

May 9, 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 May 9, 2024, at 3:00 pm

The following members were present:

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

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

- Items #6 and 7: Exhibits were updated.
- Item #8 had a change of Motion: Motion of conditional approval of the Ground Lease and Agreement with Nottingham Holdings, LLC subject to the following conditions:
 - FAA Release of Parcel 61 for non-aeronautical uses
 - Final review by counsel of the final changes to Ground Lease and Agreement and authorize Chair and Clerk to sign.

Next Meetings

- June 5, 2024@ 6:30 p.m. – Noise Roundtable Meeting – Wright Brother's Room, Hybrid/Virtual
- June 13, 2024@ 3:00 p.m. – Regular Board Meeting – Wright Brother's Room, Hybrid/Virtual

CONSENT AGENDA

1. **Approve Minutes of April 11, 2024** **Stacey Davenport**
Recommendation: Motion to approve the minutes of April 11, 2024, and authorize the Chair to sign.
2. **March 2024 Financial Reports** **Andrew Gillespie**
Recommendation: Advisory.
3. **Consent to Assignment and Assumption Agreement between Thomas Luinstra and Carol Luinstra** **Luke Skaflen**
Recommendation: Motion to approve the Consent to Assignment between Thomas Luinstra and Carol Luinstra and Authorize Chair and Clerk to sign.
4. **Consent to Assignment and Assumption of Parcel 63-13 from William Putnam, LLC to Willowbrook Hangar 63-13 LLC** **Luke Skaflen**
Recommendation: Motion to approve two documents:
 1. The Consent and Release to Assignment and Assumption for Parcel 63-13 and authorize Chair and Clerk to sign.
 2. Ratification of Chair's signature of Estoppel Certificate dated 4/19/24.
5. **First Amendment to the Lease and Agreement between The Board of County Commissioners of the County of Arapahoe and the ACPAA** **Luke Skaflen**
Recommendation: Motion to approve the First Amendment to the Lease and Agreement between The Board of County Commissioners of the County of Arapahoe and the Arapahoe County Public Airport Authority and Authorize Chair and Clerk to sign.

- 6. Denver jetCenters, Inc - Lessors Estoppel Certificate, and Consent to Mortgage of Leasehold Interest** Luke Skaflen
Recommendation: Motion to approve the two documents listed below and authorize Chair and Clerk to sign:
1. Lessors Estoppel Certificate.
 2. Consent to Mortgage of Leasehold Interest.
- 7. Amendments to the Denver jetCenter Lease(s) (DJC CACI Lease, DJC CSX-Beckett Lease, and DJC Douglas County (Parcel 100) Lease)** Luke Skaflen
Recommendation: Motion to approve the following FBO Lease and Agreement Amendments with Denver jetCenter, Inc DJC Douglas County (Parcel 100) Lease.
1. Third Amendment to FBO Lease and Agreement (CACI) Lease
 2. Thirteen Amendment to FBO Lease and Agreement (CSX-Beckett) Lease
 3. Fourth Amendment to FBO Lease and Agreement (FBO100)
- 8. Ground Lease and Agreement with Nottingham Holdings for Parcel 61 and 62** Luke Skaflen
Recommendation: Motion of conditional approval of the Ground Lease and Agreement with Nottingham Holdings, LLC subject to the following conditions.
1. FAA Release of Parcel 61 for non-aeronautical uses
 2. Final review by counsel of the final changes to Ground Lease and Agreement and authorize Chair and Clerk to sign.
- 9. Supplemental Agreement No. 01 to the contract with Complete Fence dated April 13, 2023** Lauren Wiarda
Recommendation: Motion to approve Supplemental Agreement No. 01 to the contract with Complete Fence dated April 3, 2023.
- 10. Variance for Parking Requirement and Consent to Sublease for West Star Aviation, Inc** Lauren Wiarda
Recommendation: Motion to approve a parking requirement variance for West Star Aviation, Inc., and motion to approve the Consent to Sublease on Parcel 50B/E agreement and authorize the Chair and Clerk to sign.
- 11. 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

- 12. Items Moved to the Business Agenda** Thad Bagnato
No items moved from the Consent Agenda for discussion.
- 13. Legislative Report and Airport Update** Mike Fronapfel
Recommendation: Advisory

Mr. Fronapfel started the presentation by saying that the Centennial Airport marked a significant milestone on May 3rd, 2023, by becoming the first airport in the State to offer Swift Fuels UL94 unleaded avgas, with over 20.7% of total avgas sales being accounted for by this new fuel. In the past year, the airport reimbursed the cost for 103 aircraft to obtain their Supplemental Type Certificates (STCs), and jetCenters of Colorado (jCoC) has sold a substantial amount of UL94. Following this, he mentioned that as of 2024 year-to-date, jCoC has sold over 23% of avgas sales as UL94. The transition to unleaded avgas has incurred costs totaling \$233,237 so far, with additional financial support sought from Representative Brown's bill (HB-24-1235) and a grant request of \$300,000 submitted to the State. The airport is also actively involved in community engagement, environmental concerns, and infrastructure improvements, with ongoing discussions with the Environmental Protection Agency (EPA) regarding the lead study and mitigation efforts. Additionally, progress continues on strategic planning, snow removal equipment procurement, parking lot and road repairs, as well as the forthcoming 5K Runway Run event aimed at fundraising for the Centennial Airport Foundation.

