

August 8, 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 August 8, 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#2: Motion has been modified.
- Item#3: Backups and Exhibits added.
- Item #4: Staff Report corrected, and Backups added.
- Item #11: Has been added to the consent agenda.

Next Meetings

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

CONSENT AGENDA

1. **AirCam National Helicopter Services LLC, Agreement Under Standards** Luke Skaflen  
*Recommendation:* Advisory.
2. **Consent to Mortgage of Subleasehold Interest for Hangar A-Center Sublease to KAPA Hangar Partners, LLC** Luke Skaflen  
*Recommendation:* Motion to approve the following:
  - 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 (90 days total from 6/14/24) or authority's consent will be void.
  - Consent to Mortgage of Subleasehold Interest in hangar A-Center and authorize the Chair and Clerk to sign.
3. **Consent to Assignment of two Sublease(s) from Floors and Doors, LLC and Floors and Doors 2.0, LLC to Modern Aviation Properties, LLC** Luke Skaflen  
*Recommendation:* Motion to approve the following documents related to assignment of the Floors and Doors, LLC and Floors and doors 2.0, LLC Sublease(s) and authorize Chair and Clerk to sign the following documents:
  - Consent to Assignment of Ground Sublease(s) (lot FBO 9 and Lot FBO 10) & Assignment of SNDA from Assignor to Assignee.
  - Estoppel Certificates relating the Ground lease with Sunborne XVI., LTD.
4. **Consent to Assignment and Assumption of Sublease and Subordination, Non-Disturbance and Attornment Agreement ("SNDA") from VF Corporation ("Assignor") to KG Hangar Colorado L.L.C a Missouri limited liability company, ("Assignee")** Luke Skaflen  
*Recommendation:* Motion to approve the following documents and to authorize the Chair and Clerk to sign:

- Consent to Assignment and Assumption of Sublease Agreement from VF Corporation to KG Hangar Colorado L.L.C. a Missouri limited liability company.
- Assignment and Assumption of Subordination, Non-Disturbance and Attornment Agreement (“SNDA”); and
- Ground Lessor’s Estoppel.

**5. Advanced Aviation Simulators Inc., – Reapplication under Centennial Airport’s Minimum Standard for Commercial Aeronautical Activities** **Luke Skaflen**

*Recommendation:* Motion to approve the reapplication from Advance Aviation Simulators, Inc., and authorize the Chair and clerk to sign the associated 10-year Agreement Under Standards.

**6. Consent to Assignment of Sublease for Hangar E from Atlantic West Aviation CO, LLC to John Elbon III Trust U/A Dated June 14 2023** **Luke Skaflen**

*Recommendation:* Motion to approve the following documents related to assignment of the Hangar E sublease and authorize the Chair and clerk to sign the following documents:

- Consent to Sublease Assignment from Assignor to Assignee.
- Consent to Assignment of SNDA from Assignor to Assignee.

**7. June 2024 Financial Reports** **Andrew Gillespie**  
*Recommendation:* Advisory.

**8. Appoint Budget Officer for 2025 Budget** **Andrew Gillespie**  
*Recommendation:* Motion to appoint Andrew Gillespie as Budget Officer for the 2025 Budget.

**9. Ratification of Second Quarter 2024 Expenditures** **Andrew Gillespie**  
*Recommendation:* Motion to ratify Second Quarter 2024 Expenditures in the amount of \$3,636,416.92.

**10. AIP-63 Grant Agreement** **Lauren Wiarda**  
*Recommendation:* Motion to conditionally approve the AIP-63 Grant Agreement and authorize the Chair to sign upon receipt of the grant.

**11. AIP 62- Rehabilitate Taxiways C and D and Rehabilitate Taxiway D Electrical Project– Uniform Easement Deeds and Revocable Storm Drain License Agreements** **Lauren Wiarda**  
*Recommendation:* Motion to conditionally approve two Uniform Easement Deeds and Revocable Storm Drain License Agreements for the Snow Stockpile Pad Expansion and Construction of Taxiway S3 as part of the AIP 62 Project and authorize the Chair to sign pending final review and approval by staff and legal counsel.

**12. 12.Approve Minutes of June 13, 2024** **Stacey Davenport**  
*Recommendation:* Motion to approve the June 13, 2024, Minutes and authorize the Chair to sign.

