

## February 13, 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 February 13, 2025, at 3:00 pm

The following members were present:

Commissioner Bagnato, Chair  
 Commissioner Campbell, Chair Pro-Tem  
 Commissioner Baker, Clerk  
 Commissioner Summey, Treasurer  
 Commissioner Sieber, Ex-Officio  
 Commissioner Huffman, Ex-Officio

The following members were absent, but excused:

Commissioner Laydon, Ex-Officio  
 Commissioner Doubek, Assistant 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 3:11 p.m. and recited the Pledge of Allegiance.

Before starting the meeting, Chair Bagnato introduced to the audience commissioner Leslie Summey, as a new member of the Board.

### Amendments to the Agenda

- There were no amendments to the agenda.

### Next Meetings

- March 5, 2025 @ 6:30 p.m. – Noise Roundtable Meeting – Wright Brother's Room, Hybrid/Virtual
- March 13, 2025, 2024@ 3:00 p.m. – Regular Board Meeting – Wright Brother's Room, Hybrid/Virtual
- March 13, 2025, following the board meeting – Centennial Foundation Meeting – Conference Room

### Election & Appointments

#### **1. Election of Airport Authority Board Officers**

**Mike Fronapfel**

*Recommendation:* Motion to approve the following proposed slate of officers for the period from 2/13/2025 through 2/11/2027

- Chair – Thad Bagnato
- Chair Pro-Tem – Jessica Campbell
- Clerk – Jeff Baker
- Treasurer – Leslie Summey
- Assistant Clerk – Robert J. Doubek

Commissioner Bagnato mentioned the honor it is to be a part of the Board of Commissioners of the Centennial Airport.

Commissioner Baker made the motion to approve the proposed slate of officers, followed by second from Commissioner Campbell; the motion passed unanimously.

#### **2. Committee & Foundation Appointments**

**Chair Bagnato**

*Recommendation:* The new Chair makes the appointments to established committees. Confirm and reappoint the same members to the Personnel Committee, Finance Committee and Executive Committee for the next two years.

### CONSENT AGENDA

#### **3. Term Extension of Arapahoe County Appointed Board Members**

**Stacey Davenport**

*Recommendation:* Advisory

#### **4. Approve Minutes of December 12, 2024**

**Stacey Davenport**

*Recommendation:* Motion to approve the minutes of December 12, 2024, and authorize the Chair to sign

5. **Posting Places Resolution No. 2025-01** **Stacey Davenport**  
*Recommendation:* Motion to approve Resolution No. 2025-01 and authorized Chair and Clerk to sign
6. **Official Publications Resolution No. 2025-02** **Stacey Davenport**  
*Recommendation:* Motion to approve Resolution No. 2025-02 and authorized Chair and Clerk to sign
7. **Grant Authorization Resolution No. 2025-03** **Stacey Davenport**  
*Recommendation:* Motion to approve Resolution No. 2025-03 and authorized Chair and Clerk to sign
8. **Credit Card Authorization Resolution No. 2025-04** **Andrew Gillespie**  
*Recommendation:* Motion to approve Resolution No. 2025-04 and authorized Chair and Clerk to sign
9. **Indemnification Resolution No. 2025-05** **Stacey Davenport**  
*Recommendation:* Motion to adopt Resolution No. 2025-05 and authorized Chair and Clerk to sign
10. **November 2024 Financial Report** **Andrew Gillespie**  
*Recommendation:* Advisory
11. **Ratification of Fourth Quarter 2024 Expenditures** **Andrew Gillespie**  
*Recommendation:* Motion to ratify Fourth Quarter 2024 Expenditures in the amount of \$9,125,520.43
12. **Seventh Amendment to SunBorne XVI, Ltd Ground Lease and Agreement** **Luke Skaflen**  
*Recommendation:* Motion to approve the Seventh Amendment to Ground Lease and Agreement and authorize the Chair and Clerk to sign
13. **Denver DTC Hotels, LLC Consent to Leasehold Mortgage Interest and Lessor's Estoppel Certificate** **Luke Skaflen**  
*Recommendation:* Motion to approve Consent to Leasehold Mortgage Interest with Denver DTC Hotels, LLC
14. **Amended and Restated Ground Lease and Agreement with Carol Luinstra** **Luke Skaflen**  
*Recommendation:* Motion to approve the Amended and Restated Ground Lease and Agreement with Carol Luinstra and authorize Chair and Clerk to sign
15. **Cloud 7 Aviation, LLC and PaulsCorp, LLC and Lotus Concepts Management - Consent to Sublease in Hangar number 4** **Luke Skaflen**  
*Recommendation:* Motion to approve the Consent to Sublease Agreement and authorize Chair and Clerk to sign
16. **Duncan Aviation, Inc., renewal application to conduct Avionics Repair under Part 3 Section (4) of Centennial Airport's Minimum Standards for Commercial Aeronautical Activities** **Luke Skaflen**  
*Recommendation:* Motion to approve Duncan Aviation, Inc re-application and authorize the Chair and Clerk to sign the associated 10-year Agreement Under Standards (AUS)
17. **Amendment #15 to the Jacobs Engineering Group Inc. Contract** **Lauren Wiarda**  
*Recommendation:* Motion to approve Amendment #15 to the Jacobs Engineering Group Inc. Contract dated October 13, 2022, and authorize the Chair and Clerk to sign
18. **Guaranteed Maximum Price Contract Amendment with Select Building Group Commercial, LLC** **Lorie Zarlengo**  
*Recommendation:* Motion to approve the Guaranteed Maximum Price Contract Amendment with Select Building Group Commercial, LLC (SBGC) for the Air Traffic Control Tower Major Repairs project and authorize the Chair to sign
19. **Approval of Consent Agenda** **Thad Bagnato**  
*Recommendation:* Approval of the Consent Agenda

