



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

**Thursday
January 8, 2026**

**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: Brown, Adams, Guy, Clayton

1. MINUTES OF THE REGULAR MEETING HELD DECEMBER 11, 2025

2. COMMITTEE REPORT(S):

- a) EXECUTIVE
- b) ADMINISTRATION & FINANCIAL
- c) SAFETY & SECURITY
- d) REAL ESTATE
- e) AIRPORT PLANNING & CAPITAL IMPROVEMENT
- f) GOVERNMENT AFFAIRS
- g) MARKETING & PROMOTIONS
- h) GENERAL AVIATION

3. GENERAL MANAGER'S REPORT

4. FINANCE 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. **APPOINTMENT TO FILL DIRECTOR MORENO'S VACANCY ON THE BOARD.**
7. **RESOLUTION 953. A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SANTA MARIA PUBLIC AIRPORT DISTRICT EXPRESSING APPRECIATION TO IGNACIO (NASH) MORENO FOR SERVICE ON THE BOARD OF DIRECTORS OF THE SANTA MARIA PUBLIC AIRPORT DISTRICT.**
8. Consent Items are considered routine and may be approved by one motion. Any member of the Board or staff may request to have an item removed from the Consent Calendar. If an item is pulled, the President of the Board may consider hearing the item separately from the rest of the consent items. Members of the public wishing to speak on consent items may do so when recognized by the Presiding Officer.
 - a) AUTHORIZATION FOR THE GENERAL MANAGER AND DISTRICT COUNSEL TO ATTEND THE ROLE OF THE AIRPORT ATTORNEY WORKSHOP TO BE HELD JANUARY 31, 2026, IN MONTEREY, CA.
 - b) AUTHORIZATION FOR THE GENERAL MANAGER AND ONE BOARD MEMBER TO ATTEND THE NBAA INTERNATIONAL OPERATORS CONFERENCE TO BE HELD MARCH 1 – 3, 2026, IN SAN DIEGO, CA.
 - c) AUTHORIZATION FOR THE GENERAL MANAGER AND ONE BOARD MEMBER TO ATTEND THE NBAA SCHEDULERS & DISPATCHERS CONFERENCE TO BE HELD MARCH 24 – 26, 2026, IN CLEVELAND, OH.
 - d) AUTHORIZATION FOR ONE STAFF MEMBER TO ATTEND THE MEAD & HUNT ANNUAL AIR SERVICE DEVELOPMENT CONFERENCE TO BE HELD MARCH 24 – 26, 2026, IN SAN ANTONIO, TX.
 - e) AUTHORIZATION FOR ONE STAFF MEMBER TO ATTEND THE ACI-NA/AAAE AIRPORT CUSTOMER EXPERIENCE SYMPOSIUM TO BE HELD APRIL 7-10, 2026, IN SAN JOSE, CA.
 - f) AUTHORIZATION FOR ONE STAFF MEMBER TO ATTEND JUMPSTART AIR SERVICE DEVELOPMENT CONFERENCE TO BE HELD JUNE 7 – 10, 2026, IN CHICAGO, IL.
 - g) AUTHORIZATION FOR THE PRESIDENT AND SECRETARY TO EXECUTE THE SIXTH AMENDMENT OF SERVICE AGREEMENT BETWEEN THE DISTRICT AND RAVATT ALBRECHT & ASSOCIATES FOR THE CUSTOMS BUILDING REMODEL.
 - h) AUTHORIZATION FOR THE PRESIDENT AND SECRETARY TO EXECUTE THE FIFTH AMENDMENT OF SERVICE AGREEMENT BETWEEN THE DISTRICT AND TARTAGLIA ENGINEERING FOR THE CUSTOMS BUILDING UPGRADES.
 - i) AUTHORIZATION FOR THE PRESIDENT AND SECRETARY TO EXECUTE THE FIRST AMENDMENT OF SERVICE AGREEMENT BETWEEN THE DISTRICT AND TARTAGLIA ENGINEERING FOR SERVICES FOR THE CONSERVATION EASEMENT.
 - j) AUTHORIZATION FOR THE PRESIDENT AND SECRETARY TO EXECUTE THE FIRST AMENDMENT OF OUTDOOR STORAGE LEASE BETWEEN THE DISTRICT AND RESTORATION MASTERS.
 - k) AUTHORIZATION FOR THE PRESIDENT AND SECRETARY TO EXECUTE THE FIRST AMENDMENT OF OUTDOOR STORAGE LEASE BETWEEN THE DISTRICT AND WINKLES ENTERPRISES, INC.

- I) AUTHORIZATION FOR THE PRESIDENT AND SECRETARY TO EXECUTE THE FIRST AMENDMENT OF OUTDOOR STORAGE LEASE BETWEEN THE DISTRICT ROBERT & SANDRA DICKERSON.
- 9. AUTHORIZATION FOR THE GENERAL MANAGER TO EXECUTE THE THIRD AMENDMENT TO OPTION AND LEASE AGREEMENT BETWEEN THE DISTRICT AND NEW CINGULAR WIRELESS PCS, LLC.
- 10. **CLOSED SESSION:** The Board will hold a Closed Session to discuss the following item(s):
 - a) Conference with Real Property Negotiators: APN: 111-231-2 and 111-231-17. Agency negotiators: General Manager and District Counsel. Negotiating parties: Aerostar Properties. Under Negotiation: Through the Fence Agreement (Gov. Code Section 54956.8).
 - b) Conference with Real Property Negotiators: APN: 111-231-007, 111-231-008, 111-231-011, and 111-231-017. Agency negotiators: General Manager and District Counsel. Negotiating parties: The Land Trust for Santa Barbara County. Under Negotiation: Terms of Agreement (Gov. Code Section 54956.8).
- 11. DIRECTORS' COMMENTS.
- 12. ADJOURNMENT.

MINUTES OF THE REGULAR BOARD
MEETING OF THE BOARD OF DIRECTORS
OF THE SANTA MARIA PUBLIC AIRPORT
DISTRICT HELD DECEMBER 11, 2025

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, Brown, Guy, and Clayton. General Manager, Pehl, and District Counsel Steele. Director Adams was absent.

1. President's Year in Review. President Moreno reflected on his three-year term serving as President of the Board and outlined several accomplishments during his tenure. These included settling multiple lawsuits with state and federal agencies, adding solar infrastructure, completing taxiway improvements, rehabilitating the runway, making improvements to the fire station, rebuilding relationships with local, state, and federal authorities, securing twice-daily air service to a major hub, and modernizing several District processes.

He stated that the foundation has been rebuilt for long-term financial prosperity and growth opportunities for the City and the region and expressed immense pride in serving his hometown in a meaningful and measurable way.

President Moreno reported that he recently moved out of his elected district and is therefore no longer eligible to serve on the Board. He announced his official resignation, effective following the meeting, and thanked the Board and staff for the opportunity to serve, as well as for the lessons learned, connections made, and friendships formed during his tenure.

2. Organizational meeting of the Board of Directors-Election of Officers pursuant to Article 1, Section 5, of the Official Administrative Code of the District.

Director Brown made a Motion to set the following slate nomination to take effect at the first meeting in January:

Director Brown for President, Director Adams for Vice President, Director Guy for Secretary and Director Clayton for Vice Secretary. The appointed Officer will take the position of Director once that person is selected.

