

May 8, 2025

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 8, 2025, at 3:00 pm

The following members were present:

Commissioner Bagnato, Chair
 Commissioner Campbell, Chair Pro-Tem
 Commissioner Baker, Clerk
 Commissioner Brian Beatty Assistant Clerk
 Commissioner Sieber, Ex-Officio
 Commissioner Huffman, Ex-Officio

The following members were absent, but excused:

Commissioner Laydon, Ex-Officio
 Commissioner Summey, 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

- Added Item: Consent to Assignment of Sublease and to the Assignment and Assumption of the Subordination Non-Disturbance, and Attornment Agreement from HRM Aviation, LLC to C&A Ventures, LLC
- Item #14 Received updated documentation

Next Meetings

- June 4, 2025 @ 6:30 p.m. – Noise Roundtable Meeting – Wright Brothers' Room, Hybrid/Virtual
- June 12, 2025 @ 3:00 p.m. – Regular Board Meeting – Wright Brothers' Room, Hybrid/Virtual

ELECTION & APPOINTMENTS AGENDA

1. Appointment and Re-Appointment of Arapahoe County Commissioner Appointed Resident Board Members

Recommendation: Advisory

Stacey Davenport

Mr. Fronapfel welcomed Mr. Beatty as the newly appointed commissioner. Commissioner Beatty introduced himself and shared his professional background, highlighting his career experience in the City of Centennial and his longstanding involvement with the community. He also mentioned that, as a pilot, he brings a unique understanding of the work to be done at the airport. He expressed his enthusiasm and looks forward to the work ahead, appreciating the opportunity.

CONSENT AGENDA

2. Ratification of Chair Thad Bagnato's signature on Board Actions 4/10/2025

Stacey Davenport

Recommendation: Motion to ratify Chair Thad Bagnato's signature on the Board Actions for 4/10/2025 meeting

3. Approve Minutes of April 10, 2025

Stacey Davenport

Recommendation: Motion to approve the minutes of April 10, 2025, and authorize the Chair to sign

4. March 2025 Financial Reports

Andrew Gillespie

Recommendation: Advisory

5. 2025 Seal Coat Taxilane N and Remark Pavement

Lauren Wiarda

Recommendation: Motion to award the contract for the 2025 Seal Coat Taxilane N and Remark Pavement project to American Road Maintenance and authorize the Chair and Clerk to sign the Contract and the Chair to sign the Notice to Award and Notice to Proceed

6. Utility Easement – Public Service Company of Colorado at Colorado Karting Circuit

Lauren Wiarda

Recommendation: Motion to approve a Public Service Company easement and authorize the Chair to sign

7. State Grant Agreement 25-APA-02

Lauren Wiarda

Recommendation: Motion to adopt Resolution 2025-06 for State Grant Agreement 25-APA-02 and authorize the Chair and Clerk to sign

Added Item: Consent to Assignment of Sublease and to the Assignment and Assumption of the Subordination Non-Disturbance, and Attornment Agreement from HRM Aviation, LLC to C&A Ventures, LLC **Luke Skaflen**

Recommendation: Motion to Approve Consent to Assignment of Sublease and Assignment and Assumption of Subordination, Non-Disturbance, and Attornment Agreement (“SNDA”) for Hanger A-South (also known as 7905 S. Peoria Street), from HRM Aviation, LLC to C&A Ventures, LLC

8. Approval of Consent Agenda

Thad Bagnato

Recommendation: Approval of the Consent Agenda

The motion to approve the consent agenda was made by Commissioner Baker and seconded by Commissioner Campbell. The 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 opened his report by honoring Commissioner Bob Doubek, who flew west, passed away on April 20th. A Celebration of Life was scheduled for June 5th. Mr. Doubek had served on the Airport Board for over 20 years, was a licensed pilot for 71 years, and was well known in the airport community.

Commissioner Huffman spoke and shared kind words about Commissioner Doubek, recalling their time flying together and reflecting on their shared experiences. Mr. Fronapfel thanked Commissioner Huffman for taking the time to fly with Commissioner Doubek, noting that it had been a significant and meaningful part of Doubek’s life. Chair Bagnato also expressed that Commissioner Doubek is deeply missed and emphasized the important role he played on the Board.

