

City of Brookings **WORKSHOP Agenda**

CITY COUNCIL

Wednesday, July 9, 2014, 4:00pm

City Hall Council Chambers, 898 Elk Drive, Brookings, OR 97415

A. Call to Order

B. Roll Call

C. Joint Workshop with Planning Commission

1. Transportation System Plan. [PWDS, pg. 2]

D. Council Topics

1. Performing Art Center [City Manager, pg. 3]
 - a. Preliminary Architectural Plan of bowling alley conversion [pg. 4]
 - b. Article: Buyer Turning Shuttered Bowling Alley into Banquet Center [pg. 5]
2. Burning near Good Samaritan skilled nursing facility [City Manager, pg. 6]
 - a. Burn permit map [pg. 7]
3. Regulating Use of City Litter Receptacles [City Manager, pg. 8]
 - a. Draft BMC Chapter 8.20 [pg. 9]
4. Property Maintenance Standards [City Manager, pg. 10]

E. Council Member Requests for Workshop Topics

F. Adjournment


All public City meetings are held in accessible locations. Auxiliary aids will be provided upon request with at least 10 days advance notification. Please contact 469-1102 if you have any questions regarding this notice.

CITY OF BROOKINGS

Council WORKSHOP Report

Workshop Date: July 9, 2014

Originating Dept: PW/DS


Public Works/Development Services Director

City Manager Approval

Subject: Transportation System Plan (TSP)

Recommendation: Discussion on City Council's strategic plan priorities and citywide transportation goals with the TSP consultants.

Financial Impact: The financial impact has not been determined in the early planning stages of the update. Projects must be identified in the master plan to be eligible for grant applications.

Background/Discussion: A TSP guides management of existing transportation facilities as well as design and implementation of new facilities over the next 20 years. The current TSP was adopted in August 2002 and amended with updates to include a bicycle master plan and street design standards. In 2012, City planning staff applied for a grant to update the TSP. Current practice is TSP emphasis on not just vehicles, but on how mobility can be enhanced for pedestrian, biking, bus, or other forms of multimodal transportation in conjunction with vehicles. A TSP is similar to all master plans by identifying projects for future capital improvement project budgeting, and used for evaluating system development charge updates (SDC). A master plan provides a currently comprehensive evaluation of the transportation network and evaluates capacities and conditions of infrastructure.

The project is funded by Oregon Department of Transportation and Oregon Department of Land Conservation and Development in the amount of \$190,630 and a City match of \$35,000. The project team includes Parametrix and Alta Planning. The TSP team is interested in discussing City Council's strategic plan goals as related to the TSP which include;

- a. Develop a bike plan and pursue funding for improvements
- b. Improve pedestrian and vehicular safety. Replace hazardous storm drain grates. Make pedestrian facilities more accessible
- c. Traffic study to improve parking downtown
- d. Expand bike paths 6-10 miles beyond the city.

This discussion should include why City Council identifies these priorities and the expectations to address these priorities. Also, the project team is interested in City Council's input on areas and limitations with the City's current vehicle/bike/ped/air/rail/bus transportation system. Projects that are identified in the TSP update may be eligible for future grant funding. This week, the consultant team will also be meeting with the public for an open house on Thursday July 10 from 5:30-7:30 PM, and a technical and citizen's advisory committee consisting of a variety of community leaders.

Policy Considerations: To be determined after community input.

Attachment(s): None.

CITY OF BROOKINGS

COUNCIL WORKSHOP REPORT

Meeting Date: July 9, 2014

Originating Dept: City Manager



Signature (submitted by)

City Manager Approval

Subject: Performing Arts Center

Recommended Action: Preliminary discussion. Financial Impact: To be determined.

Background/Discussion:

The City Manager has met with representatives of several local performing arts groups to discuss the development of a performing arts center in Brookings. The Brookings Urban Renewal Plan calls for the development of a performing arts center within the Urban Renewal Area. A preliminary feasibility study by a Harvard graduate student found that the market to sustain a performing arts center and the organizational strength of the local performing arts associations needed to be strengthened in order to sustain a facility.

The bowling alley recently closed, and this has resulted in renewed interest in some form of partnership between the City and the performing arts community to convert that facility to a performing arts center. Friends of music recently retained the services of Ogden, Roemer, Wilkerson Architecture to develop a preliminary plan for such a conversion (copy attached). This facility would include three theaters...as recommended during the Harvard student study...with seating of 300, 80 and 80. The plan also calls for a restaurant and administrative offices. The estimated cost of this conversion is \$5-6 million.