Director Clayton Seconded, and it was carried by the following roll call vote. Directors Moreno, Brown, Guy, and Clayton voted "Yes".

3. Appointment of members to committees and assignment to liaison positions.

Director Brown announced the 2026 Board of Directors Committee and Liaison Appointments as follows:

Executive: Directors Brown & Adams
Administration & Financial: Directors Brown & Guy
Safety & Security: Directors Adams & Clayton
Real Estate: Directors Brown & Guy
Airport Planning & Capital Improvement: Directors Adams & Guy
Government Affairs: Directors Adams & Guy
Marketing & Promotion: Directors Guy & Clayton
General Aviation: Directors Brown & Clayton

4. MINUTES OF THE REGULAR MEETING HELD October 9, 2025. Director Clayton made a Motion to approve the minutes of the regular meeting held October 9, 2025. Director Brown Seconded, and it was carried by a 4-0 vote.
5. MINUTES OF THE REGULAR MEETING HELD November 13, 2025. Director Clayton made a Motion to approve the minutes of the regular meeting held November 13, 2025. Director Guy Seconded, and it was carried by a 3-0 vote. Director Brown abstained from the vote.
6. COMMITTEE REPORT(S):
 - a) EXECUTIVE – The committee met to set the agenda.
 - b) ADMINISTRATION & FINANCIAL – No meeting scheduled.
 - c) SAFETY & SECURITY – No meeting scheduled.
 - d) REAL ESTATE – The committee met to discuss ongoing leases.
 - e) AIRPORT PLANNING & CAPITAL IMPROVEMENT – The committee met to discuss Air Service.
 - f) GOVERNMENT AFFAIRS – No meeting scheduled.
 - g) MARKETING & PROMOTIONS – No meeting scheduled.
 - h) GENERAL AVIATION – No meeting scheduled.
7. GENERAL MANAGER'S REPORT: General Manager Pehl provided updates on the Customs project, solar project, fee study, and the runway. He reported that an offer had been extended to a candidate for the vacant Manager of Finance and Administration position. He also discussed plans for Customs marketing efforts, which will include attendance at NBAA conferences in the first quarter of 2026.
8. The General Manager presented the Demand Register to the Board for review and approval.
 - a) Demand Register. The Demand Register, covering warrants 074221 through 074300 in the amount of \$975,091.20, was recommended for approval as presented. Director Guy made a Motion to accept the Demand Register as presented. Director Moreno Seconded, and it was carried by a 4-0 vote.
 - b) Delinquent Tenant. Received and filed.
9. 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.

Tom Widroe congratulated President Moreno on his service, noting that he had a very consequential term of office. He stated that President Moreno was very active during his presidency and commended him on a job well done.

10. Authorization for the President and Secretary to execute the Fourth Amendment of Service Agreement between the District and RRM Design Group for the Business Park Specific Plan. Director Brown made a Motion to approve. Director Clayton Seconded, and it was carried by a 4-0 vote.
11. Authorization for the President and Secretary to execute the Thirtieth Amendment of Lease Agreement between the District and CJ Farming. Director Brown made a Motion to approve. Director Moreno Seconded, and it was carried by a 4-0 vote.
12. Authorization for the President and Secretary to execute the Outdoor Storage Lease Agreement between the District and Highcraft Builders, Inc. Director Guy made a Motion to approve. Director Brown Seconded, and it was carried by a 4-0 vote.

RECESS: At 6:20 p.m.

Return to OPEN SESSION: At 6:24 p.m. The Board and staff reconvened to Open Session.

13. Closed Session. At 6:24 p.m. the Board went into Closed Session to discuss the following item(s):

- a) Conference with Real Property Negotiators: APN: 111-231-009. Agency negotiators: General Manager and District Counsel. Negotiating parties: Vertical Bridge. Under Negotiation: Terms of Lease (Gov. Code Section 54956.8).
- b) Conference with Real Property Negotiators: 4000 S. Blosser Road, Space 83, Santa Maria, CA 93455. Agency negotiators: General Manager and District Counsel. Negotiating parties: Jonathan T. Trevillyan. Under Negotiation: Notice of Lien Sale (Gov. Code Section 54956.8).
- c) Conference with Real Property Negotiators: 3249 Terminal Drive, Suite #104, Santa Maria, CA 93455. Agency negotiators: General Manager and District Counsel. Negotiating parties: SkyWest Airlines. Under Negotiation: Terms of contract (Gov. Code Section 54956.8).

At 6:55 p.m., the Board and staff reconvened to Open Public Session.

There were no reportable actions.

14. Directors' Comments. Director Brown commended Director Moreno on a job well done, expressed his support for any future political endeavors, and wished everyone a Merry Christmas and a Happy New Year.

Director Clayton reflected on being elected to the Board at the same time as Director Moreno, noting the many challenges they worked through together. He stated that Director Moreno's legacy includes successfully resolving multiple lawsuits. Director Clayton promoted the new American Airlines service and indicated his intention to continue doing so during a radio appearance the following day, including offering promotional giveaways to help increase awareness of the service. He wished Director Moreno the best in his future endeavors.

Director Guy stated that he was impressed when he first met Director Moreno during his own campaign for office, noting Director Moreno's deep understanding of both the community and the airport. He expressed that while it is sad to see Director Moreno leave the Board, he is excited to see what he does next and offered his continued support for any future endeavors.

Director Moreno stated that it has been an absolute honor to serve on the Board. He expressed his appreciation for everything he has learned during his tenure and thanked his fellow Board members and staff for their support.

15. Adjournment: President Moreno asked for a Motion to adjourn to a Regular Meeting to be held on January 8, 2026, at the regular meeting place. Director Brown made that Motion, President Moreno Seconded, and it was carried by a 4-0 vote.

ORDER OF ADJOURNMENT

This Regular Meeting of the Board of Directors of the Santa Maria Public Airport District is hereby adjourned at 7:02 p.m. on December 11, 2025.

Steve Brown, President

Tony Guy, Secretary

2025-2026

**DEMAND REGISTER
SANTA MARIA PUBLIC AIRPORT DISTRICT**

Full consideration has been received by the Santa Maria Public Airport District for each demand, numbers 074301 to 074384 and electronic payments on Pacific Premier Bank and in the total amount of \$ 379,179.29.

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 074301 to 074384 and electronic payments on Pacific Premier Bank in the total amount of \$379,179.29 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.

KATYA HAUSSLER
ACCOUNTING CLERK

DATE

THE BOARD OF DIRECTORS OF THE SANTA MARIA PUBLIC AIRPORT DISTRICT APPROVED PAYMENT OF THE ATTACHED WARRANTS AT THE MEETING OF JANUARY 8, 2026.

