

**REGULAR MEETING, JUNE 2, 2025**

The Regular Session of the Deadwood City Commission convened on Monday, June 2, 2025 at 5:00 p.m. in the Deadwood City Commission Chambers, 102 Sherman Street, Deadwood, South Dakota. Dakota. Commission President Sharon Martinisko called the meeting to order with the following members present: Department Heads, City Attorney Quentin Riggins, and Commissioners Charles Eagleson, Michael Johnson and Blake Joseph. Absent was Mayor Charlie Struble-Mook. All motions passed unanimously unless otherwise stated.

**APPROVAL OF MINUTES**

Eagleson moved, Joseph seconded to approve the minutes of May 19, 2025. Roll Call: Aye-All. Motion carried.

**MAY 2025 PAYROLL:** COMMISSION, \$5,365.35; FINANCE, \$37,361.60; PUBLIC BUILDINGS, \$11,398.35; POLICE, \$128,918.39; FIRE, \$10,190.67; BUILDING INSPECTION, \$8,254.07; STREETS, \$70,056.83; PARKS, \$46,305.56; PLANNING & ZONING, \$6,132.69; LIBRARY, \$12,284.99; RECREATION CENTER, \$37,513.73; HISTORIC PRESERVATION, \$34,590.59; WATER, \$29,925.99; MT. MORIAH, \$2,508.00; PARKING METER, \$26,703.42; TROLLEY, \$28,807.92; PARKING RAMP, \$5,300.15  
**PAYROLL TOTAL: \$501,618.30.**

**MAY 2025 PAYROLL PAYMENTS:**

Internal Revenue Service, \$121,994.28; S.D. Retirement System, \$56,481.00; Delta Dental, \$3,965.70.

**APROVAL OF DISBURSEMENTS**

Johnson moved, Joseph seconded to approve the June 2, 2025 disbursements as amended. Roll Call: Aye-All. Motion carried.

|                            |                    |            |
|----------------------------|--------------------|------------|
| A & B BUSINESS SOLUTIONS   | SERVICE            | 760.79     |
| A & B WELDING              | SUPPLIES           | 143.07     |
| ACE HARDWARE               | SUPPLIES           | 22.96      |
| AMAZON CAPITAL             | SUPPLIES           | 1,453.54   |
| ANCO UNDERGROUND           | SUPPLIES           | 733.29     |
| BH CHEMICAL                | SUPPLIES           | 1,558.75   |
| BH DOORS                   | SUPPLIES           | 264.00     |
| BH WINDOW CLEANING         | SERVICE            | 385.00     |
| BLUEPEAK                   | SERVICE            | 2,973.35   |
| BOMGAARS                   | SUPPLIES           | 291.85     |
| C.C.SIGNS                  | SERVICE            | 1,840.60   |
| CAPFIRST EQUIPMENT FINANCE | LOADER             | 100,079.87 |
| CED SPEARFISH              | SUPPLIES           | 656.26     |
| CHAINSAW CENTER            | SERVOCE            | 525.97     |
| CIVICPLUS                  | SERVICE            | 987.00     |
| DAKOTA SUPPLY GROUP        | SUPPLIES           | 71.86      |
| DANR - FISCAL OFFICE       | PROGRAM            | 650.00     |
| DARK CANYON COFFEE         | SUPPLIES           | 131.80     |
| DEADWOOD CHAMBER           | BID #8             | 5,591.75   |
| DVFD                       | REIMBURSEMENT      | 85.31      |
| DEADWOOD GAMING            | BID #8             | 10,000.00  |
| DEADWOOD HISTORY           | SERVICE            | 453.00     |
| FIRST GOLD HOTEL           | SPONSORSHIP        | 40,000.00  |
| FMG ENGINEERING            | PROJECT            | 2,150.00   |
| GUNDERSON, PALMER, NELSON  | SERVICE            | 5,906.75   |
| HAWKINS                    | SUPPLIES           | 1,138.42   |
| HIGH PLAINS REMODELS       | PROJECT            | 14,755.00  |
| HISTORIC RAPID CITY        | GRANT              | 3,500.00   |
| HOMETOWN MANUFACTURING     | SUPPLIES           | 423.69     |
| IIA LIFTING SERVICES       | SERVICE            | 1,407.60   |
| IPS GROUP                  | SERVICE            | 8,700.00   |
| JACOBS WELDING             | SERVICE            | 76.21      |
| JERRY GREER'S AUTO SHOP    | SERVICE            | 4,284.11   |
| JOHNSON, SETH              | REFUND             | 25.00      |
| LAWRENCE CO. EQUALIZATION  | PICTOMETRY         | 11,276.00  |
| LAWRENCE CO. REGISTER      | SERVICE            | 60.00      |
| LAWSON PRODUCTS            | SUPPLIES           | 93.12      |
| LEGENDARY ELECTRIC         | SERVICE            | 612.07     |
| LOOKOUT PLAN + CODE CONSUL | PROJECT            | 341.24     |
| LOWE ROOFING               | SERVICE            | 353.46     |
| MARCO                      | CONTRACT           | 177.22     |
| MENARD'S                   | SUPPLIES           | 1,834.44   |
| MID-AMERICAN RESEARCH CHEM | SUPPLIES           | 414.79     |
| MITCHELL TECHNICAL         | SCHOLARSHIP        | 1,000.00   |
| MONSTERS OF DESTRUCTION    | BID #8 SPONSORSHIP | 25,000.00  |
| MDU                        | SERVICE            | 7,269.94   |
| NORTHWEST PIPE FITTINGS    | SERVICE            | 2,282.00   |
| OFFICE SHOP                | SERVICE            | 329.77     |
| OTIS ELEVATOR              | MAINTENANCE        | 1,263.15   |
| PATRIOT FIRE & SAFETY      | SERVICE            | 1,742.41   |
| QUADIENT LEASING           | LEASE              | 284.46     |
| QUIK SIGNS                 | SERVOCE            | 404.00     |
| QUILL                      | SUPPLIES           | 149.25     |
| RASMUSSEN MECHANICAL       | SERVICE            | 577.04     |