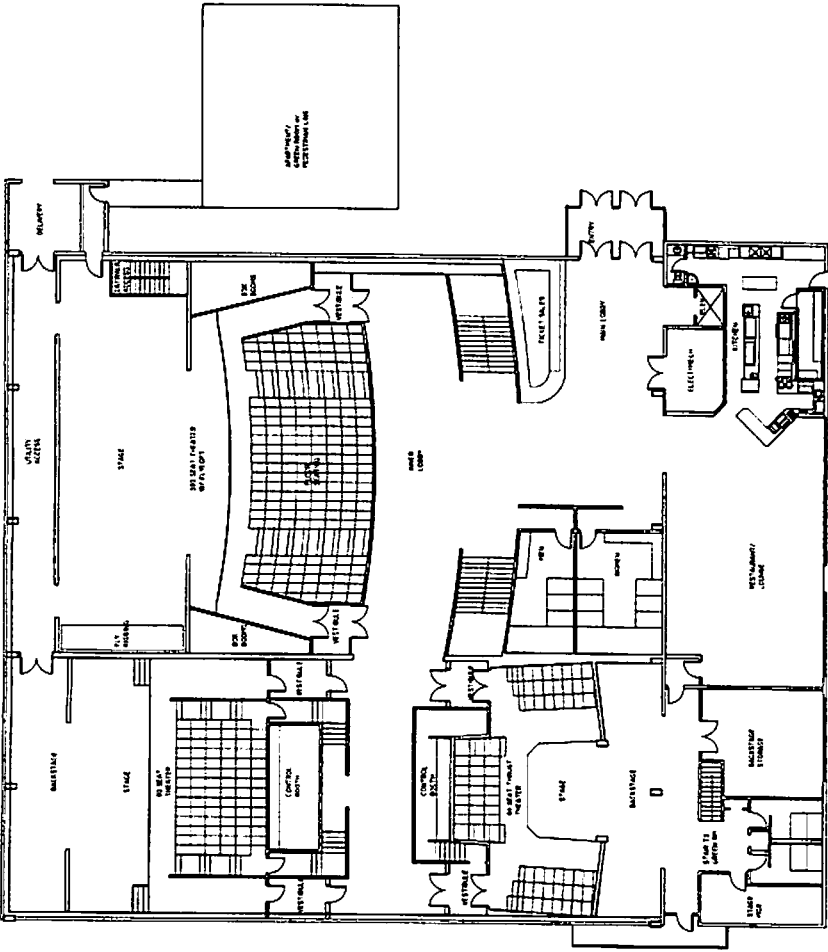
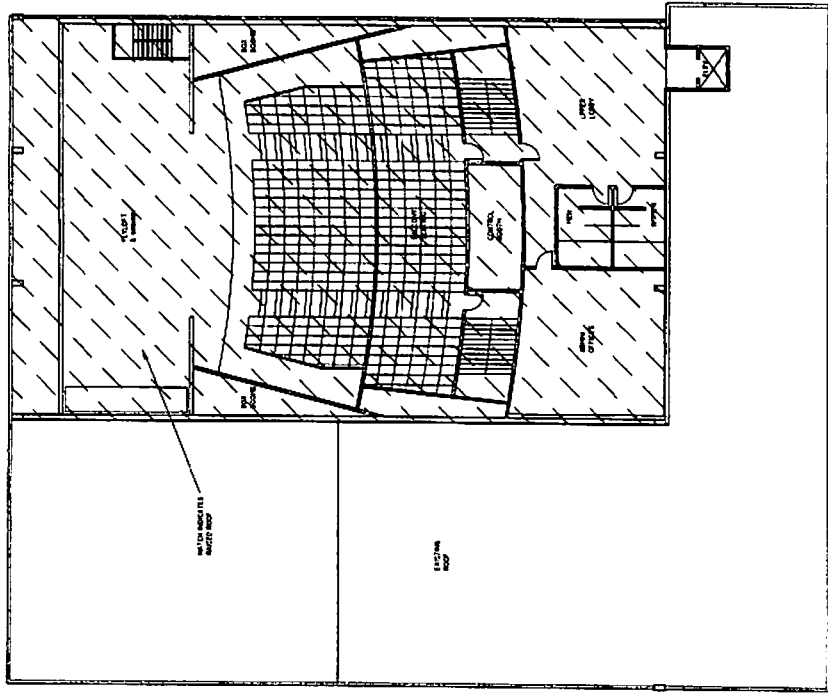
The bowling alley property, which consists of the main building, a residence, a car wash and 74-space large parking lot on .84 acres, is currently listed for sale at \$1.2 million.

