

BROOKINGS CITY COUNCIL
July 14, 2026

The Brookings City Council held a meeting Tuesday, July 14, 2026 at 6:00 PM, at the Brookings City & County Government Center, Chambers, with the following City Council members present: Mayor Oepke Niemeyer, and Council Members Wayne Avery, Brianna Doran, Lisa Hager, Bonny Specker, Holly Tilton Byrne, and Nick Wendell. City Manager Paul Briseno, City Attorney J. Vince Jones, and City Clerk Bonnie Foster were also present.

Agenda. A motion was made by Council Member Tilton Byrne, seconded by Council Member Wendell, to approve the agenda. The motion carried by the following vote: Yes: 7 - Avery, Doran, Hager, Niemeyer, Specker, Tilton Byrne, and Wendell.

Consent Agenda. A motion was made by Council Member Tilton Byrne, seconded by Council Member Wendell, that the consent agenda be approved. The motion carried by the following vote: Yes: 7 - Avery, Doran, Hager, Niemeyer, Specker, Tilton Byrne, and Wendell.

- A. Action to approve the June 23, 2026 City Council Minutes.**
- B. Action to abate drainage fees in the amount of \$132.72 for Parcel #40490-00100-000-00.**
- C. Action to abate drainage fees in the amount of \$224.50 for Parcel #40490-00100-001-00.**
- D. Action to abate drainage fees in the amount of \$130.44 for Parcel #40490-00100-002-00.**
- E. Action to abate drainage fees in the amount of \$122.10 for Parcel #40490-00100-003-00.**
- F. Action on appointment to the Brookings Human Rights Commission: Isabel Dalton (term expires 5/1/2027), College Student Representative.**
- G. Action on Temporary Alcohol / Special Event Alcoholic Beverage Licenses from existing alcohol license holders: Sodexo Catering (License Holder RB-28249 and RW-28251): SDSU TL26-069, SDSU TL26-070, SDSU TL26-071.**
- H. Action on Resolution 26-011, a Resolution authorizing the City Manager to sign the 5-year mid-term renewal of an existing 10-year Wine Operating Agreement for the Dacotah Bank Center, management company Global Spectrum LP.**

RESOLUTION 26-011 - WINE ON-SALE ALCOHOLIC BEVERAGE OPERATING AGREEMENT - DAKOTAH BANK CENTER, 5-YEAR MID-TERM RENEWAL

BE IT RESOLVED by the City of Brookings, South Dakota, that the City Council hereby approves a Lease Agreement renewal for the On-Sale Wine Alcoholic Beverage Management Agreement between the City of Brookings and Dacotah Bank Center, management company Global Spectrum LP, for the purpose of a manager to operate the on-sale establishment or business for and on behalf of the City of Brookings at 824 32nd Avenue. Legal Description: Blocks 4-5, Wiese Addition.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Manager be authorized to execute the Agreement on behalf of the City, which shall be for the remaining 5 years of the 10-year agreement.

- I. Action on Resolution 26-040, a Resolution authorizing the City Manager to sign the 5-year mid-term renewal of an existing 10-year Wine Operating Agreement with Mosaic Wine Bar, Katelyn Britzman and Nathaniel Condelli, owners.**

RESOLUTION 26-040 - WINE ON-SALE ALCOHOLIC BEVERAGE OPERATING AGREEMENT - MOSAIC WINE BAR, 5-YEAR MID-TERM RENEWAL

BE IT RESOLVED by the City of Brookings, South Dakota, that the City Council hereby approves a Lease Agreement renewal for the On-Sale Wine Alcoholic Beverage Management Agreement between the City of Brookings and Katelyn Britzman and Nathaniel Condelli, owners, Mosaic Wine Bar, for the purpose of a manager to operate the on-sale establishment or business for and on behalf of the City of Brookings at 225 Main Avenue. Legal Description: North 57.5 feet of the East 155 feet, Temple Block Addition.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Manager be authorized to execute the Agreement on behalf of the City, which shall be for the remaining 5 years of the 10-year agreement.