Next on the agenda, Mr. Fronapfel mentioned that Centennial Airport’s operations and maintenance team recently received an Honorable Mention for the 2024-2025 Balchen-Post Award for Large GA Airports, continuing its record as the most recognized General Aviation airport for snow and ice control with 14 awards and 5 honorable mentions.

After this, he talked about the recognition of Earth Day, airport staff and partner FBOs conducted a FOD walk around Runway 10/28 and Taxiways C & D, collecting eight large 50 gallon bags of debris in two hours.

He continued with the Avgas update, saying that as of May 3rd, Centennial Airport marked two years as the first and only GA airport in Colorado offering unleaded avgas. Mr. Fronapfel acknowledged Aspen Flying Club, Centennial Flyers, Jet Centers of Colorado, the Airport Board, Representative Brown, Governor Polis, and the CDOT Division of Aeronautics for their roles in supporting the program and funding it with \$650,000 in grants. In April 10,587 gallons of UL94 were sold. Swift Fuels CEO Chris D’Acosta was scheduled to provide an update on the 100-octane unleaded fuel certification at the upcoming Corporate Pilot’s meeting.

Then he proceeded to provide the update on the Study Group, mentioned that it had held 46 meetings to date and was finalizing criteria for a flight school dashboard, targeted for implementation by summer. For this dashboard a consultant will be hired to create it, a bit over the budget but it will be worth it.

Infrastructure updates included the near-completion of Taxiway C rehabilitation, completed work on Taxiway D and the S3 connector, and the beginning of a year-long project on the control tower. Also, a new electric vehicle was also put into service for the Noise and Environmental staff.

Phase One of the Sky Harbour hangar development continued, with initial hangars receiving temporary certificates of occupancy. Signature planned to begin construction on a new hangar west of the Airport Admin Building in late summer, aiming for completion by year-end 2026. Colorado Karting Circuit expected to begin construction in spring. The Four Points by Sheraton hotel scheduled to open at the end of May.

Mr. Fronapfel also shared that Denver South had arranged a meeting with Xcel Energy executives to discuss the airport's projected energy demands over the next 5–10 years. Staff recommended drafting a letter from the Airport Authority to the Public Utilities Commission in support of increased electrical system capacity. Mr. Fronapfel said that since the airport is general aviation, it does not have a high-power demand as of now, however with the new electric aircrafts there will be a huge demand in the future.

Commissioner Campbell noted that she also attended the Xcel Energy meeting and emphasized the importance of the conversation. One of the key takeaways, she said, was the need for significant lead time in planning. She highlighted the investments planned for the next 5 years in Colorado and pointed out a major challenge: as the state moves toward electrification, there is currently insufficient power supply to meet future demand. She mentioned that Centennial Airport is a leader in environmental policies and practices, as reflected in recent awards. Overall, she emphasized that this represents a great opportunity for both the airport and the surrounding region.

Mr. Fronapfel added that he has spoken with electric aircraft developers operating in the area and noted that several prototypes are already in development, including models for training and vertical takeoff. He mentioned that these developers have conducted calculations on projected power usage, estimating that within the next 10 years, the demand for megawatts will be three times higher than current capacity.

Chair Bagnato inquired about power generation, and Commissioner Campbell responded that there are already plans and designated locations in place. Commissioner Beatty then commented on the potential for solar energy, particularly using available rooftop space at the airport for solar panels. Mr. Fronapfel acknowledged that while rooftop solar with transmission lines could present some challenges, it is a possibility worth considering. Following this, Commissioner Huffman asked about which utility provider would be used Xcel or CORE. Mr. Fronapfel clarified that it depends on the service district, and since the airport falls within Xcel's district, Xcel would be the provider.

Mr. Fronapfel finished his presentation by announcing that over 1,600 people had registered for the upcoming Runway 5K, with sponsorships anticipated to exceed \$70,000. Chair Bagnato commented on the effort made by the staff on this event.

11. Public Hearing Jurisdiction

Kimberly Bruetsch

Recommendation: Advisory

Mrs. Bruetsch, as a legal counselor confirmed that each of the notices for the public hearing were properly published, and proceeded to establish the jurisdiction

12. 1A Aviation, LLC, Application under the Minimum Standards to conduct Flight Simulator Rental under Part 3, Section 11

Luke Skaflen

Recommendation: Motion to approve The Application from 1Avation, LLC, to conduct Flight Simulator Rental and authorize the Chair and Clerk to sign the associated 10-year agreement.

