



# Historic Preservation Commission Meeting Minutes

Wednesday, December 10, 2025 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

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1. **Call Meeting to Order**

A quorum present, Commission Chair Diede called the Deadwood Historic Preservation Commission meeting to order on December 10, 2025, at 4:00 p.m.

2. **Roll Call**

PRESENT

HP Commission Chair Leo Diede

HP Commission Vice Chair Anita Knipper

HP Commissioner Jesse Allen

HP Commissioner Beverly Posey

HP Commissioner Diana Williams

City Commissioner Charles Eagleson

ABSENT

HP Commission Vice Chair Molly Brown

HP Commissioner Trevor Santochi

STAFF PRESENT

Kevin Kuchenbecker, Planning, Zoning, and Historic Preservation Officer

Bonny Anfinson, Historic Preservation Coordinator

Cammie Schmidt, Administrative Assistant

Kathleen Burnham, Neighborworks

3. **Approval of Minutes**

a. 11/25/25 Meeting Minutes

***It was motioned by Commissioner Knipper and seconded by Commissioner Posey to approve minutes of November 25, 2025, meeting. Voting Yea: Knipper, Posey, Diede, Allen, Williams.***

4. **Voucher Approvals**

a. HPC Operating Vouchers

***It was motioned by Commissioner Posey and seconded by Commissioner Allen to approve Operating Vouchers in the amount of \$117,589.04. Voting Yea: Knipper, Posey, Diede, Allen, Williams.***

- b. HP Grant Vouchers

***It was motioned by Commissioner Posey and seconded by Commissioner Allen to approve Grant Vouchers in the amount of \$800.00. Voting Yea: Knipper, Posey, Diede, Allen, Williams.***

- c. HP Revolving Vouchers

***It was motioned by Commissioner Allen and seconded by Commissioner Posey to approve Revolving Vouchers in the amount of \$17,046.04. Voting Yea: Knipper, Posey, Diede, Allen, Williams.***

## 5. HP Programs and Revolving Loan Program

- a. Gary & Sherry Cure -- 5 Harrison -- Loan Extension Request

***It was motioned by Commissioner Posey and seconded by Commissioner Knipper to grant the Loan Extension to Gary and Sherry Cure, 5 Harrison into the Loan Extension. Voting Yea: Knipper, Posey, Diede, Allen, Williams.***

## 6. Old or General Business

- a. Motion acknowledging members of the Historic Preservation Commission has reviewed the "Conducting the Public's Business in Public - A guide to South Dakota's Open Meetings Laws" brochure (Per SB 14. SDCL 1-25-13.)

Mr. Kuchenbecker stated the South Dakota Codified Law requires boards to acknowledge the publication in front of you. It is laws that keep the commission transparent, encourage public and government participation, mandating that official meetings of public bodies be open to the public with advanced notice. It defines what that public meeting is. It gets into the applicability of the laws, teleconferences, public participation and notification requirements. We work with the local news, public comment period, recordings and meetings, executive session procedures, etc. Hopefully everyone has gotten the opportunity to look at this document. We need a motion to acknowledge.

***It was motioned by Commissioner Allen and seconded by Commissioner Posey to acknowledge the "Conducting the Public's Business in Public" brochure. Voting Yea: Knipper, Posey, Diede, Allen, Williams.***

- b. Request from Deadwood Alive for \$5,000.00 to assist with required repairs to the Stagecoach for the 2026 season.

Mr. Kuchenbecker stated this is for required repairs for the stagecoach for the 2026 season. Full disclosure, I am Chairman of Deadwood Alive and Commissioner Allen sits on that board as well. They have a formal request for funding aid. To give a background, it was owned by the Historic Preservation Commission, but we decided to put it out on the street and get riders in it and is pulled by livestock. The city did not feel comfortable with the liability associated with that. In turn, we gifted it to the Rodeo Committee and now Deadwood Alive rents the stagecoach from the Rodeo Committee. Now, there is maintenance that is needed and Andy is here to talk about that.

