

November 14, 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 November 14, 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 Campbell, Clerk

The following members were absent, but excused:

Commissioner Laydon, Ex-Officio  
Commissioner Holen, Treasurer

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: First Amendment to Ground Lease and Agreement with Nottingham Holdings, LLC has been deferred to December 12<sup>th</sup>.
- Item #11: Received more background information added to the dais.

**Next Meetings**

- December 4th, 2024@ 6:30 p.m. – Noise Roundtable Meeting – Wright Brother's Room, Hybrid/Virtual
- December 12th, 2024@ 3:00 p.m. – Regular Board Meeting – Wright Brother's Room, Hybrid/Virtual

**CONSENT AGENDA**

1. **Approve Minutes of October 12, 2024** Stacey Davenport  
*Recommendation:* Motion to approve Minutes of October 12, 2024, and authorized the Chair to sign.
2. **September 2024 Financial Reports** Andrew Gillespie  
*Recommendation:* Advisory
3. **Auditor Engagement** Andrew Gillespie  
*Recommendation:* Motion to engage Forvis Mazars, LLC for the audit of the 2024 financial Statements and authorize the Chair to sign the Engagement Letter
4. **First Amendment to Ground Lease and Agreement with Nottingham Holdings, LLC** Luke Skaflen  
*Recommendation:* The motion to approve the First Amendment to Ground Lease and Agreement with Nottingham Holdings, LLC and authorized Chair and Clerk to sign **was deferred to December 12<sup>th</sup> Board Meeting.**
5. **Consent to assignment of sublease for 7905 S. Peoria St. from Birds Nest, LLC to FoxHangarA, LLC** Luke Skaflen  
*Recommendation:* Motion to approve the below listed documents and authorize the Chair and Clerk to sign:
  1. Consent to Assignment of Sublease; and
  2. Assignment & Assumption of the Subordination of Non-disturbance and Attornment Agreement (the "SNDA"); and
  3. Lessor's Estoppel Certificate
6. **Consent to Sublease on Parcel 63-5** Luke Skaflen  
*Recommendation:* Motion to approve the Consent to Sublease on Parcel 63-5 and authorize Chair and Clerk to sign
7. **Amendment #10 to the Jacobs Engineering Group Inc. Contract** Lorie Hinton  
*Recommendation:* Motion to approve Amendment #10 to the Jacobs Engineering Group Inc. Contract dated October 13, 2022, and authorize the Chair and Clerk to sign.

**8. 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.

**BUSINESS AGENDA****9. Items Moved to the Business Agenda****Thad Bagnato**

No items moved from the Consent Agenda for discussion.

**10. Legislative Report and Airport Update****Mike Fronapfel***Recommendation:* Advisory.

Mr. Fronapfel began by noting the successful Celebration of Life for Robert Olislagers on November 8th, held at the Wing's Exploration of Flight hangar, with around 150 attendees despite severe weather. He thanked staff and various contributors, including the Wings Museum and the State Division of Aeronautics, for their efforts. The event was streamed for Robert's family in the Netherlands, and a recording will be shared with attendees.

Mr. Fronapfel commended the airport's operations and snow crews for their work during a recent snowstorm, ensuring the airport remained safe and operational. He also congratulated Commissioner Baker on his re-election for a third term and the passage of Arapahoe County's ballot measure 1A.

Regarding fuel sales, Mr. Fronapfel reported 14,688 gallons of UL94 sold in October, with a subsidy of \$27,695, of which 90% was funded by a state grant. Over the past 18 months, the airport has reimbursed 103 aircraft for Supplemental Type Certificates (STCs), and 236,151 gallons of UL94 have been sold, accounting for 20.59% of total avgas sales. The airport's total expenditure for the transition to unleaded avgas has exceeded \$380,000. Mr. Fronapfel mentioned a small increase in the gas cost, therefore the grant will help cover for the expenses.

He also mentioned developments in unleaded avgas, including Reid Hillview Airport's sale of GAMA G100UL and Swift Fuels 100R's FAA approval for Cessna 172 aircraft.

Mr. Fronapfel provided an update on the Study Group's progress, noting that they have held 38 meetings, with the 39th scheduled for the following day. On October 24th, he attended the FAA's Western Service Area Noise Forum in San Diego, where he had the opportunity to meet with key FAA officials, including Grady Stone, Aleta Best, and Beth White, to discuss the Study Group's requests. Following this, he held in-person meetings with the same officials and both the Study and Lobby Groups at Centennial Airport. A key issue discussed was the FAA's concerns about providing unblocked radar data. In response, the Study Group is drafting a white paper outlining how they plan to use this data for grading and rewarding based flight schools while safeguarding aircraft owner confidentiality. The group plans to seek support from flight schools to help gain access to the unblocked radar data by having them sign a waiver. Mr. Fronapfel also mentioned that the Study Group will release its third-quarter 2024 report at the Noise Roundtable meeting on December 4th.

