Consulting Services - Contingencies
* 72515	3/7/2024	J B Dewar, Inc	\$1,021.93	Unleaded/Diesel Fuel
* 72516	3/7/2024	Jack's All American Plumbing	\$235.00	FBO Maintenance
* 72517	3/7/2024	MarTeeny Designs	\$275.00	Website Maintenance
* 72518	3/7/2024	Mission Linen Service	\$280.84	Uniform Service
* 72519	3/7/2024	Moreno, Ignacio	\$400.00	Director's Fees
* 72520	3/7/2024	Pathpoint	\$2,071.92	Airport Maint. Svs - Window Cleaning
* 72521	3/7/2024	Ravatt Albrecht & Associates	\$2,798.10	SMX Customs Building Remodel
* 72522	3/7/2024	RRM Design Group	\$780.00	SMX Open Space Parcel Rezoning
* 72523	3/7/2024	The Widroe Group, Inc.	\$18,000.00	Consulting Services
* 72524	3/7/2024	Tri-Counties Plant Service	\$275.00	Interior Plant Service - Terminal
* 72525	3/7/2024	Trinity Landscape Center	\$37.71	Landscaping - MHP
* 72526	3/7/2024	U.S. Bank Equipment Finance	\$544.96	RICOH Printer Lease
* 72527	3/7/2024	Verizon Wireless	\$1,167.19	Mobile Devices
		Subtotal	<u>\$874,254.22</u>	
ACH	2/22/2024	Ready Refresh	\$44.65	Water Delivery
ACH	2/26/2024	Umpqua Bank	\$19,498.74	Business Travel, Security, Education
ACH	2/27/2024	CalPers	\$4,876.10	Employee Retirement
ACH	2/28/2024	Aflac	\$204.24	Voluntary Insurance - Employee
ACH	2/28/2024	Empower Retirement	\$5,237.84	Employee Paid Retirement
ACH	2/29/2024	Paychex	\$7,600.61	Payroll Taxes
ACH	2/29/2024	Paychex	\$27,201.48	Payroll
ACH	3/1/2024	Paychex	\$195.09	Paychex Invoice
ACH	3/1/2024	Principal	\$2,506.92	Employee Dental/Life/Disability Insurance
ACH	3/4/2024	Ready Refresh	\$134.30	Water Delivery
ACH	3/5/2024	Collective Communications	\$7,500.00	Collective Strategies
ACH	3/8/2024	PG&E	\$24,842.87	Terminal/Admin/Hangar Electricity
ACH	3/11/2024	Limotta IT	\$2,318.00	Network/Internet Security
		Subtotal	<u>\$102,160.84</u>	
		Total	<u><u>\$976,415.06</u></u>	



**2024 SMPAD BOARD OF DIRECTORS
COMMITTEE AND LIAISON APPOINTMENTS**

EXECUTIVE

Directors &

ADMINISTRATION & FINANCIAL

Directors &

SAFETY & SECURITY

Directors &

REAL ESTATE

Directors &

AIRPORT PLANNING & CAPITAL IMPROVEMENT

Directors &

GOVERNMENT AFFAIRS

Directors &

MARKETING & PROMOTION

Directors &

TARTAGLIA ENGINEERING

P.O. Box 476, Pismo Beach, CA 93448

Phone: (805) 466-5660 • civilengineers@tartaglia-engineering.com

Martin Pehl, General Manager
Santa Maria Public Airport District
3217 Terminal Drive
Santa Maria, CA 93455

February 29, 2024

Project: US Customs Building Upgrades
Subject: Bid Opening

Dear Mr. Pehl:

Facility upgrades in support of US Customs at Santa Maria Airport have been packaged into two distinct bid / contract packages:

- Roof Repair, 3335 Corsair Circle
- US Customs Upgrades: Building & Site Civil

In accordance with the Notice Inviting Sealed Bids for each of these projects, bids were received through the Public Purchase web portal Wednesday afternoon, February 21, 2024. A total of three (3) bids were received for each project, summarized as follows:

Roof Repair, 3335 Corsair Circle		
No	Entity	Bid
1	James A Quaglino, Inc., dba Quaglino Roof	\$89,887.00
2	Channel Islands Roofing, Inc.	\$103,630.00
3	Best Contracting Services, Inc.	\$117,049.00
	Engineer's Estimate	\$50,000.00

US Customs Upgrades: Building & Site Civil		
No	Entity	Bid
1	Newton Construction & Management, Inc.	\$694,000.00
2	RK&G Construction, Inc.	\$861,372.93
3	Pre Con Industries, Inc.	\$872,000.00
	Engineer's Estimate	\$380,000.00

In accordance with the specifications, DBE information, either confirmation of intent to comply with the District goal, or documentation of Good Faith Efforts, was received before 4:00 pm, the third business day following the bid (Tuesday, February 27).

