



City of Brookings

Meeting Agenda

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, September 23, 2025

5:30 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.

5:30 PM JOINT CITY COUNCIL / COUNTY COMMISSION MEETING

1. Call to Order / Pledge of Allegiance.
2. Record of City Council and County Commission Attendance.
3. Action to approve the agenda.

JOINT CITY COUNCIL and COUNTY COMMISSION ACTION

4. [ORD 25-028](#) Public Hearing and Action on City of Brookings Ordinance 25-028 and Brookings County Commission Ordinance 2025-05, an Ordinance to Change the Zoning within the Joint Jurisdiction Area of the City of Brookings and Brookings County (NE ¼, NE ¼, Excluding H-1 & That Part East and North of H-1 in Section 14, Township 109, Range 50, also known as 21625 471st Avenue, from a Joint Jurisdiction Business JJ-B3 Heavy District to a Joint Jurisdiction Industrial JJ-I1 Light District).

Attachments:

[Memo](#)

[Ordinance - City of Brookings](#)

[Ordinance - Brookings County](#)

[Hearing Notice - City Council](#)

[Hearing Notice - Planning Commission](#)

[Joint Planning Commission Minutes](#)

[Petition to Rezone](#)

[Location Map](#)

[Zoning Map](#)

[Future Land Use Map](#)

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

Legislative History

9/9/25

City Council

read into the record

5. Adjourn the Joint City Council and County Commission portion of the agenda.

REGULAR MEETING (Will begin following a brief recess.)

6. [ID 25-0410](#) Budget Workshop #2

Attachments:

[Memo](#)

[Presentation](#)

[10-year Capital Improvement Plan](#)

[Fee Schedule Changes](#)

7. 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.

8. 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.

- 8.A.** [ID 25-0409](#) Action to approve City Council meeting minutes.

Attachments: [9/9/2025 Minutes](#)
 [9/16/2025 Minutes](#)

- 8.B.** [ID 25-0419](#) Action on Temporary Alcohol / Special Event Alcoholic Beverage Licenses from existing alcohol license holders.

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

- 8.C.** [ID 25-0425](#) Action on appointments to the Public Arts Commission: Donna Merkt and Matt Lindner.

Attachments: [Memo](#)

- 8.D.** [ID 25-0426](#) Action on an appointment to the Brookings Human Rights Commission: Sydnie Peters.

Attachments: [Memo](#)

9. Presentations/Reports:

- 9.A.** [ID 25-0420](#) Proclamation: Stormwater Awareness Week

Attachments: [Proclamation](#)

- 9.B.** [ID 25-0418](#) Report: SDSU Student Association.

- 9.C.** [ID 25-0427](#) Presentation: 2025-2026 Food Waste Composting Pilot Program

Attachments: [Memo](#)
 [Flyer](#)
 [Presentation](#)

10. Contracts/Change Orders:

- 10.A.** [RES 25-080](#) Action on Resolution 25-080, a Resolution Awarding Bids on 2025-03SWR 20th Street South Shared Use Path Phase 2 Project.

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

Action: Motion, Request Public Comment, Roll Call

11. 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.

- 11.A.** [ORD 25-032](#) Introduction and First Reading on Ordinance 25-032, an Ordinance to Rezone the West Half of the Northwest Quarter, Excluding Platted Areas in Section 20, Township 110, Range 49 from Agriculture (A) District to an Industrial (I-1) Light District. Public Hearing and Action: October 14, 2025.

Attachments: [Memo](#)
[Ordinance](#)
[Hearing Notice - City Council](#)
[Hearing Notice - Planning Commission](#)
[Planning Commission Minutes](#)
[Petition to Rezone](#)
[Location Map](#)
[Zoning Map](#)
[Future Land Use Map](#)
[I-1 Zoning Regulations](#)

12. Public Hearings and Second Readings:

- 12.A.** [RES 25-081](#) Public Hearing and Action on Resolution 25-081, a Resolution Levying Assessment for Concrete Maintenance Project No. 2024-09STI.

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

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

- 12.B.** [ID 25-0411](#) 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 SND LLC, dba Comfort Suites University / Domellie's / Domellie's Events, Dennis Bielfeldt and Timothy Swenson, owners.

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

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

- 12.C.** [RES 25-079](#) Public Hearing and Action on Resolution 25-079, a Resolution authorizing the City Manager to enter into a 10-year On-Sale Wine Operating Agreement with SND LLC, dba Comfort Suites University / Domellie's / Domellie's Events, Dennis Bielfeldt and Timothy Swenson, owners.

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

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

- 12.D.** [RES 25-082](#) Public Hearing and Action on Resolution 25-082, a Resolution authorizing the City Manager to enter into a 10-year On-Sale Convention Liquor Operating Agreement with SND LLC, dba Comfort Suites University / Domellie's / Domellie's Events, owners Dennis Bielfeldt and Timothy Swenson.

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

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

13. Other Business:

- 13.A. [RES 25-078](#)** Action on Resolution 25-078, a Resolution Authorizing the Licensing of The Flower Shop LLC as a Medical Cannabis Dispensary in the City of Brookings.

Attachments: [Memo](#)
[Resolution](#)
[Application](#)
[Location Map](#)
[Medical Cannabis - Summary](#)
[Ordinance 21-028](#)

Action: Motion, Request Public Comment, Roll Call

- 14. [ID 25-0417](#)** City of Brookings Progress Report.

Attachments: [Report](#)

15. 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.

16. Adjourn.

*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.