Mr. Skaflen reported that 1A Aviation, LLC submitted an application to conduct a Flight Simulator Rental business under Part 3, Section 11, and was seeking approval of the application. He noted that Ronnea Derby is the owner and operator of the business. The Applicant's operations consist of renting flight simulators to instructors and their students. Mr. Skaflen stated that the Applicant proposed to operate at 13000 E. Control Tower Rd, Suite 201, located in the Jet East building. He confirmed that the Applicant's premises, products, completed operations, and insurance coverage met the minimum standards required.

Mr. Skaflen noted that staff has no concerns with this application and recommends approval. Chair Bagnato asked a question about the simulators.

Mrs. Derby introduced herself and provided a brief background on her experience and job history within the aeronautical area and now with simulators. Then, she explained and gave details on each one of the simulators and their functions. She mentioned that the idea or the goal of 1A Aviation is to offer simulators to facilitate the flight training and to provide equipment that features a realistic experience.

Commissioner Huffman asked questions about the specifications of the simulators and Mrs. Derby's credentials. She answered. Chair Bagnato also asked if this is restricted to pilots or training students, Mrs. Derby replied that is flexible and can be used by everyone within the aeronautical area and explained the booking system and availability. Chair Bagnato asked about staffing and costs, and she replied that they have competitive options.

Mr. Fronapfel said that having more simulators is a good thing for the airport, since it is beneficial for new and current pilots.

Chair Bagnato opened the hearing for questions for the public, no questions were raised. A motion to approve the Application from 1A Aviation, LLC, to conduct Flight Simulator Rental and authorize the Chair and Clerk to sign the associated 10-year agreement as made by Commissioner Campbell, seconded by Commissioner Beatty motion was approved unanimously.

13. Manifest d/b/a Skyroads Aviation - Application under Centennial Airport's Minimum Standards for Commercial Aeronautical Activities **Luke Skaflen**

Recommendation: Motion to approve the application from Manifest d/b/a Skyroads Aviation and authorize the Chairman and Clerk to sign the associated 10-year Agreement Under Standards.

Mr. Skaflen reported that Manifest d/b/a Skyroads Aviation (the "Applicant") submitted an application to conduct Air Charter activities as defined under Part 3, Section 5 of Centennial Airport's Minimum Standards for Commercial Aeronautical Activities (the "Standards"). He stated that Jeff Potter serves as CEO, Jim Colburn as Director of Operations, Ben Dwyer as Chief Pilot, and William Highfill as Director of Maintenance.

Mr. Skaflen noted that the Applicant's fleet currently consisted of one aircraft, a Pilatus PC-12 with an eight-passenger seating configuration. The Applicant is leasing office space at 12180 E. Control Tower Rd from Denver jetCenter.

Mr. Skaflen confirmed that the Applicant's premises and aircraft liability insurance coverage met or exceeded the minimum standards required. He concluded that the application was satisfactory, meets all requirements of the Standards, and staff recommends approval.

Commissioner Huffman commented on Mr. Potter being a fine person and welcomed him to Centennial Airport. Chair Bagnato opened the section for public comment. No more questions were raised. Then Chair Bagnato commented on the ethical, fun, and fair work practices of Mr. Potter and the privilege of working with him. The Chair raised the motion to approve the application from Manifest d/b/a Skyroads Aviation and authorize the Chair and Clerk to sign the associated 10-year Agreement Under Standards. Commissioner Huffman seconded the motion, and the motion was approved unanimously.

14. RVR Aviation, LLC – Application under Centennial Airport's Minimum Standards for Commercial Aeronautical Activities **Luke Skaflen**

Recommendation: Motion to approve the application from RVR Aviation, LLC and authorize the Chair and Clerk to sign the associated 10-year Agreement Under Standards

Mr. Skaflen informed that RVR Aviation, LLC ("the Applicant") submitted an application to conduct Air Charter activities as defined under Part 3 Section (5) of Centennial Airport's Minimum Standards for Commercial Aeronautical Activities (the "Standards").

