

## REGULAR MEETING, DECEMBER 15, 2025

The Regular Session of the Deadwood City Commission convened on Monday, December 15, 2025 at 5:00 p.m. in the Deadwood City Commission Chambers, 102 Sherman Street, Deadwood, South 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 Mark Speirs. Mayor Charlie Struble-Mook was absent. All motions passed unanimously unless otherwise stated.

### APPROVAL OF MINUTES

Johnson moved, Eagleson seconded to approve the minutes of December 1, 2025. Roll Call: Aye-All. Motion carried.

### APPROVAL OF DISBURSEMENTS

Finance Officer McKeown spoke about the corrections. Johnson moved Speirs seconded to approve the December 15, 2025 disbursements as amended. Roll Call: Aye-All. Motion carried.

|                            |                 |           |
|----------------------------|-----------------|-----------|
| ACE HARDWARE               | SUPPLIES        | 441.02    |
| ALEX AIR APPARATUS 2       | UNIFORMS        | 1,280.00  |
| ALLEN, JESSE               | MEETINGS        | 280.00    |
| AMAZON CAPITAL             | SUPPLIES        | 1,783.42  |
| AUTO VALUE                 | SUPPLIES        | 1,922.16  |
| AVID4 ENGINEERING          | SERVICE         | 540.00    |
| BH CHEMICAL                | SUPPLIES        | 52.72     |
| BH ENERGY                  | SERVICE         | 29,011.51 |
| BH MONUMENT                | SERVICE         | 1,000.00  |
| BH PIONEER                 | SERVICE         | 1,149.74  |
| BH SPECIAL SERVICES        | CLEANING        | 1,300.00  |
| BLACKSTRAP                 | SALT            | 11,939.40 |
| BLUEPEAK                   | SERVICE         | 2,173.26  |
| BRANDON INDUSTRIES         | SUPPLIES        | 777.00    |
| BROWN, MOLLY               | MEETINGS        | 350.00    |
| BROWN, PATRICIA            | ELECTION WORKER | 230.00    |
| BRUCE, DAVID               | MEETINGS        | 175.00    |
| CASTELLAW, KOLEY           | SERVICE         | 140.00    |
| CENTURY BUSINESS PRODUCTS  | CONTRACT        | 179.44    |
| CRAMER MARKETING           | SUPPLIES        | 146.98    |
| CULLIGAN                   | SUPPLIES        | 113.50    |
| CURTIS BLUE LINE           | SUPPLIES        | 400.31    |
| DAKOTA FLUID POWER         | SUPPLIES        | 635.68    |
| DAKOTA PUMP                | SUPPLIES        | 403.74    |
| DAYS OF '76                | GRANT           | 26,310.00 |
| DEADWOOD CHAMBER           | BILL LIST       | 47,216.27 |
| DEADWOOD ELECTRIC          | SERVICE         | 5,468.61  |
| DIEDE, LEO                 | MEETINGS        | 385.00    |
| DRINGMAN, PAT              | REIMBURSEMENT   | 107.02    |
| FALL RIVER COUNTY HISTORIC | CONFERENCE      | 150.00    |
| FEEDING DEADWOOD           | RECYCLING       | 265.60    |
| FETTER, CHARLES            | REIMBURSEMENT   | 30.00     |
| FIB CREDIT CARDS           | SUPPLIES        | 2,305.83  |
| FIRST NET                  | SERVICE         | 280.28    |
| GALLS                      | SUPPLIES        | 102.39    |
| GAYLORD BROS               | SUPPLIES        | 1,175.82  |
| GOLDEN WEST                | SERVICE         | 3,726.48  |
| GRACE LUTHERAN CHURCH      | REIMBURSEMENT   | 335.92    |
| HI-VIZ SAFETY WEAR         | SUPPLIES        | 971.40    |
| HOSKINSON CONTRACTING      | PROJECT         | 47,749.94 |
| INLAND TRUCK PARTS         | SUPPLIES        | 75.24     |
| IPS GROUP                  | SERVICE         | 7,492.73  |
| IWORQ                      | SERVICE         | 12,400.00 |
| JACOBS WELDING             | REPAIR          | 449.50    |
| KEEHN, JOSH                | MEETINGS        | 245.00    |
| KNECHT                     | SUPPLIES        | 251.58    |
| KNIPPER, ANITA             | REIMBURSEMENT   | 995.09    |
| KONE CHICAGO               | MAINTENANCE     | 56,730.80 |
| LAWRENCE CO. REGISTER      | SERVICE         | 60.00     |
| LEAD-DEADWOOD SANITARY     | ERVICE          | 20,638.49 |
| LYNN'S                     | SUPPLIES        | 14.86     |
| MARTINISKO, JOHN           | REIMBURSEMENT   | 1,115.00  |
| MED-TECH RESOURCE          | SUPPLIES        | 386.01    |
| METERING & TECHNOLOGY SOLU | KIT             | 17,858.00 |
| MIDWEST TAPE               | SERVICES        | 439.21    |
| MONUMENT HEALTH            | FLU SHOTS       | 1,200.00  |
| MOTOROLA SOLUTIONS         | SUPPLIES        | 216.44    |
| MS MAIL                    | SERVICE         | 1,872.22  |
| NHS OF THE BLACK HILLS     | CONTRACT        | 3,500.00  |
| NORTHERN TRUCK EQUIPMENT   | SUPPLIES        | 1,671.99  |
| NORTHWEST PIPE FITTINGS    | SUPPLIES        | 197.20    |
| OWENS, KEN                 | MEETINGS        | 315.00    |
| PARIS SUPPLY               | SUPPLIES        | 5,289.85  |
| PETTY CASH                 | FINANCE         | 133.10    |
| PETTY CASH                 | HP/ZONING       | 105.71    |
| PFARR, JOYCE               | ELECTION WORKER | 255.00    |
| POSEY, BEVERLY             | MEETINGS        | 420.00    |
| PRINCIPAL LIFE INSURANCE   | INSURANCE       | 284.79    |
| RUNGE, MIKE                | REIMBURSEMENT   | 140.33    |
| RUNNING SUPPLY             | SUPPLIES        | 273.78    |
| RUSHMORE COMMUNICATIONS    | SUPPLIES        | 1,907.62  |
| SANDER SANITATION          | SERVICE         | 13,816.80 |
| SANTOCHI, TREVOR           | MEETINGS        | 420.00    |

