

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, January 11, 2017 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Regular Meeting Minutes – December 28, 2016
3. Voucher Approval
4. Old or General Business
 - a. Deadwood Revitalization & Main Street Initiative Update – Exhibit A
 - b. Black Hills Mining Museum – Extension of Outside of Deadwood Grant – Exhibit B
 - c. City of Lead – Extension of Outside of Deadwood Grant – Exhibit C
 - d. 2017 GIS Maintenance Agreement – Exhibit D
 - e. 2017 Historic Preservation Rehabilitation Program – Exhibit E
 - f. Update 2003 Lidar Scanning Project at cost of \$3,500 – Exhibit F
 - g. Continue with design work for Wayfinding Phase III with Berberich Design Services at cost of \$2,500– Exhibit G
 - h. St. Ambrose Cemetery Surveying and Mapping with Arleth Land Surveying at a cost of \$7,680 – Exhibit H
 - i. Review additional trestle sign design options – Exhibit I
 - j. Foundation Grant Program – Exhibit J
5. New Matters before the Deadwood Historic District Commission
6. New Matters before the Deadwood Historic Preservation Commission
7. Revolving Loan Fund & HP Programs Update
 - a. HP Program Extension – Exhibit K
 - i. Lori Keehn – Wood Windows and Doors Program Extension
 - ii. Lori Keehn – Siding Program Extension
 - b. Revolving Loan Program
 - c. Retaining Wall Program Disbursements
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

Executive Session for Legal Matters per South Dakota Codified Law 1-25-1 (3)

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.*

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, December 28, 2016 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Regular Meeting Minutes – December 14, 2016
3. Voucher Approval
4. Old or General Business
 - a. Permission to advertise for Intern for Clowser Collection – Exhibit A
 - b. All Angels Episcopal Church – 2016 Outside of Deadwood Grant – Extension Request – Exhibit B
 - c. Elderly Resident Program Changes – Exhibit C
 - d. Façade Easement Program Changes – Exhibit D
5. New Matters before the Deadwood Historic District Commission
 - a. COA H16067 Sharon Jacobs – 670 Main Street – 2nd Floor Windows - Exhibit E
6. New Matters before the Deadwood Historic Preservation Commission
 - a. PA H16068 Mathew Pike – 35 Lincoln – Windows – Exhibit F
7. Revolving Loan Fund & HP Programs Update
 - a. HP Program Extension – Exhibit G
 - i. Jodi Campbell – 21 Burnham – Siding Program Extension
 - ii. Jodi Campbell – 21 Burnham – Windows and Doors Program Extension
 - b. Revolving Loan Program
 - c. Retaining Wall Program Disbursements
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CITY OF DEADWOOD

HISTORIC PRESERVATION COMMISSION

Wednesday, December 28, 2016

Present Historic Preservation Commission: Laura Floyd, Thomas Blair, Dale Berg, Lynn Namminga, Chuck Williams, and Michael Johnson.

Absent: Lyman Toews was absent.

Present City Commission: Dave Ruth was present.

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer, Mike Walker, of NeighborWorks-Dakota Home Services, and Jerity Krambeck, Recording Secretary, were present.

All motions passed unanimously unless otherwise stated.

A quorum present, Chair Floyd called the Deadwood Historic Preservation Commission meeting to order Wednesday, December 28, 2016 at 5:00 p.m. in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

Approval of December 14, 2016 HPC Minutes:

It was moved by Mr. Blair and seconded by Mr. Johnson to approve the HPC minutes of Wednesday, December 14, 2016 as presented. Aye – All. Motion carried.

Voucher Approval:

It was moved by Mr. Johnson and seconded by Mr. Blair to approve the HP Operating Account in the amount of \$60,351.06. Aye – All. Motion carried.

Old or General Business:

Permission to advertise for Intern for Clowser Collection – Exhibit A

Mr. Kuchenbecker discussed advertising and hiring an intern for the Clowser Collection. ***It was moved by Mr. Blair and seconded by Mr. Berg to recommend approval to the City Commission to hire a part-time Collections Intern to assist in the Don Clowser Collection at a rate of \$8.93 per hour pending necessary pre-drug screening requirements per City of Deadwood policies. Aye – All. Motion carried.***

All Angels Episcopal Church – 2016 Outside of Deadwood Grant – Extension Request – Exhibit B

Mr. Kuchenbecker stated the All Angels Episcopal Church is requesting a three-month extension to get the work finished as two of the windows required ceramic painting which is being done in England and will take another few months to complete. ***It was moved by Mr. Johnson and seconded by Mr. Namminga approve the three month grant extension request for All Angels Episcopal Church. Aye – All. Motion carried.***

Elderly Resident Program Changes – Exhibit C

Mr. Kuchenbecker discussed the changes to the Elderly Resident Program. Mr. Kuchenbecker stated the changes include the home being homeowner occupied. Mr. Kuchenbecker stated the changes have gone through the Program Committee. Chair Floyd stated another change is the recipient would be eligible to apply once every 10 years. ***It was moved by Mr. Blair and seconded by Mr. Namminga to approve the Elderly Residential Program Changes. Aye – All. Motion carried.***

Façade Easement Program Changes – Exhibit D

Mr. Kuchenbecker discussed the changes to the Façade Easement Program. Mr. Kuchenbecker stated the changes include the applicant expending their portion of 20 percent prior to submitting requests for payment and provide proof of such payments. Mr. Kuchenbecker stated the changes have gone through the Program Committee. ***It was moved by Mr. Namminga and seconded by Mr. Berg to approve the Façade Easement Program Changes. Aye – All. Motion carried.***

New Matters before the Deadwood Historic District Commission

COA H16067 Sharon Jacobs – 670 Main Street – 2nd Floor Windows - Exhibit E

Mr. Kuchenbecker stated the Applicant has submitted an application for Certificate of Appropriateness for work at 670-672 Main Street, a contributing structure located in Deadwood City Planning Unit. The applicant is requesting

permission to replace six double hung wood window inserts on the second floor with dual pane glass in the existing frames. The wood frames have been restored and painted to their original condition. Mr. Kuchenbecker stated the previous owner switched the windows from a double hung to a casement style window which simulated double hung. These windows are neither correct nor efficient. The work will correct these upper floor windows. The work does not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Mr. Blair and seconded by Mr. Johnson based upon the guidance found in DCO 17.68.050, the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and move to grant a Certification of Appropriateness. Aye – All. Motion carried.***

New Matters before the Deadwood Historic Preservation Commission

PA H16068 Matthew Pike – 35 Lincoln – Windows – Exhibit F

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 35 Lincoln Avenue, a contributing structure located in the Ingleside Planning Unit. The applicant is requesting permission to repair and/or replace windows to the structure. Mr. Kuchenbecker stated the proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

It was moved by Mr. Blair and seconded by Mr. Johnson this project does not encroach upon, damage or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore grant project approval at 35 Lincoln Avenue. Aye- All. Motion carried.

Revolving Loan Fund and Historic Preservation Programs:

HP Program Applications – Exhibit G

Jodi Campbell – 21 Burnham – Siding Program Extension

Jodi Campbell – 21 Burnham – Windows and Doors Program Extension

It was moved by Mr. Blair and seconded by Mr. Namminga to accept the consent agenda as presented and approve the Program Applications as submitted. Aye - All. Motion carried.

Revolving Loan Program/Disbursements

It was moved by Mr. Namminga and seconded by Mr. Berg to approve HP Grant Fund disbursement in the amount of \$13,156.39, based on information as presented by Mr. Walker, of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

It was moved by Mr. Johnson and seconded by Mr. Blair to approve HP Revolving Loan Fund disbursement in the amount of \$17,155.91, based on information as presented by Mr. Walker, of NeighborWorks-Dakota Home Services. Mr. Berg abstained. Aye - All. Motion carried.

The delinquency report was presented by Mr. Walker.

Revolving Loan Program

No items were addressed at this meeting.

Revolving Loan Fund/Retaining Wall Program Update:

Retaining Wall Applications

No applications were addressed at this meeting.

Items from Citizens not on Agenda

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

Mr. Kuchenbecker reported on the following items:

- The Deadwood Neighborhood Council/Historic Preservation Office 2017 calendars arrived today;
- Deadwood was voted one of the top five western communities of the year and was voted number one by True West Magazine and there will be an article in the Rapid City Journal;
- The Residential Rehabilitation applicants have been reviewed by the Deadwood Neighborhood Council and will now be reviewed by the Selection Committee and will be on the next agenda;

- There has been an Upper Floor Development meeting with Revitalization.

Committee Reports:

Mr. Blair discussed Deadwood and other gaming cities and the changes that are occurring in Deadwood.

Adjournment:

The Historic Preservation Commission Meeting adjourned at 5:31 p.m.

ATTEST:

Chairman, Historic Preservation Commission
Jerity Krambeck, Historic Preservation Office/Recording Secretary

EXHIBIT A



Our Goal-

The Deadwood Revitalization Committee partnering with the Deadwood HPC as the volunteer community group working under your direction on the National Trust for Historic Preservation's Main Street America program.

Year in Review-

2016 Gaming Revenue Review
YTD Comparison

Deadwood	-3.68%
Hard Rock Casino (Sioux City, IA)	+6.49%
Grand Falls Casino (Larchwood, IA)	-4.90%
Colorado (statewide)	-3.10%
Nevada (statewide)	+2.86%

Nevada Gold (public company route operator for many main street gaming properties and operator of 25% of Deadwood slot machines) reporting on Dec. 15th for 2nd quarter results ending Oct. 31, 2016 -7.00%

Deadwood was the third legalized gaming jurisdiction in the United States, behind Nevada and Atlantic City. Here is a study in the contrasts between these two jurisdictions that came before us: Atlantic City gaming revenues fell from a high of 5.2 billion in 2006 to a projected 2.3 billion this year, cumulating in another casino closing in October and last month the state of New Jersey taking over control of Atlantic City, appointing former Attorney General Jeffrey Chiesa to run the city for a period of five years. According to Moody's analyst Douglas Goldmacher:

"Control over Atlantic City's finances does not include the authority to file for Chapter 9 bankruptcy, an indication of the state's desire to resolve the city's situation without going through this complex and often lengthy process. He will have the authority to unilaterally modify or terminate union contracts, sell city assets, hire or fire workers, enter shared services agreements, restructure debt, abolish departments, assume control of city litigation, and veto minutes."

