

**BROOKINGS CITY COUNCIL**  
**January 28, 2025**

The Brookings City Council held a meeting on Tuesday, January 28, 2025 at 6:00 PM, at the Brookings City & County Government Center, Chambers, with the following City Council members present: Mayor Oepke Niemeyer, Council Members Wayne Avery, Andrew Rasmussen, Bonny Specker, Holly Tilton Byrne, and Nick Wendell. Absent: Council Member Brianna Doran. City Manager Paul Briseno, City Attorney Steve Britzman, and City Clerk Bonnie Foster were also present.

**Agenda.** A motion was made by Council Member Tilton Byrne, seconded by Council Member Avery, that the agenda be approved. The motion carried by the following vote: Yes: 6 - Avery, Niemeyer, Rasmussen, Specker, Tilton Byrne, and Wendell; Absent: 1 - Doran.

**Consent Agenda.** A motion was made by Council Member Rasmussen, seconded by Council Member Tilton Byrne, to approve the Consent Agenda. The motion carried by the following vote: Yes: 6 - Avery, Niemeyer, Rasmussen, Specker, Tilton Byrne, and Wendell; Absent: 1 - Doran.

**A. Action to approve the January 14, 2025 City Council Minutes.**

**B. Action on Temporary Alcohol / Special Event Alcoholic Beverage Licenses from existing alcohol license holders:** Sodexo Catering (Licenses RB-28249 and RW-28251): SDSU TL25-015, SDSU TL25-016, SDSU TL25-018, SDSU TL25-017, SDSU TL25-019.

**C. Action on Resolution 25-009, a Resolution Amending the Joint Cooperative Agreement for the Management of the Brookings City & County Government Center.**

RESOLUTION 25-009 - A RESOLUTION AMENDING THE JOINT COOPERATIVE  
AGREEMENT FOR THE MANAGEMENT OF THE BROOKINGS CITY & COUNTY  
GOVERNMENT CENTER

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

WHEREAS, the City of Brookings and the County of Brookings are parties to a Joint Cooperative Agreement, dated as of February, 2019; and

WHEREAS, the City of Brookings and the County of Brookings desire to amend the above-mentioned Joint Cooperative Agreement to revise the procedure for County appointments to the Government Center Advisory Committee.

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

- A. The Second Paragraph of Section Four of the Joint Cooperative Agreement for the Management of the Brookings City & County Government Center is revised as follows:

Section Four - Government Center Advisory Committee

The representatives of the County shall consist of two Members, who may be either employees or County Commissioners. They shall be appointed by the County Commission.

- B. That the Mayor and City Clerk are authorized to execute the Amended and Restated Joint Cooperative Agreement for the Management of the Brookings City & County Government Center to incorporate the revision of Section Four.

**Proclamation – Religion and Values Forum Day.** Mayor Niemeyer presented a proclamation to James Murphy, SDSU School of American & Global Studies, declaring January 30, 2025 as Religion and Values Forum Day.

**MAYORAL PROCLAMATION**

WHEREAS, strong communities are built on understanding, dialogue, and a shared commitment to fostering respect and seeing the best in one another; and

WHEREAS, the School of American & Global Studies at South Dakota State University is hosting a Religion and Values Forum to encourage civil discussions on values essential to citizenship and community life; and

WHEREAS, this Forum seeks to bring neighbors together by hosting speakers that engage in thoughtful dialogue on important and often challenging issues of the day; and

WHEREAS, the inaugural Forum, to be held on January 30, 2025, at 7:00 PM in the South Dakota Art Museum, will feature Dr. Kristin Renwick Monroe, a political scientist whose research explores the profound moral courage of individuals in times of crisis; and

WHEREAS, events like the Religion and Values Forum bridge divides and strengthen the bonds of our community.

NOW, THEREFORE, BE IT RESOLVED, that I, Oepke G. Niemeyer, Mayor of the City of Brookings, do hereby proclaim January 30, 2025 as Religion and Values Forum Day.

**Report: SDSU Students Association Report.** Claire Koenecke, SDSU Students Association Government Affairs Chair, provided an update on SDSU current affairs.

**Presentation: First Impressions Program.** Laura Schoen Carbonneau, Visit Brookings presented information on the First Impressions Program. The program is a partnership with Visit Brookings, the Brookings Area Chamber of Commerce, and Downtown Brookings. The program is intended to swap two similar communities in order to help communities assess and develop opportunities and strategies for community improvement. The selected partner community is Aberdeen, SD.