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|                            |                 |            |
|----------------------------|-----------------|------------|
| SD ASSN. OF RURAL WATER SY | MEMBERSHIP      | 590.00     |
| SD COMMISSION ON GAMING    | CITY SLOTS      | 32,386.36  |
| SD FIREFIGHTERS ASSN.      | MEMBERSHIP      | 875.00     |
| SD PUBLIC HEALTH LAB       | TESTING         | 40.00      |
| SDN COMMUNICATIONS         | SERVICE         | 2,646.00   |
| SERVALL                    | SUPPLIES        | 1,939.28   |
| SHAD'S TOWING              | SERVICE         | 755.00     |
| SKYLINE ENGINEERING        | PROJECT         | 15,600.00  |
| SOUTHSIDE SERVICE          | SERVICE         | 168.00     |
| STOCKBRIDGE SEWING WORKS   | SUPPLIES        | 130.00     |
| STRETCH'S                  | SERVICE         | 821.80     |
| SUMMIT SIGNS               | SUPPLIES        | 130.00     |
| SUNSHINE TOWING            | SERVICE         | 100.00     |
| TALLGRASS LANDSCAPE        | PROJECT         | 2,278.00   |
| TIMECLOCK PLUS             | LICENSE         | 250.00     |
| TODD, MARLENE              | ELECTION WORKER | 230.00     |
| TOURISM COALITION OF SOUTH | MEMBERSHIP      | 110.00     |
| TOWEY DESIGN GROUP         | PROJECT         | 3,953.10   |
| VERIZON CONNECT            | SERVICE         | 219.75     |
| VIGILANT BUSINESS SOLUTION | SERVICE         | 865.50     |
| WATERS HARDWARE            | SUPPLIES        | 2,350.62   |
| WATERS HARDWARE            | GRANTS          | 49.90      |
| WELLMARK                   | INSURANCE       | 49,862.90  |
| WELLS PLUMBING             | SUPPLIES        | 132.40     |
| WESTERN CONSTRUCTION       | PAY APP         | 113,399.03 |
| WESTERN PEAKS LOGISTICS    | SERVICE         | 19.22      |
| WESTERN STATES FIRE PROTEC | SERVICE         | 1,520.00   |
| WHITE'S QUEEN CITY MOTORS  | SERVICE         | 482.26     |
| WILLIAMS, DIANA            | MEETINGS        | 385.00     |
| WILLIAMS, JIM              | MEETINGS        | 315.00     |

