

**CITY OF SEBASTOPOL
CITY COUNCIL
STAFF REPORT**

Meeting Date: November 3, 2015
To: Honorable Mayor and City Councilmembers
From: City Manager Larry McLaughlin
Subject: Consideration of KOWS Community Radio Proposal for Property Lease at Pleasant Hill Reservoir
Recommendation: That the City Council Discuss consideration of KOWS Community Radio Proposal Requesting the City of Sebastopol sign the application as the property owner and allow the Applicant to Submit an Application for a Use Permit
Funding: Currently Budgeted: Yes No N/A
Net General Fund Cost:
Amount: \$

INTRODUCTION: This item is to request that the City Council discuss consideration of KOWS Community Radio Proposal for Property Lease at Pleasant Hill Reservoir.

BACKGROUND:

KOWS Community Radio is a radio station run by volunteers serving the West County, broadcasting 24/7 from Occidental to West Sonoma County and the world. KOWS Radio is going into their 8th year of existence and provide a wide range of original recorded and in-studio live music, discussion and public affairs programming.

DISCUSSION:

KOWS is actively looking for a new location to move their studios into a new West Sonoma County spot. It is to this end that they are reaching out to the City to allow them the opportunity to submit an application to the City for a use permit that would allow them to install an antenna at the Pleasant Hill Avenue reservoir site. As the City of Sebastopol is the property owner for this location, the City Council would need to authorize the City Manager to sign the application to allow the applicant to submit for a use permit and go through City process.

The action tonight does not approve this application, but authorizes the City Manager to sign the use permit application as the property owner to allow KOWS to begin the process.

If the project gets approval from the Planning Commission for a Use Permit, City staff will return to the City Council with a property lease for City Council review.

RECOMMENDATION:

Staff recommends that the City Council discuss consideration of KOWS Community Radio Proposal for Antenna Lease at Pleasant Hill Reservoir and authorize the City Manager to sign the use permit application as owner of the property.

Attachment:

DRAFT Proposal



P.O. Box 1073, Occidental CA 95465
Phone: Office 707-874-9090, Studio direct 707-874-1073
Website: www.kows.fm
Email: kows@sonic.net
Facebook: www.facebook.com/KOWS.fm
Don Campau, Spokesperson

Proposal to the City of Sebastopol
Long-term Lease for Antenna to Increase Broadcast Range
October 21, 2015

Summary

KOWS community radio proposes placing a low-power (LP) FM antenna at the City of Sebastopol water tank site on Pleasant Hill Road. A long-term lease agreement will enable a substantial increase in broadcast range and effectiveness in the greater Sebastopol area, helping reach and engage the local population.

KOWS Community Radio

KOWS is west Sonoma County's all volunteer, LP radio station, broadcasting from Occidental since 2007 at 107.3 FM and KOWS.FM online. Our mission is to serve our extended community, and reach, connect, and involve as many residents as possible. KOWS is a 501(c)3 non-profit organization, with 80+ local community members of varied backgrounds and ages producing and presenting high quality, diverse programs. KOWS is also the FCC-designated emergency alert station for west Sonoma County.

KOWS revenue comes from local Sebastopol-area business underwriters, membership donations, show host dues, grants, benefit events and crowdsourcing campaigns. A majority of KOWS hosts, members and supporters live and work in Sebastopol and surrounding areas, and KOWS has a successful track record with many Sebastopol businesses, organizations and community resources.

