

August 13, 2026

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 13th, 2026, 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 3:04 p.m. and recited the Pledge of Allegiance.

Next Meetings

- September 2nd, 2026 @ 6:30 p.m. – Noise Roundtable Meeting – Wright Brothers' Room, Hybrid/Virtual
- September 10th, 2026 @ 3:00 p.m. – Regular Board Meeting – Wright Brothers' Room, Hybrid/Virtual

Amendments to the Agenda

Items #5 and #6 were moved from Consent for further discussion prior to approval.

CONSENT AGENDA

- 1. Approve Minutes of June 18, 2026** **Stacey Davenport**
Recommendation: Motion to approve the minutes of June 18, 2026, and authorize the Chair to sign
- 2. June 2026 Financial Reports** **Andrew Gillespie**
Recommendation: Advisory
- 3. Ratification of Second Quarter 2026 Expenditures** **Andrew Gillespie**
Recommendation: Motion to ratify Second Quarter 2026 Expenditures in the amount of \$4,501,589.83
- 4. Appoint Budget Officer for 2027** **Andrew Gillespie**
Recommendation: Motion to appoint Andrew Gillespie as Budget Officer for the 2027 Budget
- 5. AIP-66 Grant Agreement** **Lauren Wiarda**
Recommendation: Motion to conditionally approve the AIP-66 Grant Agreement for the procurement and installation of Vehicle Movement Area Transponders and authorize the Chair and Clerk to sign upon receipt of the Grant
- 6. Statewide Internet Portal Authority State Grant Agreement GS26-15 Wildlife Detection and Management** **Lauren Wiarda**
Recommendation: Motion to conditionally approve Colorado Statewide Internet Portal Authority (SIPA) state grant GS26-15 Wildlife Detection and Management for the deployment of 32 AI-powered wildlife devices at Centennial Airport and authorize the Chair and Clerk to sign upon receipt of the Grant
- 7. Engineering Services Selection and Agreement** **Lauren Wiarda**
Recommendation: Motion to select Benesch to be the Airport's consulting engineer and authorize the Chair and Clerk to sign the Master Services Agreement between Benesch and ACPAA, pending final review of the Agreement by staff and counsel

8. Consent to Assignment of Sublease and to the Assignment and Assumption of the Subordination Non-Disturbance, and Attornment Agreement from C&A Ventures, LLC to Temark Investments, LLC **Luke Skafflen**

Recommendation: Motion to Approve Consent to Assignment of Sublease and Consent to Assignment and Assumption of Subordination, Non-Disturbance, and Attornment Agreement ("SNDA") for Hangar A - South (also known as 7905 S. Peoria Street), from C&A Ventures, LLC to Temark Investments, LLC (the "Assignee")

9. Consent to Assignment of Sublease between Hangar RE Holdings, LLC and Catholic Health Initiatives Colorado **Luke Skafflen**

Recommendation: Motion to rescind the previously approved documents with CommonSpirit Health, and approve:

- The Consent to Assignment of Sublease,
- The Assignment and Assumption of Subordination Non-Disturbance and Attornment Agreement, and
- Estoppel Certificate

between Hangar RE Holdings, LLC, and Catholic Health Initiatives Colorado, a Colorado nonprofit corporation and authorize the Chair and Clerk to sign

10. Approval of Consent Agenda

Thad Bagnato

Motion to approve the consent agenda as presented was made by Commissioner Campbell, seconded by Commissioner Baker. Motion passed unanimously.

BUSINESS AGENDA

11. Items Moved from Consent Agenda for Discussion

Thad Bagnato

Items #5 and #6 were moved from Consent for further discussion prior to approval. Commissioners Campbell and Baker asked questions about the grants. Michael Fronapfel answered questions, and Jeremy Gunn further explained the state grant of approximately \$138,000 for a wildlife detection and management camera system to be installed around the airport perimeter. He explained that the system is designed to identify wildlife activity, including species type, and can also detect individuals breaching the perimeter fence. He noted that the Authority previously operated a similar system, but that the underlying technology was still in its infancy at that time; advances in artificial intelligence are expected to make the current system substantially more capable. He stated that the system is expected to enhance both wildlife awareness and airfield security. The Board commented favorably on the addition.

12. Legislative Report and Airport Update

Mike Fronapfel

Recommendation: Advisory

Mr. Fronapfel reported that he applied to serve on a new nationwide FAA advisory committee on aircraft noise, with the Centennial Airport Community Noise Roundtable providing the required endorsement. Staff are also engaging FAA contacts, lobbyists, and elected officials in support of the application. He noted the process is competitive, and that staff will engage with whoever is selected regardless of the outcome.

