

**Brookings City Council  
October 27, 2020**

The Brookings City Council held a meeting on Tuesday, October 27, 2020 at 6:00 PM, at the City & County Government Building Chambers with the following City Council members present: Mayor Keith Corbett and Council Members Holly Tilton Byrne, Leah Brink, Patty Bacon, Joey Collins, Nick Wendell, and Oepke Niemeyer. City Attorney Steve Britzman, City Manager Paul Briseno, and City Clerk Bonnie Foster was also present.

**6:00 PM REGULAR MEETING**

**Consent Agenda.** A motion was made by Mayor Corbett, seconded by Council Member Wendell, to remove the Executive Session from the agenda. The motion carried by the following vote: Yes: 7 - Corbett, Niemeyer, Brink, Bacon, Wendell, Tilton Byrne, and Collins. A motion was made by Council Member Niemeyer, seconded by Council member Wendell, to approve the agenda as amended. The motion carried by the following vote: Yes: 7 - Corbett, Niemeyer, Brink, Bacon, Wendell, Tilton Byrne, and Collins.

**3.A. Action to approve the agenda.**

**3.B. Action to approve the October 13 and October 20, 2020 City Council Minutes.**

**Butler Human Rights Award Presentation.** Mayor Corbett presented Dianne Nagy with the 2020 Butler Human Rights Award.

**SDSU Student Association Report.** Zebadiah Johnson, SDSU Students Association Government Affairs Chair, provided an update on SDSU happenings to the City Council and public.

**Resolution 20-84.** A motion was made by Council Member Brink, seconded by Council Member Niemeyer, that Resolution 20-084, a Resolution authorizing Change Order No. 1 for the Bob Shelden Athletic Field Complex Renovation Project, Clark Drew Construction, Inc., be approved. The motion carried by the following vote: Yes: 7 - Corbett, Niemeyer, Brink, Bacon, Wendell, Tilton Byrne, and Collins.

Resolution 20-084 - Resolution Authorizing Change Order No. 1 for the Bob Shelden Athletic Field Complex Renovation Project; Clark Drew Construction, Inc.

Be It Resolved by the City Council that the following change order be allowed for the Bob Shelden Athletic Field Complex Renovation Project.

Construction Change Order Number 1: Adjustment for contracted soil removal transport, chain link fencing, bullpen slope modification and waterline connection creating an increase of \$45,063.74 to the contract.

The contingency identified for the Bob Shelden renovation contains \$300,000.

**Resolution 20-085.** A motion was made by Council Member Wendell, seconded by Council Member Niemeyer, that Resolution 20-085, a Resolution Approving a Development Agreement between the City of Brookings and Linchpin Corporation for the Development of the Armory Property, be approved. Public Comment: Angie Boersma, President of Linchpin Corporation. The motion carried by the following vote: Yes: 7 - Corbett, Niemeyer, Brink, Bacon, Wendell, Tilton Byrne, and Collins.

Resolution 20-085 - A Resolution Approving a Development Agreement between the City of Brookings and Linchpin Corporation, for the Development of the Armory Property in the City of Brookings

Whereas, the City of Brookings is the owner of the Armory Building and adjacent parking lot located at 221 Main Avenue; and

Whereas, one of the goals of the City of Brookings' Strategic Plan for Economic Development is to assist new business expansion within the downtown central business district, and particularly to encourage renovation; and

Whereas, the City of Brookings selected Linchpin Corporation, a private development company, through a competitive process as the preferred developer of the Armory property; and

Whereas, the City of Brookings has negotiated a Development Agreement with Linchpin Corporation to form a public-private partnership to oversee the redevelopment, construction, marketing, recruitment, build-out, and overall development of the Armory property.

Now, Therefore, Be It Resolved by the City Council of the City of Brookings, South Dakota that the proposed Development Agreement between the City of Brookings and Linchpin Corporation be approved, together with the terms and conditions included therein, for the comprehensive development of the Brookings Armory property.

