

August 14 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 August 14, 2025, at 3:00 pm

The following members were present:

Commissioner Bagnato, Chair
 Commissioner Campbell, Chair Pro-Tem
 Commissioner Baker, Clerk
 Commissioner Beatty, Assistant Clerk
 Commissioner Huffman, Ex-Officio
 Commissioner Sieber, 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 3:02 p.m. and recited the Pledge of Allegiance.

Amendments to the Agenda

- Item # 5: AIP-64 Grant Agreement was moved to business.
- Adjourn to Executive Session

Next Meetings

- September 3, 2025 @ 6:30 p.m. – Noise Roundtable Meeting – Wright Brothers' Room, Hybrid/Virtual
- September 11, 2025 @ 3:00 p.m. – Regular Board Meeting – Wright Brothers' Room, Hybrid/Virtual

CONSENT AGENDA

1. **Approve Minutes of June 12, 2025** Stacey Davenport
Recommendation: Motion to approve the minutes of June 12, 2025, and authorize the Chair to sign
2. **June 2025 Financial Reports** Andrew Gillespie
Recommendation: Advisory
3. **Ratification of Second Quarter 2025 Expenditures** Andrew Gillespie
Recommendation: Motion to ratify Second Quarter 2025 Expenditures in the amount of \$3,581,705.74
4. **Appoint Budget Officer for 2026 Budget** Andrew Gillespie
Recommendation: Motion to appoint Andrew Gillespie as Budget Officer for the 2026 Budget
5. **AIP-64 Grant Agreement (Moved to Business)** Lauren Wiarda
Recommendation: Motion to conditionally approve the AIP-64 Grant Agreement for the reconstruction and rehabilitation of Taxiways C and D and the rehabilitation of the electrical lighting on Taxiway D and authorize the Chair to sign upon receipt of the Grant and approval by Arapahoe County
6. **Consent to Sublease on Parcel 63-12** Luke Skaflen
Recommendation: Motion to approve the Consent to Sublease on Parcel 63-12 and authorize Chair and Clerk to sign
7. **Ratification of the Airport Board's signature of the Agreement Under Standards with Delux Public Charter d/b/a JSX Air** Luke Skaflen
Recommendation: Motion to Ratify the Board's signature of the Agreement Under standards with Delux Public Charter d/b/a JSX Air as an Air Charter Operator dated June 12, 2025
8. **Approval of Consent Agenda**

Recommendation: Approval of the Consent Agenda as amended

The motion to approve the consent agenda was made by Commissioner Campbell and seconded by Commissioner Baker. The motion passed unanimously.

Commissioner Campbell motioned to adjourn to Executive Session to discuss certain details 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 matters. Primary discussion will relate to (b), no decisions would be made during this session.

Commissioner Beatty seconded the motion, which passed unanimously. Adjourn at 3:05pm. Re-convene at 3:44pm.

BUSINESS AGENDA**9. Items Moved to the Business Agenda****Thad Bagnato****AIP-64 Grant Agreement (Moved to Business)****Lauren Wiarda**

Recommendation: Motion to conditionally approve the AIP-64 Grant Agreement for the reconstruction and rehabilitation of Taxiways C and D and the rehabilitation of the electrical lighting on Taxiway D and authorize the Chair to sign upon receipt of the Grant and approval by Arapahoe County.

Mrs. Wiarda started her presentation explaining the AIP-64 Grant. She said that the AIP-64 grant would reimburse the airport for a portion of the remaining costs for reconstructing and rehabilitating Taxiways C and D, including electrical lighting on Taxiway D. The project is expected to be completed in summer 2025. The grant agreement incorporates updated assurances based on the FAA Reauthorization Act of 2024 and recent executive orders, adding new conditions related to civil rights, anti-discrimination laws, and specific legislative provisions. Mrs. Wiarda also confirmed the request to conditionally approved the Resolution 2025-07, ACPAA agrees not to seek reimbursement from the Sponsor and will fully indemnify the Sponsor if the grant agreement is terminated.

Commissioner Campbell made the motion to conditionally approve the AIP-64 Grant Agreement for the reconstruction and rehabilitation of Taxiways C and D and the rehabilitation of the electrical lighting on Taxiway D and authorize the Chair to sign upon receipt of the Grant. Commissioner Baker seconded; motion passed unanimously.

