

# City of Deadwood

## Capital Improvement Plan

*A Vision for Sustainable Growth and Community Enhancement*

### 2026 – 2030

City of Deadwood  
108 Sherman Street  
Deadwood, SD 57732  
605-578-2082

This Capital Improvement Plan serves as the city's blueprint for strategic investment, infrastructure renewal, and the preservation of Deadwood's historic legacy.

---

# Deadwood Capital Improvement Plan

A Vision for Sustainable Growth and Community Enhancement

## Deadwood City Commission

Charlie Struble-Mook, Mayor

Sharon Martinisko, President

Father Michael Johnson

Charles Eagleson

Blake Joseph

## Deadwood Planning & Zoning Commission

John Martinisko, Chair

Josh Keene

Dave Bruce

Ken Owens

Jim Williams

## Deadwood Historic Preservation Commission

Leo Diede, Chair

Bev Posey

Diane Williams

Trevor Santochi

Anita Knipper

Molly Brown

Jesse Allen

## City Department Heads

Kevin Kuchenbecker, Planning, Zoning & Historic Preservation Officer

Randy Adler, Parks, Recreation & Events Director

Justin Lux, Parking & Transportation Director

Lornie Stalder, Public Works Director

Jessicca McKeown, Finance Officer

Kennedy Penk, Library Director

Cory Shafer, Police Chief

Joel Ellis, Fire Chief

---

# Deadwood Capital Improvement Plan

A Vision for Sustainable Growth and Community Enhancement

## Introduction

A thriving community is built on the pillars of strategic investment, infrastructure renewal, and visionary planning. For the City of Deadwood – A place steeped in historic charm and nestled amidst the Black Hills – charting a course for the future requires balancing preservation with progress. The Capital Improvement Plan (CIP) serves as Deadwood’s blueprint for sustainable growth, outlining the city’s major infrastructure projects, facility improvements, and long-term investments over a multi-year period. By articulating priorities, allocating resources, and engaging the public, the CIP ensures Historic Deadwood continues to offer a high quality of life for residents and visitors alike.



## Purpose and Scope

The purpose of the Capital Improvement Plan is to provide a structured, transparent, and strategic approach to the city’s capital investments. The CIP typically spans a five- to ten-year horizon, identifying and prioritizing community needs based on factors such as safety, economic development, environmental stewardship, and historic preservation. Projects included in the CIP are generally those that require significant expenditure, have lasting value, and contribute to the public good, such as:

- Upgrades and maintenance of public infrastructure (roads, bridges, water and sewer systems)
- Enhancement of public spaces, parks, and recreational facilities
- Restoration and adaptive reuse of historic landmarks
- Improvements in public safety facilities and equipment
- Investment in sustainable, energy-efficient city operations
- Support for tourism and economic development initiatives

# Community Engagement and Needs Assessment

A successful Capital Improvement Plan (CIP) is grounded in comprehensive community engagement. The City of Deadwood utilizes a participatory planning framework that actively solicits input from residents, business owners, and various stakeholders. Through structured partner meetings, targeted surveys, and direct resident feedback, the city collects valuable information regarding current conditions and future aspirations. This collaborative methodology ensures the CIP aligns with the shared vision and evolving requirements of Deadwood's diverse community, accommodating the interests of both residents and visitors.

A key component of developing the CIP is community engagement. The city seeks input from residents, business owners, and local organizations through surveys, meetings, and public hearings, ensuring that the plan reflects shared values and real-world needs. This collaborative approach enables city leaders to identify pressing challenges, uncover opportunities for innovation, and foster a sense of collective ownership over Deadwood's future as well as its historic past.

The needs assessment process involves analyzing current conditions, projecting future demands, and evaluating the capacity of existing infrastructure to meet those demands. By integrating community feedback with technical data, the city can identify gaps and inefficiencies, as well as areas where strategic investment will yield the greatest benefit. This comprehensive assessment lays the groundwork for selecting projects that are both feasible and transformative.

## Project Identification and Prioritization

Capital projects are identified through a combination of technical assessments, regulatory requirements, and community aspirations. Each proposed project is evaluated based on its urgency, impact, cost, and alignment with the city's strategic goals and comprehensive plan. Projects are then prioritized according to a set of criteria, such as:

- Protecting public health and safety
- Addressing urgent infrastructure deficiencies
- Promoting sustainable economic growth
- Preserving historical and cultural assets
- Enhancing environmental quality
- Leveraging funding opportunities and partnerships

# Major Focus Areas

## 1. Transportation Infrastructure (PARKING & TRANSPORTATION)



Deadwood's roads and historic streets not only facilitate movement but also define the city's unique character. The CIP encompasses a coordinated initiative to rehabilitate road infrastructure, enhance pedestrian connectivity, address parking requirements, and improve public transportation systems. Key initiatives may include:

- Resurfacing and reconstructing major city arterials and bridges
- Upgrading sidewalks, crosswalks, and ADA-accessible routes
- Improving signage, lighting, and traffic calming measures
- Enhancing trolley services for tourists and residents
- Augmenting parking management, operations and facilities

## 2. Utilities and Public Works (PUBLIC WORKS)

Reliable water, sewer, and stormwater systems are vital to Deadwood's health, safety, and economic prosperity. The CIP addresses aging infrastructure through:

- Updating water and sewer mains
- Stormwater management and flood mitigation projects
- Implementation of smart water metering and leak detection systems
- Expansion of recycling, composting, and waste management programs

## 3. Parks, Recreation, and Open Space (PARKS, REC & EVENTS)

Deadwood's parks and open spaces are essential to the city's livability, offering residents and visitors a respite from urban life. CIP investments in this area include:

- Upgrading and development of parks, playgrounds, and trail systems
- Enhancing and creating green spaces and public gathering places
- Strengthening and expanding recreational opportunities and facilities
- Improving and augmenting special events and community activities
- Restoration of riparian habitats and creation of creek access points



## 4. Historic Preservation and Cultural Resources (HP & LIBRARY)

As a city renowned for its Old West legacy, Deadwood's historic buildings and sites are both an asset and a responsibility. The CIP dedicates resources to:

- Preserving and protecting structures and resources within the historic districts
- Adaptive reuse of underutilized historic buildings
- Upgrading museum and interpretive center facilities
- Promoting arts, culture, and heritage tourism
- Enhancing and promoting Deadwood's historic Carnegie Public Library

## 5. Public Safety and Emergency Services (POLICE & FIRE)

Protecting citizens is a core municipal duty. The CIP supports:

- Modernization of police, fire, and emergency response equipment and facilities
- Acquisition of advanced vehicles and life-saving equipment as needed
- Expansion of community alert, surveillance, and warning systems
- Protection of Historic Deadwood through Firewise and Fire Prevention programs
- Training programs and facilities for first responders

## 6. Economic Development (PLANNING & ZONING)

Investment in infrastructure is a catalyst for economic vitality. The CIP positions Deadwood for continued prosperity by:

