

May 14, 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 May 14, 2026, at 3:00 p.m.

The following members were present:

Commissioner Bagnato, Chair
Commissioner Campbell, Chair Pro-Tem
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
Commissioner Baker, 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 3:00 p.m. and recited the Pledge of Allegiance.

Next Meetings

- June 3rd, 2026 @ 6:30 p.m. – Noise Roundtable Meeting – Wright Brothers' Room, Hybrid/Virtual
- June 18th, 2026 @ 3:00 p.m. – Regular Board Meeting – Wright Brothers' Room, Hybrid/Virtual

Amendments to the Agenda

- Item #4 Removed

CONSENT AGENDA

1. **Approve Minutes of April 9, 2026** Stacey Davenport
Recommendation: Motion to approve the minutes of April 9, 2026 and authorize the Chair to sign
2. **March 2026 Financial Reports** Andrew Gillespie
Recommendation: Advisory
3. **Re-application from Steiner Aviation to conduct Aircraft Maintenance Management** Luke Skaflen
Recommendation: Motion to approve Steiner Aviation's re-application and authorize the Chairman and Clerk to sign the associated 10-year Agreement Under Standards (AUS)
4. ***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 to CommonSpirit Health (Item Removed)*** Luke Skaflen
5. **Consent to Assignment and Assumption of Parcel 63-15 from JVB Willowbrook, LLC to Empty Rain Aviation, LLC**
Recommendation: Motion to approve two documents: 1. Consent and Release for Parcel 63-15 and authorize Chair and Clerk to sign. 2. Estoppel Certificate and authorize the Chair to sign Luke Skaflen
6. **Ratification of Chair's signature on Estoppel and Approval of Memorandum of Lease for Red Hangar 8, LLC**
Recommendation: Motion to ratify Chair's Signature on Estoppel and Board Approval of Memorandum of Lease and Authorize Chair and Clerk to sign. Luke Skaflen
7. **Approval of Consent Agenda** Thad Bagnato

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

BUSINESS AGENDA

8. Items Moved from Consent Agenda for Discussion

Thad Bagnato

9. Legislative Report and Airport Update

Mike Fronapfel

Recommendation: Advisory

Mr. Fronapfel reported that he attended the NWAAAE Airports Conference in Bellevue, Washington in April, where he met with Aleta Best, FAA Northwest Mountain Region Administrator. Ms. Best confirmed that FAA staff will once again be participating in the Study Group. Mr. Fronapfel expressed enthusiasm for the FAA's return and noted that they will be briefed on the status and effectiveness of current mitigations and provided with an update on the flight school dashboard. He advised that the Study Group's 61st meeting is scheduled for the following day, and that discussion will include whether to expand the group's scope to encompass flight activity in the Three Towers and Elizabeth training boxes.

Mr. Fronapfel also reported attending the American Association of Airport Executives (AAAE) Annual Conference in Los Angeles, where a group of General Aviation (GA) Airport Directors convened to discuss forming a sub-committee within AAAE dedicated to the unique issues and challenges facing large GA airports, distinct from those of commercial and small GA airports.

Regarding legislative matters, Mr. Fronapfel noted that staff continue to monitor progress in the House and Senate on combining the ALERT and ROTOR Act language. He advised that proposed language may limit the availability and use of ADS-B data, potentially prohibiting its use for revenue collection such as landing fees, while preserving its use for noise monitoring and the flight school dashboard. Given that the bill is focused on safety and has the endorsement of FAA and NTSB leadership, broad bipartisan support is anticipated.

On facilities and construction, Mr. Fronapfel reported that tower elevator replacement work is ongoing and expected to be completed by late summer. Tower cab updates are nearly complete, with nighttime closures planned from June 1–19, Monday through Friday, between 10:00 p.m. and 7:00 a.m. A certificate of occupancy for the new maintenance storage building is expected within the coming weeks. Construction is underway on the new Signature Flight Support hangar, with completion anticipated in early 2027. The Colorado Karting Circuit (CKC) is nearing receipt of its construction permit and expects to complete garages and its main building by year's end.

Mr. Fronapfel reported that 7,908 gallons of UL94 fuel were sold in April, noting that the cost differential between 100LL and UL94 was only \$0.64 per gallon.

He noted that airport staff and Commissioner Campbell participated in the Space Race 5K at the Wings Over the Rockies Air and Space Museum at Lowry. He also reminded the Board of the upcoming Hotdogs & Airplanes Runway 5K on June 6th, which is sold out but still has volunteer opportunities available.

Mr. Fronapfel reported that the Four Points by Sheraton hosted several large group meetings during the week, resulting in the hotel being fully booked.

