LEAD CITY COMMISSION
Regular Meeting
November 16, 2026

The Lead City Commission met on Monday, November 16, 2026, in City Hall, 801 West Main Street at 5:30 PM with the following members present: Mayor Dustin Heupel and Commissioners Dory Hanson, Roger Thomas, Dustin Schumacher and Valerie Meiners. Absent: None. Mayor Heupel called the Regular Meeting to order. The Pledge of Allegiance was recited.

APPROVE AGENDA

1. M/Meiners, S/Schumacher- Carried to approve November 16, 2026, agenda as read.

APPROVE MINUTES

1. Commission consensus to approve Regular minutes of November 2, 2026, as read.

ITEMS FROM VISITORS

1. Pam Millard was present to provide updates on South Dakota Retailers and South Dakota Municipal League training opportunities. She encouraged Mayor Heupel to involve city employees in these meetings and training sessions.
2. Elizabeth Neilson, a Lead homeowner, was present to discuss short-term rentals and answer questions from members of the public.

PUBLIC WORKS

1. Robin stated that the job opening had been posted and one company had expressed interest. Robin will prepare a proposed contract and pricing information to bring back for consideration at the next meeting.

LIBRARY

1. Library Director Sarah Shoop announced that the library will be holding its pie sale on Wednesday the 25th, beginning at 10:00 AM and continuing until all pies are sold. Volunteers are needed to help with the event. She also gave a shout-out to Wharf for donating a tree from the Festival of Trees to the library.

PUBLIC SAFETY

1. M/Meiners, S/Hanson- Carried to approve hire Doug Parrow at $29.92/hour effective January 4, 2027.
2. Police Chief Robert Williams addressed the recent mountain lion sightings in the Washington area and reminded residents to remain alert and use caution. Residents are asked to contact the Police Department if they spot the mountain lion in the area.

BUILDING INSPECTIONS/HEALTH SAFETY/PLANNING OFFICE

1. M/Thomas, S/Meiners- Carried to table Adams Salvage Recycling & Recovery 2027 Rates.

BILLS

1. M/Thomas, S/Meiners- Carried to approve the Bills in the amount of $153,816.86 $75,422.25 (payables) and (wages) $78,374.61