Following this, Commissioner Cambell made another motion to approve the Resolution 2025-07 regarding indemnification of the Sponsor and final approval by Arapahoe County and counsel; motion was seconded by Commissioner Baker, motioned passed unanimously.

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

Mr. Fronapfel provided an update on several ongoing and completed projects at the airport. Work progresses on the tower complex, with scaffolding being erected as part of a major rehabilitation effort. This project, funded by \$8 million in BIL/IIJA funds, included the installation of a new elevator, HVAC systems, break room, curtain windows, railings, and updated exterior paint. Completion is expected to take a little over a year.

Rehabilitation of Peoria Street began this week, with paving scheduled to finish next week. Mr. Fronapfel thanked the County for the assistance with this project. He mentioned Taxiways C, D, and the S3 connector, confirming they had been fully rehabilitated.

Mr. Fronapfel commented on private development on the airport, mentioning that Phase One of the Sky Harbour hangar development is near completion. Signature is still planning to begin construction on their new hangar west of the Airport Admin Building in late summer, with completion anticipated by the end of next year. Colorado Karting Circuit completed paving their driveway and plan to begin construction on their permanent building and garages within the next few months.

He then commented on the Four Points by Sheraton hotel that has been open for nearly two months and is seeing a gradual increase in customers. The Airport Authority held a naming contest via social media for the hotel's restaurant, which was officially named The Tower Tavern. He mentioned that the hotel has a daily happy hour from 4–6 p.m. featuring half-price drinks and appetizers.

He then followed the presentation, saying that on July 25th, Colorado Skies Academy announced it would not open for the 2025/2026 school year due to ongoing financial challenges despite an increase in enrollment to approximately 160 students last year. Staff plans

to work with Wings Over the Rockies to find a new tenant or use for the building, although it remained limited to aeronautical use under a public benefit lease.

Mr. Fronapfel then moved to the AvGas sales. Confirming that in July, 11,832 gallons of UL94 unleaded avgas were sold, marking the best month of the year but still down from nearly 14,000 gallons sold in July of the previous year. He then gave the reason behind this reduction, saying that Aspen Flying Club, the largest user of UL94 at Centennial, experienced engine overheating in their 11 Piper Archers. After transitioning five aircraft back to 100LL as a test—successfully resolving the issue—Aspen has decided to operate all 11 planes on 100LL until cooler weather allows for a return to UL94. Then he explained technical details on that specific aircraft.

Commissioner Beatty asked about re-timing issues. Mr. Fronapfel responded that he does not have the specifics on that, but that the test on the aircraft was conducted by their maintenance department and explained further on the issue. After this Commissioner Sieber asked a question regarding the aircraft engine and the avgas and Mr. Fronapfel answered. Commissioner Huffman also commented on the technical details on this.

Mr. Fronapfel noted continued progress from the Study Group, which has held 52 meetings to date. The Q2 2025 report, presented at the recent Noise Roundtable meeting, showed a reduction in aircraft entering the study area to 6,523 over the past six months compared to the same period last year. Mr. Fronapfel also mentioned that those improvements can be attributed to controller shortages disrupting training patterns, however he highlighted that the Study Group has implemented mitigations, and mandatory flight school meetings have also impacted these results. Positive feedback from some community members in the Study Area was also received. The proposed Flight School Dashboard received positive feedback during the most recent flight school meeting. BridgeNet, the vendor developing the dashboard, is expected to complete it by the end of August.

After this, Mr. Fronapfel informed that Bryan Bedford had been confirmed as the new FAA Administrator on July 9th. Due to continued lack of FAA participation in Study Group meetings, the Lobby Group plans to reconvene in the coming weeks to consider next steps, which may include meetings with Congressional representatives and potentially Administrator Bedford.

Mr. Fronapfel acknowledged airport staff for their volunteer work with Iron Sharp. Staff assembled 250 hygiene kits, and he specifically thanked Justin Kunz for leading the effort, as well as Lorie Zarlengo, Dave Zarlengo, and Nikki Stauner for distributing the kits at the Back-to-School event held on August 3rd at Centennial Centre Park.

