

**Brookings City Council**  
**May 16, 2023 (unapproved)**

The Brookings City Council held a Study Session on Tuesday, May 16, 2023 at 5:30 PM, at the Brookings City & County Government Center Community Room with the following City Council members present: Mayor Oepke Niemeyer, Council Members Nick Wendell, Andrew Rasmussen, Holly Tilton Byrne via Zoom, Wayne Avery, Brianna Doran, and Bonny Specker. City Manager Paul Briseno, City Attorney Steve Britzman, and Acting City Clerk Lana Schwartz were also present.

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

**Open Forum portion of the City Council Meeting.**

**Proposed Changes to the Floodplain Development Ordinance.** Charlie Richter, City Engineer and Craig Clarkson, ISG Engineering presented the proposed amendment to the ordinance. Research has been complete in other communities to see how changes could be made. Due to flooding events, in the past few years in Brookings, suggestions are being proposed. Freeboard Requirements is being recommended based on studies performed. These requirements would require all new construction and substantial improvements of nonresidential structures within certain zones to have the lowest floor elevated to two feet or more above the base flood level. Compensatory Storage Requirements are being recommended additionally, this would combat pushing one person's water problems onto another person. Compensatory Storage Requirements will be a significant added cost for developers. Tilton Byrne would like staff to look at an Overlay District that would not allow for basements in the district if it was in a floodplain.

**City of Brookings 2023 Capital Improvements Projects.** John Thompson, Public Works Director and Charlie Richter, City Engineer presented to Council and citizens the projects included in the 2023 Capital Improvements Plan. Public outreach has been utilized to explain some of the projects to citizens this year. The new GIS program that was implemented in 2022 is also being utilized for the communication of these projects.

**Discussion on Comprehensive Plan Amendments.** Mike Struck, Community Development Director and Charlie Cowell with RDG presented this item. The current Comprehensive Plan was adopted in 2018. This plan is a guideline to help city staff and developers with land planning. A Comprehensive Plan is a flexible document that can change often via amendments to make changes to text and the maps. State law requires that any amendments are heard by the Planning Commission and then recommendations made to the City Council by the Planning Commission.

**Executive Session.** A motion was made by Council Member Wendell, seconded by Council Member Doran, to enter into Executive Session at 6:38 p.m., pursuant to SDCL 1-25-2.3, for purposes of consulting with legal counsel or reviewing communications from legal counsel about proposed or pending litigation or contractual matters. Present: City Council, City Manager, City Attorney. A motion was made by Council Member Wendell, seconded by Council Member Doran, to exit Executive Session at 7:17 p.m. The motion carried by a unanimous vote.

**Adjourn.** A motion was made by Council Member Wendell, seconded by Council Member Doran, that this meeting be adjourned at 7:18 p.m. The motion carried by a unanimous vote.

CITY OF BROOKINGS, SD

---

Oepke G. Niemeyer, Mayor

ATTEST:

---

Bonnie Foster, City Clerk