Contrast this with Nevada and Las Vegas where another major casino hotel opened in December (Lucky Dragon) and many infrastructure commitments have been made, including the financing package of a 2.1 billion dollar professional sports stadium.



Shuttered Showboat Casino in Atlantic City. Rendering of new Las Vegas stadium.

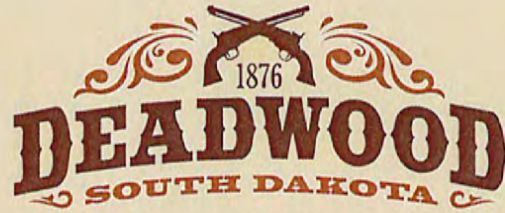


After the brilliance of the move by the Deadwood You Bet Committee to legalize Gaming to bring an economic bonanza to Deadwood and fund the restoration and preservation of Deadwood, the next smartest decision Deadwood made was to take a huge bet on its future and bond to immediately embark on the largest project in Deadwood's history, the complete renovation of Deadwood's Main Street, a project that paid huge dividends for Deadwood.

Now some 25 years later, it is time to again make the same bold moves to re-energize Deadwood Main Street and Historic Core District to move Deadwood forward and secure its future for the next quarter century.

We appreciate your lead and commitment to the Deadwood Revitalization projects and recognize your unique oversight and vision for the Local Historic District. We also believe one of the roles of the Deadwood Revitalization Committee should be to assist implementation of your vision for the Local Historic District and that our group of volunteers could be invaluable to the Deadwood Historic Preservation Commission in focusing our efforts on the Main Street America program under your guidance. Thank you!





Deadwood Revitalization & Main Street Initiative Update

By Dan Senftner, Main Street Square, Inc. Consulting
For the
Deadwood Historic Preservation Commission



That has taken foresight,
planning, funding and
commitment!

Continually!!!

The City of Deadwood's
Historic Preservation Commission
has led the way.



And needs to continue to lead the way!

Leadership on Bonded Projects

2006 – 2016

Deadwood Recreation Center	\$3,000,000
<i>Opened 07/01/2010</i>	
Deadwood City Hall Arch Lab	\$100,000
<i>Completed 12/31/2010</i>	
Homestake Adams Research Center	\$1,500,000
<i>Opened 06/16/2011</i>	
Homestake Slime Plant	\$1,700,000
<i>Opened 07/01/2011</i>	
Days of '76 Museum	\$3,400,000
<i>Opened 06/16/2012</i>	
St. Ambrose Cemetery	\$2,400,000
<i>Finished 12/31/2016</i>	



Leadership with Recent CIP Projects

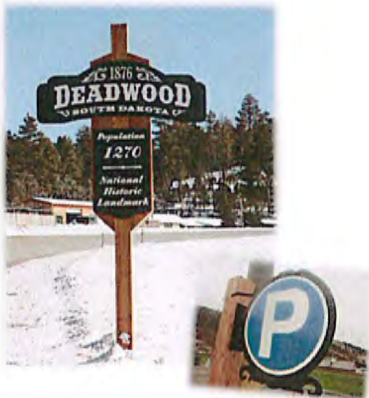


Event Center Enhancements



Deadwood Welcome Center

...Continued Projects (suggested in 1991 Comprehensive Plan)



Wayfinding



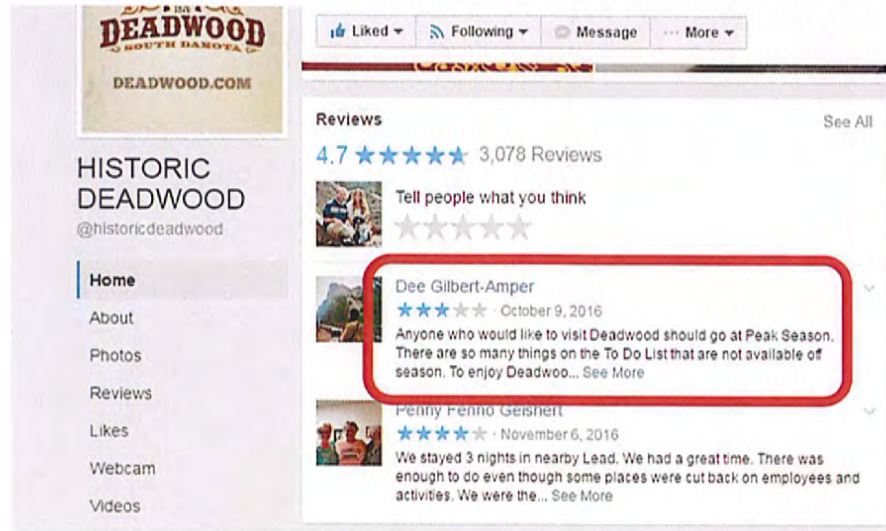
Streetscape Beautification

2017 Capital Improvement Projects

- **Deadwood Welcome Center**
 - HP Share for construction \$900,000
 - Exhibits & Interpretation \$500,000
- City Retaining Walls \$250,000
- Wayfinding Phase III \$100,000
- Rodeo Grounds Improvements \$225,000



... but Deadwood needs to continue to plan ...



What is being done to Revitalize Downtowns across America!

Developed a Comprehensive Approach which uses a
Community Gathering Space



Created a year-round Gathering Space



Ice Rink, open Nov. to Feb.



Daily community gathering space

Ice skating as a revenue generator

Annual Ice Skating Revenue

2016 (thru 12/28) \$91,422.00

2015 \$102,014.06

2014 \$ 96,429.08

*Revenue numbers from Main Street Square's ice rink



Note: Deadwood is a Winter Sports Mecca!!!

Summer & Shoulder Season Daily Use



Main Street Square Fountains
Free. Open May-Sept.

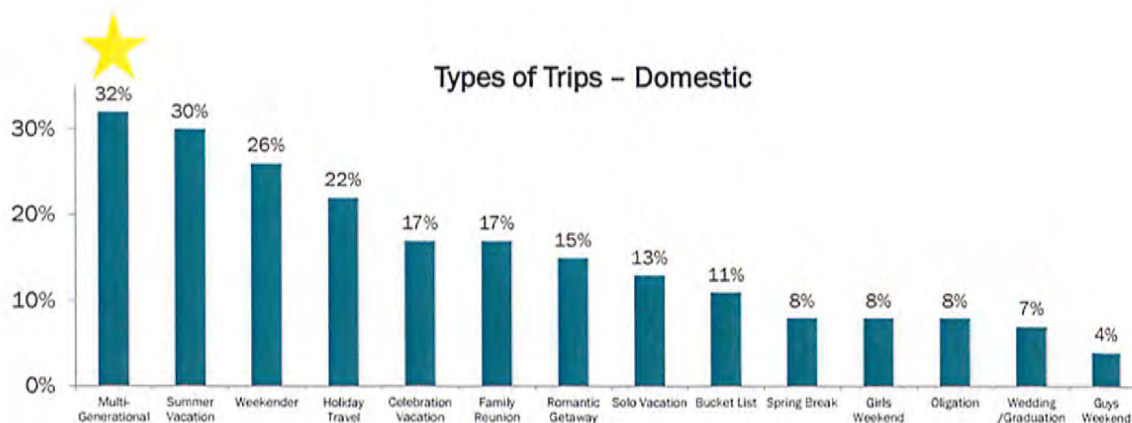


Shaded outdoor meeting and
gathering space



Family Entertainment
(Friday night Karaoke)

Multi-Generational Travel Projections



*AARP Travel Research: 2015 Boomer Travel Trends Report

Embraced the Main Street Approach Comprehensive Planning for Revitalization

Four Point Approach

- Organization
- Promotion
- Design
- Economic Restructuring



**Program of the National Trust for Historic Preservation formed in 1980*

How does Deadwood plan for the Future?

Continue to Partner with the Deadwood
Revitalization & Main Street Initiative

Develop a Plan for Deadwood's Future

Embraced the Main Street Approach Comprehensive Planning for Revitalization

Four Point Approach

- Organization
- Promotion
- Design
- Economic Restructuring



**Program of the National Trust for Historic Preservation formed in 1980*

Encourage Travelers to lengthen their stay

Approx. 2 mil. Visitors during
summer 2016

Approx. 600 bus tours

Revenue from one more night

- Hotel
- Dining
- Gaming
- Entertainment
- Retail
- Recreation

Creating local economic impact



Locals, surrounding cities and travelers

Make plazas the living rooms of Deadwood

Encourage daily activity and gatherings

Create a laid back, safe space for all ages

Invite locals from surrounding cities to enjoy a day-trip to Deadwood



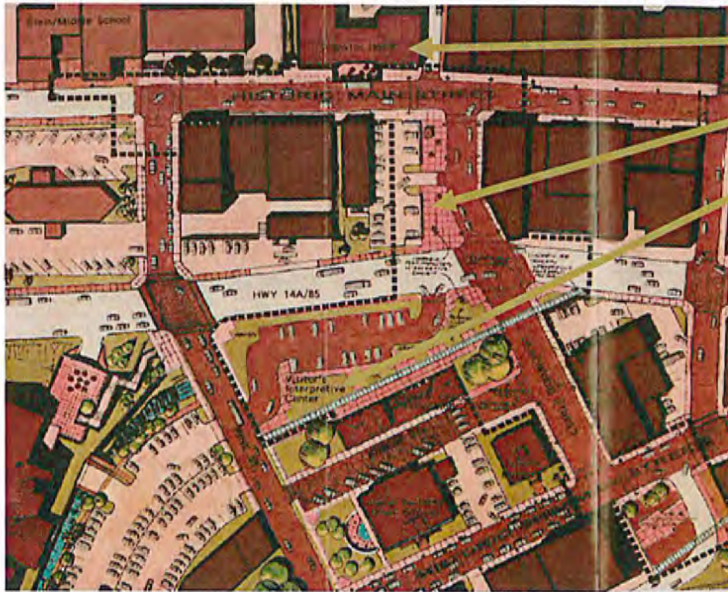
Plazas will enhance current Deadwood attractions



Not a single "plaza" but a "String of Pearls:" Different public assets with different roles, connected together into a system that adds life and economic energy to Deadwood.