Commissioner Huffman asked a question regarding the square feet on Item #12. Mr. Skaflen answered. Then Commissioner Huffman asked a question regarding Item #13 specifically the loan on Denver Hotels and Counsel replied.

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

**BUSINESS AGENDA****20. Items Moved to the Business Agenda****Thad Bagnato**

No items moved from the Consent Agenda for discussion.

**21. Legislative Report and Airport Update****Mike Fronapfel**

*Recommendation:* Advisory

Mike Fronapfel, the Executive Director of Centennial Airport, welcomed Commissioner Summey to the dais. He reported that the total operations for 2024 were 341,548, marking a 5.8% decrease from 2023. The airport dropped from 1st to 4th in General Aviation Airport operations, ranking 25th overall. The top 5 General Aviation airports in operations were listed, with Centennial Airport in 4th place, listed as follows:

1. Dear Valley Airport, Phoenix, AZ – 432,874
2. Falcon Field Airport, Mesa, AZ – 424,112
3. Montgomery-Gibbs Airport, San Diego, CA – 385,808
4. Centennial Airport, Englewood, CO – 341,548
5. Van Nuys Airport, Los Angeles, CA – 334,068

Mr. Fronapfel noted that of the other airports listed in the top 5, their local traffic, to include flight training, is a significant piece of their total operations.

UL94 accounted for 21.65% of all avgas sold at Centennial, making it the second largest user of unleaded avgas in the U.S.

Mr. Fronapfel noted that the current political situation, with potential changes in executive actions and FAA funding expiring on March 14th, could impact new grants. The FAA is expanding Centennial's Class D Airspace, which will take effect on February 20th, and is also working on replacing the instrument landing system (ILS), with another flight test expected by the end of March.

After this, Mr. Fronapfel spoke about the Study group, reporting 41 meetings have been completed and a White Paper requesting unblocked flight track information from the FAA and has been sent to Grady Stone. The group's analysis continues to show slight improvements in aircraft overflights. He explained that a new antenna for the 1200Aero ADS-B system has been installed, and work continues creating a flight school scoring dashboard.

Collaborations with Greenwood Village, Arapahoe County, and the Normandy Group are ongoing, focusing on noise and environmental issues. The Normandy Group will also help with seeking funding opportunities for a new FAA tower, also making sure that the control tower is properly staffed. Another project mentioned by Mr. Fronapfel is the replacement of all the wayfinding signage on the airport, a project that will be led by Mrs. Wiarda. Also, the work on the Tower is set to begin in the spring and will take a bit more over a year to be completed, in general construction projects, including the second phase of the fencing project, taxiway C rehabilitation, are progressing. A new Multifunction Snow Removal truck is expected to arrive by the end of February and the first electric vehicle of the airport has arrived in Colorado and is on the way here.

The Sky Harbour hangar development is moving forward, with doors being installed, and Signature will begin construction on a new hangar this spring. Colorado Karting Circuit is also planning construction this spring. The Four Points by Sheraton hotel is awaiting final permits, with an unknown opening date.

The Runway 5K is scheduled for June 7th, with registration open until March 19th. The event will benefit the Centennial Airport Foundation, which is offering three \$10K aviation scholarships, with applications due by March 16th.

Commissioner Sieber thanked the airport and the Board for approving a donation for Castle Rock Hospital destined to cancer research and equipment. He also asked a question in regard to the GPS on the aircrafts and Mr. Fronapfel answered. After this Commissioner Huffman asked about funding to get certified, and Mr. Fronapfel provided the latest details.