- J. Action on Resolution 26-046, a Resolution Authorizing a Three-Year Agreement for Barracuda Message Archiving Service.**

RESOLUTION 26-046 - RESOLUTION AUTHORIZING A THREE-YEAR RENEWAL FOR BARRACUDA MESSAGE ARCHIVING SERVICE

WHEREAS, the City of Brookings has determined a need for City email to be archived for 220 users for legal compliance and storage needs; and

WHEREAS, a three-year agreement offers substantial savings over a one-year agreement; and

WHEREAS, Barracuda offers superior cloud archiving that has met all the needs of the City of Brookings for the past 3 years,

NOW, THEREFORE, BE IT RESOLVED, that the City of Brookings hereby authorizes the signing of an agreement between Xerox (formerly ITSavvy) and the City of Brookings, SD for a 3-year renewal of Barracuda's cloud archiving system for Office 365 in the amount of \$24,948.00; and

BE IT FURTHER RESOLVED, that the City of Brookings hereby authorizes the IT Manager to sign the agreement on behalf of the City of Brookings, SD.

- K. Action on Resolution 26-047, a Resolution Authorizing a Three-Year Agreement for Barracuda Cloud to Cloud Backup Service.**

RESOLUTION 26-047 - RESOLUTION AUTHORIZING A THREE-YEAR AGREEMENT FOR BARRACUDA CLOUD TO CLOUD BACKUP SERVICE

WHEREAS, the City of Brookings has determined a need for City SaaS to be backed up for 220 users and committee members for legal compliance and storage needs; and

WHEREAS, a three-year agreement offers substantial savings over a one-year agreement; and

WHEREAS, Barracuda offers superior cloud SaaS backup that has meets all the needs of the City of Brookings,

NOW, THEREFORE, BE IT RESOLVED, that the City of Brookings hereby authorizes the signing of an agreement between Xerox (formerly ITSavvy) and the City of Brookings, SD for a 3-year purchase of Barracuda's Cloud to Cloud SaaS backup system for Microsoft Azure/365 in the amount of \$18,920; and

BE IT FURTHER RESOLVED, that the City of Brookings hereby authorizes the IT Manager to sign the agreement on behalf of the City of Brookings, SD.

L. Action on the 2027 City Council Meeting Calendar.

M. Action to add a special City Council Meeting on November 5, 2026.

Proclamation: Parks & Recreation Month. Mayor Niemeyer presented a Proclamation recognizing July as Parks and Recreation Month. Josh Bauman, Parks, Recreation & Forestry Assistant Director, accepted the Proclamation.

MAYORAL PROCLAMATION

WHEREAS, parks and recreation promote the physical, mental, and emotional well-being of residents by providing opportunities for exercise, relaxation, and connection with nature; and

WHEREAS, the City of Brookings is fortunate to benefit from a strong system of parks, trails, recreational amenities, and dedicated professionals who enrich the lives of residents every day; and

WHEREAS, parks and recreation agencies provide valuable services, including wellness programming, environmental stewardship, and recreational opportunities for people of all ages and abilities; and

WHEREAS, parks and natural areas enhance the beauty and environmental health of our community while helping ensure resilience for future generations; and

WHEREAS, parks and recreation increases a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and

WHEREAS, July is recognized nationwide as Parks and Recreation Month in celebration of the essential role parks and recreation play in building healthy, vibrant, and connected communities.

NOW, THEREFORE, BE IT RESOLVED, that I, Oepke G. Niemeyer, Mayor of the City of Brookings, do hereby proclaim July as Parks and Recreation Month.

Reports: Ex-Officio Reports. A Brookings Health Systems Board of Trustees report was given by Council Member Doran. A Brookings Municipal Utility Board Health report was not given.

Resolution 26-045. A motion was made by Council Member Tilton Byrne, seconded by Council Member Specker, that Resolution 26-045, a Resolution Awarding the Construction Contract for the Main Fire Station and Amendment of Architect's and Owner's Representative Professional Services Agreements, be approved. Public Comment: Dan Kurtz, Lloyd Construction. The motion carried by the following vote: Yes: 7 - Avery, Doran, Hager, Niemeyer, Specker, Tilton Byrne, and Wendell.

