

September 12, 2024

The Board of Commissioners of the Arapahoe County Public Airport Authority, Arapahoe County, Colorado, held a regular meeting open to the public at Centennial Airport Administration Complex, 7565 South Peoria St., Englewood, Colorado, located within the County, on September 12, 2024, at 3:00 pm

The following members were present:

Commissioner Bagnato, Chair  
Commissioner Baker, Chair Pro-tem  
Commissioner Doubek, Assistant Clerk  
Commissioner Sieber, Ex-Officio  
Commissioner Huffman, Ex-Officio  
Commissioner Holen, Treasurer

The following members were absent, but excused:

Commissioner Laydon, Ex-Officio  
Commissioner Campbell, Clerk

Each Commissioner was notified of the date, time, and place of the meeting and the purpose to which it was called. At least three (3) days prior to the date of the meeting, Public Meeting notices were posted, and an agenda was posted on the Authority's website and in the window of the door at the Administration building. Please note that this public meeting was held through video and web conferencing software options for the Board members, staff, and public.

Call to Order & Pledge of Allegiance

Chair Bagnato called the meeting to order at 3:00 p.m. and recited the Pledge of Allegiance.

Amendments to the Agenda

- Item #4 was added to the Consent Agenda.

Next Meetings

- October 2, 2024@ 6:30 p.m. – Noise Roundtable Meeting – Wright Brother's Room, Hybrid/Virtual
- October 10, 2024@ 3:00 p.m. – Regular Board Meeting – Wright Brother's Room, Hybrid/Virtual

CONSENT AGENDA

- 1. Approve Minutes of August 8, 2024** **Stacey Davenport**  
*Recommendation:* Motion to approve Minutes of August 8, 2024, and authorized the Chair to sign.
- 2. Extension of Timeline for the Development Plan for Signature Flight Support Ramp Expansion and Hangar/Office** **Lauren Wiarda**  
*Recommendation:* Motion to approve extending the timeline for beginning construction on the Signature Flight Support Ramp Expansion and Hangar/Office Development Plan for two additional years.
- 3. July 2024 Financial Reports** **Andrew Gillespie**  
*Recommendation:* Advisory.
- 4. 30-day extension of consent to Birds Nest, LLC and KAPA Hangar Partners, LLC to complete the assignment of the Hangar A-Center sublease)** **Luke Skaflen**  
*Recommendation:* Motion to approve a 30-day extension (until October 10th) to complete the assignment of the Hangar A-Center sublease from Birds Nest LLC to KAPA Hangar Partners, LLC. This extension includes the following documents:
  - Approval of an extension of the deadline for the completed assignment and assumption agreement from Birds Nest, LLC to KAPA Hangar Partners, LLC for the Hangar A-Center Sublease for an additional 30 days (deadline of 10/10/24) or the authority's consent will be void.
  - Consent to Mortgage of Subleasehold Interest in Hangar A-Center extension for 30 days (deadline of 10/10/24) or consent will be void.
- 5. Approval of Consent Agenda** **Thad Bagnato**  
*Recommendation:* Approval of the Consent Agenda.

The motion to approve the consent agenda, as amended, was made by Commissioner Baker, and seconded by Commissioner Doubek. Motion passed unanimously.

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**BUSINESS AGENDA**

**6. Items Moved to the Business Agenda**

**Thad Bagnato**

No items moved from the Consent Agenda for discussion.

**7. Legislative Report and Airport Update**

**Mike Fronapfel**

*Recommendation: Advisory.*

Mr. Fronapfel started the presentation by informing that on October 11<sup>th</sup>, a Cessna 172 from ATP Flight School made an emergency landing on the Meridian Golf Course. It was confirmed that both occupants sustained minor injuries and were treated by SMFR. Following this was an update on the unleaded Avgas. Mr. Fronapfel said that the past 16 months, Centennial Airport has reimbursed costs for 103 aircraft to obtain Supplemental Type Certificates (STCs) and Jet Center of Colorado sold 205,330 gallons of UL94 avgas, representing 20.41% of total avgas sales and in 2024 YTD Jet Centers of Colorado has sold 103,855 gallons of UL94.

Also, it was mentioned that so far, Centennial Airport has spent nearly \$320,000 on the transition to unleaded avgas. Mr. Fronapfel explained that Centennial Airport has been awarded with a grant from the Colorado Aeronautics Board that will subsidize 90% of fuel costs for the next year, up to \$300,000. He also highlighted that this was an exciting moment since Centennial Airport is the first airport in the State to get a grant from this institution. Mr. Fronapfel confirmed this grant is the result of a new bill that was passed, Bill HB24-1235.

After this Mr. Fronapfel mentioned that The CEO of Swift fuels, Chris D'Acosta spoke to our corporate pilot's group about UL94 and the development of 100R unleaded avgas, this will result on an interesting project for the next year, since Centennial Airport is currently the second biggest user of UL94 in the United States after Reid Hillview Airport in California.