Vendor	Amount
A&B BUSINESS SOLUTIONS	$ 57.41
ACE HARDWARE	$ 809.55
ALL NET CONNECTIONS	$ 3,027.50
ANDERSON SERVICES LLC	$ 120.00
AREHART UPHOLSTERY	$ 37.50
BLACK HILLS ASPHALT LLC	$ 16,024.00
BLACK STRAP INC	$ 5,184.00
FREEDOM AND GLORY	$ 200.98
CHILDREN'S HOME SOCIETY	$ 150.00
DEADWOOD DENTAL	$ 354.00
DIGITAL DESIGNS	$ 487.50
TWIN CITY ANIMAL SHELTER	$ 3,250.00
GALLS, INC.	$ 149.00
HISTORIC HOMESTAKE OPERA HOUSE	$ 2,083.33
JACOBS PRECISION WELDING, INC.	$ 57.00
JENNER EQUIPMENT, INC.	$ 425.97
JERRY GREERS ENGINEERING	$ 753.00
JOHNER PAVING	$ 255.00
KURT PICKARD	$ 178.36
LEAD CHAMBER OF COMMERCE	$ 9,166.67
GARY MCNALL	$ 1,212.58
MIDCO DIVING & MARINE SERVICES, INC.	$ 5,639.00
MONTANA DAKOTA UTILITIES	$ 236.77
MONUMENT HEALTH	$ 241.00
PONDEROSA LAND SURVEYS LLC	$ 508.75
QUIK SIGNS	$ 191.10
SACRISON PAVING	$ 31,101.13
SIMON NORTH REGION SD	$ 1,162.57
SOUTHSIDE OIL CO., INC.	$ 10,827.53
SOUTHSIDE SERVICE	$ 207.02
STURDEVANTS AUTO PARTS, INC.	$ 570.52
TOM DEBOISE	$ 78.11
TRITECH SOFTWARE SYSTEMS	$ 240.00
VESTIS FIRST AID	$ 174.91
WEST RIVER SOLID WASTE SOLUTIONS LLC	$ 30,814.44
WESTERN PEAKS LOGISTICS	$ 19.95
WHITES CANYON MOTORS	$ 1,734.95
LAMB MOTOR COMPANY	$ 64,783.00
AFLAC'S CASHIERS DEPT	$ 82.80
CITY OF LEAD HEALTH INSURANCE	$ 1,660.21
OFFICE CHILD SUPPORT ENFORCEMENT	$ 63.69
SOUTH DAKOTA RETIREMENT	$ 7,980.82
SOUTH DAKOTA SUPPLEMENTAL RETIREMENT	$ 295.00
A&B BUSINESS SOLUTIONS	$ 391.92
ADAMS SALVAGE RECYCLING & RECOVERY	$ 11.52
ANDERSON EXCAVATION	$ 350.00
BLACK HILLS ELECTRIC COOPERATIVE	$ 54.12
BLACK HILLS PIONEER	$ 172.41
BLACK HILLS PURE, INC	$ 50.75
CARPET BUYERS OUTLET	$ 7,900.00
DEADWOOD DENTAL	$ 828.40
DEADWOOD-LEAD ECONOMIC DEVELOPMENT CORP.	$ 12,000.00
FIRST INTERSTATE BANK	$ 1,125.00
GALLS, INC.	$ 117.10
GODFREY BRAKE SERVICE & SUPPLY COMPANY, INC.	$ 65.70
GREAT WESTERN TIRE INC	$ 3,322.72
HEARST LIBRARY	$ 1,726.39
JOHNS & KOSEL, PROF. LLC	$ 371.48
JUNEK'S	$ 1,452.82
LEAD/DEADWOOD SANITARY DIST	$ 37,441.07
MIDCONTINENT TESTING LAB	$ 84.00
NEHL DENTAL INC	$ 346.00
NORTHERN HILLS SOD FARM	$ 1,475.80
NORTHWEST PIPE FITTINGS, INC	$ 875.10
PAIGE ERICKSON	$ 800.00
REMI GUDITH	$ 28.00
SARAH SHOOP	$ 67.76
SERVALL TOWELL & LINEN, INC.	$ 835.60
SHAWN BRANDBERRY	$ 28.00
SOUTH DAKOTA ONE CALL	$ 19.95
STAN HOUSTON EQUIPMENT CO.	$ 21.72
THREE IN ONE INC	$ 787.50
TREE WISE MEN	$ 750.00
VANWAY TROPHY & AWARD	$ 62.85
VERIZON WIRELESS	$ 741.06
WARNE CHEMICAL & EQUIPMENT CO.	$ 149.50
AT&T MOBILITY	$ 290.78
AVERA HEALTH PLANS	$ 29,062.48
FIRST NATIONAL BANK (FEDERAL WITHOLDING)	$ 6,662.01
FIRST NATIONAL BANK (MED/SS)	$ 10,331.62
FIRST NATIONAL CREDIT CARD	$ 5,798.74
MID-CONTINENT	$ 988.01
Total Amount	**$ 330,184.50**
Payroll	
Mayor/Commission	$ 1,498.21
Finance	$ 9,599.86
Police	$ 19,812.42
Snow	$ 28,194.10
Health Inspections	$ 2,841.25
Library	$ 7,357.62
Water	$ 2,881.34
Sewer	$ 6,189.81
Total Amount	**$ 78,374.61**

HEARINGS/PUBLIC MEETINGS

1. M/Meiners, S/Hansen- Carried to approve Malt Beverage Hearing: Town Hall Inn
   Mayor Heupel opened and closed the hearing with no public comment.

LEGAL AND FINANCE

1. M/Meiners, S/Thomas- Carried to stipulate to the reading of Ordinance #1129-26 2027 Budget-Second Reading. M/Meiners, S/Thomas- Carried to approve Ordinance #1129-26 2027 Budget- Second Reading. Those voting aye: Mayor Heupel and Commissioners Schumacher, Hansen, Meiners, and Thomas. Those voting nay: None. Motion Carries.

