

## **KWIA Ad-Hoc Committee on Noise July 5<sup>th</sup>, 2016 Meeting Minutes**

**Meeting called to order by Commissioner Kolhage at 2:00 P.M.**

### **ROLL CALL:**

#### **Committee Members in Attendance:**

Commissioner Danny Kolhage  
Marlene Durazo  
Harvey Wolney  
Tom Nelson  
Sonny Knowles  
Dr. Julie Ann Floyd  
Nick Pontecorvo  
Peter Horton  
Norma Faraldo

#### **Staff and Guests in Attendance:**

Don DeGraw, Monroe County Director of Airports  
Deborah Lagos, DML & Associates  
Steve Vecchi, THC  
James Gasche, Air Traffic Management  
Jessica Steinbach, KW BTS Manager  
Marie Welsh

A quorum was present. Commissioner Kolhage chaired the meeting.

### **Review and Approval of Meeting Minutes for the April 25<sup>th</sup>, 2016 Ad Hoc Committee Meetings**

Commissioner Kolhage asked if there were any comments or corrections to the April 25<sup>th</sup> minutes. Marlene Durazo made a motion to approve the minutes Peter Horton seconded the motion. The minutes were approved as presented.

### **Discussion of NCP Operational Measures**

#### **Overnight Maintenance Run-up Restrictions**

The County received an email including a complaint regarding engine run-up noise during the night. Silver is the only airline that has maintenance personnel on site, and they were conducting maintenance run-ups. Don DeGraw issued an Airport Manager's Operational Directive Bulletin (AMB 2016.3)

## **KWIA Ad-Hoc Committee on Noise July 5<sup>th</sup>, 2016 Meeting Minutes**

describing the Overnight Aircraft Maintenance Run-up Restriction, dated May 29, 2016. Deborah questioned whether the existing Ordinance needed to be amended to reflect the AMB. Danny Kolhage and Peter Horton felt that this should be sufficient for now, but if it is not, we should proceed to amend the Ordinance. Don and Sarah (Airport Operations Manager) are available 24/7 to approve maintenance run-ups if necessary.

### **Pilot Information Brochure**

Deborah submitted the Brochure to the FAA for review and comment, but has not received a response. Marlene pointed out that the White Street Pier has been renamed to the Edward B. Knight Pier. The Committee decided to leave the name as White Street Pier, since it is more well known by that name.

### **Discussion of NCP Preventive Land Use Measures**

#### **Meeting with City of Key West Planning Department - June 14**

Don and Deborah met with the Planning Department staff, and they were very cooperative and interested in incorporating our requests.

Don informed the Ocean Walk developer that they needed to file a 7460 form with the FAA right away, which would determine if there are any issues pertaining to the height of the buildings. Ocean Walk is planning to add two buildings on their existing property. Aircraft noise is also a concern, since the location is within the DNL 65 dB contour.

The City Planning Department staff asked the airport to get involved in the proposed development at the Catholic Charities Facility on Flagler Avenue. Catholic Charities is proposing to demolish most of the existing buildings, including the former parsonage and the office building that includes the kitchen and dormitory-style housing. They are proposing to build six new buildings, five of which will contain Single Room Occupancy (SRO) units, and one building containing the new Office and Kitchen. The existing SRO building contains ten (10) units. The five proposed buildings will contain a total of 37 SRO units. The buildings are modular. The proposed site plan is on page 17 of the agenda package. The City Planning Department asked us for comments. We suggested they include a requirement that the buildings provide a minimum of 25 dB of Noise Level Reduction (NLR).

## **KWIA Ad-Hoc Committee on Noise July 5<sup>th</sup>, 2016 Meeting Minutes**

### **Development of Acoustical Building Requirement Plans**

Deborah and Don suggested to the City Planning staff that we could develop Acoustical Building Requirements for both Ocean Walk and the Catholic Charities to assist them in meeting the NLR requirements. Steve described his ideas for development of these documents. The documents will provide guidance on the products (e.g., windows and doors) that should be used to achieve the required NLR.

We provided suggested language to the City for inclusion in their Conditional Use approval for both the Catholic Charities Facility and Ocean Walk Apartments. Don and Deborah both felt confident that the City would include our proposed language. What we proposed was consistent with the Florida Building Code. The Catholic Charities Facility seems to be moving forward, but the Ocean Walk Apartments may be a little further away.

### **Avigation Easement for New Development**

Deborah indicated that a draft Avigation Easement that we suggest for use for the Catholic Charities Facility is included in the agenda package. It indicates that the new buildings will not be eligible for the NIP in the future, although the existing building is eligible.

A similar Avigation Easement will be prepared for the Ocean Walk Apartments. None of the buildings at Ocean Walk (existing or future) are eligible for the NIP

### **Discussion of NIP Implementation**

Deborah turned the discussion over to Steve Vecchi to discuss recent events. Steve handed out a two-page summary describing the accelerated KWBTs NIP implementation plan, as well as the items to be discussed with the KWBTs Board of Directors tomorrow.

By working with Don DeGraw and the FAA, we were able to cut two years out of the implementation schedule, so we will be able to finish the NIP at KWBTs by May 2020. We are going to design all the buildings during the first year, but only bid the construction for Building B. While we are constructing Building B, will be conducting Design Reviews of Building C, etc. Not only does this save time, it also saves money.

We are meeting with the KWBTs Board of Directors tomorrow. The Board will make decisions regarding the type of products they want to use for the whole condo (e.g., type of windows, window materials, colors). Steve and Richard (the Project

## **KWIA Ad-Hoc Committee on Noise July 5<sup>th</sup>, 2016 Meeting Minutes**

Architect) have designed a pre-fabricated soffit to cover the condensate line and other wiring associated with the ductless split air conditioning systems.

### **Other Reports**

#### **Noise Hotline and Contact Log**

No calls.

#### **Airport Noise Report**

Deborah mentioned ANR Vol 28, No. 11 on page 25 where there is an article discussing revising the noise standard to DNL 55 rather than DNL 65, which will include a lot more people. She doesn't believe this will happen quickly.

Dr. Julie Ann Floyd mentioned ANR Vol, No. 15 on page 42 regarding Manasses Airport, real estate disclosure, and a zoning amendment. Can renters be required to sign a disclosure that they understand they are going to be living within "X" number of feet from a busy airport? We should do this for the new Ocean Walk. Don indicated we could add this to our Avigation Easement for Ocean Walk.

Don mentioned the Special Report about Chicago implementing a runway rotation plan to balance nighttime noise, rather than closing a runway.

### **Any Other Discussion**

Don described the passenger and landing report. The number of passengers is up, but the number of aircraft landings is down, because of the use of larger planes.

Amy Kehoe has resigned from the committee, and the new manager, Paula Joyner-Clinard has volunteered to replace her. Peter Horton made a motion to nominate Paula, which was seconded by Tom Nelson. Danny Kolhage will put it on the BOCC agenda for approval.

Peter Horton moved to adjourn the meeting. The meeting adjourned at approximately 2:55 pm.