Total \$576,780.98

## ITEMS FROM CITIZENS ON AGENDA

### Service Awards

Finance Deputy Geppert presented certificate to Devon Schumacher for 5 years of service. Schumacher stated it has been an honor to work for, in his opinion, the greatest city in the area. The following employees were absent but recognized: Matt Johnson for 5 years of service and Rhonda McGrath for 10 years of service. Commission thanked them for their time.

### CONSENT

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

- A. Permission to remove Trolley Driver Lori Bentz from payroll effective December 19, 2025.
- B. Permission to remove seasonal Parks Technician Greg Nelson from payroll effective November 30, 2025.
- C. Permission to accept resignation from lifeguard II Tyler Martin effective December 31,2025.
- D. Permission to remove Jade Rodiack from fire department for workman's comp purposes effective December 6, 2025.
- E. Permission to advertise in-house for 5 days and then outside sources if needed, for full-time Rec Center Lifeguard II position at \$19.00 per-hour.
- F. Permission to move January 20, 2026 City Commission meeting from 5:00 pm to 12:00 pm to accommodate travel to SD Tourism Conference.
- G. Permission to renew Hunny Bunnies, LLC, Deadwood Outfitters and Tipsy Buffalo Bar Wine License for 2026, pending payment of Business Improvement District and property taxes.
- H. Acknowledge issuance, upon final renewal, of 2026 City of Deadwood Medical Cannabis Dispensary license to Deadwood Growhouse dba Trails Head Cannabis Company at 32 Charles St.
- I. Resolution 2025-31 Declare Surplus Property.

## **RESOLUTION NO. 2025-31 TO DECLARE THE FOLLOWING SURPLUS PROPERTY**

**BE IT RESOLVED** by the Deadwood City Commission that the City of Deadwood approve the following property be declared surplus and disposed of according to state statutes, including disposal, sale or trade-in on new equipment:

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|                          |                    |
|--------------------------|--------------------|
| Firearm Glock G22        | Serial #: VZC348   |
| Firearm Sig Sauer SP2022 | Serial # 24B162962 |
| Firearm Sig Sauer P226   | Serial # 47A190708 |
| Firearm Sig Sauer P226   | Serial # 47A190673 |
| Firearm Sig Sauer P226   | Serial # 47A190678 |
| Firearm Sig Sauer P226   | Serial # 47A190680 |
| Firearm Sig Sauer P226   | Serial # 47A190685 |
| Firearm Sig Sauer P226   | Serial # 47A190688 |
| Firearm Sig Sauer P226   | Serial # 47A190709 |
| Firearm Sig Sauer P226   | Serial # 47A190681 |
| Firearm Sig Sauer P226   | Serial # 47A190683 |
| Firearm Sig Sauer P226   | Serial # 47A190692 |
| Firearm Sig Sauer P226   | Serial # 47A190704 |
| Firearm Sig Sauer P226   | Serial # 47A190707 |
| Firearm Sig Sauer P226   | Serial # 47A190682 |
| Firearm Sig Sauer P226   | Serial # 47A190689 |
| Firearm Sig Sauer P226   | Serial # 47A190703 |

Magnum Abdominal Machine      Serial #11008

Magnum Lat Pull Down Machine      Serial #20581

Electric Brown Couch

Fly/Pec Machine

Fit Interactive Exergame – Heavy Ball

Nautilus – Dip/Leg Raise

Dated this 15th day of December, 2025

ATTEST:

/s/ Jessica McKeown, Finance Officer

CITY OF DEADWOOD

/s/ Charlie Struble-Mook, Mayor

- J. Permission to pay 2026 Parking Lease with First Baptist Church in the amount of \$3,600.00.
- K. Permission to hire Weather Tite Exteriors, LLC to repair 85 Charles Street Roof for an amount not to exceed \$15,394.36. (To be paid by Capital Assets line item.)
- L. Permission to grant request from Deadwood Alive for \$5,000.00 to assist with required repairs to the Stage Coach for the 2026 season. (To be paid by HP Public Ed line item.)
- M. Approve Special Alcohol License for Cadillac Jacks to serve alcohol at Event Complex from 10:00 a.m. to 7:00 p.m. Sunday, May 24, 2026 for Back When They Bucked Event.
- N. Approve Special Alcohol License for Cadillac Jacks to serve alcohol at Event Complex from 4:00 p.m. to 10:00 p.m. Saturday, June 27, 2026 for Motosports Showdown.

### PUBLIC HEARINGS

#### New Years Eve Ball Drop

Public hearing was opened at 5:04 p.m. by Commission President Martinisko. Jesse Allen, Deadwood Chamber, was available for questions, hearing closed. Speirs moved, Eagleson seconded to approve Main Street closure from Pine Street to Lee Street from 11:50 p.m. on December 31, 2025 to 12:10 a.m. on January 1, 2026 for the New Year's Eve Ball Drop at the Franklin Hotel. Roll Call: Aye-All. Motion carried.

#### K9 Keg Pull

Public hearing was opened at 5:05 p.m. by Commission President Martinisko. Jesse Allen, Deadwood Chamber, was available for questions, hearing closed. Eagleson moved, Johnson seconded to approve open container in zones 1 and 2 on Saturday, January 24 from noon to 10:00 p.m.; Main Street closure from Deadwood Street to Pine Street from 9:00 a.m. to 6:00 p.m. and waiver of banner fees on Saturday, January 25, 2026. Roll Call: Aye-All. Motion carried.

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### Mardi Gras

Public hearing was opened at 5:06 p.m. by Commission President Martinisko. Jesse Allen, Deadwood Chamber, was available for questions, hearing closed. Johnson moved, Speirs seconded to approve open container in zones 1 and 2 on Friday, February 13 from 5:00 p.m. to 10:00 p.m. and Saturday, February 14 from noon to 10:00 p.m.; street closure on Main Street from Lower Main Street at Pioneer Way to Pine Street, Pine Street from Main Street to Sherman Street and Sherman Street from 68 Sherman Street (US Post Office) to Pioneer Way from 6:45 p.m. to 8:00 p.m. or until parade ends and waiver of banner fees for sponsors on Saturday, February 14, 2026. Roll Call: Aye-All. Motion carried.

### Back When They Bucked

Public hearing was opened at 5:07 p.m. by Commission President Martinisko. Jesse Allen, Deadwood Chamber, was available for questions, hearing closed. Speirs moved, Johnson seconded to approve open container from 10:00 a.m. to 7:00 p.m. on Sunday, May 24; and waiver of user fees in lieu of surcharge on Friday, May 22 through Tuesday, May 26, 2026 at Event Complex. Roll Call: Aye-All. Motion carried.

### All In Motosports

Public hearing was opened at 5:08 p.m. by Commission President Martinisko. Jesse Allen, Deadwood Chamber, was available for questions, hearing closed. Speirs moved, Eagleson seconded to approve open container from 4:00 p.m. to 10:00 p.m. on Saturday, June 27; and waiver of user fees in lieu of surcharge on Tuesday, June 23 through Sunday, June 28, 2026 at the Event Complex. Roll Call: Aye-All. Motion carried.

### 3 Wheeler Rally

Public hearing was opened at 5:09 p.m. by Commission President Martinisko. Jesse Allen, Deadwood Chamber, was available for questions, hearing closed. Johnson moved, Speirs seconded to approve parking on Main Street from Wall Street to Deadwood Street, northwest side only from 9:00 a.m. to 11:00 a.m. on Monday, July 13; street closure on Main Street from Lower Main Street at Pioneer Way to Pine Street on Wednesday, July 15 from 8:30 p.m. until parade ends; open container Saturday, July 11 through Wednesday, July 15 from 11:00 a.m. to 10:00 p.m. each day at Event Complex and use of Event Complex Friday, July 10 through Thursday, July 16, 2026. Roll Call: Aye-All. Motion carried.