Mr. Fronapfel concluded by discussing the visit of the H55-powered B23 Energetic electric aircraft. He then introduced Mr. Gabehart, who provided further details about the visit, which took place in early July. Mr. Gabehart explained that the Swiss company behind the aircraft has developed a prototype electric aircraft and is conducting a tour across the United States. One of their selected stops was at Colorado's Centennial Airport. He went on to share technical insights, including information about the aircraft's range and the ongoing certification process. During the visit, a noise test was conducted, and the results showed a reduction of 18 to 10 decibels, equating to approximately 30 times decrease in noise levels.

Commissioner Beatty commented on the significance of electric aircraft, highlighting how important and remarkable these advancements are for the future of aviation. Commissioner Campbell and Chair Bagnato also commented how impressive the experience was. Commissioner Huffman commented on how the H55 staff praised the Centennial Airport staff, Mr. Fronapfel agreed and congratulated Mr. Gabehart.

REPORTS

11. Fuel and Operations Report for June and July 2025

Joseph Steen

June 2025

- Monthly Operations, June: Down 10.5% from 2024 at 26,524.
- 2025 YTD Operations: Down 10.2% from 2024 at 153,120.
- Monthly 94UL, June: Down 33.8% from 2024 at 8,897.
- 2025 YTD 94UL: Down 23.5% from 2024 at 58,299.
- Monthly 100LL, June: Up 2.2% from 2024 at 56,890.
- 2025 YTD 100LL: Up 6.3% from 2024 at 285,333.
- Monthly AvGas Total, June: Down 4.8% from 2024 at 65,787.
- 2025 YTD AvGas Total: Down 0.3% from 2024 at 343,644.
- Monthly Jet A, June: Down 3.9% from 2024 at 1,152,467.
- 2025 YTD Jet A: Down 0.6% from 2024 at 6,623,297.
- Monthly Fuel Totals, June: Down 3.9% from 2024 at 1,218,254.
- 2025 YTD Fuel Totals: Down 0.6% from 2024 at 6,966,941.

- Monthly Market Share for fuel sales, June: JCoC: 41.3%; Signature South: 21.7%; Signature North: 20.6%; Modern: 16.4%; Heliplex: 0.1%.

July 2025

- Monthly Operations, July: Down 17.0% from 2024 at 27,592.
- 2025 YTD Operations: Down 11.3% from 2024 at 180,712.
- Monthly 94UL, July: Down 15.4% from 2024 at 11,832.
- 2025 YTD 94UL: Down 22.2% from 2024 at 70,131.
- Monthly 100LL, July: Down 2.2% from 2024 at 57,727.
- 2025 YTD 100LL: Up 4.8% from 2024 at 343,060.
- Monthly AvGas Total, July: Down 4.7% from 2024 at 69,559.
- 2025 YTD AvGas Total: Down 1.1% from 2024 at 413,203.
- Monthly Jet A, July: Up 7.7% from 2024 at 1,260,532.
- 2025 YTD Jet A: Up 0.3% from 2024 at 7,859,082.
- Monthly Fuel Totals, July: Up 7.0% from 2024 at 1,330,091.
- 2025 YTD Fuel Totals: Up 0.2% from 2024 at 8,272,285.
- Monthly Market Share for fuel sales, July: JCoC: 43.4%; Signature South: 19.1%; Signature North: 21.5%; Modern: 15.9%; Heliplex: 0.1%.

12. 2nd Quarter Land Use Referrals Report 2025

Zach Gabehart

Recommendation: Advisory

Mr. Gabehart presented the following information:

- Received a total of 15 referrals during April through June 2025.
- 3 were approved as submitted.
- 11 were subject to comments.
- 1 was not recommended: Multi-family residential buildings.

Commissioner Campbell noted that the impact of noise on multi-family residential buildings tends to be lower compared to single-family homes, and asked Mr. Gabehart to comment on this observation, which he did. She also inquired whether the non-recommended referral—despite being approved by the city—includes the installation of noise-proof windows. Mr. Gabehart responded that while he does not have specific information about the materials being used, the airport generally recommends that any new construction in the area consider using noise-isolating windows. Commissioner Campbell then asked whether the airport has communicated with the city and its planning staff regarding noise and construction concerns. Mr. Fronapfel clarified that, while the airport cannot directly recommend specific building materials, it has raised the issue with the appropriate parties. Commissioners Campbell and Beatty and Mr. Fronapfel commented on the technicalities of the approval of the developments. Commissioner Huffman asked a question and Mr. Fronapfel answered.