Mr. Mosher stated we transported roughly over 3,700 passengers this year on the stagecoach. They go up and down Main Street and there is a full narration that goes along with it. I worked up a story about Deadwood and the history of the town and stagecoach, so people learn about what it is all about while they are taking a ride. They hop in the stagecoach at Outlaw Square; they ride down Main Street to the Chamber and come back up and turn around in the Wells Fargo parking lot. That has been very well received, people seem to really enjoy it. I think it is informative and a really important part of downtown Deadwood to have that coach going up and down Main Street, pulled by horses. I ride from time to time for the experience. Talking to people up and down the street and I see thousands of photos being taken of the stagecoach. It has had some issues over the years, pretty much since it was built. Something may or may not have been correct on it. We have given the opportunity to the original builders to correct that, but it still has not worked the way it should. Presently, we have the stagecoach over with the Amish community, north of Devils Tower. Henry is extremely talented and has been doing this for decades. Henry looked at the stagecoach. There are some things that we thought the stagecoach would need and he agreed with us. The front axel is misaligned or maybe not quite made correctly. The front wheels need to be replaced and the irons on all four wheels need replaced, they are wearing out and we put a lot of miles on it every summer, and it does not pull right. It needs to be pulled correctly so it does not cause damage to the horses, that work right and so that it lasts, the longevity of the stagecoach. The bearings have been going out regularly. It seems to be there might be some wear in there that needs to be addressed somehow, so that it does not keep wearing out. Lastly, the brakes need to be looked at as well. When Henry took a look at the stagecoach, I agreed with what he had to say. We are a little short on money to get this project done. We do not make any profit off it, in fact, we do not even quite break even, this year.

Chairman Diede asked how much do you charge per person for a ride?

Mr. Mosher stated \$10.00 for ages up to 13 years old and \$20.00 over that age, and this year we had 3,718 passengers.

Chairman Diede asked what was your total net income?

Mr. Mosher stated we ended up at around \$45,000.00 and our expenses were higher than that, and that is gross income.

Vice Chairman Knipper asked what are the ongoing expenses you have?

Mr. Mosher stated we pay the Teamster by the day and if we have a slow day, he still makes the same amount. That is where some of the expenses catch up with us. He also gets paid a small amount for doing maintenance. He has to grease everything, tighten anything that is loose and make sure it is ready to go. That is our main expense. We also have licensing with the city, as well as rent to pay to the Days of '76 board.

Commissioner Eagleson asked what is the rent that you pay for this?

Mr. Mosher stated our rent is \$1,200.00 a year.

Commissioner Eagleson asked are most of the repairs generally paid by Historic Preservation?

Mr. Kuchenbecker stated no, it is generally paid by either Deadwood Alive or Days of '76, but this is an extreme overhaul. When we look at the original coach, the wheels are dished, these ones are straight. The axel is straight and on the original it is dished. What has happened over the course of time is the irons are wearing not evenly and when the coach moves down, the front end of the tongue is going from side to side. It does not track. For forty feet it will be on one side of the road and the next fort feet it will be on the opposite side. We tried to adjust the eveners and knick-yokes, and we have not been successful. We have lessened the load, and it still goes from side to side.

Commissioner Eagleson asked who else pays for repairs for it?

Mr. Kuchenbecker stated they are asking Historic Preservation. In the past it has just been Deadwood Alive and the Days of '76 board.

Commissioner Eagleson stated hypothetically speaking, would it not make sense if Days of '76 board gifted it back to Deadwood Alive so that we are not using you guys or requesting money from Historic Preservation?

Mr. Kuchenbecker stated the Days of '76 board uses it every year for the parade and during performances, so they use it as well. Historic Preservation will be taking it down to Pierre this year for the Sesquicentennial. It is a common shared coach; it is more the question of who owns it when the repairs need to be done.

Commissioner Eagleson asked does Deadwood Alive use it more than the Days of '76 board?

Mr. Kuchenbecker stated now, I would say yes.

Commissioner Eagleson stated would it maybe make sense to have them then gift it to us? It would be saving you guys the rent money.

Mr. Kuchenbecker stated the \$1,200.00 rent goes towards the stagecoach repairs and all of the other coaches. Historic Preservation owns the chuckwagon and Deadwood Alive mans it and the Days of '76 board, through Mike Bachand, maintains it. It is a good relationship that we have with them, it does not matter who owns it, we all take responsibility for it.