### Mustang Rally

Public hearing was opened at 5:10 p.m. by Commission President Martinisko. Jesse Allen, Deadwood Chamber, was available for questions, hearing closed. Speirs moved, Johnson seconded to approve street closure on Main Street from Wall to Deadwood Street from 1:00 p.m. to 4:00 p.m., use of Sherman St. Lot from 6:00 a.m. to 4:00 p.m. and Main Street Parking from Wild Bill Bar to Nugget Saloon from 1:00 p.m. to 4:00 p.m. on Thursday, September 3, 2026. Roll Call: Aye-All. Motion carried.

### Set

Johnson moved, Speirs seconded to set public hearing on January 5, 2026 for Retail (on-off sale) Wine License for Hunny Bunnies LLC dba Gunslingers Saloon at 669 Main Street. Roll Call: Aye-All. Motion carried.

Johnson moved, Speirs seconded to set public hearing on January 5, 2026 for closure of Lee Street (Main to Broadway) from April 15 to October 15, 2026 for use as a public gathering space due to Gold Street occupied by Deadwood Alive, Inc. for the production of the Trail of Jack McCall for the 2026 season. (Recommendation from the December 11, 2025 Parking & Transportation Committee.) Roll Call: Aye-All. Motion carried.

Johnson moved, Speirs seconded to set public hearing on January 5, 2026 for closure of Gold Street from April 15 to October 15, 2026 for use by Deadwood Alive, Inc. for the production of the Trail of Jack McCall for the 2026 season. (Deadwood Alive is contracted with Deadwood Historic Preservation Commission to produce play each season.) (Recommendation from the December 11, 2025 Parking & Transportation Committee.) Roll Call: Aye-All. Motion carried.

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### NEW BUSINESS

#### Second Reading

Planning, Zoning and Historic Preservation Officer Kuchenbecker stated no changes between first and second readings. Speirs moved, Eagleson seconded to approve second reading of Ordinance #1439 Amending Chapter 15.01.060 Buildings and Construction Fee Schedule. Roll Call: Aye-All. Motion carried.

#### Second Reading

Finance Officer McKeown stated no changes between first and second readings. Speirs moved, Eagleson seconded to approve second reading of Ordinance #1440 Amending Chapter 3.20 Occupancy Tax, BID 9. Roll Call: Aye-All. Motion carried.

#### Second Reading

McKeown stated no changes between first and second readings. Johnson moved, Speirs seconded to approve second reading of Ordinance #1441 Budget Supplement #7 for 2025. Roll Call: Aye-All. Motion carried.

#### Resolution

McKeown spoke about the changes. Speirs moved, Eagleson seconded to approve Resolution 2025-30 amending 2026 Fee Resolution for Building Permits and Rec Center. Roll Call: Aye-All. Motion carried.

### **CITY OF DEADWOOD RESOLUTION 2025-30 A RESOLUTION SETTING FORTH A SCHEDULE OF RATES FOR USE BY THE CITY OF DEADWOOD**

WHEREAS, City Ordinances require certain license fees, charges for services, and other designations to be established by resolution;

NOW THEREFORE BE IT RESOLVED THAT the City of Deadwood hereby establishes the following fees and other designations effective January 1, 2026.