1. 85/14A Junction
2. Deadwood Event Center & Rodeo Grounds
3. Deadwood Welcome Center
4. Main Street Archway
5. Main Street Reconstruction
6. CenturyLink Site
7. Silverado and Depot Sites
8. Mickelson Trailhead

Plaza recommended since 1991 Comprehensive Plan



Franklin Hotel

Heroes Walk Plaza

Visitor's Interpretive Center

Heroes Plaza

- Multi-seasonal enjoyment
- Outdoor café seating
- "Safe Zone" for families and children
- Good sun exposure and shade trees
- Important Community Space

CenturyLink Site: Outlaw Square



Warmer Months

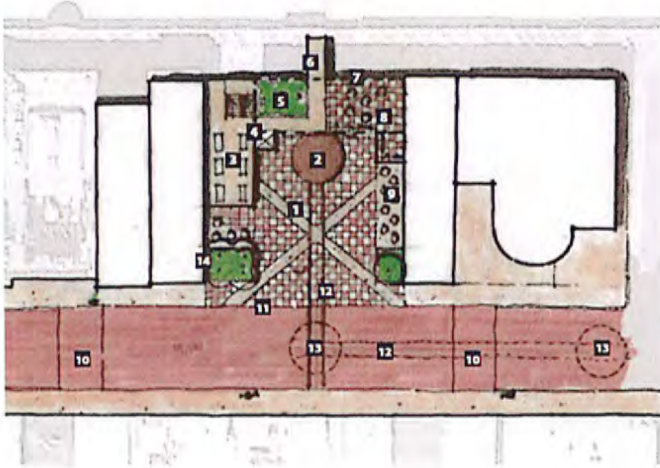
- Festivals (Cinco De Mayo, Wild Bill Days, Sturgis Rally, Deadwood Jam)
- Reenactments
- Movies on the wall.
- Beer garden
- Artist
- Leasable shops (non-compete)
- Kool Deadwood Nights hot spot
- Performing artists
- Outdoor theater
- Snack trucks along Main Street.

Colder Months

- Tented Markets
- Festivals (Octoberfest, St. Patrick's Day, Valentines, and Brewfest).
- Adventure Expo (hunting, fishing, skiing, and cycling)
- Temporary restaurant/brewpub in ice "building"
- Old West Holiday Village
- Brewfest
- Snow sculptures
- Seasonal pre-set photo ops (stagecoach, fall display, antique sleigh, etc.).

*Renderings are Conceptual in Design.

CenturyLink Site: Outlaw Square



Outlaw Square Improvements

- | | |
|--|---------------------------------|
| 1 Open plaza (pavers) | 8 Rooftop deck (veranda) |
| 2 Stage | 9 Outdoor seating/dining |
| 3 Roof deck, above; Gold Street Market, below | 10 Raised street to curb |
| 4 Elevator | 11 Curbless segments |
| 5 Green roof | 12 Rails |
| 6 Pedestrian bridge to parking garage | 13 Moveable stage |
| 7 Back section of CenturyLink building | 14 Landscaping |

*Renderings are Conceptual in Design.

Silverado Site: Deadwood Commons



Warmer Months

- ▶ Small concerts
- ▶ Family activities (picnic)
- ▶ Exercise in the park
- ▶ Splash pad
- ▶ "The photo op"
- ▶ Public art (painting, carving)
- ▶ 4th of July staging
- ▶ Frontier market
- ▶ Water feature

Colder Months

- ▶ Firepits
- ▶ Festival tree and lighting
- ▶ Festival performances/events
- ▶ Possible ice skating
- ▶ Passive space
- ▶ Snow play
- ▶ Winter displays: ice art

*Renderings are Conceptual in Design.

Silverado Site: Deadwood Commons



Commons Improvements

- A** Water feature/sculpture
- B** Linear water feature
- C** Silverado patio
- D** Existing stream
- E** Performance stage (possible warming house)
- F** Open lawn (possible skating rink)

Depot Area Improvements

- 1** Walkway - improving directness to Main Street
- 2** Reconfigured parking lot (~59 stalls)
- 3** Entrance plaza and lawn
- 4** Reconfigured vehicle circulation
- 5** Landscaped and redesigned pedestrian access
- 6** Signage
- 7** Tree Screening (noise from highway)

*Renderings are Conceptual in Design.

Recap: Plaza Goals

Encourage visitors to stay one more night with additional activity options

Appeal to multi-generational travelers

Provide a day-trip option for members of surrounding communities

Increase economic impact of visitors

Create a safe space for families and children

Create a daily activity space for year-round use

Find the "HEART" of Deadwood

Implement water feature for summer and ice rink for winter

Host nightly entertainment, such as acoustic artists, karaoke, etc.

Develop a space close to the action in Deadwood, but keep in mind a laid back atmosphere

Family Friendly

Embrace local history

Create a shaded gathering area with seating

Timing is perfect to plan for Deadwood's Future

- Develop an Updated Comprehensive Plan
- Identify Projects for Future Funding
- Create Plan for Future Bonded Projects
- 2018 Budget Process is now

What does Revitalization Request of HPC

- Partner formally with Deadwood Revitalization
- Adopt the Main Street Approach
- Consider the Downtown Plazas in the Planning Process
 - Comprehensive Plan
 - Future Bonded Projects
- Lead the way in negotiations for possible acquisitions
 - CenturyLink site
 - Silverado site



**A Comprehensive Plan is
A Vision for the Future**

**Main Street is a vital
component of the Plan**



EXHIBIT B



Mr. Kevin Kuchenbecker
Deadwood Historic Preservation Commission
City of Deadwood
108 Sherman Street
Deadwood, South Dakota 57732
December 28, 2016

RE: Extension of Outside of Deadwood Grant for 2017

Dear Mr. Kuchenbecker

The Black Hills Mining Museum in Lead, SD is respectfully asking for an extension of the Outside of Deadwood Grant given to the BH Mining Museum for signage and labeling of donated items. The grant was in the amount of \$5,000.

Volunteer time was hard to acquire in 2016. Work continued on archiving and curating items donated to the museum. It seems as if the museum has become a "dumping" ground for the collections of old stuff, and junk, from well-meaning citizens. Addressing these collections just took a lot of available volunteer time.

The Board of Directors, the staff and the volunteers have committed to a yeoman's effort in 2017 to finish this project. Included in the plans are a new building sign. Rosenbaum's Signs was approached about a design and cost last fall, but nothing has been heard. That will be followed up with as well.

Respectively,

Mike Stahl
Board Member
Black Hills Mining Museum



Mr. Kevin Kuchenbecker
Deadwood Historic Preservation Commission
City of Deadwood
108 Sherman Street
Deadwood, South Dakota 57732
December 28, 2016

RE: Extension of Outside of Deadwood Grant for 2017

Dear Mr. Kuchenbecker

The City of Lead is respectfully asking for an extension of the Outside of Deadwood Grant given to the City of Lead for replacement of the water trestle sign near the intersection of Hwy 85 and Hwy 385. The grant was in the amount of \$12,400.

Due to the time it took to get acceptable sign designs, receive feedback and have an estimate developed for the installation, this project did not get past the design and estimating stages.

This project was planned to be in conjunction with the City of Deadwood and just getting ideas finalized took more time than I estimated. And, the recent estimate of \$100,000 by Rosenbaum's Signs seems to be very expensive.

The City of Lead would like to take the opportunity, along with the City of Deadwood, to get some additional estimates from other sign companies in 2017 with the goal of completing the project by summers-end, 2017.

Sincerely,

Mike Stahl | City of Lead
City Administrator
mikes@cityoflead.com



MEMORANDUM

Date: January 5, 2017
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: 2017 ESRI GIS Software Maintenance Schedule

The maintenance for the ESRI GIS software is due for 2017 (attached). The maintenance agreement runs from April 5, 2017 through April 4, 2018. This is the annual fee and provides upgrades, maintenance and technical support for the software. This office also works closely with the Lawrence County's office of equalization with regards to the geographic information services and mapping.

Below is a breakdown of the City Departments and users of GIS. The maintenance fees for each department are the responsibilities of that department per the budgeting process. The Fire Department contracts directly with ESRI for their GIS maintenance and upgrades.

Historic Preservation

Server	ArcGIS for Desktop Advanced (formerly ArcInfo)	\$3,000.00
Concurrent	Historic Preservation Officer	\$500.00
Concurrent	Archivist	\$500.00
Arc3-D	Analyst	\$500.00
Server	ArcGIS Server Enterprise	\$3,000.00
Server	ArcGIS IMS (Internet Mapping)	\$2,000.00
Subtotal		\$9,500.00

Public Works

Concurrent	Public Works Station	\$700.00
Single	Building Inspector	\$400.00
Concurrent	ArcGIS Network Analyst	\$500.00
Subtotal		\$1,600.00

Planning & Zoning

Single	Zoning Administrator	\$400.00
Concurrent	Administrative Assistant	\$500.00
Subtotal		\$900.00

GIS Maintenance Total **\$12,000.00**

Recommended Motion: *Recommend approval of Historic Preservation's share of the GIS Maintenance package for 2017 at a cost of \$9,500.00 as budgeted.*



Esri Inc
380 New York Street
Redlands CA 92373

Subject: Renewal Quotation

Date: 01/04/2017
To: Kevin Kuchenbecker
Organization: City of Deadwood
Planning & Preservation Office
Fax #: 605-578-2084 **Phone #:** 605-578-2082

From: Alan Chrest
Fax #: 909-307-3083 **Phone #:** 888-377-4575 Ext. 2857
Email: achrest@esri.com

Number of pages transmitted
(including this cover sheet): 4

Quotation #25772407
Document Date: 01/04/2017

Please find the attached quotation for your forthcoming term. Keeping your term current may entitle you to exclusive benefits, and if you choose to discontinue your coverage, you will become ineligible for these valuable benefits and services.

If your quote is regarding software maintenance renewal, visit the following website for details regarding the maintenance program benefits at your licensing level

<http://www.esri.com/apps/products/maintenance/qualifying.cfm>

All maintenance fees from the date of discontinuation will be due and payable if you decide to reactivate your coverage at a later date.

