

**Brookings City Council**  
**April 26, 2016**

The Brookings City Council held a meeting on Tuesday, April 26, 2016 at 6:00 p.m., at City Hall with the following members present: Mayor Tim Reed, Council Members Keith Corbett, David M. Meyer, Dan Hansen, Ope Niemeyer, Jael Thorpe, and Patty Bacon. City Attorney Steve Britzman, City Manager Jeffrey Weldon, and City Clerk Shari Thornes were also present.

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

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

**3.B. Action to approve the March 15 and March 22 City Council Minutes.**

**3.C. Action on 6<sup>th</sup> Street Design Ad Hoc Committee appointments:** Matthew Weiss, John Howard, Shayn Damm, Skip Webster, Gregg Jorgensen, Jamison Lamp, and Joanie Holm.

**3.D. Action on various appointments to City Boards, Committees and Commissions:** Airport Board: reappoint Brian Van Liere (term expires 5/1/2021); Bicycle Advisory Committee: appoint Kathryn Larson (term expires 1/1/2018), and Brittany Kleinsasser (term expires 1/1/2019); Brookings Committee for People who have Disabilities: appoint Shawn Minor (term expires 1/1/2018); Human Rights Commission: reappoint Elliot Johnson as student representative (term expires 5/1/2017); Park & Recreation Board: appoint Jay Larson and Kristi Larsen (terms expire 5/1/2019), reappoint Brittany Kleinsasser and Erika Saunders (terms expire 5/1/2019); Sustainability Council: reappoint Riley Gene Larsen (term expires 5/1/2017); and Utility Board: reappoint Tim Harvey (term expires 5/1/2021).

**3.E. Action on Resolution 16-042, a Resolution authorizing Change Order No. 1 (Final) for 2016-05STI, Building Demolition Project; Bowes Construction, Inc.**

Resolution 16-042 - Resolution Authorizing Change Order No. 1 (Final) for 2016-05STI, Building Demolition Project; Bowes Construction Inc.

Be It Resolved by the City Council that the following change order be allowed for 2016-05STI, Building Demolition Project: Construction Change Order Number 1 (Final). Adjust plan quantities to as-constructed quantities for a total change of \$0.0 to close out the project.

**3.F. Action on Resolution 16-044, a Resolution authorizing the Mayor to sign Agreement, Letting Authorization, Right-of-Way Certificate and Utility Certificate for Project PP 3245(08) PCN 03WR, 22<sup>nd</sup> Avenue Rail Crossing Signals, Brookings, SD.**

Resolution 16-044 - A Resolution for Authorizing the Mayor to Sign Agreement, Letting Authorization, Right of Way Certificate and Utility Certificate for Project PP 3245(08) PCN 03WF, 22<sup>nd</sup> Avenue Rail Crossing Signals, Brookings, SD

Whereas, the Brookings City Council desires the design, construction administration and construction of highway rail grade crossing signals for Project PP 3245(08), PCN 03WF on 22<sup>nd</sup> Avenue; and

Whereas, the City of Brookings is obligated and hereby agrees to provide proper maintenance of the approaches and pavement markings at the highway-rail grade crossing as stated in the Agreement between the City and the State of South Dakota; and

Whereas, the City of Brookings is obligated and hereby agrees to reimburse the State the City's 10% share of the participating project costs; and

Whereas, the City of Brookings certifies that all work involved will take place in the City's right-of-way; and

Whereas, the City of Brookings certifies that all utilities will be moved or adjusted that are lying in the path of or conflicting with the construction of the project.

Now, Therefore Be It Resolved, that the Mayor is hereby authorized to sign the Agreement, Letting Authorization, Utilities Certificate and Right-Of-Way Certificate and other related documents for Project PP 3245(08), PCN 03WP.