A review of the bidders, the bids received, and the bidding process revealed the following:

1. All bidders were present at the mandatory Pre-Bid Job Walk.
2. During the Pre-Bid Job Walk, contractors appeared to fully grasp the scope of the project.
3. The bids were received in advance of the date and time for receipt of bids.
4. Bids included the required Bid Bond.
5. All bidders properly acknowledged the two (2) addendums prepared for each package.

Tartaglia Engineering performed a thorough review of the bid packages received and the follow up DBE material provided, with a focus on the following:

1. Preparation of a detailed, spread-sheet summary of all bid items to confirm bid totals. Math errors, if they exist, were evaluated based on the following two parameters:
 - A. In the event of discrepancy between unit pricing and total pricing, unit pricing shall prevail.
 - B. In the event of discrepancy between words and figures, words shall prevail.One bid included a minor math error of no significance.
2. Unit pricing review for possible un-balanced bid. One bidder transposed two lump sum bid items, but followed up with a clarification, resulting in a situation of non-significance. Bids received are considered proper and well balanced.
3. Contractor licensing through the State of California, Department of Consumer Affairs. All bidders are properly licensed.
4. Confirmation that all bidders are registered with the State Department of Industrial Relations.
5. Confirmation of proper and adequate bid bonds.
6. Confirmation that all subcontractor schedules were properly and adequately filled out and that all certificates were signed.
7. Confirmation of DBE goal or Good Faith Effort requirements for the low bidding contractor for each package.

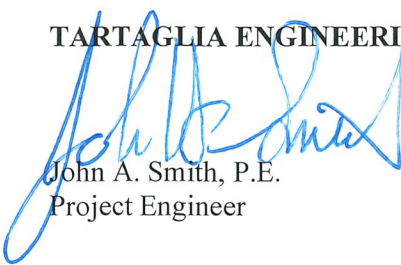
In general, it is felt the bids received accurately reflect the scope of work and the level of difficulty associated with each undertaking. In addition, it reflects the current construction pricing for similar work in this area.

Based on this review of the bid process, the current construction environment, and material availability, Tartaglia Engineering recommends award of the Roof Repair construction contract to Quaglino Roof, in the amount of \$89,887.00, and award of the US Customs Upgrades: Building & Site Civil contract to Newton Construction & Management, Inc., in the amount of \$694,000.00, each being the apparent low bidder for their respective package.

Enclosed for your review you will find the bid result spread sheets for these projects. They have been previously provided to the District and have been posted to the District website. Please call with any questions you may have regarding the project or this correspondence.

Sincerely,

TARTAGLIA ENGINEERING



John A. Smith, P.E.
Project Engineer

Enclosure: Bid Result Spreadsheets

				Newton Construction & Management, Inc		Pre Con Industries, Inc.		RK&G Construction, Inc	
Item	Description	Unit	Quantity	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	MOBILIZATION, AIRFIELD SAFETY & SECURITY	LS	1	\$ 20,000.00	\$ 20,000.00	\$ 25,000.00	\$ 25,000.00	\$ 31,262.25	\$ 31,262.25
2	BUILDING UPGRADES	LS	1	\$ 150,000.00	\$ 150,000.00	\$ 699,000.00	\$ 699,000.00	\$ 643,877.37	\$ 643,877.37
3	SITE CIVIL	LS	1	\$ 524,000.00	\$ 524,000.00	\$ 148,000.00	\$ 148,000.00	\$ 186,233.30	\$ 186,233.30
Total Bid Amount					\$ 694,000.00		\$ 872,000.00		\$ 861,372.92
Identified Total Bid Amount					\$ 694,000.00		\$ 872,000.00		\$ 861,372.93

