

City of Brookings **WORKSHOP Agenda**

CITY COUNCIL

Tuesday, September 2, 2014, 4:00pm

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

A. Call to Order

B. Roll Call

C. Topics

1. Placement of public radio broadcast antenna on Public Safety Communications Tower.
[City Manager, pg. 2]
 - a. Letter from Curry Coast Community Radio. [pg. 3]
2. Expansion of nuisance violations to include unsightly conditions. [Building, pg. 5]
 - a. Revised text [pg. 6]
 - b. Downtown Core Area map [pg. 7]
 - c. Photographs [pg. 8]

D. Council Member Requests for Workshop Topics

E. 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 with any questions regarding this notice.

CITY OF BROOKINGS

COUNCIL WORKSHOP REPORT

Meeting Date: September 2, 2014

Originating Dept: City Manager



Signature (submitted by)

City Manager Approval

Subject: Placement of Public Radio Broadcast Antenna on Public Safety Communications Tower

Recommended Action:

Discussion and direction to staff.

Financial Impact:

See below.

Background/Discussion:

The City has received a request from Curry Coast Community Radio (CCCR), a non-profit organization, for the installation of a broadcast antenna on the City's public safety communications tower.

Staff has conferred with the Public Safety Department and with the City's tower maintenance contractor and has confirmed that the placement of the proposed antenna would not interfere with the use of the tower for public safety purposes.

CCCR would pay the estimated \$5,200 cost of the installation. They are seeking a waiver of any ongoing fees for hosting the antenna. Staff has not yet drafted an agreement, but an agreement would address such issues as removal or relocation of the antenna if it becomes necessary for public safety communications purposes.

The estimated monthly electricity cost for the antenna is \$10-20.00. CCCR is proposing that this cost be absorbed by the City.

According to CCCR representatives, the new radio station will not be a "commercial" station in that they will not be selling and broadcasting advertising.

Attachment(s):

- a. Letter from Curry Coast Community Radio

KCIW 100.7 FM
WHAT RADIO IS MEANT TO BE

Curry Coast Community Radio

Curry Coast Community
Radio, Inc.
P.O. Box 565
Brookings, OR 97415

August 25, 2014

Gary Milliman
City Manager
898 Elk Dr.
Brookings, OR 97415

Dear Mr. Milliman

Curry Coast Community Radio is an initiative to create a low-power FM community radio station in the community of Brookings-Harbor. Our mission is to provide an effective forum for the free exchange of artistic expression, information, and differing points-of-view to encourage communication, cooperation, and collaboration among local government entities, schools, service groups, other non-profits, and population segments whose voices are not often heard or heeded.

We are an Oregon nonprofit corporation established on October 1, 2013. We were granted an FCC Construction Permit on February 3, 2014, allowing us to proceed with the construction of a low-power FM community radio station. We will go on the air with the call sign KCIW and will broadcast on a frequency of 100.7 FM. Our signal will be received through most of the Brookings-Harbor area, and we will stream our programming on the Internet to all of Curry County (and the world). Our web site is <http://kciw.org>.

We depend on contributions from the community for ongoing financial support and are seeking grant funding to pay for start-up costs.

To most effectively serve our community we need to locate our broadcast antenna in a central location with line-of-sight to the great majority of Brookings-Harbor residents. The City of Brookings antenna tower located adjacent to City Hall is in an ideal location for this purpose. We propose to enter into an agreement with the City of Brookings for the free use of the tower in exchange for a commitment on our part to provide an emergency broadcast capability directly accessible to City emergency services.

We have discussed our proposal informally with you and Lt. Donny Dotson. The purpose of this letter is to begin to formalize an agreement.

Specifically, we propose to:

1. Mount a small circular polarization broadcast antenna at the 100-ft level on the tower. Our FCC license limits output to 100w effective radiated power.
2. Mount a 13" dish antenna on the tower at a location with line-of-sight to our studio. This will provide the studio-to-transmitter link.
3. Locate a rack-mounted transmitter and an IP CODEC in the tower utility building. Total rack height used will be approximate 10".
4. Route a transmitter cable from the transmitter to the antenna and an ETHERNET (POE) cable from the IP CODEC to the dish antenna.
5. Establish an interface from City emergency services directly to the transmitter to allow emergency services to instantly preempt normal programming to broadcast emergency information.

In addition, we will provide emergency backup power at our studio to allow continued studio operation in the event of a power failure.

We agree to pay any and all costs of equipment installation at the tower site.

All activities relating to the installation of equipment and broadcast operation at the tower site will be coordinated with the City.

We're eager to work with the City to move this effort forward. Please feel free to contact me if you have any questions.



Tomas Bozack
President
Curry Coast Community Radio, Inc.
541-254-0935

CITY OF BROOKINGS

Council WORKSHOP Report

Workshop Date: 9/2/2014

Originating Dept: PWDS



Signature (submitted by)


City Manager Approval

Subject: Expanding nuisance ordinance to include unsightly conditions

Recommendation: Discuss scope and criteria such as;

- apply to all buildings
- commercial only
- all buildings in the downtown core
- all buildings visible from, or fronting on, Chetco Avenue or Railroad Street

Financial Impact: None to City

Background/Discussion: Many positive steps have been taken to beautify the downtown area, such as street trees, benches, flower baskets and undergrounding utilities. The City also funded the façade improvement program for several years to encourage property owners to improve their properties. The purpose of these efforts is to create an attractive downtown, not only to encourage visitors to stop, but also to revitalize the business district.

Many private property owners have participated in improving downtown by renovating and landscaping their properties. Their efforts are sometimes over shadowed by property owners who allow their buildings to fall into disrepair.

Current ordinances allow City intervention only when a building has become so deteriorated that it has become dangerous. The City Council has expressed some interest in exploring expansion of the ordinances to include the ability to require correction when a building has become an eyesore due to neglect.