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|                            |               |                    |
|----------------------------|---------------|--------------------|
| RUNGE, MIKE                | REIMBURSEMENT | 83.72              |
| S AND C CLEANERS           | CLEANING      | 10,038.00          |
| SACRISON ASPHALT           | PROJECT       | 235.56             |
| SD HISTORICAL SOCIETY      | GRANT         | 5,000.00           |
| SD MUNICIPAL LEAGUE        | SERVICE       | 160.00             |
| SD PUBLIC HEALTH LAB       | TESTING       | 30.00              |
| SD SCHOOL OF MINES         | SCHOLARSHIP   | 1,000.00           |
| SD STATE UNIVERSITY        | SCHOLARSHIP   | 1,000.00           |
| SHERWIN WILLIAMS           | SUPPLIES      | 430.53             |
| SOUTHSIDE SERVICE          | SERVICE       | 30.00              |
| STEAM CLEANING SPECIALISTS | SERVICE       | 1,031.86           |
| SUNKEN FOUNDATION SOLUTION | PROJECT       | 17,340.00          |
| TOWEY DESIGN GROUP         | PROJECT       | 4,633.38           |
| TS GOVERNMENT SOLUTIONS    | SUPPLIES      | 452.93             |
| VERIZON WIRELESS           | SERVICE       | 724.03             |
| WAREING STURGIS            | SUPPLIES      | 3,121.36           |
| WATERS HARDWARE            | GRANT         | 1,065.27           |
| WESTERN STATES FIRE        | SERVICE       | 430.00             |
|                            |               | Total \$314,297.80 |

**ITEMS FROM CITIZENS ON AGENDA**

**Service Awards**

President Martinisko presented a certificate to Trent Mohr for 10 years of service. Patricia Brown, Troy Jassman and Steven Murphy were absent but recognized for 5 years of service. Commission thanked each of them for their time.

**CONSENT**

Joseph moved, Eagleson seconded to approve the following consent items. Roll Call: Aye-All. Motion carried.

- A. Permission to hire Ryan Silvernail as seasonal Parks Technician at \$17.00 per hour effective June 5, 2025 pending pre-employment screening.
- B. Permission to remove Seasonal Library Assistant I, August Rodiack, from payroll effective May 21, 2025.
- C. Permission to hire Amanda Wienk as seasonal Library Assistant I at \$16.00 per hour effective June 4, 2025, pending pre-employment screening.
- D. Permission to approve revised Public Works Superintendent Job Description to include public buildings.
- E. Permission to advertise in-house for 5 days for revised Public Works Superintendent position.
- F. Permission to sign additional engagement letter with Casey Peterson CPA for contracted accounting services. (To be paid by Finance Professional Services.)
- G. Permission to accept Mayor's appointment of Beverly Posey and Diana Williams to the Historic Preservation Commission with terms expiring May 31, 2028.
- H. Resolution 2025-14 declaring the Railroad Street Parking Lot as surplus property in conjunction with SD DOT land exchange.