Conceptually, the Urban Renewal Agency could finance the purchase of the property and other site improvements, and then lease the property for a nominal amount to a performing arts group or consortium of performing arts groups who would be responsible for renovating the building and managing the operation of a performing arts center.

Site improvements might include renovating and expanding the existing parking lot. The theater would require 115 spaces based upon a combined seating capacity of 460, and an additional 14 spaces for the restaurant, two spaces for the office and two spaces for the residence. One concept would involve closing Hemlock Street and making it a part of the facility parking lot, or combining the parking lot with the library parking lot. Additionally, the City owns an undeveloped parking area south of Alder Street that could be made available to support the facility.

Attachment(s):

- a. Preliminary architectural plan for bowling alley conversion to performing arts center.
- b. Article: *Buyer Turning Shuttered Bowling Alley Into Banquet Center.*



From the Minneapolis / St. Paul Business Journal

:<http://www.bizjournals.com/twincities/news/2014/06/12/buyer-turning-shuttered-fridley-bowling-alley-into.html>

Jun 12, 2014, 4:08pm CDT

Buyer turning shuttered Fridley bowling alley into banquet center



[Nick Halter](#)

Staff reporter- *Minneapolis / St. Paul Business Journal*

[Email](#) | [Twitter](#)

A Blaine-based banquet center is turning the shuttered AMF Maple Lanes bowling alley in Fridley into a second event center.

The buyer of the bowling alley is Banquets of Minnesota, which owns Banquets of Blaine, the next-door BeBop Sports Bar and Dan Good Catering.

Renovations are already underway. The bowling lanes have been removed to make way for two banquet halls that seat 450 and 300 people, said part-owner and event coordinator [Leslie Bellamy](#).

The first event will be held July 26.

Banquets of Minnesota bought the 32,000-square-foot bowling alley, at 6310 Highway 65, from **AMF Bowling Centers** of Virginia. Terms were not disclosed in a press release from Cushman & Wakefield/Northmarq, which represented the seller.

AMF Maple Lanes [closed in 2012](#). Three different owners ran the lanes dating back 60 years.

Banquets of Blaine opened four years ago and added a second banquet hall two years ago, Bellamy said. It, along with BeBop, will remain open, Bellamy said, noting that strong business led to the expansion.

Banquets of Minnesota hosts weddings, class reunions, birthday parties and anniversaries. It will also be open to the public for brunch on Sunday morning starting in January.


Nick Halter covers retail and sports business.

CITY OF BROOKINGS

COUNCIL WORKSHOP REPORT

Meeting Date: July 9, 2014

Originating Dept: City Manager



Signature (submitted by)

City Manager Approval

Subject: Burning near Good Samaritan skilled nursing facility

Recommended Action:
Review and direction to staff.

Background/Discussion:
This item was placed on the agenda at the request of Councilor Hamilton.