Additional to this, the new legislation, HB24-1235, requires updates to the voluntary noise abatement guidelines, including limitations on flight departures and touch-and-go operations during specific times, such as the ones we currently have in place with the flight schools. This was informed to all the schools in the last quarterly meeting. The airport will work with the community roundtable and the FAA to update the procedures in the following months.

Then, Mr. Fronapfel gave an update on the Study Group, informing it has held 34 meetings, and the Q2 report showed a slight increase in operations. Also, in addition to this, he announced that the FAA Regional Administrator for the NW Mountain Region - Grady Stone met with both the Study Group Committee and our Lobby Group on August 19<sup>th</sup>, with the objective to request unblocked FAA radar flight tracks to assist with our analysis of the operators and to facilitate a scoring and awards system to incentivize the flight schools. Technical assistance in assessing the viability of an alternative pattern and/or approach areas for the parallel north-south runways, was also included in the request to the FAA. Additionally, The Normandy group facilitated meetings with Senators Hickenlooper, Bennet, and Congressman Crow to outline the asks to the FAA.

The presentation continued with the mention of the Centennial Airport's Strategic Plan, Mr. Fronapfel explained that the content of the plan is focused on sustainability and stakeholder engagement, has been completed. Mr. Fronapfel highlighted the importance of these the aspects of the plan for the future of the airport.

After this he mentioned the construction projects, including taxiway rehabilitation and a new connector, that are underway, with completion expected by November. The Snow Removal equipment was showed in pictures, stating that the Airport is ready for winter and snow season. Also, an update of the Sky Harbour Development was provided along with pictures of the progress.

Mr. Fronapfel mentioned the opening of the Colorado Karting Circuit in September and recognized the good work they've done with the area. Following this he mentioned the Four Points by Sheraton hotel which is expected to open by late 2024.

Regarding the charity events, Mr. Fronapfel mentioned The Morgan Adam's Foundation event raised over \$1 million for pediatric cancer research. Other upcoming charity events include the Douglas County Community Foundation and the Centennial Airport Lion's Club Golf Tournament, and other events that include great causes that the airport is proud to support.

Commissioner Sieber asked a question about the meetings with the FAA and Mr. Fronapfel answered. Chair Bagnato inquired about the frequency of one of the charity events, and Mr. Fronapfel clarified the information.

**8. Revisions to the Minimum Standards – Schedule Public Hearing**

**Stacey Davenport**

*Recommendation:* Advisory.

Mrs. Davenport started the presentation providing background on the proposed changes in the minimum standards. The first proposed change is the increased in the fuel flowage fees, the reason for the change is to guarantee financial sustainability for the airport. The second proposed change is adding language regarding flight training and flying clubs to assign a point of contact and to request active participation in quarterly meetings with the airport, this was a recommendation from the Study Group.

After the presentation Mrs. Davenport asked a motion to schedule a Public Hearing at the October 10<sup>th</sup>, 2024, Board Meeting and to publish the Notice of Public Hearing in the Villager and Douglas County News Press.

The motion was made by Commissioner Holen and seconded by Commissioner Baker. Motion passed unanimously.

**9. Establish Jurisdiction to Proceed with Public Hearing**

**Kimberly Bruetsch**

*Recommendation:* Advisory.

Mrs. Bruetsch informed the notice for this Public Hearing was posted accordingly and established the jurisdiction to proceed with the Public Hearing.

**10. Development Plan for Colorado Karting Circuit, LLC**

**Lauren Wiarda**

*Recommendation:* Motion to approve the Colorado Karting Circuit, LLC Development Plan provided the following conditions have been met:

1. All comments from the Airport Authority and the referral agencies (Arapahoe County Planning & Engineering, Southeast Metro Stormwater Authority, Cherry Creek Basin Water Quality Authority, Arapahoe County Water & Wastewater Authority, South Metro Fire Rescue Authority) must be addressed to their satisfaction prior to construction.
2. Construction must begin within 2 years of Board approval.

Mrs. Wiarda started the presentation by showing the location of the track. Then she said the construction will consist of three buildings, being building A the main one and B and C will be used for garages. She explained the details of the buildings and showed the pictures of the blueprints for each one. Following this she informed the construction is expected to begin in October 2024 with competition by Spring 2025. She proceeded to introduce the representatives from the Colorado Karting Circuit for questions or comments from the Board or the public.

Jim Keesling took the podium and talked about the original development of the karting circuit in the Airport. Mr. Keesling mentioned the beginning of the idea, the original design and who was responsible for it. He mentioned the achievements of the circuit in the past and how much it means for him and the community. He also mentioned the help from former Airport Director Olislagers.

Chair Bagnato commented on the speech and thanked him for his participation. Mr. Fronapfel also made a comment about the vision of the Colorado Karting Circuit at the airport.