**RESOLUTION 2025 – 14**

**RESOLUTION TO SURPLUS CITY OWNED REAL ESTATE**

WHEREAS, the Deadwood City Commission desires to designate certain City owned real property as surplus land and sell said real property as a land exchange with the South Dakota Department of Transportation, pursuant to SDCL 6-5-5 and SDCL 9-12-5.

AND WHEREAS, the public interest will be better served by selling the following real property to the South Dakota Department of Transportation;

Outlots 3, 4, and 5 of M.S. 38, City of Deadwood, Lawrence County, South Dakota. Excepting therefrom Lot H-1, as shown on plat filed in Plat Book 4 on Page 383; Excepting therefrom Lot H-2, as shown on the plat filed in Plat Book 5 on Page 38; Excepting therefrom Lot H-3, as shown on the plat filed in Plat Book 5 on Page 53.

AND WHEREAS, the land to be designated as surplus and then sold will be utilized in future South Dakota Department of Transportation Highway Projects.

NOW THEREFORE IT IS HEREBY RESOLVED, pursuant to SDCL 6-5-5 and SDCL 9-12-5, the public interest will be better served by the proposed designation of surplus property and sale of land to the South Dakota Department of Transportation.

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IT IS FURTHER RESOLVED, that the Deadwood City Commission shall further follow all mandates of SDCL 6-5-4 and 9-12-5, as statutorily provided.

Dated this 2nd day of June, 2025

ATTEST:

/s/ Jessica McKeown, Finance Officer

CITY OF DEADWOOD

/s/ Alea Struble, Mayor

- I. Permission to renew Form E to Deadwood Growhouse dba Trails Head Cannabis Co for medical cannabis dispensary license at 32 Charles Street.
- J. Permission for Mayor to sign Oakridge Cemetery Certificate of Purchase and Warranty Deeds for George and Elizabeth Clark.
- K. Permission for Mayor to sign agreement with South Dakota School of the Deaf for office space at History and Info Center at cost of \$400.00 per month.
- L. Permission for Mayor to sign annual parking lease with Peterson CPA for three (3) parking spots located on Seiver Street for a total of \$225.00 per month plus tax.
- M. Permission to engage Tallgrass Landscape Architecture, LLC at a cost not to exceed \$3,720.00 for conceptual design and probable cost for overflow parking at the Skate Park property (To be paid by P&T Professional Services line item.)
- N. Permission to purchase and install two Verkada cameras from Technologies, Inc. for Trolley Barn at a cost not to exceed of \$8,006.92. (To be paid by Public Buildings and Trolley equipment line item.)
- O. Permission to purchase 5510 gallons of gas at \$3.03 per gallon from Southside Oil at a cost not to exceed \$16,700.00. (To be paid by Streets supplies line item.)
- P. Permission to pay annual fee to TCP (Timeclock Plus, LLC) for electronic timekeeping in an amount of \$6,884.80. (To be paid by each department's Professional Services line item.)
- Q. Permission to pay \$2,035.69 to High Plains Remodels, LLC for upgrades to finished T&G ceiling and trenching for electrical on the Gordon Park Picnic Shelter. (To be paid from Parks Improvements line item.)
- R. Allow use of public property at the Event Complex on Saturday, October 11 through Monday, October 15, 2025 for Parts Unlimited Dealer Ride. Fees and Deposit have been received.

## **BID ITEMS**

### **Results**

Commission President Martinisko stated 5 bids were received for 114 McGovern Hill Drive (Project No. 25-080) retaining wall project held on May 29, 2025 at 2:00 p.m. Bid Bond and Acknowledgement of Addendum 1 were included.