Policy Considerations: In keeping with the City's desire to revitalize the downtown core.

Attachment(s):

- a. Excerpts from BMC Section 15.10, Nuisances with suggested language added
- b. Downtown Core Area map
- c. Photos

8.15.010 Definitions.

J. Public Nuisance. It is expressly found and determined by the city of Brookings that the conditions and objects specifically enumerated within this chapter do, in one or more particulars, promote blight, deterioration, unsightliness, plundering, fire hazards, flood hazards, hazards to the health and safety of minors, disruption of the public peace, harborage for rodents, insects and vermin, and circumstances generally injurious or detrimental to the health, safety and general welfare of the inhabitants and occupants of the city of Brookings.

8.15.020 Control of domestic animals.]

8.15.030 Public health.

8.15.040 Hazards.

8.15.050 Noxious vegetation.

8.15.060 Scattering rubbish.

8.15.063 Deteriorated condition

No responsible party shall defer maintenance of a structure to the point where it creates an unsightly condition within the downtown business corridor. Exterior finishes such as roofing, siding and paint must be maintained in a safe and sanitary condition and/or within the manufacturers recommendation for average life span of the product.

8.15.065 Trees and fences.

8.15.067 Surface waters and drainage.

8.15.070 Earth from abutting property falling into street.

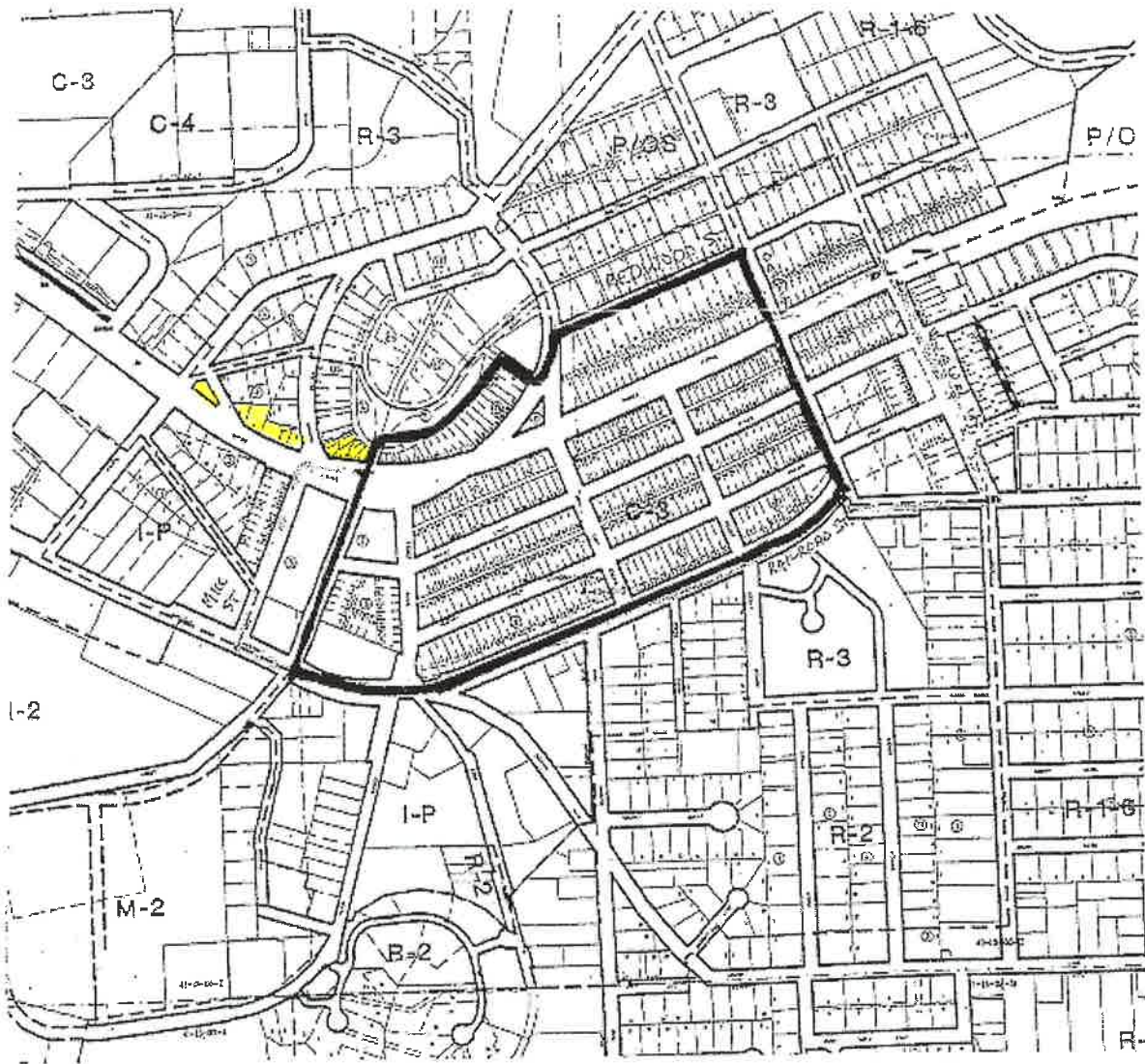
8.15.080 Noise prevention.

8.15.085 Motor vehicles.*

8.15.087 Temporary use of a recreational vehicle or travel trailer.

MAP 17.92.030 – 1

Downtown Core Area



The first tier of lots on the north side of Hwy. 101 (Chetco Avenue)
From Center St. to Oak St., to the north side of Railroad St. and from
Center St. on the west to Oak St. on the east.

[Ord. 07-O-594; Ord. 89-O-446 § 1.]