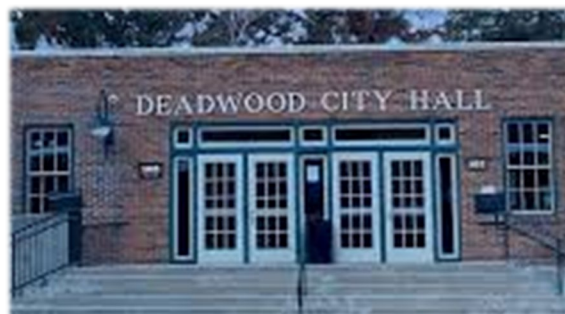
- Upgrading downtown streetscapes and business district
- Diversifying and strengthening the business mix to serve both residents and tourists
- Supporting tourism infrastructure, including event venues and wayfinding
- Partnering with local businesses and nonprofits for smart and strategic growth



## Financial Planning and Funding Sources (FINANCE)

The Capital Improvement Plan is grounded in fiscal responsibility and feasibility. Each proposed project is accompanied by cost estimates, funding sources, and timelines. Funding may come from a combination of:

- State and federal grants
- Special assessments and user fees
- Municipal bonds and city budget allocations
- Private donations and public-private partnerships
- Tourism and gaming revenues, as appropriate to Deadwood's unique economy



Long-term financial forecasting allows the city to phase in projects in accordance with available resources, without overburdening taxpayers or sacrificing essential services.

## Implementation and Monitoring

A robust CIP is dynamic and responsive, adapting to changing conditions and new opportunities. The City of Deadwood establishes clear timelines, assigns project managers, and sets measurable milestones for every project. Progress is tracked through reports, website and social media platforms, and periodic plan updates. Community input remains integral, ensuring transparency and accountability throughout.

## Challenges and Opportunities

Like any city, Deadwood faces challenges in implementing its CIP. Limited funding, competing priorities, regulatory hurdles, and unforeseen events (such as natural disasters) require adaptive strategies and strong leadership. At the same time, Deadwood's unique history, dedicated citizenry, and vibrant tourism sector offer opportunities for innovation, partnership, and lasting impact.

## Conclusion

The Capital Improvement Plan for the City of Deadwood is more than a list of projects—it is a testament to the city's commitment to its residents, its heritage, and its future. By investing wisely today, Deadwood lays the foundation for resilient infrastructure, enriched community life, and sustainable prosperity for generations to come.

---

# Capital Improvement Projects: A Framework for Planning and Execution

## A Vision for Sustainable Growth and Community Enhancement

This portion of the document outlines a strategic approach to the Capital Improvement Plan and the projects identified, focusing on principles of prioritization, stakeholder engagement, fiscal responsibility, and sustainable development.

## Core Components of the Framework

### 1. Assessment of Community Needs

Every successful CIP begins with a thorough assessment of community needs. In Deadwood, this involves:

- Collecting data on the condition of existing infrastructure
- Engaging with residents, business owners, and local organizations through surveys, community input, and public meetings
- Reviewing citywide plans, demographic trends, and tourism forecasts
- Identifying regulatory mandates, safety concerns, and service gaps

This foundational step ensures that projects are responsive to both present challenges and future opportunities.

### 2. Project Identification and Prioritization

Once needs are assessed, potential projects are identified and ranked based on objective criteria, such as:

- Impact on public health and safety
- Effect on economic development and tourism
- Cost, funding availability, and long-term operational expenses
- Degree of urgency
- Compatibility with existing plans, such as the city's comprehensive plan or historic preservation guidelines

A transparent prioritization process ensures that limited resources are allocated where they will yield the greatest public benefit.



### 3. Financial Planning and Budgeting

Capital projects are, by their nature, significant investments. Deadwood's framework emphasizes:

- Multi-year financial planning to anticipate the life-cycle costs of projects
- Identifying diverse funding sources, including municipal bonds, grants, tourism taxes, gaming revenues and partnerships
- Ensuring fiscal responsibility and long-term affordability
- Establishing and maintaining reserve funds for emergencies or unexpected expenses

Careful budgeting helps the community avoid overextension and supports the timely completion of projects.

### 4. Stakeholder Engagement and Communication

Public involvement is central to Deadwood's approach. The framework incorporates:

- Regular updates to the community on project progress and milestones
- Opportunities for public feedback at all stages of planning and implementation
- Collaborative partnerships with local businesses, partner organizations, and regional agencies



This open process builds public trust, fosters civic pride, and ensures that projects reflect the community's values.

### 5. Design, Engineering, and Environmental Review

After prioritization and funding, projects advance to the design and engineering phase, if required. Deadwood's framework requires:

- Compliance with city, state, and federal regulations
- Attention to historic preservation, given Deadwood's designation as a National Historic Landmark
- Incorporation of sustainable and resilient design principles
- Thorough environmental review and public consultation

This phase ensures that projects are feasible, sustainable, and aligned with Deadwood's unique identity.

## 6. Project Management and Implementation

Successful execution depends on strong project management. The framework includes:

- Detailed project schedules and milestones
- Clear assignment of roles and responsibilities
- Regular monitoring of progress, budget, and quality standards
- Prompt resolution of issues and transparent reporting

The city leverages experienced personnel, digital tools, and best practices to support efficient and effective delivery.

## 7. Evaluation, Reporting, and Continuous Improvement

After project completion, Deadwood's CIP framework calls for:

- Evaluation of project outcomes against original goals and benchmarks
- Public reporting on costs, timelines, and lessons learned
- Adjustment of future planning based on feedback and performance

This cycle of evaluation ensures ongoing accountability and improvement.

## Types of Capital Improvement Projects in Deadwood

While each project is unique, Capital Improvement Projects commonly focus on:

- **Transportation Infrastructure:** Roadway improvements, pedestrian and bicycle infrastructure, parking facilities, and public transit upgrades
- **Utilities and Public Works:** Replacement of aging water lines, sewer system upgrades, stormwater management for flood prevention
- **Parks, Recreation and Open Space:** Park expansions, trail development, playground installations, recreational facility upgrades and event management
- **Historic Preservation and Cultural Resources:** Restoration of historic buildings, interpretive signage, adaptive reuse projects, museum, arts and cultural enhancements, library programs and activities
- **Public Safety and Emergency Services:** Fire station improvements, emergency operations centers, and public safety enhancements
- **Economic Development:** streetscape, wayfinding, Main Street and storefront improvements

## Challenges and Opportunities

Implementing Capital Improvement Projects in Deadwood poses challenges, such as:

- Balancing modern infrastructure needs with historic integrity
- Managing project expenses in the face of inflation, construction costs and an archaic legislative formula involving gaming revenues
- Dealing with the logistical complexities of construction in a compact, mountainous environment
- Responding to environmental risks, such as flooding and wildfire

However, these challenges are also opportunities for innovation, collaboration, and community engagement.

## Conclusion: Building the Future Together

Capital Improvement Projects are the backbone of Deadwood’s evolution from a storied frontier town to a vibrant, forward-looking community. By following a deliberate, transparent, and community-centered framework, the city can preserve its unique character, boost economic vitality, and ensure a high quality of life for generations to come.