Baroque Advantage – Base Bid - \$173,675.71; Atl. #1 - \$25,579.20; Atl. #2 - \$25,434.00  
Complete Concrete – Base Bid - \$204,900.00; Alt. #1 - \$56,700.00; Alt #2 - \$100.00  
Ponderosa Builders – Base Bid - \$160,000.00; Alt. #1 - \$39,000.00; Alt. #2 - \$39,000.00  
RCS Construction – Base Bid - \$151,000.00; Alt #1 - \$28,000.00; Alt. #2 - \$17,500.00  
Rogers Construction – Base Bid - \$202,992.50; Alt. #1 - \$28,800.00; Alt. #2 - \$20,490.00

Planning, Zoning and Historic Preservation Officer Kuchenbecker spoke about the project and recommends approval to low bidder and reject alternates 1 and 2. Joseph moved, Johnson seconded to award 114 McGovern Hill Drive (Project No. 25-080) retaining wall project to RCS Construction in the amount of \$151,000.00 and reject Alternates 1 and 2. Roll Call: Aye-All. Motion carried.

## **PUBLIC HEARINGS**

### **Transfers**

Public hearing was opened at 5:05 p.m. by Commission President Martinisko. Russell Harper, was available to answer questions, hearing closed. Johnson moved, Eagleson seconded to approve Convention Center (on-sale) Liquor (CL-15404), Package (off-sale) Liquor (PL-4522), Retail (on-off sale) Malt Beverage & SD Farm Wine (RB-2609) and Retail (on-off sale) Wine and Cider (RW-6401) License transfers from Earnest Hospitality LLC to Hospitality Management, LLC dba Deadwood Gulch Resort. Roll Call: Aye-All. Motion carried.

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### Set

Johnson moved, Eagleson seconded to set public hearing on June 16 for Thrashin Supply Company. Roll Call: Aye-All. Motion carried.

Johnson moved, Joseph seconded to set public hearing on June 16 for Black Hills Veterans March. Roll Call: Aye-All. Motion carried.

## **NEW BUSINESS**

### Annual Review

Kuchenbecker spoke about the review. Joseph moved, Eagleson seconded to Act as Board of Adjustment and approve Annual Review - Conditional Use Permit for Vacation Home Establishment – 140 Timm Lane – Hidden Gulch Cabin with the following conditions: The conditional use permit runs with the applicant and not the land, proof of state sales tax number, Building Inspector has inspected the building, City water and sewer rates have changed from residential to commercial, proper paperwork has been filed with the City of Deadwood Finance Office for BID taxes, City of Deadwood Business and Short-Term Rental licenses are in good standing, lodging license from the South Dakota Dept. of Health is in good standing, all parking shall be off street and any new construction or substantial improvements to this property must meet Chapter 15.36 – Flood Hazard Protection Regulations. Legally described as Lot 6 of the Arnio Subdivision of M.S. 107, according to S.C. Berry plat recorded in Plat Book 2 Page 88D, City of Deadwood, Lawrence County, South Dakota. (Approved by Planning and Zoning Commission May 21, 2025 with nine (9) conditions.) Roll Call: Aye-All. Motion carried.

### Annual Review

Kuchenbecker spoke about the review. Johnson moved, Eagleson seconded to Act as Board of Adjustment and approve Annual Review - Conditional Use Permit for Specialty Resort – 21 Lincoln Avenue – 1899 Inn with the following conditions: The conditional use permit runs with the applicant and not the land, proof of state sales tax number, Building Inspector has inspected the building, City water and sewer rates are to remain at commercial rates, proper paperwork has been filed with the City of Deadwood Finance Office for BID taxes, City of Deadwood Business and Short-Term Rental licenses are in good standing, lodging license from the South Dakota Dept. of Health is in good standing and all parking shall be off street. Legally described as Lots 1, 2, 3 and adjoining vacated alley and the southeasterly 10 feet of Lots 12, 13 and 14, in Block 42, according to the P.L. Rogers map of the City of Deadwood, Lawrence County, South Dakota. (Approved by Planning and Zoning Commission May 21, 2025 with eight (8) conditions.) Roll Call: Aye-All. Motion carried.

