

April 14, 2022

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 April 14, 2022 at 3:00 p.m.

The following members were present:

Commissioner Sharpe, Chair
Commissioner Bagnato
Commissioner Baker
Commissioner Holen
Commissioner Huffman
Commissioner Sieber

The following members were absent, but excused:

Commissioner Doubek
Commissioner Laydon

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, an agenda was posted on the Authority's website and in the window of the door at "the Hangar" Administration Building.

Please note that this meeting was held through video and web conferencing software options for the Board members, staff, and public.

Call to Order & Pledge of Allegiance

Chair Sharpe called the meeting to order at 3:05 p.m. and recited the Pledge of Alliance.

Public Comment

No public comment.

Amendments to the Agenda

Consent Item - ADDED ITEM: Personnel Committee Recommendation

Next Meetings

- May 6, 2022 @ 6:30 p.m. – Noise Roundtable Meeting – Wright Brother's Room, Hybrid/Virtual
- May 12, 2022 @ 3:00 p.m. – Regular Board Meeting – Wright Brother's Room, Hybrid/Virtual

CONSENT AGENDA

- 1. Approve Minutes of March 10, 2022** **Jay Clark**
Recommendation: Motion to approve the minutes of March 10, 2022 and authorize the Chair to sign.
- 2. Westerman Realty Interests, LLC as Assignor and VMAX Capital, LLC as Assignee – Documents related to Assignment and Assumption of Sublease, and Subordination, Non-Disturbance, and Attornment Agreement for Centennial Hangar Corp Hangar D** **Luke Skaflen**
Recommendation: Motion to approve the below listed items and authorize Chair and Clerk to sign:
 1. Consent to Assignment of Sublease from Westerman Realty Interests ("Assignor") and Vmax Capital, LLC ("Assignee")
 2. Subordination, Non-disturbance, and Attornment Agreement between Assignee and Authority ("SNDA") for the Hangar D Property
- 3. Consent to Assignment of Sublease with C&A Ventures, LLC as Assignee, and Subordination, Non-Disturbance, and Attornment Agreement approval with Assignee** **Luke Skaflen**
Recommendation: Motion to approve the below listed items and authorize Chair and Clerk to sign:
 1. Consent to Assignment of Sublease from Vmax Capital, LLC ("Assignor") and C & A Ventures, LLC ("Assignee")
 2. Subordination, Non-disturbance, and Attornment Agreement ("SNDA") between Assignee and Authority with C & A Ventures, LLC
- 4. Hotel Update** **Mike Fronapfel**
Recommendation: Motion to defer hotel recommendation until May 12, 2022, Board Meeting.
- 5. Seal Coat Runway 17L/35R and Airfield Striping** **Lauren Wiarda**
Recommendation: Motion to award the contract for the seal coating of Runway 17L/35R and airfield striping to American Road Maintenance and authorize the Chair and Clerk to sign the Contract, Notice of Award, and Notice to Proceed.
- 6. Approval of Purchase for Two new 2023 Airport Vehicles** **Derald Shaw**

Recommendation: Motion to approve the award of purchase of two 2023 Chevrolet Tahoe's from John Elway Chevrolet in the amount of \$103,174.

7. Award of Contract to IHC Scott for the 2022 Airfield Improvements that include the rehabilitation of Runway 17R/35L and Taxiway B and Construction of the midfield runup area. **Lauren Wiarda**

Recommendation: Motion to award the contract for AIP-56, Schedules I through VI to IHC Scott in the amount of the \$8,622,701.33 conditioned upon receipt of the grant and authorize the Chair and Clerk to sign the Contract, Notice of Award, and Notice to Proceed.

8. Ratification of First Quarter 2022 Expenditures **Roxana Hahn**

Recommendation: Motion to ratify First Quarter 2022 Expenditures in the amount of \$1,901,217.37.

9. February 2022 Financial Reports **Roxana Hahn**

Recommendation: Advisory.

ADDED ITEM: Personnel Committee Recommendation **Jay Clark**

Recommendation: Motion to accept the Personnel Committee recommendation to approve the following:

- Adopt the vesting period of 10 years for Executive Director Michael Fronapfel in the ACPAA 457(f) Executive Retirement Plan, to begin on April 14, 2022.