Finally, Mr. Fronapfel reminded the Board that the June Airport Board meeting has been rescheduled from June 11th to June 18th.

10. Visioning Phase for the Community Space and Aviation Observation Area – Task 1 update

Jeremy Gunn

Recommendation: Advisory

Mr. Gunn opened the meeting, introduced Wenk Associates' representatives, Tyler and Doug, and they briefly described the firm and its objectives for the airport project. Jeremy followed with an overview of the process, airport history, potential next steps, and survey feedback. The team then outlined the project vision, mission, conceptual design phase, upcoming steps, and key deliverables.

Commissioner Huffman inquired about the land use; Jeremy replied it is the only land available for this. Commissioner Campbell asked if "freedom and movement of flight" should be interpreted literally, a Wenk representative suggested it could be a blend, aiming for an experience of flying. Commissioner Campbell also questioned how close they were to a defined vision and whether the space would be open or closed; Jeremy replied that the intention is to keep it as open as possible.

Chair Bagnato asked if visitors could hear ATC communications; Jeremy confirmed they could. Commissioner Campbell pointed out that the outdoor space limits digital options but aligns with the vision and mission. Commissioner Beatty emphasized the importance of understanding every aspect of aviation to the public, so we don't get lost and the area is not only focused on pilots or airplanes, but more

extensive issues that are also related to aviation. Chair Bagnato referenced Blue Sky's interactive exhibits, and Jeremy said outreach would occur. Commissioner Sieber inquired about visitor interaction, and a representative assured the space is accessible and adaptable for all. Mr. Fronapfel noted it would be especially unique for children, providing examples with his own family.

Chair Bagnato and Jeremy both agreed that the experience itself would encourage guests to return. Commissioner Beatty suggested that allowing visitors to observe airport operations could further promote repeat visits. Commissioner Campbell brought up safety concerns related to weather and proposed emphasizing content such as aircraft components and the construction of planes and looking out for ways to make this space different from other museums. Drawing from his experience on a museum board, Commissioner Sieber questioned how the team intended to inspire repeat attendance, noting that adding new exhibits was often expensive and ineffective. In response, Chair Bagnato clarified that this was not a traditional museum but an engaging, interactive event, and emphasized that aviation always remains relevant. Then the Board thanked Mr. Gunn and the rest of the team for putting this up.

REPORTS

11. Fuel and Operations Report for April 2026

Aliyah Then

- Monthly Operations, April: Down 6.2% from 2025 at 23,814.
- 2026 YTD Operations: Up 0.3% from 2025 at 99,037.
- Monthly 94UL, April: Down 25.3% from 2025 at 7,908.
- 2026 YTD 94UL: Up 0.03% from 2025 at 39,744.
- Monthly 100LL, April: Up 1.3% from 2025 at 44,862.
- 2026 YTD 100LL: Up 5.8% from 2025 at 182,653.
- Monthly AvGas Total, April: Down 3.9% from 2025 at 52,770.
- 2026 YTD AvGas Total: Up 4.7% from 2025 at 222,407.
- Monthly Jet A, April: Up 13.6% from 2025 at 1,129,305.
- 2026 YTD Jet A: Up 5.8% from 2025 at 4,605,419.
- Monthly Fuel Totals, April: Up 12.7% from 2025 at 1,182,075.
- 2026 YTD Fuel Totals: Up 5.8% from 2025 at 4,827,826.
- Monthly Market Share for fuel sales, April: JCoC: 39.8%; Modern: 22.2%; Signature North: 19.5%; Signature South: 18.4%; Heliplex: 0.1%

Commissioner Huffman asked about fuel prices clarification, and Mr. Fronapfel replied.

12. Mead & Hunt Part 150 Project Update

Kate Andrus

An update on the progress of Part 150 Noise & Land Use Compatibility Study was presented by Mead & Hunt representative, Ms. Andrus. She provided the purpose of the Study as a recap.

Then she showed the status of the project, and they are working now on the alternatives to recommend for implementation and then the prioritization of those recommendations.

Ms. Andrus provided an update on the Future Noise Exposure map accepted by the FAA and explained the usage of the map. Ms. Andrus also showed an update of the airport influence area. She showed a draft for the administrative measures that will be taken.

Commissioner Huffman asked about the details related to departures, and Ms. Andrus explained it was modeled and shown to the public. Mr. Fronapfel also commented on this, comparing the previous Part 150 and the current one. Ms. Andrus continued to explain the measures to be applied and the maps with the differences.

Commissioner Beatty asked about communication between the Study Group and the City of Centennial and Ms. Andrus replied. She then moved on with the next measure related to electric aircraft. Mr. Fronapfel also commented on this.