**FIRST READING – Ordinance 20-023.** An introduction and first reading was held on Ordinance 20-023, an Ordinance Rezoning Lots 8A, 9, 10, 11, 12 & 13 Block 1, Fox Run Addition, from a Residence R-2 Two-Family District, Residence R-1D Single-Family / Residence R-2 Two-Family District, and Residence R-1D Single-Family District to a Residence R-3 Apartment District (Generally located south of 20th Street South and east of Fox Run Trail). Public Hearing: November 10, 2020.

**On-Off Sale Malt License.** A public hearing was held on a request for an On-Off Sale Malt License for Agua Fresh, Sinan Taskin, owner, for 420 Main Avenue, legal description: Lot 11A, Block 7, Original Plat Addition. A motion was made by Council Member Brink, seconded by Council Member Niemeyer, that the On-Off Sale Malt License be approved. The motion carried by the following vote: Yes: 7 - Corbett, Niemeyer, Brink, Bacon, Wendell, Tilton Byrne, and Collins.

**Resolution 20-086.** A public hearing was held on Resolution 20-086, a Resolution authorizing the City Manager to enter into an Operating Agreement for an On-Off Sale Wine License for Agua Fresh, Sinan Taskin, owner, 420 Main Avenue, Brookings, SD, legal description: Lot 11A, Block 7, Original Plat Addition. A motion was made by Council Member Niemeyer, seconded by Council Member Wendell, that Resolution 20-086 be approved. The motion carried by the following vote: Yes: 7 - Corbett, Niemeyer, Brink, Bacon, Wendell, Tilton Byrne, and Collins.

Resolution 20-086 - On-Off Sale Wine Operating Agreement, Agua Fresh

Now, Therefore, Be It Resolved by the City of Brookings, South Dakota, that the City Council hereby approves a Lease Agreement for the Operating Management Agreement for Wine between the City of Brookings and Agua Fresh, Sinan Taskin, owner, for the purpose of a manager to operate the on-sale establishment or business for and on behalf of the City of Brookings at 420 Main Avenue: legal description: Block 7, Lot 11A, Original Plat Addition.

Now, Therefore, Be It Further Resolved that the City Manager be authorized to execute the Agreement on behalf of the City, which shall be for a period of five (5) years and renewal for another five (5) years.

**Ordinance 20-022.** A second reading was held on Ordinance 20-022, an Ordinance Establishing a Public Works Department. A motion was made by Council Member Niemeyer, seconded by Council Member Wendell, that Ordinance 20-022 be approved. The motion carried by the following vote: Yes: 5 - Corbett, Niemeyer, Bacon, Wendell, and Collins; No: 2 - Brink, and Tilton Byrne.

**Ordinance 20-028.** A second reading was held on Ordinance 20-028, an Emergency Ordinance Amending Emergency Ordinance 20-010, as previously amended, to Extend and to Comprehensively Adopt Provisions to Address a Public Health Crisis and to Revise Certain Measures which are Necessary for the Immediate Preservation of the Public Health, Safety and Welfare of the City and are Necessary to Slow the Community Spread of Coronavirus (COVID-19) in the City of Brookings, South Dakota. A motion

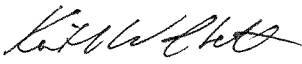
was made by Council Member Wendell, seconded by Council Member Niemeyer, that Ordinance 20-028 be approved. Public Comment: Jason Merkley, President and Chief Executive Officer for Brookings Health System, Pastor Pete Grassow, and Bradley Walker. The motion carried by the following vote: Yes: 5 - Corbett, Niemeyer, Bacon, Wendell, and Tilton Byrne; No: 2 - Brink, and Collins.

**COVID-19 Update.** City Manager Paul Briseno provided an update on COVID-19 to the City Council and public.

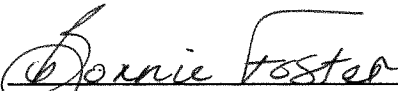
**Progress Report.** Jacob Meshke, Assistant City Manager, provided a progress report highlighting the City’s activities and projects.

**Adjourn.** A motion was made by Council Member Brink, seconded by Council Member Wendell, that this meeting be adjourned at 7:26 p.m. The motion carried by a unanimous vote.

CITY OF BROOKINGS

  
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Keith W. Corbett, Mayor

ATTEST:

  
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Bonnie Foster, City Clerk