Benefits to Sebastopol

KOWS is moving from Occidental to a new home in downtown Sebastopol on December 1, 2015. With centrally located studios and an antenna at the Pleasant Hill Road site, KOWS will have a strong local presence and the ability to provide many benefits to the City of Sebastopol, at no cost, including:

- Assurance of uninterrupted broadcasting for local reporting, breaking news, information and resources
- Promotion, coverage and support of local services, community-based organizations, and public events
- Insight and perspective on municipal themes via conversations with City staff and Council members
- Community engagement by broadcasting public meetings and discussions on matters of local interest
- Collaboration with local schools to inspire and engage students in news, arts and sports reporting
- Information about local activities of business, non-profit, community and neighborhood groups
- Showcase for musicians, poets, writers, artists, luminaries via in-studio performances and interviews
- Access and welcome to people of diverse ages, abilities, backgrounds, cultural and ethnic communities
- Training in broadcasting, station operation, civic outreach and engagement, and event management
- Affordable underwriting opportunities to promote locally owned and operated businesses and entities

Lease Terms

KOWS proposes an open-ended lease, with the option for both parties to review terms every five years. Due to the public benefit to Sebastopol and non-profit status of KOWS, we request a lease agreement for one dollar per year, with all permit fees waived. According to FCC regulations, KOWS must remain a low-power non-commercial station, with no risk of becoming a larger or commercial entity. KOWS will add the City of Sebastopol to our insurance policy for the construction project and continuing coverage for the antenna.

Attachments

- Antenna and base drawings, illustrations and specifications
- Pleasant Hill Road property plan showing location of antenna
- Photos showing superimposed antennas from multiple views
- Longley-Rice broadcast coverage map from Pleasant Hill Road site

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City of Sebastopol Water Tanks property – Pleasant Hill Road
Plan view of area showing proposed antenna location

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View from Pleasant Hill Rd – To North-East \wedge