SUBCONTRACTOR SCHEDULE			
Item	Name	Name	Name
Air & Water Balance	x	x	Mcclanahan Inc
Asphalt, pavement markings	x	Toste Construction, Inc	x
Concrete	x	Garibary Concrete Company	x
Demo	David Construction & Management	x	x
Drywall / Acoustical Ceiling	ADS Construction, Inc.	x	x
Electrical	JMG Electric LLC	Smith MEP	Kinyon Construction Inc
Fire Sprinkler	Deep Blue Integration	Whittle Fire Protection	Whittle Fire Protection
HVAC	JMA Mechanical Corp	Dahl Air Conditioning, Inc.	Trinity HVAC Solutions
Painting	New Generation Painting Inc.	California Pro Painting, Inc.	New Generation Painting Inc
Pavement Markings	Toste Construction Inc	x	x
Paving	x	x	Pavement Coatings Co
Plumbing	Sena Plumbing, Inc.	Smith MEP	Kinyon Construction Inc
Signage	x	Signs of Success, Inc.	Signs of Success Inc
Site work, fire line	x	Butch Pope Engineering	x
Slurry Seal	Asphalt Maintenance Co of CA	x	x
Temp Fencing	x	x	Marborg Industries
Tile	J. Dean Bollard & Sons Tile & Marble Co	J. Dean Bollard & Sons Tile & Marble Co	J. Dean Bollard & Sons Tile & Marble Co
Underground & Concrete Demo	x	x	Seamair Construction Inc

Roof Repair:
 3335 Corsair Circle
 2 Addendums Issued

Santa Maria Public Airport
SMX

Bid Opening:
 2:00 pm, February 21, 2024

				Best Contracting Services, Inc.		Channel Islands Roofing, Inc		James A Quaglino, Inc. dba Quaglino Roof	
Item	Description	Unit	Quantity	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	MOBILIZATION	LS	1	\$ 2,000.00	\$ 2,000.00	\$ 7,500.00	\$ 7,500.00	\$ 4,580.00	\$ 4,580.00
2	REMOVE AND REPLACE ROOF, COMPLETE	LS	1	\$ 113,129.00	\$ 113,129.00	\$ 94,960.00	\$ 94,960.00	\$ 84,407.00	\$ 84,407.00
3	REMOVE AND REPLACE ROOF SHEATHING PANELS	EA	6	\$ 320.00	\$ 1,920.00	\$ 195.00	\$ 1,170.00	\$ 150.00	\$ 900.00
Total Bid Amount					\$ 117,049.00		\$ 103,630.00		\$ 89,887.00
Identified Total Bid Amount					117,049.00		103,630.00		89,887.00

TENTH AMENDMENT OF LEASE

Re: Land Lease dated July 14, 1994, between SANTA MARIA PUBLIC AIRPORT DISTRICT and CITY OF SANTA MARIA, covering land on the southeast corner of Blosser Road and Foster Road at Santa Maria Public Airport.

The undersigned, SANTA MARIA PUBLIC AIRPORT DISTRICT, ("District") and CITY OF SANTA MARIA ("Tenant") do hereby agree to amend the above-referenced Lease, effective February 1, 2024, as follows:

1. Extension of Term. District grants Tenant a Five (5) Year extension of the Lease, commencing February 1, 2024, and expiring on January 31, 2029, unless sooner terminated. No options to extend are granted; any additional extension of this Lease shall be by mutual agreement of the parties only.

2. Paragraph 3. Rent. Subparagraph (a) is deleted in its entirety and the following substituted in its place:

“(a) Tenant agrees to and shall pay to District as rent for the leased premises \$8,561.00 per year. Rent is due at the end of each quarter at the lease rate of \$2,140.25 per quarter. The first payment is due March 31st, 2024.

Beginning February 1, 2025, Rent shall be adjusted on February 1st of every year (the "Adjustment Date"). Adjustments, if any, shall be based upon increases, if any, in the consumer Price Index, All Items, 1982-84 = 100, published by the United States Department of Labor, Bureau of Labor Statistics, for Los Angeles/Riverside/Orange County Area for All Urban Consumers ("Index"). The Index in publication three (3) months immediately before the commencement of the term of this lease shall be the "Base Index." The Index in publication three (3) months immediately before the then Adjustment Date shall be the "Comparison Index." As of each Adjustment Date, the quarterly Rent payable during the ensuing year shall be increased by a percentage equal to the percentage increase, if any, in the Comparison Index over the Base Index. If the Comparison Index for any Adjustment Date is equal to or less than the Comparison Index for the preceding Adjustment Date (or the Base Index, in the case of First Adjustment Date), the Rent for the ensuing year shall remain unchanged. When the Rent payable as of each Adjustment Date is determined, District shall promptly give Tenant written notice of such adjusted Rent and the manner in which it was computed. The adjusted Rent shall not exceed five percent (5%) CPI increase per year.”