**Presentation: City of Brookings 2021-2026 Strategic Plan Online Dashboard.** Jake Meshke, Deputy City Manager, presented the City of Brookings 2021-2026 Strategic Plan Online dashboard.

**FIRST READING – Ordinance 25-002.** Introduction and First Reading was held on Ordinance 25-002, an Ordinance Amending Chapter 94, pertaining to the creation of a new zoning district, Civic District, and associated supplemental regulations. Public Hearing and Action: February 11, 2025.

**Ordinance 25-001.** A motion was made by Council Member Specker, seconded by Council Member Wendell, that Ordinance 25-001, an Ordinance accepting the Report of the Brookings City Charter Commission pursuant to Section 8.01 (c) of the Brookings City Charter, ratifying the formation of the Charter Commission, and setting the Election Date for Submission of the Proposed Charter Amendments to the voters of the City of Brookings, be approved. The motion carried by the following vote: Yes: 6 - Avery, Niemeyer, Rasmussen, Specker, Tilton Byrne, and Wendell; Absent: 1 - Doran.

**Resolution 25-010.** A public hearing was held on Resolution 25-010, a Resolution of Intent to Lease Real Property located at the Brookings Regional Airport. A motion was made by Council Member Tilton Byrne, seconded by Council Member Specker, that Resolution 25-010 be approved. The motion carried by the following vote: Yes: 6 - Avery, Niemeyer, Rasmussen, Specker, Tilton Byrne, and Wendell; Absent: 1 - Doran.

RESOLUTION 25-010 - RESOLUTION OF INTENT TO LEASE REAL PROPERTY TO COLE HAUGE FOR AGRICULTURAL HAYING IN SECTIONS 26, 27 AND 28, T110N, R50W, IN THE CITY OF BROOKINGS (BROOKINGS REGIONAL AIRPORT)

WHEREAS, the City of Brookings owns designated hay land, consisting of three hundred Fourteen (314) acres more or less, in Sections 26, 27 and 28, T110N, R50W, in the City of Brookings, Brookings County, South Dakota; and

WHEREAS, the governing body of the City of Brookings, South Dakota, intends to enter

into a lease agreement with Cole Hauge for a period of 1-year, commencing January 28, 2025 and ending December 31, 2025, with Cole Hauge having the option to extend the Lease for 2 additional 1-year terms for 2026 and 2027; and

WHEREAS, the Lessee will pay the City One Hundred Twenty Dollars and Fifty Cents (\$120.50) per acre for the hay land (total amount of: \$37,837.00) with the first half payable on July 1st of each year and the second half payable on November 1st of each year; and

WHEREAS, a Public Hearing on this Resolution was held on January 28, 2025 at 6:00 o'clock p.m. in the Chambers at the Brookings City and County Government Center, and all persons were given an opportunity to be heard on the intent to lease real property.

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

- A. The City of Brookings enter into a Lease Agreement with Cole Hauge as set forth above; and
- B. The City Manager or his designee is authorized to execute the Lease Agreement

**Resolution 25-004.** A public hearing was held on Resolution 25-004, a Resolution of Intent to Lease Real Property (City Hay Land located at Main Avenue South and 32<sup>nd</sup> Street South). A motion was made by Council Member Tilton Byrne, seconded by Council Member Specker, that Resolution 25-004 be approved. The motion carried by the following vote: Yes: 6 - Avery, Niemeyer, Rasmussen, Specker, Tilton Byrne, and Wendell; Absent: 1 - Doran.

#### RESOLUTION 25-004 - RESOLUTION OF INTENT TO LEASE REAL PROPERTY

WHEREAS, the City of Brookings owns 18 acres of designated hay land in Section 11-T109N-R50W, in the City of Brookings, Brookings County, South Dakota; and

WHEREAS, the City of Brookings intends to award a lease agreement with Eric Werre for a period of 1-year, commencing on January 28, 2025 and ending December 31, 2025, having the option to renew this Lease for 2 additional 1-year terms in 2026 and 2027; and

WHEREAS, the lessee will pay the City Sixty-Three dollars (\$63.00) per acre for the hay land, totaling One Thousand One Hundred Thirty-Four Dollars (\$1,134.00) annually, with the first half payable on July 1st of each year and the second half payable on November 1<sup>st</sup> of each year; and

WHEREAS, a Public Hearing on this Resolution was held on January 28, 2025 at 6:00 p.m. in the Chambers at the Brookings City and County Government Center and all persons were given an opportunity to be heard on the intent to lease real property.

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

- A. The City of Brookings will enter into a lease agreement with Eric Werre as set forth above; and
- B. The City Manager or his designee is authorized to execute a new lease agreement in accordance with this Resolution.