#### Building & Contractor Fees:

##### Contractor License:

New or renewal for Contractor found working without a license.....\$250.00

##### Demolition Permit

Assessed value of structure..... Building Permit Schedule

#### Building Permit Schedule:

| Total Valuation            | Fee                                                                                                                          |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------|
| \$1 to \$500               | \$24                                                                                                                         |
| \$501 to \$2,000           | \$24 for the first \$500; plus \$3 for each additional \$100 or fraction thereof, up to and including \$2,000                |
| \$2,001 to \$40,000        | \$69 for the first \$2,000; plus \$11 for each additional \$1,000 or fraction thereof, up to and including \$40,000          |
| \$40,001 to \$100,000      | \$487 for the first \$40,000; plus \$9 for each additional \$1,000 or fraction thereof, up to and including \$100,000        |
| \$100,000 to \$500,000     | \$1,027 for the first \$100,000; plus \$7 for each additional \$1,000 or fraction thereof, up to and including \$500,000     |
| \$500,001 to \$1,000,000   | \$3,827 for the first \$500,000; plus \$5 for each additional \$1,000 or fraction thereof, up to and including \$1,000,000   |
| \$1,000,001 to \$5,000,000 | \$6,327 for the first \$1,000,000; plus \$3 for each additional \$1,000 or fraction thereof, up to and including \$5,000,000 |
| \$5,000,001 and over       | \$18,327 for the first \$5,000,000; plus \$1 for each additional \$1,000 or fraction thereof                                 |

## REGULAR MEETING, DECEMBER 15, 2025

Other inspections and plan reviews:

Additional plan review required by changes, additions or revisions to approved plans (minimum charge – one-half hour), per hour \$30.00

House Moving Permit Fee (into or within the city limits of Deadwood):

All other structures ..... Building Permit Schedule

## **RECREATION & AQUATIC CENTER**

| Membership Rates:                  | Daily  | Monthly | Quarterly | Six month | Annual   |
|------------------------------------|--------|---------|-----------|-----------|----------|
| Child/Senior/Military (0-12 & 55+) | \$5.00 | \$16.00 | \$34.00   | \$56.00   | \$103.00 |

*\*Rate per child when accompanied by an city-approved organization.*

Key Cards (Replacement) - \$5.00

*No new memberships will be sold during the month of August, except for individuals who live within the Deadwood or Lead City limits, current members whose memberships are about to expire, or those who have had an active membership within the past three months (after June 1).*

Dated this 15th day of December, 2025

ATTEST:

/s/ Jessicca McKeown, Finance Officer

CITY OF DEADWOOD

/s/ Charlie Struble-Mook, Mayor

### Ordinance

Kuchenbecker spoke about the enforcement of Ordinance #1429 Chapter 15.32. Discussion was held concerning final design. Johnson moved, Speirs seconded to continue the delayed enforcement of Ordinance #1429, amending Chapter 15.32.130(T) until March 1, 2026 due to anticipated amendments through Mayor appointed task force to address portable, freestanding signs. Roll Call: Aye-All. Motion carried.

### Contract

Public Works Director spoke about the contract. Johnson moved, Speirs seconded to allow Mayor to signed the 2026 Rasmussen Mechanical HVAC Maintenance Contract in the amount of \$67,665.00. (To be paid by Public Buildings Professional Services line item.) Roll Call: Aye-All. Motion carried.

### Permit

Kuchenbecker spoke about the permit. Johnson moved, Speirs seconded to Act as Board of Adjustment and approve Application for Conditional Use Permit - 388 Main Street - Vacation Home Establishment (Optima LLC) 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, proper paperwork has been filed with the City of Deadwood Finance Office for BID taxes, City of Deadwood Business, Short-Term Rental and SD Department of Health licenses are required, all parking shall be off street and burn permits will not be issued for this location. Legally described as The North 1/2 of Lot 13 and all of Lot 14 in Block 3, Fountain City Addition to the City of Deadwood. (Approved by Planning and Zoning Commission November 19, 2025 with nine (9) conditions.) Roll Call: Aye-All. Motion carried.

### Permit

Kuchenbecker spoke about the permit. Speirs moved, Eagleson seconded to Act as Board of Adjustment and approve Application for Conditional Use Permit - 308 Main Street - Vacation Home Establishment (Optima LLC) 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, proper paperwork has been filed with the City of Deadwood Finance Office for BID taxes, City of Deadwood Business, Short-Term Rental and SD Department of Health licenses are required, all parking shall be off street and burn permits will not be issued for this location. Legally described as Lot 1A, 2, 3 and the North 17 feet of Lot 4, Block A of the Noble's Addition to the City of Deadwood, NE 1/4 of Section 23, T5N, R3E, B.H.M., Lawrence County, South Dakota. (Approved by Planning and Zoning Commission November 19, 2025 with nine (9) conditions.) Roll Call: Aye-All. Motion carried.

