

LEAD CITY COMMISSION
Regular Meeting
April 17, 2023

The Lead City Commission met on Tuesday, April 17, 2023, in City Hall, 801 West Main Street at 5:00 PM with the following members present: Mayor Ron Everett, and Commissioners Kayla Klein, Roger Thomas, Colin Greenfield and Steve Stewart. Absent: None. Mayor Ron Everett called the Regular Meeting to order. The Pledge of Allegiance was recited.

APPROVE MINUTES

1. Minutes of April 3, 2023, Regular meeting are approved as read.

ITEMS FROM VISITORS

1. Sarah Canida—Lead Chamber and the Opera House—Friday, Lead Deadwood Arts Center Lego contest at the high school 6PM. Saturday, Opera House Show at 7PM. Sunday, Yoga with Sarah Canida for Sexual Assault Awareness Month 5:30PM.
2. Gordon Phillips—Comprehensive Plan—Community input meetings, Sanford Lab-Tuesday, April 25th, 1:30-2:30PM—Thursday April 27th 5:30-6:30 and in case one of the storms come up the alternative date will be Tuesday May 2nd.
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PUBLIC SAFETY

1. Dog Breeders Ordinance Discussion
Steve Stewart would like the city to look into a Breeder's Ordinance.
Mayor Everett stated Chief Williams can review this and work with the Animal Shelter to come up with a proposed Ordinance.
Klein stated there are communities that do have these ordinances and she would like to see what these ordinances entail.
Greenfield stated if people are breeding, they are still running a business and there are rules that go along with that. Also, the well-being of the animals needs to be looked into.
Chief Williams stated this was just brought to his attention and there will be a lot that will need to go into this.
2. Chief Williams stated he does a grant every year for Highway Safety to enforce traffic laws, primarily speed and seatbelts. Through the grant they are able to purchase equipment to assist with highway safety.
3. Short Term Rental (Moratorium) Discussion
Steve Stewart stated he would like to make a motion to put a Moratorium on Short Term Rentals and place this agenda item into executive session if needed. Stewart gave the Commission copies of Deadwood's Short Term Rental Ordinance. Stewart stated if the city does not act this is going to get carried away.
Stewart stated he has been in contact with Deadwood's Building Inspector Kevin Kuchenbecker and has compiled information which has been sent to the commission.
Mayor Everett stated this will be for discussion only and no action will be taken at this time.
Mayor Everett would like to involve the Planning and Zoning Commission to begin looking into the Short-Term Rentals and the direction the city should go moving forward.
Everett would like the P&Z Board to set up a time with Deadwood to go over what they have done and would like them to discuss all of this information and make a recommendation down the road.
Everett also suggested gathering a task force for these discussions but there will be several public meetings before anything is finalized.
Stewart stated he must have been misinformed regarding the moratorium as he was told if a motion was made action would be taken. Everett stated this item was on the agenda as a discussion item only and no action would be taken, this would be bad practice to make a motion without involving the public for discussion.
Greenfield stated he agrees the commission needs to dive back into the discussion and see what has already been put in place and how it has been working. Greenfield stated the percentage of vacation rentals to regular housing is very concerning. The last he heard was around 27%, which is very concerning if this is accurate. Greenfield believes with the moratorium it will give the city a chance to slow down and reevaluate then come back and decide if this should be put on hold for right now or forever.
Thomas stated the numbers are at 71 out of 1500 residents. The City of Lead is the only one without a limit and the residents are realizing they are losing housing. Thomas would like to look into Rental Scapes and see if everything is in order.

Klein would like a comprehensive report from Rental Scapes. Klein stated this is the reason rental Scapes was hired, so the city had accurate information and agrees this needs to be discussed. Klein stated no decision should be made without public comment and would like to give plenty of time for people to be present at the meetings.

Mayor Everett stated to start the process, the city will acquire the comprehensive report from Rental Scapes and this will be sent to the Planning and Zoning Commission for further discussion and recommendations.

BUILDING INSPECTIONS/HEALTH SAFETY

1. Hire Robin Lucero as the City Planner

- (Moved to Executive Session)

2. Spring Cleanup

May 8-13, 2023, please do not put things out on the street until these dates.

STREETS/UTILITIES/BUILDINGS AND GROUNDS

1. Approve/Award Bid for Miners Avenue—M/Thomas, S/Klein- Carried to approve and award bid to GTI Construction in the amount of \$1,113.237. (Negotiated Price)

2. Open Bids for S. Lead Cemetery (3-Year Contract)—M/Greenfield, S/Klein- Carried to approve RBM Essentials for the 3-year contract for the S. Lead Cemetery in the amount of \$21,000/year with a \$600.00/year increase.

3. Summer Help

M/Klein, S/Thomas- Carried to approve hiring three new summer employees as stated below, at a rate of \$15.00/hr. Effective May 1, 2023.

- McGuyre Kyte
- America Adkins
- Shawn Brandeberry

4. Resolution 2023-04 Park Loop

Mayor Everett is confident the city can receive local grants to proceed this year.

M/Greenfield, S/Stewart- Carried to approve a call for Bids for the Park Loop.

Wainman stated this is only for the upper park loop not the path that will go underneath the conveyor belt.

