



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

Thursday
September 23, 2021

Virtual Meeting
Zoom Meeting: [Zoom.us](https://zoom.us)
Meeting ID: [812 8065 1089](https://zoom.us/j/81280651089)
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 SEPTEMBER 9, 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**
 - a) **Monthly Activity Report**
- 4. MANAGER OF FINANCE & ADMINISTRATION REPORT**
 - a) **Demand Register**
 - b) **Financial Statements**
- 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. **DISCUSSION AND DIRECTION TO STAFF REGARDING HANGAR RATES FOR TENANTS HOUSING NON-AIRWORTHY AIRCRAFT IN DISTRICT HANGARS.**
8. **AUTHORIZATION FOR THE PRESIDENT AND SECRETARY TO EXECUTE THE SIXTEENTH AMENDMENT OF SERVICE AGREEMENT BETWEEN THE DISTRICT AND RAYMOND L. HEATH.**
9. **DISCUSSION AND DIRECTION TO STAFF REGARDING CENTRAL COAST AIRFEST.**
10. **DISCUSSION AND DIRECTION TO STAFF REGARDING 2020 CENSUS DATA AND REDISTRICTING EFFORTS.**
11. **AUTHORIZATION FOR THE PRESIDENT AND SECRETARY TO EXECUTE A SERVICE AGREEMENT BETWEEN THE DISTRICT AND SCS ENGINEERS FOR THE SUPPLEMENTAL PFAS INVESTIGATION.**
12. **RESOLUTION 900. A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SANTA MARIA PUBLIC AIRPORT DISTRICT PROCLAIMING A LOCAL EMERGENCY PERSISTS, RE-RATIFYING THE PROCLAMATION OF A STATE OF EMERGENCY BY AB 361 – SEPTEMBER 16, 2021, AND RE-AUTHORIZING REMOTE TELECONFERENCE MEETINGS OF THE LEGISLATIVE BODIES OF THE SANTA MARIA PUBLIC AIRPORT DISTRICT FOR THE PERIOD SEPTEMBER 23, 2021, THROUGH OCTOBER 23, 2021, PURSUANT TO BROWN ACT PROVISIONS.**
13. **AUTHORIZATION FOR TUITION REIMBURSEMENT FOR ONE STAFF MEMBER.**
14. **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 111-231-09, APN 111-231-11, APN 111-231-17, APN 111-291-033 (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.

15. DIRECTORS' COMMENTS.

16. ADJOURNMENT.

MINUTES OF THE REGULAR BOARD
MEETING OF THE BOARD OF DIRECTORS
OF THE SANTA MARIA PUBLIC AIRPORT
DISTRICT HELD SEPTEMBER 9, 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 Frye Laacke. Director Engel arrived at 7:03 pm.

1. MINUTES OF THE REGULAR MEETING HELD August 26, 2021. Director Baskett made a Motion to approve the minutes of the regular meeting held August 26, 2021. Director Rafferty Seconded and it was carried by the following roll call vote. Directors Brown, Rafferty, Adams and Baskett voted "Yes". Director Engel was absent for this vote.
2. COMMITTEE REPORT(S):
 - a) AVIATION SUPPORT & PLANNING (Standing or Ad Hoc) – No meeting scheduled.
 - 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) – No meeting scheduled.
3. GENERAL MANAGER'S REPORT. Mr. Hastert updated the Board on meetings he attended which included SCS Engineers and a potential developer. He mentioned the upcoming ACA conference will now be virtual due to fires. He gave updates on our lease management system, the Business Park Specific Plan and the Master Plan. He continues to discuss options for an aircraft electric charging station at the Radisson.