Regarding airport construction, Mr. Fronapfel noted the progress of phase two of the fencing project, the rehabilitation of taxiway C, and ongoing work on taxiways D and S3 connector. He mentioned that the delivery of a third Multifunction Snow Removal truck is still pending, and that Sky Harbour hangar development is moving forward. Lastly, he confirmed that the Four Points by Sheraton hotel is expected to open by the end of 2024, though no official date has been set.

**11. Continuation of Public Hearing on an Application from Ascend Maintenance Services, LLC to conduct Aircraft Maintenance activities under Part 3, Section (11) of Centennial Airport's Minimum Standards for Commercial Aeronautical Activities**

**Luke Skaflen**

Mr. Skaflen began the presentation mentioning that Ascend Maintenance Services, LLC submitted their application on the October meeting, however office or hangar space was not secured by that time. After one month, Ascend Maintenance Services, LLC has secured the office space and is going to be on 13346 E. Control Tower Road, Red34. Mr. Skaflen confirmed the location were suitable for commercial use. In the application the hours of operation meet the minimum standards. Staff has no concerns in this regard. The FAA licenses and insurance are satisfactory. Finally, Mr. Skaflen recommended approval.

Chair Bagnato opened the public space for comments (online/in person) being a public hearing. No comments were made.

Commissioner Baker made the motion to approve the Minimum Standards application from Ascend Maintenance Services, LLC and authorize Chair and Clerk to sign the associated 10-year Agreement Under Standards. Commissioner Campbell seconded the motion. Motion passed unanimously.

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

**Kimberly Bruetsch**

*Recommendation:* Advisory.

Mrs. Bruetsch confirmed the public hearing was posted as required and then proceeded to establish jurisdiction.

**13. Public Hearing on Application from Epic Aviation, Inc d/b/a Epic Flight Academy to conduct Flight Training**

**Luke Skaflen**

Mr. Skaflen presented the application submitted by Epic Aviation, Inc., and introduced the employees present on behalf of the application. Epic Flight Academy will conduct flight training under Part 3, Section 9 of the Minimum Standards. The applicant operates as a flight school with locations across the country and plans to base its offices and tie-down spots at Modern Aviation. Initially, the academy will have one to two aircraft available for training and expects to grow its operations with two local employees.

Epic Flight Academy holds an FAA Part 141 Pilot School license and has met with the Noise and Environmental Specialist to address noise concerns, noise-sensitive areas, and abatement procedures. In support of its application, the academy has provided a letter from New Smyrna Beach Airport in Florida, detailing their collaboration in managing community noise concerns.

The applicant has also submitted proof of acceptable insurance coverage and a student rental disclosure. Additionally, they have started the application process with the State of Colorado's Division of Private Occupational Schools. The AUS contract will follow the usual form.

Mr. Skaflen explained the flight school has meet all the requirements of the minimum standards and presented representatives from Epic Flight who gave a presentation and a summary of the school. The representative from the flight school provided its history, operations, specifications of the program and curriculum for students. Also gave a brief explanation of the equipment that the school has. After this, the Director of Operations of Epic Aviation spoke about the noise programs the school has and how important it is for the school to maintain the correct levels of noise and minimize them as much as possible. The representative of Epic Aviation mentioned that the school has a Noise Abatement Officer position which oversees noise related procedures in the school and the airports where Epic Flights operates on. He explained the technology they use on the data collection for the noise and how they apply it in their training programs. After this the employees spoke about the unleaded replacement and how they want to be part of the change.

Commissioner Campbell asked questions about the hours of operations and asked for clarification on the training hours. The representatives answered the question, explaining the schedule may change depending on the needs of the school. Also, Commissioner Campbell asked about the training programs. They answered that is all up to FAA instructions. The questions continued and she asked who the person of contact will be. They confirmed. She then congratulated them for the good job on the noise efforts. Commissioner Baker asked about the future in the number of planes. They responded that will depend on the need of training. After this, Commissioner Campbell asked about the scheduling of the classes, considering the weather. They answered. Commissioner Huffman and Chair Bagnato asked questions about the simulators. Mr. Fronapfel and the representatives from Epic Flight answered the questions.

Chair Bagnato open the section for the public to make comments. A resident from Greenwood Village commented on the efforts made by the flight school and explained the role of the community regarding the noise and the fuel impact. Then a resident (online) asked the school to avoid certain flight path which is on top of his house. The representatives from the flight school responded to the resident and asked the resident to be in direct contact with them to get the feedback on the data collected.