Through ongoing planning, public engagement, and responsible investment, Deadwood sets a powerful example of how historic communities can embrace change without losing sight of their past. The framework outlined here provides a roadmap for success—a testament to the city’s enduring spirit and vision.



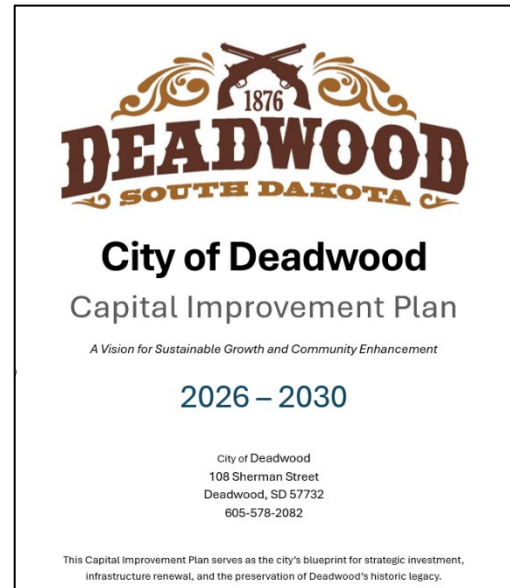
---

# Capital Improvement Projects Overview

A Vision for Sustainable Growth and Community Enhancement

## Introduction

Deadwood, South Dakota, a city recognized for its rich history and vibrant tourism industry, requires ongoing investments to maintain its infrastructure, support sustainable growth, and enhance quality of life for residents and visitors alike. Capital Improvement Projects (CIPs) are essential for modernizing public assets, supporting economic development, and preserving the city's unique cultural heritage. The following Capital Improvement Projects have been identified for planning and execution as part of the overall Capital Improvement Plan for Deadwood, SD.



## Objectives

- Upgrade and maintain essential infrastructure to meet current and future demands
- Enhance community livability and safety for residents and visitors
- Support economic vitality through targeted investments in public spaces, utilities, and transportation
- Preserve and promote the historic character of Deadwood
- Align capital projects with the city's comprehensive plan and strategic goals

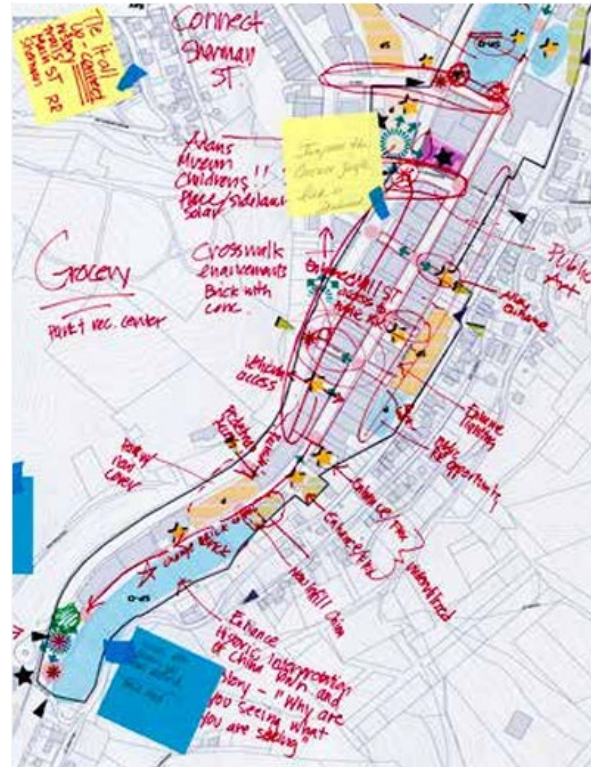
## Project Selection Criteria

- Urgency and Necessity: Addressing issues critical to public health, safety, and welfare
- Regulatory Compliance: Meeting federal, state, and local mandates or standards
- Community Impact: Enhancing quality of life, accessibility, and public engagement
- Economic Benefit: Supporting commercial growth, tourism, and job creation
- Feasibility and Cost-effectiveness: Selecting projects with sustainable funding and manageable long-term maintenance costs



## Stakeholder Engagement

- Engage city officials, community members, local businesses, and tribal representatives in the planning process
- Host public forums, surveys, and information sessions to collect feedback and refine project priorities
- Coordinate with state and federal agencies for compliance and funding opportunities



# Repairs vs Capital Improvements

Repairs refer to work done to maintain or restore an asset to its original condition.

Repairs are usually routine and necessary to keep property or equipment in efficient operating condition. These costs are typically considered regular expenses and are often included in the operating budget of the respective department.

Capital Improvements, on the other hand, are expenditures that are brand new projects, enhance the value, extend the life, or adapt an asset to a new use. Capital improvements usually involve significant upgrades. These costs are capitalized within the City's financial statements and depreciated over the useful life of the asset.

In summary, repairs are for maintenance and restoration, while capital improvements are new projects, increase value or extend the life of the property. The main difference lies in the nature, scope, and accounting treatment of the expenditure.

It is important to regularly evaluate whether a proposed expenditure qualifies as a repair or a capital improvement, as this affects the budgeting, funding sources, and reporting for each project. Careful distinction ensures compliance with accounting standards and helps the city allocate resources efficiently to maintain existing assets while investing in long-term growth.

---

# 2026 – 2030 CIP Projects Identified

A Vision for Sustainable Growth and Community Enhancement

## Parking and Transportation Infrastructure

---

### **PARKING and PARKING FACILITY PROJECTS**

#### **Deadwood Trailhead Parking Lot**

- Project Scope: Remove material, surface the area with asphalt, curb and gutter, install lighting
- Objectives: Create satellite parking for trailers and oversize vehicles to efficiently utilize parking inventory (2022 Parking Management Study)
- Key tasks: Engineering, property acquisition from SDDOT, project bidding, grading of property, parking lot surfacing, striping, lighting, landscaping, trolley stop addition, wayfinding
- Estimated Timeline: Construction began summer of 2025, substantial completion by October 31, 2025
- **Estimated Cost: \$1,025,000**
- Funding Sources: Parking & Transportation Enterprise Funds, SD Game Fish & Parks (2025 Project)



#### **Miller Street Parking Lot**

- Project Scope: Mill, overlay, and stripe the Miller Street Parking Lot
- Objectives: Replace cracked and worn parking lot surface to improve driving and drainage conditions
- Key Tasks: Solicit quotes, award proposal, develop parking lot layout, hire striping separately if necessary
- Estimated Timeline: 2026
- **Estimated Cost: \$75,000**
- Funding Sources: Parking and Transportation Enterprise Funds (Repairs budget)



### Highway 85 & 385 Satellite Parking Lot

- Project Scope: Surface and landscaping improvements, create a new trolley stop, complete landscaping consistent with other areas of Deadwood
- Objectives: Create satellite parking area for trailers, vehicles with trailers, and oversize vehicles so they do not inefficiently reduce parking inventory in the core areas of town as identified in the 2022 Parking Management Study
- Key Tasks: Landscaping design, installation of wood rail “Deadwood” fence at property boundaries, landscaping, mill/overlay or resurface, trolley stop addition, wayfinding
- Estimated Timeline: 2026
- **Estimated Cost: \$125,000**
- Funding Sources: Parking & Transportation Enterprise Funds, state grants