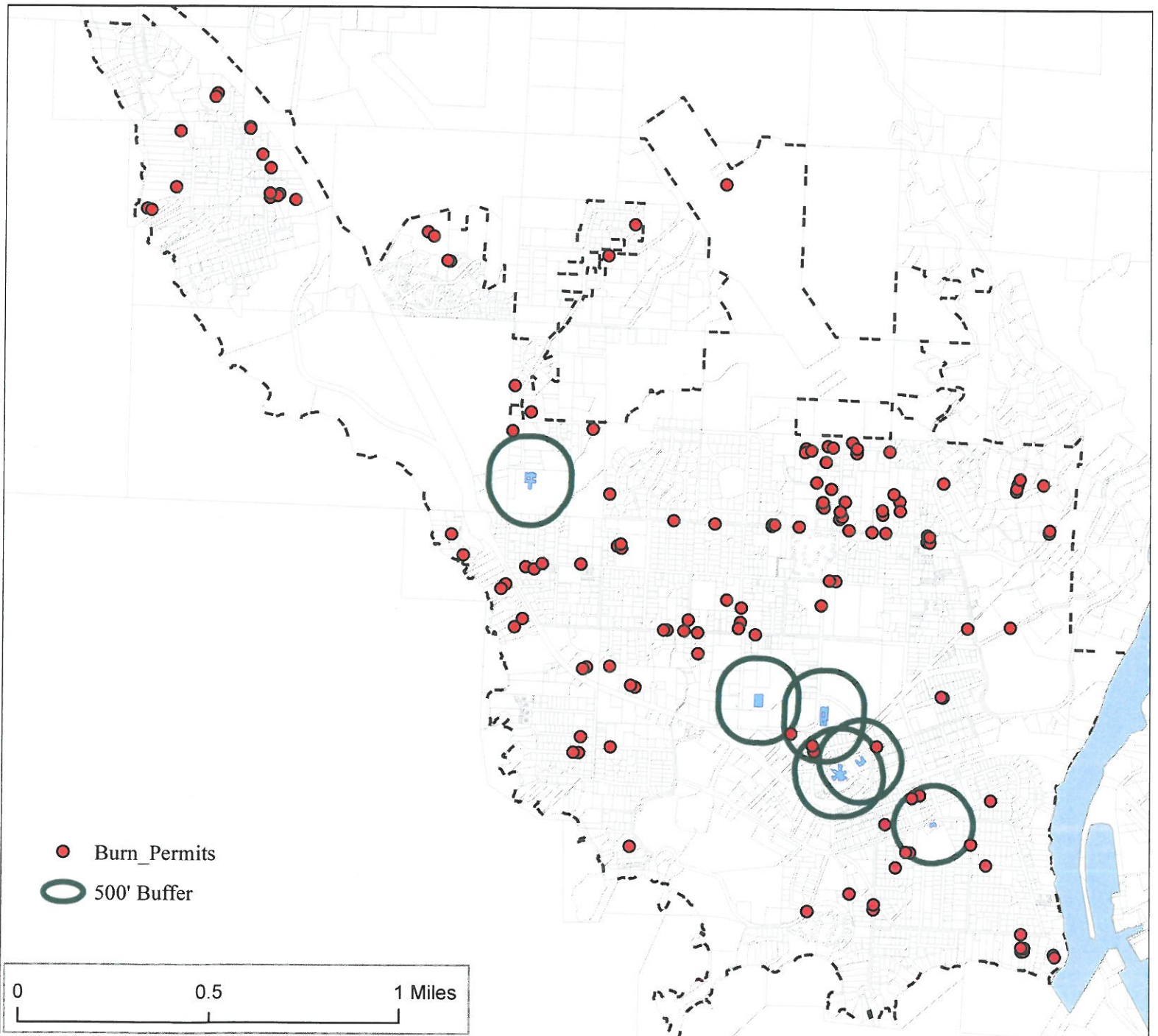
Management at Good Samaritan skilled nursing facility has expressed concern regarding smoke from burning at nearby residences. Councilor Hamilton reported that he observed ashes which led him to believe that in one instance, cardboard was being burned along with yard debris. Good Samaritan staff reports that the smoke creates breathing problems for a number of their residents.

Staff has discussed this matter and prepared the attached exhibit showing the location of burn permits and the location of medical/residential care facilities. One concept advanced was to prohibit burning within 500 feet of a medical or residential care facility. It would appear that this would affect 8-9 residential properties.

The Fire Department reports that they have agreed to inform Good Samaritan of any burn permits issued in the vicinity of their location so that they may prepare appropriately for possible smoke intrusion into their building.

Attachment(s):
a. Burn Permits map

Burn Permits Issued



CITY OF BROOKINGS

COUNCIL WORKSHOP REPORT

Meeting Date: July 9, 2014

Originating Dept: City Manager



Signature (submitted by)

City Manager Approval

Subject: Regulating Use of City Litter Receptacles

Recommended Action:

Discussion and direction to staff.

Background/Discussion:

The City maintains and services a number of litter receptacles in the downtown area, parks and other public places. City staff reports having discovered household and business trash that has been placed in these receptacles, resulting in overburdening the receptacles and requiring more frequent servicing. The City also receives, from time to time, complaints from solid waste bin owners that unauthorized persons are disposing of waste in their containers.

Staff is proposing an Ordinance to prohibit the use of publicly-owned litter containers or trash bins for the disposal of household or business waste, and would prohibit the deposit of waste in a trash bin owned or contracted for by a private person without the owner/renters permission.

This Ordinance would also move an existing provision prohibiting the scattering of rubbish on public or private property from the Public Nuisance Chapter of the BMC to this new Chapter. Through this change, the City would no longer follow the nuisance abatement procedure in Chapter 8.15...which requires written notice to the violator and a multi-step procedures for abatement...but would authorize immediate action to require the violator to abate the condition or be cited into to court where the City seek an order to immediately undertake the cleanup and, possibly, levy a fine.

