

Brookings City Council
May 26, 2015

The Brookings City Council held a meeting on Tuesday, May 26, 2015 at 6:00 p.m., at City Hall with the following members present: Mayor Tim Reed, Council Members Keith Corbett, Dan Hansen, Patty Bacon, Scott Meyer, and Jael Thorpe; Council Member Ope Niemeyer was absent. City Attorney Steve Britzman, City Manager Jeffrey Weldon, and City Clerk Shari Thornes were also present.

Proclamation. A Proclamation was read declaring May 26, 2015 as Bobcat Baseball 2015 State Champions Day.

Consent Agenda. A motion was made by Council Member Hansen, seconded by Council Member Corbett, to approve the Consent Agenda. The motion carried by the following vote: Yes: 6 - Reed, Corbett, Hansen, Thorpe, Meyer, and Bacon; Absent: 1 – Niemeyer.

3.A. Action to approve the agenda.

3.B. Action to approve the May 12 City Council Minutes.

3.C. Action on Abatement for Parcel 40999-00011-107-00; Mobile Home on Leased Site in Normandy Village, #107 in the amount of \$44.93.

3.D. Action on Resolution 15-060, a Resolution authorizing the City Manager of the City of Brookings, SD to sign the Cooperative Fire Agreement with the State of South Dakota.

Resolution No. 15-060 - Resolution authorizing
the City Manager of the City of Brookings, South Dakota to sign the
Cooperative Fire Agreement with the State of South Dakota.

Be It Resolved by the City Council of the City of Brookings, South Dakota (the "City"), as follows: The City Manager of the City of Brookings is hereby authorized to sign the Cooperative Fire Agreement between the State of South Dakota, by and through the South Dakota Department of Agriculture, Division of Wildland Fire Suppression, and the City of Brookings, South Dakota, and

This Resolution shall constitute Proof of Authority of the City Manager of the City Brookings to sign the above-described Agreement on behalf of the City of Brookings, South Dakota.

City of Brookings 2014 Annual Financial Report. Chris Lindner, CPA, CGMA, Manager, BKD, LLP, presented the 2014 Financial Audit and the City of Brookings Comprehensive Financial Report.

Brookings Health System Hospital Expansion and Renovation. Jason Merkley, CEO, and Barb Anderson, Foundation Development Officer, provided an update on the Brookings Health System Expansion and Renovation Project.

Mayor’s Annual State of the City Message. Mayor Reed presented his annual State of the City Message.

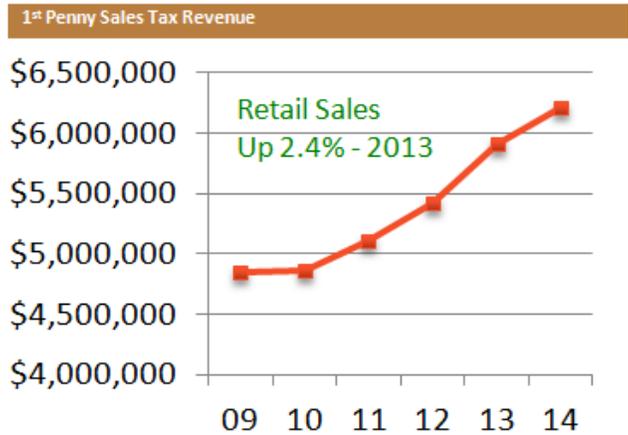
“It is great to see people taking the initiative to get involved in our community and city government. We need to make sure we don’t stop the enthusiasm of these folks.

I am proud to say this is a community with initiative. I looked up the synonyms for initiative and found these words: creativity, enterprise, inventiveness, lead, advantage, and resourcefulness. These are all words that describe the spirit of Brookings.

