

KWIA Ad-Hoc Committee on Noise December 6th, 2022 Meeting Minutes

Meeting called to order by Deborah Lagos at approximately 2:00 P.M.

ROLL CALL:

Committee Members in Attendance:

Mayor Craig Cates (via Zoom)
Peter Horton
Marlene Durazo
Dr. Sandy Quillen

Staff and Guests in Attendance:

Deborah Lagos, DML&A, Airport Noise Program Coordinator (via Zoom)
Steve Vecchi, THC, NIP Program Manager (via Zoom)
Erick D'Leon, Deputy Director of Airports
Roberta DePiero, Homeowner
Jethon Williams II, Monroe County TV/Multimedia Manager (via Zoom)

A quorum was not present. Deborah Lagos chaired the meeting.

Review and Approval of Meeting Minutes for the October 4th, 2022 Ad Hoc Committee Meeting

Deborah Lagos asked if there were any comments or corrections to the minutes. None were mentioned. The minutes could not be approved because a quorum was not present. Approval of the October 4 Meeting Minutes will be placed on the agenda for the March 7, 2023 meeting.

Approval of Meeting Schedule for 2023

Deborah asked if anyone had any comments regarding the proposed schedule for the 2023 meetings. None were mentioned. Approval of the Meeting Schedule for 2023 will be placed on the agenda for the March 7, 2023 meeting.

Status of Draft Noise Exposure Maps and Supporting Documentation

Deborah stated that the Draft NEM document was sent to the FAA in Orlando, and should be delivered today. The FAA will acknowledge receipt of the document and following their review, indicate whether it is in compliance with applicable requirements. If so, the FAA will publish a Notice of Compliance in the Federal Register.

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The FAA's formal acceptance of the NEMs allows EYW to remain eligible for federal funding for the Noise Insulation Program.

Deborah presented the results of her analysis of the changes in the noise contours between the Existing Condition NEM (October 1, 2021 - September 30, 2022) and the most recent twelve months (October 1, 2021 - September 30, 2022). There was an insignificant difference between the two (less than 0.5 dB).

The future tasks include preparation of an implementation plan for the FAA's review and approval and preparation of a grant application for funding.

Proposed NIP Implementation Plan

Deborah reviewed the eligibility requirements for the NIP, and her interpretation of those requirements. She explained the limitations of the NIP (e.g., window and door replacement, central air conditioning only if none currently exists). She described the concept of "block rounding" and presented the proposed block rounding that would require the FAA's approval.

Deborah explained why certain properties that are inside the NEM are not eligible for participation in the NIP. These include Las Salinas, Ocean Walk, the Enclave on Riviera, and St. Bede's Village. Las Salinas and Ocean Walk will be addressed in an NCP Update in the future.

Deborah described the anticipated challenges for the NIP implementation related to the City of Key West's "Substantial Improvement" regulations. Some property owners may have to get a private market value appraisal to document that the value of the NIP improvements will not exceed 50% of the property's value. Deborah indicated that she had contacted seven local appraisal companies and five had responded with interest in participating.

Deborah reviewed twenty tasks that would be included in the preliminary implementation plan. She said the details of the plan would be presented at the next meeting.

Deborah and Steve described their preliminary prioritization matrix and asked for input from the committee. The committee suggested the following:

1. Owner-occupied full time (not seasonal)
2. Tenant-occupied with a long-term (annual) lease
3. Residence is not occupied full time (i.e., it is owner-occupied part time)
4. Tenant-occupied short term (e.g., vacation rental, Airbnb)

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KWBTS NIP Update

Steve Vecchi presented a Power Point Slide Show, including the following topics:

1. KWBTS Project Recap, including condos that have been completed and those that are participating in the Final Phase.
2. KWBTS - Final Phase: Construction, including the construction schedule

Construction at KWBTS is scheduled for completion at the end of May 2023. At that time we will be finished with KWBTS.

A copy of the presentation was included in the Agenda Package.

Other Reports

1. Noise Hotline and Contact Log

Deborah indicated that since the previous Ad-Hoc Committee Meeting no calls or emails were received:

2. Airport Noise Report

Articles from Volume 34, Nos. 32-38 were included in the agenda package. There was no discussion.

Other Discussion

The meeting adjourned at approximately 3:30 PM.

The next meeting is March 7, 2023.