10. Approval of Consent Agenda **Nancy Sharpe**

Recommendation: Approval of the Consent Agenda

Commissioner Bagnato made a motion to pass the Consent Agenda as amended; the motion was seconded by Commissioner Holen and passed unanimously.

BUSINESS AGENDA

11. Items Moved to the Business Agenda **Nancy Sharpe**
None.

12. Concept Plan for the TAC Air Ramp Expansion and Hangar/Office **Lauren Wiarda**
Recommendation: Non-objection to the TAC Air ramp expansion and Hangar/Office Concept Plan.

Mrs. Wiarda informed the Board that TAC Air's new proposed ramp expansion and hangar/office space will have a 27,500 sqft aircraft storage hangar with a 2,000 sqft attached office space. She advised that staff would come back at the August 11th Board meeting with a full development plan and new lease amendment and that pending Board approval, TAC hopes to begin construction in September of 2022 with completion to be done by September of 2023. Mrs. Wiarda advised that online was Barry Sherman with Business Aviation Group and joining in person was Mike Welch, the general manager of TAC Air. Commissioners Bagnato, Holen, and Huffman all asked questions about the new ownership that is about to take place between Signature Flight and TAC and about the ramp size and spacing. Mr. Fronapfel and Mrs. Wiarda responded and was followed by a motion from Commissioner Bagnato; a second was made by Commissioner Holen and was passed unanimously.

13. Shared purchase of two aircraft rescue and firefighting (ARFF) apparatus as described in the Second Amendment to the Agreement with South Metro Fire Rescue (SMFR). **Jeremy Gunn**

Recommendation: Motion to conditionally approve the Second Amendment to the Agreement with South Metro Fire Rescue for the Provision of Firefighting and Rescue Services at Centennial Airport upon final review by legal counsel and approval by the SMFR Board of Directors and authorize the chair to sign.

Mr. Gunn advised the Board that the original agreement with South Metro Fire was made in 1982 to provide Aircraft Rescue Fire Fighting (ARFF) services to Centennial Airport. He informed that with this new amendment it would replace two primary ARFF apparatus which are currently beyond their twenty-year life cycle with two new Oshkosh Stryker ARFF apparatus. This purchase of both units will not exceed a total of two million dollars, with South Metro and ACPAA splitting the cost 50%-50% and should be delivered 350 days from the order date. Mr. Gunn stated that South Metro would be responsible for the ongoing costs and that staff has reviewed those funds are available for this purchase in the 2022 budget. Mr. Gunn introduced Chief Scott Richardson with South Metro Fire. Chair Sharpe and Commissioners Bagnato, Holen, and Huffman all asked questions regarding the new ARFF equipment. Mr. Gunn and Chief Richardson responded, Mr. Fronapfel thanked South Metro for all their hard work and partnering with Centennial Airport. Commissioner Baker made a motion to conditionally approve the purchase of the new ARFF equipment and it followed by a second from Commissioner Holen; motion passed unanimously.

REPORTS

14. Fuel and Operations Report for March 2022

Luis Gonzales

Recommendation: Advisory

Mr. Gonzales presented the following information:

- Monthly Operations March Up 4.8 % from 2021 at 25,048
- 2022 YTD Operations: Up 4.5 % from 2021 at 70,053
- Monthly Fuel Totals March: Up 24.5% from 2021 at 1,617,563
- 2022 YTD Fuel Totals: Up 21.6 % from 2021 at 4,320,661
- Monthly Jet Fuel Sales March: Up 24.9 % from 2021 at 1,565,342
- Monthly Avgas Sales March: Up 13.9 % from 2021 at 52,221
- Monthly Market Share for fuel sales for March: DJC: 36.6 %; TAC Air: 27.6 %; Signature: 25.3 %; Modern 10.4 %; Heliplax: .1%

15. 2022 1st Quarter Land Use Referrals Report

Samantha Blymyer

Recommendation: Advisory

Ms. Blymyer reported the following:

- Received a total of 8 referrals during January 2022 through March 2022.
- 4 of those were approved as submitted.
- 4 were subject to comments.