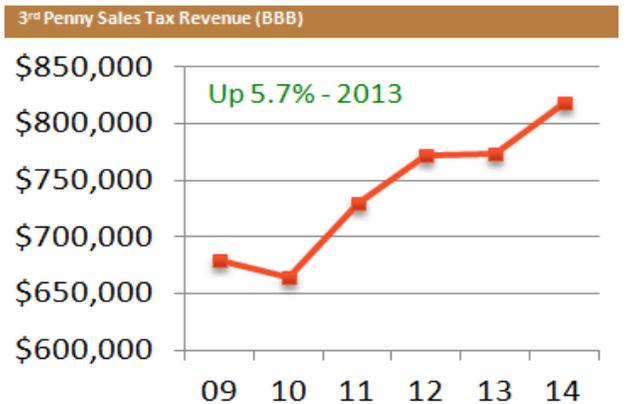
I saw this quote recently and I think it is appropriate as we govern this council year: “Public happiness exists when citizens can take part responsibility for public good and public life. Everywhere, there are men, women, children, whether old or young, rich or poor, tall or short, wise for foolish.... Everyone is highly motivated by a desire of being seen, heard, considered, approved and respected by the people around him and known by him.” – John Adams

What is the State of the City of Brookings? A financially healthy and growing city! Let’s review 4 key indicators.

Sales tax revenue over the last five (5) years has grown more than \$1.3M. In 2014, value included Bel Brand’s equipment purchases sales tax’s that was rebated to them. We are still seeing good economic and revenue growth for the city. Our retail growth was 2.4%.



We need to keep working with our federal delegation to get the Market Place Fairness Act passed into law. Sales tax is our biggest revenue source to keep providing high quality services to the public.



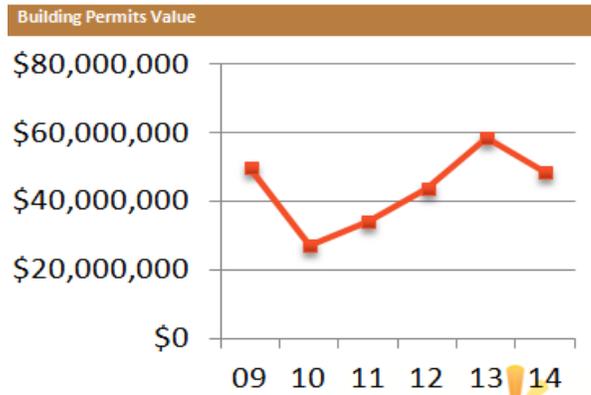
We had great results regarding the 3rd Penny BBB taxes. In 2014, we had an increase of \$44,318 with 5.7%. I was concerned when we had minimal growth in 2013. We also saw an increase in the pillow tax. Thank you to the Convention Visitors Bureau for their hard work in bringing people to our beautiful city.



I replaced the unemployment level graph with workforce this year. Work force attraction has been a popular topic. As you can see, we have made progress in 2014 but have a long

way to go to satisfy our needs. I'd like to see the council set a strategic goal of work force retention and attraction during our retreat in June. It would be great to see a return to pre-recession levels.

Building permits are more than \$48M, which is down from \$58M last year. Last year included Bel and some apartments. This number will fluctuate, but we have seen good growth the past three years.



Brookings bond rating of Aa3 shows how well Wall Street approves of our financial management.

Our resources have grown because tax revenues have been higher than forecasted for several years and city staff has been staying within budgeted expenditures. We should have a discussion during this year's budget process on what is appropriate to have in reserves. It is prudent to make sure we are covered for unplanned expenditures. If we have the funds, they should be used for the people of Brookings.

Continued increases in property valuation also show a healthy representation of economic growth.

My only caution flag is to be wise about debt. Maintaining good coverage ratio is important. A lot of debt has been taken on for government facilities, fiber to the home, waste water treatment, electric service upgrades, skilled care facility, and soon the Brookings Hospital expansion and renovation. All were done with a close eye on solvency so let's keep that up!

2014 Strategic Plan Update:

Great Economic Development: 3M Expansion Announcement, BEDC Incubator, SD Education Campus, and Niche Retail Grant.

South Main expansion is completed. This project opened up 600 acres for growth.

Lean programs implemented: time clock automation, Council agenda management software, and Police Department in-vehicle report filing computerized system.

My focus for 2015-16 Council Year is as follows:

- Amenity Investment – If we want to grow and retain our workforce and keep the active generation from moving away from Brookings when we retire, we must continue to improve the quality of life in Brookings.