Commissioner Baker proposed the motion to approve the Colorado Karting Circuit, LLC Development Plan provided the following conditions have been met:

1. All comments from the Airport Authority and the referral agencies (Arapahoe County Planning & Engineering, Southeast Metro Stormwater Authority, Cherry Creek Basin Water Quality Authority, Arapahoe County Water & Wastewater Authority, South Metro Fire Rescue Authority) must be addressed to their satisfaction prior to construction.
2. Construction must begin within 2 years of Board approval.

Commissioner Holen seconded, and motion was approved unanimously.

Public Hearing was closed.

## REPORTS

### 11. Fuel and Operations Report for June and July 2024

Justin Kunz

*Recommendation: Advisory*

Mr. Kunz presented the following information:

#### August 2024

- 2024 YTD Operations: Down 3.9% from 2023 at 232,701.
- Monthly Operations, August: Down 25.4% from 2023 at 28,881.
- 2024 YTD Fuel Totals: Down 2.2% from 2023 at 9,610,933
- Monthly Fuel Totals, August: Up 2.8% from 2023 at 1,356,641.
- Monthly AvGas Sales, August: Down 7.2% from 2023 at 72,634.
- AvGas Sales comparison August 2024: 81% LL and 19% UL94
- Monthly Jet Fuel Sales, August: Up 3.5% from 2023 at 1,284,007.
- Monthly Market Share for fuel sales, August: JCoC: 41.6%; Signature South: 23.9%; Signature North: 20.6%; Modern: 13.7%; Heliplex: 0.2%.

### 12. Noise Report for June and July 2024

Zach Gabehart

*Recommendation: Advisory.*

Mr. Gabehart presented the statistics with the following information:

#### August 2024

- For August 2024, there were 1,371 complaints from 87 households.
- Arapahoe County Unincorporated led complaints at 56%, followed by other sectors at 14%, Greenwood Village at 8% Castle Pines at 7%, Centennial at 6%, Douglas County Unincorporated at 4%.
- A total of 139 complaints were responded, 120 by email and 19 by phone.
- Of the 1,371 complaints 1,090 came from daytime operations while 281 came from nighttime operations.
- For August 2024 there were 28,881 operations.
- The number one household resides in Arapahoe County with 1,199 complaints which make up 12% of the complaints for August 2024. The top five households make up 45% of the total complaint's year to date.
- Props led complaints by aircraft type with 85%, 14% for Jets, and 1% for helicopter flights. Training led complaints by operation type at 61%, followed by departures at 26% and arrivals at 13%.

Commissioner Huffman asked a question about location and noise in the other category. Mr. Gabehart answered, and Mr. Fronapfel added more information. Chair Bagnato asked about the feedback and follow up requests from residents. Mr. Gabehart informed there is not significantly change. Commissioner Sieber asked about Castle Pines and Castle Rock in the map and Mr. Gabehart answered.

### 13. Centennial Airport Community Noise Roundtable (CACNR) Update

Pam Thompson

Mrs. Thompson began the presentation by acknowledging the relationship that the airport has formed with the Colorado Karting Circuit. Also mentioned the importance of the feedback between the Board and Mr. Gabehart about the noise. Chair Bagnato commented in this moment about the many steps taken into the mitigation of the problem and thanked the acknowledgement.

The presentation continued with the notes from the September 4<sup>th</sup> meeting. She mentioned Emily Tranter, the Executive Director of N.O.I.S.E., who presented a federal update, outlining recent developments in national noise policies and advocacy efforts. After this she noted the efforts taken by the airport regarding the unleaded fuel, being a national leader now in the subject.

She continued with the CACNR Study Group committee, mentioned the challenges that persist. Also, the 2025 budget discussion and asked the Board for feedback so the CACNR can improve. The Voluntary Noise Abatement Guidelines: New voluntary guidelines for noise abatement were reviewed, aimed at reducing noise impact on communities without mandatory enforcement. Lastly the public comments from Greenwood Village, Elizabeth and Louviers, were also about the training boxes usage. She finalized by thanking everyone for the efforts taken.

**Public Comment**

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Public comment was open at 3:48 pm

Mr. Fronapfel introduced the President of the Colorado Karting Circuit, who thanked the support from the airport and the community. Also, the importance of the circuit for some members of the community. He ended his presentation by welcoming everyone to the track.

One local resident participated in the discussion, sharing insights about the number of planes and their flight paths. He noted that pilots have made a conscious effort to avoid flying directly over residential areas. Chair Bagnato acknowledged the flight schools' commitment to balancing community concerns with their operational responsibilities.

**Comments from Board or Staff**

**Thad Bagnato**

**Adjournment**

The meeting adjourned at 3:54pm

**Thad Bagnato**

**Execution of Documents**

**Stacey Davenport**

Approved:

A handwritten signature in black ink, appearing to read 'Thad Bagnato', is written over a horizontal line.

Thad Bagnato, Chair