Chair Sharpe asked about one of the referrals regarding residential signage in Sedalia. Ms. Blymyer and Mr. Fronapfel responded stating that the original referring county was Douglas County, and that area is considered one of the “hot spots” for training aircraft to fly over. Mr. Fronapfel did state that usually with land use referrals, staff asks for referrals that are going to affect the surrounding area of Centennial.

16. Noise Report for March 2022

Samantha Blymyer

Ms. Samantha Blymyer presented statistics on the March noise complaints; she stated the following:

- For March 2022, there were 517 complaints from 38 households; with the number one household removed there were 327 noise complaints
- 2022 YTD complaints are 1,211 from 44 households
- Of the 517 complaints, 14 requested a response by email and 23 by phone.
- Greenwood Village led complaints at 37% with Centennial at 21%, Unincorporated Arapahoe County at 16%, Castle Rock at 11% and Unincorporated Douglas County at 4%
- 474 complaints came from the daytime operations while 43 came from nighttime operations
- For March 2022 there was 25,048 operations
- The number one household resides in Greenwood Village with 380 complaints which make up 31% of the complaints for 2022 year to date
- Props led complaints by aircraft type with 79%, and departures led operations at 47% followed, behind with training at 28% and arrivals at 25%

Chair Sharpe and Commissioners Bagnato and Sieber all made comments and asked questions regarding what the changes in Noise complaints could have been between March 2021 to March 2022. Commissioner Sieber and Chair Sharpe both stated that as development changes in Castle Pines and the Canyons we need to track our noise complaints going forward.

17. Centennial Airport Community Noise Roundtable Update

Donna Johnston (City of Greenwood Village)

Recommendation: Advisory

Ms. Johnston reported on the following for the noise roundtable:

- Public comments were received in person by a resident in Louviers and by a letter from a Greenwood Village resident
- A flight school presentation was delivered by Mark Underriner, Chief Pilot for Flights, Inc. Mr. Underriner informed that they have no problem getting rid of pilots who don't want to follow their “fly friendly” rules.
- The summary of the CACNR Flight School Engagement meeting that was held in December was accepted by CACNR. Recommendations from this meeting are being considered to determine priority actions.

- The Fly Quiet Committee is reviewing data from similar airports with successful noise abatement efforts that could be adopted here; two members are participating in the UC Davis Noise and Emissions Symposium in May.
- A Flight School Engagement meeting is set for April 15th. This meeting will include ACPAA Board members, airport staff, the CACNR Executive Committee, the Fly Quiet Committee Chair, and the major flight schools at Centennial.
- The noise roundtable will help distribute the airport's information about the upcoming runway rehabilitation activity to help keep the public informed.

18. Legislative Report

Mike Fronapfel

Recommendation: Advisory

Mr. Fronapfel advised the Board that the President has signed into law the FY22 Omnibus spending bill to fund the Federal Government through September 30, 2022. He advised that on March 28th, Centennial Airport applied for Bipartisan Infrastructure Law (BIL) funds to relocate and construct a new Air Traffic Control Tower (ATCT). Staff estimates the total cost of a new ATCT to be as much as \$36 million with ~\$2 million of that as matching airport funds. It is still not clear how much money will be made available for the airport-owned FAA towers; however, at a minimum we hope be able to get a grant to do a sighting survey and to complete the design and engineering for the new ATCT. Mr. Fronapfel stated that the Transportation Security Administration (TSA) officially extended the transportation mask mandate to May 3, 2022

Mr. Fronapfel shared pictures of the different construction projects currently taking place here at the airport. He advised that these should all mostly be done by the end of 2022. Mr. Fronapfel also gave a brief update on the hotel status and about Commissioner Doubek who was unable to attend the meeting due to health reasons. Ms. Hinton informed the Board that the B29 Aircraft will be located at Signature Flight's ramp from May 6th through the 8th.

Public Comment

No public comment.

Comments from Board or Staff

None.

Adjournment

The meeting was adjourned at 3:57 p.m.

Nancy Sharpe

Execution of Documents

Jay Clark

Approved:



Nancy N. Sharpe, Chair