1. M/Schumacher, S/Meiners – Motion carried to approve Resolution #2026-06, Setting Rates. M/Schumacher, S/Meiners – Motion carried to amend Resolution #2026-06 by increasing the Short-Term Rental fees to $500.00, with all other proposed rates remaining unchanged. Those voting Aye: Commissioners Thomas, Hansen, Meiners, and Schumacher. Those voting Nay: Mayor Heupel. Motion carries.
   M/Meiners, S/Thomas – Motion carried to approve Resolution #2026-06, Setting Rates, as amended. Those voting Aye: Commissioners Thomas, Hansen, Meiners, and Schumacher. Those voting Nay: Mayor Heupel. Motion Carries.
   Discussion: Several members of the meeting spoke regarding short-term rentals and the proposed fee increases, with opinions both in favor of and opposed to the changes. Mayor Heupel explained that the funds collected would be used toward a new STR tracking system, which would allow the City to monitor rental properties and ensure they are following city regulations. Meiners stated that if permit fees increase, rental rates may also increase to offset the additional costs and that she did not feel the increase would have a significant impact. She expressed support for the proposed fees. Mayor Heupel stated that he supports short-term rentals and believes the proposed $250 fee is too low. He noted that STRs contribute to the City's sales tax revenue and stated he would be comfortable with a $500 fee. He also expressed that he was not as supportive of the proposed increases to food truck annual permit fees or building permit fees.
   Schumacher stated he would also be comfortable with a $500 STR fee, and Meiners agreed. Thomas stated that the fees are a cost of doing business and that the increases affect everyone. Short-term rental owners expressed concerns about paying additional fees, noting that they already contribute through other taxes.
   Water rate increases were also discussed. Robin provided an explanation of the state regulations and requirements contributing to the increases.

   CITY OF LEAD RESOLUTION # 2026-06
   A RESOLUTION SETTING FORTH A SCHEDULE OF RATES FOR USE BY THE CITY OF LEAD
   The City Commission of the City of Lead, a municipal corporation, meeting in regular session on November 17, 2026, pursuant to SDCL 9-l9, motion was made by Schumacher seconded by Meiners, that the following resolution be adopted:
   WHEREAS, City Ordinances require certain license fees, charges for services, and other designations to be established by resolution:
   NOW, THEREFORE, BE IT RESOLVED, by the City Commission of the City of Lead, hereby establishes the following fees and other designations. This resolution will replace all previous fees and designations. All utility rates will be effective January 1, 2027. All other rates will be effective upon passing of resolution except the building permit fine, which will take effect July 1, 2026.
   FINANCE

Park Shelter Fee ……..	$50.00/2 hours
Open Container Permit ……	$10.00
Peddler Permit	
Tier 1 (Low-impact vendor):	
Daily ……...	$10.00
(City may waive for nonprofits, organizations or qualified events)	
Weekly ……	$20.00
Monthly ……..	$35.00
Annual ……	$100.00
Tier 2 (Standard vendor):	
Daily ……...	$15.00
Weekly ……	$30.00
Monthly ……..	$75.00

Annual …… $250.00
Tier 3 (High-impact vendor/Food Truck):
Daily ……... $20.00
Weekly …… $40.00
Monthly …….. $100.00
Annual …… $250.00
Electrical Pedestal Add-on Fee:
Daily ……... $10.00
Weekly …… $50.00
Monthly …….. $100.00
Annual …… $250.00
Special Malt Beverage Retailer's License …….. $10.00
Short Term Rental Permit …… $500.00
Alcohol Licensing:
On-sale Liquor License …… $1,200.00 Annually
Wine …… $500.00 Annually
Package Liquor …… $400.00 Annually
Malt Beverage/SD Farm Wine On/Off Sale ……. $300.00 Annually