### Ferguson Field Parking Lot

- Project Scope: Mill and overlay parking area or implement previous design plan
- Objectives: improve drainage and the driving surface of the area surrounding the football field
- Key Tasks: Identify whether to conduct a mill/overlay or design implementation
- Estimated Timeline: 2027
- **Estimated Cost: \$200,000-\$500,000**
- Funding Sources: Parking and Transportation, Historic Preservation, Streets Department

### Field of Dreams Parking Lot/Lay Down Area

- Project Scope: Add additional parking on the south side of the football field near the laydown area
- Objectives: Increase parking inventory for events at the complex and increase the footprint of the laydown area
- Key Tasks: Request proposals from engineering firms, BID project, work with Historic Preservation to ensure appropriateness of project, award and construct new area
- Estimated Timeline: 2030
- **Estimated Cost: \$1,500,000**
- Funding Sources: Parking & Transportation, Historic Preservation, Streets

## **PARKING GARAGE PROJECTS**

### **Parking Garage Elevator Project**

- Project Scope: Replace the elevator car and update all necessary components
- Objectives: Replace the existing elevator which no longer functions properly due to age and weather exposure to ensure safe and effective accessibility access to the Broadway Parking Structure
- Key Tasks: Bid project, evaluate bids, award project, move all accessible spaces to the first floor during installation
- Estimated Timeline: 2025
- **Estimated Cost: \$550,000**
- Funding Sources: Parking & Transportation Enterprise Funds (2025 Project)

### **Broadway Parking Structure Drain Replacement**

- Project Scope: Replacement of drainage system throughout the garage
- Objectives: Install a long-term drainage system to reduce leaks and more effectively drain the garage with poly or similar material
- Key Tasks: Solicit quotes, remove existing drain structure, replace them with new materials
- Estimated Timeline: 2026
- **Estimated Cost: \$80,000**
- Funding Sources: Parking & Transportation Enterprise Funds



### **Parking Garage Façade Repairs**

- Project Scope: Tuckpointing and repair of capstones
- Objectives: Tuckpoint cracked areas of façade and replace damaged capstones
- Key Tasks: Solicit quotes or bid project, work with staff on project timeline
- Estimated Timeline: 2027
- **Estimated Cost: \$80,000**
- Funding Sources: Parking & Transportation Enterprise Funds

### **Top Floor Broadway Elevator Foyer**

- Project Scope: Install foyer on the top floor of the parking garage
- Objectives: Protect the elevator from the elements to increase its lifespan and decrease maintenance costs
- Key Tasks: Request design proposals, bid project, install with little interruption to the elevator
- Estimated Timeline: 2028
- **Estimated Cost: \$250,000**
- Funding Sources: Parking and Transportation Enterprise Funds

### **Replacement of stairs in Parking Garage**

- Project Scope: Replace the metal staircase on the south end that leads from the first floor to the second floor, and replace the metal staircase that leads from the fourth floor to Williams Street
- Objectives: Replace the existing metal staircases with new steel or stainless steel staircases. Apply appropriate treatment to prevent premature deterioration of the new ones
- Key Tasks: Identify the staircases that need to be replaced, either request bids or proposals for the removal, construction, and installation of the replacement staircases, work with contractors to apply appropriate finish
- Estimated Timeline: 2029
- **Estimated Cost: \$325,000**
- Funding Sources: Parking & Transportation Enterprise Funds

### **Broadway Parking Structure Water Project**

- Project Scope: Tap into existing water line to add water access to the garage
- Objectives: Add water access to assist staff with cleaning the structure
- Key Tasks: Locate water line, tap and install a spigot
- Estimated Timeline: 2029
- **Estimated Cost: \$15,000**
- Funding Sources: Parking and Transportation Enterprise Funds

## **PARKING ENHANCEMENT PROJECTS**

### **Kiosk updates**

- Project Scope: Replace existing kiosk faces which contain the screens, card and coin readers, and cellular connection interfaces.
- Objectives: Update our parking payment kiosks to keep them up-to-date, user friendly, and more efficient
- Key Tasks: Solicit quotes, evaluate locations, deploy and install
- Estimated Timeline: 2026
- **Estimated Cost: \$60,000**
- Funding Sources: Parking & Transportation Enterprise Funds

### **Creation of Trolley Stop shelters**

- Project Scope: Enhance the public transportation system by providing safe and comfortable shelters at trolley stops while increasing the historic appeal through shelter design and placement
- Objectives: Provide protection from weather conditions, seating and clear signage for trolley schedules and routes
- Key Tasks: Identify locations, develop conceptual designs, oversee construction
- Estimated Timeline: 2026-2030
- **Estimated Cost: Annually \$35,000**
- Funding Sources: Parking & Transportation Enterprise Funds



### **New traffic and parking signage throughout town**

- Project Scope: Design, procure, and install new traffic and parking signage to improve public safety, enhance traffic flow, and provide clear guidance for residents and visitors regarding parking regulations and road usage
- Objectives: Enhance the visitor experience by providing intuitive navigation for all public streets, municipal lots, and major entry/exit points within Deadwood.
- Key Tasks: Inventory existing signage and assess conditions, identify high-priority areas for signage upgrades or new installations and develop standardized designs for traffic and parking signs
- Estimated Timeline: 2026-2030
- **Estimated Cost: Annually \$25,000 - \$45,000**
- Funding Sources: Parking & Transportation Enterprise Funds

## Utilities and Public Works

---

### **WATER & SEWER PROJECTS**

#### **Water Redundancy Project**

- Project Scope: An infrastructure initiative aimed at enhancing the reliability and resilience of the water supply system
- Objectives: The redundancy project seeks to minimize service interruptions, ensure consistent water quality, and support future growth and emergency preparedness
- Key Tasks: Bid project, evaluate bids, award project, construction management
- Estimated Timeline: 2025
- **Estimated Cost: \$1,425,000**
- Funding Sources: Water and Sewer Enterprise Funds (2025 Project)

#### **Water Storage Facilities**

- Project Scope: To provide a water source for the northeast section of town
- Objectives: Decrease the number of pump cycles per day, relieve head loss in water system
- Key Tasks: Bid project, evaluate bids, award project, construction management
- Estimated Timeline: 2028
- **Estimated Cost: \$2,500,000**
- Funding Sources: Water Enterprise Funds



### **STREETS PROJECTS**

#### **Crescent Street Reconstruction**

- Project Scope: Upgrade roadways, improve transit options, and enhance pedestrian and bicycle networks
- Objectives: Foster safe and efficient vehicular and pedestrian mobility for residents and visitors
- Key Tasks: Porter property acquisition, road resurfacing, intersection upgrades, wayfinding signage, bikeway extensions, and creation of trolley stop
- Estimated Timeline: Phase project 2026, 2027, 2028, depending on funding
- **Estimated Cost: \$1,725,000**
- Funding Sources: Department of Transportation (DOT) grants, City General Funds