**3.G. Action to cancel the May 24<sup>th</sup> Council Meeting.**

**Resolution 16-043.** A motion was made by Council Member Corbett, seconded by Council Member Hansen, that Resolution 16-043, a Resolution authorizing the City Manager to sign Amendment Number 2 to an Agreement for Professional Services for Brookings Regional Airport Project No. AIP #3-46-0005-025-2012, Runway 11/29 Realignment Project, be approved. The motion carried by the following vote:  
Yes: 7 - Corbett, Niemeyer, Thorpe, Hansen, Reed, Bacon, and Meyer.

Resolution 16-043 - Resolution authorizing the City Manager to sign Amendment Number 2 to an Agreement for Professional Services for Brookings Regional Airport Project No. AIP #3-46-0005-025-2012, Runway 11/29 Realignment

Whereas, the Brookings City Council desires South Dakota Department of Transportation assistance with the Brookings Regional Airport Project 3-46-0005-25-2012;

Whereas, the City of Brookings desires professional services with Helms and Associates for the design and construction of Runway 11/29 Realignment including grading and site work, removal and salvaging of existing FAA facilities, partial milling of Runway 12/30 and taxiways, and installation of sub-base course and under-drain piping.

Now, Therefore Be It Resolved that the City Manager of the City of Brookings is authorized to sign Amendment Number 2 to the Agreement for Professional Services

and other related documents for Runway 11/29 Realignment Project No. 3-46-0005-25-2012.

**Contract Award.** A motion was made by Council Member Niemeyer, seconded by Council Member Hansen, that the Contract Award for the replacement of seating at the Swiftel Center, be approved. The motion carried by the following vote: Yes: 7 - Corbett, Niemeyer, Thorpe, Hansen, Reed, Bacon, and Meyer.

**Resolution 16-040.** A motion was made by Council Member Bacon, seconded by Council Member Hansen, that Resolution 16-040, a Resolution awarding a contract for the Installation of New Playground Equipment previously purchased in 2015 and Purchase and Installation of Poured-in-Place Surfacing for Indian Hills Park, be approved. The motion carried by the following vote: Yes: 7 - Corbett, Niemeyer, Thorpe, Hansen, Reed, Bacon, and Meyer.

Resolution 16-040 - Resolution Awarding a Contract for Installation of New Playground Equipment and Poured-in Place Surfacing for Indian Hills Park

Whereas, the City of Brookings has sought and received the following quote for playground installation and poured-in-place surfacing from The U.S. Communities Government Purchasing Alliance – GameTime Contract and Cunningham Recreation.

<u>Company</u>	<u>Playground Installation</u>	<u>Poured-in-Place Surfacing Install</u>
Cunningham Recreation	\$8,753.00	\$51,238.72

Total: \$59,991.72

The Parks capital budget for this expenditure is \$60,506.00.

Now Therefore, Be It Resolved that the contract from Cunningham Recreation in the amount of \$59,991.72 be accepted.

**Resolution 16-041.** A motion was made by Council Member Corbett, seconded by Council Member Hansen, that Resolution 16-041, a Resolution authorizing the transfer of real property to Brookings Economic Development Corporation, Inc. for Economic Development Purposes, be approved. The motion carried by the following vote: Yes: 7 - Corbett, Niemeyer, Thorpe, Hansen, Reed, Bacon, and Meyer.

Resolution 16-041 - A Resolution Authorizing the transfer of real property to Brookings Economic Development Corporation, Inc. for Economic Development Purposes

Be It Resolved by the City Council of the City of Brookings, South Dakota as follows:

Whereas, the Brookings Economic Development Corporation, Inc. desires to:

- A. Purchase approximately 16.5 acres of real property located in the south-east corner of the Svennes Industrial Park to the City of Brookings, South Dakota, for the price of Thirty-Two Thousand, Eight Hundred Twelve Dollars & Fifty Cents (\$32,812.50) per acre for a total price of Five Hundred Forty-One Thousand, Four Hundred Six Dollars & Twenty-Five Cents (\$541,406.25).