Please note: Certain programs and license types may have varying benefits. Complimentary User Conference registrations, software support, and software and data updates are not included in all programs.

Customers who have multiple copies of certain Esri licenses may have the option of supporting some of their licenses with secondary maintenance.

For information about the terms of use for Esri products as well as purchase order terms and conditions, please visit
<http://www.esri.com/legal/licensing/software-license.html>

If you have any questions or need additional information, please contact Customer Service at 888-377-4575 option 5.

**esri**[®]

380 New York Street
Redlands, CA 92373
Phone: 888-377-45752857
Fax #: 909-307-3083

Quotation

Date: 01/04/2017**Quotation Number:** 25772407

City of Deadwood
Planning & Preservation Office
102 Sherman St
Deadwood SD 57732
Attn: Kevin Kuchenbecker

Send Purchase Orders To:

Environmental Systems Research Institute, Inc.
380 New York Street
Redlands, CA 92373-8100
Attn: Alan Chrest

Please include the following remittance address on your Purchase Order:

Environmental Systems Research Institute, Inc.
File #54630
Los Angeles, CA 90074-4630

Customer Number: 272559

For questions regarding this document, please contact Customer Service at 888-377-4575.

Item	Qty	Material#	Unit Price	Extended Price
10	1	52384 ArcGIS Desktop Advanced Concurrent Use Primary Maintenance Start Date: 04/05/2017 End Date: 04/04/2018	3,000.00	3,000.00
1010	1	87194 ArcGIS Desktop Basic Concurrent Use Primary Maintenance Start Date: 04/05/2017 End Date: 04/04/2018	700.00	700.00
2010	3	87195 ArcGIS Desktop Basic Concurrent Use Secondary Maintenance Start Date: 04/05/2017 End Date: 04/04/2018	500.00	1,500.00
3010	1	87198 ArcGIS 3D Analyst for Desktop Concurrent Use Primary Maintenance Start Date: 04/05/2017 End Date: 04/04/2018	500.00	500.00
4010	2	87192	400.00	800.00

This quotation is good for 90 days.

Any estimated sales and/or use tax has been calculated as of the date of this quotation and is merely provided as a convenience for your organization's budgetary purposes. Esri reserves the right to adjust and collect sales and/or use tax at the actual date of invoicing. If your organization is tax exempt or pays state taxes directly, then prior to invoicing, your organization must provide Esri with a copy of a current tax exemption certificate issued by your state's taxing authority for the given jurisdiction.

Esri may charge a fee to cover expenses related to any customer requirement to use a proprietary vendor management, procurement, or invoice program.

Issued By: Alan Chrest**Ext:** 2857

[CSBATCROOM]

To expedite your order, please reference your customer number and this quotation number on your purchase order.



esri[®]

380 New York Street
Redlands, CA 92373
Phone: 888-377-45752857
Fax #: 909-307-3083

Quotation

Page 2

Date: 01/04/2017

Quotation Number: 25772407

Item	Qty	Material#	Unit Price	Extended Price
		ArcGIS Desktop Basic Single Use Primary Maintenance Start Date: 04/05/2017 End Date: 04/04/2018		
5010	1	100571 ArcGIS Network Analyst for Desktop Concurrent Use Primary Maintenance Start Date: 04/05/2017 End Date: 04/04/2018	500.00	500.00
6010	2	109842 ArcGIS for Server Workgroup Standard One Core Additional Migrated Maintenance Start Date: 04/05/2017 End Date: 04/04/2018	500.00	1,000.00
7010	1	161348 ArcGIS GIS Server Basic Up to Four Cores Maintenance Start Date: 04/05/2017 End Date: 04/04/2018	3,000.00	3,000.00
8010	1	109845 ArcGIS for Server Workgroup Standard Up to Two Cores Migrated Maintenance Start Date: 04/05/2017 End Date: 04/04/2018	1,000.00	1,000.00
			Item Subtotal	12,000.00
			Estimated Tax	0.00
			Total	\$ 12,000.00

DUNS/CEC: 06-313-4175 CAGE: 0AMS3

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380 New York Street
Redlands, CA 92373
Phone: 888-377-45752857
Fax #: 909-307-3083

Quotation

Page 3

Date: 01/04/2017 **Quotation No:** 25772407 **Customer No:** 272559

Item	Qty	Material#	Unit Price	Extended Price
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IF YOU WOULD LIKE TO RECEIVE AN INVOICE FOR THIS MAINTENANCE QUOTE YOU MAY DO ONE OF THE FOLLOWING:

- RESPOND TO THIS EMAIL WITH YOUR AUTHORIZATION TO INVOICE
- SIGN BELOW AND FAX TO 909-307-3083
- FAX YOUR PURCHASE ORDER TO 909-307-3083
- EMAIL YOUR PURCHASE ORDER TO Service@esri.com

REQUESTS VIA EMAIL OR SIGNED QUOTE INDICATE THAT YOU ARE AUTHORIZED TO OBLIGATE FUNDS FOR YOUR ORGANIZATION AND THAT YOUR ORGANIZATION DOES NOT REQUIRE A PURCHASE ORDER.

If there are any changes required to your quotation, please respond to this email and indicate any changes in your invoice authorization.

If you choose to discontinue your support, you will become ineligible for support benefits and services. All maintenance fees from the date of discontinuation will be due and payable if you decide to reactivate your support coverage at a later date.

This transaction is governed exclusively by the terms of your signed agreement with Esri, if any, or, where applicable, Esri's standard terms and conditions at www.esri.com/legal; such terms are incorporated in this quotation by reference. Acceptance is limited to the terms of this quotation. Federal government entities and government prime contractors authorized under FAR 51.1 may purchase under the terms of Esri's GSA Federal Supply Schedule. State of California government entities may purchase under the terms of <http://www.esri.com/~ /media/Files/Pdfs/legal/pdfs/addendums/california.pdf>, titled Addendum to State of California Purchases. Esri objects to and expressly rejects any different or additional terms contained in any purchase order, offer or confirmation sent or to be sent by buyer.

In order to expedite processing, please reference the quotation number and any/all applicable Esri contract number(s) (e.g. MPA, ELA, SmartBuy, GSA, BPA) on your ordering document.

By signing below, you are authorizing Esri to issue a software support invoice in the amount of \$_____ plus sales tax, if applicable.

Please check one of the following:

____ I agree to pay any applicable sales tax.

____ I am tax exempt. Please contact me if Esri does not have my current exempt information on file.





Signature of Authorized Representative





Date





Name (Please Print)


Title

[CSBATCHDOM]

2017 Historic Preservation Rehabilitation Program						
NOMINEE		ADDRESS	Length of Residency	Year Built	NR Eligible	Future NR
						Nominated 2016
1	Sonny/Lila Sorenson	26 Burnham	54 yrs	1895	Y	Y
<p>Foundation in bad shape on main part of house and rear of house. Boards close to it need to be replaced. Flooring in Kitchen may need replaced. Been a resident of Deadwood for 54 years. Involved in the block club, supported the schools, served on HP Board, helped with Days of 76, proud to be a resident. On a fixed income and would appreciate the help.</p>						
2	Lee Thompson	47 Forest	12 yrs	1895	N	Y
<p>The applicant is currently in the grant program for windows/siding and elderly resident. Asbestos siding needs removed. May be able to save lap siding. The roof was just done but soffits need replaced along with gutters. All doors and windows need replaced. Foundation needs repair. Chimney needs tuck pointing. Electrical needs updating. Front steps need replaced and front porch is giving way and not safe. Retaining wall in front needs replaced. The applicant would like this home to be taken back to what it looked like in 1895 when it was built.</p>						
3	Patrick Bergen	462 Williams	28 yrs	1909	Y	Y
<p>The house needs a new roof as the squirrels have done damage and now it is leaking. There are concerns of possible mold or mildew. All windows need replaced as only a few open and or have no screens. There are cracks in the basement walls and fear it is caused by the foundation. The electrical was done in 1988 and has not been replaced since. Plumbing freezes in the winter time so a heater has to be placed in the crawl space. The gutters and eaves need replaced. The Bergen's raised numerous foster children, their own children and five out of nine grandchildren in this house and have put their heart and soul into making this home as historical as possible.</p>						
4	Ron Russo	31 Charles	24 yrs	1888	Y	Y
<p>The house has serious foundation issues causing the house to settle on all four sides. Brick is bowing out over foundation. The chimney and roof are leaking. The front porch is separating from the house and is also leaking. The rear addition of the house was poorly constructed. The wood siding is deteriorating and it was built on a slab. The attic has squirrel and vermin issues. Interior walls are cracking because of the house settling. The plumbing is marginal and electrical needs upgraded. The house is hard to heat because the air-gap insulation is compromised by the separation of the brick. Through the Elderly Resident Program the applicant has installed a new furnace and is in the Siding Program.</p>						

		Length of Residency	Year Built	NR Eligible	Future NR	Nominated 2016	
NOMINEE		ADDRESS					
5	Bonnie Fosso	170 Pleasant	4 yrs	1893	Y	Y	Y
The applicant has owned the property for 12 years but has only lived in it the past four years. The applicant is currently in the Elderly Resident, Wood Windows and Doors and siding programs along with loan programs through Neighborworks. The foundation has been repaired, chimney removed, new heat source installed, new first floor headers, plumbing for kitchen and windows are next to go in. However, the electrical needs upgraded, bathroom plumbing, rebuild stairway, roof repairs, 2 nd floor windows and insulation still need to be completed and applicant does not believe she has enough funds to cover the costs.							
6	April Brennan	8 Lincoln	10 yrs?	1885	N	Y	N
The roof is in desperate need of repair. Shingles are falling off and roof is leaking at rear of house. Siding and windows need to be replaced. Foundation needs repair along with grading alongside of house. Because of drainage issues water is leaking into basement which could mean mold. The HVAC was replaced two years ago. The plumbing and electrical needs updated to meet current code and for safety.							
7	Deborah Brown	31 Burnham	14 yrs	1899	Y	Y	Y
Home is in need of structural support in basement. Roof, windows, retaining wall need repairs. Front porch is in need of re-support and wood replacement. Home has beautiful architectural details and Victorian designs, everything just needs a little polishing. Burnham Hill has a lot of tourist traffic because of the cemetery. This part of town should be kept up especially now that the new Welcome Center is going in. (This house is currently for sale)							
8	David Herdt	97 Forest	18 yrs	1893	Y	Y	Y
Retaining wall on east side has collapsed. The house is in danger of future damage. Foundation needs repaired, siding is in bad shape and is in need of new paint. Windows need replaced and the electrical needs to be upgraded. The upstairs heater needs replaced. The house is in great need of rain gutters as the drainage is poor on back side of house.							