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

 - a) Demand Register. The Demand Register, covering warrants 069418 through 069451 in the amount of \$82,534.65 was recommended for approval as presented. Director Baskett made a Motion to accept the Demand Register as presented. Director Rafferty Seconded and it was carried by the following roll call vote. Directors Brown, Engel, Rafferty, Adams and Baskett voted "Yes".
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. Authorization for the General Manager to execute the Service Agreement between the District and Qovo Solutions, Inc. for the video surveillance upgrades. 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”.
8. Authorization to include additional video surveillance upgrades as listed as Additive Options “1” and “2” in the Service Agreement between the District and Qovo Solutions, Inc. Director Baskett 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”.
9. Authorization for the President and Secretary to execute the Second Amendment of Lease between the District and G3, LLC. Director Baskett made a Motion to approve with the correction of the commencement date to reflect 2022. Director Rafferty Seconded and it was carried by the following roll call vote. Directors Brown, Engel, Rafferty, Adams and Baskett voted “Yes”.
10. Authorization for the President and Secretary to execute the First Amendment of the Option and Right of First Refusal Agreement between the District and G3, LLC. Director Rafferty made a Motion to approve with the correction of the commencement date to reflect 2022. Director Adams Seconded and it was carried by the following roll call vote. Directors Brown, Engel, Rafferty, Adams and Baskett voted “Yes”.
11. Authorization for the President and Secretary to execute the Building Space Lease between the District and FanAir for 3123 Liberator Street. This item has been tabled until a future meeting.
12. Authorization for the President and Secretary to execute the Service Agreement between the District and Collective Strategies and Communications, LLC for Federal Lobbying Services. Director Rafferty made a Motion to approve. Director Engel Seconded and it was carried by the following roll call vote. Directors Brown, Engel, Rafferty, Adams and Baskett voted “Yes”. Director Baskett stipulated his vote with a six-month limitation.

13. CLOSED SESSION. At 7:30 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
 - d) Significant exposure to litigation pursuant to Gov. Code Section 54956.9(b): Two Cases

At 7:45 p.m., the Board and staff reconvened to Open Public Session.

There was one reportable action. Action was taken to deny the claim in item 13(d) received by Latitude Subrogation Services.

14. DIRECTORS' COMMENTS: Directors Engel and Adams had no comment.

Director Baskett asked if there were any recent reports of crime on airport property and noticed that our safety cones were aging and needed to be replaced.

Director Rafferty attended the CSDA Conference and reported back that the hot topics of conversation were on Cyber Security, Sustainable Energy and Sub-Contractors being treated as employees.

Director Brown mentioned how nice the maintenance shop landscaping upgrades look and encouraged the Board to visit.

15. ADJOURNMENT. President Brown asked for a Motion to adjourn to a Regular Meeting to be held on September 23, 2021, at 7:00 p.m. via a virtual meeting. Director Rafferty made that Motion, Director Adams Seconded and it was carried by the following roll call vote. Directors Brown, Engel, Rafferty, Adams 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 7:49 p.m. on September 9, 2021.

Steve Brown, President

Hugh Rafferty, Secretary

Monthly Activity Report

August



AGENDA ITEM

3a

9/23/2021

Aviation Building Information

	Inventory	Occupied	Available	Occupancy Rate
T Hangars	140	140	0	100%
Corporate T Hangars	8	8	0	100%
Corporate Hangars	28	28	0	100%
Storage Units	26	26	0	100%
Owner Build	23	23	0	100%
Commercial Aviation Hangar Space (SqFt)	107,782	103,360	4,422	96%
Commercial Aviation Office Space (SqFt)	28,800	19,449	9,351	68%

Hangar Waiting List

T-Hangars	5
Corporate/Corporate T-Hangar	19

Monthly Activity

	Aug-20	Jul-21	Aug-21	%Change
Operations	3,184	3,077	3,086	-3%
Noise/Nuisance Complaints	1	0	3	200%
Jet\100LL Fuel (Gallons)	231,831	102,331	157,555	-32%

Enplanments

	Aug-20	Jul-21	Aug-21	%Change
Allegiant	899	3926	3,023	236%
Central Coast Shuttle	22	569	465	2014%

Airline Load Factor

	# of Flights	Load Factor Actual flights	Load Factor SCHD flights
Allegiant	32	51%	59%

Land Lease Information (Acres)

	Inventory	Occupied	Available
Business Park	224	0	224
Agriculture	592.29	592.29	0
Grazing	511	511	0
Non Aviation Land Leases	TBD	48.42	
Aviation Land Leases	TBD	12.22	
Total Airport Acreage	2,550		

Mobile Home Park

	Spaces Rented	Units Sold
Mobile Home Park	78	

2021-2022

**DEMAND REGISTER
SANTA MARIA PUBLIC AIRPORT DISTRICT**

Full consideration has been received by the Santa Maria Public Airport District for each demand, numbers 069452 to 069507 and electronic payments on Pacific Premier Bank and in the total amount of \$722,270.91.

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 069452 to 069507 and electronic payments on Pacific Premier Bank in the total amount of \$722,270.91 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 SEPTEMBER 23, 2021.

