



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

**Thursday
September 14, 2017**

**Administration Building
Airport Boardroom
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: Engel, Rafferty, Adams, Baskett, Brown

- 1. MINUTES OF THE REGULAR MEETING HELD AUGUST 24, 2017.**
- 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. (Ray Biering, Joshua George and Natalie Frye Laacke)**

6. **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 time limit for receipt of testimony. The board reserves the right to establish further time limits for receipt of testimony.
7. **AUTHORIZATION FOR THE PRESIDENT AND SECRETARY TO EXECUTE THE SECOND AMENDMENT OF LEASE BETWEEN THE DISTRICT AND ENGLISH AIR SERVICE.**
8. **CONSENT TO ASSIGNMENT BETWEEN ENGLISH AIR SERVICE AND CENTRAL COAST JET CENTER.**
9. **DIRECTORS' COMMENTS.**
10. **ADJOURNMENT.**

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MINUTES OF THE REGULAR BOARD
MEETING OF THE BOARD OF DIRECTORS
OF THE SANTA MARIA PUBLIC AIRPORT
DISTRICT HELD AUGUST 24, 2017

The Board of Directors of the Santa Maria Public Airport District held a Regular Meeting at the regular place at 7:00 p.m. Present were Directors Rafferty, Adams and Baskett, General Manager Hastert, Manager of Finance & Administration Reade and District Counsel Frye-Laacke. Directors Engel and Brown were absent.

1. MINUTES OF THE REGULAR MEETING HELD August 10, 2017.

Director Baskett made a Motion to approve the Regular Meeting Minutes held August 10, 2017. Director Adams Seconded and it was carried by a 3-0 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 – A committee meeting is scheduled for September 1st.

f) VANDENBERG LIAISON – No meeting scheduled.

g) BUSINESS PARK COMMITTEE (Ad Hoc) – No meeting scheduled.

3. GENERAL MANAGER'S REPORT. General Manager Hastert notified the Board that he attended a meeting with the manager of Moxie Café to discuss options for an aviation display. He also attended meetings at the San Luis Obispo Airport and with TSA. He will be assisting the City with Energy proposals. Mr. Hastert updated the Board on the Construction project.

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 064379 through 064410 in the amount of \$174,381.62 was recommended for approval as presented. Director Adams made a Motion to accept the Demand Register as presented. Director Baskett Seconded and it was carried by a 3-0 vote.

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5. DISTRICT COUNSEL'S REPORT. Nothing to report.
6. 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 five-minute time limit for receipt of testimony. The board reserves the right to establish further time limits for receipt of testimony.
- No one requested to speak.
7. Authorization for the Manager of Finance and Administration and one Director to attend the 2017 CSDA Annual Conference to be held September 25-28, 2017 in Monterey, CA. Director Adams made a Motion to approve. Director Baskettt seconded and it was carried by a 3-0 vote.
8. Authorization for the President and Secretary to execute the first amendment of Consulting Services Agreement between the District and Tartaglia Engineering for the Airport Master Plan Update. Director Adams made a Motion to approve. Director Baskettt Seconded and it was carried by a 3-0 vote.
9. CLOSED SESSION. At 7:10 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: 1424 Fairway Dr. (Gov. Code Section 54956.8)
 - b) Conference with Legal Counsel Anticipated Litigation-initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9: (One Case).
 - c) Conference with Legal Counsel Anticipated Litigation-initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9: (Two Cases).
 - d) Conference with Legal Counsel-Pending litigation pursuant to Government Code Section 54956.9(d)(4): 1 case SMPAD v. David Baskettt.
- At 7:29 p.m., the Board and staff reconvened to Open Public Session.
- There were no reportable actions.
10. DIRECTORS' COMMENTS: Director Baskettt appreciated the expedited meeting.
- Directors Rafferty and Adams had no comment.