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### Permit

Kuchenbecker spoke about the permit. Johnson moved, Eagleson seconded to Act as Board of Adjustment and approve Annual Review - Conditional Use Permit for Bed and Breakfast Establishment – 54 Taylor Avenue (Debra Kahler) 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 SD Department of Health licenses have been maintained, all parking shall be off street and establishment must provide family style meals by the operator. Legally described as Lot A, Lot D, and Lot E of the subdivision of Lots 67 and 68, the southerly part of Lot 66 Block 35, and parts of Lots 28 through 36, Block 35, of the City of Deadwood, South Dakota, according to Plat Book 3 page 79-90, Lawrence County, South Dakota. (Approved by Planning and Zoning Commission December 3, 2025 with nine (9) conditions.) Roll Call: Aye-All. Motion carried.

### Permit

Kuchenbecker spoke about the permit. Johnson moved, Eagleson seconded to Act as Board of Adjustment and approve Annual Review - Conditional Use Permit for Vacation Home Establishment – 606.5 Main Street (The Nugget) with the following conditions: proof of state sales tax number, provide a copy of SD Department of Health Lodging License, maintain a City of Deadwood Business, proper paperwork has been filed with the City of Deadwood Finance Office for BID taxes, Building Inspector has inspected the building, City water and sewer rates are to remain at commercial rates, and all parking shall be off street. Legally described as Lot 24, in Block 15 of the Original Townsite of the City of Deadwood, Lawrence County, south Dakota, according to P.L. Rogers Map except a portion of land along the southerly side of Lot 24, Block 15 being 8 inches in width fronting on Main and back of even width of 100' as set forth in deed and recorded in Book 162 Page 243. (Approved by Planning and Zoning Commission December 3, 2025 with seven (7) conditions.) Roll Call: Aye-All. Motion carried.

### Plat

Kuchenbecker spoke about the plat. Johnson moved, Speirs seconded to Act as Board of Adjustment and approve Application for Plat - Booster Station Lot - Stage Run Addition (PSF LLC) legally described as Booster Station Lot, Block 4 of Palisades Tract of Deadwood Stage Run Addition to the City of Deadwood all located in the SW 1/4 of Section 14, the SE 1/4 of Section 15, the NE 1/4 NE 1/4 of Section 22 and the N 1/2 NW 1/4 of Section 23, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota. (Approved by Planning and Zoning Commission December 3, 2025.) Roll Call: Aye-All. Motion carried.

## INFORMATIONAL ITEMS AND ITEMS FROM CITIZENS

- A. Free parking in all pay by plate fee areas excluding Broadway Parking Garage from Wednesday, November 26 thru Friday, December 26, 2025. Revenue received from holiday parking will be dispersed to local non-profit organizations. Information on how to apply will be posted in future meetings and on social media.
- B. Holiday Swimsuit Bash - December 29, 2025 from noon to 2:00 p.m. at the Rec Center. Free swimming and Octavia's Promise will provide free swimsuits (if needed) for all kids K-5th.
- C. Mayor's State of the City Address set for January 12, 2026 at 5:00 pm at the Days of '76 Museum.
- D. January 20, 2026 (Tuesday) City Commission meeting will be held at 12:00 p.m. to accommodate travel to SD Tourism Conference.
- E. Tentative Schedule of Activities for Deadwood's Sesquicentennial Celebration and America 250

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

### ADJOURNMENT

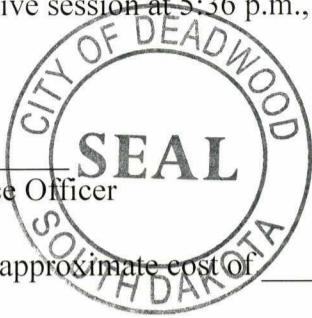
Martinisko moved, Eagleson seconded to adjourn the regular session at 5:43 p.m. and convene into Executive Session for legal matters per SDCL 1-25-2(3) with possible action. The next regular meeting will be Monday, December 15, 2025 at 5:00 p.m.

**REGULAR MEETING, DECEMBER 15, 2025**

After coming out of executive session at 5:36 p.m., Johnson moved, Speirs seconded to adjourn.

ATTEST:

Jessica McKeown, Finance Officer



DATE:

1/5/2026

BY:

Charlie Struble-Mook, Mayor

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