		Length of Residency	Year Built	NR Eligible	Future NR	Nominated 2016	
NOMINEE	ADDRESS						
9	John McQuillen	44 Washington	24 yrs	1901	Y	Y	Y
The applicant has been without water for three years due to the waterline entering the house needs repair. Two interior valves failed so the City shut off the water at the street. The house needs electrical wiring replaced, new insulation and windows replaced or repaired. Trees need to be cut down or trimmed. The retaining wall needs to be repaired. The deck off of the kitchen needs to be replaced.							
10	Leonard/Elizabeth Park	48 Taylor	29 yrs	C 1900	Y	Y	Y
This house is in need of many exterior repairs such as windows, siding and roof. Plumbing is over 50 years old, the electrical needs updated, the house is no longer level and the kitchen floor needs replaced. The house is located right along the City steps and is viewed by tourists walking to Mt. Moriah. The applicant is 76 years old, disabled and is unable to do needed repairs.							
11	Margaret Sulentic	23 Van Buren	53 yrs	1880	Y	Y	Y
The siding needs replaced along with new storm windows. The cement porch needs repaired or replaced. The heating system is inefficient along with the insulation. The plumbing and electrical all needs to be updated. This house is located across the street from the Adams House and is highly visible to the public. The applicant raised their family here and has been a business owner since 1954.							
12	Sylvia Trentz	57 Lincoln	28 yrs	1890	Y	Y	Y
The exterior needs painting, gutters need replaced, retaining wall needs fixed along with sidewalk, siding needs repaired and molding needs replaced. Electrical and plumbing needs replaced. Basement walls are cracked and leaking which is causing mold issues. Foundation is cracking and needs repaired. Storm windows need replaced.							

			Length of Residency	Year Built	NR Eligible	Future NR	Nominated 2016
NOMINEE		ADDRESS					
13	Richard Wells	109 Forest	10 yrs	1900	Y	Y	Y
<p>To help preserve the house the retaining wall needs to be repaired. The upstairs windows need to be replaced. The electrical, plumbing and heating have been replaced. A new foundation was constructed under one half of the house to secure the integrity of the structure and to level out the house.</p>							



MEMORANDUM

Date: January 5, 2017
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Phase I City of Deadwood Terrestrial Lidar Scanning Update

In 2003, as part of the City of Deadwood's Historic Preservation efforts, we completed Lidar scanning of Main Street at an approximated cost of \$150,000.00. This original 2003 point cloud data needs to be upgraded to meet the advances in technology over the past 14 years in order to not lose this vital information.

The scan data upgrade will be to the extent that all physical characteristics of the existing permanent structures will be captured and will be to a sufficient degree that designers, architects, engineers, and subcontractors can ascertain such information that they can create construction and installation drawings for the work to be done for a renovation project.

Optira has submitted a quote to update the 2003 scan data with the cost of \$3,500.00.

Recommended Motion: *Move to recommend to the City Commission the approval of the quote from Optira to update the City of Deadwood Terrestrial Lidar Scanning in the amount of \$3,500.00.*



SECTION SIX: PRICING

All prices indicated for 3D Laser scanning and Applied Engineering are prices determined in accordance with the scope of work above. If the scope of work changes Optira reserves the right to increase or decrease the price charged.

Project Pricing

Updating of 2003 scan data **\$3,500.00**
(This will be done at no additional cost if 2 or more options are selected)

Deadwood City

Option 1 (Primary Facades)

Field Work

Mobilization (man power and equipment) **\$1,800.00**
Expenses (2 scan teams) **\$3,108.00**
3D Laser Scanning (5 Scan Days) **\$30,000.00**

Post Processing

Registration **\$4,000.00**
TruView and Point cloud production **\$2,500.00**

Option 1 Total **\$41,408.00**

Deadwood City

Option 2 (Secondary Rear)

Field Work

Mobilization (man power and equipment) **N/A with option 1**
Expenses (2 scan teams) **\$3,108.00**
3D Laser Scanning (5 Scan Days) **\$30,000.00**

Post Processing

Registration **\$4,000.00**
TruView and Point cloud production **\$2,500.00**

Option 2 Total **\$39,608.00**



MEMORANDUM

Date: January 5, 2017
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Construction and Implementation Wayfinding Project Phase III

Wayfinding was an action item outlined in the Deadwood Comprehensive Historic Preservation Plan adopted by the Deadwood Historic Preservation Commission and City Commission in December 1990. This project began in 2013 with passage of proper SD-DOT required ordinances, contracting with a consultant – Berberich Design – in 2014 to develop necessary plans and specifications for a comprehensive program, and budgeting in 2015 for beginning implementation and installation of the wayfinding signage.

With Phase I and II nearly complete it is appropriate timing to begin Phase III of the project. Phase III will for vehicular signage from Cemetery Street to the intersection of Highway 385/85. Attached is the quote from Berberich Design for design and consulting services for the coordination, construction administration and sign layout for Construction Phase III of Wayfinding in the amount of \$2,500.00.

The Wayfinding Project is valuable to residents, business owners and visitors to find Deadwood destinations and attractions. Staff recommends approval of the Wayfinding Project Phase III.

Recommended Motion: *Move to recommend to the City Commission to approve the professional services for the Wayfinding Project Phase III in the amount of \$2,500.00.*

ADDITIONAL SERVICES

Client: **City of Deadwood**
108 Sherman Street
Deadwood, South Dakota
57732

Project: **Phase III
Vehicular Wayfinding**

Date: 12/28/2016

Contact: **Kevin Kuchenbecker**
Historic Preservation
605-578-2082
605-641-5568 cell
kevin@cityofdeadwood.com

Project #: n/a

DATE(S) DESCRIPTION

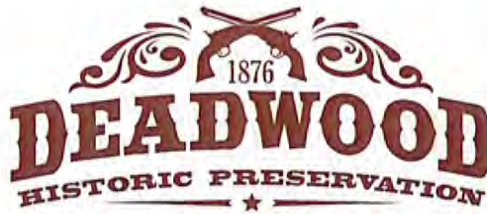
12/28/2016	Design and Consulting Services - Additional services for the coordination, construction administration and sign layout for production of Implementation Phase III of vehicular wayfinding. Phase III consist of new signage starting from Deadwood / Lead Regional Hospital heading south / southwest to city limits.	2500.00
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Approval: _____ Date: _____

TOTAL 2500.00

BERBERICHDESIGN
PO BOX 468
HILL CITY, SD 57745
605-430-5170

RAY@BERBERICHDESIGN.COM
WWW.BERBERICHDESIGN.COM



MEMORANDUM

Date: January 5, 2017
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Surveying and Mapping of St. Ambrose Catholic Cemetery

In the spring of 2012, Arleth Land Surveying was contracted by the City of Deadwood to stake the boundary of the St. Ambrose Catholic Cemetery for the installation of a new iron fence. As part of this survey, Arleth researched record documents for the cemetery. The "WPA Map" was copied and used for reference. The cemetery boundary has also been surveyed by another firm in 2003 and recorded as Plat Document No. 2003-5957. This later survey is a boundary plat only and does not provide a layout of gravesites.

After conducting their field work and performing post-field processing, Arleth determined that Plat Document No. 2003-5957 was essentially accurate survey of the cemetery's boundary and that it does not coincide with the boundary as shown in the "WPA Map." Additionally, Arleth observed that the burial plots, as evidenced by headstones, footstones, and retaining walls, did not fit the grid format of the "WPA Map." These variances can be attributed to the existence of water line right-of-way causing many gravesites to be laid out at an angle, which is contrary to the grid pattern of the "WPA Map." Additionally, the sloping terrain and large trees which have grown over the years have caused other variant angles of gravesites to occur.

Arleth Land Survey proposes to provide an updated MAP OF CEMETERY in compliance with SDCL 34-24-7, -8, and -9, with the end result being a recordable MAP of all existing burial sites based on observed evidence. Since the retaining walls have been restored and brush removal and tree thinning has been completed it will be easier for Arleth to find physical evidence of the visible burial plots.

The survey process is anticipated to be in three phases. Phase I will be a draft survey of all physical evidence of existing gravesites, in the amount of \$6,560.00. Phase II will be determining if there are any deeded gravesites that exist outside of the cemetery boundary and a cost cannot be provided at this time because the scope of effort is unknown and city personnel may be able to accomplish this phase. Phase III will be the preparation of the final MAP, in the amount of \$1,120.00.

Recommended Motion: *Move to recommend to the City Commission the approval of the proposal from Arleth Land Surveying to survey and map St. Ambrose Catholic Cemetery, in the amount of \$7,680.00.*

PROPOSAL FOR THE SURVEYING AND MAPPING OF ST. AMBROSE CATHOLIC CEMETERY, DEADWOOD, SOUTH DAKOTA

INTRODUCTION:

The purpose of this proposal is to provide a MAP OF CEMETERY (MAP) of the St. Ambrose Catholic Cemetery lying southwest of the Highland Park Subdivision in the City of Deadwood. The current map on file, but not recorded, at the Lawrence County Register of Deeds is referred to as the "WPA Map" (Figure 1). The "WPA Map" does not reflect the current layout of gravesites in the cemetery. South Dakota statute requires that cemeteries and their lots be properly platted and a uniform record of all burials be maintained.

BACKGROUND:

In the spring of 2012 Arleth Land Surveying was contracted by the City of Deadwood to stake the boundary of the St. Ambrose Catholic Cemetery for the installation of a new iron fence. As part of the survey Arleth researched record documents for the cemetery. The "WPA Map" was copied and used for reference. The cemetery boundary had also been surveyed by another firm in 2003 and recorded as Plat Document No. 2003-5957 (Figure 2). This later survey is a boundary plat only and does not provide a layout of gravesites.