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11. ADJOURNMENT. Acting President Rafferty asked for a Motion to adjourn to a Regular Meeting to be held on September 14, 2017 at 7:00 p.m. at the regular meeting place. Director Adams made that Motion, Director Baskettt Seconded and the Motion was carried by a 3-0 vote.

ORDER OF ADJOURNMENT

This Regular Meeting of the Board of Directors of the Santa Maria Public Airport District is hereby adjourned at 7:29 p.m. on August 24, 2017.

Carl Engel, President

Chuck Adams, Secretary

SECOND AMENDMENT OF LEASE

RE: This Building Space Lease ("Lease"), dated April 22, 2010, for reference purposes, is entered into by and between the SANTA MARIA PUBLIC AIRPORT DISTRICT (herein called "Landlord" or "District"), a public airport district of the State of California, and ENGLISH AIR SERVICE, INC., a California corporation (herein called "Tenant").

The undersigned SANTA MARIA PUBLIC AIRPORT DISTRICT ("District") and English Air Service, Inc., a California corporation ("Tenant") do hereby agree to amend the Building Space Lease effective September 14, 2017, as follows:

Paragraph 32 is deleted in its entirety from the original lease and replaced with the following:

32. Assignment, Subletting and Encumbering. Tenant shall not assign, mortgage, encumber or grant control of this lease or any interest, right or privilege herein or sublet the whole or any portion of the Leased Premises or license or grant concessions for use of the Leased Premises or any part thereof, or transfer a controlling interest in Tenant without prior written consent of the District. Any such action taken without the District's prior written consent shall be voidable and, at the option of District, shall terminate this lease.

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

Dated: September 14, 2017

DISTRICT:

APPROVED AS TO CONTENT
FOR DISTRICT:

SANTA MARIA PUBLIC AIRPORT DISTRICT

General Manager

CARL ENGEL, President

APPROVED AS TO FORM
FOR DISTRICT:

CHUCK ADAMS, Secretary

District Counsel

TENANT:

ENGLISH AIR SERVICE, INC., a
California Corporation

Mark A. English, President

ASSIGNMENT AND ASSUMPTIN OF LEASE

Assignment effective September 15, 2017

By; English Air Service

To; Central Coast Jet Center

English Air Service assigns and transfers to Central Coast Jet Center that Lease, Dated April 22, 2010 with the First Amendment of Lease dated April 13, 2017 and the Second Amendment of Lease Dated September 14, 2017, Executed by English Air Service as Tenant and By Santa Maria Airport District, as Landlord, of the following described premises:

The building located at 3950 Mitchell Road at the Santa Maria Airport, together with all the rights title, and interest in and to the lease and premises, subject to all the conditions and terms contained in the lease, to have and to hold from May 1, 2010, until the present term of the lease expires on April 30, 2020.

A copy of the lease and amendments are attached hereto and made a part hereof by reference. English Air Service covenants that English Air Service is the lawful and sole owner of the interest assigned hereunder; that this interest is free from all encumbrances; and that English Air Service has made all payments required under the terms and conditions of the Lease.

Central Coast Jet Center agrees to pay all rent due after the effective date of this assignment, and to assume and perform all duties and obligations required by the terms of the Lease.

Dated: September 12, 2017



Mark A. English

English Air Service



James W. Kunkle

Central Coast Jet Center

CONSENT OF LANDLORD

The Santa Maria Public Airport District (the "District"), Landlord of the lease executed by the District April 22, 2010 with English Air Service, hereby consents to the above assignment and assumption to Central Coast Jet Center. District's consent to this assignment shall in no way be deemed a waiver of its rights under the lease agreement to refuse consent to any further assignment or as the waiver or modification of any other terms of the lease.

Dated: September 14, 2017

APPROVED AS TO CONTENT
FOR DISTRICT

Chris Hastert, General Manager

APPROVED AS TO FORM FOR
DISTRICT

District Counsel

DISTRICT:

SANTA MARIA PUBLIC AIRPORT DISTRICT

Carl Engel, President

Chuck Adams, Secretary