RESOLUTION 26-045 - RESOLUTION AWARDING THE CONSTRUCTION
CONTRACT FOR THE MAIN FIRE STATION AND AMENDMENT OF ARCHITECT'S
AND OWNER'S REPRESENTATIVE PROFESSIONAL SERVICES AGREEMENTS

WHEREAS, the Public Works Department requests action to award a construction contract for the construction of the Main Fire Station Bid #2026-018 – Construction Services Brookings Fire Station; and

WHEREAS, the City of Brookings published the bid for construction services on June 12, 2026; and

WHEREAS, the City of Brookings publicly opened and read all submitted bids on Tuesday, July 1, 2026; and

WHEREAS, the City of Brookings received nine (9) responsive bids; and

WHEREAS, Lloyd Construction, LLC of Sioux Falls, SD was the lowest responsive bidder; and

WHEREAS, the Architect's Professional Services Agreement with JLG Architects of Sioux Falls, SD, executed on May 04, 2022 and last amended on September 5, 2025 will need to be amended for professional services during the construction phase; and

WHEREAS, the Owners Representative Agreement with Tegra Group, Inc., a Minnesota corporation, executed on January 21, 2022 and last amended on September 2, 2025 may need to be amended for professional services during the construction phase; and

WHEREAS, the City of Brookings adopted 2026 Budget includes sufficient appropriations in fund 535 Capital Improvements – Main Fire Station Plan for the construction and any professional services amendments.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. That the City of Brookings contract with Lloyd Construction, LLC., in the amount of \$3,990,300.00 be accepted.
2. The City Manager is authorized to sign the construction contract documents and any further contract documents and change orders which may be required for this project.
3. The City Manager is authorized to execute future amendments with JLG Architects, for professional services during construction of this project.
4. 4. The City Manager is authorized to execute future amendments with Tegra Group Inc., for professional services during construction of this project.

FIRST READING – Ordinance 26-022. Introduction and First Reading was held on Ordinance 26-022, an Ordinance Authorizing Budget Amendment No. 5 to the 2026 Budget. Second Reading and Action: July 30, 2026.

Ordinance 26-020. A motion was made by Council Member Tilton Byrne, seconded by Council Member Specker, that Ordinance 26-020, an Ordinance Authorizing Budget Amendment No. 4 to the 2026 Budget, be approved. Public Comment: Zeno Wicks. The motion carried by the following vote: Yes: 7 - Avery, Doran, Hager, Niemeyer, Specker, Tilton Byrne, and Wendell.

Resolution 26-038. A public hearing was held on Resolution 26-038, a Resolution authorizing the City Manager to enter into a 10-year On-Sale Liquor Full-Service Restaurant Operating Agreement, with Mamacitas LLC - Brookings, owner Luiz Abundes. A motion was made by Council Member Tilton Byrne, seconded by Council Member Wendell, that Resolution 26-038 be approved. Public Comment: Luiz Abundes. The motion carried by the following vote: Yes: 7 - Avery, Doran, Hager, Niemeyer, Specker, Tilton Byrne, and Wendell.

RESOLUTION 26-038 - ON-SALE LIQUOR FULL-SERVICE RESTAURANT OPERATING AGREEMENT – 10-YEAR AGREEMENT - Mamacitas LLC - Brookings

BE IT RESOLVED by the City of Brookings, South Dakota, that the City Council hereby approves an Operating Alcohol Management Agreement for Liquor between the City of Brookings and owner Luiz Abundes, Mamacitas LLC - Brookings, for the purpose of an alcohol manager to operate the on-sale establishment or business for and on behalf of the City of Brookings at 1300 Main Avenue South. Legal description: Lot 1 excluding S 92' of W 40', Block 3, Fishback Second Addition, including east-side patio area, City of Brookings, Brookings County, South Dakota.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Manager be authorized to execute the Agreement on behalf of the City, which shall be for a period of 10-years, with a 5-year mid-term renewal.

Special Event Temporary Alcohol License. A public hearing was held on a Special Event Temporary Alcoholic Beverage Application from the Brookings Regional Growth Alliance for Downtown at Sundown. A motion was made by Council Member Tilton Byrne, seconded by Council Member Doran, that the Special Event Temporary Alcoholic Beverage License be approved. Public Comment: Kirsten Gjesdal. The motion carried by the following vote: Yes: 7 - Avery, Doran, Hager, Niemeyer, Specker, Tilton Byrne, and Wendell.

