

ATTACHMENT TO COMPLAINT OF CODE VIOLATION

October 23, 2025

On Wednesday, October 8, 2025, I attended the Rapid City Historic Preservation Commission meeting at the Honeybee Room in the City Government Main Building, located at 300 6th Street, Rapid City, SD 57701. This meeting was a regularly scheduled meeting with typical business on the agenda including a new business item to comment on the project at 416 St. Joseph Street which partially falls within the environs of a historic property.

Present at the meeting were:

- The City staff: Marlo Kapsa and Jennifer Bergstrom
- Historic Preservation Commissioners: Jenn Johnson, Brettany Neiles, Pat Roseland, Emily Calhoun, Dave Viall (Jenn Johnson, Emily Calhoun were by Zoom)
- Rapid City City Council liaison: Councilperson Mr. Bill Evans
- MAC Construction owner: Brett Olleson and his colleagues Don Iversen and Clarissa Wolf
- Jerud Pummel owner and architect with UDA Architecture
- Matt Ehlman with 416 St. Joseph Street Project

The meeting opened with introductions and approval of minutes from the last regular meeting and moved quickly into the published agenda. City staff had prepared and began to present the report seeking comments from commissioners present in attendance regarding the Environs associated with the 416 St. Joseph project. Councilperson Bill Evans quickly interjected and monopolized the meeting with a rant that spanned from berating the project design, local business and architect UDA, the Rapid City City Council for its decision to move this project forward, to the current TIF controversy, which he referred to as "the respectable Lien Family's Libertyland Project". He further challenged the City's decision to support and approve Block 5 project versus Hani Shafi's proposal from 10 years ago. He degraded the Commission directly, complaining about prior decisions the Commission has made over the years.

For some reason, Mr. Evans brought up his sister who dropped him off for the meeting, referring to her as a, "top architect", and expressed his wish that she would critique the design of the 416 St. Joseph Project, offering the criticism he stated he *knew* she would make. He pointed out that he finished an architect degree in college, was number one in his class, and knows what he is talking about as he belittled design decisions made by architects and business owners in our local community.

Councilperson Evans's comments were made in an irate manner and were irrationally all over the place. He seemed confused on the purpose of the meeting and what the topic for discussion was. He repeatedly spoke critically and bombastically with irrelevant comments. At one point, he commented he has traveled to Europe many times and knew what good design was and "this was not good design". He could not focus on the discussion in front of the Commission, instead he seemed determined to disrespect everyone in the room and question the integrity and professional credentials of the Commissioners, and persons present to the Commission. He seemed intent on being cruel with his words rather than constructive, or even relevant. His hostility escalated to the point where he was physically expressing his anger, restless and visibly agitated, while everyone else in the room remained calm and still, mostly in shock at what they were witnessing. He challenged and denigrated both Commission members and presenters' credentials and experience and expressed his asserted superior understanding and knowledge regarding their professional degrees and experience.

Councilperson Evans was not able to control his outbursts while others were talking, interrupting anyone who began to bring the conversation back to the agenda and important work of the Commission. He was repeatedly asked to stop interrupting. Commissioners, staff, and the public in attendance for this discussion repeatedly tried to bring the meeting back into focus. Councilperson Evans, with his disrespectful, bullying and offensive outburst, seemed determined to not allow the Commissioners to do their work. Instead, he wanted the opportunity to express his self-perceived importance, negative opinions about people, the Commission, individual Commissioners, and City Council decisions he disagreed with or that were in opposition with his views

His comments were offensive, abusive, irrelevant to the agenda items or work of the Commission. He seemed incapable of controlling his outbursts or maintaining any decorum.

Subsequently, I have had conversations with City staff who have been extremely apologetic and apologizing for Councilperson Evans's behavior. Commissioners have expressed apologies for the unprofessional meeting and, Mr. Evan's negative and tangential comments. Additionally, I have listened to people who attended the meeting voice concern about formally raising the issue of Councilperson Evan's meeting conduct because of retribution and concerned the wrath of Councilperson Evans which could negatively impact their place in the community or their place of job.

This Commissioners and City staff have operated with professionalism and been responsive throughout this process. In the end, like other boards and commissions performing work for Rapid City, the Historic Preservation Commission members come from

the community. These people give their time and expertise to Rapid City in the desire to build a better community. Will people such as those that serve as Historic Preservation Commissioners or, for that matter, City employees give of their time or work for the City if this kind of treatment goes unchecked? Rapid City deserves better from its elected officials.