After conducting their field work, and performing post-field processing, Arleth determined that Plat Document No. 2003-5957 was an essentially accurate survey of the cemetery's boundary and that it does not coincide with the boundary as shown in the "WPA Map". Additionally, Arleth observed that the burial plots, as evidenced by headstones, footstones and retaining walls did not fit the grid format of the "WPA Map". One of the reasons for these variances was the existence of a water line right-of-way running through the cemetery, which has since been abandoned. However the water line right-of-way caused many of the gravesites to be laid out at an angle contrary to the grid pattern of the "WPA Map". Additionally the sloping terrain and large trees which have grown over the years within the cemetery have caused other variant angles of gravesites to occur (see Figure 3).

POTTERS FIELD SECTION:

The southern end of St. Ambrose Catholic Cemetery has frequently been referred to as the "Potters Field Section". Archeological investigation and geophysical research has uncovered burial artifacts. To date, no remains have been found and no determination of gravesites has been made. Additionally the "WPA Map" does not define any lots in this section.

Since there is the future possibility of gravesites being uncovered in this area it is recommended that no mapping be done in this section at this time. When it can be determined if there are, or are not, any gravesites in this section then a supplemental plat can be prepared using an appropriate layout.

PROPOSAL:

Arleth Land Surveying proposes to provide an updated MAP OF CEMETERY in compliance with SDCL 34-27-7, -8 and -9 (see appendix). The end result will be a recordable MAP of all existing burial sites based on observed evidence. Since retaining walls have been restored and brush removal and tree thinning has been completed it will be easier for Arleth to find physical evidence of the visible burial plots.

The survey process is anticipated to be in three phases. Phase 1 will be a draft survey of all physical evidence of existing gravesites. Names on headstones will be noted. Then a comparison with the city's burial records will be made to determine if the existing grave sites correspond to the proper location by Section, Block, Lot and Gravesite.

Phase 2: A determination will be made if there are any deeded gravesites that exist outside the cemetery boundary by comparing the draft survey to the city's records. If so, then it would be recommended that the city contact the deed holders and advise them that a new deed will be prepared granting those deed holders a burial site within the limits of the new MAP, or at an alternative cemetery.

Phase 3: Preparation of final MAP. Based on the existing gravesite layout and on information determined in Phases one and two, a new MAP will be produced. The MAP will be in recordable format and compliant with SDCL.

Since there is a possibility that unmarked graves may exist within the cemetery boundary then it is recommended that future burial gravesites not be platted. Rather, supplemental plat(s) can be prepared when any unmarked graves may be discovered.

Arleth can perform phase one of the survey for a price of \$6,560.00. Phase three can be performed for a price of \$1,120.00. A price for phase two can not be provided at this time since the scope of the effort is unknown and city personnel may be able to accomplish this phase.

References:

Arleth Land Surveying has surveyed and/or mapped the following cemeteries: Silver City Cemetery, Bullock Cemetery, Mt. Moriah Cemetery and Oak Ridge Cemetery among others.

ST. AMBROSE CEMETERY
Figure 1

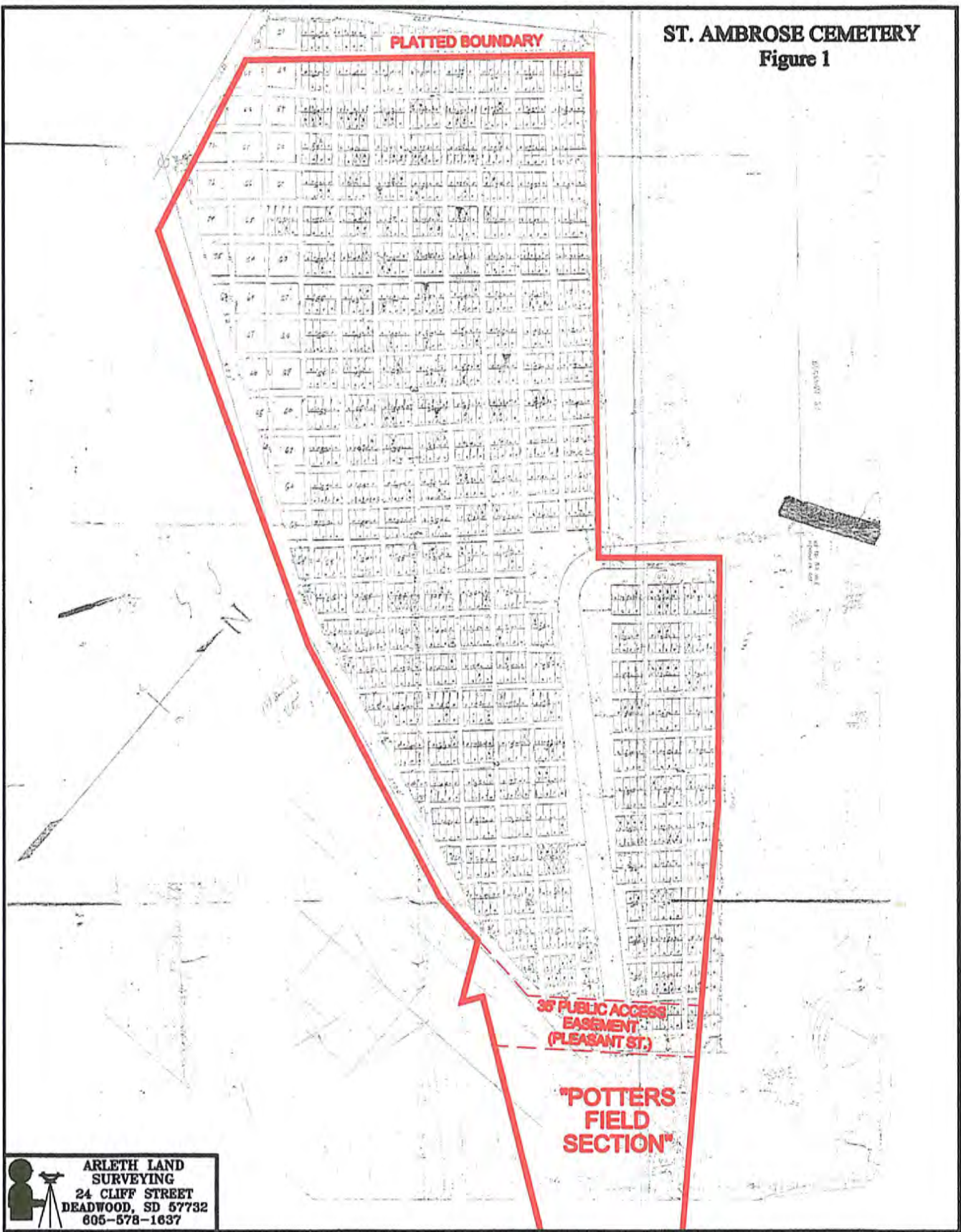
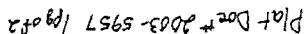
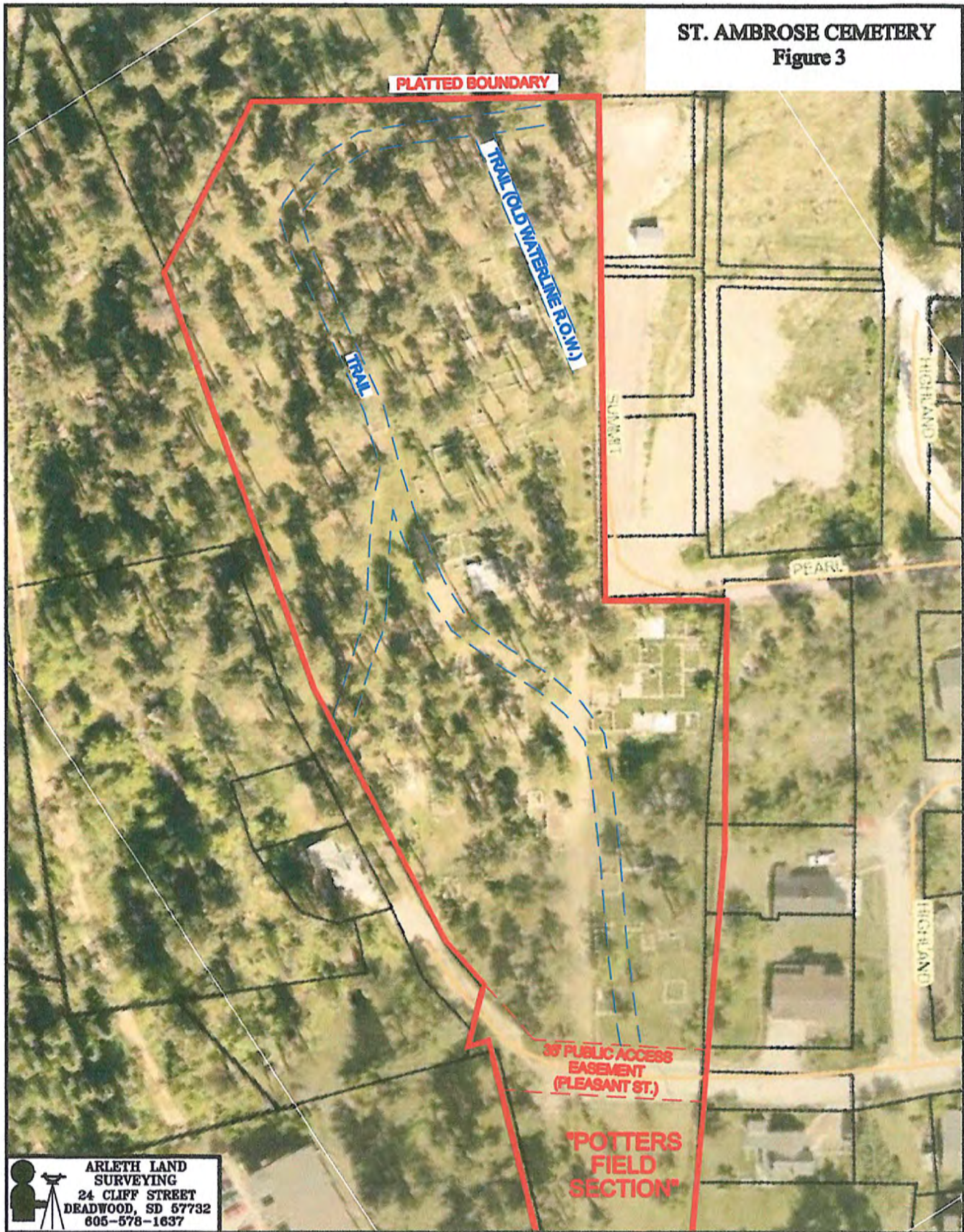


Figure 2



A diagram showing a person's head in profile, looking through a telescope. The telescope is represented by a horizontal tube with an objective lens at the front and an eyepiece at the back. The person's eye is positioned at the eyepiece. The diagram is labeled with 'D' at the top and 'E' at the bottom.

