

City Council Agenda Item Memo

From: Charlie Kuhn, Solid Waste Manager

Council Meeting: January 13, 2026

Subject: Resolution 25-106: Intent to Lease Real Property

Presenter: Charlie Kuhn, Solid Waste Manager

Summary and Recommended Action:

Staff recommends approval of the proposed Resolution to allow the City to award the bid for a lease of real property just north of the Brookings Regional Landfill to Dave Berndt for the high bid of \$326 per acre.

Item Details:

The Brookings Regional Landfill owns 310 acres of land at 4101 30th Street (Section 8-T110N-R49W). There is a total of 115 acres of tillable land that is leased out as farm land.

The City held a bid letting on Tuesday, November 25, 2025 at 1:30 p.m. and received the following bids:

Dave Berndt- \$326/acre
James Meyer- \$307/acre
4J Farms- \$270/acre
Daniel Bauer- \$182.51/acre

Mr. Berndt's high bid of \$326 per acre is \$99 per acre more than the current lease. The new lease will be for five (5) years, expiring December 31, 2030. There will be an annual 2% increase to the per acre price starting year 2 of the contract through the remainder of the term.

Legal Consideration:

The City Attorney has reviewed the proposed lease agreement.

Strategic Plan Consideration:

- Fiscal Responsibility – The City of Brookings will responsibly manage resources through transparency, efficiency, equity, and exceptional customer service.
- Sustainability – The City of Brookings will meet environmental, community and economic desires and needs without compromising future generations' quality of life by strategically planning, implementing and maintaining infrastructure and facilities.

Financial Consideration:

If approved, the proposed lease will generate the following revenues per year of for fund 625 Landfill, account 625-000-4-848-12:

Year 1- \$37,490 at \$326/acre
Year 2- \$38,239.80 at \$332.52/acre
Year 3- \$39,004.55 at \$339.17/acre
Year 4- \$39,784.25 at \$345.25/acre
Year 5- \$41,308 at \$359.20/acre

Supporting Documentation:

Resolution
Notice
Map