Finally, she commented on the public involvement, providing a summary table, illustrating meetings with the community and the county as well and the next steps as: committee and stakeholder inputs, and the remaining drafts and documents

13. Noise Report April 2026 and Quarter 1 2026 Flight School Dashboard Report

Zach Gabehart

Recommendation: Advisory

- For April 2026, there were 755 complaints from 53 households.

- The 2026 Year-to-Date complaints are 2,292 from 103 households.
- In April 2026, Douglas County Unincorporated led the complaints with 37%, then Arapahoe County Unincorporated with 20%, followed by Centennial with 19%, Elbert County Unincorporated with 10%, Greenwood Village % and lastly Lone Tree with 6%
- Of the 755 complaints received in April 2026 total of 78 were responded, 72 by email and 6 by phone.
- Of the 755 complaints 675 came from daytime operations while 80 came from nighttime operations.
- For April 2026, there were 23,814 operations.
- For the Year 2026 there were 99,037 operations.
- The number one household resides in Centennial with 358 complaints, which make up 16% of the complaints for the year 2026. The top five households make up 60% of the total complaints year-to-date.
- For April 2026: Propeller aircraft led complaints by aircraft type with 91%, 8% for Jets, and 3% for helicopter flights. Training led to complaints by operation type at 69% followed by Departures at 22% and arrivals at 9%.

Commissioner Huffinan inquired about complaint locations, while Commissioner Sieber asked about the monitors; Mr. Gabehart responded to both. Commissioner Campbell also commented on the complaint's location and noted some distinctions. Also, Commissioner Beatty made a comment referring to the past months and the trends and asked if it's possible to determine the origin of the complaints and Mr. Gabehart replied that it may be related to weather conditions and could affect complaint numbers.

Mr. Gabehart gave an update on the Quarter 1 2026 Flight School Dashboard, highlighting its launch after years of planning. He reported that the Q4 2025 test period was completed, with a live rollout set for January 1, 2026. Participants could earn up to 100 points plus 10 bonus points, with performance distinctions between small and large operators. Evaluated metrics included reducing extended downwind in south flow, minimizing overflights of noise-sensitive areas, curfew compliance, use of night preferential runways, and limiting touch-and-goes. Additional assessments covered instructor training, meeting attendance, acquiring UL94 STCs, propeller upgrades, simulator training, and participation in airport charitable events.

Mr. Gabehart presented the overall dashboard, noting that some sections were excluded at the request of flight schools. He explained that the dashboard helps identify areas for improvement, enabling airports and flight schools to collaborate more effectively. Mr. Fronapfel mentioned that Centennial Airport is the first GA airport to have something like this dashboard.

14. Centennial Airport Community Noise Roundtable (CACNR) Update

Pam Thompson

During the meeting, Mrs. Thompson covered several key topics. Public comments were shared by a concerned citizen, representatives from the Chatfield Reservoir – Solstice Community, Louviers, Elbert County regarding the 3 Towers Training Box, and via email from Highland Ranch. The Part 150 Study was reviewed, followed by the March 2026 Noise Report, which included operations and training data, as well as data collection from Centennial and the 3 Towers. The CACNR Study Group Committee presented the 2026 1st Quarter Report, highlighting touch-and-go operations entering the study area, mitigation dates, and comparisons of entering versus not entering the study area. The committee also reviewed the dashboard, including Q1 2026 Flight School Fly Quiet Program scores from January to March 2026. CACNR Executive Reports were discussed, along with traffic to and from the 3 Towers Training Box.

Mr. Fronapfel remarked on the Centennial area, noting that there are concerns about reducing noise there; as a result, it is important to monitor the situation closely.

Mrs. Thompson proceeded with her presentation by displaying maps and data related to noise patterns and their shifts, as well as graphics illustrating aircraft movements in relation to the study area.

She also commented on the executive report and the dashboard. Chair Bagnato commented on the report, and how the noise has decreased.

Public Comment

Public Comment started at 4:43pm

A Louviers resident spoke first, addressing the rise in complaints. He noted that he tracked planes flying over the area, their origins, and detailed how many complaints he submitted to Centennial Airport and other airports. Also explained the process taken to write this information down. He also mentioned some similar flight patterns.

The second resident to speak in person was a pilot. He discussed the Part 150 Study, providing detailed insights into the study's requirements, particularly those related to security. He also mentioned an upcoming Bill that is expected to pass, highlighting its

potential impact on the study and airport operations. Commissioner Huffman and Ms. Andrus responded with comments related to the Part 150 Study.

Comments from Board and Staff

Thad Bagnato

Adjournment

Thad Bagnato

Meeting was adjourned at 4:43pm

Execution of Documents

Stacey Davenport

Approved



Thad Bagnato, Chair