Whereas, for the express purpose of furthering economic growth and development of the City of Brookings, South Dakota the Brookings Economic Development Corporation, Inc. agrees to sell, convey or otherwise transfer said property to a legal entity which is, or will be, conducting business in the City of Brookings, South Dakota, and

Whereas, it is in the best interests of the City of Brookings that the City provide its economic development assistance in this matter to aid and assist with the completion of the aforesaid transaction which will further economic development in the City of Brookings; and

Whereas, the City is authorized to enter into this transaction as an economic development activity under the laws of the State of South Dakota;

Now Therefore, It Is Hereby Resolved by the City Council of the City of Brookings, South Dakota, as follows:

- A. That the City convey title to, and hold, the above-described property to the Brookings Economic Development Corporation, Inc. for the purposes of furthering economic growth and development of the City of Brookings, South Dakota; and
- B. That the Mayor, City Clerk and City Manager are authorized to execute the required documents in accordance with this Resolution.

**Temporary Liquor Application.** A public hearing was held on a Temporary Liquor Application for Downtown Brookings, Inc. to hold a "Art & Wine Walk" at various businesses in downtown Brookings on May 14, 2016. A motion was made by Council Member Thorpe, seconded by Council Member Hansen, to approve. The motion carried by the following vote: Yes: 7 - Corbett, Niemeyer, Thorpe, Hansen, Reed, Bacon, and Meyer.

**Ordinance 16-010.** A public hearing was held on Ordinance 16-010, an Ordinance Revising Article IV of Chapter 72 of the Code of Ordinances of the City of Brookings and Pertaining to Site Runoff Erosion and Sediment Control in the City of Brookings, South Dakota. A motion was made by Council Member Hansen, seconded by Council Member Meyer, to approve Ordinance 16-010. The motion carried by the following vote: Yes: 7 - Corbett, Niemeyer, Thorpe, Hansen, Reed, Bacon, and Meyer.

**Preliminary Plat.** A motion was made by Council Member Corbett, seconded by Council Member Niemeyer, that a Preliminary Plat of Sublots 1-6 of Lot 2, Block 1, Foster Addition, be approved. The motion carried by the following vote: Yes: 7 - Corbett, Niemeyer, Thorpe, Hansen, Reed, Bacon, and Meyer.

**Armory Adaptive Reuse Proposals.** A motion was made by Council Member Niemeyer, seconded by Council Member Hansen, that discussion and possible action on Armory Building Adaptive Reuse Proposals and direct staff to negotiate terms and conditions leading to a development agreement. be removed from the table. The motion carried by the following vote: Yes: 7 - Corbett, Niemeyer, Thorpe, Hansen, Reed, Bacon, and Meyer.

A motion was made by Council Member Thorpe, seconded by Council Member Meyer, that the City Council directs staff to analyze viable downtown green space and gathering space options including the feasibility of the Armory site and other city-owned sites to include parking lots. The Council directs the City Manager to form an ad hoc committee to include members of the Convention Visitors Bureau, Chamber of Commerce, and Downtown Brookings, Inc., to explore those options. Discussion: The evaluation of downtown green space, gathering space and housing should be analyzed by the Comprehensive Master Plan Committee as part of their process. The Affordable Housing Task Force should also consider the downtown housing issue. There are immediate repairs, such as the roof, that need to be addressed. The other issues cited (i.e. mold, lead) are contained in the basement, which is a non-public space. Continued public usage of the building during this interim should not be compromised. Before making a decision on the use of the Armory, the City Council needs to evaluate all financial implications during this year's budget session. The motion carried by the following vote: Yes: 7 - Corbett, Niemeyer, Thorpe, Hansen, Reed, Bacon, and Meyer.

**Adjourn.** A motion was made by Council Member Corbett, seconded by Council Member Hansen, to adjourn the meeting at 8:11 p.m. The motion carried by a unanimous vote.

CITY OF BROOKINGS

\_\_\_\_\_  
Tim Reed, Mayor

ATTEST:

\_\_\_\_\_  
Shari Thornes, City Clerk