HUGH RAFFERTY
SECRETARY

Santa Maria Public Airport District

Demand Register

Check Number	Check Date	Vendor Name	Check Amount	Description
* 069452	9/7/2021	Chuck Adams	200.00	Directors Fees
* 069453	9/7/2021	Airflow Filter Service, Inc.	162.76	Building Maint. - Terminal
* 069454	9/7/2021	Allegiant Air LLC	500,000.00	Airline Svc Revenue Guarantee
* 069455	9/7/2021	AT&T	165.26	Phone Service
* 069456	9/7/2021	Bomar Security & Investigation	5,948.23	Security Service
* 069457	9/7/2021	Brayton's Power Wash & Sweep	950.00	Street Sweeping
* 069458	9/7/2021	CARR'S BOOT SHOP	199.00	Safety Equipment
* 069459	9/7/2021	Consolidated Electrical Distributors, Inc.	14.32	Lighting Maintenance
* 069460	9/7/2021	Coast Networx	210.00	Computer Support
* 069461	9/7/2021	City of Guadalupe	50,780.84	Security Service
* 069462	9/7/2021	City of Santa Maria-Util Div	7,568.09	Water Invoices
* 069463	9/7/2021	Carl Engel, Jr.	200.00	Directors Fees
* 069464	9/7/2021	Frontier Communications	1,257.15	Telephone Service
* 069465	9/7/2021	J B Dewar, Inc	590.27	Fuel Expense - Gas/Diesel
* 069466	9/7/2021	MarTeeny Designs	625.00	Web Page Maint.
* 069467	9/7/2021	Hugh Rafferty	600.00	Directors Fees
* 069468	9/7/2021	S Lombardi & Assoc., Inc.	3,500.00	Airport Advertising
* 069469	9/7/2021	Your People Professionals	636.33	Employee Recruitment
* 069470	9/17/2021	Clark Pest Control	\$333.00	Weed/Vector Control
* 069471	9/17/2021	Hayward Lumber	\$17.30	Building Maint. - Hangar Area
* 069472	9/17/2021	Sousa Tire Service	\$872.77	Auto Maintenance - Tires
* 069473	9/17/2021	VTC Enterprises	\$70.00	Trash - Paper Recycling
* 069474	9/17/2021	Adamski Moroski	\$2,991.00	Legal Service
* 069475	9/17/2021	ADB Safegate	\$835.95	Lighting & Nav Aid Maint.
* 069476	9/17/2021	Advantage Answering Plus	\$337.84	Answering Service
* 069477	9/17/2021	Airflow Filter Service, Inc.	\$51.09	Building Maint. - Terminal
* 069478	9/17/2021	AT&T	\$46.02	Phone Service

Santa Maria Public Airport District

Demand Register

Check Number	Check Date	Vendor Name	Check Amount	Description
* 069479	9/17/2021	B&B Steel	\$961.79	Drainage Maintenance
* 069480	9/17/2021	BMI PacWest	\$1,680.00	Building Maint. - Terminal
* 069481	9/17/2021	Steven Brown	\$1,200.00	Directors Fees
* 069482	9/17/2021	City of Guadalupe	\$31,614.34	Security Service
* 069483	9/17/2021	Coastal AG	\$144.78	Small Tools
* 069484	9/17/2021	Comcast	\$1,233.60	Cable/Internet/Digital Voice
* 069485	9/17/2021	Comcast Business	\$2,205.77	Cable/Internet Shop
* 069486	9/17/2021	De Lage	\$102.18	Lease/Maint. - Copier
* 069487	9/17/2021	Earthbound	\$2,516.00	Building Maint. - Hangar Area
* 069488	9/17/2021	Fastenal	\$102.80	Fencing & Gates
* 069489	9/17/2021	Fence Factory	\$156.02	Fencing & Gates
* 069490	9/17/2021	Frontier Communications	\$198.39	Telephone Service
* 069491	9/17/2021	Grainger	\$68.78	Small Tools
* 069492	9/17/2021	J.D. Humann	\$4,955.00	Landscape Maintenance
* 069493	9/17/2021	Lowe's	\$72.28	Lighting & Nav Aid Maint.
* 069494	9/17/2021	McMasters and Carr	\$135.63	Building Maint. - Terminal
* 069495	9/17/2021	Mission Uniform Service	\$342.03	Uniform Service
* 069496	9/17/2021	Napa Auto Parts	\$350.17	Auto Parts
* 069497	9/17/2021	Pacific Telemanagement Services	\$230.92	Pay Phone Service
* 069498	9/17/2021	Quinn Company	\$27.20	Small Tools
* 069499	9/17/2021	Hugh Rafferty	\$493.74	Mileage Reimbursement
* 069500	9/17/2021	Service Star	\$11,630.87	Janitorial Service
* 069501	9/17/2021	Sousa Tire Service	\$42.79	Heavy Equip. Maint. - Tires
* 069502	9/17/2021	State Water Board	\$304.64	Permits
* 069503	9/17/2021	Tri-Counties Plant Service	\$275.00	Interior Plants Maint.
* 069504	9/17/2021	Trinity Landscape Center	\$112.17	Landscaping Contingencies
* 069505	9/17/2021	WageWorks	\$100.00	Cafeteria Plan - Admin. Fee

