

REGULAR MEETING, JUNE 1, 2026

The Regular Session of the Deadwood City Commission convened on Monday, June 1, 2026 at 5:00 p.m. in the Deadwood City Commission Chambers, 102 Sherman Street, Deadwood, South Dakota. Mayor Charlie Struble-Mook 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. Commissioner Sharon Martinisko was absent. All motions passed unanimously unless otherwise stated.

APPROVAL OF MINUTES

Eagleson moved, Speirs seconded to approve the minutes of May 18, 2026. Roll Call: Aye-All. Motion carried.

MAY 2026 PAYROLL: COMMISSION, \$3,692.28; FINANCE, \$26,327.97; PUBLIC BUILDINGS, \$6,926.30; POLICE, \$88,270.74; FIRE, \$9,023.50; BUILDING INSPECTION, \$5,683.39; STREETS, \$48,646.69; PARKS, \$32,742.60; PLANNING & ZONING, \$4,245.91; LIBRARY, \$10,234.82; RECREATION CENTER, \$27,969.80; HISTORIC PRESERVATION, \$24,793.78; WATER, \$18,145.70; PARKING METER, \$18,590.19; TROLLEY, \$21,860.83; PARKING RAMP, \$3,416.00 **PAYROLL TOTAL: \$352,355.50.**

MAY 2026 PAYROLL PAYMENTS:

Internal Revenue Service, \$85,699.01; S.D. Retirement System, \$38,906.10; Principal Dental, \$3,578.09.

APPROVAL OF DISBURSEMENTS

Johnson moved, Eagleson seconded to approve the June 1, 2026 disbursements as amended. Roll Call: Aye-All. Motion carried.

ACE HARDWARE	SUPPLIES	341.47
AMAZON CAPITAL	SUPPLIES	4,146.03
AUTO VALUE	SUPPLIES	2,626.47
BH CHEMICAL	SUPPLIES	1,848.31
BH LIBRARY CONSOR	SUBSCRIPTION	7.98
BLOOMERS	FLOWERS	62.00
BOMGAARS	SUPPLIES	184.98
CENTURY BUSINESS PRODUCTS	LEASE	227.43
CHAINSAW CENTER	SUPPLIES	137.98
DEADWOOD CHAMBER	BID #8	2,918.99
DEADWOOD CHAMBER - OUTLAW	BID #9	28,000.00
DEADWOOD HISTORY	SERVICE	668.00
DEADWOOD HOTELS	TIF #11	61,078.78
FETERL, RONDA	REIMBURSEMENT	176.42
FIRST GOLD HOTEL	BID #8	50,000.00
FIRST INTERSTATE BANK	TIF #12	36,949.52
FIRST INTERSTATE BANK	SERVICE	43.75
FIRST NET	SERVICE	283.78
FOUNDANT TECHNOLOGIES	LICENSE	5,940.00
FRANKLIN, FREDRICK	PROJECT	7,000.00
GALLS	UNIFORMS	345.08
GLO BEST WESTERN	LODGING	220.00
HAWKINS	SUPPLIES	909.06
HI-VIZ SAFETY WEAR	SUPPLIES	960.61
HOLIDAY INN EXPRESS	LODGING	560.00
IIA LIFTING SERVICES	SERVICE	646.80
INLAND TRUCK PARTS	SERVICE	924.45
JASSMAN, TROY	REIMBURSEMENT	100.00
LAWRENCE CO. HISTORICAL	GRANTS	1,950.00
LAWRENCE CO. REGISTER	SERVICE	30.00
LAWSON PRODUCTS	SUPPLIES	267.84
LIBERTY NATIONAL BANK	TIF #9	617.88
LOOKOUT PLAN + CODE CONSUL	SERVICE	1,471.00
LYNN'S	SUPPLIES	318.50
MARCO	CONTRACT	385.18
MEAD LUMBER	SUPPLIES	5,555.50
MENARD'S	SUPPLIES	134.93
MDU	SERVICE	8,587.45
MS MAIL	SERVICE	528.93
NORTHWEST PIPE FITTINGS	SUPPLIES	39.80
OMG NATIONAL	SUPPLIES	432.22
ONSCENE DYNAMICS	SUPPLIES	19,167.49
ONSITE FIRST AID	SUPPLIES	140.30
OTIS ELEVATOR	MAINTENANCE	1,101.16
PETTY CASH	LIBRARY	14.96
QUADIENT FINANCE	POSTAGE	500.00
QUADIENT LEASING	LEASE	245.46
QUICKTROPHY	SUPPLIES	98.62
QUIK SIGNS	SERVICE	720.31
QUINN, JEFF	SERVICE	400.00
REA, JENNY	REIMBURSEMENT	400.60
ROCKY MOUNTAIN LEAK DETECT	SERVICE	5,225.00
S AND C CLEANERS	CLEANING	7,808.00
SD ASSN. OF RURAL WATER	TESTING	250.00
SD DEPT. OF REVENUE	TAX	3,456.85