**Special Event Temporary Alcoholic Beverage Application.** A public hearing was held on a Special Event / Temporary Alcoholic Beverage Application from Brookings Area Chamber of Commerce, for an event to be held on February 13, 2025. A motion was made by Council Member Tilton Byrne, seconded by Council Member Specker, that the Special Event Temporary Alcoholic Beverage Application be approved. The motion carried by the following vote: Yes: 6 - Avery, Niemeyer, Rasmussen, Specker, Tilton Byrne, and Wendell; Absent: 1 - Doran.

**Ordinance 25-003.** A public hearing was held on Ordinance 25-003, an Ordinance to Change the Zoning within the City of Brookings (Rezone 1115 West 20<sup>th</sup> Street South from Agriculture A District to Residence R-3 Apartment District). A motion was made by Council Member Specker, seconded by Council Member Rasmussen, that Ordinance 25-003 be approved. Public Comment: Kristin Uilk and Russell Adkins. The motion carried by the following vote: Yes: 6 - Avery, Niemeyer, Rasmussen, Specker, Tilton Byrne, and Wendell; Absent: 1 - Doran

**Preliminary Plat.** A motion was made by Council Member Specker, seconded by Council Member Rasmussen, that a Preliminary Plat for Blocks 1-4 of Prairie Sunset Addition be approved. Public Comment: Kristin Uilk. The motion carried by the following vote: Yes: 6 - Avery, Niemeyer, Rasmussen, Specker, Tilton Byrne, and Wendell; Absent: 1 - Doran.

**Resolution 25-008.** A motion was made by Council Member Tilton Byrne, seconded by Council Member Specker, that Resolution 25-008, a Resolution Adopting 2025 Edgebrook Golf Course Rates, be approved. The motion carried by the following vote: Yes: 6 - Avery, Niemeyer, Rasmussen, Specker, Tilton Byrne, and Wendell; Absent: 1 - Doran.

RESOLUTION 25-008 - RESOLUTION ADOPTING  
2025 EDGEBROOK GOLF COURSE RATES

WHEREAS, the adopted Municipal Code and City Policies make references to fees charged; and

WHEREAS, it is prudent fees be reviewed for cost effectiveness.

NOW, THEREFORE, BE IT RESOLVED, that the City of Brookings hereby adopts the following fee schedule for 2025 Edgebrook Golf Course Rates:

<u>Fee Description</u>	<u>Early Bird</u>	<u>Regular</u>
Unlimited Golf		
Youth (ages 18 and under)	\$130.00	\$150.00
Young Adult (ages 19-25)	\$350.00	\$375.00
Individual	\$600.00	\$675.00
Couple	\$800.00	\$900.00
Family	\$900.00	\$1,000.00
<u>Cart Membership</u>		
Cart Membership (Half-Cart Individual)	\$375.00	\$420.00
Cart Membership (Full Cart Couples/Family)	\$475.00	\$535.00
Trail Fee - Private Carts	\$275.00	\$300.00
<u>Punch Cards (10 Punches)</u>		
Green Fee - 9 Hole Rounds		\$180.00
Green Fee - 18 Hole Rounds		\$270.00
Cart Fee - 9 Hole Rounds		\$126.00
Cart Fee - 18 Hole Rounds		\$180.00
<u>Green Fees</u>		
Short Course (Par 3)		\$10.00
9 Holes		\$20.00
18 Holes		\$30.00
<u>Cart Fees</u>		
9 Holes (per rider)		\$14.00
18 Holes (per rider)		\$20.00
<u>Driving Range</u>		
Bucket of Range Balls		\$7.00
Add on to membership - Individual		\$160.00
Add on to membership - Couples/Family		\$215.00

\* 10% Discount on all rates for Seniors (62+) and Military

**Progress Report.** Samantha Beckman, Assistant to the City Manager, provided a progress report highlighting the City's activities and projects.

**City Council Member Introduction of Topics For Future Discussion.** A motion was made by Council Member Tilton Byrne, seconded by Council Member Specker, to have the SDSU Extension staff present the final First Impressions Program Final Report at a future Study Session. The motion carried by a unanimous vote.

**Adjourn.** A motion was made by Council Member Wendell, seconded by Council Member Tilton Byrne, that this meeting be adjourned at 7:16 p.m. The motion carried by a unanimous vote.

CITY OF BROOKINGS, SD

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Oepke G. Niemeyer, Mayor

ATTEST:

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Bonnie Foster, City Clerk