### Solar streetlights on Stage Run

- Project Scope: Install solar lights in Phase I of Stage Run Development
- Objectives: Improve safety for residence and street department operators
- Key Tasks: System design, secure competitive bids, construction management
- Estimated Timeline: 2027
- **Estimated Cost: \$175,000**
- Funding Sources: City General Funds

### Secondary access for Stage Run development

- Project Scope: Build a new secondary access to Stage Run Development.
- Objectives: Improve emergency service access and residential access
- Key Tasks: Auer land acquisition, bid project, evaluate bids, award project, construction management
- Estimated Timeline: 2030
- **Estimated Cost: \$8,500,000**
- Funding Sources: City General Funds, possible state or federal grants

### Box Culvert

- Project Scope: Work with SD Department of Transportation to evaluate options for the replacement of the structure and roadway corridor
- Objectives: Replace the aging structure while accommodating the traveling public and protecting the City of Deadwood's rich history
- Key Tasks: Stakeholder engagement, identification of key infrastructure improvements, traffic and construction management, timeline control
- Estimated Timeline: 2030
- **Estimated Cost: \$3,500,000**
- Funding Sources: Federal Highway Administration, SD Department of Transportation, City General Funds, Water & Sewer Department Funds





## Pedestrian Sidewalk Projects

- Project Scope: Promote a higher quality of life for the residence and a better experience for visitors by providing safe, efficient, and desirable pedestrian travel
- Objectives: Develop an implementation strategy that will assess existing and future pedestrian demand and needs
- Key Tasks: Review 2008 DOT Pedestrian Study, coordinate pedestrian investments, and implement recommended pedestrian improvements
- Estimated Timeline: 2026-2030
- **Estimated Cost: Annually \$175,000**
- Funding Sources: Parking & Transportation Enterprise Funds, SD Department of Transportation, SD Game Fish & Parks



## PUBLIC BUILDING PROJECTS

### Exterior renovations of Park Shop

- Project Scope: Rehabilitation of the Parks building with new metal, doors, windows and heating, ventilation, and air conditioning system
- Objectives: Provide a safe environment for City employees
- Key Tasks: Bid project, evaluate bids, award bids, construction management
- Estimated Timeline: 2027
- **Estimated Cost: \$220,000**
- Funding Sources: Public Buildings / City General Funds

### Exterior renovations of Streets Shop

- Project Scope: Rehabilitation of the building with new metal, doors and windows
- Objectives: Provide a safe environment for City employees
- Key Tasks: Bid project, evaluate bids, award bids, construction management
- Estimated Timeline: 2025-2028
- **Estimated Cost: \$425,000**
- Funding Sources: Streets Budget / City General Funds



### Construct Salt Shed

- Project Scope: provide weather protection and a storage facility for City's salt supply
- Objectives: keep salt dry, prevent it from leaching into the environment, and facilitate efficient loading and unloading for road maintenance
- Key Tasks: Design, bid project, evaluate and award bids, construction management
- Estimated Timeline: 2028
- **Estimated Cost: \$150,000**
- Funding Sources: Streets Budget / City General Funds

### Elevator for City Hall

- Project Scope: Install a new elevator in City Hall to service the basement
- Objectives: Provide an ADA accessible elevator to the Archives at City Hall
- Key Tasks: Bid project, evaluate bids, award bids, construction management
- Estimated Timeline: 2030
- **Estimated Cost: \$375,000**
- Funding Sources: HP Capital Assets Budget

### HVAC for City Hall Archives and Archaeological Laboratories

- Project Scope: Update and replace heating, ventilation, and air conditioning (HVAC) system at City Hall
- Objectives: Improve the efficiency and controls of the City Hall HVAC system
- Key Tasks: Bid project, evaluate bids, award bids, construction management
- Estimated Timeline: 2027
- **Estimated Cost: \$375,000**
- Funding Sources: HP Capital Assets Budget

## Homestake-Adams Research and Cultural Center

- Project Scope: Encompasses the assessment, refurbishment, or complete replacement of the existing fire alarm and control system at the Homestake-Adams Research and Cultural Center
- Objectives: Ensure full compliance with current fire safety codes and regulations, improve the reliability and functionality of the fire alarm and control system, and protect the safety of occupants and the integrity of cultural and research assets
- Key Tasks: Bid project, evaluate bids, award bids, construction management
- Estimated Timeline: 2026
- **Estimated Cost: \$30,000**
- Funding Sources: City General Funds





## Parks, Recreation and Open Spaces

---

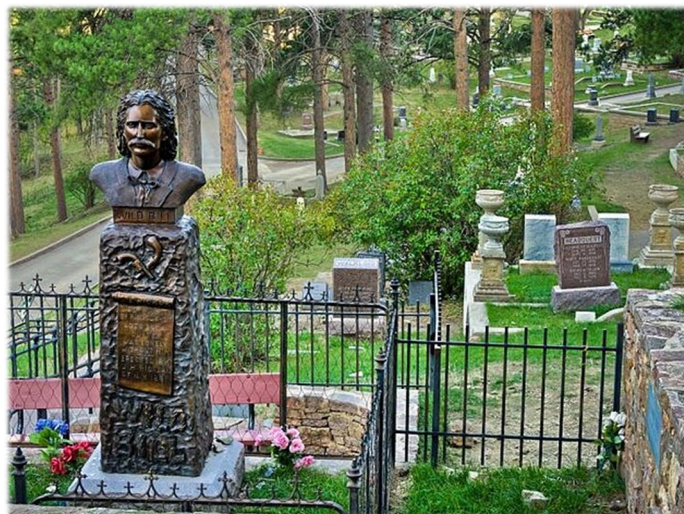
### **CEMETERIES**

#### **Mt. Moriah Cemetery Projects**

- Project Scope: Monument restoration, retaining wall repairs, tree trimming, asphalt resurfacing
- Objectives: Maintain and repair historic cemetery for future generations
- Key Tasks: Identify issues, design, bidding, construction management
- Estimated Timeline: 2026 Monument & wall restoration  
2027 Road repair, mill & overlay
- **Estimated Cost:     \$225,000 Monument  
                              \$125,000 asphalt**
- Funding Sources: Historic Cemeteries Enterprise Funds

#### **Oakridge Cemetery Projects**

- Project Scope: Mill and overlay of main artery through cemetery, add columbarium to hold the cremated remains of the deceased
- Objectives: Keep the vehicular corridor through cemetery in good condition, provide additional opportunities for cremations saving valuable real estate in cemetery
- Key Tasks: Obtain quotes, mill and overlay
- Estimated Timeline: 2026 Road Resurface  
2030 Columbarium
- **Estimated Cost:     \$85,000 Road Resurface  
                              \$475,000 Columbarium**
- Funding Sources: Oakridge Cemetery Enterprise Funds



## **DEADWOOD EVENT COMPLEX**

### **Lighting replacement at Deadwood Event Complex**

- Project Scope: Total replacement of lighting for baseball/softball fields, football field and rodeo arena
- Objectives: Replace obsolete lighting poles and fixtures with highly efficient LED lighting system for lower energy costs and greater lighting needs
- Key Tasks: Engineering review, develop phased project, bid, installation
- Estimated Timeline: 2026 and 2027
- **Estimated Cost: \$690,000**
- Funding Sources: City General Funds, HP Capital Assets budget