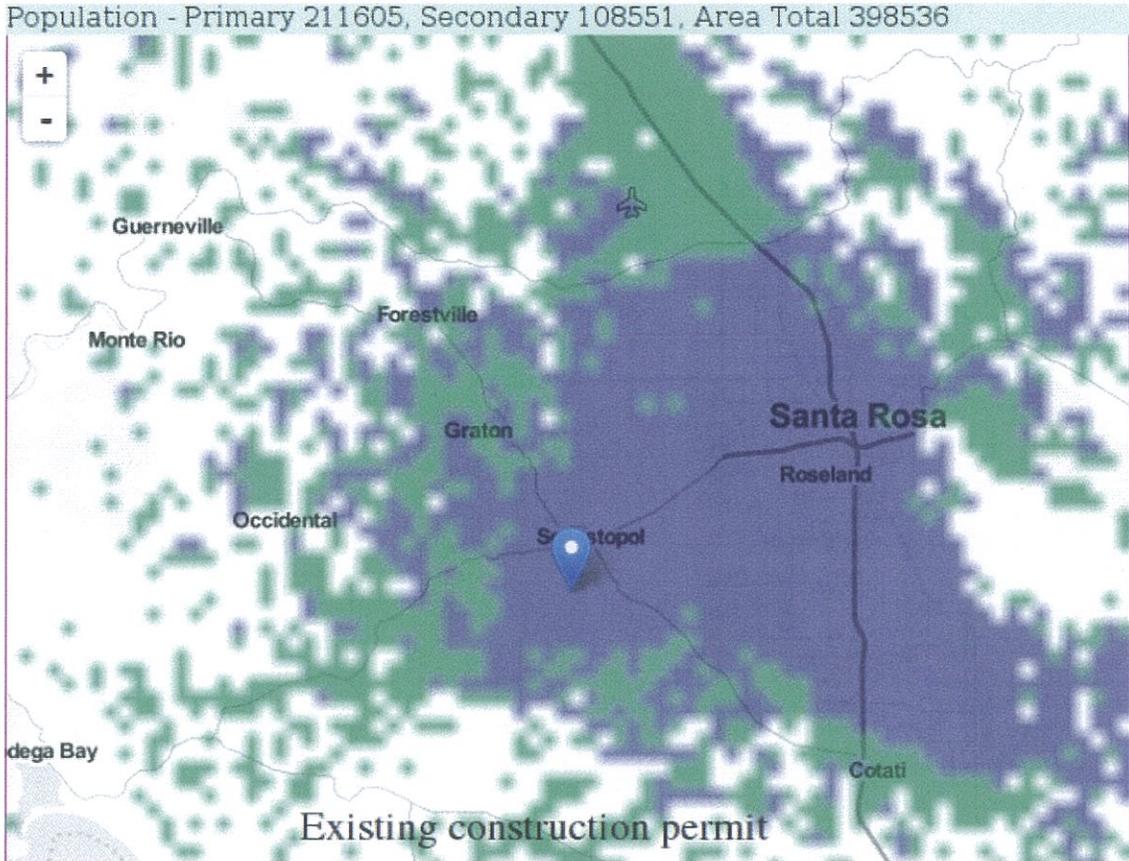
Close-up view – To North-East \vee



KOWS Community Radio

Proposal to the City of Sebastopol: Long-term Lease for Antenna to Increase Broadcast Range

October 20, 2015



KOWS Broadcast Range From Water Tanks [^]



The Scala CA2-FM is a ruggedly built dipole reflector antenna, designed for professional FM transmit and receive applications. Like all Scala antennas, the CA2-FM is made of the finest materials resulting in superior performance and long service life.

The CA2-FM may be used stand-alone or in stacked arrays for higher gain, increased side-lobe suppression, or custom azimuth patterns.

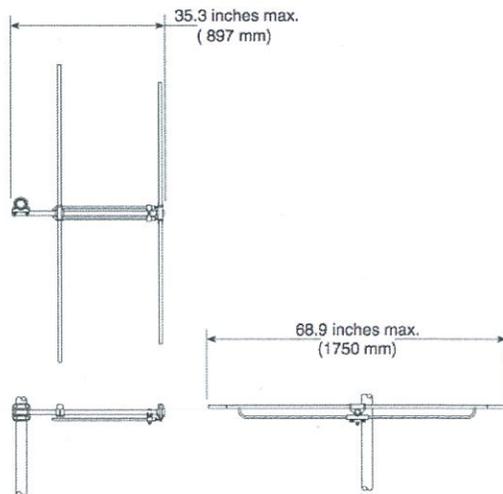
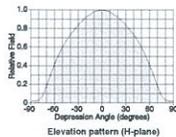
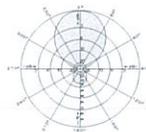
Specifications:

Frequency range	Any specified FM channel 88 to 108 MHz
Gain	4 dBd
Power gain	2.51
Impedance	50 or 75 ohms
VSWR	< 1.5:1
Polarization	Horizontal
Front-to-back ratio	> 11 dB
Maximum input power	250 watts
Azimuth pattern	72 degrees (half-power)
Elevation pattern	80 degrees (half-power)
Connector	SO2 or TNC female
Weight	5.7 lb (2.6 kg)
Dimensions	36.3 x 68.9 inches maximum (927 x 1750 mm)
Wind load	at 120 mph (180 kph)
Front	67 lb (297 N)
Wind survival rating*	120 mph (194 kph)
Shipping dimensions	70 x 8 x 8 inches maximum (1778 x 152 x 229mm)
Shipping weight	10 lb (4.5 kg) maximum
Mounting	For masts of 2.375 inches (60 mm) OD.

* Mechanical design is based on environmental conditions as stipulated in TIA 222-G-2 (December 2000) and/or ETS 300 019-1-4 which include the static mechanical load imposed on an antenna by wind at maximum velocity. See the Engineering Section of the catalog for further details.

Order Information:
Contact Scala Customer Service for detailed order information.