REGULAR MEETING, JUNE 1, 2026

SD HISTORICAL SOCIETY	CONFERENCE	300.00
SD HOUSING DEVELOPMENT	TIF #13	51,169.60
SD PUBLIC HEALTH LAB	TESTING	40.00
SD STATE HISTORICAL SOCIETY	MEMBERSHIP	125.00
SDML AFFILIATES	SCHOOL	420.00
SHERWIN WILLIAMS	SUPPLIES	115.35
SPEARFISH BUILDING & SUPPLY	SUPPLIES	106.50
ST. LUKE'S CHURCH	GRANT	3,850.00
STERNHAGEN SERVICES	PROJECT	500.00
THE ARCHAEOLOGICAL CONSERV	MEMBERSHIP	30.00
THOM FLAMBOE	SERVICE	600.00
TOWEY DESIGN GROUP	SERVICE	559.00
ULINE	SUPPLIES	491.57
VERIZON WIRELESS	SERVICE	700.98
VIEHAUSER ENTERPRISES	SERVICE	594.80
VIGILANT BUSINESS SOLUTION	TESTING	134.75
WALKER CONSULTANTS	PROJECT	6,747.00
WAREING STURGIS	SUPPLIES	682.83
WATERS HARDWARE	GRANTS	281.91
WEST RIVER HISTORY CONFERE	SPONSORSHIP	500.00
WHEELER LUMBER OPERATIONS	SUPPLIES	3,456.00
		Total \$338,561.16

ITEMS FROM CITIZENS ON AGENDA

Service Awards

Finance Deputy Geppert presented certificates to Trent Rachetto for 30 years of service and Tom Riley for 5 years of service. Commission thanked them for their time. Commission will recognize Kevin Kuchenbecker for 20 years of service on June 15.

Recognition

Mayor Struble-Mook stated Deadwood received SD Dept. of Environment and Natural Resources award for Drinking Water Excellence for twenty-five consecutive years and recognized the following system operation specialists: Cory Percy, Steven Murphy and Olivia Weiler. Troy Jassman was absent but recognized.

CONSENT

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

- A. Permission to hire Dan Matthias as a part-time trolley driver at \$17.65 an hour effective June 10, 2026 pending pre-employment screening.
- B. Permission to hire Archives intern, Daniel Schilling, beginning June 8, 2026 to August 31, 2026 at \$17.00 per hour pending pre-employment screening.
- C. Permission to allow Deputy Finance Officer Janice Peppmeier to work temporary hours, as needed, at same rate of pay with no benefits.
- D. Permission to accept retirement letter from Preservation Coordinator, Bonny Anfinson, effective September 18, 2026. (Over 11 years of service with the City of Deadwood.)
- E. Permission for Mayor to sign Oakridge Cemetery Certificate of Purchase and Warranty Deed for Raymond Metzger, Jodi Kae Rohrer and Kipton and Nichole Kalamaha.
- F. Permission to renew Form E to Deadwood Growhouse dba Trails Head Cannabis Co for medical cannabis dispensary license at 32 Charles Street.
- G. Acknowledge receipt of 2025 City of Deadwood Annual Report and authorize Finance Officer to submit to SD Legislative Audit.
- H. Permission to allow Joel Ellis and Charles Fetter to use Truck 4 and Brush 6 to travel to Piedmont and Black Hills National Cemetery for Ray Bubb's funeral procession on June 9, 2026.
- I. Permission to waive banner fees and requirements for 2026 raffle fundraiser for DHI on Gold Street during the 2026 season.
- J. Allow use of public property at Gordon Park for Farmers Market on Fridays from 1:00 p.m. to 8:00 p.m. from June 12 through September 4, 2026.
- K. Rescind Resolution 2026-06 Bridget Reinspection Program for SDDOT Retainer Contracts
- L. Resolution 2026-18 to Participate in South Dakota Dept. of Transportation Bridge Inspection Program.