**13. Ratification of Chair Thad Bagnato’s signature on the revised Administrative Procedure A-17, Request for Public Records** **Stacey Davenport**  
*Recommendation:* Motion to ratify Thad Bagnato’s signature on Administrative Procedure A-17

**14. 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 Campbell. Motion passed unanimously.

**BUSINESS AGENDA**

**15. Items Moved to the Business Agenda** **Thad Bagnato**  
No items moved from the Consent Agenda for discussion.

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

Mr. Fronapfel started the presentation by giving the good news that the Perfect Landing restaurant is open again after a two-month closure. Following this he spoke about the Fuel Sales, informing that over the past 15 months, the Airport has reimbursed costs for 103

aircraft to obtain Supplemental Type Certificates (STCs), and jet Centers of Colorado (jCoC) has sold 191,151 gallons of UL94 avgas, contributing 20.53% to total avgas sales. In 2024, jCoC has sold 90,151 gallons of UL94. The Airport has invested nearly \$300,000 in the transition to unleaded avgas, with a Colorado Aeronautics Board grant covering 90% of fuel subsidy costs up to \$300,000 over the next year.

Centennial Airport representatives attended the Farnborough Air/Trade Show, engaging in 22 meetings with foreign aerospace companies interested in North American markets. The upcoming state grant requirements, as per HB24-1235, was mentioned and will include new voluntary noise abatement guidelines, therefore meetings with flight schools will be held to ask for voluntary collaboration to mitigate the noise.

After this Mr. Fronapfel spoke about the Study Group, confirming 31 meetings so far, analyzing the data available, also mentioned that a letter was drafted to Grady Stone, representative of the FAA, asking for clarification on statements made by the FAA in February 2023. Also said that the Study Group is currently working on the report for the second quarter of 2024 and in-person meetings with the FAA are in the works.

Mr. Fronapfel mentioned that staff is reviewing the final Strategic Plan report which should be completed later this month.

The presentation continued and Mr. Fronapfel spoke about the Construction projects at the Airport are ongoing, with work on the south parking lot and taxiways scheduled to begin soon. The presentation continued with the news that the Colorado Karting Circuit is set to open to the public in September. The Four Points by Sheraton hotel completed their permits and is expected to open in a few months.

Mr. Fronapfel announced that in August the BMW Championship Golf Tournament will be held in Castle Pines, and the Morgan Adams Event, therefore a higher jet traffic will be expected. Charity events at the Airport were mentioned, which include several fundraisers for various causes during September.

Commissioners Sieber and Huffman asked questions about the Farnborough Air/Trade Show and the Hotel, and Mr. Fronapfel answered.

To finalize the presentation, Mr. Fronapfel showed pictures of the aerial firefighters, informed that the airport supported firefighting efforts for the Quarry Fire, which has now been fully contained without structural damage.

Commissioner Sieber asked a question about the BMW Golf tournament. Mr. Fronapfel answered. Commissioner Huffman made comments on the efforts of these pilots and firefighters highlighting the good work.

## **REPORTS**

### **17. Fuel and Operations Report for June and July 2024**

**Amy Gray-Smith**

*Recommendation: Advisory*

Mrs. Gray- Smith presented the following information:

#### **June 2024**

- 2024 YTD Operations: Up 1.4% from 2023 at 170,566.
- Monthly Operations, June: Down 2.3% from 2023 at 29,644.
- 2024 YTD Fuel Totals: Down 3.6% from 2023 at 7,010,750
- Monthly Fuel Totals, June: Down 2.0% from 2023 at 1,267,494.
- Monthly AvGas Sales, June: Up 19.1% from 2023 at 69,105.
- AvGas Sales comparison June 2024: 81% LL and 19% UL94
- Monthly Jet Fuel Sales, June: Down 3.0% from 2023 at 1,198,844.
- Monthly Market Share for fuel sales, June: JCoC: 43.2%; Signature South: 23.2%; Signature North: 20.8%; Modern: 12.6%; Heliplex: 0.2%

#### **July 2024**

- 2024 YTD Operations: Up 0.2% from 2023 at 203,820.
- Monthly Operations, July: Down 5.4% from 2023 at 33,254.
- 2024 YTD Fuel Totals: Down 3.0% from 2023 at 7,836,670.
- Monthly Fuel Totals, July: Up 1.0% from 2023 at 1,243,542.
- Monthly AvGas Sales, July: Up 2.9% from 2023 at 72,999.