All of the terms, covenants, conditions, provisions and agreements of said Lease, as amended, shall remain in full force and effect.

Dated: March 14, 2024

Approved as to content for District:

General Manager

Approved as to form for District:

District Counsel

SANTA MARIA PUBLIC AIRPORT DISTRICT

By: _____
Ignacio Moreno, President

By: _____
Steve Brown, Secretary

Dated:

TENANT- CITY OF SANTA MARIA

Approved as to content for Tenant:

By: _____
Alice Patino, Mayor

City Attorney

Attest:

Approved as to content for Tenant:

By: _____
Alex Posada, Interim City Manager

Angela Oslund,
Interim Director Recreation & Parks Department

AFTER RECORDING, RETURN TO:

Aaron Halimi
Renewable Properties, LLC
44 Montgomery Street, Suite 3150
San Francisco, CA 94104

Parcel I.D. #: 111 – 291 - 039

CROSS REFERENCE TO:

Deed Book 2232, Page 1312
Santa Barbara County, California Records

STATE OF CALIFORNIA
COUNTY OF SANTA BARBARA

QUITCLAIM DEED OF RELEASE OF MINERAL RIGHTS

THIS INDENTURE, made as of the ____ day of **March, 2024**, by and between **THE SANTA MARIA PUBLIC AIRPORT DISTRICT**, a state agency of the State of California (hereinafter referred to as “Grantor”), and **CURRY PARKWAY, L.P.** a California limited partnership (hereinafter referred to as, “Grantee”), the words “Grantor” and “Grantee” to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits:

WITNESSETH THAT:

Grantor, for and in consideration of the sum of TEN and NO/100ths DOLLARS (\$10.00), in hand paid at and before the sealing and delivery of these presents, and other good and valuable consideration, the receipt whereof is hereby acknowledged by Grantor, does remise, convey, grant, alien, convey and confirm, and by these presents does remise, convey, grant, alien, convey, confirm, and forever QUITCLAIM unto the said Grantee:

Any and all right title and interest in and to minerals, including oil, gas, asphaltum and hydrocarbon substances in and under that real property (including Grantor’s right of entry) lying and being on the property described in Exhibit “A” attached hereto, including any and all easement rights below a depth of 500 feet below the surface of the said real property described herein (without right to enter upon the surface thereof) for the purpose of drilling and traversing through the substance of said real property below said depth in exploring for, extracting, producing, and removing oil, gas, asphaltum and other hydrocarbon substances and minerals from lands adjacent to said real property, together with the right reserved to Grantor, to grant like easements to others or to license others similarly to drill or travers for said purposes through the subsurface of said real property below a depth of 500 feet below the surface thereof.

THIS INDENTURE is given for the sole purpose of granting to Grantee any and all rights that Grantor may have with respect to minerals, including oil, gas, asphaltum and hydrocarbon substances in and under that real property (including Grantor's right of entry) lying and being on the property described in Exhibit "A" attached hereto, including any and all easement rights below a depth of 500 feet below the surface of the said real property described herein (without right to enter upon the surface thereof) for the purpose of drilling and traversing through the substance of said real property below said depth in exploring for, extracting, producing, and removing oil, gas, asphaltum and other hydrocarbon substances and minerals from lands adjacent to said real property, together with the right reserved to Grantor, to grant like easements to others or to license others similarly to drill or travers for said purposes through the subsurface of said real property below a depth of 500 feet below the surface thereof, which rights were described and reserved in that certain Grant Deed from Grantor to Henry A. Stafford and Rhea L. Stafford, as community property, dated as of May 21, 1968, and recorded on May 22, 1968 in Deed Book 2232, Page 1312 in the Clerk of the Superior Court of Santa Barbara County, California land records.

TO HAVE AND TO HOLD the said described real property to Grantee, its successors, successors-in-title, heirs and assigns, so that neither Grantor, its successors, successors-in-title, heirs and assigns, nor any other person claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE ON THE FOLLOWING PAGE]**

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, Grantor has executed this Deed under seal, as of the day and year first above written.