TONY GUY
SECRETARY

Santa Maria Public Airport District

Demand Register

Check Number	Check Date	Vendor Name	Check Amount	Description
* 74301	12/17/2025	Alpha Fire Corporation	\$1,795.72	Fire Sprinklers Inspection
* 74302	12/17/2025	American Industrial Supply	\$51.94	Vehicle Maintenance
* 74303	12/17/2025	AT&T	\$195.06	Telephone Service
* 74304	12/17/2025	Bomar Security & Investigation	\$5,536.00	Security Service
* 74305	12/17/2025	City of Santa Maria-Util Div	\$3,963.41	Utilities - Water
* 74306	12/17/2025	Coast Clutch & Brake Supply	\$430.02	Vehicle Maintenance
* 74307	12/17/2025	Comcast	\$1,433.16	Cable/Internet/Digital Voice
* 74308	12/17/2025	Comcast Business	\$2,758.89	Internet/Customs Internet
* 74309	12/17/2025	Consolidated Electrical Distributors, Inc.	\$35.14	FBO Maintenance
* 74310	12/17/2025	Digital West	\$950.65	Network Services - Terminal
* 74311	12/17/2025	Federal Express	\$211.01	Shipping Services
* 74312	12/17/2025	Fenton, Kerry	\$1,038.42	MarCom Conference - Reimbursement
* 74313	12/17/2025	GCP WW Holdco LLC	\$228.35	Uniforms
* 74314	12/17/2025	Gsolutionz, Inc.	\$406.88	Voice Svcs - December 2025
* 74315	12/17/2025	J B Dewar, Inc	\$3,843.38	Unleaded/Diesel Fuel
* 74316	12/17/2025	JD Humann Landscaping, Inc	\$4,955.00	Landscaping - Terminal
* 74317	12/17/2025	Lowe's	\$161.13	Shop Supplies
* 74318	12/17/2025	McMaster-Carr	\$205.86	Shop Supplies/Vehicle Maintenance
* 74319	12/17/2025	Mission Linen Service	\$328.39	Uniform Service
* 74320	12/17/2025	O'Reilly Automotive, Inc.	\$231.24	Vehicle Maintenance
* 74321	12/17/2025	Pacific Telemanagement Services	\$463.00	Pay Phone Svcs - Terminal
* 74322	12/17/2025	PAPE KENWORTH	\$30.69	Vehicle Maintenance
* 74323	12/17/2025	Rick's Car Care Inc.	\$430.56	Vehicle Maintenance
* 74324	12/17/2025	Santa Maria Times	\$240.00	Annual Subscription - Newspaper
* 74325	12/17/2025	Sherwin-Williams	\$41.41	Terminal Maintenance
* 74326	12/17/2025	Sign Creations	\$341.48	Parking Signs - Customs
* 74327	12/17/2025	Sousa Tire Service, LLC	\$1,219.62	Vehicle Maintenance
* 74328	12/17/2025	The Land Trust for SB County	\$22,226.50	Conservation Easement
* 74329	12/17/2025	Tri-Counties Plant Service	\$275.00	Interior Plant Service - Terminal
* 74330	12/17/2025	U.S. Bank Equipment Finance	\$616.30	RICOH Printer Lease
* 74331	12/17/2025	Verizon Wireless	\$674.86	Mobile Devices
* 74332	12/17/2025	VTC Enterprises	\$84.00	Trash - Paper Recycling
74333	1/6/2026	Advance Media New York	\$54,380.94	Airport Advertising
74334	1/6/2026	Advantage Answering Plus	\$554.43	Answering Service
74335	1/6/2026	American Industrial Supply	\$32.30	Vehicle Maintenance
74336	1/6/2026	Armstrong's Lock and Key	\$26.10	Outdoor Storage Key Copy
74337	1/6/2026	AT&T	\$186.88	Telephone Service
74338	1/6/2026	Barney, Christopher	\$69.58	Shop Supplies - Reimbursement
74339	1/6/2026	Blueglobes, LLC	\$466.08	Lighting Maintenance - Landing Area
74340	1/6/2026	BMI PacWest	\$808.59	Terminal Maintenance
74341	1/6/2026	Bomar Security & Investigation	\$9,431.30	Security Service
74342	1/6/2026	C.J. Brown & Company, CPAs	\$120.00	Annual Audit

Santa Maria Public Airport District

Demand Register

Check Number	Check Date	Vendor Name	Check Amount	Description
74343	1/6/2026	Capital Industrial Medical Supply Company	\$207.31	First Aid
74344	1/6/2026	Central City Tool Supply, Inc.	\$81.55	Shop Supplies
74345	1/6/2026	City of Santa Maria-Util Div	\$10,965.89	Utilities - Water
74346	1/6/2026	CivicPlus LLC	\$2,507.40	Social Media Archiving - Annual Subscription
74347	1/6/2026	Coast Networx	\$210.00	Network Support Services
74348	1/6/2026	Coastline Equipment Company	\$298.31	Vehicle Maintenance
74349	1/6/2026	Comcast Business	\$612.83	Customs Internet 12/27/25 - 1/26/26
74350	1/6/2026	Electronic Parts Store	\$48.89	Signs - Landing Area
74351	1/6/2026	Emergency Repair Door Service	\$375.00	Terminal Maintenance
74352	1/6/2026	GCP WW Holdco LLC	\$957.09	Safety Equipment
74353	1/6/2026	Grainger	\$262.15	Shop Supplies
74354	1/6/2026	Gsolutionz, Inc.	\$95.60	GPS Cloud Services - Phones
74355	1/6/2026	Haute Social by Hayley	\$1,075.00	Airport Advertising
74356	1/6/2026	Hayward Lumber Company	\$45.42	FBO Maintenance
74357	1/6/2026	Home Depot	\$3,620.39	Shop Supplies/Hangar Maintenance
74359	1/6/2026	HR Your Way, Inc.	\$1,640.33	Recruitment Services
74360	1/6/2026	Hunt Group Consultants	\$3,450.00	Federal Grant Support
74361	1/6/2026	J B Dewar, Inc	\$771.44	Unleaded/Diesel Fuel
74362	1/6/2026	JD Humann Landscaping, Inc	\$1,177.50	Irrigation Repairs
74363	1/6/2026	Keylock Security Specialists	\$440.00	IT Support - Main Tower Radios
74364	1/6/2026	Letters, Inc.	\$161.82	Car Wash
74365	1/6/2026	Local Copies, Etc.	\$172.57	Airport Advertising
74366	1/6/2026	MarTeeny Designs	\$550.00	Website Maintenance
74367	1/6/2026	McMaster-Carr	\$442.63	Vehicle/Terminal Maintenance
74368	1/6/2026	Mead & Hunt, Inc.	\$8,000.00	Airport Consulting Service
74369	1/6/2026	Mission Linen Service	\$345.58	Uniform Service
74370	1/6/2026	Napa Auto Parts	\$319.37	Vehicle Maintenance
74371	1/6/2026	Oberon3, Inc	\$50.00	Terminal Maintenance
74372	1/6/2026	O'Reilly Automotive, Inc.	\$38.55	Vehicle Maintenance
74373	1/6/2026	Perry's Electric Motors & Controls	\$1,212.55	Terminal Maintenance
74374	1/6/2026	Playnetwork, Inc.	\$95.85	Audio/Video Media Services
74375	1/6/2026	RB Clean & Sweep	\$500.00	Street Sweeping
74376	1/6/2026	ReNewell Fleet Service	\$944.89	Vehicle Maintenance - ARFF
74377	1/6/2026	Richards, Watson & Gershon	\$5,684.00	Legal Consulting
74378	1/6/2026	RRM Design Group	\$13,354.50	SMX Business Park Spec Plan Amendment
74379	1/6/2026	S Lombardi & Assoc., Inc.	\$5,205.00	Airport Advertising
74380	1/6/2026	Safety-Kleen	\$21,885.56	Payment for V000286
74381	1/6/2026	Smith's Alarms & Electronics Inc.	\$90.00	Monitoring Electronic Security System 2/1/26 - 4/30/26
74382	1/6/2026	Tower Patrol	\$4,885.59	D3 Security Trailer w/Solar Panel
74383		VOID		
74384	1/6/2026	Verizon Wireless	\$951.94	Mobile Devices / Equipment Charges

