

Brookings City Council
May 27, 2014

The Brookings City Council held a meeting on Tuesday, May 27, 2014 at 6:00 p.m., at City Hall with the following members present: Mayor Tim Reed, Council Members Keith Corbett, Dan Hansen, Ope Niemeyer, John Kubal, Tom Bezdichek and Jael Thorpe. City Attorney Steve Britzman, City Manager Jeffrey Weldon and City Clerk Shari Thornes were also present.

6:00 p.m. Regular Council Meeting

Consent Agenda. Action on Transportation Committee appointments was removed from the consent agenda. A motion was made by Corbett, seconded by Hansen, to approve the consent agenda.

A. Action to approve the agenda, as amended.

B. Action to approve the May 13 Council meeting minutes.

C. Action on Resolution No. 35-14, a Resolution designating the Mayor as certifying officer for ICAP Self-Help Homeownership Opportunity Program.

Resolution No. 35-14 - Resolution Designating Mayor as Certifying Officer for
ICAP Self-Help Homeownership Opportunity Program

Whereas, the Inter-Lakes Community Action Partnership (ICAP) expects to utilize US Department of Housing and Urban Development Self-Help Homeownership Opportunity Program (SHOP) funds to assist with the purchase of land for housing development purposes; and

Whereas, the City of Brookings is required to designate an environmental certifying officer for the purpose of signing required environmental documents pertaining to this grant program.

Now, Therefore, Be It Resolved, that the Mayor be hereby designated as the city's official for the purpose of signing environmental correspondence and other required documents and forms for said project.

All present voted yes; motion carried.

Action on appointments to the Brookings Transportation Steering Committee. Motion was made by Thorpe, seconded by Kubal, to table to June 10, 2014. All present voted yes; except Corbett and Reed voted no; motion carried.

Open Forum. Shouhong Zhang questioned the legality of the additional fees charged when registering online for city park and recreation activities. He recommended all publications clearly state the fee and that it be a consistent amount.

RECON Conference Report. Weldon, Reed, and Thorpe provided a report on the RECON Conference held in Las Vegas May 17-21, 2014.

Resolution No. 47-14. A motion was made by Hansen, seconded by Niemeyer, to approve Resolution No. 47-14, a Resolution awarding the sale of 2008 Elgin Pelican NP Sweeper. All present voted yes; motion carried.

Resolution No. 47-14 - Resolution Awarding Sale of 2008 Elgin Pelican NP Sweeper

Whereas, the City of Brookings opened bids for the sale of one (1) 2008 Elgin Pelican NP Sweeper, Serial Number NP-324-S on Tuesday, May 13, 2014 at 1:30 pm at Brookings City & County Government Center; and

Whereas, the City of Brookings has received the following bids: City of Baltic, SD, \$48,001.00; Sanitation Products, Inc., \$36,500.00; City of Tyndall, SD, \$35,000.00; and Lcal Equipment, Inc., \$27,500.00.

Now Therefore, Be It Resolved the following bid be accepted: City of Baltic, SD, \$48,001.00.

Resolution No. 48-14. A motion was made by Niemeyer, seconded by Kubal, to approve Resolution No. 48-14, a Resolution awarding a contract on the 2014-01 Concrete Maintenance Project. All present voted yes; motion carried.

Resolution No. 48-14 - Resolution Awarding Bids on
2014-01 Concrete Maintenance Project

Whereas, the City of Brookings opened bids for Project 2014-01 Concrete Maintenance Project on Tuesday, May 20, 2014 at 1:30 pm at the Brookings City & County Government Center; and

Whereas, the City of Brookings has received the following bid for 2014-01 Concrete Maintenance Project: Timmons Construction, Inc., Brookings, SD: \$113,692.50, Thorstad Companies, Del Rapids, SD: \$149,712.75 and Clark Drew Construction, Inc., Brookings, SD: \$186,096.50.

Now Therefore, Be It Resolved that the low bid of \$113,692.50 for Timmons Construction, Inc., Brookings, SD be accepted.

First Reading – Ordinance No. 08-14. A first reading was held on Ordinance No. 08-14, an Ordinance authorizing a supplemental Appropriation to the 2014 Budget for the purpose of providing for additional funds for the Operation of the City. Public Hearing: June 10, 2014.

First Reading – Ordinance No. 09-14. A first reading was held on Ordinance No. 09-14, an Ordinance on a petition to rezone the East 440 feet of Outlot K in the SE ¼ of Section 11-T109N-R50W from an Agricultural A District to a Residence R-3A District (600 Block of 40th Street South). Public Hearing: June 10, 2014.

Preliminary Plat. A public hearing was held on a Preliminary Plat for Lots 1-5, Moriarty Square Addition in the N ½ of the N ¼ of Section 22-T110N-R50W. A motion was made by Kubal, seconded by Hansen, to approve. All present voted yes; motion carried.

Developmental Tenets for Brookings Marketplace. A motion was made by Niemeyer, seconded by Corbett, to approve the Developmental Tenets for *Brookings Marketplace*. *Public comment: Dennis Bielfeldt asked questions during the public hearing.* All present voted yes; motion carried.

Development Tenets for Brookings Marketplace

- 1) The development goal utilizing any incentives shall be strategically targeted to retailers that:
 - a. Decrease retail or service leakage;
 - b. Provide a unique or frequently-identified retailer/service prospect;

- c. Are considered retail/service prospect that can self-recruit spin-off businesses for co-tenancy.

Not all retailers will be awarded incentives.

- 2) Enables the City will recover as much of its investment as possible with creative financing at the conclusion of all transactions; identify and mitigate negative unintended consequences.
- 3) Be mindful of existing businesses, their customer base and markets, and the investment they have already made in the community.
- 4) City shall utilize necessary due diligence to insure negotiated incentives are developed, and packaged to be strategically targeted to address an identified and substantiated competitive deficiency necessary to be mitigated to successfully recruit desired business prospects.
- 5) City and its development partners shall not recruit existing businesses; but will consider selling lots at prices reflective of the market to existing businesses who approach the City wishing to re-locate and expand.
- 6) Identify and develop opportunities for other interested realtors, developers, marketers, property managers to help develop the overall site.
- 7) City may seek to transfer property for specific development opportunities, but shall avoid idle property speculation of the property by others.
- 8) Decisions about each property transaction/incentive shall be transparent.

Proposed Site Plan for Brookings Marketplace. A motion was made by Kubal, seconded by Corbett, to approve the proposed Site Plan for *Brookings Marketplace*. All present voted yes; except Bezdichek voted no; motion carried.

Adjourn. A motion was made by Hansen, seconded by Corbett, to adjourn. All present voted yes; motion carried. Meeting adjourned 7:50 p.m.

CITY OF BROOKINGS

Tim Reed, Mayor

ATTEST:

Shari Thornes, City Clerk