

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, April 11, 2018 ~ 4:00 - 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
 2. Main Street Initiative's Design Workshop for Public Spaces with TSP
 3. Adjournment
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DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, April 11, 2018 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

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1. Call meeting to Order
 2. Approval of HPC Meeting Minutes
 - a. March 28, 2018 Special Meeting
 - b. March 28, 2018 Regular Meeting
 3. Voucher Approval
 4. HP Programs and Revolving Loan Program
 - a. Grant Voucher Approval
 - b. HP Grant Extension Request – **Exhibit A**
 - i. Jill & Todd Weber -- 562 Williams Street -- Foundation/Siding/Windows Programs Extension
 - ii. Joe & Julie Opheim – 26 Freemont Street -- Foundation/Siding/Windows Programs Extension
 - c. Revolving Loan Program Voucher Approval
 - d. Revolving Loan Program Loan Request – **Exhibit B**
 - i. Fairmont Hotel Corp–Ron Russo–628 Main–Request for a Partial Lien Release–Continued Last Meeting
 - ii. Robin Gorder – 3 Rodenhaus – Request to Forgive
 5. Old or General Business
 - a. Main Street Initiative update
 - b. 2018 Scholarship Award – **Exhibit C**
 - c. ArcGIS GeoEvent Server – Trolley Tracker Project -- **Exhibit D**
 - d. Purchase Cigarette Ash Urns – **Exhibit E**
 - e. Tootsie Sign Easement Agreement – Signature Approval – **Exhibit F**
 6. New Matters before the Deadwood Historic District Commission
 7. New Matters before the Deadwood Historic Preservation Commission
 8. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
 9. Staff Report (*Items considered but no action will be taken at this time.*)
 10. Committee Reports (*Items will be considered but no action will be taken at this time.*)
 11. Other Business
 12. Adjournment

All Applications **MUST arrive at the City of Deadwood Historic Preservation Office by 5:00 p.m. MST on the 1st or 3rd Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

City of Deadwood
HISTORIC PRESERVATION COMMISSION
Wednesday April 11, 2018

Present Historic Preservation Commission: Michael Johnson, Lyman Toews, Ann Ochse, Thomas Blair, Beverly Posey and Lynn Namminga.

Absent: Dale Berg

Present City Commission:

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer and Meghan Wittmis, Administrative Assistant were present.

All motions passed unanimously unless otherwise stated.

A quorum present, Chairman Michael Johnson called the Deadwood Historic Preservation Commission meeting to order Wednesday, April 11, 2018 at 5:00 p.m. in the Commission Room located in City Hall at 108 Sherman Street in Deadwood, SD.

Approval of HPC Minutes:

March 28, 2018 Special Meeting

It was moved by Mr. Blair and seconded by Ms. Posey to approve the HPC minutes of Wednesday, March 28 2018. Aye – All. Motion carried.

March 28, 2018 Regular Meeting

It was moved by Ms. Ochse and seconded by Ms. Posey to approve the HPC minutes of Wednesday, March 28, 2018. Aye – All. Motion carried.

Voucher Approval:

It was moved by Mr. Toews and seconded by Ms. Posey to approve the HP Operating Account in the amount of \$7,465.75. Aye – All. Motion carried.

Revolving Loan Fund and Historic Preservation Programs:

HP Program Grant Funds

It was moved by Mr. Toews and seconded by Ms. Posey to approve HP Grant Fund disbursements in the amount of \$836.51, based on information as presented. Aye - All. Motion carried.

HP Grant Extension Request – Exhibit A

- i. Jill and Todd Weber – 562 Williams Street – Foundation/Siding/Windows Grant Extension Request
- ii. Joe and Julie Opheim – 26 Freemont Street - Foundation/Siding/Windows Grant Extension Request

It was moved by Mr. Blair and seconded by Ms. Posey to approve the grant extension request. Aye – All. Motion carried.

