



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

**Thursday
May 13, 2021**

**Virtual Meeting
Zoom Meeting: [Zoom.us](https://zoom.us)
Meeting ID: [820 6332 8775](https://zoom.us/j/82063328775)
Meeting Password: 3217
7:00 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: Brown, Engel, Rafferty, Adams, Baskett

- 1. MINUTES OF THE REGULAR MEETING HELD APRIL 22, 2021.**
- 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. DISTRICT COUNSEL'S REPORT. (Joshua George and Natalie Frye Laacke)**

6. **PUBLIC SESSION:** Statements from the public will be heard during public session. Requests requiring board action will be referred to staff and brought on the next appropriate agenda. Members of the public may use the “raise hand” feature to be put in a speaking queue. Public comment will be limited to three (3) minutes. If a speaker continues speaking after being notified of the end of their public comment period, the meeting Host will mute the speaker and move on to the next person in the queue.

Please raise your hand in the following ways:

Telephone: Press “*9” to raise your hand and notify the meeting Host. You will be placed in the queue and unmuted, in order, so that you may provide public comment.

Computer and Mobile: Click the “raise hand” button to notify the Host. You will be placed in the queue and unmuted, in order, so that you may provide public comment.

7. **PRESENTATION BY MICHAEL ARMS OF TARTAGLIA ENGINEERING, REGARDING RUNWAY DESIGNATION AND MAGNETIC DECLINATION.**
8. **RESOLUTION 898. A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SANTA MARIA PUBLIC AIRPORT DISTRICT DECLARING PURSUANT TO GOVERNMENT CODE SECTION 54221 THAT REAL PROPERTY LOCATED AT APN 111-291-033, APN 111-292-027 AND APN 111-231-016 IS SURPLUS LAND.**
9. **RESOLUTION 899. A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SANTA MARIA PUBLIC AIRPORT DISTRICT ADOPTING THE APPROPRIATIONS SUBJECT TO LIMITATION FOR FISCAL YEAR 2021-2022 UNDER CALIFORNIA CONSTITUTION ARTICLE XIII B (AS AMENDED) AND IMPLEMENTING STATUTES.**
10. **AUTHORIZATION FOR TWO STAFF MEMBERS TO ATTEND THE ROUTES AMERICAS AIR SERVICE DEVELOPMENT CONFERENCE TO BE HELD JUNE 23-25, 2021 IN ORLANDO, FL.**
11. **CONSENT TO SUBLEASE FOR MALDONADO COMPANIES TO ARISTA AVIATION SERVICES, LLC.**
12. **CLOSED SESSION.** The Board will hold a Closed Session to discuss the following item(s):
 - a) Conference with Real Property Negotiators (Chris Hastert, Tom Ross, and District Counsel) Re: APN 111-231-10, APN 111-231-11, AND APN 111-231-17 (Gov. Code Section 54956.8)
 - b) Conference with Legal Counsel-Existing Litigation pursuant to Paragraph (1) of subdivision (d) of Section 54956.9-SMPAD v. Smith, Santa Barbara Superior Court Case No. 20CV04445.
 - c) Conference with Legal Counsel-Existing Litigation pursuant to Paragraph (1) of subdivision (d) of Section 54956.9-SMPAD v. Baskett, Santa Barbara Superior Court Case No. 20CV04444.
13. **DIRECTORS’ COMMENTS.**
14. **ADJOURNMENT.**

MINUTES OF THE REGULAR BOARD
MEETING OF THE BOARD OF DIRECTORS
OF THE SANTA MARIA PUBLIC AIRPORT
DISTRICT HELD APRIL 22, 2021

The Board of Directors of the Santa Maria Public Airport District held a Regular Meeting via a virtual meeting at 7:00 p.m. Present were Directors Brown, Engel, Rafferty, Adams and Baskett. General Manager Hastert, Manager of Finance & Administration Reade, and District Counsel George. Director Engel arrived at 7:16 pm.

1. MINUTES OF THE REGULAR MEETING HELD April 8, 2021. Director Baskett made a Motion to approve the minutes of the regular meeting held April 8, 2021. Director Adams Seconded and it was carried by the following roll call vote. Directors Brown, Rafferty, Adams and Baskett voted "Yes".
2. COMMITTEE REPORT(S):
 - a) AVIATION SUPPORT & PLANNING (Standing or Ad Hoc) – The committee met to discuss plans for the main hangar located at 3203 Lightning St.
 - b) ADMINISTRATION & FINANCIAL (Standing or Ad Hoc) – The committee met to discuss the budget.
 - 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) – No meeting scheduled.
3. GENERAL MANAGER'S REPORT. Mr. Hastert notified the Board of meetings he attended with Amazon Air and Alaska Air as part of the Mead & Hunt Air Service Development Conference. He also met with United site services as they prepare for the upcoming air service. He notified the Board of a high-altitude balloon that was unable to be launched due to limited time to properly prepare. They may come back in the future.
4. MANAGER OF FINANCE & ADMINISTRATION REPORT.

The Manager of Finance & Administration presented the Demand Register to the Board for review and approval.

 - a) Demand Register. The Demand Register, covering warrants 068889 through 068934 in the amount of \$338,661.79 was recommended for approval as presented. Director Rafferty made a Motion to accept the Demand Register as presented. Director Baskett Seconded and it was carried by the following roll call vote. Directors Brown, Rafferty, Adams and Baskett voted "Yes".
 - b) Budget to Actual. Received and filed.

c) Financial Statements. Received and filed.

d) Quarterly Investment Report. Received and filed.