13. Noise Report June and July 2025

Zach Gabehart

Recommendation: Advisory

June 2025

- For June 2025, there were 895 complaints from 68 households.
- The 2025 Year-to-Date complaints are 4,715 from 157 households.
- Greenwood Village tied the complaints with others at 25%, followed by Arapahoe County Unincorporated with 22%, Centennial with 12% and lastly Douglas County Unincorporated with 10%.
- Of the 895 complaints received in June 2025 total of 98 were responded, 96 by email and 2 by phone.
- Of the 895 complaints 750 came from daytime operations while 145 came from nighttime operations.
- For June 2025 there were 26,524 operations.
- For the Year 2025 there were 153,120 operations.
- The number one household resides in Arapahoe County with 797 complaints which make up 17% of the complaints for the year 2025. The top five households make up 59% of the total complaint's year to date.
- For June 2025: Propeller aircraft led complaints by aircraft type with 84%, 14% for Jets, and 2% for helicopter flights. Training led complaints by operation type at 50% followed by departures at 33% and arrivals at 17%.

July 2025

- For July 2025, there were 837 complaints from 70 households.
- The 2025 Year-to-Date complaints are 5,552 from 181 households.
- Others led complaints at 24%, then Arapahoe County Unincorporated at 24%, followed Douglas County Unincorporated with 21%, then Centennial with 15% and Greenwood Village at 12%.
- Of the 837 complaints received in July 2025 total of 103 were responded, 94 by email and 9 by phone.
- Of the 837 complaints 664 came from daytime operations while 173 came from nighttime operations.
- For July 2025 there were 27,592 operations.
- For the Year 2025 there were 180,712 operations.
- The number one household resides in Arapahoe County with 870 complaints which make up 16% of the complaints for the year 2025. The top five households make up 57% of the total complaint's year to date.
- For July 2025: Propeller aircraft led complaints by aircraft type with 87%, 11% for Jets, and 2% for helicopter flights. Training and departures led complaints by operation type at 41%, followed by arrivals at 18%

Commissioner Campbell asked questions and Mr. Gabehart answered.

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

Mrs. Thompson reported on the June 4, 2025, meeting of the Centennial Airport Community Noise Roundtable. She noted that public comments were received from the Colorado Pilots Association, residents of Louviers. Mrs. Thompson highlighted that a resident from Louviers specifically expressed concerns, also regarding JSX operations. At this point Commissioner Campbell said that she will wait for all the public comments and concerns to address the questions, to which Mr. Thompson agreed and continued.

She presented data about the 3 towers portable noise monitor and gave a summary of the month of June, comparing to previous months. Commissioner Campbell thanked her, because this is helpful to fully understand the situation.

After this she talked about the Study Group and showed a graphic on the noise patterns and operations. Commissioner Campbell also commented on the graphic and expounded on the explanation given by Mrs. Thompson, providing details on the numbers and each trend shown on the graphic and how the efforts of the Study Group have impacted and improved the noise situation. After this, another graphic displaying aircraft entering vs not entering the study area showed great improvements. Finally, Commissioner Campbell also commented on how the noise complaints have decreased month over month. Chair Bagnato congratulated both on the work done and Mrs. Thompson also thanked the Board and the Airport for the efforts and encouraged them to keep working.

Commissioner Beatty added a comment about the traffic at the airport and how the pilots are commanded by the FAA when they are flying, and given the numbers seen the FAA is modifying the flight pattern due to the requests from the community. Mrs. Thompson and Commissioner Campbell commented on the impact of each factor on the noise issues and how hard it is to measure specifically. Commissioner Huffman also commented on the traffic pattern and how it can be modified based on safety. Chair Bagnato commented.

Public Comment

At 4:46pm public comment started.

All the commenters at the meeting spoke in person. The first was a resident from Parker, who discussed JSX. He talked about how JSX states they are not a scheduled operator but on demand, also mentioned the involvement of 2 companies in these operations. After these statements, he raised some questions.