Santa Maria Public Airport District

Demand Register

Check Number	Check Date	Vendor Name	Check Amount	Description
		Subtotal	<u><u>\$215,211.77</u></u>	
ACH	12/11/2025	Clark Pest Control	\$3,240.75	Weed/Wildlife Abatement
ACH	12/11/2025	CalPers	\$16,877.86	Employee Health Insurance
ACH	12/11/2025	The Gas Company	\$816.12	Utilities - Gas
ACH	12/16/2025	PG&E	\$2,897.52	Terminal/Admin/Hangar Electricity
ACH	12/16/2025	Frontier	\$1,950.50	Telephone Service
ACH	12/16/2025	CalPers	\$6,763.59	Employee Retirement
ACH	12/17/2025	De Lage Landen	\$83.74	Copier
ACH	12/18/2025	Paychex	\$28,753.18	Payroll
ACH	12/18/2025	Paychex	\$7,682.76	Payroll Taxes
ACH	12/19/2025	Paychex	\$199.44	Paychex Invoice
ACH	12/22/2025	Empower	\$4,770.09	Employee Paid Retirement
ACH	12/26/2025	Umpqua Bank	\$8,175.71	Airport Advertising, Security, Computer Software
ACH	12/30/2025	Frontier	\$343.54	Telephone Service
ACH	12/30/2025	Clark Pest Control	\$2,968.75	Weed/Wildlife Abatement
ACH	12/30/2025	CalPers	\$6,935.62	Employee Retirement
ACH	12/30/2025	Quadient	\$142.00	Postage
ACH	12/31/2026	Principal	\$2,652.62	Employee Dental/Life/Disability Insurance
ACH	12/31/2026	Aflac	\$306.36	Employee Voluntary Insurance
ACH	12/31/2026	Paychex	\$29,321.56	Payroll
ACH	12/31/2026	Tri-County Office Furniture	\$6,309.05	Furniture - Customs
ACH	12/31/2026	Paychex	\$7,422.60	Payroll Taxes
ACH	12/31/2026	Amazon	\$561.99	Office Equipment, Shop Supplies
ACH	1/2/2025	Paychex	\$199.44	Paychex Invoice
ACH	1/2/2026	Ultrex	\$14.78	Equipment Lease - Usage Charge
ACH	1/2/2026	CalPers	\$19,239.83	Unfunded Liability
ACH	1/2/2026	Empower	\$5,077.50	Employee Paid Retirement
ACH	1/5/2026	Ready Refresh	\$260.62	Water Delivery
		Subtotal	<u><u>\$163,967.52</u></u>	
		Total	<u><u>\$379,179.29</u></u>	



January 8, 2026

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

Subject:

Authorization for the General Manager and District Counsel to attend the Role of the Airport attorney workshop to be held January 31, 2026, in Monterey, CA.

Summary:

A full day of educational sessions including topics such as FAA Grants, changes in environmental regulations, and many other informative topics.

Budget

		Attendees	Days	Rate	Total
Fees:	Registration	2		\$350.00	\$700.00
	Air Transportation				
	Ground Transportation	2		\$263.00	\$526.00
	Lodging	2	1	\$330.00	\$660.00
	Meals	2	1	\$100.00	\$200.00
	Total:				\$2,086.00

Overall Impact:

2025-2026 Budget for Business Travel	\$30,000.00
Previously Approved Business Travel	\$18,706.00
Current Balance for Business Travel	\$11,294.00
Amount of this Request	\$2,086.00
Balance Remaining if Approved	\$9,208.00

Recommendation

Staff recommends the Board approve this conference.



January 8, 2026

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

Subject:

Authorization for the General Manager and one Board Member to attend the NBAA international Operators Conference to be held March 1 – 3, 2026, in San Diego, CA.

Summary:

IOC2026 Delivers professional development opportunities to gain valuable insight and stay ahead in the world of international operations.

Budget

		Attendees	Days	Rate	Total
Fees:	Registration	2		\$1,790.00	\$3,580.00
	Air Transportation				\$0.00
	Ground Transportation	2		\$114.00	\$228.00
	Lodging	2	4	\$374.00	\$2,992.00
	Meals	2	5	\$100.00	\$1,000.00
	Total:				\$7,800.00

Overall Impact:

2025-2026 Budget for Business Travel	\$30,000.00
Previously Approved Business Travel	\$20,792.00
Current Balance for Business Travel	\$9,208.00
Amount of this Request	\$7,800.00
Balance Remaining if Approved	\$1,408.00

Recommendation

Staff recommends the Board approve this conference.



January 8, 2026

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

Subject:

Authorization for the General Manager and one Board Member to attend the NBAA Schedulers & Dispatchers Conference to be held March 24 – 26, 2026, in Cleveland, OH.

Summary:

Gain a better understanding of the operations process.

Budget

		Attendees	Days	Rate	Total
Fees:	Registration	2		\$1,390.00	\$2,780.00
	Air Transportation	2		\$754.00	\$1,508.00
	Ground Transportation			\$200.00	\$200.00
	Lodging	2	4	\$580.50	\$4,644.00
	Meals	2	5	\$100.00	\$1,000.00
	Total:				\$10,132.00

Overall Impact:

2025-2026 Budget for Business Travel	\$30,000.00
Previously Approved Business Travel	\$28,592.00
Current Balance for Business Travel	\$1,408.00
Amount of this Request	\$10,132.00
Balance Remaining if Approved	(\$8,724.00)

Recommendation

Staff recommends the Board approve this conference.



January 8, 2026

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

Subject:

Authorization for one staff member to attend the Mead & Hunt Annual Air Service Development Conference to be held March 24 – 26, 2026, in San Antonio, TX.

Summary:

This conference assists Airport District Staff in maintaining and generating Air Service

Budget

		Attendees	Days	Rate	Total
Fees:	Registration	1		\$2,350.00	\$2,350.00
	Air Transportation	1		\$770.00	\$770.00
	Ground Transportation	1		\$200.00	\$200.00
	Lodging	1	3	\$362.00	\$1,086.00
	Meals	1	4	\$100.00	\$400.00
	Total:				\$4,806.00

Overall Impact:

2025-2026 Budget for Business Travel	\$30,000.00
Previously Approved Business Travel	\$38,724.00
Current Balance for Business Travel	(\$8,724.00)
Amount of this Request	\$4,806.00
Balance Remaining if Approved	(\$13,530.00)

Recommendation

Staff recommends the Board approve this conference.