5. DISTRICT COUNSEL'S REPORT. Nothing to report.

6. PUBLIC SESSION: Statements from the public will be heard during public session. Requests requiring board action will be referred to staff and brought on the next appropriate agenda. Members of the public may use the "raise hand" feature to be put in a speaking queue. Public comment will be limited to three (3) minutes. If a speaker continues speaking after being notified of the end of their public comment period, the meeting Host will mute the speaker and move on to the next person in the queue.

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No one requested to speak.

7. Resolution 895. A Resolution of the Board of Directors of the Santa Maria Public Airport District amending the Rates & Charges for 2021-2022 Fiscal Year. Director Rafferty Made a Motion to approve. Director Adams Seconded and it was carried by the following roll call vote. Directors Brown, Engel, Rafferty, Adams and Baskett voted "Yes".

8. Resolution 896. A Resolution of the Board of Directors of the Santa Maria Public Airport District approving salaries and salary increases for non-management employees for fiscal year 2021-2022. Director Rafferty made a Motion to approve. Director Adams Seconded and it was carried by the following roll call vote. Directors Brown, Engel, Rafferty, Adams and Baskett voted "Yes".

9. Resolution 897. A Resolution of the Board of Directors of the Santa Maria Public Airport District approving salaries and salary increases for management employees for fiscal year 2021-2022. Director Rafferty made a Motion to approve. Director Adams Seconded and it was carried by the following roll call vote. Directors Brown, Engel, Rafferty, Adams and Baskett voted "Yes".

10. Authorization for tuition reimbursement for one staff member. Director Adams made a Motion to approve. Director Rafferty Seconded and it was carried by the following roll call vote. Directors Brown, Engel, Rafferty, Adams and Baskett voted "Yes".

11. Approval of the Santa Maria Public Airport District Hangar Waiting List Rules as amended April 22, 2021. Director Rafferty made a Motion to approve. Director Engel Seconded and it was carried by the following roll call vote. Directors Brown, Engel, Rafferty, and Adams voted "Yes". Director Baskett voted "No".

12. Authorization for the General Manager to accept an appointment to The Association of California Airports Board of Directors, including required travel. Director Baskett made a Motion to approve. Director Adams Seconded and it was carried by the following roll call vote. Directors Brown, Engel, Rafferty, Adams, and Baskett voted "Yes".
13. Authorization for the General Manager to apply for and accept a CRRSA Act Grant through the FAA. Director Rafferty made a Motion to approve. Director Baskett Seconded and it was carried by the following roll call vote. Directors Brown, Engel, Rafferty, Adams, and Baskett voted "Yes".
14. Discussion and direction to staff regarding continued rent relief for the Santa Maria Museum of Flight. Discussion was held and direction was given to staff to continue rent relief through 2021. Director Brown made a Motion to approve. Director Adams Seconded and it was carried by the following roll call vote. Directors Brown, Rafferty, Adams, and Baskett voted "Yes". This item was brought forward and voted on after public comment. Director Engel had not arrived yet. Once direction was given, members of the public requested to speak. Mr. Tom Lynn thanked the Board for their continued support. Mr. Herb Gerfen notified the Board of roof repairs that were made without full funding and will use the rent relief towards paying that off.
15. CLOSED SESSION. At 7:29 p.m. the Board went into Closed Session to discuss the following item(s):
 - a) Conference with Real Property Negotiators (Chris Hastert, Tom Ross, and District Counsel) Re: APN 111-231-10 and APN 111-231-11, APN 111-231-17(Gov. Code Section 54956.8)
 - b) Conference with Legal Counsel-Existing Litigation pursuant to Paragraph (1) of subdivision (d) of Section 54956.9-SMPAD v. Smith, Santa Barbara Superior Court Case No. 20CV04445
 - c) Conference with Legal Counsel-Existing Litigation pursuant to Paragraph (1) of subdivision (d) of Section 54956.9-SMPAD v. Baskett, Santa Barbara Superior Court Case No. 20CV04444

At 8:14 p.m., the Board and staff reconvened to Open Public Session.

There were no reportable actions.

16. DIRECTORS' COMMENTS: Directors Engel and Brown had no comment.

Director Baskett remains concerned about renewable energy.

Director Rafferty notified the Board the SWAAAE Summer Conference registration opens next week.

Director Adams had to leave during closed session.

17. ADJOURNMENT. President Brown asked for a Motion to adjourn to a Regular Meeting to be held on May 13, 2021 at 7:00 p.m. via a virtual meeting. Director Rafferty made that Motion, Director Engel Seconded and it was carried by the following roll call vote. Directors Brown, Engel, Rafferty, and Baskett voted "Yes".

ORDER OF ADJOURNMENT

This Regular Meeting of the Board of Directors of the Santa Maria Public Airport District is hereby adjourned at 8:17 p.m. on April 22, 2021.

Steve Brown, President

Hugh Rafferty, Secretary

2020-2021

**DEMAND REGISTER
SANTA MARIA PUBLIC AIRPORT DISTRICT**

Full consideration has been received by the Santa Maria Public Airport District for each demand, numbers 068935 to 069005 and electronic payments on Pacific Premier Bank and in the total amount of \$149,728.00.

CHRIS HASTERT
GENERAL MANAGER

DATE

The undersigned certifies that the attached register of audited demands of the Santa Maria Public Airport District for each demand, numbers 068935 to 069005 and electronic payments on Pacific Premier Bank in the total amount of \$149,728.00 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 MAY 13, 2021.