Marijuana Licensing:
Dispensary …… $5,000.00 Annually
Cultivation …… $5,000.00 Annually
Manufacturing …….. $5,000.00 Annually
Testing ……. $5,000.00 Annually
Transfer application fee …….. $5,000.00
Administrative modification fee ……. $50.00
Full modification fee …….. $500.00
Reimbursement, failure to obtain SD DOH certificate ……. $2,500.00
BUILDING
Preliminary Plat Fee …… $100.00
Secondary Plat Fee …….. $50.00
Sign Permit …….. $50.00
Banner Permit …….. $25.00
Excavation Permit …… $500.00
Variance Application …… $200.00
Change of Zoning Request ……$200.00
Conditional Use Permit ……$200.00
Contractor's License ……$200.00
Renewal by January 31 …… $100.00
Demolition Permit:
Contributing structure in Historic District ……$1,000.00
Non-contributing structure in Historic District …… $500.00
Garage/outbuilding inside Historic District …… $250.00
Home outside Historic District ……$500.00
Garage/Outbuilding outside Historic District ……. $100.00
Short Term Rental Inspection Fee ……. $250.00
Other Inspection Fees:
Inspection outside of normal business hours, 2 hour minimum … $50/hour
Reinspection fees assessed under provisions of UBC 108.8 ……. $50/hour
Inspection for which no fee is specifically indicated,
½ hour minimum …… $50.00/hour
Additional plan review required by changes, additions, or revisions to plans, ½ hour minimum …… $50.00/hour
For use of outside consultants for plan checking and inspections
or both ……..……..…. Actual cost plus overhead
Building Permit Fee Schedule:
Up to $500: …… $15.00
$500.01 to $2,000: For the first $500.00 plus $3.00 for each additional $100.00, or fraction thereof, to and including $2,000.00 …….. $60.00
$2,000.01 to $25,000.00: For the first $2,000.00 plus $12.00 for each additional $1,000.00, or fraction thereof, to and including $25,000.00 …….. $336.00

$25,000.01 to $50,000.00: For the first $25,000.00 plus $6.00 for each additional $1,000.00, or fraction thereof, to and including $50,000.00…….. $486.00
$50,000.01 to $100,000.00: For the first $50,000.00 plus $5.00 for each additional $1,000.00, or fraction thereof, to and including $100,000.00 …..…. $736.00
$100,000.01 to $500,000.00: For the first $100,000.00 plus $4.20 for each additional $1,000.00, or fraction thereof, to and including $500,000.00 …… $2,416.00
$500,000.01 to $1,000,000.00: For the first $500,000.00 plus $3.60 for each additional $1,000.00, or fraction thereof, to and including $1,000,000.00 ……. $4,216.00
$1,000,000.00 and over: For the first $1,000,000.00 plus $2.40 for each additional $1,000.00, or fraction thereof ……. $4,216.00
Fine for not getting a building permit: …… Double the regular permit fee

WATER

Water rate, includes 2,000 gallons …… $37.00
Per 1000 gallons over base rate ……. $8.00
Monthly discount for bank deduction …….. $0.50
Turn off/on water rate during business hours …….. $50.00
Turn off/on water rate after business hours and weekends ……. $150.00
Meter test ……. $30.00
Water tap fee 1” line …… $1,000.00
Water tap fee 2” line …… $2,000.00
Water tap fee 4” line …… $4,000.00
Water tap fee 6” line …… $6,000.00
Water tap fee 8” line …… $8,000.00
Water tap fee 12” line …… $12,000.00

SEWER

Sewer tap ……. $1,500.00
Sewer Rate ……. $23.00

GARBAGE

Garbage …….. $28.06
Tax ……. $1.74

ANIMALS

Dog tag, non-neutered ……..… $10.00/Annually
Dog tag, neutered …… $3.00/Annually
Animal at large, penalty
- First offense …… $25.00
- Second offense …… $50.00
- Third offense …….. $100.00

Chicken Application …… $100.00

PARKING

Handicap parking ticket ……. $50.00
Dead storage parking ticket …… $25.00
Other parking ticket …… $20.00
Parking Variance …… $10.00
- *Good for 5 days