Revolving Loan Program Voucher Approval

It was moved by Ms. Posey and seconded by Mr. Blair to approve the NeighborWorks revolving loan disbursements of \$3,307.50. Aye – All. Motion carried

Revolving Loan Program Loan Requests – Exhibit B

- i. Fairmont Hotel Corp – Ron Russo – 628 Main – Request for a Partial Lien Release – Continued last meeting
Mr. Walker with NeighborWorks stated Mr. Russo is requesting a partial lien release for the parking lot behind the Fairmont Hotel from the lien. At last meeting it was requested he bring proof that First Interstate Bank, who holds the mortgage, approved the same request. The Bank did approve the request. Loan Committee was notified of the approval. The findings show there is enough value in the property to support the request so they are releasing the lots from the loan. Mr. Russo was also asked to look into other values and getting market analysis. The market analysis from the Real Estate Center shows the current value of the property not counting the lots would be somewhere in the \$1,477,000 to \$1,672,000 just for the buildings themselves not the lots. This is far above their amounts being considered. Based on this information Mr. Walker sees no problem recommending approval. Mr. Toews asked if the recommendation from Loan Committee would now be favorable. Mr. Walker stated his recommendation would be favorable, Loan Committee asked for the additional information to be presented before a vote so we don't have a recommendation from Loan Committee. Mr. Toews asked about the combined loan amount between the bank and us, is the value less than the appraised value. Mr. Walker stated the combined value is about less than half of the low end of the appraised value.

It was moved by Ms. Posey and seconded by Ms. Ochse to approve the partial lien release for the parking lot at 628 Main Street. Aye – All. Motion Carried.

- ii. Robin Gorder – 3 Rodenhaus – Request to Forgive

It was moved by Mr. Blair and seconded by Ms. Posey to forgive the loan for Robin Gorder. Aye – All. Motion Carried.

Old or General Business:

Main Street Initiative Update – Kevin Kuchenbecker – No Exhibit

Mr. Kuchenbecker stated there was a design workshop on held at 4:00 today on the proposed public gathering space. The Design Committee met yesterday, items discussed were buntings, but still waiting on a few easements; billboards on Main Street, Tom Kruzel spoke with Lamar to see if they are open to the idea of relocating the billboards; looked at the archway concepts for Pine Street; discussed when the flowers on Main will be planted; ash urns for Main Street. The Promotion Committee met on Tuesday, "Hops and Hogs" is in place with 60 tickets already sold, May 10th is the progressive Dinner with 50 tickets available at \$50 each. The Economic Restructuring created a workgroup on housing, look at the future to see where we go and grow for development.

2018 Scholarship Award – Exhibit C

Mr. Kuchenbecker stated the Program Committee met and reviewed the scholarship applications. There were eleven applications with two that rose to the top for the \$1,000 scholarship, Wyatt Michael Duane Hess and Carolyn Groeger. After reviewing the applications the Committee is recommending the creation this year and budgeting for next year a \$500 scholarship for secondary education and vocational schools. This year they are recommending Stewart Job receive a \$500 scholarship. The Committee is recommending upping the scholarship budget from \$2,000 per year to \$2,500 per year to include the \$500 scholarship.

It was moved by Mr. Blair and seconded by Ms. Posey to approve Wyatt Michael Duane Hess and Carolyn Groeger to receive scholarships in the amount of \$1,000 each and Stewart Job to receive a scholarship in the amount of \$500. Also approve increasing the Scholarship budget to \$2,500 per year to include a \$500 scholarship for secondary education or vocational schools. Aye – All. Motion Carried.