Mr. Fronapfel showed a picture of an air balloon operated at the airport by the Skies Academy, as part of the school activities. Chair Bagnato congratulate the team on the 5K efforts.

- 14. Establish Jurisdiction to Proceed with Public Hearing** Kimberly Bruetsch

Mrs. Bruetsch declared jurisdiction for the public hearing, confirming that the corresponding notices were duly published.

15. Public Hearing on Application from Stevens Aerospace and Defense Systems, LLC to conduct Aircraft Maintenance activities under Part 3, Section (3) of Centennial Airport's Minimum Standards for Commercial Aeronautical Activities
Luke Skaflen

Mr. Skaflen presented the company, mentioning that it is well-established and experienced in repair services and is in operation since the 1950s. Mr. Skaflen confirmed they hold authorization as a repair service center for reputable aircraft manufacturers such as Beechcraft, Embraer, and major engine and avionics manufacturers. Also said that they will be operating from Monday to Friday, and they offer convenient hours from 7:00 am to 3:30 pm. It was also emphasized their comprehensive insurance coverage, including Airport Premise, Hangar Keepers, Products, and Completed Operations coverages, ensuring satisfactory levels of protection for their clients and operations.

After the presentation, the motion to Approve the application from Stevens Aerospace and Defense Systems, LLC and Authorize the Chair and Clerk to sign the associated 10-year Agreement Under Standards was made by Commissioner Baker, and seconded by Commissioner Holen, motion was approved unanimously.

Public hearing was closed.

REPORTS

16. Fuel and Operations Report for April 2024
Recommendation: Advisory

Danielle Carroll

Ms. Carroll presented the following information:

- 2024 YTD Operations: Up 4.4% from 2023 at 111,355.
- Monthly Operations, April: Down 8.3% from 2023 at 27,902.
- 2024 YTD Fuel Totals: Down 4.1% from 2023 at 4,544,366.
- Monthly Fuel Totals, April: Down 1.0% from 2023 at 1,080,883.
- Monthly AvGas Sales, April: Down 0.3% from 2023 at 54,900.
- Monthly Jet Fuel Sales, April: Down 1.1% from 2023 at 1,025,983.
- Monthly Market Share for fuel sales, April: JCoC: 42.2%; Signature South: 22.0%; Signature North: 22.2%; Modern: 13.5%; Heliplax: 0.2%.

17. Noise Report for April 2024
Recommendation: Advisory

Zach Gabehart

Mr. Gabehart presented the statistics for April 2024 with the following information:

- For April 2024, there were 1,031 complaints from 78 households.
- Arapahoe County Unincorporated led complaints at 50%, followed by Greenwood Village at 29%, Centennial at 12%, Douglas County Unincorporated and Denver at 3%.
- Of the 951 complaints, 46 were responded to by email and 13 by phone.
- 986 complaints came from daytime operations while 45 came from nighttime operations.
- For April 2024 there were 26,900 operations.
- The number one household resides in Arapahoe County with 631 complaints which make up 17% of the complaints for April 2024. The top five households make up 51% of the total complaint's year to date.
- Props led complaints by aircraft type with 91%, 9% for Jets, and 0% for helicopter flights. Training led complaints by operation type at 60%, followed by departures at 23% and arrivals at 14%.

18. Centennial Airport Community Noise Roundtable (CACNR) Update

Pam Thompson

Mrs. Thompson gave the updates for the May1st CACNR meeting.

The CACNR Member's Orientation Series introduces essential topics for new members, starting with a virtual video on Noise 101 by Mead & Hunt. Key areas covered include the FAA's updated standards for 65 decibel measurements and their implications, along with Colorado's application for home standard replacement incentives. It also explores different classes of airspace, the effects of Metroplex and NexGen air traffic modernization on Centennial Airport, and the science of noise annoyance and its health impacts. The orientation

highlights the role of the CACNR Study Group Committee and discusses amendments to minimum standards to address these issues comprehensively.

Public Comment

Public comment was open at 3:19 pm

A resident was from GV and was in person. Talked about the details of the complaints submitted and inquire about the process for responses. The resident mentioned the noise as a continuing problem. Also spoke about the importance of caring about the community. The letter from the Greenwood Village Mayor was mentioned as well. After this a resident online spoke about the airplanes flying over the house, but thanked the pilots that are avoiding the path over the house. Also, mentioned that not all the planes flying over the house are exclusively from Centennial Airport, but other airports as well. The resident also highlighted the importance of the Representative Brown's proposed bill and thanked the Board and Airport staff about their work with noise mitigation.

Chair Bagnato asked about testifying on the Representative Brown's proposed bill, and the resident answered. Chair Bagnato thanked the participation.

Public comment was closed. Mr. Fronapfel introduced the new interns of the Centennial Airport.

Comments from Board or Staff

Thad Bagnato

Adjournment

The meeting ended at 3:29 pm.

Thad Bagnato

Execution of Documents

Stacey Davenport

Approved:



Thad Bagnato, Chair