ST. AMBROSE CEMETERY
Figure 3



**ARLETH LAND
SURVEYING**
24 CLIFF STREET
DEADWOOD, SD 57732
805-578-1637

APPENDIX

34-27-7. Purpose of requirements as to cemetery plats. It is the intent and purpose of §§ 34-27-8 and 34-27-9 to require every cemetery or place of burial to be platted or mapped into subdivisions, indicating individual grave spaces, thereby providing when such plat or map is placed on file in the registrar's office, a numerical or tract index of all burials recorded and for no other purpose.

Source: SDC 1939, § 27.0214 (1) as added by SL 1941, ch 124, § 4.

34-27-8. Subdivision and platting of cemeteries required--Filing with local registrar of vital records. Every person, firm, or association, every church, religious or benevolent society, and private or public corporation, owning or having under his or its control, any cemetery or place of burial in this state, shall keep and maintain a uniform record of all burials, and shall by itself, his or its officers or agent, cause such cemetery or burial ground, or such portion thereof as may from time to time become necessary for that purpose, to be surveyed, mapped, or diagramed, and subdivided into sections, blocks, lots, individual grave spaces, avenues, walks, and streets, thereby platting or making a map or diagram thereof, which map or plat shall be filed, preserved, and maintained as a permanent cemetery record. Such plat or map, or copy thereof, shall be dated and endorsed by the person, firm, or agency drafting such plat or map, and duly filed in the office of the registrar of vital records of the registration district, wherein located, and shall become a permanent record in such office.

Source: SDC 1939, § 27.0214 (1) as added by SL 1941, ch 124, § 4.

34-27-9. Numbering of grave spaces on cemetery plat--Designation of veterans' burials--Marking of burials. Each section, block, lot, and individual grave space in a cemetery shall be regularly numbered, such numbers to appear and be marked upon the face thereof, and the map or plat required by § 34-27-8 when completed shall have designated thereon, by uniform marking appearing in the proper grave spaces, all present burials and occupied graves located within such cemetery. The graves of all veterans of the armed forces of the United States, including their allies, confederate veterans, and war nurses in the time of war, and veterans as defined by § 33A-2-1, located in each cemetery shall be designated by a separate and distinct uniform mark. Thereafter it shall be the duty of such person, association, or corporation in charge of such cemetery or place of burial to regularly mark and designate upon such plat or map, the exact grave space occupied at the time of interment, by all subsequent burials, within such cemetery.

Source: SDC 1939, § 27.0214 (1) as added by SL 1941, ch 124, § 4; SL 2011, ch 1 (Ex. Ord. 11-1), § 20, eff. Apr. 12, 2011.

EXHIBIT I

*National
Historic
Landmark*

**CITY OF
DEADWOOD
SOUTH DAKOTA**
USA

*Entertaining
Guests Since
1876*

*National
Historic
Landmark*

**DEADWOOD
SOUTH DAKOTA**

*Entertaining
Guests Since
1876*

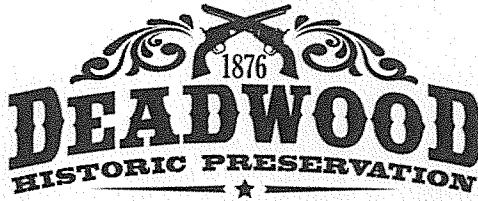


EXHIBIT J

Foundation Program Application

Please read the attached Policy Guidelines and provide the requested information.

1. Address of Property:

2. Applicant's name & mailing address:

Telephone: (_____) _____ - _____

E-mail _____

3. Owner of property – (if different from applicant):

Telephone: (_____) _____ - _____

E-mail _____

For Office Use Only:

☐ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: __/__/__ Initials: _____

4. Complete a City of Deadwood Application for Project Approval OR Certificate of Appropriateness and attach it to this document.

5. Certification

I certify all information contained in this application and all information furnished in support of this application is given for the purpose of obtaining financial assistance in the form of a grant or a loan as true and complete to the best of my knowledge and belief. I acknowledge I have read the policy guidelines for the loan or grant included with and for this application and agree to all of the terms and conditions contained in the policy guidelines. I agree any contractors which I hire for this project will hold contractors licenses with the City of Deadwood and will require they also agree to and abide by the terms and conditions of the policy guidelines.

I acknowledge the Deadwood Historic Preservation Commission is merely granting or loaning funds in connection with the work or project and neither the Historic Preservation Commission nor the City of Deadwood is or will be responsible for satisfactory performance of the work or payment for the same beyond the grant or loan approval by the Historic Preservation Commission. I acknowledge I am solely responsible for selecting any contractors hired in connection with the project and in requiring satisfactory performance by such contractor. I agree to indemnify and hold harmless the Deadwood Historic Preservation Commission and the City of Deadwood against losses, costs, damages, expenses and liabilities of any nature directly or indirectly resulting from or arising out of or relating to the Deadwood Historic Preservation Commission's acceptance, consideration, approval, or disapproval of this application and the issuance or non-issuance or a grant or loan.

Applicant's signature: _____

Date submitted: __/__/__

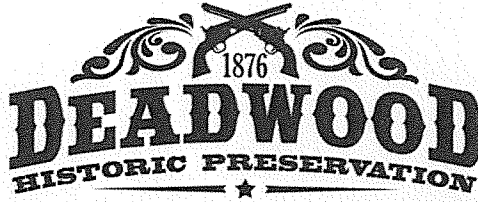
Owner's signature: _____

Date submitted: __/__/__

Please return the completed application along with the Project Approval OR Certificate of Appropriateness to:

City of Deadwood
Planning, Zoning & Historic Preservation
108 Sherman Street
Deadwood, SD 57732
605-578-2082

Adopted 1/11/17



Foundation Program - Policy Guidelines

1. Statement of Purpose:

The restoration and protection of Deadwood's historic buildings and structures are a primary part of the City's goal to preserve and maintain Deadwood's historic integrity. The expense of such restoration and protection projects may discourage property owners from having the work completed or may result in lower quality of craftsmanship. The purpose of this program is to assist and encourage property owners to use quality materials and craftsmanship by repairing first, where possible, and replacing, only if necessary.

2. Objective:

The City of Deadwood is a National Historic Landmark and is listed on the National and South Dakota State Registers of Historic Places. Maintaining these designations is critical to the economic success of the City and quality of life of its residents. The objective of the program is to stimulate the quality restoration and protection of buildings and structures that contribute to the historic integrity of the City of Deadwood.

3. Eligibility:

To be eligible for the Foundation Program, a project must meet the following criteria:

- a. The project must affect a property listed on the City of Deadwood's 1993 Historic Sites Inventory as an historic property in the Deadwood National Historic Landmark District. Properties not listed on the inventory must be eligible for the National Register of Historic Places as defined in the National Park Service's National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.
- b. The building must be a residential property of not more than four dwelling units as defined by Deadwood Planning and Zoning Department.

The City of Deadwood's Historic Preservation Officer determines a project's eligibility. All eligible applications are subject to the review by the Deadwood Historic Preservation Commission.

4. Program Requirements:

- a. The funds are to be used for the repair of foundations or basements for historic residential properties, when possible; Examples of acceptable expenses are: repointing stone and masonry, concrete reinforcement, curbing, sill plates, positive drainage, etc.
- b. Owner self-funding of construction can be permitted for reimbursement of material and contractor costs at the end of the project. Also progressive payments may be made subject to payment withholding to ensure project completion is accomplished.
- c. All final or progressive payments are to be for materials and/or contractor's costs only supported by verifiable invoices. Owner's time is not reimbursable. No prepayments for materials are permitted, however, reimbursement to owner for materials is approved when materials are on site.
- d. Construction and Permanent Loans:
 - i. Persons receiving financing must conform to applicable federal and local regulations governing the use of specific loan funds.
 - ii. All loan applicants must present evidence of their ability to repay the loan and provide adequate collateral.

iii. Loan approval is contingent upon approval of the project by the Deadwood Historic Preservation Commission.

e. All projects will be performed pursuant to the Secretary of the Interior's Standards for the Treatment of Historic Properties and the Secretary of the Interior's Guidelines for the Rehabilitation of Historic Buildings.

5. Grant and Loan Conditions:

Qualified Owner Occupied¹ (Grant):

GRANT AMOUNT	INTEREST RATE	TERM	PAYMENT AMOUNT	SECURITY
\$10,000 maximum	Not applicable	Not applicable	Grant	Grant Agreement

¹Owner Occupied status is verified with the Lawrence County Equalization Office and by additional verification obtained through other means available to the City. A Grant Agreement with the City of Deadwood must be signed by all parties.

Qualified Non-Owner Occupied Property (Forgivable Loan)

LOAN AMOUNT	INTEREST RATE	TERM	PAYMENT AMOUNT	SECURITY
\$10,000 maximum	0% ²	Up to 10 years	10% of Loan amount will be forgiven each calendar year	Loan Agreement

²All Deadwood Historic Preservation loan programs will include the following fees: Credit Report, Recording Fee, 1% Loan Origination Fee, Settlement Fee and a Title Report Fee. These fees are collected from applicant/owner at loan closing. All loan fees will be disclosed on a Good Faith Estimate by NeighborWorks in accordance with the Real Estate Settlement and Procedures Act.