**REPORTS****22. Fuel and Operations Report for December 2024, Year End, and January 2025****Justin Kunz***Recommendation: Advisory*

Mr. Kunz presented the following information:

**December 2024**

- Monthly Operations, December: Up 0.2% from 2023 at 26,019.
- Monthly Fuel Totals, December: Up 5.6% from 2023 at 1,322,662.
- Monthly AvGas Totals, December: Up 5.6% from 2023 at 55,519.
- Monthly Jet Fuel Sales, December: Up 5.6% from 2023 at 1,267,143.
- Monthly FBO Fuel Totals Market Share, December: JCoC: 40.1%; Signature South: 23.8%; Signature North: 22.3%; Modern: 13.7%; Heliplex: 0.1%.

**Year End 2024**

- 2024 Total Operations: Down 5.8% from 2023 at 341,548.
- 2024 Fuel Totals: Down 2.8% from 2023 at 14,636,285.
- 2024 AvGas Totals: Up 1.6% from 2023 at 739,011.
- 2024 Jet Fuel Totals: Down 3.0% from 2023 at 13,897,274.
- 2024 FBO Fuel Totals Market Share: JCoC: 42.2%; Sig. South: 22.8%; Sig. North: 20.9%; Modern: 14.0%; Heliplex: 0.2%.

**January 2025**

- Monthly Operations, January: Down 11.0% from 2024 at 23,530.
- Monthly Fuel Totals, January: Down 2.1% from 2024 at 1,130,539.
- Monthly AvGas Totals, January: Up 5.4% from 2024 at 49,987.
- Monthly Jet Fuel Totals, January: Down 2.4% from 2024 at 1,080,552.
- Monthly FBO Fuel Totals Market Share, January: JCoC: 47.4%; Sig South: 15.5%; Sig North: 21.5%; Modern: 15.6%; Heliplex: 0.1%.

Commissioner Huffman asked a question regarding the sales and Mr. Fronapfel answered.

**23. Fourth Quarter of 2024 Land Use Referrals****Zach Gabehart***Recommendation: Advisory*

Mr. Gabehart gave the following information.

- Received a total of 13 referrals.
- 1 was approved as submitted.
- 7 were subject to comments.
- 5 were not recommended.

Mr. Gabehart also showed a map on the land referrals recommendations to illustrate the location of each one and proceeded to open the questions to the Board.

Commissioner Huffman asked a question regarding one of the land referrals, and Mr. Gabehart and Mr. Fronapfel replied. After this Commissioner Campbell commented on the nature of the recommendations on the land referrals of the airport. Mr. Fronapfel commented on this clarification, informing that the airport participates in planning meetings with the county, but stipulated that in fact the airport does not control land outside of the borders. Chair Bagnato asked about the construction limit near the airport. Mr. Fronapfel answered. Commissioner Huffman also asked a question on this, and Mr. Fronapfel answered.

**24. Noise Report December 2024, Year End, and January 2025****Zach Gabehart***Recommendation: Advisory*

Mr. Gabehart presented statistics on the December 204 and Year End noise complaints and provided the following information:

**December 2024 and Year End**

- For December 2024, there were 469 complaints from 11 households.
- The 2024 Year-to-Date complaints are 11,914 from 305 households.

- Douglas County Unincorporated led complaints at 33%, followed by Arapahoe County Unincorporated with 31%, then Greenwood Village at 12%, Other sectors at 9%, Centennial at 7% and Denver at 3%.
- Of the 469 complaints received in December 2024 total of 73 were responded, 67 by email and 6 by phone.
- Of the 469 complaints 293 came from daytime operations while 176 came from nighttime operations.
- For December 2024 there were 26,019 operations.
- For the Year 2024 there were 341,548 operations.
- The number one household resides in Arapahoe County with 1675 complaints which make up 14% of the complaints for the year 2024. The top five households make up 46 % of the total complaint's year to date.
- For December 2024: Propeller aircraft led complaints by aircraft type with 89%, 9% for Jets, and 2% for helicopter flights. Training led complaints by operation type at 46%, followed by departures and arrivals both at 21%.

Commissioner Huffman made a comment on the complaints for Douglas County and Mr. Gabehart replied. They talked about the noise monitors and where they are located within Douglas County. After this Commissioner Campbell asked about the comparison on complaints from December 2024 and January 2025, regarding location and number one household. Mr. Gabehart replied to the origin of the complaints from Douglas County. This was followed by a question from Commissioner Sieber regarding the flight path from the south. Mr. Gabehart responded, and Mr. Fronapfel also commented explaining more details on this, related to weather.

