



# City Commission Regular Meeting Agenda

Tuesday, September 02, 2025 at 5:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

---

Public comments are welcomed, but no action can be taken by the Commission on comments received at this meeting. Anyone wishing to have the Commission vote on an item should call the Finance Office at 578-2600 by 5:00 p.m. on the Wednesday preceding the next scheduled meeting to be placed on the agenda.

1. **Call to Order and Pledge of Allegiance**

2. **Roll Call**

3. **Approve Minutes**

- a. Approval of August 18, 2025 City Commission minutes.

4. **Approve Bills**

- a. Approval of Bill List for September 2, 2025.

5. **Items from Citizens on Agenda**

- a. Proclamation declaring September as Responsible Gaming Education month in the City of Deadwood.
- b. Proclamation declaring September as Library Card Sign-Up month in the City of Deadwood.
- c. Proclamation proclaiming our gratitude and appreciation to Dory Hanson.

6. **Consent Agenda**

Matters appearing on Consent Agenda are expected to be non-controversial and will be acted upon by the Commission at one time, without discussion, unless a member of the Commission requests an opportunity to address any given item. Items removed from the Consent Agenda will be discussed at the beginning of New Business.

- a. Permission to accept resignation from Mt Moriah ticket booth attendant Doug White effective August 28, 2025.
- b. Permission to accept the resignation of Karla Dower on August 19, 2025 as Custodial Technician.
- c. Permission to accept resignation from seasonal library assistant I, Amanda Wienk, effective August 16, 2025.
- d. Permission to hire Monica Nepper for Library education/program coordinator position at \$17.50 per hour effective September 15, 2025 pending pre-employment screening.

- e. Permission for Mayor to sign Oakridge Cemetery Certificates of Purchase and Warranty Deeds for Jay and Pam Smith and Blayne and Lisa Sandidge.
- f. Permission to pay Deadwood Electric for repair of cobra light on Pioneer Way, due to water redundancy project, in the amount of \$2,674.40. (To be paid by Water CIP Hwy 85 project.)
- g. Permission to purchase ten residential meters from Metering and Technology Solutions at an amount not to exceed \$3,678.04. (To be paid by Water supplies line item.)
- h. Permission to purchase Boss plow, installed on 2019 Ford F550 sander, from NTEC in the amount not to exceed \$11,150.00. (To be paid by Streets equipment line item.)
- i. Allow use of public property at the Event Complex for Lead Deadwood Youth Soccer Friday, August 29 through Thursday, October 30, 2025.
- j. Allow use of public property at the Rec Center for Deadwood Lead 76ers Swim Team Practice, Monday, September 22, through Friday, July 31, 2026. Use of 2-3 lanes. 3 lanes will be used when available.

## 7. **Bid Items**

- a. Results of bid opening on August 14 at 2:00 p.m. for Streets Department Metal Roof Replacement.  
 Full Curl Roofing - \$232,514.00, Alt. #1 - \$153,987.00  
 CE Construction - \$262,117.46, Alt. #1 - \$200,940.49  
 Triton Commercial Roofing - \$168,500.00, Alt. #1 - NA  
 Atlas Exteriors - \$162,000.00, Alt. #1 - \$125,000.00  
 Weather Tite Exteriors - \$270,610.89, Alt. #1 - \$124,731.73  
 Ponderosa Builders - \$125,815.00, Alt. #1 - \$85,979.65  
 RainTite Roofing - \$181,676.72, Alt. #1 - \$160,254.53  
 Built Right Roofing - \$328,969.30, Alt. #1 - \$175,662.10  
 Twin City Roofing - \$332,142.00, Alt. #1 - \$231,395.00  
 American Contracting - \$282,849.00, Alt. #1 - \$155,800.00
- b. Results of quotes obtained for retaining wall project located at 57 Van Buren.  
 RCS Construction - \$67,000.00  
 C. Eagle Construction, LLC - \$93,700.00  
 Complete Contracting Solutions - \$53,385.00  
 Ponderosa Builders - \$85,592.00  
 Sylvan Works, LLC - \$19,000.00