CA2-FM
FM Dipole Reflector Antenna
88 to 108 MHz



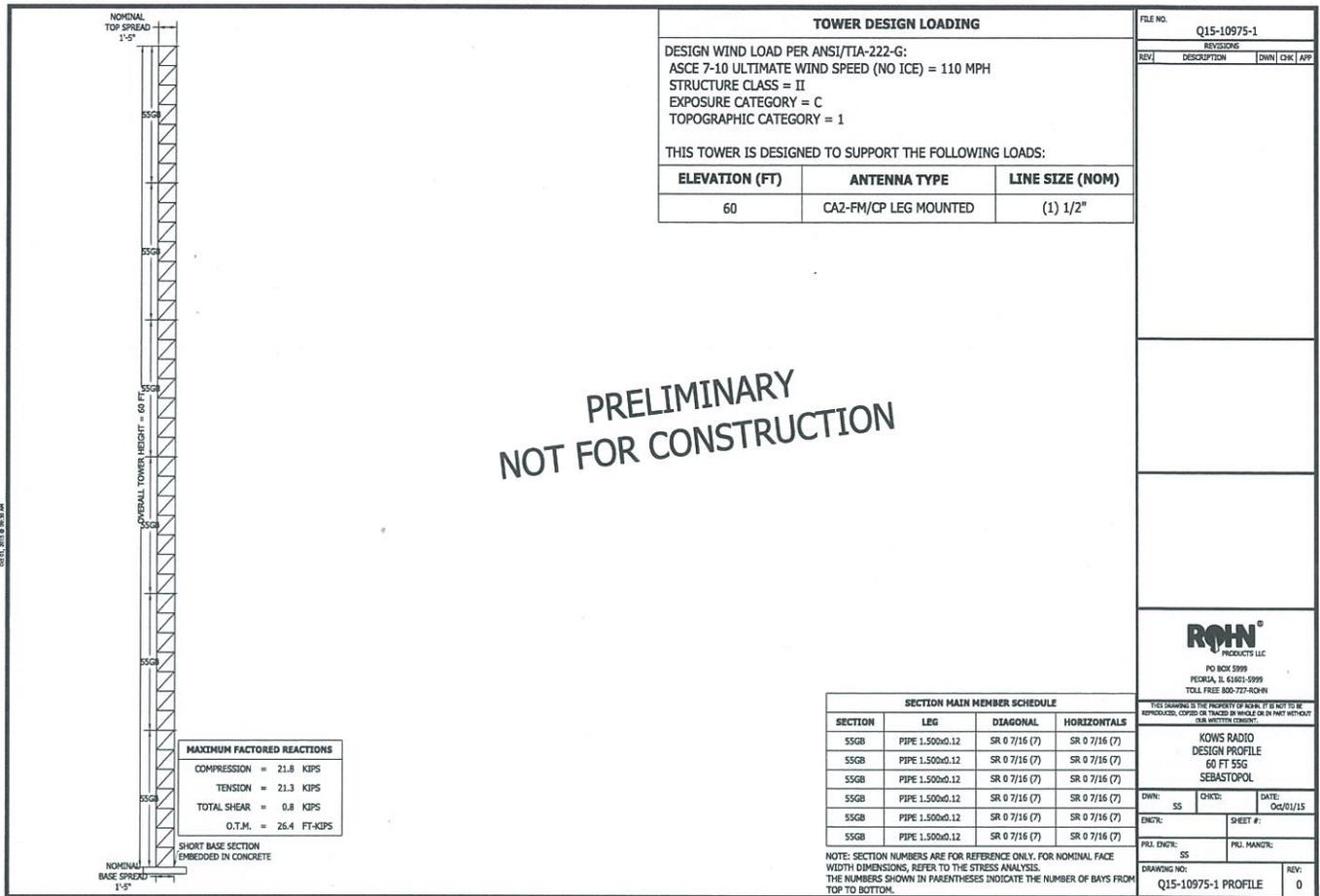
Proposed Antenna Dimensions & Specifications



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PRELIMINARY
NOT FOR CONSTRUCTION

Proposed Antenna Mast [^]
 < Antenna Mast Base
 Scaling Tree Height ^v