Vice Chairman Knipper asked what is the total cost estimated on this repair?

Mr. Mosher stated \$7,800.00. The price may end up less or more depending on what they find. That is also going to recover the seats that have gotten worn out and the brakes, making sure they are repaired and working well. A little bit of the canvas on the front and repair it so it does not get worn out, it is braided from the driver rubbing against it. Currently there is a piece of wood behind it, to keep it from happening again.

Mr. Kuchenbecker stated, so the commission is aware, Historic Preservation owns the "Trial of Jack McCall" and the rights to that. We have a contract with Deadwood Alive to put that on every year and we support that. Within that contract, about six to seven years ago, we added responsibility for that part of the contract is to have

the stagecoach on Main Street. Deadwood Alive has been shuffled over the years from when we were housed at the Masonic Temple. We have been above the Wild Bill bar, in the back of the Franklin Hotel, last year we were at the Eagle bar. We are looking for a location that we talked about in a previous meeting here, potentially Gold Street, that will be forthcoming. Every year that we get shuffled, there is additional expenses, hence Deadwood Alive is coming before Historic Preservation now. It is an important year coming up and they are in need of financial assistance, and this would be in our budget this year.

***It was motioned by Commissioner Knipper and seconded by Commissioner Posey to recommend approval to the City Commission for Deadwood Alive requiring repairs on the stagecoach for the 2026 season, in the amount of \$5,000.00. Voting Yea: Knipper, Posey, Diede, Allen, Williams.***

- c. Tentative Schedule of Activities for Deadwood's Sesquicentennial Celebration and America 250

Mr. Kuchenbecker stated in front of you is a summary of activities and may be subject to change. This packet goes from January to December, and we continue to add to each of the individual events. For instance, on September 11 and 12, 2026, we have the chuckwagon cook-off, the volksmarch, community picnic, and 2026 marks the 25<sup>th</sup> anniversary of 9/11. We are partnering with the Fire Department on having the motorcycle at the community picnic. It does continue to build and that is only one example. That is the schedule and I am happy to answer any questions you may have.

7. **New Matters Before the Deadwood Historic District Commission**
8. **New Matters Before the Deadwood Historic Preservation Commission**

9. **Items from Citizens not on Agenda**  
(Items considered but no action will be taken at this time.)

10. **Staff Report**  
(Items considered but no action will be taken at this time.)

- a. 2026-2030 Capital Improvement Plan for the City of Deadwood adopted by City Commission. (Adopted 12-01-2025)

Mr. Kuchenbecker stated in your packet you will find the 2026 to 2030 Capitol Improvement Plan for the City of Deadwood. I am very proud of all the department heads and the efforts we all put into this, and City Commission willing to pull out of all operating funds that we have done over the last decade and create a dedicated line item within the city budget for capitol improvements to get a true and accurate accounting on what it will cost to operate the city and the departments and set aside funds for capitol improvements. If you turn to the last page in the book, there is a chart that you can see we are just under \$6,000,000.00 in capitol improvements for 2026. As you look at the years 2027, 2028, and 2029, it averages between \$4,250,000.00 and \$7,000,000.00. In 2029, there is anticipation for the box culvert. If you look at 2030, that is \$40,000,000.00 and part of the challenge is we do not have the funding in place to where we can fund it on an annual basis, so

we needed to push that back a little farther. These projects are on the books and each project is outlined and references back to the department and in January we will ask for permission to bid on some of the first projects. This gives us a roadmap into the future for Deadwood.

Chairman Diede asked when is the box culvert now?

Mr. Kuchenbecker stated in 2029. It is getting pushed down the line. Part of the reason is funding from the state and other projects. One of the reasons it got kicked down the line is the Winner bridge. I think that is a \$78,000,000.00 project for the state and the box culvert was at \$56,000,000.00. Our share would be the public improvements; we have 7 crossings that go through the box culvert and any enhancements of infrastructure associated with that.

Chairman Diede asked what is the status on the Water Redundant Line right now?