- Infrastructure Planning – Finish Overpass/Interchange Feasibility – Then figure out the next steps and timing?
- Retail Growth – Focus on leakage, amenity development, and create shopping experiences
- High Performing Government – LEAN Projects must continue.
- Transparency – Easier for community input on budget and more financial information on the internet.
- Sustainability – Figure out “what’s next”?
- Downtown and Core Neighborhoods – Keep investing and rethinking about downtown – protect and improve the core neighborhoods and downtown for alternative housing options.

This Council will have to lead with a vision of what Brookings should be. Otherwise we are doing Jeff’s job – managing.

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.

We will have our Council “Advance” on June 17th, and collaborate to find the vision the Council will lead with. We shall then figure out the long-term strategy to accomplish the mission and vision.

My favorite quote as an elected leader is, “A community, like an individual, has work to do.” – Aristotle

A special thanks to: The Citizens of Brookings, Volunteer Board Members, Jeff Weldon and City Staff, City Clerk and her staff, and my fellow Council Members.”

Resolution 15-058. A motion was made by Council Member Hansen, seconded by Council Member Corbett, that Resolution 15-058, a Resolution awarding the contract for the purchase of a 1200 Gallon Con Cover All-Purpose Spraying Machine, be approved. The motion carried by the following vote: Yes: 6 - Reed, Corbett, Hansen, Thorpe, Meyer, and Bacon; Absent: 1 – Niemeyer.

Resolution 15-058 - Resolution Awarding Bids for a
1200 Gallon Con Cover All Purpose Spraying Machine

Whereas, the City of Brookings has received two bids on May 5, 2015 for one (1) new or used 1200 Gallon Con Cover All Purpose Spraying Machine: New Waste Concepts,

Inc. Perrysburg, OH, in the amount of \$95,400.00 new; and New Waste Concepts, Inc. Perrysburg, OH, in the amount of \$81,000.00 used.

Now Therefore, Be It Resolved that the bid from New Waste Concepts, Inc. for one used 1200 Gallon Con Cover All Purpose Spraying Machine in the amount of \$81,000.00 be accepted.

Resolution 15-059. A motion was made by Council Member Hansen, seconded by Council Member Meyer, that Resolution 15-059, a Resolution awarding the contract for the Street Department Maintenance Facility Demolition Project, be approved. The motion carried by the following vote: Yes: 6 - Reed, Corbett, Hansen, Thorpe, Meyer, and Bacon; Absent: 1 – Niemeyer.

Resolution 15-059 - Resolution Awarding Bids on
Street Department Demolition Project

Whereas, the City of Brookings opened bids for the Street Department Demolition Project on Tuesday, May 12, 2015 at 1:30 p.m. at the Brookings City and County Government Center; and

Whereas, the City of Brookings has received the following bids for the Street Department Demolition Project: Prussman Construction \$49,048.00, VJ Ahlers Excavating \$48,875.00.

Now Therefore, Be It Resolved that the project be awarded to VJ Ahlers Excavating for the low bid of \$48,875.00.

Resolution 15-057. A motion was made by Council Member Thorpe, seconded by Council Member Hansen, that Resolution 15-057, a Resolution to purchase an 11' Toro Mower from the State Contract List, be approved. The motion carried by the following vote: Yes: 6 - Reed, Corbett, Hansen, Thorpe, Meyer, and Bacon; Absent: 1 – Niemeyer.

Resolution 15-057 - Resolution to Purchase One New Toro 11' Mower
for the Parks, Recreation & Forestry Dept. (Parks)

Whereas, the City of Brookings has sought and received the following quote for One New Toro 11' Mower from the Midwest Turf and Irrigation through a cooperative purchasing agreement with the National Association of State Purchasing Officials and the Western States Contracting Alliance: Midwest Turf and Irrigation/Toro, with a Base Price of \$60,214.000, a Sunshade for a cost of \$524.00, the Road Package for a cost of \$728.00, for a Final price of \$61,563.00.

Now Therefore, Be It Resolved that the contract from the Midwest Turf and Irrigation/Toro in the amount of \$61,905.00 be accepted.

The capital budget for this expenditure is \$62,000.00 (including budget amendment).