Mr. Gabehart also presented the statistics for January 2025 with the following information:

- For January 2025, there were 516 complaints from 47 households.
- Arapahoe County Unincorporated led complaints at 51%, followed by Douglas County Unincorporated at 18%, Centennial at 10%, Greenwood Village and others with 7%.
- Of the 516 complaints, 75 were responded to by email and 4 by phone.
- 488 complaints came from daytime operations while 28 came from nighttime operations.
- For January 2025 there were 26, 444 operations.
- The number one household resides in Greenwood Village with 162 complaints which make up 31% of the complaints. The top five households make up 66% of the total complaint's year to date.
- Props led complaints by aircraft type with 86%, for Propeller, 12% Jets, and 2% for helicopter flights. Training led complaints by operation type at 39%, followed by departures at 35% and arrivals at 26%.

Mr. Gabehart opened the question section. Mr. Fronapfel mentioned that the numbers provided are based on the community's report, and it can sometimes be challenging to determine the accuracy of arrivals, departures, and training figures, as they may occasionally be mixed up. Then, Chair Bagnato and Mr. Fronapfel talked about the decreasing on the complaints, and weather conditions and season were mentioned as one of the reasons.

## 25. Centennial Airport Community Noise Roundtable (CACNR) Update

**Pam Thompson**

Mrs. Thompson spoke about the topics covered in the meeting, related to neighborhood noise concerns around Centennial Airport. The Neighborhood Noise Report highlighted data from November 13th to December 13th, 2024, covering areas approximately 15.75 miles West-Northwest of APA. Public comments were received from Louviers, Castle Rock, and Elbert County, mostly through emails. Mrs. Thompson mentioned that there are some residents that have direct contact with the flight's schools stating that the Round Table does not encourage this, however the schools are courteous with the community. There are also some residents that are sending emails to different institutions including noise complaints about violations on flight patterns. She mentioned that the CACNR fully support the zoning recommendations made by the Airport, so there aren't new communities affected by the noise.

Mrs. Thompson continued her remarks by praising the work of the Study Group Committee. She addressed the issue of unmarked tail numbers and proposed an incentive program for flight schools. Additionally, she emphasized the importance of understanding the Airport's Minimum Standards process and airspace, noting that the more informed the CACNR is, the better positioned they will be to make effective decisions.

After this she talked about the modernization of flight schools, with the comment period remaining open until March 12<sup>th</sup>. And then she proceeded to open the questions.

Commissioner Campbell asked her to speak a bit more on the modernization of flight schools, to which Mrs. Thompson replied that it was an initiative from the FAA but related with community input. Mr. Fronapfel explained more details on the matter. Chair Bagnato praised Mrs. Thompson for the work done.



---

**Public Comment**

---

At 3:37 pm Public comment started.

The first to speak was a resident participating online. He discussed the number of airplanes he tracked over the past month and the complaints he had filed with Centennial and Rocky Mountain Airports. He mentioned there were days with zero activity due to weather conditions. He then explained that the lack of complaints from his area was because his neighbors know he is highly committed and invested in addressing the issue. He concluded by expressing his appreciation for the Board's efforts and congratulating the new member.

Next, a local flight instructor spoke about the value of Centennial Airport. He emphasized the importance of the airport in training pilots who serve not only Colorado but also the entire United States. He highlighted that Centennial plays a crucial role in providing pilots for various sectors, including commercial airlines, medical flights, and organ transportation, which are vital both domestically and globally. He also mentioned the significant economic benefits the airport brings. Following this, he addressed incompatible land uses, stressing the importance of listening to and considering the airport's recommendations when it comes to residential building projects in the area.

Commissioner Sieber made a comment on this matter in Douglas County.

**Comments from Board or Staff**

**Thad Bagnato**

Chair Bagnato opened comments from staff or any other person in the room.

Mr. Fronapfel commented regarding the Douglas County land use around the airport, because the Part150 Study is not only a noise study but also land. And the hope is these recommendations are adapted, since there is a lot of pressure for development.

After this Mr. Fronapfel mentioned Commissioner Summey being recently appointed to the Colorado Aeronautics Board and gave her the welcome to the Board. Commissioner Summey thanked him.

Commissioner Huffman asked about the motion made in December to rename one to the airport infrastructures under Mr. Robert Olislagers name. Mr. Fronapfel informed no progress in there yet, but staff is trying to establish different options.

Chair Bagnato closed public comment at 4:10 pm

**Added Item: Adjourn to Executive Session**

**Thad Bagnato**

Commissioner Campbell made the motion to adjourn to an Executive Session to discuss to 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.

Matters to be discussed for the record pertain to subsection (a) and (b) above.

Commissioner Summey seconded the motion. Motion passed unanimously.

**Adjournment**

**Thad Bagnato**

The meeting adjourned at 5:11 pm

**Execution of Documents**

**Stacey Davenport**

**Approved:**

  
Thad Bagnato, Chair

Jessica Campbell, Chair Pro Tem