Ron Whitehead is the owner, with 2 key employees, Gary Trevino is the General Manager, and Bud Day is the Charter Director. The Applicant is a Part 135 charter operator and is operating these flights on behalf of RetrieAir which is a DOT part 380 public charter. The Applicant's fleet currently consists of ERJ 135 aircraft, configured to seat up to 30 passengers. They will be utilizing the jetCenter East building.

RetrieAir is marketing the flights as dog-friendly, where passengers can fly with their pets. Currently, there are six destinations from APA to: Dallas, TX, Van Nuys, CA, Ft. Lauderdale, FL, Tampa, FL, Chicago, IL, and New York, NY. Flights planned to begin May 21, dates and times can vary with about four flights a week.

The Applicant's premises and aircraft liability coverage meet or exceed the Standards insurance requirements. This application is satisfactory, the staff has no concerns and recommends approval.

Commissioner Huffman asked about on demand charter. Mr. Skaflen replied that it is a contract with RetrieveAir to operate the flight.

Commissioner Beatty asked about how many scheduled flights per week, and Mr. Skaflen replied. Then Commissioner Sieber asked for the destinations again and Mr. Skaflen provide them.

Public comment was opened, and no questions were raised. Then, the motion to approve the application from RVR Aviation, 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 Sieber. Motion passes unanimously.

Public Hearing was closed.

REPORTS**15. Fuel and Operations Report for April 2025****Joseph Steen**

Mr. Steen presented the following information:

- Monthly Operations, April: Down 9.0% from 2024 at 25,386.
- 2025 YTD Operations: Down 11.3% from 2024 at 98,749.
- Monthly 94UL, April: Down 12.2% from 2024 at 10,587.
- 2025 YTD 94UL: Down 19.1% from 2024 at 39,729.
- Monthly 100LL, April: Up 3.4% from 2024 at 44,298.
- 2025 YTD 100LL: Up 6.1% from 2024 at 172,632.
- Monthly AvGas Total, April: EVEN from 2024 at 54,885.
- 2025 YTD AvGas Total: Up 0.2% from 2024 at 212,361.
- Monthly Jet A, April: Up 1.0% from 2024 at 1,036,647.
- 2025 YTD Jet A: Up 1.0% from 2024 at 4,337,345.
- Monthly Fuel Totals, April: Up 1.0% from 2024 at 1,091,532.
- 2025 YTD Fuel Totals: Up 1.0% from 2024 at 4,589,706.
- Monthly Market Share for fuel sales, April: JCoC: 43.8%; Signature South: 18.4%; Signature North: 21.4%; Modern: 16.2%; Heliplex: 0.2%

Commissioner Campbell asked about why operations were down in April by 9% but the avgas usage is even. Mr. Fronapfel replied that is an indicator of less traffic, however private owned aircrafts are flying more, therefore is not affecting the sales. Commissioner Huffman asked about unleaded trending back up. Mr. Fronapfel confirmed the information.

16. Noise Report April 2025**Zach Gabehart**

Recommendation: Advisory

Mr. Gabehart presented statistics on the April 2025 Noise complaints and provided the following information:

- For April 2025, there were 908 complaints from 59 households.
- The 2025 Year-to-Date complaints are 2787 from 109 households.
- Arapahoe County Unincorporated led complaints at 27%, followed by Greenwood Village with 15%, then Centennial at 112%, followed by Douglas County Unincorporated and at 9% and others at 8%.
- Of the 707 complaints received in April 2025 total of 110 were responded, 105 by email and 5 by phone.
- Of the 908 complaints 816 came from daytime operations while 92 came from nighttime operations.
- For April 2025 there were 25,386 operations.
- For the Year 2025 there were 98,749 operations.
- The number one household resides in Arapahoe County with 611 complaints which make up 22% of the complaints for the year 2025. The top five households make up 63% of the total complaint's year to date.
- For April 2025: Propeller aircraft led complaints by aircraft type with 94%, 5% for Jets, and 1% for helicopter flights. Training led complaints by operation type at 63%, followed by departures at 26% and arrivals both at 11%.

Commissioner Huffman commented on the complaints from a development in Douglas County. Mr. Gabehart replied yes. Then he asked about Castle Pines Village and Mr. Gabehart replied.

17. Centennial Airport Community Noise Roundtable (CACNR) Update**Pam Thompson**

Mrs. Thompson reported on recent public comments and topics of interest received. She noted that Austin Wheeler submitted a request related to a noise report from Tulsa Riverside Airport. Public comments were received concerning "The Summit" at Meridian and the FAR 61.93 solo cross-country flight requirement. There were 4 people present on-line and in person to discuss local areas.