GRANTOR:

SANTA MARIA PUBLIC AIRPORT DISTRICT, a
state agency of the State of California

By: _____(SEAL)
Name: _____
Title: _____

By: _____(SEAL)
Name: _____
Title: _____

[INSERT CALIFORNIA ACKNOWLEDGEMENT AND NOTARY BLOCK HERE]

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL ONE:

LOT 5 OF CONCHA INVESTMENTS, TRACT 5855 IN THE CITY OF SANTA MARIA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 202, PAGES 94 THROUGH 97 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL TWO:

A NON-EXCLUSIVE EASEMENT FOR ACCESS, DRAINAGE, PARKING, SEWER AND PUBLIC UTILITIES OVER, ACROSS AND THROUGH THOSE PORTIONS OF LOTS 1 THROUGH 8 OF CONCHA INVESTMENTS, TRACT 5855 IN THE CITY OF SANTA MARIA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 202, PAGES 94 THROUGH 97, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESIGNATED AS "ACCESS, DRAINAGE, PARKING, SEWER AND PUBLIC UTILITIES EASEMENT IN FAVOR OF ALL LOTS PER THIS MAP".

APN: 111-291-039



March 14, 2024

Board of Directors
Santa Maria Public Airport District
3217 Terminal Drive
Santa Maria, CA 93455

Subject: Authorization for tuition reimbursement for one staff member

Summary

Based upon section 10.5 of the Personnel Manual I am requesting reimbursement for Katya Haussler. Ms. Haussler has completed and passed this course at the University of Massachusetts.

Budget

Course	Tuition	Books	Total
Business & Professional Studies	\$1,630.00	46.24	\$1,676.24
Total			\$1,676.24

Overall Impact

Approved 2023-2024 Budget for Education	\$23,272.00
Previously Approved for Education	\$16,563.20
Current Balance for Education	\$6,708.80
Amount of this Request	\$1,630.00
Balance Remaining if Approved	\$5,078.80

Recommendation

I recommend we repay Mrs. Haussler. The District will benefit as a result of additional training and these classes will assist the Accounting Clerk's pursuit of her bachelor's degree.

Sincerely,

Veroneka Reade
Manager of Finance & Administration



Student Accounts - Spring 2024 Session 1 - Account Activity

Description	Code	Date	Charges	Credits/ Anticipated Credits
Bachelors Tuition Spring 1	1215	1/8/24	\$1,500.00	--
Technology Fee	2303	1/8/24	\$130.00	--
Bachelors Tuition Spring 1	1215	1/8/24	-\$1,500.00	--
Technology Fee	2303	1/8/24	-\$130.00	--
Bachelors Tuition Spring 1	1215	1/8/24	\$1,500.00	--
Technology Fee	2303	1/8/24	\$130.00	--
Web Check/ACH Payment	9002	1/3/24	--	\$1,630.00
Total Charges:				\$1,630.00
Total Credits/Anticipated Credits:				\$1,630.00
Term Balance:				\$0.00

Your University of Massachusetts Global Bookstore Virtual Store Order Confirmation #12000000111136

csvirtual@efollett.com <csvirtual@efollett.com>

Fri 1/5/2024 12:16 PM

To: [REDACTED]



Hello,

Thank you for your order. You will receive an email when your item(s) are fulfilled. Your item(s) may ship from a location other than where you placed your order.

Important Note for Digital Materials: If you ordered a digital item, please note that your digital credentials will be sent via email within 24 hours after purchase. If you have a registered account you will be able to view the digital credentials under Order History approximately two hours after purchase.

DIGITAL ACCESS INFORMATION: You will receive an email with instructions for accessing your digital content. If you are a registered user this information will also appear on your [Order History](#) page.

Order Summary

Order Number: 12000000111136

Order Date: Jan 5, 2024

TOTAL: \$46.24 (USD)

Order Details

Product Details:

The Norton Reader (Fifteenth Edition)

Author: Goldthwaite

Edition: 15th

All > Spring I 2024 > LBSU > 304 > ALL

STATUS: NOT READY

BUY/RENT: RENT DIGITAL

Qty: 1

Duration: 180 Days

Final taxes will be calculated upon order fulfillment

Contact Information

University of Massachusetts Global
Bookstore Virtual Store

Return Policy

6700 Sloane Dr
Little Rock, AR 72206
Call Center 800-381-5151
email: csvirtual@efollett.com

View our [return policy](#).

Order Status

View your [order status](#).