- AvGas Sales comparison July 2024: 81% LL and 19% UL94
- Monthly Jet Fuel Sales, July: Up 0.9% from 2023 at 1,170,543.
- Monthly Market Share for fuel sales, July: JCoC: 42.5%; Signature South: 23.1%; Signature North: 22.5%; Modern: 11.9%; Heliplex: 0.1%

Commissioner Huffman asked a question about the percentage per gallon, Mr. Fronapfel answered the question. Chair Bagnato welcomed Mrs. Gray – Smith.

#### 18. 2024 Second Quarter Land Use Referrals Report

Zach Gabehart

Mr. Gabehart presented the following information:

- 15 land use referrals were received during the second quarter of 2024.
- 4 were approved as submitted.
- 10 were subject to comments.
- 1 was not recommended.

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

Zach Gabehart

*Recommendation:* Advisory.

Mr. Gabehart presented the statistics with the following information:

##### June 2024

- For June 2024, there were 1,639 complaints from 114 households.
- Arapahoe County Unincorporated led complaints at 46%, followed by Greenwood Village at 23%, other sectors at 15% Centennial at 9%, Douglas County Unincorporated at 4%
- A total of 156 complaints were responded, 141 by email and 15 by phone.
- Of the 1,639 complaints 1264 came from daytime operations while 375 came from nighttime operations.
- For June 2024 there were 29,644 operations.
- The number one household resides in Arapahoe County with 927 complaints which make up 14% of the complaints for June 2024. The top five households make up 43% of the total complaint's year to date.
- Props led complaints by aircraft type with 88%, 11% for Jets, and 1% for helicopter flights. Training led complaints by operation type at 71%, followed by departures at 20% and arrivals at 9%.

##### July 2024

- For July 2024, there were 1,432 complaints from 90 households.
- Arapahoe County Unincorporated led complaints at 54%, followed by Greenwood Village at 16%, other sectors at 13% Douglas County Unincorporated at 6% and Centennial at 5%,
- A total of 147 complaints were responded, 133 by email and 14 by phone.
- Of the 1,432 complaints 1,161 came from daytime operations while 271 came from nighttime operations.
- For July 2024 there were 33,253 operations.
- The number one household resides in Arapahoe County with 1,079 complaints which make up 13% of the complaints for July 2024. The top five households make up 37% of the total complaint's year to date.
- Props led complaints by aircraft type with 90%, 9% for Jets, and 1% for helicopter flights. Training led complaints by operation type at 76%, followed by departures at 17% and arrivals at 7%.

#### 20. Part 150 Study Project Update

Kate Andrus

Mrs. Andrus presented an update that included an overview of the program, an inventory of existing conditions, noise compatibility measures, reviews of existing land use, forecasts of aviation activity, and input from noise models. She also outlined the schedule for upcoming meetings and the next steps in the process. Mrs. Andrus provided insights into the current state of the study and highlighted the progress made to date. Two other members of Mead and Hunt team provided details on the study as well.

Commissioners Huffman and Sieber made comments on the updates provided related to locations. Mrs. Andrus clarified the details. Commissioner Campbell commented on the work on the study group meetings and how they are trying to improve the way of working and seeing the data to obtain better results.

**21. Centennial Airport Community Noise Roundtable (CACNR) Update**

**Pam Thompson**

Mrs. Thompson began the presentation by acknowledging the Part 150 Study, noting how it clarifies many aspects of noise mitigation. She highlighted how the study helps in educating about aviation and noise mitigation strategies. She also discussed the FAA letter received, which clarified roles and responsibilities. Additionally, she addressed public comments from recent meetings, where concerns were raised about noise and flight schools, including their practices and tactics.

Commissioner Huffman and Chair Bagnato made comments related to the noise areas. Mr. Fronapfel answered.

**Public Comment**

---

Public comment was open at 4:03 pm

A resident online started the public comment section. Provided noise of airplanes for June and July, and the complaints filed to the Centennial Airport and Rocky Mountain Airport. Also spoke about the traffic and thanked the pilots avoiding certain fly paths to avoid affecting the community.

**Comments from Board or Staff**

**Thad Bagnato**

**Adjournment**


**Thad Bagnato**

The meeting ended at 4:06 pm.

**Execution of Documents**

**Stacey Davenport**

**Approved:**

  
Thad Bagnato, Chair