Attachment(s):

- a. Draft Chapter 8.20.

DRAFT

Chapter 8.20 UNLAWFUL DISPOSAL OF SOLID WASTE AND LITTERING

Sections:

- 8.20.010 Definitions.
- 8.20.020 Unlawful disposal of solid waste.
- 8.20.030 Scattering rubbish.
- 8.20.040 Penalty.

8.20.010 Definitions.

- A. “Person” means any natural person, association, partnership or corporation or any other legal entity or entity in fact.
- B. “Right-of-way” as used in this chapter, means any highway, road, street, alley, lane, trail, sidewalk, access, other public way, or any beach, park, recreational facility or other similar facility owned and operated by the state of Oregon, Curry County, or the City of Brookings, and located within the corporate limits of the City of Brookings.
- C. “Solid waste” means all solid or semisolid waste material, including, but not limited to: garbage; rubbish; refuse; trash; ashes or swill; newsprint or waste paper; corrugated board or cardboard; grass clippings; compost; residential, commercial, industrial, governmental or institutional wastes; discarded home or industrial appliances, equipment or furniture; vehicle parts or tires; animal parts or wastes.

8.20.020 Unlawful disposal of solid waste.

- A. Except as provided by subsection (B) of this section, no person shall deposit solid waste produced by the person or any business owned by the person or with which the person is associated as an employee or agent in or about any solid waste receptacle owned or rented by another person, without first obtaining the permission of that person.
- B. No person shall deposit solid waste produced by the person or any business owned by the person or with which the person is associated as an employee or agent on any publicly owned property.
- C. No person shall use, or attempt to use, any publicly owned solid waste receptacle as a means to dispose of residential, commercial, or industrial solid waste regularly generated by the person or any business owned by the person or with which the person is associated as an employee or agent.

8.20.030 Scattering rubbish.

No person shall deposit upon public or private property any kind of rubbish, trash, debris, refuse or any substance that would mar the appearance, create a stench or fire hazard, detract from the cleanliness or safety of the property, or would be likely to injure a person, animal or vehicle upon a public right-of-way. [Ord. 11-O-686 § 2; Ord. 11-O-686 § 2; Ord. 07-O-591 § 2; Ord. 86-O-406 § 6.] *(Note: this section is currently in Chapter 8.15 Nuisances)*

8.20.040 Penalty.

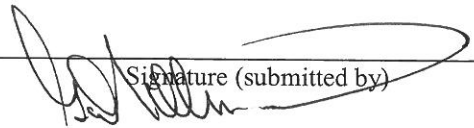
Any violation of the provisions of this chapter shall, upon conviction thereof, be punished pursuant to Chapter 1.05, General Penalty, BMC, except that the fine shall not be less than \$100.00 for the first offense.

CITY OF BROOKINGS

COUNCIL WORKSHOP REPORT

Meeting Date: July 9, 2014

Originating Dept: City Manager


Signature (submitted by)

City Manager Approval

Subject: Property Maintenance Standards

Recommended Action:

Discussion and direction to staff.

Background/Discussion:

At the City Council workshop of June 2, there were several questions and comments concerning the possibility of regulating the appearance of structures that have been poorly maintained, with one specific building at the northwest corner of Chetco Avenue and Fern Street being used as an example.

The City operated a façade improvement matching grant program for several years, providing grants for painting, repairs, awnings and signs. An example of the façade improvement grant program is Lorings Sporting Goods. During this period, a number of downtown area property owners, including the owner of the property in question, we contacted and invited to apply for grant funding. Approximately 20 property owners received some form of assistance. The subject property owner declined to participate in the program.

In staff's experience, there are several levels of regulations that City's can enact dealing with building regulation, ranging from abatement of dangerous buildings and correction of code violations to regulating architectural design and adopting a "color pallet" for paint schemes. Some cities have even purchased façade easements on downtown buildings in order to regulate the appearance; this typically occurs in "themed" downtown areas. Fort Bragg, California, developed optional downtown design guidelines while I served as City Manager there in the 1990's.

Staff has placed this matter on a workshop agenda for discussion and to receive some general direction from the City Council...whether to develop downtown design and maintenance "guidelines" or "standards." There has also been some discussion at staff level concerning possible commercial district design guidelines for new development. Two recent developers of new retail buildings have, for example, inquired about the City's design guidelines; the City has none.