TRACK YOUR ORDER WITHOUT SIGNING IN

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Click [Here](#), then at bottom of page select *Track an Order*

Final Grades

B00687725 Katya Haussler
Spring 2024 Session 1 (8 Wks)
Mar 11, 2024 11:50 am

Student Information

Current Program

Bachelor of Business Admin.

Level: Undergraduate

Program: BBA in Business Admin

Admit Term: Spring 2024 (16 Wks)

Catalog Term: Fall 2023 (16 Wks)

College: Business & Prof Studies

Campus: Online

Major and Department: Business Administration, Business Administration

Major Concentration: Finance

Academic Standing:

Undergraduate Course work

CRN	Subject	Course	Section	Course Title	Campus	Final Grade	Attempted	Earned	GPA Hours	Quality Points
55962	LBSU	304	OL1	Liberal Arts Core Foundations	Online	A	3.000	3.000	3.000	12.000

Undergraduate Summary

	Attempted	Earned	GPA Hours	Quality Points	GPA
Current Term:	3.000	3.000	3.000	12.000	4.000
Cumulative:	6.000	6.000	6.000	24.000	4.000
Transfer:	126.150	123.150	117.650	423.612	3.601
Overall:	132.150	129.150	123.650	447.612	3.620

[Select another Term](#)

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CLAIMS FORM

Agency Name: Santa Maria Public Airport District

Date Claim Received: _____

This form is provided pursuant to Government Code Section 910.4. (a)

Attach additional pages if necessary and list question number each response corresponds to.

1. Claimant's Name: Glenn Bjorkman Date of Birth: 7/24/56 Daytime Phone: 805 689-8200

2. Claimant's Address: 851 Serenidad Place Goleta CA 93117

3. Claimant's Home Phone: 805 689-8200

4. Date of Loss: 3/11/24 Time of Loss: 3:26 am

5. Location of Loss (Specify in as much detail as possible, example, 5 feet east of west corner of Elmira Road and Peabody): _____

Gate 28 - Truck stolen off of unsecured airport from hangar 2987-G

6. Description of incident or accident which caused you to make this claim: Santa Maria is a TSA

part 139 airport with required security, Security protocol failed on many levels resulting in hangar break ins allowing this crime to take place

7. What specific injury, damages or other losses did you incur? Stolen Ford F-250 truck, safe and tools

8. What amount of money or damages are you seeking to recover? \$68,000

Basis for computation: Replacement value for Truck, safe and tools

9. How was this amount calculated? (Itemize and attach bills, repair estimates, receipts, etc.; if claim is for vehicle damage, obtain and attach two (2) repair estimates): Replacement value.

10. If your claim is greater than \$10,000, state whether your claim would be a limited civil case (circle appropriate response)

Yes



CONTINUED ON BACK

CLAIMS FORM

11. What is your basis for claiming that the District or District employee(s) are the cause of your injury, damages or loss? Security was missing prior and protocols were not followed after resulting in a breach of the airport and delayed response impeding law enforcement response

12. What are the name(s) of the District employee(s) whom you allege caused your injury, damages or loss, if known? Santa Maria Airport District Administration

13. Name, address and phone number of any witnesses who can substantiate your claim: Officer Wright
Guadalupe Police 805-343-2112 Case # 24-0469

14. Any additional information that you believe might be helpful to the District in considering this claim: Refer to board meeting of 3-6-24 3:00 PM to 4:30 PM

15. All notices and communications with regard to this claim will be directed to the Claimant shown in lines 1 and 2 above unless you complete the following to identify to whom further communication should be directed:

Name: _____

Relationship: _____

Address: _____

City: _____

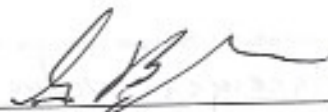
State: _____ ZIP: _____

Daytime Phone: (____) _____

Home Phone: (____) _____

Section 72 of the Penal Code provides that, every person who, with intent to defraud, presents for allowance or for payment to any State Board or Officer, or to any county, town, city, district, board or officer, authorized to allow or pay the same if genuine, any false or fraudulent claim, bill, account, voucher, or writing, is guilty of a felony.

Glenn Bjorkman



3/7/24

Claimant Printed Name

Claimant Signature

Date Signed

(Note: If the claim is filed by someone on behalf of the claimant, the person making the claim on behalf of the claimant should sign above.)

Completed Claims Forms must be submitted by personal delivery or by United States mail.