**RESOLUTION 2026-18
BRIDGE REINSPECTION PROGRAM RESOLUTION
FOR USE WITH SDDOT RETAINER CONTRACTS**

REGULAR MEETING, JUNE 1, 2026

WHEREAS, 23 CFR 650, Subpart C, requires initial inspection of all bridges and reinspection at intervals not to exceed two years with the exception of reinforced concrete box culverts that meet specific criteria. These culverts are reinspected at intervals not to exceed four years.

THEREFORE, the City of Deadwood is desirous of participating in the Bridge Inspection Program using Bridge Replacement funds.

The City requests SDDOT to hire Brosz Engineering (Consulting Engineers) for the inspection work. SDDOT will secure Federal approvals, make payments to the Consulting Engineer for inspection services rendered, and bill the City for 20% of the cost. The City will be responsible for the required 20% matching funds.

Dated this 1ST5th day of January, 2026

ATTEST:

/s/ Jessica McKeown, Finance Officer

CITY OF DEADWOOD

/s/ Charlie Struble-Mook, Mayor

- M. Permission for Mayor to sign work order contract with Brosz Engineering to perform four mandatory bridge inspections (in partnership with SD DOT) in the amount of \$8,000.00. (To be paid by Streets Professional Services line item.)
- N. Permission to pay Straight Line Striping for striping of Main Street in the amount of \$6,962.28. (To be paid by Streets Professional Services line item.)
- O. Permission to enter into five-year (\$199.64 per month) lease with Marco for the Police Department copier. (To be paid from Police Professional Services.)

PUBLIC HEARINGS

Set

Johnson moved, Speirs seconded to set public hearing on June 15 for Farmers Market. Roll Call: Aye-All. Motion carried.

Johnson moved, Eagleson seconded to set public hearing on June 15 for Harley Davidson Demo Rides. Roll Call: Aye-All. Motion carried.

Johnson moved, Eagleson seconded to set public hearing on June 15 for Harley Davidson Rally Outlaw Square Activation. Roll Call: Aye-All. Motion carried.

Johnson moved, Eagleson seconded to set public hearing on June 15 for Medicine Wheel Riders. Roll Call: Aye-All. Motion carried.

Johnson moved, Eagleson seconded to set public hearing on June 15 for Chuckwagon Gathering. Roll Call: Aye-All. Motion carried.

Johnson moved, Eagleson seconded to set public hearing on June 15 for Black Hills Veterans March. Roll Call: Aye-All. Motion carried.

Johnson moved, Eagleson seconded to set public hearing on June 15 for Deadwood Jam. Roll Call: Aye-All. Motion carried.

NEW BUSINESS

First Reading

Finance Officer McKeown spoke about the supplements. Eagleson moved, Johnson seconded to approve first reading of Ordinance #1446 Budget Supplement #2 for 2026. Roll Call: Aye-All. Motion carried.

Hire

Parking and Transportation Director Lux spoke about the project. Johnson moved, Eagleson seconded to hire Johner Paving to mill and overlay Miller Street Parking Lot in an amount not to exceed \$91,894.00, low quote received. (To be paid by P&T repair line item.) Roll Call: Aye-All. Motion carried.

REGULAR MEETING, JUNE 1, 2026

Hire

Public Works Direct Stalder spoke about the project. Speirs moved, Eagleson seconded to hire Sacrison Paving to repair asphalt from waterline break on SD DOT Hwy 85 (by NHFCU) in the amount not to exceed \$54,002.50. (To be paid by Water repair line item.) Roll Call: Aye-All. Motion carried.

Permit

Planning, Zoning and Historic Preservation Officer Kuchenbecker spoke about the permit. Johnson moved, Eagleson seconded to Act as Board of Adjustment and approve Annual Review - Conditional Use Permit – 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 Finance Office for BID taxes, City of Deadwood Business, Short-Term Rental and SD Department of Health Lodging licenses have been maintained and all parking shall remain 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 20, 2026.) Roll Call: Aye-All. Motion carried.

Permit

Zoning Coordinator Blue-Jones spoke about the permit. Johnson moved, Eagleson seconded to Act as Board of Adjustment and approve Annual Review – Conditional Use Permit – Bed and Breakfast Establishment, 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 Finance Office for BID taxes, City of Deadwood Business, Short-Term Rental and SD Department of Health Lodging licenses have been maintained and all parking shall remain 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 20, 2026.) Roll Call: Aye-All. Motion carried.