Ordinance 26-017. A public hearing was held on Ordinance 26-017, an Ordinance Amending the Subdivision Regulations of the City of Brookings Pertaining to Article VI. Subdivision Improvements and Design Standards for the Purposes of Administration of the Subdivision Regulations. A motion was made by Council Member Tilton Byrne, seconded by Council Member Hager, that Ordinance 26-017 be approved. The motion carried by the following vote: Yes: 7 - Avery, Doran, Hager, Niemeyer, Specker, Tilton Byrne, and Wendell.

Ordinance 26-021. A public hearing was held on Ordinance 26-021, an Ordinance to Change the Zoning within the City of Brookings (Block 2 of Northern Plains Addition from a Business B-2A Office District to a Planned Development District with Business B-2A underlying District.) A motion was made by Council Member Tilton Byrne, seconded by Council Member Specker, that Ordinance 26-021 be approved. Public Comment: Jeff Borah, Dakotaland Design. The motion carried by the following vote: Yes: 7 - Avery, Doran, Hager, Niemeyer, Specker, Tilton Byrne, and Wendell.

Initial Development Plan. A motion was made by Council Member Tilton Byrne, seconded by Council Member Specker, that an Initial Development Plan for Block 2 of Northern Plains Addition, be approved. The motion carried by the following vote: Yes: 7 - Avery, Doran, Hager, Niemeyer, Specker, Tilton Byrne, and Wendell.

Resolution 26-044. A motion was made by Council Member Tilton Byrne, seconded by Council Member Specker, that Resolution 26-044, a Resolution Authorizing the Acquisition of Real Property; Authorizing the Expenditure of Funds for the Purchase of the Real Property; and Authorizing the Execution of the Documents to Effectuate the Terms and Intent of this Resolution, be approved. The motion carried by the following vote: Yes: 7 - Avery, Doran, Hager, Niemeyer, Specker, Tilton Byrne, and Wendell.

RESOLUTION 26-044 - A RESOLUTION AUTHORIZING THE ACQUISITION
OF REAL PROPERTY; AUTHORIZING THE EXPENDITURE OF FUNDS FOR THE
PURCHASE OF THE REAL PROPERTY; AND AUTHORIZING THE EXECUTION
OF THE DOCUMENTS TO EFFECTUATE THE TERMS AND INTENT OF THIS
RESOLUTION

BE IT RESOLVED by the City Council of the City of Brookings, South Dakota, as follows:

WHEREAS, the City is authorized to acquire real property pursuant to SDCL § 9-12-1(2); and

WHEREAS, the City has determined acquiring the below-described real property, which is contiguous to other City-owned real property in downtown Brookings, aligns with the City's strategic priority to promote economic growth and ensure accessible infrastructure to support continued downtown expansion opportunities and economic growth, and it is desirable to acquire the following real property (the "Property"): Lots 4 & 4B, Railroad Addition; and

WHEREAS, the total cost to purchase the real property, including associated closing and legal costs, will not exceed the cash sum of \$450,000; and

WHEREAS, the City intends to complete the transaction described herein pursuant to terms, agreements and documents consistent with this Resolution, together with such other documents necessary to effectuate the terms and intent of this Resolution; and

WHEREAS, the funds necessary for the purchase of the real property have been approved and appropriated from Economic Development Reserves.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Brookings, South Dakota, as follows:

1. The real estate transaction set forth herein is hereby authorized; and
2. The Mayor, City Manager, City Clerk, and City Attorney are hereby authorized to execute on behalf of the City the documents required to complete the transactions described herein, consistent with the terms of this Resolution in a manner satisfactory to the City Manager.

Progress Report. Johnny Mays, Deputy City Manager, provided a progress report highlighting the City's initiatives and projects.

Adjourn. A motion was made by Council Member Tilton Byrne, seconded by Council Member Wendell, that this meeting be adjourned at 7:01 p.m. The motion carried by a unanimous vote.

CITY OF BROOKINGS, SD

ATTEST:

Oepke G. Niemeyer, Mayor

Bonnie Foster, City Clerk