### **Pylon signage at Event Complex**

- Project Scope: Add entrance sign at 76 Drive and Crescent Street
- Objectives: Provide consistent professional public service messaging for activities and events at the complex
- Key Tasks: Design (complete), obtain quotes, construction management
- Estimated Timeline: 2026
- **Estimated Cost: \$35,000**
- Funding Sources: HP Capital Assets Budget

### **Restrooms at Event Complex**

- Project Scope: Create additional restroom opportunities for events and activities at the Deadwood Event Center
- Objectives: Provide convenient, easily accessible facilities for VIP and Rough Stock Deck guests and ticket holders
- Key Tasks: Design, bid, construction management
- Estimated Timeline: 2027
- **Estimated Cost: \$375,000**
- Funding Sources: HP Capital Assets

### **North Ramp on Main Grandstands**

- Project Scope: Add ADA ramp and access point to Crescent Street
- Objectives: Provide additional ADA compliance and access to reconstructed street
- Key Tasks: Design, bid, construction management
- Estimated Timeline: 2028
- **Estimated Cost: \$125,000**
- Funding Sources: HP Capital Assets

### **Second Big Screen/scoreboard at 76 Arena**

- Project Scope: Provide permanent location for a second big screen / scoreboard for events and activities held in the Days of 76 arena
- Objectives: Enhance the visitor experience and create a professionally designed, permanent location for big screen and replace temporary telehandler currently used
- Key Tasks: Design (complete), obtain quotes, construction management
- Estimated Timeline: 2029
- **Estimated Cost: \$60,000**
- Funding Sources: HP Capital Assets, BID 8 funding

## **PARKS AND PLAYGROUNDS**

### **Martha Bullock Tennis Court resurface**

- Project Scope: Resurface tennis courts with new surface and striping to include pickle ball options
- Objectives: Provide park users' quality experience
- Key Tasks: Develop scope of work, obtain quotes, construction management
- Estimated Timeline: 2026
- **Estimated Cost: \$40,000**
- Funding Sources: City General Funds

### **New Playground Equipment at Keene Field**

- Project Scope: Replace outdated playground equipment
- Objectives: Provide community youth safe playground equipment
- Key Tasks: Develop scope of work, obtain quotes, construction management
- Estimated Timeline: 2028
- **Estimated Cost: \$85,000**
- Funding Sources: City General Funds / State and Local Grants



## Playground surface at Stage Run

- Project Scope: Install rubber surface in and around playground equipment
- Objectives: Provide community youth safe playground surface and limit parks department maintenance needs
- Key Tasks: Develop scope of work, obtain quotes, construction management
- Estimated Timeline: 2030
- **Estimated Cost: \$75,000**
- Funding Sources: City General Funds

## TRAIL SYSTEM DEVELOPMENT

### Mickelson Trail Overlay

- Project Scope: Mill and overlay of surface from trailhead to Walnut Street
- Objectives: Provide safe surface for pedestrians
- Key Tasks: Develop scope of work, obtain quotes, construction management
- Estimated Timeline: 2026
- **Estimated Cost: \$45,000**
- Funding Sources: City General Funds

### Trail System Expansions

- Project Scope: Implement portions of the Deadwood Trail System Master Plan
- Objectives: Enhance and create additional recreational opportunities in Deadwood for hiking and biking
- Key Tasks: Develop scope of work, gather easements, NEPA studies, obtain bids, construction management
- Estimated Timeline: Annual expansion
- **Estimated Cost: \$50,000 - \$100,000 annually**
- Funding Sources: City General Funds, BID 8 Funding, SD Game Fish & Parks Grants



### Mickelson Trailhead Restroom

- Project Scope: Replace vault toilet at Mickelson Trailhead with year-round facility
- Objectives: Provide residents, visitors and trail users with better sanitary facilities
- Key Tasks: Design, bid, construction management
- Estimated Timeline: 2030
- **Estimated Cost: \$275,000**
- Funding Sources: City General Funds

## **GENERAL PARKS AND RECREATION PROJECTS**

### **Fencing and Landscape improvements**

- Project Scope: Upgrade landscaping and add Deadwood style ranch fence at key locations on public property owned by the City and partner with private property
- Objectives: Create a cohesive professional sense of place for Historic Deadwood
- Key Tasks: Develop scope of work, obtain quotes, construction management
- Estimated Timeline: Annual enhancements
- **Estimated Cost: \$35,000 annually**
- Funding Sources: City General Funds

### **Whitewood Creek Access Points and Vegetation Management**

- Project Scope: Continue to enhance and manage Whitewood Creek in Deadwood
- Objectives: Create and maintain public access points and an improved fish habitat
- Key Tasks: Develop scope of work, obtain quotes, construction management
- Estimated Timeline: Annual
- **Estimated Cost: \$50,000 to \$75,000 annually**
- Funding Sources: City General Funds, BID 8 Funding, SD Game Fish & Parks Grants

### **Shooting Range**

- Project Scope: Shooting berms, fencing, gates, shooting benches, target stands
- Objectives: Create and upgrade a designated public shooting facility designed for recreational and training purposes
- Key Tasks: Develop scope of work, obtain quotes, construction management
- Estimated Timeline: Annual enhancements
- **Estimated Cost: \$10,000 annually**
- Funding Sources: City General Funds, Friends of NRA Grants, Bureau of Land Management funding, SD Game Fish & Parks Grants

### **Irrigation system along Lower Main**

- Project Scope: Install irrigation system along Lower Main from Dunlap to 76 Drive
- Objectives: Create a well-maintained park-like entrance into the core area of Deadwood
- Key Tasks: Design, install and maintain irrigation system
- Estimated Timeline: 2028
- **Estimated Cost: \$75,000**
- Funding Sources: City General Funds

## **DEADWOOD RECREATION AND AQUATIC CENTER**

### **Replace Concrete Surface under Water Slide**

- Project Scope: Replace concrete surface under water slide feature
- Objectives: Provide safe surfaces in and around public indoor aquatic center
- Key Tasks: Develop scope of work, obtain quotes, construction management
- Estimated Timeline: 2026
- **Estimated Cost: \$15,000**
- Funding Sources: Bed & Booze Funds



### **Pump Room & UV Light project**

- Project Scope: Add safety features and sump in pool equipment room and UV light
- Objectives: Ensure employee safety in pool equipment room and support pool hygiene and cleanliness for the public
- Key Tasks: Develop scope of work, obtain quotes, construction management
- Estimated Timeline: 2026
- **Estimated Cost: \$45,000**
- Funding Sources: Bed & Booze Funds

### **New recreation and exercise equipment**

- Project Scope: Add new and upgraded exercise equipment
- Objectives: Provide inclusive, accessible recreation options for all ages and abilities.
- Key Tasks: Facility retrofit as needed, purchase new amenities
- Estimated Timeline: Ongoing, with annual review and prioritization
- **Estimated Cost: \$50,000** bi-annually
- Funding Sources: Bed & Booze Funds, Parks and Recreation Grants, local fundraising, sponsorships