Mr. Kuchenbecker stated they are continuing the work, weather permitting. They have done from Lee and Sherman Street over to Railroad and then they went down by the city shop and came up Railroad and now they only have that section on Railroad between McKinley and Railroad parking lot. They are currently working their way through that. Once spring comes in May, when the asphalt plants open back up, they will then asphalt and be complete by June 1, 2026.

Chairman Diede asked what is the status on the Ridge project?

Mr. Kuchenbecker stated that is a private project, but they are weeks away from getting all the testing done and become available for rent. It should be ready by the first of the year.

Mr. Kuchenbecker stated in other news, on Friday, we are presenting our budget to the South Dakota State Historical Society, board of trustees. Bonny sent out the Teams meeting. For those that are not going, if you would like to log-in and attend the presentation. I believe four of us are going down to Pierre, Leo Diede, Charles Eagleson, Sharon Martinisko, and myself.

Mr. Kuchenbecker stated I am looking forward to going down on January 15, 2026, to Pierre. The South Dakota State Historical Society is having their Legislative reception at the Heritage Center from 4:00 pm to 6:00 pm. Of course, we will be in Pierre the following week for Deadwood Day at the legislature and state tourism. If you would like to go, please let Bonny know.

Mr. Kuchenbecker stated in February, there is a Municipal rib dinner and legislative reception. There are a lot of opportunities to go to Pierre.

Mr. Kuchenbecker stated we will be meeting with the lobbyists on Thursday to talk about strategies for the 2026 Legislative Session. We have been working at it all year long. Once again, it will be a tough year, state employees received no raise. It is going to be hard to get anything through this year. Our strategy is to get something through but not have it cost the state until 2027. This will be the year to pass it and the year after to budget.

Mr. Kuchenbecker stated the windows for 85 Charles Street are supposed to be in at the end of this week or early into next week. We will have three quotes that we will be presenting to the city commission on roofing. They are \$15,400.00, \$18,200.00, \$17,400.00. Bonny received those quotes and they will be presented at the next city commission meeting. We will get a roof on it, so when the windows come they will get the wrap around porch and siding done and we can put it up for sale and whoever buys will have to finish up the inside.

Mr. Kuchenbecker stated with year-end, there is a lot going on. Planning and Zoning is updating short-term rental renewal. One of the things that Planning and Zoning does is annual reviews, all CUPs. They seem to be having more meetings and it seems to be going well.

Mr. Kuchenbecker stated make sure you thank the Block Clubs for the Christmas goodies.

Mr. Kuchenbecker stated the Design Committee is working on a variety of beautification projects as well.

Mr. Kuchenbecker stated We figured out what the problem was with the chimes not going off at 5:00 pm last Friday during the Christmas tree lighting. One of the wirings was not upgraded, but the electrical is tied to a light switch. If you happen to see the Museum lights on, that is why, so the chime can go off.

#### 11. **Committee Reports**

(Items considered but no action will be taken at this time.)

Commissioner Allen stated the Trails Committee is putting up markers on the trail, so it is easier to navigate the trail. Where some trails are not finished or if it is a new trail to someone, it will be easier to navigate. We also have a sub-committee that is working with the Sesquicentennial committee.

Commissioner Allen stated it is Kringle Crawl weekend in Deadwood this weekend. It is a brand new event. That features cocktail crawl on Friday night, that includes 15 participating businesses along Main Street that will have samples you can try their Christmas cocktails. Saturday features Santa shop around event and that is exclusive discounts for ticket holders at multiple downtown businesses. We will have a pub crawl, similar to Saint Patrick's Day, but Christmas style. We are expecting about 100 tickets to be sold.

Commissioner Posey stated Promotions Committee made envelopes for the Ho Ho Horseshoes. There were 750 horseshoes that sold out within two weeks. We are looking at making 1,000 next year because they are all sold out, this year.

Commissioner Allen stated the Chamber held the Christmas Tree Lighting and the turnout was really good. The awards went really well. The community turnout was excellent.

12. **Adjournment**

**The HP Commission meeting adjourned at 4:34 p.m.**

**ATTEST:**

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**Vice - Chairman, Historic Preservation Commission**

***Minutes by Cammie Schmidt, Administrative Assistant***