ArcGIS GeoEvent Server – Trolley Tracker Project – Exhibit D

Mr. Kuchenbecker stated the City has been using GIS for a number of years. Together with Esri and Ferber Engineering we can use the data we have to better serve the public. One way we can share information on the history of Deadwood is through a story map the public can access on their smartphone, tablet or computer. A story map shows a current map of Deadwood with a spyglass you can move around the map showing what particular section of Deadwood looked like in the past. This program can also display our Century Award information so the public can learn the history of our buildings. Part of the proposal is for Ferber Engineering to help us develop these story boards. Another portion of this project is the Trolley Tracker. With this program we can have a GPS tracker on the Trolleys and have the information on where the Trolley is, what the route is, how long until it gets to the next stop all available on your smartphone, the Welcome Center and other locations. On the backside of the Trolley Tracker Tom can track things like if the Trolley goes too fast, doesn't make a stop, breaks down, etc. This will help with efficiency in the program. This is why Parking and Transportation is participating in the amount of \$25,000.00. Historic Preservation's recommended portion is \$14,000.00. Mr. Kuchenbecker stated the ArcGIS GeoEvent Server Solution package from Esri will provide a combination of software and professional services of a one-time setup cost of \$14,000 and an annual license fee of \$5,000. Ferber Engineering Company Inc. will be on retainer to assist with GIS technical services at a cost not to exceed \$20,000. Ferber's services will also allow us to migrate to ArcGIS Pro and develop several story boards. Mr. Toews stated in the contract with Ferber they ask for ownership of the documents they prepare for us. Mr. Toews would like the City to have ownership of these documents. Mr. Kuchenbecker stated if approved by this commission and by the City Commission he would have legal counsel add copy rights into the contract.

It was moved by Mr. Toews and seconded by Mr. Blair to approve the purchase and launch of the ArcGIS GeoEvent Server in the amount of \$19,000.00 through Esri and the professional services with Ferber Engineering Company, Inc. for development, training and technical services, with the City owning copy rights to any documents created, on a retainer at a cost not to exceed \$20,000.00. Aye – All. Motion Carried.

Purchase Cigarette Ash Urns – Exhibit E

Mr. Kuchenbecker stated there is a budget for public amenities such as trash cans and now cigarette urns. These match what we have at the Welcome Center. We are asking for \$2,817.00 for the purchase of four ash urns. This request is coming out of the partnership with Main Street Initiative Design Committee.

It was moved by Ms. Posey and seconded by Mr. Namminga to approve the purchase of cigarette ash urns from Victor Stanley for a total cost not to exceed \$2,871.00. Aye – All. Motion Carried.

Tootsie Sign Easement Agreement – Signature Approval – Exhibit F

Mr. Kuchenbecker stated the building the Tootsie sign is on changed ownership. This is an easement agreement for the new owner, Harley Kirwin. The sign has been off for a while. We are responsible for paying the utilities, \$750 per year. We are asking for permission to have Mike Johnson sign the easement agreement.

It was moved by Mr. Blair and seconded by Ms. Ochse to allow Mr. Johnson to sign the easement agreement. Aye – All. Motion Carried.

Items from Citizens not on Agenda

Donna thanked the commission for allowing her to work at Mt. Moriah this summer.

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

Mr. Kuchenbecker stated Meghan and Bonny are getting closer to meeting in the middle on the Outside of Deadwood grants. This is the last program to enter in the Foundant program. They have about five years of grants left to enter. Hopefully by the first meeting in May we can give you an update on what we have. Today the CPAW was in town and had a workgroup with the Comp Plan Committee, a very informative meeting with good ideas. Deadwood Alive on Monday night will be in front of the City Commission to approve the Deadwood Stagecoach. Mr. Kuchenbecker will be speaking about Historic Preservation at a workshop in Hot Spring on April 24th. The State History Conference is in April as well.

Committee Reports:

Ms. Ochse attended the fire meeting also. It was a good reminder of how vulnerable we are here and how we need to include in the comprehensive plan a specific plan for the city to follow on getting people out of town in the event of a fire.

Mr. Blair stated he would like to look into options Historic Preservation has on bringing businesses into vacant buildings in Deadwood.

Mr. Toews attended the Economic Development meeting where they had maps of Lead and Deadwood properties available for development. This information needs to be passed on to both City Commissions.

The Historic Preservation Commission Meeting adjourned at 5:35p.m.

ATTEST:

Chairman, Historic Preservation Commission
Meghan Wittmis, Historic Preservation Office/Recording Secretary