On federal legislative matters, Mr. Fronapfel reported that staff continue to monitor pending legislation on access to ADS-B flight-track data, noting that pilot organizations favor limiting access to personally identifiable information while airport and FBO associations favor continued access. He is drafting letters to the FAA and elected officials stressing the importance of this data to the Authority's noise program and will consult with lobbyists on involving other local jurisdictions.

Mr. Fronapfel reported that tower renovation remains on track for completion by the end of August, though elevator installation has been delayed waiting on a part. Site work continues for the new Signature Flight Support hangar, with completion still expected in early 2027. Colorado Karting Circuit's garage foundations are in place, with a possible relocation of its main building under evaluation to preserve pit space during major events.

On fuel sales, Mr. Fronapfel reported that UL94 sales are down approximately 3% year-over-year (68,113 gallons year-to-date), attributing part of the decrease to a based operator pausing UL94 use in its training fleet during warmer months.

Mr. Fronapfel reported that staff assembled over 300 hygiene kits for local families for the second year in a row, distributed with the help of county human services staff and a local back-to-school outreach event serving approximately 2,000 families. He commended staff, including Justin Kunz, and noted interest in involving Board members in future years.

Mr. Fronapfel reported that the airport contracted for about 300 to 350 goats to graze hard-to-mow drainage areas for seven days beginning next Thursday. The goats will be kept away from runways, contained by two layers of electric fencing, and continuously

monitored by shepherds. He said the idea came from Jeremy Gunn, who had seen a similar nearby grazing operation, and described it as part of the Authority's sustainability efforts by reducing vegetation and wildlife habitat in drainage areas, lowering diesel fuel use and staff time, and controlling noxious weeds and erosion. He also noted the USDA's interest in the program as a possible proof of concept for similar terrain.

Mr. Fronapfel then invited Mr. Gunn and the project's design consultants with Wenk and Tres Birds to present an update on the community space and observation tower project.

Mr. Gunn noted that the Board reviewed the project concepts during a public study session held before the meeting, and the presentation will summarize that discussion. The design team reiterated that the project remains conceptual, with feedback to be incorporated into a final concept plan; no final decision was requested.

The team presented three observation tower/play area concepts, each with a 55-foot observation deck: the "Needle," an elevator-based tower; the "Promenade," a ramp-based accessible tower; and a hybrid combining elements of both. The team emphasized that elements may be combined into the final concept. Preliminary estimates indicated the concepts could generally fall within the previously discussed \$3 million to \$5 million range. They also mentioned a community survey that received 60 responses and showed strong support for the project and its aviation, educational, and community benefits.

Next steps include refining the concepts in September and October, with a final concept, cost estimate, and 3D/virtual-reality graphics expected in November or December. Staff also plan to update the Colorado Division of Aeronautics regarding prior and potential future grant support.

Mr. Gunn answered questions and confirmed the 55-foot height was selected to provide a clear runway view over the new Signature Flight Support hangar. Commissioner Campbell supported the three-concept approach and opportunity to combine elements.

After this Mr. Fronapfel recognized Lorie Zarlengo's retirement and announced several leadership promotions. He reported that Mrs. Zarlengo, who had served as Assistant Airport Director and Chief Operating Officer, was scheduled to retire at the end of the week following more than 36 years of service. He noted that she would remain with the airport as a part-time Senior Adviser through the end of the year. Mr. Fronapfel stated that Mrs. Zarlengo had served under five of the airport's six Executive Directors and had hired and mentored more than 130 interns. He praised her leadership, humility, consistency, and commitment to mentorship throughout her career.

The Board members each praised Mrs. Zarlengo, stating the impact she has made at the airport and all the amazing work done during her years of service.

Mr. Fronapfel also announced that Zach Gabehart would become Assistant Airport Director and Chief Operating Officer, Luis Gonzales had been named Noise Environmental Officer, and Brycen Hoover will move from Intern to Operations Specialist. He further noted that the airport was interviewing candidates for two internship openings.

13. Establish Jurisdiction for Public Hearing

Kimberly Bruetsch

Airport counselor, Mrs. Bruetsch, provided the notice of Public Hearing on the application from AirCam National Helicopter Service, Inc. to conduct Helicopter Airframe and Power Plant Repair as described under Part 3 Section (3), of the Standards AND the application from Radiant Aviation Detailing, L.L.C., to conduct Specialized Commercial Aeronautical Activities, specifically Aircraft Detailing and Cleaning as described under Part 3 Section (11) of the Standards were published in the Villager and in the Douglas County News-Press, as required.