Santa Maria Public Airport District

Demand Register

Check Number	Check Date	Vendor Name	Check Amount	Description
* 069506	9/17/2021	David K. Wolff Environmental, LLC	\$6,090.00	Consulting Svcs - Contingencies
* 069507	9/17/2021	Jay Riendl	\$195.00	Lease Termination Refund
		Subtotal	<u>\$646,704.11</u>	
ACH	9/7/2021	CalPers	\$700.00	GASB 68 Report Fee
ACH	9/9/2021	Umpqua Bank	\$587.30	Credit Card Fees
ACH	9/13/2021	PG&E	\$18,812.80	Terminal/Admin/Main Hangar
ACH	9/13/2021	Calpers	\$12,740.14	Health Insurance
ACH	9/14/2021	Pacific Premier Bank	\$54.38	Bank Fees - Analysis Activity
ACH	9/14/2021	CalPers	\$5,313.83	Employee Retirement
ACH	9/15/2021	PG&E	\$1,057.25	Terminal/Admin/Main Hangar
ACH	9/15/2021	Mass Mutual	\$4,328.14	Employee Paid Retirement
ACH	9/16/2021	Paychex	\$26,214.99	Payroll
ACH	9/17/2021	Paychex	\$190.12	Paychex Invoice
ACH	9/17/2021	Paychex	\$5,567.85	Payroll Taxes
		Subtotal	<u>\$75,566.80</u>	
		Total	<u><u>\$722,270.91</u></u>	

Santa Maria Public Airport District
Statement of Net Position
July 31, 2021

Current assets:

Cash and cash equivalents	7,314,770
Restricted - cash and cash equivalents	1,558,854
Certificate-of-deposit	8,000
Accounts receivable - customers and tenants, net	110,578
Prepaid expenses and deposits	295,803

Total current assets	9,288,005
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Non-current assets:

Note receivable	161,196
Interest Receivable	0
Capital assets, not being depreciated	6,568,280
Depreciable capital assets	22,508,749
Deferred other post-employment benefits outflows	7,387
Deferred pension outflows	410,884

Total non-current assets	29,656,497
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Total assets	38,944,502
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Current liabilities:

Accounts payable and accrued expenses	623,043
Accrued wages and related payables	2,378
Unearned Revenue (customer prepaid)	123,880
Hangar and other deposits	109,032
Long-term liabilities - due in one year:	
Compensated absences	38,209
Land improvements payable	22,841

Total current liabilities	919,383
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Long-term liabilities - due in more than one year

Compensated absences	114,626
Land improvements payable	129,432
Total other post-employment benefits liability	279,903
Net pension liability	1,894,820
Deferred pension inflows	119,557

Total long term liabilities	2,538,339
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Total liabilities	3,457,722
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Net position:

Retained Earnings	34,619,126
Change in Net Position	867,655

Total net position	35,486,781
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Total liabilities and net position	38,944,502
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**Santa Maria Public Airport District
Net Income Month Ending July 31, 2021**

	Month Ending 07/31/21	Year To Date
Revenues from Operations:		
Landing area		
Landing fees and tiedowns	8,247	8,247
Fuel flowage fees	6,140	6,140
Subtotal	14,387	14,387
Hangar area		
T- Hangar	31,922	31,922
Corporate T-Hangars	22,127	22,127
T-Hangar Storage Units	2,501	2,501
Owner Build Hangars	1,649	1,649
Subtotal	58,199	58,199
Main hangar and F.B.O. area		
Main Hangar	15,714	15,714
Commercial Hangars	28,066	28,066
Land Leases	7,975	7,975
Subtotal	51,755	51,755
Terminal area		
Car Rental and Ground Transportation	17,539	17,539
Terminal Space Lease	14,312	14,312
Subtotal	31,851	31,851
Revenue generating land		
Land Lease Recreational	4,211	4,211
Agricultural Leases	60,480	60,480
Airport Business Park	11,600	11,600
Airport Hotel	19,710	19,710
Airport Mobile Home Park	39,400	39,400
Subtotal	135,401	135,401
Administrative		
Badging Income	1,140	1,140
Miscellaneous Income	1	1
Cares Grant Revenue	851,085	851,085
Subtotal	852,226	852,226
Total revenues from operations	1,143,820	1,143,820

