

 <div style="text-align: center;"> <h1>Council Communication</h1> <p>Office of the City Manager</p> </div>	<b>Date:</b>	October 20, 2014
	<b>Agenda Item No.</b> <b>Roll Call No.</b> <b>Communication No.</b> <b>Submitted by:</b>	<b>53</b> <b><u>14-1669</u></b> <b><u>14-511</u></b> <b>Phillip Delafield,</b> <b>Community</b> <b>Development Director</b>

## AGENDA HEADING:

Council finding that sound produced by the McCombs Aviation Lab in excess of allowed limits is acceptable to City residents pursuant to Section 42-250 (B).

## SYNOPSIS:

The Des Moines Public School is relocating the aviation lab to McCombs School which will require testing of aircraft engines outside an enclosed structure producing sound that might be in excess of allowed sound limits and is requesting that Council find that due to the public acceptance of the activity the sound is acceptable.

**FISCAL IMPACT: NONE**

## ADDITIONAL INFORMATION:

The Des Moines Public School has established an Aviation Technology Program. This program is designed to prepare students for careers in the rapidly growing aviation industry. Careers include maintenance, airframe/power plant mechanics, pilots, ground school, field base operation, and other related areas. These careers may be in military or corporate operations. The course work is offered through the Central Campus as a three-year program. It is Federal Aviation Administration (FAA) certified. Students earn college credit in conjunction with Indian Hills Community College. Following high school, students have the option to go directly into the workforce, continue to study at Indian Hills Community College, or enroll in a four-year aviation related major at a private college or university.

Currently the 2014-15 school year has an enrollment of 44 students. The new facility would create the ability to more than double the capacity of students who can participate in the program.

The Des Moines Public School constructed a facility at the Des Moines International Air Port in 1974. The school was recently asked to relocate the facility due to future expansion needs of the Des Moines International Airport. Several sites on the airport grounds were explored. Due to financial and site constraints the school system was not able to find a suitable location for the program to continue on the airport grounds.

The Des Moines Public School district has taken time to study options. In order to solidify the future of the program it was decided that the best option was to construct a new facility on school owned

property. This allows for stability and growth of the program. The site that offers the best location is located at the McCombs School campus located on County Line Road.

Several other career technology programs are offered at the McCombs School site in conjunction with the Central Campus. The location of the aviation program at the same site will offer operational efficiencies including reduction in transportation expenses.

City staff and school district staff have had a series of discussions regarding location of the new aviation building on the school property adjacent to McCombs School. There are concerns regarding the proposed location of the building and how it would affect expansion of the zoo, reorientation of golf holes on the Blank Golf course, Polk County parkland and future residential development in the area. Working through a number of options the school district agreed to locate the new aviation building west of Chaffee Road near the existing horticultural program.

The program includes the running of airplane engines to test them. The tests will be 3 to 5 minutes in length. It is estimated that during the school year the engines would run a total of 60 minutes a year. The testing is anticipated to occur on Tuesday and Wednesday on regularly scheduled school days.

The land is zoned R1-80 which prohibits sound in excess of 60 dBA at the receiving property line. So, any sound emitted when testing engines would need to be kept below 60 dBA when the sound reaches an adjacent property line.

The Des Moines Public School hired an engineering firm to complete a noise study and make recommendations for noise control. The study used sound emitted by the MU2 Turbo Mitsubishi Garrett. Without any sound control systems engine noise is estimated to be 132 dBA at 100 feet from the engine. Based on the study the construction of the facility includes the outside testing area to be located north of the building. There will be 20-foot walls buffering sound to the south of the testing area. Additionally, 8-foot high sound barrier material will be mounted on the fence surrounding the area. This plan estimates reduction of the sound by receiving points as follows:

- McCombs School will receive sound levels at about 60 dBA;
- The school greenhouse would receive sound at about 64 dBA;
- Polk County parkland to the east would receive sound at about a level of 72 dBA;
- Proposed new housing development to the southwest would experience sound levels during testing at about 56 dBA;
- Existing residential land to the south would be affected at a level of 46 dBA; and
- Blank Golf course could receive a level about 72 dBA.

These sound levels are best estimates and could be higher or lower based on wind and/or atmospheric conditions.

The aviation program offers a unique opportunity for students in the Des Moines school system to achieve training in a lucrative field. To allow the continuation of the program it must be relocated from the Des Moines International Airport. The Des Moines Public School has gone through an extensive search for an alternative location for the program. They have worked with City staff, the long range plans for the zoo expansion and found a suitable location for the aviation lab. The sound emissions from the engine testing is a necessary component of the program. The finding that noise produced in the furtherance of the educational program, because of public acceptance, is acceptable by Council will allow the relocation of the aviation program.

**PREVIOUS COUNCIL ACTION(S):**

Date: February 25, 2008

Roll Call Number: [08-0328](#) and [08-0329](#)

Action: [Amending](#) Chapter 42 of the Municipal Code regarding noise control, as amended. Moved by Vlassis that this ordinance be considered and given second vote for passage. Motion Carried 7-0.

(A) Final consideration of ordinance above. Moved by Vlassis that the rule requiring that an ordinance must be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be finally passed be suspended, that the ordinance be placed upon its final passage and that the ordinance do now pass, [#14,746](#). Motion Carried 7-0.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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