Commissioner Campbell and Chair Bagnato complemented the flight school on the presentation.

Commissioner Campbell proposed the motion to approve the Epic Aviation Inc, d/b/a Epic flight Academy application and authorize the Chair and Clerk to sign the associated 10-year Agreement Under Standards (AUS). Motion was seconded by Commissioner Baker. Motion passed unanimously.

**REPORTS****14. Fuel and Operations Report for October 2024****Adam Ellsall***Recommendation: Advisory*

Mr. Ellsall presented the following information:

**October 2024**

- Monthly Operations, October: Down 5.0% from 2023 at 28,781.
- 2024 YTD Operations: Down 4.8% from 2023 at 292,069.
- Monthly 94UL, October: Down 2.4% from 2023 at 14,689.
- 2024 YTD 94UL: Up 75.7% from 2023 at 134,674.
- Monthly 100LL, October: Down 4.2% from 2023 at 51,544.
- 2024 YTD 100LL: Down 7.9% from 2023 at 496,746.
- Monthly AvGas Total, October: Down 3.8% from 2023 at 66,233.
- 2024 YTD AvGas Total: up 2.4% from 2023 at 631,421.
- Monthly Jet A, October: Down 3.9% from 2023 at 1,267,073.
- 2024 YTD Jet A: Down 2.9% from 2023 at 11,614,299.
- Monthly Fuel Totals, October: Down 3.8% from 2023 at 1,333,306.
- 2024 YTD Fuel Totals: Down 2.6% from 2023 at 12,245,720.
- Monthly Market Share for fuel sales, October: JCoC: 40.0%; Signature South: 21.8%; Signature North: 20.7%; Modern: 17.3%; Heliplex: 0.2%.

**15. Noise Report for October 2024****Zach Gabehart***Recommendation: Advisory*

Mr. Gabehart presented the statistics with the following information:

**October 2024**

- For October 2024, there were 613 complaints from 48 households.
- Arapahoe County Unincorporated led complaints at 38%, followed by other sectors at 24%, Centennial at 18%, Greenwood Village at 9%, Douglas County Unincorporated at 6%, and Denver at 2%.
- A total of 81 complaints were responded, 79 by email and 2 by phone.
- Of the 613 complaints 585 came from daytime operations while 28 came from nighttime operations.
- For October 2024 there were 28,781 operations.
- The number one household resides in Arapahoe County with 1,464 complaints which make up 13% of the complaints for October 2024. The top five households make up 46% of the total complaint's year to date.
- Propeller aircraft led complaints by aircraft type with 89%, 10% for Jets, and 1% for helicopter flights. Training led complaints by operation type at 65%, followed by departures at 21% and arrivals at 14%.

Commissioner Sieber provided feedback on the updates to the noise reports presented by Mr. Gabehart at his request during the previous meeting. He expressed that the additional information in the report was exceptional and aligned perfectly with their expectations. Commissioner Huffman commented on the consistent nature of the helicopter-related complaints, noting that helicopter flights were generating regular calls. He inquired whether the airport had seen an increase in complaints regarding helicopters. Mr. Gabehart responded that there had been no increase but assured that the matter would be investigated. Commissioner Campbell raised a question regarding the presence of Denver on the noise map. Mr. Gabehart provided a response.

**16. Centennial Airport Community Noise Roundtable (CACNR) Update****Ron Cole**

No updates for the Centennial Airport Community Noise Roundtable (CACNR) were provided since last meeting was cancelled due to weather.

## **Public Comment**

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Public comment was open at 3:55 pm

A resident inquired about the status of the new brochure for the Noise Abatement Guidelines. Mr. Gabehart responded that the brochures are complete and awaiting distribution, but they are already posted on the website for public access. He also explained where the brochure can be found on the website.

Following this, Mr. Cartuccio, a representative from Ascend Maintenance Services LLC, took the podium to explain the goals of the company and expressed gratitude for the opportunity to operate at Centennial Airport.

Next, another resident (online) spoke about the statistics on aircraft flights over his house and community during the month of October. He also mentioned the complaints submitted to both Centennial Airport and Rocky Mountain Airport. The resident noted that he had observed a pattern of aircraft avoiding his area, thanking the pilots for doing so. He concluded his statement by mentioning one aircraft that had performed several laps over his house.

Mr. Fronapfel commented that Ms. Blymyer, the Manager of Communications, has been making updates to the Centennial Airport website. He encouraged anyone with questions or feedback on the matter to reach out to help improve it.

## **Comments from Board or Staff**

**Thad Bagnato**

## **Adjournment**

**Thad Bagnato**

The meeting adjourned at 4:00 pm

## **Execution of Documents**

**Stacey Davenport**

**Approved:**



Thad Bagnato, Chair