HUGH RAFFERTY
SECRETARY

Santa Maria Public Airport District

Demand Register

Check Number	Check Date	Vendor Name	Check Amount	Description
* 068935	4/22/2021	Advantage Answering Plus	291.38	Answering Service
* 068936	4/22/2021	Aflac	277.56	Voluntary Ins. - Employee
* 068937	4/22/2021	AT&T	45.18	Phone Service
* 068938	4/22/2021	B&B Steel & Supply of SM	259.04	Drainage Maintenance
* 068939	4/22/2021	Berchtold Equipment	116.13	Heavy Equip Maint - Mechanical
* 068940	4/22/2021	Bomar Security	800.00	Security Service
* 068941	4/22/2021	CED	49.23	Lighting Maintenance
* 068942	4/22/2021	Clark Pest Control	916.00	Weed/Vector Control
* 068943	4/22/2021	Comcast	1,235.66	Cable/Internet /Digital Voice
* 068944	4/22/2021	Comcast Business	2,205.77	Cable/Internet Shop
* 068945	4/22/2021	De Lage Landen	102.18	Lease/Maint. - Copier
* 068946	4/22/2021	Emergency Repair Door	200.00	Door Repairs - Terminal
* 068947	4/22/2021	Empower Retirement	300.00	Consulting Service
* 068948	4/22/2021	Fastenal Company	74.85	Shop Supplies
* 068949	4/22/2021	Ferguson Enterprises	122.59	Buildg. Maint.
* 068950	4/22/2021	Frontier Communications	200.13	Telephone Service
* 068951	4/22/2021	Grainger	816.44	Small Tools
* 068952	4/22/2021	Home Depot	328.06	Building Maintenance
* 068953	4/22/2021	Interstate Batteries	116.31	Auto Maint. - Mechanical
* 068954	4/22/2021	J B Dewar, Inc	455.75	Fuel Expense - Gas/Diesel
* 068955	4/22/2021	J.D. Humann Landscape	1,900.00	Landscape Maintenance
* 068956	4/22/2021	Jack's All American Plumbing	235.00	Building Maint. - Terminal
* 068957	4/22/2021	Trevor Jacob	317.00	Lease Termination Refund
* 068958	4/22/2021	LSC Communications	32.90	Publications
* 068959	4/22/2021	Mead & Hunt, Inc.	13,365.00	Air Service Consulting
* 068960	4/22/2021	Mission Uniform Service	293.86	Uniform Service
* 068961	4/22/2021	Carla Osborn	1,482.24	Reimbursement
* 068962	4/22/2021	Pathpoint	1,907.55	Airport Maintenance Service
* 068963	4/22/2021	Hugh Rafferty - Reimburse	95.00	Expense Reimbursement

Santa Maria Public Airport District

Demand Register

Check Number	Check Date	Vendor Name	Check Amount	Description
* 068964	4/22/2021	RRM Design Group	7,123.00	Consulting Service
* 068965	4/22/2021	Safety-Kleen	373.73	Solvent
* 068966	4/22/2021	Sign Creations	37.71	Signs
* 068967	4/22/2021	Smith's Alarms	985.96	Fire Alarm Service
* 068968	4/22/2021	State Water Resources Board	1,474.00	Water Rights Permit
* 068969	4/22/2021	WageWorks	100.00	Cafeteria Plan - Admin. Fee
* 068970	4/30/2021	ADB SAFEGATE	3,693.21	Lighting & Nav Aid Maint.
* 068971	4/30/2021	AHC Foundation	1,000.00	Advertising
* 068972	4/30/2021	American Industrial Supply	53.11	Lighting & Nav Aid Maint.
* 068973	4/30/2021	AT&T	239.69	Phone Service
* 068974	4/30/2021	Central City Tool Supply	124.52	Small Tools
* 068975	4/30/2021	CED	241.96	Lighting Maintenance
* 068976	4/30/2021	City of Santa Maria	400.52	Water Invoice
* 068977	4/30/2021	City of Santa Maria	4,575.91	Water Invoices
* 068978	4/30/2021	Clark Pest Control	330.00	Weed/Vector Control
* 068979	4/30/2021	Coast Clutch & Brake	196.19	Heavy Equip. Maint. - Mech.
* 068980	4/30/2021	Coastal Ag	243.79	Heavy Equip. Maint.
* 068981	4/30/2021	L.N Curtis and sons	570.00	ARFF Maintenance
* 068982	4/30/2021	Emergency Repair Door	253.88	Door Repairs - Terminal
* 068983	4/30/2021	Frontier Communications	804.18	Telephone Service
* 068984	4/30/2021	Gibbs International Truck	185.18	ARFF Maintenance
* 068985	4/30/2021	Ray Heath	3,575.20	Consulting Service
* 068986	4/30/2021	Letters, Inc.	23.00	Auto Maintenance
* 068987	4/30/2021	McMasters and Carr	313.29	Building Maint. - Terminal
* 068988	4/30/2021	Mission Uniform Service	146.93	Uniform Service
* 068989	4/30/2021	James Mount	320.26	Lease Termination Refund
* 068990	4/30/2021	Napa Auto Parts	92.68	Auto parts
* 068991	4/30/2021	Playnetwork, Inc.	89.85	Radio Service - Terminal
* 068992	4/30/2021	Principal Financial Group	2,602.39	Dental, Life, Disability, Visi