Resolution 15-064. A motion was made by Council Member Corbett, seconded by Council Member Hansen, that Resolution 15-064, a Resolution authorizing the City Manager to sign an agreement for professional services for a 20th Street South Interstate Access Evaluation, be approved. The motion carried by the following vote: Yes: 6 - Reed, Corbett, Hansen, Thorpe, Meyer, and Bacon; Absent: 1 – Niemeyer.

Resolution No. 15-064 - Resolution authorizing the City Manager to sign an Agreement for Professional Services for a 20th Street South Interstate Access Evaluation.

Whereas, the Brookings City Council identified a transportation need for a future interchange at 20th Street South and Interstate 29; and

Whereas, the City of Brookings desires professional services with HDR Engineering, Inc. for a interstate access evaluation of the proposed 20th Street South interchange.

Now, Therefore Be It Resolved that the City Manager of the City of Brookings is authorized to sign the Agreement and other related documents for the 20th Street South interstate access evaluation.

First Reading – Ordinance 15-008. Introduction and First Reading was held on Ordinance 15-008, an Ordinance rezoning Outlots A, B, and C in the S ½ of the N ½ of the SE ¼ of Section 22-T110N-R50W from a Residence R-1A District to a Residence R-3 District. Public Hearing: June 9, 2015.

First Reading – Ordinance 15-009. Introduction and First Reading was held on Ordinance 15-009, an Ordinance for a Conditional Use Request for a Group Home on Lot B, Block 1, Hunter’s Ridge Addition. Public Hearing: June 9, 2015.

First Reading – Ordinance 15-010. Introduction and First Reading was held on Ordinance 15-010, an Ordinance authorizing a Supplemental Appropriation to the 2015 Budget for the purpose of providing for Additional Funds for the Operation of the City. Public Hearing: June 9, 2015.

Resolution 15-065. A public hearing was held on Resolution 15-065, a Resolution of Intent to Lease Real Property to Brookings Economic Development Corporation. A motion was made by Council Member Thorpe, seconded by Council Member, that Resolution 15-065 be approved. The motion carried by the following vote: Yes: 6 - Reed, Corbett, Hansen, Thorpe, Meyer, and Bacon; Absent: 1 – Niemeyer.

Resolution No. 15-065 - Resolution of Intent to Lease Real Property to Brookings Economic Development Corporation

Be It Resolved by the governing body of the City of Brookings, South Dakota that the City of Brookings intends to enter into a lease agreement with Brookings Economic Development Corporation on a month to month basis for a period not to exceed one year and pertaining to the following described property: Research & Technology Center –813 32nd Avenue.

The Lease will be an amount of \$4.00 per square foot based on the agreed upon square footage of 1,308 square feet on a month to month basis for a period not to exceed one (1) year.

Be It Further Noted, that a Public Hearing on this Resolution was held on May 26, 2015 at 6:00 o'clock P.M. at the Brookings City & County Government Center and that all persons were given an opportunity to be heard on the intent to lease real property.

Resolution 15-062. A public hearing was held on Resolution 15-062, a Resolution of Intent to Lease Real Property to Private Person (City Hay). A motion was made by Council Member Hansen, seconded by Council Member Corbett, that Resolution 15-062 be approved. The motion carried by the following vote: Yes: 6 - Reed, Corbett, Hansen, Thorpe, Meyer, and Bacon; Absent: 1 – Niemeyer.

Resolution No. 15-062 - Resolution of Intent to Lease Real Property
to Private Person (City Hay)

Be It Resolved by the governing body of the City of Brookings, South Dakota, that the City of Brookings intends to enter into a Lease with Scott Werre for a period of two (2) years, commencing May 26, 2015 and ending December 31, 2016, and pertaining to the following described property: The designated hay land, sixty (60) acres more or less, in Section 21, T110N-R50W in the City of Brookings, Brookings County, South Dakota.

The Lease will be an amount of One Hundred Thirty Two Dollars (\$132.00) for hay land, payable the first half payment will be due July 1st with the second half due November 1st of each year.