## Historic Preservation and Cultural Resources

---

### 85 Charles Street Rehabilitation Project

- Project Scope: Rehabilitate and preserve abandoned and derelict historic structure
- Objectives: Protect Deadwood's historic integrity and boost family housing opportunities
- Key Tasks: Structural assessments, foundation repair and exterior rehabilitation
- Estimated Timeline: 2025-2026
- **Estimated Cost: \$125,000**
- Funding Sources: local historic preservation budget and eligible grant program

### Senior/Community Center Project

- Project Scope: Adaptive reuse of a historic structure while creating a place for senior center and community activities with a state-of-the-art facility
- Objectives: Provide Deadwood and surrounding area a facility for social gatherings
- Key Tasks: Structural assessments, Architectural and Engineering plans, Construction Administration, projected operational budget and management plan
- Estimated Timeline: 2025-2026
- **Estimated Cost: \$775,000**
- Funding Sources: State and federal historic preservation grants, local historic preservation budget, private partnerships

### Public and Private Retaining Walls

- Project Scope: Reconstruct and preserve key elements of historic retaining wall systems throughout the community
- Objectives: Protect Deadwood's historic resources, infrastructure and safety of its residents
- Key Tasks: Identification of retaining walls, structural assessments, engineering plans and construction administration
- Estimated Timeline: Ongoing, with annual review and prioritization
- **Estimated Cost: \$1,000,000 - \$1,200,000 annually**
- Funding Sources: Historic Preservation Funds, private-sector partnerships



## Façade Easement Program

- Project Scope: Protect, restore, and enhance the historic character of building façades within the Deadwood Historic District by preserving the architectural integrity and encouraging economic revitalization by providing financial and technical support for façade improvements under easement agreements with property owners
- Objectives: Preserve the unique architectural features and historical significance of Deadwood's buildings, support property owners in restoring and maintaining building façades to their original or historically appropriate condition, and formulate legal easements ensuring the ongoing preservation and maintenance of façades
- Key Tasks: Conduct informational sessions and outreach to property owners and stakeholders, identify restoration needs, review proposed plans for historical accuracy and compliance with preservation standards
- Estimated Timeline: 2026-2030
- **Estimated Cost: \$300,000 - \$500,000 per year**
- Funding Sources: Historic Preservation Revolving Loan Program

## Interpretation of Historic Deadwood

- Project Scope: Ongoing interpretation of Historic Deadwood, aiming to educate, engage, and inspire visitors and citizens about the town's rich history, cultural heritage, and significance by encompassing historical events, notable figures, architecture, and the impact of Deadwood on regional and national narratives
- Objectives: Provide engaging and accurate information about Historic Deadwood's history, culture, and legacy. Involve local residents, organizations, and descendants in the interpretation process to foster ownership and pride. Develop experiences to attract tourists and encourage longer stays.
- Key Tasks: Historical research, content development, implement comprehensive interpretive plan with themes, stories and a variety of delivery methods
- Estimated Timeline: 2026-2030
- **Estimated Cost: \$200,000 - \$300,000 per year**
- Funding Sources: Historic Preservation Funds

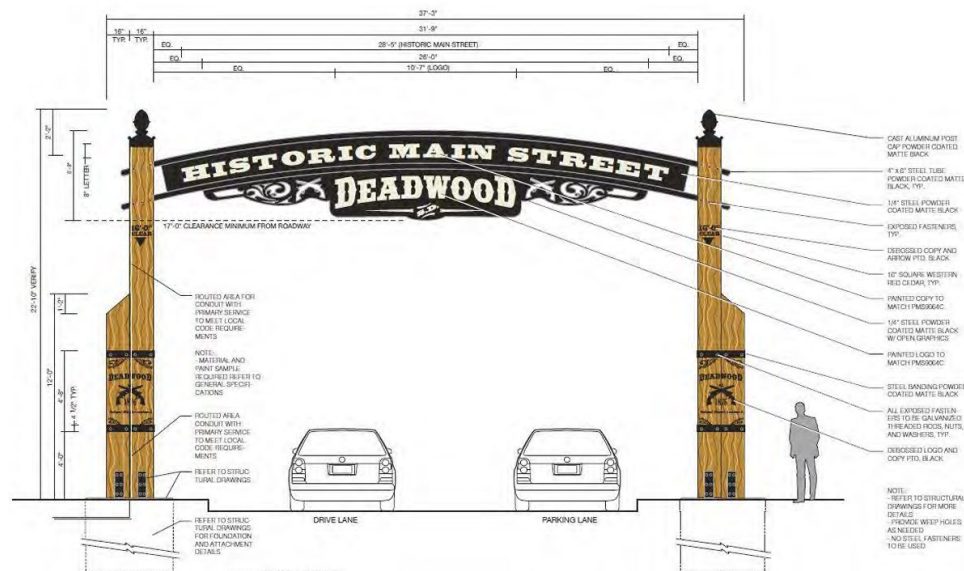


## Deadwood Alive Theatre

- **Project Scope:** Identify and renovate a historic building to serve as the future theater for Deadwood Alive while updating its infrastructure to accommodate modern theatrical performances, audiences, and operational needs
- **Objectives:** Adapt re-use of a historic space for live performances, including stage, backstage, audience seating, technical needs, ensuring accessibility and safety with modern comfort and amenities while preserving a unique, historic ambiance
- **Key Tasks:** Structural assessments, design exterior restoration and interior rehabilitation plans, bid, build, and construction management
- **Estimated Timeline:** 2028
- **Estimated Cost:** \$1,225,000
- **Funding Sources:** State and federal historic preservation grants, local preservation funds, private partnerships

## Pedestrian wayfinding system

- **Project Scope:** Implement a comprehensive pedestrian wayfinding system throughout Historic Deadwood which compliments the existing vehicular signage
- **Objectives:** Enable pedestrians to easily locate historic sites, attractions, public facilities, and parking areas; increased foot traffic to local businesses and attractions by clearly identifying points of interest and commercial areas
- **Key Tasks:** Finalize design documents, solicit quotes for fabrication and installation
- **Estimated Timeline:** 2026-2028
- **Estimated Cost: Annually \$75,000**
- **Funding Sources:** HP Capital Assets





## Public Safety and Emergency Services

---

### Camera Project

- Project Scope: Replace, upgrade and install high tech camera system in City owned facilities and public spaces such as City Hall, Adams House Museum, History and Information Center, Mount Moriah Cemetery and our Event Center
- Objectives: Implement all City buildings and security products on a single cloud-managed platform, accessible from anywhere on any device
- Key Tasks: Prioritize existing system replacement, analyze new location, obtain pricing, permissions, and installation contractor
- Estimated Timeline: 2026-2030
- **Estimated Cost: \$30,000 Annually**
- Funding Sources: City General Funds, HP Capital Assets and Enterprise Funds

### Firetruck replacement of Tender 9 and Engine 2

- Project Scope: Replacing two aging apparatuses and combining their capabilities
- Objectives: Enhance fire department response with one apparatus that combines pumping, and water ferrying into one unit
- Key Tasks: Identifying space requirements, valuation of apparatus to surplus, obtaining quotes on new unit, stakeholder consultations, order, build
- Estimated Timeline: 2-3 years from identification to delivery budget
- **Estimated Cost: \$600,000 to \$1,000,000**
- Funding Sources: Sale of units being replaced, Truck Reserve Funds, Grants

### Establish Substation

- Project Scope: Establish a new 2-3 bay substation in an identified needed area
- Objectives: Enhance Fire Department response times by establishing a substation in an identified area within the City of Deadwood to better serve the citizens of Deadwood by placing identified apparatus in a newly identified, strategic location, to improve response times.
- Key Tasks: Identify available real estate within the City of Deadwood, obtain quotes for construction, identify types of apparatus to place at substation. Stakeholder consultations.
- Estimated Timeline: 2030+
- **Estimated Cost: \$3,000,000 to \$5,000,000**
- Funding Sources: Fire Department budget, grants, county resources, private donations.