## 8. **Public Hearings**

- a. Hold public hearing for Neighborhood Block Club's Community Picnic: open container in Gordon Park on Sunday, September 7, 2025 from 4:00 p.m. to 6:00 p.m.
- b. Hold public hearing for Oktoberfest events: open container in zones 1 and 2 Friday, October 3 from 5:00 to 10:00 p.m. and Saturday, October 4 from noon to 10:00

p.m.; street closure on Main Street from Wall to Deadwood Street from 9:00 a.m. to 6:00 p.m. and waiver of banner fees on Saturday, October 4, 2025.

- c. Hold public hearing for Wild West Songwriters Festival Events: open container in zones 1 and 2 on Thursday, October 16 and Friday, October 17 from 5:00 to 10:00 p.m., and Saturday, October 18, 2025 from noon to 10:00 p.m.
- d. Hold public hearing for Deadweird Events: open container in zones 1 and 2 Friday, October 24 from 5:00 p.m. to 10:00 p.m. and Saturday, October 25 from noon to 10:00 p.m.; street closure on Main Street from Wall to Pine Street from 4:00 p.m. Saturday, October 25 to 6:00 a.m. Sunday, October 26, 2025.
- e. Set public hearing on September 15 for Lead Deadwood High School Homecoming Parade: street closure; Main Street from Lower Main at Pioneer Way to Pine Street for parade on Friday, September 26, 2025 from 2:00 p.m. until parade ends.
- f. Set public hearing on September 15 for Oktoberfest Event: street closure on Main Street from Deadwood Street to Pine Street from 10:00 a.m. to 4:00 p.m. on Saturday, October 4, 2025.
- g. Set public hearing on September 15 for Kringle Crawl Event: open container in zones 1 and 2 on Friday, December 12 from 5:00 to 10:00 p.m., and Saturday, December 13, 2025 from noon to 10:00 p.m.

9. **Old Business**

10. **New Business**

- a. Presentation of the City of Deadwood 2024 audit prepared by Ketel Thorstenson. (Jeff Yennie) Permission to allow Mayor and Board President to sign management representation letter for City of Deadwood 2024 Audit.
- b. Permission to approve Grant Uniformed Guidance Policy for City of Deadwood, per recommendation of audit.
- c. Second Reading of Ordinance #1428 Amending Chapter 5.48 Vehicles for Hire.
- d. First Reading of Ordinance #1429 Amending Chapter 15.32 - II Disallowed Signs, Allowed Signs Not Subject to Permit, and Allowed Signs Subject to Permit.
- e. First Reading of Ordinance #1430 Amending Chapter 5.28.035 Display of Merchandise.
- f. First Reading of Ordinance #1431 Adopting Chapter 2.08.044 Enforcement - Violation - Penalty.
- g. Consideration of adoption of Resolution 2025-24 for Administrative Citations.
- h. Approve Resolution 2025-25 Dissolve TIF 14.
- i. Act as Board of Adjustment and approve/deny Application for Conditional Use Permit - 138 Sherman Street - Laundromat (Deadwood Laundry Co.) legally described as Lot Twenty-Two (22) in Block Forty (40), Original Town of the City of Deadwood, Lawrence County, South Dakota, according to the P.L. Rogers Map of said City of Deadwood. (Approved by Planning and Zoning Commission August 20, 2025 with five (5) conditions.)