She mentioned a neighborhood noise report submitted using a portable noise monitor in Highlands Ranch. As part of her presentation relating to the study group, she displayed graphics illustrating the percentage of touch-and-go aircraft entering the study area, indicating a reduced pattern of activity.

Commissioner Beatty inquired about the graphics and the pattern data presented, noting that it indicates the FAA has implemented changes in how traffic patterns are conducted. Mr. Fronapfel added that the reduction was likely the result of a combination of factors, rather than a single cause. Commissioner Beatty mentioned this insight based on his experience as a regular flyer at the airport. Mr. Fronapfel expanded on the discussion by addressing the locations of the flights, flight controllers and other contributing elements that

influenced the results shown in the data. Commissioner Huffman added to the conversation based on a recent experience. Mrs. Thompson mentioned that this is the outcome of a collaborative effort.

Mrs. Thompson provided an update on the CACNR Study Group Committee and noted that discussions were ongoing regarding the Part 150 Study and land use. She also addressed the topic of land use and the role of CACNR in addressing related concerns.

Commissioner Huffman referenced the previous month's meeting, specifically regarding a proposed development and the airport's decision to decline it. Mr. Fronapfel answered. Commissioner Sieber added a comment on the flight path over the Castle Rock area, noting that this issue impacts multiple jurisdictions and should be viewed as a broader regional concern. Chair Bagnato also addressed the topic of land use, referencing the report presented by Mrs. Thompson and commending her for the thorough and well-executed work. Commissioner Campbell also added to the conversation mentioning they obtained very good numbers from the study groups, from all the data studied and highlighted the important work the group is doing.

Commissioner Huffman asked about the source of the data of the graphics shown. Mr. Fronapfel replied. Commissioner Campbell added comments.

Public Comment

At 4:26 Public comment started.

One person in the room initiated the discussion by mentioning a noise abatement overlay program that will soon be available to the public through the Colorado Pilots Association. Mr. Huffman inquired about where to find this information, and the commenter explained how to locate it on the Association's website. He also noted that he has been visiting local flight schools recently and observed that noise abatement posters are on display. Additionally, he mentioned that the FAA is actively working on noise abatement initiatives and is collaborating with flight schools to promote noise education. Regarding the designated study area, he clarified that pilots have no control over its use, they are directed by ATC.

After this, a person online commented. He talked about the numbers of planes that fly over his house and area where he lives, comparing the numbers to last month, mentioning a slight increase. He mentioned that all these details were relayed to Mr. Gabehart. He also said pilots are doing a good job trying to avoid the area and the community, however the new pilots maybe do not have the information regarding the noise areas to avoid and this is the reason of the numbers increasing.

Commissioner Huffman asked about the flight paths over the southern area and the Rocky Mountain region. Mr. Fronapfel responded to his question. The resident added that the aircraft he has been tracking in that area are mostly training planes. Mr. Fronapfel confirmed that there is an established route within the area mentioned. Commissioner Campbell and Chair Bagnato then introduced the resident to the new board member and provided some background on his ongoing involvement in the discussion.

Comments from Board or Staff**Thad Bagnato**

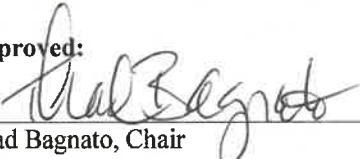
No more comments were made and Chair Bagnato moved to an Executive Session.

Executive Session**Thad Bagnato**

Commissioner Campbell made the motion to adjourn to Executive Session to discuss any of the following pursuant to CRS Section 24-6-402(4): (a) purchase, acquisition, lease, transfer, or sale of any real, personal or other property interest; (b) conference with an attorney for purposes of receiving advice on specific legal questions; (c) matters to be kept confidential by federal or state law; (d) security arrangements; (e) determining positions relative to matters that may be subject to negotiations or negotiation strategies; and (f) personnel matter. Motion was seconded by Commissioner Baker, motion passes unanimously.

Adjournment**Thad Bagnato**

The meeting returned from Executive Session and adjourned at 5:50

Execution of Documents**Stacey Davenport****Approved:**
Thad Bagnato, Chair