Operating Expenses:

Net Income Month Ending July 31, 2021

	Month Ending 07/31/21	Year To Date
Landing area	11,487	11,487
Hangar area	5,272	5,272
Main hangar and F.B.O.	6,007	6,007
Terminal area	24,281	24,281
Revenue generating land	27,944	27,944
Payroll and Benefits	99,373	99,373
Utilities	7,979	7,979
Supplies	4,353	4,353
Maintenance and Repairs	3,340	3,340
Contractual Services	47,558	47,558
Security Services	33,994	33,994
Office Supplies/Postage/Printing and Stationery	31	31
Dues and Subscriptions	9,554	9,554
Advertising	4,165	4,165
Business Travel and Entertainment	3,198	3,198
Other Miscellaneous Expense	2,887	2,887
Total Expenses	<u>291,422</u>	<u>291,422</u>
Operating income (loss)	<u>852,398</u>	<u>852,398</u>
Non-Operating Revenues (Expenses):		
PFC Revenue	14,566	14,566
Interest income	690	690
Miscellaneous income		
Total non-operating rev (exp)	<u>15,256</u>	<u>15,256</u>
Net Income	<u>867,655</u>	<u>867,655</u>



September 23, 2021

Item 7
9-23-21

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

Subject: Non-Airworthy Aircraft Additional Fee for Hangar Space

Recommendation:

The Aviation Support and Planning Committee proposes an additional fee be assessed at the partial rate increase of 25% over regular rates for District Hangar space beginning July 2022, increasing to a total of 50% over regular rates on July, 1 2021.

Staff also recommends that the definition of "Aircraft" be put in the lease as an aircraft designed and capable of carrying at least one pilot on board during flight. Per this new definitions, small drones and R/C aircraft would not meet the requirements of the lease.

Discussion:

The Aviation Support and Planning Committee members attended the SWAAAE conference session regarding alternate revenue sources to assist the airport due to decreased operations during the pandemic. At that session, two Northern California Airports were referenced in a presentation as charging a fee for the storage of non-airworthy aircraft. This new practice was thought to address the lack of use of airport services by supplementing the missing support normally gained through full flowage or support of the local on-air businesses.

The average size T-hangar is approximately 1,000 sqft and rents for \$232/month or \$0.23/sqft/mo. Under this proposed fee, rent for the same hangar with a non-airworthy aircraft would increase by 25% up to \$290 on July 2022. Under this proposed fee, rent for the same hangar with a non-airworthy aircraft would increase by 50% up to \$348 on July 2022. For comparison, a large indoor storage unit a measuring only 285 sqft adjacent to the airport rents for over \$299, or \$1.02/sqft, which would be the equivalent of \$1020/month.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Hastert".

Chris Hastert, CM
General Manager

**SIXTEENTH AMENDMENT TO SERVICE AGREEMENT
(Airport Maintenance and Operations)**

RE: Service Agreement (Airport Maintenance and Operations) dated October 23, 2000, between SANTA MARIA PUBLIC AIRPORT DISTRICT ("District") and RAYMOND L. HEATH ("Consultant")

The SANTA MARIA PUBLIC AIRPORT DISTRICT and RAYMOND L. HEATH agree to amend the above-referenced Service Agreement effective November 1, 2021, as follows:

"1. Extension of Contract. The contract is extended so that Consultant shall continue to perform service hereunder at the pleasure of the District's General Manager not to extend beyond October 31, 2023, without the approval of the District Airport Board of Directors, provided Consultant shall not work more than 960 hours per year. (Average 20 hours per week/48 weeks/year)

All other terms and conditions of the Service Agreement, as amended herein, remain in full force and effect.

Dated: September 23, 2021

SANTA MARIA PUBLIC AIRPORT DISTRICT

Approved as to content for District:

General Manager

By: _____
Steve Brown, President

Approved as to form for District:

District Counsel

By: _____
Hugh Rafferty, Secretary

CONSULTANT:

Raymond L. Heath