14. Public Hearing: Minimum Standards Application from Radiant Aviation Detailing, LLC for Detailing Luke Skaflen

Recommendation: Motion to Approve the application from Radiant Aviation Detailing, LLC and Authorize the Chair and Clerk to sign the associated Agreement Under Standards

Mr. Skaflen presented the request for approval of Radiant Aviation Detailing LLC to operate at the airport. He stated that the company's principals had completed training through the aviation detailing network and had prior experience in the yachting industry. He noted that the company would be available seven days a week and would maintain the required insurance coverage.

Commissioner Huffman asked questions, and the company principal, Mr. Spooner, answered.

Motion to approve the application from Radiant Aviation Detailing and Authorize the Chair and Clerk to sign the associated Agreement Under Standards was made by Commissioner Campbell and seconded by Commissioner Beatty. Motion carried unanimously.

15. Public Hearing: Minimum Standards Application from Aircam National Helicopter Services, Inc for Helicopter Maintenance/Repair **Luke Skaflen**

Recommendation: Open the public hearing, take any public comment, then pause the hearing until the Applicant is more certain of the FAA's decision regarding the Part 145 Certificate.

Mr. Skaflen explained that the request was to open the Public Hearing and pause for continuation, since there is documentation pending from Aircam National, and some details that need to be adjusted.

Commissioner Campbell made the motion to continue the public hearing to the next Airport Authority Board meeting scheduled for September 10. Motion was seconded by Commissioner Beatty and passed unanimously.

REPORTS

16. Fuel and Operations Report for June and July 2026

Brycen Hoover

June 2026

- Monthly Operations, June: Up 6.9% from 2025 at 28,354.
- 2026 YTD Operations: Up 1.5% from 2025 at 155,348.
- Monthly 94UL, June: Down 9.0% from 2025 at 8,097.
- 2026 YTD 94UL: Up 1.2% from 2025 at 59,006.
- Monthly 100LL, June: Down 4.4% from 2025 at 54,388.
- 2026 YTD 100LL: Up 0.9% from 2025 at 287,774.
- Monthly AvGas Total, June: Down 5.0% from 2025 at 62,485.
- 2026 YTD AvGas Total: Up 0.9% from 2025 at 346,790.
- Monthly Jet A, June: Up 10.3% from 2025 at 1,270,849.
- 2026 YTD Jet A: Up 8.9% from 2025 at 7,184,678.
- Monthly Fuel Totals, June: Up 9.4% from 2025 at 1,333,334.
- 2026 YTD Fuel Totals: Up 8.5% from 2025 at 7,531,468.
- Monthly Market Share for fuel sales, June: JCoC: 38.2%; Modern: 22.3%; Signature South: 21.8%; Signature North: 17.5%; Heliplex: 0.2%

July 2026

- Monthly Operations, July: Up 9.2% from 2025 at 30,124.
- 2026 YTD Operations: Up 2.6% from 2025 at 185,472.
- Monthly 94UL, July: Down 23.0% from 2025 at 9,107.
- 2026 YTD 94UL: Down 2.9% from 2025 at 68,113.
- Monthly 100LL, July: Down 1.1% from 2025 at 57,076.
- 2026 YTD 100LL: Up 0.5% from 2025 at 344,850.
- Monthly AvGas Total, July: Down 4.9% from 2025 at 66,183.
- 2026 YTD AvGas Total: Down 0.1% from 2025 at 412,973.
- Monthly Jet A, July: Up 4.3% from 2025 at 1,315,178.
- 2026 YTD Jet A: Up 8.2% from 2025 at 8,499,856.
- Monthly Fuel Totals, July: Up 3.9% from 2025 at 1,381,361.
- 2026 YTD Fuel Totals: Up 7.7% from 2025 at 8,912,829.
- Monthly Market Share for fuel sales, July: JCoC: 38.5%; Signature South: 22.5%; Modern: 20.5%; Signature North: 18.4%; Centennial Vertiport: 0.1%

Commissioner Huffman asked a question about details in fuel sales for Jetcenters of Colorado, and Mr. Fronapfel answered.

17. 2nd Quarter 2026 Flight School Fly Quiet Dashboard Report

Zach Gabehart

Recommendation: Advisory

Mr. Gabehart reported that the second quarter Fly Quiet dashboard reflected a wide range of scores and slightly lower average performance. He explained that the dashboard, launched in January, measures operational, training/outreach, and bonus-point metrics as an engagement tool using de-identified school names. He stated that Q2 scores ranged from 56.7 to 94.5, with two schools scoring in the 90s, and that the overall Q2 average was approximately 78, compared with a year-to-date average of 80. He noted that the decrease was likely due to higher operations increasing penalty events.