- j. Act as Board of Adjustment and approve/deny Annual Review - Conditional Use Permit for Vacation Home Establishment – 819 Main Street – Deadwood Rentals - Main, legally described as Lot 12 in Block A of Sunnyside Addition to the City of Deadwood as set out in Plat Book 3 Page 251, Lawrence County, South Dakota, except that part deeded to the State of South Dakota for highway purposes as set out in Book 372 Page 58 and Page 168. - And - Tract A-1 in Block A, a replat of Tracts "A" and "B" of the subdivision of Lot 13, Block A of Sunnyside Addition, located in the NW 1/4 NE 1/4 of Section 27, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota, according to Plat filed in Document No. 2001-4003. (Approved by Planning and Zoning Commission August 20, 2025 with nine (9) conditions.)
- k. Act as Board of Adjustment and approve/deny Annual Review - Conditional Use Permit for Bed and Breakfast Establishment – 7 Burlington Street – Burlington B&B, legally described as Lots 3 and 4 of Peck's Garden subdivision of part of Probate Lots 138 and 327, Deadwood City, Lawrence County, SD, according to the recorded plat thereof. (Approved by Planning and Zoning Commission August 20, 2025 with nine (9) conditions.)
- l. Act as Board of Adjustment and approve/deny Annual Review - Conditional Use Permit for Vacation Home Establishment – 64 Cliff Street – Owson Properties LLC, legally described as Lot X2 of Riverside Addition City of Deadwood, Lawrence County, South Dakota, formerly Lot X of Riverside Addition located in the NE 1/4 of Section 27, T5N, R3E, B.H.M. (Approved by Planning and Zoning Commission August 20, 2025 with nine (9) conditions.)
- m. Act as Board of Adjustment and approve/deny Annual Review - Conditional Use Permit for Vacation Home Establishment – 36 Water Street – Deadwood Rentals - Creekside, legally described as Tract A, an 8' platted alley and a portion of Lot R-1 of the City of Deadwood railroad property all located in the Hillsdale Addition to the City of Deadwood, in the NW 1/4 of Section 26, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota and Tract B-1, McGovern Hill Addition of the City of Deadwood, located in the NW 1/4 NW 1/4 of Section 26 T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota.(Approved by Planning and Zoning Commission August 20, 2025 with nine (9) conditions.)
- n. Act as Board of Adjustment and approve/deny Annual Review - Conditional Use Permit for Specialty Resort – 20577 Hwy 85 – Can Am 85 VRBO-RV, legally described as Lot 34 in Block 15, being a part of Mineral Lot 38, and also known as Lot A in Lot H2 of H.E.S. No. 613 in the NE 1/4 of Section 11, T5N, R3E, BHM, Lawrence County, South Dakota, and Lot C in H.E.S. No. 613 in the NE 1/4 of Section 11, T5N, R3E, BHM, City of Deadwood, Lawrence County, South Dakota. (Approved by Planning and Zoning Commission August 20, 2025 with eight (8) conditions.)
- o. Permission to hire Skyline Engineering, LLC for Electrical Engineering design services for new lighting for the Deadwood Event Center at a cost not to exceed \$36,000.00. (To be paid by HP Capital Assets line item.)

## 11. **Informational Items and Items from Citizens**

- a. Acknowledge drawing date change from Sept. 28 to Nov. 1, 2025 of Raffle permit received from Society of St. Vincent de Paul, Lead Deadwood.
- b. Suicide Prevention week is September 7-13, 2025. Sidewalks in Deadwood and Lead will be painted with chalk to bring support, education and prevention to the cause. Please share #988 (Suicide and Crisis Lifeline) with friends, family, neighbors and strangers.
- c. Please join us for the Deadwood Community Picnic - Sunday, September 7, 2025, from 4:00 p.m. to 6:00 p.m. at Gordon Park. A Quorum of City Commissioners may be present.

12. **Executive Session**

- a. Executive Session for Personnel Matters per SDCL1-25-2 (1) w/ possible action.  
Executive Session for Legal Matters per SDCL1-25-2 (3) w/ possible action.

13. **Adjournment**

This will be a public meeting conducted through Zoom. To participate, join Zoom Meeting with your name being entered.

URL: <https://us02web.zoom.us/j/6055782082?pwd=Z1QrRXhXaXp4eStPSjg2YjVTNUtZQT09>  
Meeting ID: 605 578 2082  
Password: 1876  
One tap mobile: 669-900-9128

*Please be considerate of others and if you no longer have business activities during the meeting, do not feel obligated to remain.*