5. Arbor Day Ceremony—May 11, 2023, 9:00AM @ Visitor's Center

BILLS

M/Thomas, S/Klein- Carried to approve the Bills in the amount of \$237,653.42 (payables) \$171,375.85 and (wages) \$66,347.57

Vendor	Amount
ACE HARDWARE	\$ 2,403.27
ADAMS SALVAGE RECYCLING & RECOVERY	\$ 43.06
ALL NET CONNECTIONS	\$ 3,235.29
APPLIED CONCEPTS, INC.	\$ 3,250.00
PAT ASMUSSEN	\$ 200.00
BARRY'S ELECTRIC	\$ 165.00
BIERSCHBACH EQUIPMENT & SUPPLIES	\$ 2,940.00
BLACK HILLS ELECTRIC COOPERATIVE	\$ 71.50
BLACK HILLS PIONEER	\$ 596.01
BLACK HILLS PURE, INC	\$ 46.00
DATEC INCORPORATED	\$ 900.00
DEADWOOD DENTAL	\$ 804.00
DEADWOOD HISTORY	\$ 20.00
DON MACK	\$ 175.00
FLOYD'S TRUCK CENTER	\$ 124.31
GALLS, INC.	\$ 536.41
CHERYL GLANZER	\$ 175.00
GODFREY BRAKE SERVICE & SUPPLY COMPANY, INC.	\$ 79.25
HEARST LIBRARY	\$ 323.95
INTERSTATE ENGINEERING, INC.	\$ 11,885.52
JACOBS PRECISION WELDING, INC.	\$ 57.72
JIM'S PRIVATE UTILITY LOCATING	\$ 211.00
KNECHT HOME CENTER/SPEARFISH	\$ 436.35
KUSTOM SIGNALS INC	\$ 3,343.00
LEAD RIFLE & PISTOL CLUB	\$ 350.00
LEAD/DEADWOOD SANITARY DIST	\$ 49,204.70
MACK'S AUTO BODY LLC	\$ 5,655.90
MCGAS PROPANE	\$ 1,747.54
MID-STATES ORGANIZED CRIME INFO CENTER	\$ 100.00
MONUMENT HEALTH	\$ 300.00
NORTHWEST PIPE FITTINGS, INC	\$ 796.51
RAPID DELIVERY INC	\$ 125.13
RIGHTEOUS GARAGE DOORS	\$ 200.00
S&S REPAIR, INC.	\$ 1,021.76
SANDER SANITATION	\$ 52,857.22
SANITATION PRODUCTS INC	\$ 953.48
SARAH SHOOP	\$ 81.76
SERVALL TOWELL & LINEN, INC.	\$ 776.95
SIMON NORTH REGION SD	\$ 2,893.75
SOUTH DAKOTA FEDERAL PROPERTY AGENCY	\$ 268.00
SOUTH DAKOTA ONE CALL	\$ 6.30
SOUTHSIDE OIL CO., INC.	\$ 10,312.54
STOP STICK, LTD	\$ 515.00
STREET IMAGES	\$ 529.95
SUNSHINE TOWING	\$ 170.00
VERIZON WIRELESS	\$ 457.62
VIGILANT BUSINESS SOLUTIONS	\$ 257.50
MIDCONTINENT TESTING LAB	\$ 73.50
BLACK HILLS ENERGY	\$ 7,572.44
SOUTH DAKOTA STATE TREASURER	\$ 1,930.87
VISION SERVICE PLAN	\$ 125.79
Total Amount	\$ 171,305.85
PAYROLL	
Mayor/Commission	\$ 1,246.60
Finance	\$ 5,937.97
Govt Building	\$ 1,098.45
Police	\$ 19,364.08
Streets	\$ 18,832.31
Health Inspections	\$ 2,555.67
Parks	\$ 4,133.89
Library	\$ 6,404.92
Water	\$ 6,773.68
Total Amount	\$ 66,347.57

LEGAL AND FINANCE

1. Financial Report (March)—M/Thomas, S/Klein- Carried to approve the March 2023 Financial Report in the amount of 1,965,298.23.
2. Canvas Election Results—M/Stewart, S/Klein-Carried to approve the Canvas Election Results.
 - Dustin Heupel- 144
 - Robert Carr- 179
 - Steven Stewart- 116

ITEMS FROM MAYOR & COMMISSIONERS

1. Next Regular Meeting—Monday, May 1, 2023 @ 5:00 PM
2. Steve Stewart would like to hire a professional audio and visual company to come in and set something up for the commission. This was a budgeted item, and he would like to see it used for this.
Mayor Everett stated the staff can start looking into this.

MEETING/ANNOUNCEMENTS

- a. Planning & Zoning- April 25th @ 5:00 PM Lead City Hall
- b. Comprehensive Plan- April 20th @ 11:00 AM Lead City Hall
- c. Historic Preservation- April 19th @ 5:00 PM Lead City Hall

EXECUTIVE SESSION

1. New Employee Discussion
M/Thomas, S/Klein- Carried to open Executive Session at 5:45PM.
M/Thomas, S/Stewart- Carried to close Executive Session at 6:05PM

RESUME REGULAR MEETING

1. Hire Robin Lucero as the City Planner
M/Klein, S/Greenfield- Carried to approve hiring new employee Robin Lucero for the City Planner Position as stated below:
Hire Robin Lucero as the City Planner at a salary rate of \$53,290, Effective May 1, 2023
After 180 day probationary Period then at a salary rate of \$55,000 to take effect October 28, 2023.

ADJOURN

M/Klein, S/Greenfield—Carried to adjourn Regular Meeting at 6:10PM.

CITY OF LEAD

ATTEST

Ron Everett, Mayor
(SEAL)

John Wainman, City Administrator