

BRING YOUR DREAMS.



City of Brookings
Meeting Agenda - Final
City Council

Brookings City Council
Brookings City & County
Government Center
520 3rd St., Suite 230
Brookings, SD 57006
Phone: (605) 692-6281

"We are an inclusive, diverse, connected community that fuels the creative class, embraces sustainability and pursues a complete lifestyle. We are committed to building a bright future through dedication, generosity and authenticity. Bring your dreams!"

Tuesday, July 22, 2025

6:00 PM

Council Chambers

The City of Brookings is committed to providing a high quality of life for its citizens and fostering a diverse economic base through innovative thinking, strategic planning, and proactive, fiscally responsible municipal management.

6:00 PM REGULAR MEETING

- 1. Call to Order / Pledge of Allegiance.**
- 2. Record of Council Attendance.**
- 3. Action to approve the agenda.**
- 4. Open Forum.**

At this time, any member of the public may make a brief announcement or invitation, or request time on the agenda for an item not listed. Items to be added to the agenda will be scheduled at the end of the meeting. Individuals will state their name and city of residence for the record. Public Comment is limited to a maximum of three minutes per person. The comments and views expressed by the public are those of the speakers and do not necessarily reflect the views or positions of the City of Brookings or City Council.

5. Consent Agenda:

Action: Motion to Approve, Request Public Comment, Roll Call

Matters appearing on the Consent Agenda are expected to be non-controversial and will be acted upon by the Council at one time, without discussion. At the request of any one Council Member or the City Manager, an item may be removed from the Consent Agenda and placed on the regular agenda whenever additional discussion on an item is necessary. Items removed from the Consent Agenda will be discussed at the beginning of the formal items.

- 5.A. [ID 25-0331](#) Action to approve City Council meeting minutes.**

Attachments: [7/8/2025 CC Minutes](#)

- 5.B. [ID 25-0337](#) Action on Temporary Alcohol / Special Event Alcoholic Beverage Licenses from existing alcohol license holders.

Attachments: [Memo](#)
[SDCL 35-4-124](#)

- 5.C. [RES 25-063](#) Action on Resolution 25-063, a Resolution to Approve the Renovation of the Dwiggins-Medary Skatepark.

Attachments: [Memo](#)
[Resolution](#)
[Quote](#)
[Design](#)
[Agreement](#)

- 5.D. [RES 25-066](#) Action on Resolution 25-066, a Resolution declaring surplus property for the City of Brookings.

Attachments: [Memo](#)
[Resolution](#)

6. Presentations/Reports:

- 6.A. [ID 25-0340](#) Proclamation: McCrory Gardens Day

Attachments: [Proclamation](#)

- 6.B. [ID 25-0341](#) Proclamation: Americans with Disabilities Act 35th Anniversary Day

Attachments: [Proclamation](#)

7. Contracts/Change Orders:

- 7.A. [RES 25-069](#) Public Hearing and Action on Resolution 25-069, a Resolution Authorizing Purchase of Real Estate for Parking Lot.

Attachments: [Memo](#)
[Resolution](#)
[Map](#)

Action: Motion, Open & Close Public Hearing, Roll Call

8. Ordinance First Readings:

No vote is required on the first reading of an Ordinance. The title of the Ordinance is read. Public Comment and Council discussion is permitted. The date for the second reading or public hearing is announced.

- 8.A. [ORD 25-027](#) Introduction and First Reading on Ordinance 25-027, an Ordinance

Authorizing Budget Amendment No. 5 to the 2025 Budget. Second Reading and Action: August 12, 2025.

Attachments: [Memo](#)
[Ordinance](#)

- 8.B.** [ORD 25-024](#) Introduction and First Reading on Ordinance 25-024, an Ordinance Establishing a Citizen's Request for Reconsideration Policy Appeal Process. Second Reading and Action: July 22, 2025.

Attachments: [Memo](#)
[Ordinance](#)
[Citizens Request for Reconsideration Policy - marked](#)
[Citizens Request for Reconsideration Policy - clean](#)
[SDCL 22-25-56](#)

- 8.C.** [ORD 25-023](#) Introduction and First Reading on Ordinance 25-023, an Ordinance Amending Chapter 94, Article VI, Division 6, pertaining to Section 94-505, Regulations relating to Cannabis Dispensaries. Public Hearing and Action: August 12, 2025.

Attachments: [Memo](#)
[Ordinance - clean](#)
[Ordinance - marked](#)
[Hearing Notice - City Council](#)
[Hearing Notice - Planning Commission](#)
[Planning Commission Minutes](#)

- 8.D.** [ORD 25-026](#) Introduction and First Reading on Ordinance 25-026, an Ordinance to Change the Zoning within the City of Brookings (the South 110 feet of Outlot A in the Southwest ¼ in Section 20, Township 110, Range 49, City of Brookings, Brookings County, South Dakota, also known as 716 34th Avenue, from Agriculture A District to Business B-3 Heavy District). Public Hearing and Action: August 12, 2025.

Attachments: [Memo](#)
[Ordinance](#)
[Petition to Rezone](#)
[Hearing Notice - City Council](#)
[Hearing Notice - Planning Commission](#)
[Planning Commission Minutes](#)
[Location Map](#)
[Zoning Map](#)
[Future Land Use Map](#)
[B-3 Zoning Regulations](#)

- 8.E.** [ORD 25-025](#) Introduction and First Reading on Ordinance 25-025, an Ordinance to Change the Zoning within the City of Brookings (various City properties from an Agriculture A District, Floodway FW District, Residence R-1 Rural Estate District, Residence R-1B Single-Family District, Residence R-2 Two-Family District, Residence R-3 Apartment District, Residence R-3A Apartments/Mobile Homes/Manufactured Housing District, Residence RMH Single-Family and Manufactured Housing District, Business B-3 Heavy District, Industrial I-1 Light District, Industrial I-1R Restricted District, Industrial I-2 Heavy District, and Planned Development District to a Civic District). Public Hearing and Action: August 12, 2025.