Santa Maria Public Airport District

Demand Register

Check Number	Check Date	Vendor Name	Check Amount	Description
* 068993	4/30/2021	Quinn Company	163.69	Equipment Rental
* 068994	4/30/2021	SCS Engineers	592.50	Workplan for Assesment of PFAS
* 068995	4/30/2021	S Lombardi & Assoc.	24,864.33	Airport Advertising
* 068996	4/30/2021	Vision Communications Co	926.03	Radios - Operation Vehicles
* 068997	5/5/2021	American Assn of Airport Exec	450.00	Renew AAAE - Affiliate Dues
* 068998	5/5/2021	Adamski Moroski	3,851.00	Legal Service
* 068999	5/5/2021	AT&T	45.17	Phone Service
* 069000	5/5/2021	Coast Networx	210.00	Computer Support
* 069001	5/5/2021	Clark Pest Control	1,325.00	Weed/Vector Control
* 069002	5/5/2021	Frontier Communications	1,272.11	Telephone Service
* 069003	5/5/2021	The Gas Company	1,142.00	Utilities
* 069004	5/5/2021	MarTeeney Designs	275.00	Web Page Maint.
* 069005	5/5/2021	Verizon Wireless	931.38	Mobile Devices
			\$ 94,759.16	
ACH	4/20/2021	Pacific Gas & Electric Company	23.84	Terminal/Admin./Main Hangar
ACH	4/20/2021	Pacific Gas & Electric Company	29.16	Terminal/Admin./Main Hangar
ACH	4/20/2021	Pacific Gas & Electric Company	207.86	Terminal/Admin./Main Hangar
ACH	4/20/2021	Pacific Gas & Electric Company	378.68	Terminal/Admin./Main Hangar
ACH	4/26/2021	Visa - Umpqua Bank	5,059.57	Conference/Computer Support/Security/Maint.
ACH	4/27/2021	CalPERS	5,440.06	Employee Retirement
ACH	4/28/2021	Mass Mutual	4,328.37	Employee Paid Retirement
ACH	4/29/2021	CA Tax Fee	207.00	Sale & Use Tax
ACH	4/29/2021	Paychex	24,897.22	Payroll
ACH	4/30/2021	Paychex	178.20	Paychex Invoice
ACH	4/30/2021	Paychex	5,235.94	Payroll Taxes
ACH	5/3/2021	ReadyRefresh by Nestle	32.93	Water Delivery
ACH	5/3/2021	Pacific Premier Bank Fees	1,306.53	Credit Card Fee
ACH	5/3/2021	Pacific Gas & Electric Company	7,034.38	Terminal/Admin./Main Hangar
ACH	5/4/2021	ReadyRefresh by Nestle	72.57	Water Delivery
ACH	5/7/2021	Xerox	536.53	Copier Lease

Santa Maria Public Airport District

Demand Register

Check Number	Check Date	Vendor Name	Check Amount	Description
		Subtotal	<u>\$ 54,968.84</u>	
		Total	<u><u>\$ 149,728.00</u></u>	



May 13, 2021

Item 8
5-13-21

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

Subject: Surplus Property

Recommendation:

Staff recommends that the Board of Directors adopt Resolution 898 Declaring pursuant to government code section 54221 that real property located at APN 111-291-033, APN 111-292-027 and APN 111-231-016 is surplus land, and direct staff to begin the process of disposition including issuing the required notices of availability and request for release from the Federal Aviation Administration.

Discussion:

The California Surplus Land Act (Government Code 54220 et seq.) (SLA) governs the sale of surplus lands and requires local agencies to prioritize opportunities for certain uses including affordable housing development for any land the entity may sell or lease. Surplus land may be declared either "surplus" or "exempt surplus" by the legislative body of the local agency as supported by written findings.

Effective January 1, 2020 Assembly Bill (AB) No. 1486 and AB No. 1255 amended the SLA to require local agencies to formally declare publicly owned property not necessary for the local agency's use as surplus land or exempt surplus land before beginning the disposition process. Surplus land must follow a statutory noticing and negotiation period with certain designated entities, including eligible housing sponsors defined by the California Department of Housing and Community Development (HCD). Exempt surplus land does not have to follow the procedural requirements of the Surplus Land Act. Exempt surplus land is defined to include surplus land that is put out to open, competitive bid for a housing development, which may have ancillary commercial ground floor uses, in accordance with specific criteria set out in the Surplus Land Act.

Following the declaration of surplus land, the District must provide a Notice of Availability (NOA) to the Eligible Entities (i.e., other public agencies and prospective affordable housing developers) that have registered with the State for specified uses, including affordable housing, parks and recreation, and schools. An Eligible Entity desiring to purchase or lease the surplus land must notify the District in writing of its intent to

purchase or lease the land within 60 days after receipt of the District's notification of intent to dispose of the land.

If the District receives notice of interest from any Eligible Entities, the SLA mandates a 90-day negotiation period with any designated entities that submit timely offers. If no notice of interest is received or negotiations do not result in a disposition, the local agency may negotiate with any other developers or interested parties for the disposition of the surplus land. For purposes of the Surplus Lands Act, HCD has taken the position that disposition includes entering into new long-term lease agreements. The SLA does not require the District to dispose of surplus land at less than fair market value. The new law expresses a preference for residential uses, and particularly affordable housing. If the surplus land is sold to an entity that develops 10 or more residential units on the property, at least 15 percent of the property must be restricted as affordable units.

Staff has identified three parcels identified as APN 111-291-033, APN 111-292-027 and APN 111-231-016 that are isolated from the larger parcels comprising the contiguous area known as the Santa Maria Airport that will not support aviation services, District services, and pose issues related to safety and maintenance due to their remote locations.