January 8, 2026

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

Subject:

Authorization for one staff member to attend the ACI-NA/AAAE Airport Customer Experience Symposium to be held April 7-10, 2026, in San Jose, CA.

Summary:

A dynamic gathering of airport customer experience and volunteer/ambassador program managers designed to explore best practices and emerging trends. This program will spotlight aspects of the airport customer experience, employee experience and the magic of volunteer/ambassador programs. Get inspired, network with the brightest minds and your favorite industry friends and discover the secrets to taking customer satisfaction to new heights.

Budget

		Attendees	Days	Rate	Total
Fees:	Registration	1		\$975.00	\$975.00
	Air Transportation	1			\$0.00
	Ground Transportation	1		\$269.00	\$269.00
	Lodging	1	4	\$299.00	\$1,196.00
	Meals	1	5	\$100.00	\$500.00
	Total:				\$2,940.00

Overall Impact:

2025-2026 Budget for Business Travel	\$30,000.00
Previously Approved Business Travel	\$43,530.00
Current Balance for Business Travel	(\$13,530.00)
Amount of this Request	\$2,940.00
Balance Remaining if Approved	(\$16,470.00)

Recommendation

Staff recommends the Board approve this conference.



January 8, 2026

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

Subject:

Authorization for one staff member to attend Jumpstart Air Service Development Conference to be held June 7 – 10, 2026, in Chicago, IL.

Summary:

ACI-NA's JumpStart® Air Service Development Conference is North America's premier air service development conference. The event will begin with a full day of educational sessions, followed by two days of airport-airline meetings.

Budget

		Attendees	Days	Rate	Total
Fees:	Registration	1		\$1,365.00	\$1,365.00
	Air Transportation	1		\$880.00	\$880.00
	Ground Transportation	1		\$250.00	\$250.00
	Lodging	1	5	\$375.00	\$1,875.00
	Meals	1	6	\$100.00	\$600.00
	Total:				\$4,970.00

Overall Impact:

2025-2026 Budget for Business Travel	\$30,000.00
Previously Approved Business Travel	\$46,470.00
Current Balance for Business Travel	(\$16,470.00)
Amount of this Request	\$4,970.00
Balance Remaining if Approved	(\$21,440.00)

Recommendation

Staff recommends the Board approve this conference.

**SIXTH AMENDMENT OF SERVICE AGREEMENT
FOR PROFESSIONAL SERVICES FOR THE SANTA MARIA AIRPORT U.S.
CUSTOMS BUILDING REMODEL**

RE: By this Service Agreement ("Agreement") dated December 28, 2022, by and between SANTA MARIA PUBLIC AIRPORT DISTRICT, a public airport district of the State of California ("District") and RAVATT ALBRECHT & ASSOCIATES, INC. ("Architect"), District hires Architect to perform, and Architect agrees to perform, the professional Architect and Mechanical Engineering services described below, subject to the following terms, conditions, and provisions:

The SANTA MARIA PUBLIC AIRPORT DISTRICT ("District") and RAVATT ALBRECHT & ASSOCIATES, INC. ("Architect"), agree to amend the Agreement effective retroactively to December 1, 2025, as follows:

1. **TIME OF PERFORMANCE.** The time to complete the services is extended from December 1, 2025, to March 31, 2026.

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

Dated: **January 8, 2026**

DISTRICT:

Approved as to content for
District:

SANTA MARIA PUBLIC AIRPORT DISTRICT

General Manager

Steve Brown, President

Approved as to form for District

Tony Guy, Secretary

District Counsel

ARCHITECT:

RAVATT ALBRECHT & ASSOCIATES, INC.

Greg Ravatt, AIA, CID,
Principal Architect

**FIFTH AMENDMENT OF CONSULTING SERVICE AGREEMENT
(PRELIMINARY, DESIGN, BIDDING, CONSTRUCTION, AND COMPLETION PHASE)
SERVICES FOR THE U.S. CUSTOMS BUILDING UPGRADES
AT THE SANTA MARIA PUBLIC AIRPORT DISTRICT**

RE: By this Service Agreement ("Agreement") dated April 11, 2024, by and between SANTA MARIA PUBLIC AIRPORT DISTRICT, a public airport district of the State of California ("District") and TARTAGLIA ENGINEERING a sole proprietorship owned by John A. Smith, (herein called "Engineer"), District retains Engineer to perform certain engineering and design services.

The SANTA MARIA PUBLIC AIRPORT DISTRICT ("District") and TARTAGLIA ENGINEERING. ("Engineer"), agree to amend the Agreement effective retroactively to December 1, 2025, as follows:

1. **TIME OF PERFORMANCE.** The time to complete the services is extended from December 1, 2025, to March 31, 2026.

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

Dated: **January 8, 2026**

DISTRICT:

Approved as to content for
District:

SANTA MARIA PUBLIC AIRPORT DISTRICT

General Manager

Steve Brown, President

Approved as to form for District

Tony Guy, Secretary

District Counsel

ENGINEER:

TARTAGLIA ENGINEERING

John A. Smith, P.E.
Principal

**FIRST AMENDMENT OF CONSULTING SERVICE AGREEMENT
SERVICES FOR THE CONSERVATION EASEMENT
AT THE SANTA MARIA PUBLIC AIRPORT DISTRICT**

RE: By this Service Agreement ("Agreement") dated August 14, 2025, by and between SANTA MARIA PUBLIC AIRPORT DISTRICT, a public airport district of the State of California ("District") and TARTAGLIA ENGINEERING a sole proprietorship owned by John A. Smith, (herein called "Engineer"), District retains Engineer to perform certain engineering and design services.

The SANTA MARIA PUBLIC AIRPORT DISTRICT ("District") and TARTAGLIA ENGINEERING. ("Engineer"), agree to amend the Agreement retroactively effective January 1, 2026, as follows:

1. **TIME OF PERFORMANCE.** The time to complete the services is extended from December 31, 2025, to December 31, 2026.

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

Dated: **January 8, 2026**

Approved as to content for
District:

General Manager

Approved as to form for District

District Counsel

DISTRICT:

SANTA MARIA PUBLIC AIRPORT DISTRICT

Steve Brown, President

Tony Guy, Secretary

ENGINEER:

TARTAGLIA ENGINEERING

John A. Smith, P.E.
Principal

**FIRST AMENDMENT OF
OUTDOOR STORAGE LEASE**

RE: OUTDOOR STORAGE LEASE, dated April 24, 2025, between SANTA MARIA PUBLIC AIRPORT DISTRICT, a Public Airport District of the State of California (herein called "District") and RESTORATION MASTERS, LLC, a California Limited Liability Company. (herein called "Lessee").

The undersigned, SANTA MARIA PUBLIC AIRPORT DISTRICT, ("District") and RESTORATION MASTERS, LLC ("Tenant") do hereby agree to amend the above-referenced Lease, retroactively effective January 1, 2026, as follows:

1. Leased Premises. Retroactively effective January 1, 2026, the leased area is increased 1,000 square feet for a total of 3,000 square feet of land for outdoor storage. The additional leased area is shown on Exhibit "A".
2. Rent.
 - a. Monthly Rent. Beginning August 1, 2025, and at all times during the term of this Lease, Lessee shall pay monthly rent to District at the per-square-foot rate then in effect for Outside Storage as approved by the District Board of Directors as the same may be amended from time to time at the sole discretion of the District. As of the date of this lease, per-square-foot rent for Outside Storage is \$0.353 per square foot. The amount due is \$1,059 on or before the 10th of the month.