Attachments:

[Memo](#)
[Ordinance](#)
[Notice - City Council](#)
[Notice - Planning Commission](#)
[Planning Commission Minutes](#)
[Location Map](#)
[Civic Regulations](#)
[Uses Comparison](#)

9. Public Hearings and Second Readings:

- 9.A.** [ORD 25-022](#) Second Reading and Action on Ordinance 25-022, an Ordinance Amending Chapter 2 of the Code of Ordinances of the City of Brookings and Pertaining to the Authority and Duties of the Brookings Human Rights Commission.

Attachments:

[Memo](#)
[Ordinance - clean](#)
[Ordinance - marked](#)

Action: Motion, Request Public Comment, Roll Call

Legislative History

7/8/25 City Council read into the record

- 9.B.** [RES 25-065](#) Public Hearing and Action on Resolution 25-065, a Resolution to Amend the 2040 Comprehensive Plan's Future Land Use Map.

Attachments:

[Memo](#)
[Resolution](#)
[Hearing Notice - City Council](#)
[Hearing Notice - Planning Commission](#)
[Planning Commission Minutes](#)
[Request Letter](#)
[Location Map](#)
[Future Land Use Map](#)
[Zoning Map](#)
[Floodplain Map](#)
[Suitability Map](#)

Action: Motion, Open & Close Public Hearing, Roll Call

- 9.C.** [ID 25-0335](#) Public Hearing and Action on a request to transfer an On-Off Sale Malt License, for 929-931 25th Avenue, from Dennis Bielfeldt, owner, Den Wil Hospitality Group, Inc., dba Wilbert's, to Matt Chapman, owner, Domellie's LLC, dba Domellie's.

Attachments:

[Memo](#)
[Legal Notice](#)
[City Code and SDCL References](#)
[Location Map](#)

Action: Motion, Open & Close Public Hearing, Roll Call

- 9.D.** [RES 25-060](#) Public Hearing and Action on Resolution 25-060, a Resolution authorizing the City Manager to enter into a 10-year On-Off Sale Wine Operating Agreement with Matt Chapman, Domellie's LLC, dba Domellie's.

Attachments:

[Memo](#)
[Resolution](#)
[Operating Agreement](#)
[Legal Notice](#)
[Location Map](#)

Action: Motion, Open & Close Public Hearing, Roll Call

- 9.E.** [RES 25-067](#) Public Hearing and Action on Resolution 25-067, a Resolution authorizing the City Manager to enter into a 10-year On-Sale Convention Liquor Operating Agreement with Matt Chapman, Domellie's LLC, dba Domellie's.

Attachments: [Memo](#)
 [Resolution](#)
 [Operating Agreement](#)
 [Legal Notice](#)
 [Location Map](#)

Action: Motion, Open & Close Public Hearing, Roll Call

10. Other Business: NONE

11. [ID 25-0332](#) City of Brookings Progress Report.

Attachments: [2025 July Progress Report](#)

12. City Council member introduction of topics for future discussion.

Any Council Member may request discussion of any topic at a future meeting. Items cannot be added for action at this meeting. A motion and second is required which states the topic, requested outcome, and time frame. A majority vote is required.

13. Executive Session

- 13.A. [ID 25-0333](#) Executive Session, pursuant to SDCL 1-25-2.4, for preparing for contract negotiations or negotiating with employees or employee representatives; SDCL 1-25-2.3, for consulting with legal counsel or reviewing communications from legal counsel about proposed or pending litigation or contractual matters; and SDCL 1-25-2.5, for discussing marketing or pricing strategies by a board or commission of a business owned by the state or any of its political subdivisions, when public discussion may be harmful to the competitive position of the business.

Action: Motion to enter Executive Session, Voice Vote

Action: Motion to exit Executive Session, Voice Vote

14. Adjourn.

Action: Motion, Voice Vote

*Brookings City Council: Oepke G.Niemeyer, Mayor; Nick Wendell, Deputy Mayor
Council Members Wayne Avery, Holly Tilton Byrne, Bonny Specker, Brianna Doran, Lisa Hager*

Brookings City Council Staff:

*Paul M. Briseno, City Manager Bonnie Foster, City Clerk
J. Vincent Jones, Attorney-at-Law, Woods, Fuller, Shultz and Smith P.C.*

Public Comment is limited to a maximum of three minutes per person. Individuals will give their name and city of residence for the record. Public Comment may be submitted prior to the meeting by the following means: 1) Email comments to the City Clerk (cityclerk@cityofbrookings-sd.gov), or 2) participate remotely. Comments provided will become part of the official record and subject to review by all parties and the public. The comments and views expressed by the public are those of the speakers and do not necessarily reflect the views or positions of the City of Brookings or City Council.

Meetings are broadcast live and recorded. Go to www.cityofbrookings-sd.gov for more information. Government Channel Rebroadcast Schedule: Wednesday 1:00 pm / Thursday 7:00 pm / Friday 9:00 pm / Saturday 1:00 pm (Swiftel Channel 20 / MediaCom Channel 9)

Upon request, accommodations for meetings will be provided for persons with disabilities. Please contact the City ADA Coordinator at (605) 692-6281 at least three (3) business days in advance of the meeting.