Budget Impact:

Upon successful coordination with the Federal Aviation Administration to release the referenced parcels, and meeting the requirements to declare them surplus, the District will attempt to sell the parcels at full market value. One time proceeds from the sale would be placed into a restricted category and be available only for approved projects that enhance aviation at the Santa Maria Airport. While the three-parcel total 18.85 acres, there are many issues with each of the three parcels including easements for a city water well, bike path, drainage, and mineral rights access, which reduce the usable land to 10.35 acres. Basic appraisals were obtained to establish approximate market value in late 2020, those appraisals will require an update prior to sale, but show the approximate values shown in the table below. Full appraisals are available upon request

Parcel	Approximate Value
111-291-033	\$730,000
111-292-027	\$370,000
111-231-016 (Current OS Zoning)	\$2,010,000
111-231-016 (M1 Rezone)	\$2,300,000
Total (3 parcels)	\$3,110,000-\$3,400,000

Please let me know if you have any questions.

Sincerely,



Chris Hastert, CM
General Manager

RESOLUTION NO. 898

A RESOLUTION OF THE SANTA MARIA PUBLIC AIRPORT DISTRICT BOARD OF DIRECTORS DECLARING PURSUANT TO GOVERNMENT CODE SECTION 54221 THAT REAL PROPERTY LOCATED AT APN 111-291-033, APN 111-292-027 AND APN 111-231-016 IS SURPLUS LAND

WHEREAS, the Santa Maria Public Airport District (the “District”) is the owner in fee simple of that certain real property located at APN 111-291-033, APN 111-292-027 and APN 111-231-016 and shown on the attached plat maps in Exhibit “A,” attached hereto and made a part of hereof (the “Property”); and

WHEREAS, under the Surplus Property Land Act, Government Code Sections 54220-54233 (the “Act”), surplus land is land owned in fee simple by the District for which the District’s Board of Directors takes formal action in a regular public meeting declaring the land is surplus and not necessary for the District’s use. The land must be declared either surplus land or exempt surplus land; and

WHEREAS, under the Act, land is necessary for the District’s use if the land is being used, or is planned to be used pursuant to a written plan adopted by the District’s Board of Directors, for District work, services or operations; and

WHEREAS, the Property is approximately 18.85 acres in size (111-291-033 -10.90 acres, 111-292-027 – 1.00 acre, 111-231-016 – 6.95 acres), is currently vacant and is not located on the larger contiguous Santa Maria Airport property and is not currently being used by the District. District staff has evaluated the Property for its potential to be used for District work, services or operations and District staff has determined that the Property is not suitable for the District’s use; and

WHEREAS, the District’s Board of Directors desire to declare that the Property is surplus land and not necessary for the District’s use. The Act requires that before the District disposes of the Property or engages in negotiations to dispose of the Property, the District shall send a written notice of availability of the Property to certain designated entities; and

WHEREAS, the accompanying staff report provides supporting information upon which the declaration and findings set forth in this Resolution are based and such information is incorporated herein by this reference;

NOW, THEREFORE, the District’s Board of Director’s hereby resolves as follows:

SECTION 1. The above recitals are true and correct and are a substantive part of this Resolution 898. The District’s Board of Directors hereby declares that the Property is surplus land and not necessary for the District’s use. The basis for this declaration is that the property is isolated and not contiguous with the larger Santa Maria Airport parcels and no planned District facility or building that the District can financially afford is feasible for the site.

SECTION 2. The District's General Manager is hereby directed to send a notice of availability, substantially in the form attached hereto as Exhibit "B" and made a part of hereof, to the entities designated in Government Code Section 54222 ("Designated Entities") by electronic mail or by certified mail.

SECTION 3. This Resolution has been reviewed with respect to the applicability of the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"). District staff has determined that the designation of this property as surplus does not have the potential for creating a significant effect on the environment and is therefore exempt from further review under CEQA pursuant to State CEQA Guidelines Section 15060(c)(3) because it is not a project as defined by the CEQA Guidelines Section 15378. Adoption of the Resolution does not have the potential for resulting in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment. If and when the property is sold to a purchaser and that purchaser proposes a use for the property that requires a discretionary permit and CEQA review, that future use and project will be analyzed at the appropriate time in accordance with CEQA. District Staff is directed to file a Notice of Exemption pursuant to CEQA Guidelines Section 15062.

SECTION 4. The officers and staff of the District are hereby authorized, jointly and severally, to do all things which they may deem necessary or proper to effectuate the purposes of this Resolution, and any such actions previously taken are hereby ratified and confirmed. Such actions include negotiating in good faith in accordance with the requirements of the Act with any of the Designated Entities that submit a written notice of interest to purchase or lease the Property in compliance with the Act and seeking the required release of obligations by the Federal Aviation Administration.

PASSED AND ADOPTED at a regular meeting of the Board of Directors of the Santa Maria Public Airport held May 13, 2021 on motion of Director _____, seconded by Director _____, and carried by the following roll call vote:

AYES:
NOES:

ABSENT:
ABSTAINED:

Approved as to Content for District

SANTA MARIA PUBLIC AIRPORT DISTRICT,
a public agency

By: _____
Chris Hastert, General Manager

By: _____
Steve Brown, President

Approved as to Form for District

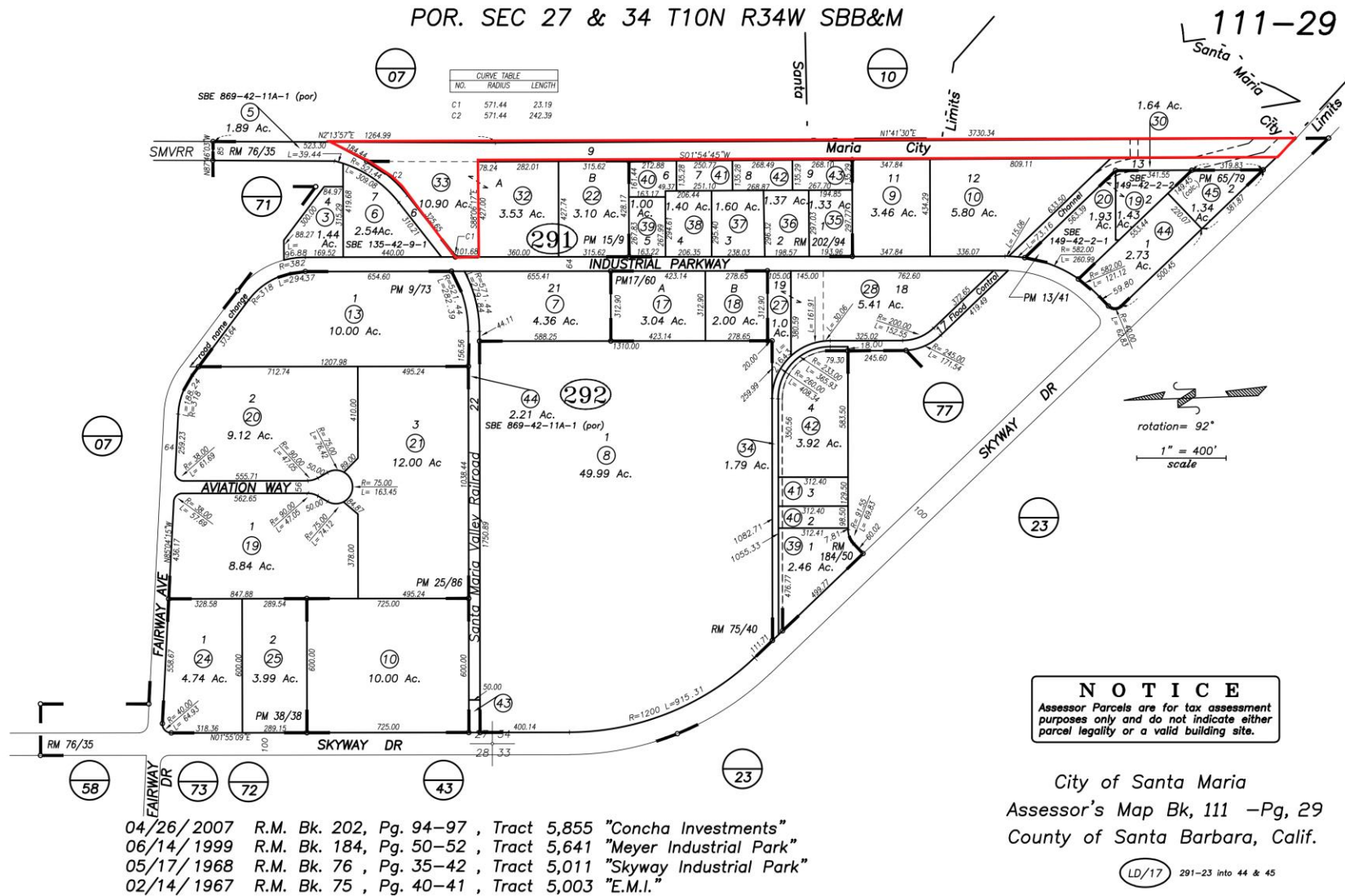
By: _____