³Failure to complete work as approved in a timely fashion and/or failure to maintain property up to City of Deadwood's Minimum Maintenance Standards may cause loan to be payable in full at that time and not forgiven.

Owners applying for construction loans must provide proof of ability to repay loan. Various documents will be requested by NeighborWorks to complete a loan application.

The Deadwood Historic Preservation Commission reserves the right to modify, amend, or forgive the loan payment or to change or modify this program for any reason.

Additional forgivable loan considerations:

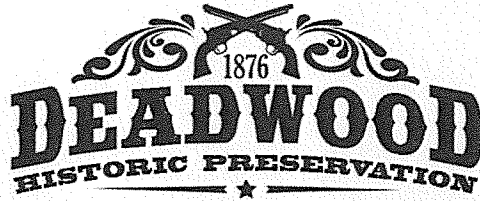
- At the end of each full calendar year, 10% of the loan amount will be forgiven.
- If the owner/applicant desires to sell the property before the end of the loan term, the remaining unforgiven portion of the loan will be due in full.
- The owner/applicant must have addressed any additional preservation issues beyond the original work, meet Deadwood Minimum Maintenance Standards, and satisfy all loan conditions before loan can be transferred or forgiven.

6. Forms and Technical Assistance:

- a. **Loans** - Loan application forms and loan technical assistance are available at the NeighborWorks Office, 795 Upper Main Street in Deadwood. Telephone: (605) 578-1401.
- b. **Project Approval or Certificate of Appropriateness** – The applications are available at the Historic Preservation Office located at Deadwood City Hall, 108 Sherman Street in Deadwood. (605) 578-2082. This form is also available online at: <http://www.cityofdeadwood.com> , under **Permits, Licenses & Forms** tab, then under Historic Preservation heading.

This form must be completed and given to the Historic Preservation Officer who will present it to the Historic Preservation Commission for consideration. *[No work can start until Historic Preservation Commission approval and the owner/applicant has an approved City of Deadwood Building Permit.]*

- c. **City of Deadwood Building Permit** – A City of Deadwood (Residential or Commercial) Building Permit must be acquired from the City of Deadwood Building Inspector located at 67 Dunlop Avenue, in Deadwood. Telephone: (605) 578-3082. This permit application form is also available online at: <http://www.cityofdeadwood.com> , under **Permits, Licenses & Forms** tab, then under Building Inspector heading.



Foundation Program - Administrative Procedures

1. Application

- The Applicant/Property Owner/Owner's Representative (Owner) obtains from Historic Preservation Office, NeighborWorks or City of Deadwood Website:
 - Foundation Program Application form
 - Application for Project Approval or Certificate of Appropriateness form
- The Owner submits completed copies of the above forms with signatures to Historic Preservation Office.
- A discussion between the Owner and the Historic Preservation Officer is recommended to clarify requirements and expectations of this program. This can greatly streamline the process.

2. Determination of Eligibility

- The Historic Preservation Officer conducts an on-site inspection of property to determine eligibility.
- Photographs are taken for documentation.
- A foundation assessment will be done by the Historic Preservation Officer and appropriate parties if determined necessary.
- The Historic Preservation Officer will prepare a written HP Staff recommendation for use by the Historic Preservation Commission (HPC). If a loan is involved, the Historic Preservation Officer communicates with NeighborWorks about the conclusions drawn in the HP Staff recommendation.

3. Application Approval

For Owner Occupied Properties:

- Historic Preservation Officer verifies the ownership and occupancy status (owner occupied vs. non-owner occupied) with the Lawrence County equalization office and by additional verification obtained through other means available to the City.
- If Owner desires to self-fund the project:
 - The Owner arranges for their own funding for materials and construction. Owner must be aware reimbursements by the City of Deadwood may require several weeks before payments are made due to the City's approval process.
- If Owner desires a construction loan:
 - Owner makes an application for a construction loan (see Construction Loan box below).
- Historic Preservation Officer meets with the Historic Preservation Loan Committee for recommendations for Grant approval or denial.
- The Historic Preservation Loan Committee recommendation is then presented to the entire Historic Preservation Commission for Grant approval or denial.

For a Non-Owner Occupied Properties:

- Owner makes an application for a construction loan (see Construction Loan box below).
- NeighborWorks Staff meets with the Historic Preservation Loan Committee for recommendations for Loan approval or denial.
- The Historic Preservation Loan Committee recommendation is then presented to the entire Historic Preservation Commission for Loan approval or denial.

Construction Loans

Construction Loans are for:

- Owner Occupied Properties where Owner desires construction funding.
 - A construction loan is to be closed at the end of construction.
 - Owner is responsible for any costs exceeding the grant amount or any costs not permitted under the Program.
 - Owner is responsible to pay for all closing costs.
- All Non-Owner Occupied Properties.
 - A construction loan is closed at the end of construction and rolled into the 10 year loan.
 - Owner is responsible for any costs exceeding the grant amount or any costs not permitted under the Program.
 - Owner is responsible to pay for all closing costs.

How to get a Construction Loan:

- The Owner makes an appointment with NeighborWorks to determine the Owner's financial eligibility.
- NeighborWorks prepares Construction Loan documents for which the Owner must provide:
 - Cost Estimate / quote for entire project.
 - Information to verify Owner's financial ability to repay.
- NeighborWorks provides Owner with:
 - Worksheet showing Owner's financial responsibility.
 - Letter of Understanding stating Owner's share of costs. Owner must sign this document.
 - Closing Documents (i.e. mortgages and settlement statements)
 - Promissory note (i.e. assignments on contract for deed, personal guarantees, etc.) Owner must sign this document.
- NeighborWorks presents loan request to Historic Preservation Loan Committee for recommendation to approve or deny loan.
- Historic Preservation Loan Committee presents loan request to Historic Preservation Commission to approve or deny.

4. Historic Preservation Commission Project Approval

- Based on HP Staff Report, the Historic Preservation Commission (HPC) approves or denies the Application for Project Approval or Certificate of Appropriateness.
- Based on recommendations from the HP Loan Committee, HPC approves or denies the application for grant or loan.
- If grant or loan is approved, the agreements and any other necessary documents are recorded.
- A "Notice to Proceed" is issued to the Owner and/or Contractor and the City of Deadwood, by:
 - Historic Preservation Officer, in the case of a grant to an Owner who does not need a construction loan.

Approved 1/11/17

- NeighborWorks, in the case where a Construction Loan is involved.

5. Project Beginning and Ending

- The Owner is encouraged to enter into a contract with a City of Deadwood licensed Contractor for the project.
- The Owner or Contractor obtains a City of Deadwood Building Permit. A "Notice to Proceed" from either the Historic Preservation Officer or NeighborWorks must be obtained before applying for a City of Deadwood Building Permit.
- Where Progressive Payments are involved:
 - The Owner is responsible for making arrangements for delayed payments or progress payments to the Contractor / Foundation Material Supplier. Owner must be aware payments from the City of Deadwood may require up to 30 days or more before payments are made due to the City's approval process.
 - Where an Owner is Self-funding, progressive payments can be permitted for reimbursement of materials and contractor costs.
 - Progressive payments are made subject to payment withholding to ensure project completion is accomplished.
 - All final or progressive payments are for materials and/or contractor's costs only, supported by verifiable invoices. Owner's time is not reimbursable. No prepayments for materials are permitted, however, reimbursement to owner for materials is approved when materials are on site.
- The Historic Preservation Officer and/or Building Inspector inspect the work in progress.
- The Historic Preservation Officer and Building Inspector conduct a final inspection after the completion of the entire project.

6. Expenditure Disbursement

- After the Building Inspector has reviewed the work and/or materials and has consulted with the Historic Preservation Officer, the Building Inspector authorizes Historic Preservation Officer or NeighborWorks (if a Construction Loan is involved) to approve invoiced amount (less any withholding).
- Historic Preservation Officer or NeighborWorks (if a Construction Loan is involved) initially approves invoices.
- At a HPC meeting, the HPC approves the disbursement which is added to the City of Deadwood Commission's bill list for City (final) approval.
- Upon City approval, the City Finance Office issues checks for the disbursement to the Historic Preservation Office.
- Owner or Contractor pick-up disbursement check from the Historic Preservation office and, if Contractor is involved, the Contractor must sign lien waivers before final payment is made.

7. Continued Administration of Loans

- NeighborWorks reviews all loan accounts once a month.
- Building Inspector notifies property owner if property does not meet Minimum Maintenance Standards, and if these issues are not resolved, the Building Inspector advises the HP Loan Committee. The HP Loan Committee provides recommendation to HPC either to work with owner, or make loan immediately payable.
- Where a Grant is not involved, the Construction Loan will be rolled into a 10 year loan and the documents will be recorded. Any costs associated with recording of documents must be paid by Owner.

8. Satisfaction of 10 year Loan

- After terms and conditions of the loan are completed, NeighborWorks prepares a satisfaction of mortgage for the loan funds.
- HPC signs the satisfaction of mortgage.
- NeighborWorks collects from the Owner the recording fees for the satisfaction of mortgage documents.
- NeighborWorks delivers the satisfaction of mortgage to the Register of Deeds.
- NeighborWorks closes the Owner's loan account.
- NeighborWorks forwards the loan documents to the HP Office.
- The HP Office retains the loan documents for at least seven (7) years.



MEMORANDUM

Date: January 6, 2017
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Historic Preservation Program Grant Extensions

The following Historic Preservation Program applicants are requesting extensions of their Grants. Staff's recommendation follows for each of the extension requests.

- Lori Keehn..... 107 ForestSiding Program
The grant expires on 05/04/17. The project has not started but the applicant is requesting an extension. Staff recommends extending the grant for an additional six months which will expire 11/04/17.
- Lori Keehn..... 107 ForestWood Windows and Doors Program
The grant expires on 05/04/17. The project has not started but the applicant is requesting an extension. Staff recommends extending the grant for an additional six months which will expire 11/04/17.

Jerity Krambeck

From: Lori Keehn <lkeehn@gmail.com>
Sent: Wednesday, December 28, 2016 4:52 PM
To: Jerity Krambeck
Subject: Extension for grant

To whom to may concern,

I received a siding and window grant in October, 2016. I'm asking for an extension of both grants.

Best Regards

Lori Keehn