### Annual Review

Kuchenbecker spoke about the review. Joseph moved, Eagleson seconded to Act as Board of Adjustment and approve/deny Annual Review - Conditional Use Permit for Bed and Breakfast Establishment – 25 Lincoln Avenue – 1899 Inn Cottage with the following conditions: The conditional use permit runs with the applicant and not the land, proof of state sales tax number, Building Inspector has inspected the building, City water and sewer rates are to remain at commercial rates, proper paperwork has been filed with the City of Deadwood Finance Office for BID taxes, City of Deadwood Business and Short-Term Rental licenses are in good standing, lodging license from the South Dakota Dept. of Health is in good standing and all parking shall be off street. Legally described as Lots 12, 13 and 14, Block 42 in the City of Deadwood, Lawrence County, South Dakota, except the southeasterly 10 feet of Lots 12, 13 and 14 and one-half of the vacated alley, Block 42, previously conveyed to Dennis L. McKay and Linda M. McKay. Also, that portion of Lots E, F and G, Block 35 of Probate Lot 226 and sometimes referred to as Child's Addition to the City of Deadwood, quit claimed by Francis Caneva to Lawrence C. McKay, all according to the P.L. Rogers map of the City of Deadwood, Lawrence County, South Dakota. (Approved by Planning and Zoning Commission May 21, 2025 with eight (8) conditions.) Roll Call: Aye-All. Motion carried.

## **REGULAR MEETING, JUNE 2, 2025**

### **Annual Review**

Kuchenbecker spoke about the review. Johnson moved, Eagleson seconded to Act as Board of Adjustment and approve/deny Annual Review - Conditional Use Permit for Vacation Home Establishment – 29 Lee Street – 47 North, LLC with the following conditions: The conditional use permit runs with the applicant and not the land, proof of state sales tax number, Deadwood Building Inspector has inspected the building, City water and sewer rates are to remain at commercial rates, proper paperwork has been filed with the City of Deadwood Finance Office for BID taxes, City of Deadwood Business and Short-Term Rental licenses are in good standing, lodging license from the South Dakota Dept. of Health is in good standing, all parking shall be off street and vacation Home Establishment shall be limited to only the second floor and the ground level used as retail space. Legally described as Lot B in Block 18 of the City of Deadwood, Lawrence County, South Dakota, also known as 29 Lee Street, according to P.L. Rogers Map. (Approved by Planning and Zoning Commission May 21, 2025 with nine (9) conditions. Roll Call: Aye-Eagleson, Johnson, Martinisko. Nay-Joseph. Motion carried.

### **First Reading**

Finance Officer McKeown spoke about the supplement. Commissioner Joseph abstained from discussion and vote. Johnson moved, Eagleson seconded to approve first reading of ordinance #1425 Budget Supplement #3 for 2025. Roll Call: Aye-All. Motion carried.

### **Hire**

Parks, Recreation & Events Director Adler spoke about the project. Commissioner Joseph abstained from discussion and vote. Johnson moved, Eagleson seconded to hire Tallgrass Landscape Architecture in the amount of \$25,746.00 for construction document, specifications, bidding proposal and design services for 2026 Mt. Moriah cemetery restoration project. (To be paid from Mt. Moriah professional services line item.) Roll Call: Aye-All. Motion carried.

### **Exception**

Kuchenbecker spoke about the exception to ordinance. Joseph moved, Johnson seconded to grant exception to Ordinance 15.32.150 regarding banners at the entrance of the Deadwood Event Center for the 2025 3-Wheeler Rally and Days of '76 Rodeo due to the delay in the installation of the public message sign in DOT right-of-way. Roll Call: Aye-All. Motion carried.

### **Pay**

Fire Chief Ellis spoke about the purchase. Johnson moved, Eagleson seconded to pay Sontech Vehicle Technologies to install light/siren package and 2-way radio on Brush #6 in an amount not to exceed \$10,438.05. (To be paid by Fire equipment line item.) Roll Call: Aye-All. Motion carried.

## **INFORMATIONAL ITEMS AND ITEMS FROM CITIZENS**

Attorney Riggins requested Executive Session for legal matters per SDCL 1-25-2(3) and personnel matters per SDCL 1-25(1) with possible action.

### **ADJOURNMENT**

Joseph moved, Eagleson seconded to adjourn the regular session at 5:25 p.m. and convene into Executive Session for personnel matters per SDCL 1-25-2(1) with possible action. The next regular meeting will be on Monday, June 16, 2025 at 5:00 p.m.

After coming out of executive session at 7:06 p.m., Joseph moved, Eagleson seconded to adjourn.

ATTEST:

DATE: \_\_\_\_\_

\_\_\_\_\_  
Jessica McKeown, Finance Officer

BY: \_\_\_\_\_  
Charlie Struble-Mook, Mayor

Published once at the total approximate cost of \_\_\_\_\_