Hugh Rafferty, Secretary

By: _____
Joshua George, District Counsel

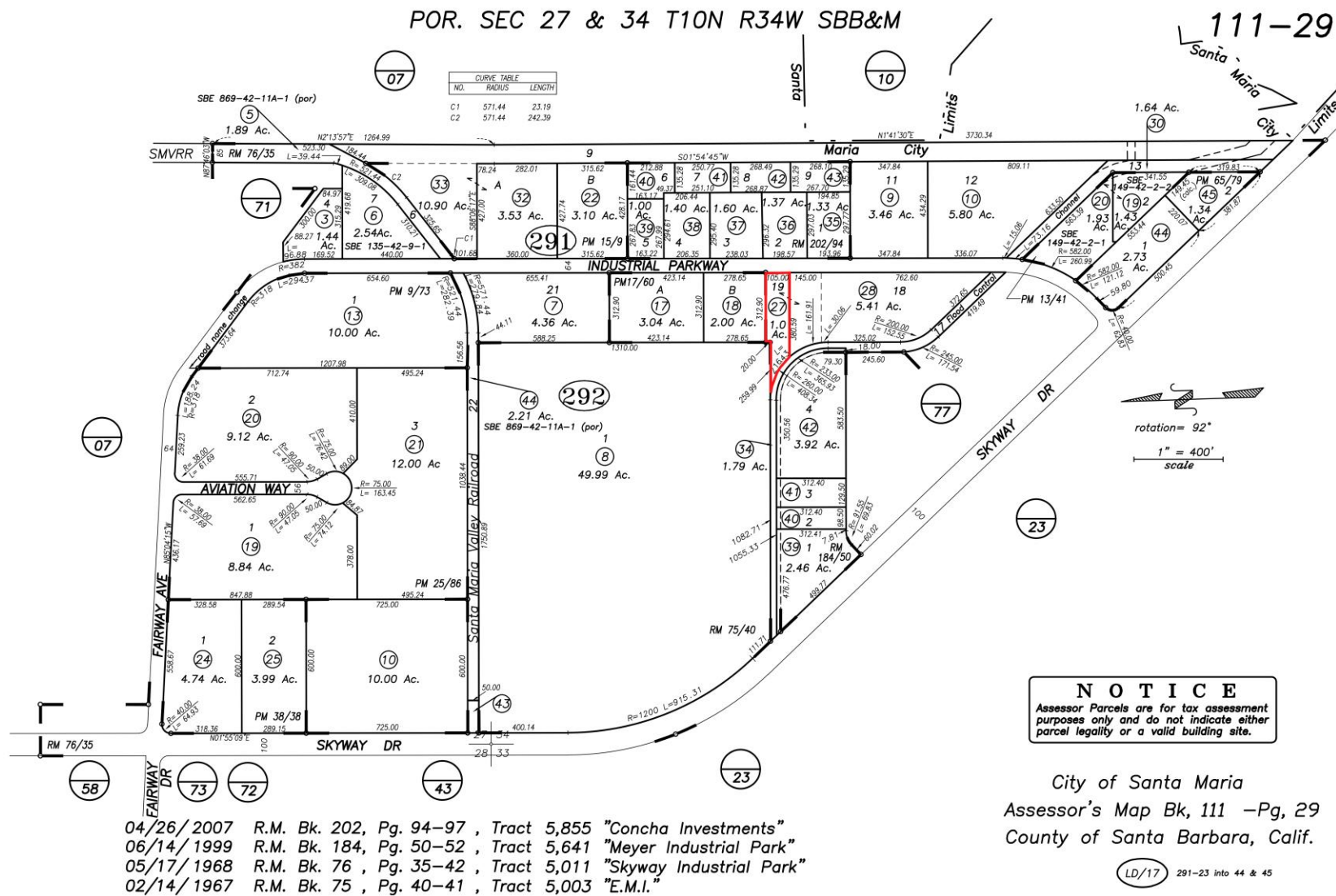
Exhibit “A”

Property Maps

1 of 3



2 of 3



POR. T9N & T10N R34W SBB&M & POR. RANCHO PUNTA DE LA LAGUNA

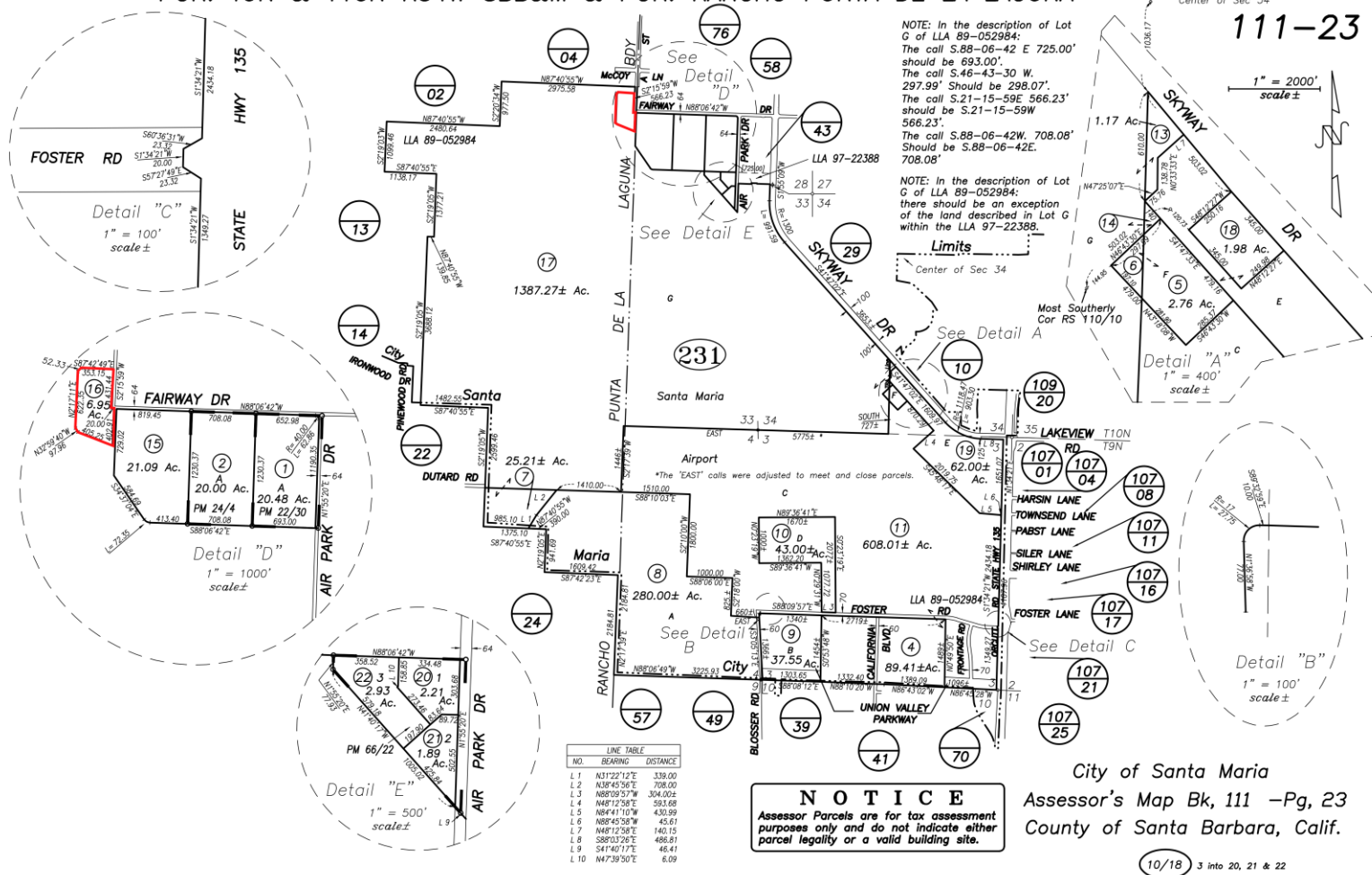


Exhibit “B”