Permit

Blue-Jones spoke about the permit. Johnson moved, Eagleson seconded to Act as Board of Adjustment and approve Annual Review - Conditional Use Permit – 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, Building Inspector has inspected the building, city water and sewer rates are to remain at commercial rates, proper paperwork has been filed with the Finance Office for BID taxes, City of Deadwood Business, Short-Term Rental and SD Department of Health Lodging licenses have been maintained, all parking shall remain 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 20, 2026.) Roll Call: Aye-All. Motion carried.

REGULAR MEETING, JUNE 1, 2026

Permit

Blue-Jones spoke about the permit. Johnson moved, Speirs seconded to Act as Board of Adjustment and approve Annual Review - Application for Conditional Use Permit – 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 are to remain at commercial rates, proper paperwork has been filed with the Finance Office for BID taxes, City of Deadwood Business, Short-Term Rental and SD Department of Health Lodging licenses have been maintained, all parking shall remain 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, with nine (9) conditions. (Approved by Planning and Zoning Commission May 20, 2026.) Roll Call: Aye-All. Motion carried.

Permit

Blue-Jones spoke about the permit. Eagleson moved, Speirs seconded to Act as Board of Adjustment and approve Annual Review - Application for Conditional Use Permit – 771 Main Street – Bed and Breakfast Establishment, Tucker 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 Finance Office for BID taxes, City of Deadwood Business, Short-Term Rental and SD Department of Health Lodging licenses have been maintained and all parking shall remain off street. Legally described as Lots 7 and 8, Block 24, Original Town, City of Deadwood, Lawrence County, South Dakota, with eight (8) conditions. (Approved by Planning and Zoning Commission May 20, 2026.) Roll Call: Aye-All. Motion carried.

Permit

Blue-Jones spoke about the permit. Eagleson moved, Johnson seconded to Act as Board of Adjustment and approve Annual Review - Application for Conditional Use Permit – 768 Main Street – Bed and Breakfast Establishment, The Jordans 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 Finance Office for BID taxes, City of Deadwood Business, Short-Term Rental and SD Department of Health Lodging licenses have been maintained and all parking shall remain off street. Legally described as Part of Lots 46 & 47, Block 23, Original Townsite, City of Deadwood, Lawrence County, South Dakota, with eight (8) conditions. (Approved by Planning and Zoning Commission May 20, 2026.) Roll Call: Aye-All. Motion carried.

Permit

Blue-Jones spoke about the permit. Eagleson moved, Speirs seconded to Act as Board of Adjustment and approve Annual Review - Application for Conditional Use Permit – 29 Van Buren Avenue – Bed and Breakfast Establishment, Victorian on Van Buren 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 Finance Office for BID taxes, City of Deadwood Business, Short-Term Rental and SD Department of Health Lodging licenses have been maintained and all parking shall remain off street. Legally described as The southerly 57 feet of Lots 21, 22, 23 and 24, Block 50, Original Townsite, City of Deadwood, Lawrence County, South Dakota, with eight (8). (Approved by Planning and Zoning Commission May 20, 2026.) Roll Call: Aye-All. Motion carried.

INFORMATIONAL ITEMS AND ITEMS FROM CITIZENS

- A. Raffle permit received from C.O.R.E. Freshman Impact. Drawing will be held October 10, 2026.

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

REGULAR MEETING, JUNE 1, 2026

Resident, David Herdt, thanked the city for cleaning up the creek around Gateway Park and the light poles on Burnham. He also questioned the neglected house on Dakota street. Kuchenbecker said a project approval has been issued but completion of recordation and archaeological work as not been taken place.

ADJOURNMENT

Speirs moved, Johnson seconded to adjourn the regular session at 5:34 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, June 15, 2026 at 5:00 p.m.

After coming out of executive session at 6:50 p.m. Eagleson moved, Speirs seconded to adjourn.

ATTEST:



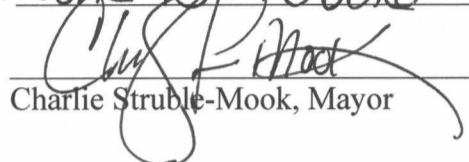
Jessicca McKeown, Finance Officer



DATE:

June 15th 2026

BY:



Charlie Struble-Mook, Mayor

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