Commissioner Beatty inquired about how differences between different types of operations are accounted for, to which Mr. Gabehart responded.

18. 2026 2nd Quarter Land Use Referrals Report

Luis Gonzales

Recommendation: Advisory

Mr. Gonzales presented the following information:

- Received a total of 19 referrals during April 2026 and June 2026
- 7 were approved as submitted.
- 10 were subject to comments.
- 2 was not recommended: Multi-family residential buildings.

19. Noise Report June and July 2026

Luis Gonzales

Recommendation: Advisory

June 2026

- For June 2026, there were 1,045 complaints from 60 households.
- The 2026 Year-to-Date complaints are 4,249 from 156 households.
- In June 2026, Douglas County Unincorporated and Arapahoe County Unincorporated led the complaints with 31% each, then both with 13% Greenwood Village and Elbert County Unincorporated and lastly Centennial with 10%
- Of the 1,045 complaints received in June 2026 total of 83 were responded, 79 by email and 4 by phone.
- Of the 1,045 complaints 840 came from daytime operations while 205 came from nighttime operations.
- For June 2026, there were 28,354 operations.
- For the Year 2026 there were 155,348 operations.
- The number one household resides in Centennial with 546 complaints, which make up 13% of the complaints for the year 2026. The top five households make up 56 % of the total complaints year-to-date.
- For June 2026: Propeller aircraft led complaints by aircraft type with 91%, 8% for Jets, and 7% for helicopter flights. Training led to complaints by operation type at 56% followed by Departures at 30% and arrivals at 14%.

July 2026

- For July 2026, there were 842 complaints from 57 households.
- The 2026 Year-to-Date complaints are 5,091 from 179 households.
- In July 2026, Douglas County Unincorporated led the complaints with 42%, then Arapahoe County Unincorporated with 22%, followed by Elbert County Unincorporated with 14%, then Centennial with 13%, and Greenwood Village with 7%.
- Of the 842 complaints received in July 2026 total of 95 were responded, 93 by email and 2 by phone.
- Of the 842 complaints 663 came from daytime operations while 179 came from nighttime operations.
- For July 2026, there were 30,124 operations.
- For the Year 2026 there were 185,472 operations.
- The number one household resides in Douglas County Unincorporated with 680 complaints, which make up 13% of the complaints for the year 2026. The top five households make up 57 % of the total complaints year-to-date.
- For July 2026: Propeller aircraft led complaints by aircraft type with 92%, 3% for Jets, and 1% for helicopter flights. Training led to complaints by operation type at 68% followed by Departures at 20% and arrivals at 12%.

Commissioner Huffman mentioned the increase in complaints in the Douglas County area and asked if there is a reason for this change, and Mr. Gonzales replied. Commissioner Sieber also added a comment, and Mr. Gabehart clarified this information. Commissioner Campbell added that the Study Group has some areas that are not incorporated, because is outside of the control of the Study Group.

20. Centennial Airport Community Noise Roundtable (CACNR) Update

Pam Thompson

Mrs. Thompson reported that complaints remained focused on early-morning flights, training-box maneuvers, and fly-quiet hours, with concerns from nearby communities about repeated circling, low-altitude maneuvers, and departures before 6:00 a.m. Staff noted the Three Towers training area was outside the airport's control, but coordination with flight schools and the Pilots Association had begun. She added that morning complaints were highest in May, June, and July and mostly involved propeller aircraft.

Mrs. Thompson reported that the Noise Roundtable was preparing community outreach, website updates, and flight school coordination, with a draft website expected in September. She also noted they responded to the FAA's proposed supersonic regulatory review, focusing on airport arrival and departure noise and Stage 3 and 4 compliances.

Mrs. Thompson stated that a letter would be sent to FSDOs and flight school owners requesting limits on ground maneuvers in designated training boxes and a standard altitude for entering and exiting Three Towers. She said an enter/exit strategy was being developed for the October flight school meeting and that the Roundtable was working with AOPA to improve incident-reporting accuracy.

Commissioner Huffman asked about supersonic aircraft mentioned, Mr. Fronapfel replied this is related to FAA regulations regarding those specific airplanes.

Public Comment

No public comments were made, online or in person.

Comments from Board and Staff

Thad Bagnato

No comments from Board or Staff.

Adjournment

Thad Bagnato

Meeting was adjourned at 4:30 pm.

Execution of Documents

Stacey Davenport

Approved



Thad Bagnato, Chair