Notice of Availability

NOTICE OF AVAILABILITY OF SURPLUS LAND

TO: Whom It May Concern
(Via Electronic Mail **[and/or]** Certified Mail)

RE: **Notice of Availability of Surplus Land in the Santa Maria Public Airport District
Pursuant to California Government Code Section 54220, *et seq.***

Pursuant to the provisions of California Government Code Section 54220, *et seq.*, the Santa Maria Public Airport District hereby notifies interested parties of the availability for lease or purchase of the following surplus District-owned land:

Property Address:
Assessor Parcel Nos.:
Zoning:
General Plan Designation:
Current Use:

An entity or association desiring to purchase or lease the above-described surplus land for any of the purposes authorized by Government Code Section 54222, must notify the District in writing of its interest in purchasing or leasing the land within **60 days** of the date of this Notice of Availability as indicated by the date set forth below.

Please send written notices of interest to:
Santa Maria Public Airport District
Attn: Chris Hastert, General Manager
3217 Terminal Dr
Santa Maria, CA 93455
Phone: (805) 922-1726
Email: chastert@santamariaairport.com

For further information, please send e-mail inquiries to:
Kerry Fenton at kfenton@santamariaairport.com or call 805-922-1726.

By: _____
Chris Hastert, General Manager

Date: _____

RESOLUTION 899

**A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE SANTA MARIA PUBLIC AIRPORT
DISTRICT ADOPTING THE APPROPRIATIONS
SUBJECT TO LIMITATION FOR FISCAL YEAR
2021-2022 UNDER CALIFORNIA CONSTITUTION
ARTICLE XIII B (AS AMENDED) AND
IMPLEMENTING STATUTES**

WHEREAS, Article XIII B of the California Constitution provides that beginning with the 1980-1981 fiscal year, an appropriations limit for each local government shall be established for each fiscal year.

WHEREAS, Government Code Section 7910 provides that each year the governing body of each local jurisdiction shall by resolution establish its appropriations limit for the following fiscal year pursuant to Article XIII B of the California Constitution at a regularly scheduled meeting or noticed special meeting; that 15 days prior to such meeting documentation used in the determination of the appropriations limit shall be available to the public.

WHEREAS, Article XIII B of the California Constitution was amended by Proposition 111 to change the price and population factors that may be used by a local jurisdiction in setting the appropriations limit.

THEREFORE, BE IT RESOLVED, that the sum of \$7,414,283.00 is the appropriations limit of the Santa Maria Public Airport District subject to California Constitution Article XIII B for fiscal year 2021-2022.

IT IS FURTHER RESOLVED, that the calculations establishing the foregoing appropriations subject to the limitations imposed by Article XIII B of the California Constitution (as amended), which were made available to the public at least 15 days prior to the date of the meeting at which this resolution was adopted, are as follows:

Factor for percentage change in California
Capita personal income pursuant to
Government Code Section 79011.0573

Factor for annual population percentage
Change for State of California
Determined by Department of Finance,
State of California, pursuant to Revenue
and Taxation Code Section 2228(a)(iii) 1.9954

Ratio change in above factors: 1.0573 x.9554 = 1.0524
Appropriations limits of District
For Fiscal year 2021-2022

2019-2020 appropriations limits of District as
established by Resolution 890 7,022,762

Addition to District's appropriation limit
For property tax administration fee
Imposed by Senate Bill 2557 22,113
7,044,875

Multiplied by above factors change ratio x 1.0524

2021 – 2022 appropriations limit \$7,414,283

PASSED AND ADOPTED at the Regular, meeting of the Board of Directors
of the Santa Maria Public Airport District held May 13, 2021 on Motion by:

AYES:

NOES:

ABSENT:

ABSTAINED:

Steve Brown, President

Hugh Rafferty, Secretary



PUBLIC AIRPORT DISTRICT

May 13, 2021

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

Subject: Authorization for two staff members to attend the Routes Americas Air Service Development Conference to be held June 23-25, 2021 in Orlando, FL.

Summary

Pursuant to our ongoing efforts to regain air service with a major hub carrier, and upon the recommendation of our Air Service Consultant, we request approval to attend the Routes America Air Service Conference. Several Airlines will be available to meet and confer with District staff.

Budget

		Attendees	Days	Rate	Total
Fees:	Registration	2		\$1,825.00	\$3,650.00
	Flight	2		\$696.00	\$1,392.00
	Lodging	2	3	\$197.00	\$1,182.00
	Transportation				\$150.00
	Meals	2	3	\$100.00	\$600.00
	Total:				\$6,974.00

Overall Impact:

Approved 2020-2021 Budget for Business Travel	\$66,370.00
Previously Approved Business Travel	\$17,340.00
Current Balance for Business Travel	\$49,030.00
Amount of this Request	\$6,974.00
Balance Remaining if Approved	\$42,056.00

Recommendation

Staff recommends the board authorize this travel in an attempt to improve air service.

Sincerely,

Chris Hastert, CM
General Manager