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

Dated: January 8, 2026

Approved as to content
for District:

SANTA MARIA PUBLIC AIRPORT DISTRICT

General Manager

By: _____
Steve Brown, President

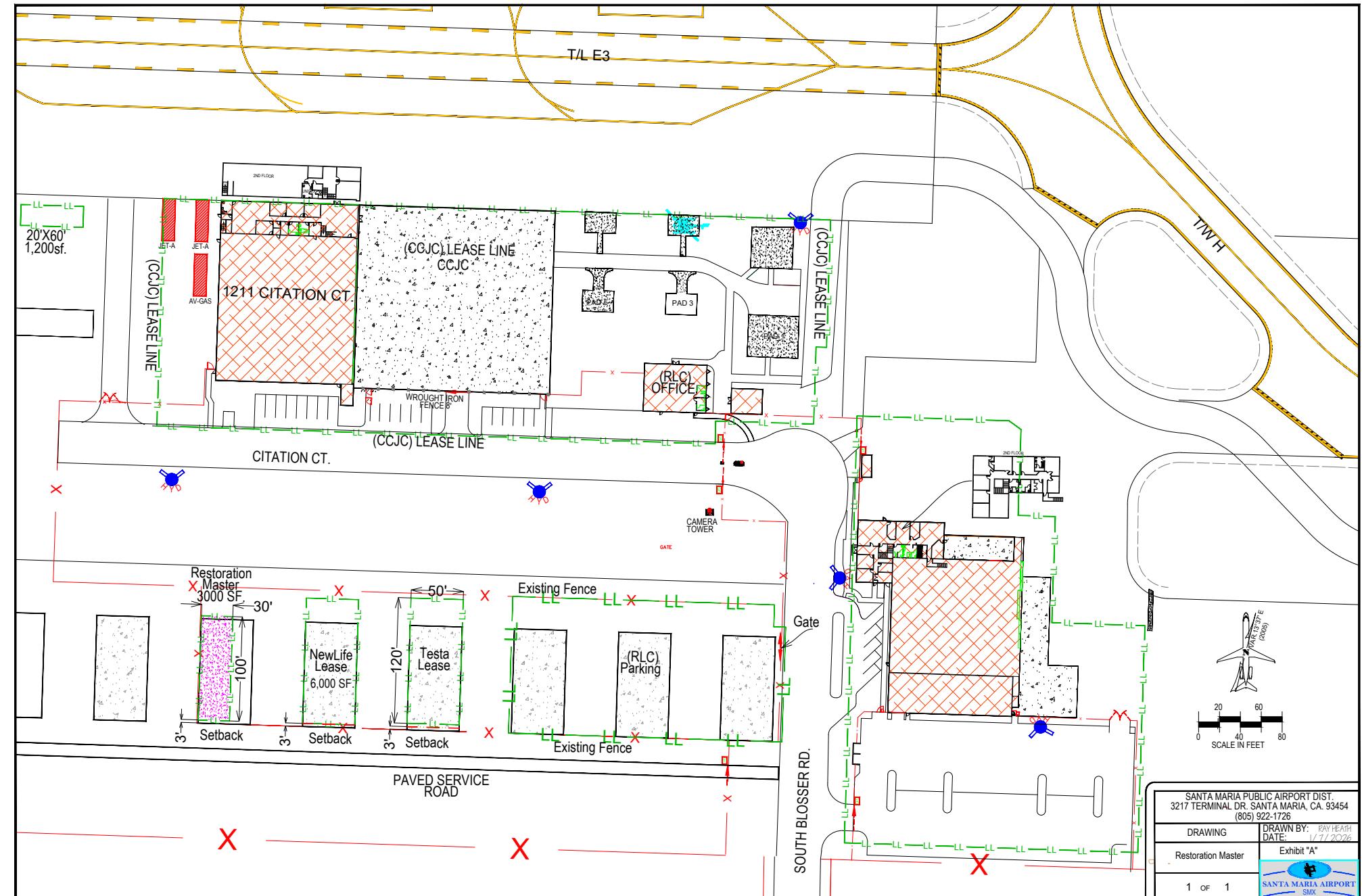
Approved as to form
for District:

By: _____
Tony Guy, Secretary

District Counsel

RESTORATION MASTERS, LLC.

By: _____
Esmeralda Mendoza, CEO



**FIRST AMENDMENT OF
OUTDOOR STORAGE LEASE**

RE: OUTDOOR STORAGE LEASE, dated April 24, 2025, between SANTA MARIA PUBLIC AIRPORT DISTRICT, a Public Airport District of the State of California (herein called "District") and WINKLES ENTERPRISES, INC. dba NEW LIFE BATH & KITCHEN RESTORATION AND PAINTING. (herein called "Lessees").

The undersigned, SANTA MARIA PUBLIC AIRPORT DISTRICT, ("District") and WINKLES ENTERPRISES, INC. dba NEW LIFE BATH & KITCHEN RESTORATION AND PAINTING ("Lessees") do hereby agree to amend the above-referenced Lease, retroactively effective January 1, 2026, as follows:

1. Leased Premises. Retroactively effective January 1, 2026, the leased area is increased 2,000 square feet for a total of 8,000 square feet of land for outdoor storage. The additional leased area is shown on Exhibit "A" attached.
2. Rent.
 - a. Monthly Rent. Beginning January 1, 2026, and at all times during the term of this Lease, Lessee shall pay monthly rent to District at the per-square-foot rate then in effect for Outside Storage as approved by the District Board of Directors as the same may be amended from time to time at the sole discretion of the District. As of the date of this lease, per-square-foot rent for Outside Storage is \$0.353 per square foot. The amount due is \$2,824 on or before the 10th of the month.

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

Dated: January 8, 2026

Approved as to content
for District:

SANTA MARIA PUBLIC AIRPORT DISTRICT

General Manager

By: _____
Steve Brown, President

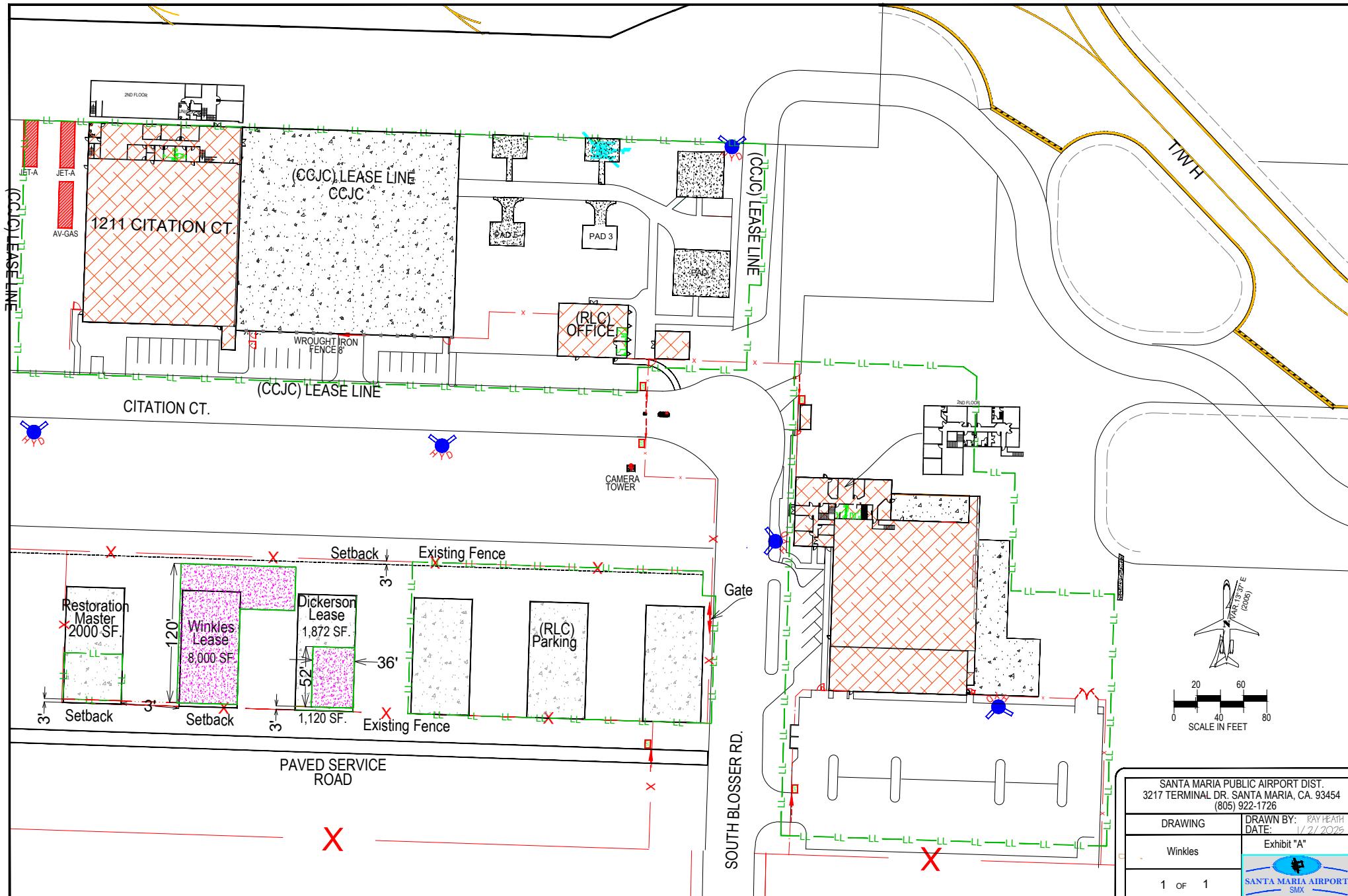
Approved as to form
for District:

By: _____
Tony Guy, Secretary

District Counsel

**WINKLES ENTERPRISES, INC.
("LESSEE")**

By: _____
Noah Winkles, President



**FIRST AMENDMENT OF
OUTDOOR STORAGE LEASE**

RE: OUTDOOR STORAGE LEASE, dated October 23, 2025, between SANTA MARIA PUBLIC AIRPORT DISTRICT, a Public Airport District of the State of California (herein called "District") and ROBERT & SANDRA DICKERSON, Individuals. (herein called "Lessees").

The undersigned, SANTA MARIA PUBLIC AIRPORT DISTRICT, ("District") and ROBERT & SANDRA DICKERSON ("Lessees") do hereby agree to amend the above-referenced Lease, effective February 1, 2026, as follows:

1. Leased Premises. Effective February 1, 2026, the leased area is increased 752 square feet for a total of 1,872 square feet of land for outdoor storage. The additional leased area is shown on Exhibit "A" attached.
2. Rent.
 - a. Monthly Rent. Beginning February 1, 2026, and at all times during the term of this Lease, Lessee shall pay monthly rent to District at the per-square-foot rate then in effect for Outside Storage as approved by the District Board of Directors as the same may be amended from time to time at the sole discretion of the District. As of the date of this lease, per-square-foot rent for Outside Storage is \$0.353 per square foot. The amount due is \$661 on or before the 10th of the month.

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

Dated: January 8, 2026

Approved as to content
for District:

SANTA MARIA PUBLIC AIRPORT DISTRICT

General Manager

By: _____
Steve Brown, President

Approved as to form
for District:

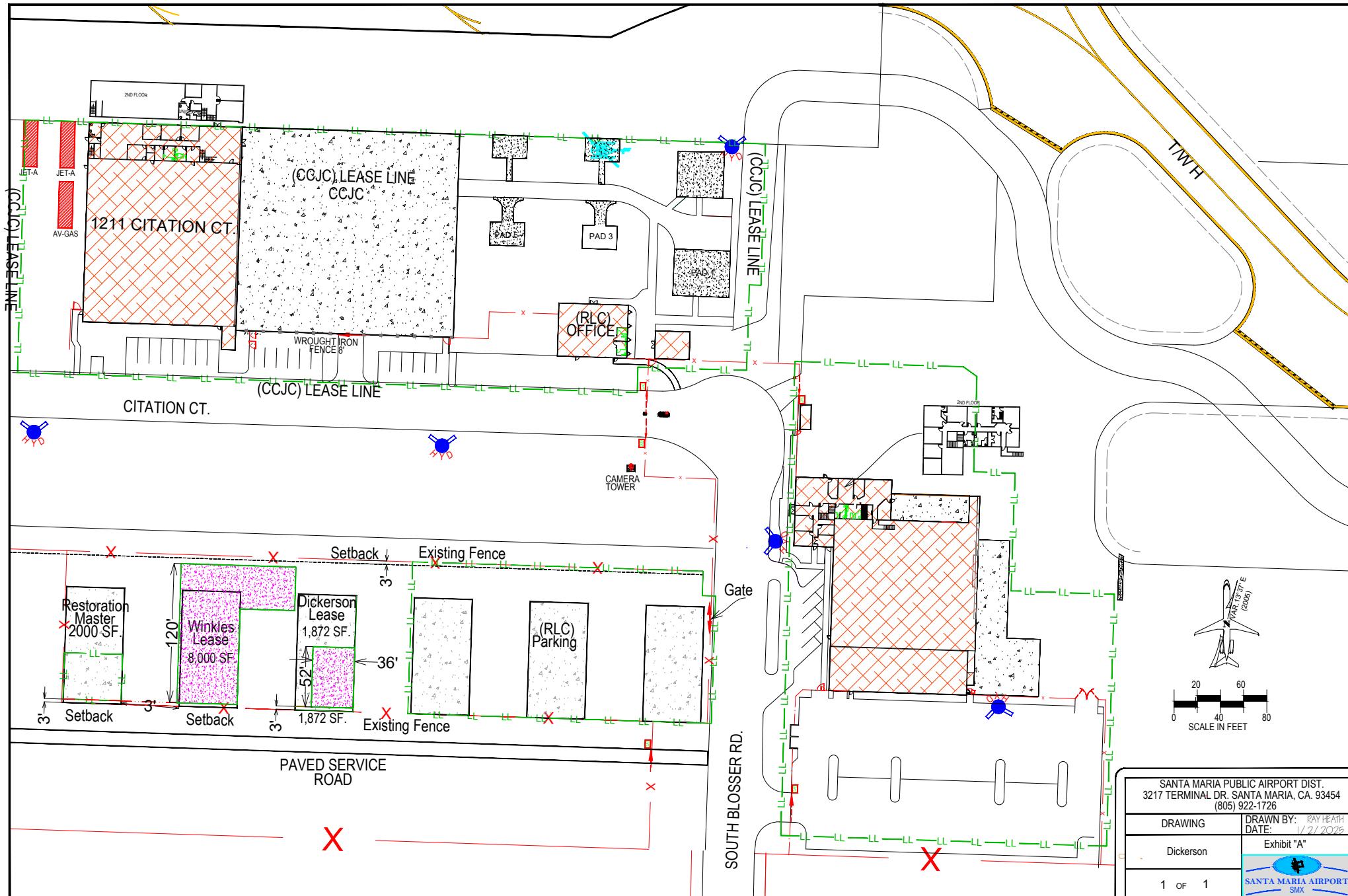
By: _____
Tony Guy, Secretary

District Counsel

**ROBERT & SANDRA DICKERSON
("LESSEES")**

By: _____
Robert Dickerson

By: _____
Sandra Dickerson



Market: Northern California
Cell Site Number: SBSB38
Cell Site Name: Santa Maria Airport
Fixed Asset Number: 10086370

THIRD AMENDMENT TO OPTION AND LEASE AGREEMENT

THIS THIRD AMENDMENT TO OPTION AND LEASE AGREEMENT (“**Third Amendment**”) dated as of the later date below (**the “Effective Date”**) is by and between Santa Maria Public Airport District, having a mailing address at 3217 Terminal Drive, Santa Maria, CA 93455 (hereinafter referred to as “District”) and New Cingular Wireless PCS, LLC, a Delaware limited liability company, successor in interest to Santa Barbara Cellular Systems, Ltd., having a mailing address at 1025 Lenox Park, Boulevard NE, 3rd Floor, Atlanta, GA 30319 (hereinafter referred to as “**Tenant**”).

WHEREAS, District and Tenant (or its predecessor-in-interest) entered into an Option and Lease Agreement dated July 27, 2000, as amended by a First Amendment of Option and Lease Agreement dated October 1, 2010, and as further amended by a Second Amendment of Option and Lease Agreement dated February 21, 2020 whereby District leased to Tenant certain Premises, therein described, that are a portion of the Building, known as the Main Hangar, at the Airport located at 3203 Lightning Street, Santa Maria, CA 93455 (hereinafter, collectively referred to as the “**Agreement**”); and

WHEREAS, District and Tenant, in their mutual interest, wish to amend the Agreement as set forth below.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, District and Tenant agree as follows:

1. **New Premises Area.** District agrees to increase the size of the Premises leased to Tenant to accommodate Tenant’s needs. Upon the execution of this Third Amendment to Option and Lease Agreement, District leases to Tenant the additional premises described on attached Exhibit 2 (“New Premises Area”). District’s execution of this Third Amendment to Option and Lease Agreement will signify District’s approval of Exhibit 2. The Premises under the Agreement prior to this Third Amendment to Option and Lease Agreement in addition to the New Premises Area under this Third Amendment to Option and Lease Agreement shall be the Premises under the Agreement.
2. **Generator.** Tenant shall have the right to install, repair, maintain, modify, replace, remove, utilize and operate (including but not limited to operate as may be required by applicable law) equipment within the New Premises Area, including without limitation a concrete pad and generator thereon, including back-up power supply. Tenant shall have the right to access the New Premises Area, and any provisions in the Agreement governing access shall apply to such access. The generator shall remain the property of Tenant, and Tenant shall have the right to remove or modify it at any time.

3. **Rent.** Commencing the first day of the month following commencement of installation within the New Premises Area (“Increase Commencement Date”), Rent shall be increased by Five Hundred and No/100 Dollars (\$500.00) per month, subject to further adjustments, if any, as provided in the Agreement; provided that the first such increased payment shall not be due until sixty (60) days after such commencement date and provided further that, any partial month occurring after the Increase Commencement Date, the increased Rent amount shall be pro-rated.
4. **Other.** District represents and warrants that, to its knowledge, no conditions exist within the New Premises Area or otherwise on the property where the Premises and New Premises Area are located that would adversely impact Tenant’s permitting and/or installation of a generator within the New Premises Area. District authorizes Tenant to prepare, execute and file all required applications to obtain any government approvals for Tenant’s use of the New Premises Area under this Agreement and agrees, at Tenant’s request, to reasonably assist Tenant with such applications and with obtaining and maintaining the government approvals. Where applicable law governs how the generator will be used, Tenant may use the generator in the manner set forth in applicable law. Tenant may terminate this Third Amendment to Option and Lease Agreement by written notice to District at any time, and the rent increase set forth in Section 3 shall not take effect or shall be cancelled, as applicable, following any such termination. Within one hundred twenty 120 days after termination of this Third Amendment to Option and Lease Agreement, Tenant shall remove its equipment from the New Premises Area; provided that any portions of the equipment that Tenant fails to remove within such period and cessation of Tenant’s operations at the New Premises Area shall be deemed abandoned. Tenant shall repair any damage, less ordinary wear and tear, to the New Premises Area caused by its removal activities.
5. **Capitalized Terms.** All capitalized terms used but not defined herein shall have the same meanings as defined in the Agreement.

IN WITNESS WHEREOF, the parties have caused their properly authorized representatives to execute and seal this Third Amendment to Option and Lease Agreement Amendment on the dates set forth below.

DISTRICT:

Santa Maria Public
Airport District
3217 Terminal Drive
Santa Maria, CA 93455

TENANT:

New Cingular Wireless PCS, LLC,
a Delaware limited liability company

By: AT&T Mobility Corporation
Its: Manager

By: _____

By: _____

Print Name: _____

Print Name: _____

Its: _____

Its: _____

Date: _____

Date: _____

EXHIBIT 2

Additional Premises Area

See attached

NOTE:

A MINIMUM OF 10' CLEARANCE SHALL BE MAINTAINED FROM SHELTER DOOR TO DIESEL GENERATOR EXHAUST.



360 CIVIC DRIVE, SUITE C
PLEASANT HILL, CA 94523



2700 W. WATT AVE.
SACRAMENTO, CA 95821



1100 E. WOODFIELD ROAD, SUITE 500
SCHAUMBURG, ILLINOIS 60173
TEL: 847-908-8400
www.fullerton-us.com

REV	DATE	DESCRIPTION	BY
A	7/21/25	90% REVIEW	DG
B	9/23/25	REVISION	DG

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE REQUIREMENTS OF ALL APPLICABLE CODES.

PRELIMINARY NOT FOR CONSTRUCTION

SITE NAME
SANTA MARIA AIRPORT

SITE NUMBER:
SBSB38

SITE ADDRESS
3203 LIGHTING STREET
SANTA MARIA, CA 93455

SHEET NAME
FINAL ENLARGED SITE PLAN

SHEET NUMBER
C-2B