Following this another resident discussed how noise reduction is connected to tower staffing levels. He then addressed JSX, explaining the technical reasons that allow the company to operate at the airport. He emphasized that their operations are not exploiting a legal loophole but are in full compliance with existing regulations.

Another resident from Louviers presented statistics on the aircraft flying over their area and home, including the specific flight paths being taken. The resident noted a decrease in both the number of aircraft and the overall noise levels in the area. After this, another commenter gave ideas on how to change the flight pattern and how this will reduce the noise. Chair Bagnato, Mr. Fronapfel and Commissioner Campbell informed that these ideas are part of the Study Group efforts. Commissioner Huffman commented.

A resident from Greenwood Village also commented on JSX operations, supporting the previous comments on the matter and the effect this will have on the community.

Commissioner Campbell addressed the questions about JSX. She started by clarifying that she will not address the subject of TSA and the minimum hours of JSX regarding operations, asking Mr. Fronapfel to answer in this matter, who replied that there were representatives of JSX online that are able to answer all concerns.

Commissioner Campbell explained the details on why JSX is allowed to operate from Centennial Airport based on the existing law. She confirmed that it's fair to be confused on this subject, however there are legal and technical definitions that allow the airport to approve operators such as JSX. Then she gave a brief explanation on the Part 380 operators and what they regulate and the same for Part 135 and Part 121, then she proceeded to give the differences on each operator and how Part 380 and Part 135 are different from a commercial airline. She stated that JSX responds to market demand based on market studies and they pre-purchase those seats, unlike a commercial airline therefore, they are operating under what is established in the law. After this she mentioned that their operations represent only 1% of the total operations at the airport. She also commented on the other Part 380 charter operators currently working in the airport. She mentioned JSX commitment to the airport noise abatement guidelines. She added that she understands the concerns but highlighted that the airport and the Board have been very careful not to violate the law, the standards and the trust of the community.

Mr. Fronapfel then introduced Ken Edmondson and Carrie Forbes from JSX who joined the meeting virtually. They addressed the 1,500-hour rule, explaining that it does not apply to JSX because that is a Part 121 regulation, whereas JSX operates under Part 135. He noted that JSX first officers average around 3,700 total flight hours with captains averaging over 8,400 and right seat first officers undergo captain level simulator-based training. He also emphasized that JSX hires experienced pilots with extensive hours already. Ms. Forbes responded to questions about security regulations. She explained that JSX operates under a TSA approved security program, and all security procedures are closely overseen by the TSA and federal authorities. She highlighted the robustness of their security equipment, including x-ray machines and metal detectors, and emphasized the company's extensive experience with aviation security.

Mr. Fronapfel added to the discussion by mentioning Retrieve Air, which operates three flights per week. He noted recent visits from the TSA, indicating that federal authorities are actively monitoring the operations of these types of carriers.

Following this, Commissioner Campbell addressed the question regarding minimum standards and the suggestion that they had been negotiated to accommodate JSX. She clarified that minimum standards are not negotiable and emphasized that the public is welcome to review them on our website and the airport can make them available upon request. Chair Bagnato and Mr. Fronapfel echoed her comments, reiterating that all operators must fully meet the established minimum standards without exception. Commissioner Campbell further explained that the application process includes different levels of review, depending on the type of applicant. She also raised a question about the JSX ticketing process and invited the JSX representative to clarify. Ms. Forbes explained that JSX operates under Parts 135 and 380, describing it as a unique business model that complies fully with all applicable regulations.

Commissioner Campbell then referenced another long-standing operator at the airport who has been operating under the same regulatory framework for over 30 years. She concluded by reaffirming that both the airport and the Board are committed to full legal compliance, supported by proper legal counsel and due diligence.

Chair Bagnato explained the Board will go into another Executive Session, then Commissioner Campbell motioned to adjourn to Executive Session to discuss certain details pursuant to CRS Section 24-6-402(4), specifically under section (b) to get advice from legal counsel, the motion was seconded by Commissioner Beatty. The motion passed unanimously at 5:28pm.

Adjournment

Thad Bagnato

Meeting was adjourned at 5:47pm

Execution of Documents

Stacey Davenport

Approved:


Thad Bagnato, Chair