## Emergency notice system for Stage Run area

- Project Scope: Renovation or replacement of fire stations, police headquarters, and emergency operations centers
- Objectives: Enhance emergency response capacity, ensure compliance with modern safety standards, and improve operational efficiency
- Key Tasks: Facility assessments, space planning, stakeholder consultations, phased construction
- Estimated Timeline: 2027
- **Estimated Cost: \$225,000**
- Funding Sources: Homeland Security grants, state and federal public safety funds, municipal bonds

## Upgrade Radio Communications

- Project Scope: Upgraded radio communications
- Objectives: Upgrade radio communications by identifying areas where radio communications are lacking, and install equipment to enable more efficient radio communication
- Key Tasks: Identify areas where radio communications are hindered. Assess current capabilities, stakeholder meeting, consultations and quotes from vendors
- Estimated Timeline: 2-3 Years
- **Estimated Cost: \$100,000 to \$200,000**
- Funding Sources: Federal grants, state grants, partnership with Lawrence County dispatch.



## Economic Development

---

### Main Street Master Plan

- Project Scope: Enhance streets, sidewalks, lighting, and landscaping on Main Street and adjacent corridors.
- Objectives: Improve walkability, public safety, and downtown aesthetics to attract visitors and new businesses.
- Key Tasks: Sidewalk renovations, ADA upgrades, decorative lighting, street furniture, and green infrastructure.
- Estimated Timeline: 2-3 years from design to completion.
- **Estimated Costs: \$22,350,000**
- Funding Sources: HP Bonded Project, local tourism funds, private sponsorships.



### Citywide Computer Server and IT upgrades

- Project Scope: Replace outdated computer servers and upgrade its IT infrastructure while enhancing system reliability, security, and performance for city operations
- Objectives: Deploy robust, up-to-date servers and IT systems with advanced security protocols and software to safeguard sensitive city data and comply with regulatory standards
- Key Tasks: Define requirements for new servers and IT upgrades based on departmental needs, develop a detailed project plan with timelines, budget estimates, and risk assessments, install new servers and configure them for city use
- Estimated Timeline: 2026
- **Estimated Costs: \$125,000**
- Funding Sources: Various City department budgets, City General Funds

## Annual Project Planning and Implementation Process

---

- Annual update on Needs Assessment: Conduct comprehensive evaluations of existing infrastructure and services.
- Annual Prioritization: Rank proposed projects based on criteria such as urgency, community impact, and available funding.
- Budgeting: Prepare multi-year capital improvement budgets outlining estimated costs, funding sources, and timelines.
- Design and Engineering: Develop detailed plans and specifications, conduct necessary permitting, and engage technical consultants.
- Procurement: Issue requests for proposals (RFPs) and select qualified contractors for project delivery.
- Construction: Oversee project execution, ensuring compliance with budget, schedule, and quality standards.
- Monitoring and Evaluation: Track progress, manage project risks, and adjust plans as needed to achieve desired outcomes.

## Community Benefit and Legacy

The execution of well-planned Capital Improvement Project Plan will help safeguard the city's historical treasures while building the foundation for future prosperity. Improved infrastructure attracts new businesses and residents, enhances tourism, and ensures health, safety, and resilience for generations to come. By aligning projects with community values and strategic goals, Deadwood can continue to thrive as a vibrant, welcoming city that honors its past while embracing the promise of tomorrow.

Historic Deadwood will commemorate and celebrate an extraordinary milestone in 2026 – its 150th anniversary. Established in 1876 during the Black Hills Gold Rush, Deadwood has played a significant role on American history. The city has captured the imagination of generations with its legendary stories, dynamic culture, and unwavering spirit. This document helps guide its future for the next 150 years.



---

# Deadwood Capital Improvement Plan

A Vision for Sustainable Growth and Community Enhancement

## Conclusion and Formal Adoption

A comprehensive approach to capital improvements is vital for Deadwood’s sustained success. By establishing clear priorities, engaging stakeholders, and pursuing diverse funding opportunities, the city can effectively implement projects that enrich the community, preserve its heritage, and create enduring value. This Capital Improvement Plan is tailored to address the local needs and aspirations, ensuring Deadwood remains a gem of the Black Hills for years to come.

In summary, a thoughtful approach to capital improvement not only preserves what makes Deadwood unique but also paves the way for enduring progress. By fostering collaboration among stakeholders, maintaining financial stewardship, and prioritizing projects with the greatest community impact, the city positions itself for sustainable growth. Commitment to both heritage and innovation will ensure that each completed project becomes a testament to Deadwood’s vision and determination – contributing to the city’s history and built environment for current and future residents.

The Deadwood City Commission adopted this Capital Improvement Plan on DECEMBER 1, 2025. The plan is subject to an annual review to assess its continued relevance.

Dated this \_\_\_\_ day of \_\_\_\_\_ 2025.

CITY OF DEADWOOD

---

Charlie Struble-Mook, Mayor

ATTEST: \_\_\_\_\_

Jessicca McKeown, Finance Officer



## Exhibit A – Summary Spreadsheet

2026 – 2030 CIP Projects Identified								Summary Page				
A Vision for Sustainable Growth and Community Enhancement												
								2026	2027	2028	2029	2030
Parking and Transportation Infrastructure								\$ 325,000	\$ 675,000	\$ 330,000	\$ 405,000	\$ 1,535,000
Utilities and Public Works								\$ 2,155,000	\$ 1,045,000	\$ 2,925,000	\$ 3,675,000	\$ 9,050,000
Parks, Recreation and Open Spaces								\$ 1,125,000	\$ 1,020,000	\$ 480,000	\$ 305,000	\$ 1,045,000
Historic Preservation and Cultural Resources								\$ 2,175,000	\$ 1,450,000	\$ 2,925,000	\$ 1,650,000	\$ 1,675,000
Public Safety and Emergency Services								\$ 30,000	\$ 1,055,000	\$ 305,000	\$ 30,000	\$ 5,030,000
Economic Development								\$ 125,000				\$ 22,350,000
Total Capital Improvement Budget								\$ 5,935,000	\$ 5,245,000	\$ 6,965,000	\$ 6,065,000	\$ 40,685,000