Be It Further Noted, that a Public Hearing on this Resolution was held on May 26, 2015, at 6:00 o'clock P.M. in the Chambers of the City & County Government Center and that all persons were given an opportunity to be heard on the intent to lease real property.

Resolution 15-063. A public hearing was held on Resolution 15-063, a Resolution of Intent to Lease Real Property to Private Person (Airport Hay). A motion was made by Council Member Meyer, seconded by Council Member Bacon, that Resolution 15-063 be approved. The motion carried by the following vote: Yes: 6 - Reed, Corbett, Hansen, Thorpe, Meyer, and Bacon; Absent: 1 – Niemeyer.

Resolution 15-063 - Resolution of Intent to Lease Real Property
to Private Person (Airport Hay)

Be It Resolved by the governing body of the City of Brookings, South Dakota, that the City of Brookings intends to enter into a Lease with Jason Voss for a period of two (2) years, commencing on May 26, 2015 and ending December 31, 2016, and pertaining to the following described property: the designated hayland on the Brookings Regional Airport, two hundred and thirty six (236) acres more or less in Sections 26, 27, and 35, T110N, R50W, in the City of Brookings, Brookings County, South Dakota.

The Lease will be an amount of Seventy Five Dollars (\$75.00) per acre for the hayland, with the first half payable on July 1 and the remaining half on November 1.

Be It Further Noted, that a Public Hearing on this Resolution was held on May 26, 2015 at 6:00 o'clock P.M. in the Chambers at the City & County Government Center and that all persons were given an opportunity to be heard on the intent to lease real property.

Ordinance 15-005. A motion was made by Council Member Bacon, seconded by Council Member Corbett, that Second Reading and Action Ordinance 15-005, an Ordinance amending Article V of Chapter 2 of the Code of Ordinances of the City of Brookings, SD and pertaining to the Human Rights Committee of the City of Brookings, be approved. Public Comment: Sam Jennings, Kelley Tilmon, Elliott Johnson, and Holly Tilton-Byrne.

An amendment was made by Mayor Reed, seconded by Council Member Thorpe, to change the member terms to 3 years. The motion carried by the following vote: Yes: 6 - Reed, Corbett, Hansen, Thorpe, Meyer, and Bacon; Absent: 1 – Niemeyer.

An amendment was made by Council Member Meyer, seconded by Mayor Reed, to add that any evidence as well as any testimony that is offered or provided during mediation shall be confidential and cannot be used in the public hearing process. The motion carried by the following vote: Yes: 6 - Reed, Corbett, Hansen, Thorpe, Meyer, and Bacon; Absent: 1 – Niemeyer.

The motion carried by the following vote: Yes: 4 - Reed, Corbett, Meyer, and Bacon; No: 2 - Hansen, and Thorpe; Absent: 1 – Niemeyer.

Industrial Land in Foster Industrial Park. A motion was made by Council Member Thorpe, seconded by Council Member Corbett, to move this item to a future City Council action meeting for Policy Discussion table the Brookings Economic Development Corporation proposal to purchase industrial land in the Foster Industrial Park. The motion carried by the following vote: Yes: 6 - Reed, Corbett, Hansen, Thorpe, Meyer, and Bacon; Absent: 1 – Niemeyer.

Appoint Deputy Mayor. A motion was made by Mayor Reed, seconded by Council Member Hansen, that Keith Corbett be appointed as Deputy Mayor. The motion carried by the following vote: Yes: 6 - Reed, Corbett, Hansen, Thorpe, Meyer, and Bacon; Absent: 1 – Niemeyer.

Introduction of Topics for Future Discussion.

Council Member Meyer requested city staff to research and provide to the council what the city currently does to encourage minority groups to apply for city employment positions.

Council Member Meyer requested to direct staff to research and review language translation availability (e.g. Google Translate) on the city's website and bring to a future study session. A friendly amendment was added by Council Member Thorpe to look at city services overall and communications with non-English speakers.

Adjourn. A motion was made by Council Member Hansen, seconded by Council Member Meyer, to adjourn the meeting at 8:49 p.m. The motion carried by a unanimous vote.

CITY OF BROOKINGS

Tim Reed, Mayor

ATTEST:

Shari Thornes, City Clerk