Lower Parking Garage Lease Pricing:
- 1 month …… $60.00
- Tax …….. $3.90

Upper Parking Garage Lease Pricing:
- 1 month ……. $20.00
- Tax …… $1.30

McClellan Leased Parking:
- 1 month ……. $20.00
- Tax …… $1.30

East Summit Street Leased Parking:
- 1 month ……. $20.00
- Tax …… $1.30

Violations:
- Overparked, within 72 hours …… $20.00
- Overparked, after 72 hours …….. $25.00
- Blocking driveway, within 72 hours …… $20.00
- Blocking driveway, after 72 hours …….. $25.00
- Parking prohibited, within 72 hours …… $20.00

Parking prohibited, after 72 hours …… $25.00
Parking after time limit, within 72 hours …… $20.00
Parking after time limit, after 72 hours ……..…… $25.00
Parking in unloading zone, within 72 hours …….. $20.00
Parking in unloading zone, after 72 hours …….. $25.00
Parking against traffic, within 72 hours …….. $20.00
Parking against traffic, after 72 hours ……..…….. $20.00
Handicapped parking only, within 72 hours …… $50.00
Handicapped parking only, after 72 hours …..…… $55.00
Dead storage, within 72 hours …… $25.00
Dead storage, after 72 hours …… $30.00
Snow removal, within 72 hours …… $20.00
Snow removal, after 72 hours ……..…… $25.00
Other, within 72 hours …… $20.00
Other, after 72 hours ……. $25.00

TAXI LICENSE

Taxi License (Per vehicle) ……. $50.00

RECORDS

Copies (8.5x11) Black and White …….. $0.25
Copies (8.5x11) Black and White Double Sided or full page images …… $0.50
Copies (8.5x11) Color ……..…….. $0.50
Copies (8.5x11) Color Double Sided or full page images ……..… $1.00
Copies (11x17) Color ……. $1.00
Copies (11x17) Color Double Sided ….……. $1.00
Faxing ……. $1.00/page
Accident Report ……... $4.00
Police Record Request ……. $20.00
Background Check Fee …… $26.75

CEMETARY

City of Lead Resident:
Grave Site Adult …… $250.00
Perpetual Care Adult ..……..…….. $240.00
Grave Site Infant …… $100.00
Perpetual Care Infant ……. $100.00
Staking Fee ……. $60.00
Headstone Deposit …….. $75.00

City of Lead Non-Resident:
Grave Site Adult …… $300.00
Perpetual Care Adult ..……..…….. $300.00
Grave Site Infant …… $125.00
Perpetual Care Infant ……. $125.00
Staking Fee ……. $60.00
Headstone Deposit …….. $75.00

EQUIPMENT/PERSONNEL

Nuisance removal, snow removal, and after-hours callouts ……... $150/hour per person
Repair for damage to city property ……. $200/hour per person
Holiday callouts …….. $300/hour per person
Supplies …… Actual cost plus 20%

Those voting aye: Schumacher, Hanson, Thomas and Meiners
Those voting nay: Heupel
Motion carried.
Dated this 16th day of November, 2026

CITY OF LEAD: ATTEST:

_____ _____

Dustin Heupel, Mayor Robin Lucero, City Administrator
(SEAL)

2. M/Thomas, S/Hansen- Carried to approve October 2026 Financial Report in the amount of $1,891,033.24

MEETINGS/ANNOUNCEMENTS

1. Next Special Meeting – Monday, November 23rd, 2026, at 4 PM
2. Next Regular Meeting- Monday, December 7th, 2026, at 5:30 PM
3. Planning & Zoning- Tuesday, November 24th, 2026, at 5:00 PM
4. Historic Preservation- Wednesday, November 18th, 2026, at 4:00 PM

ADJOURN

1. M/Meiners, S/Thomas—Carried to adjourn the regular meeting at 6:44 PM.

CITY OF LEAD ATTEST

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Dustin Heupel, Mayor Robin Lucero, City Administrator

(SEAL)