

**UNAPPROVED MINUTES**  
**BALTIC CITY COUNCIL SPECIAL MEETING**  
**July 8, 2025, 7:00 PM BALTIC CITY HALL**  
**130 ST. OLAF AVENUE BALTIC, SOUTH DAKOTA**

Interim Mayor & Council President Brian McGreevy called the meeting to order at 7:05 PM in the Baltic City Hall, 130 St. Olaf Avenue. Answering roll call were Alderman Edward Clark-Jessen, Nikki Oien, Interim Mayor & Alderman Brian McGreevy, Alderman Steve Boeve. Also in attendance were Finance Officer Lacey Harrington, Public Works Supervisor Ryan Fods and ISG Engineer Justin Heim & Parker Hamann and City Attorney Mae Pochop.

Brian McGreevy led the meeting in the Pledge of Allegiance.

**MINUTES**

The council reviewed the June 17<sup>th</sup>, 2025 Regular Council Meeting minutes. Edward Clark-Jessen made a motion to approve May 13<sup>th</sup>, 2025 minutes, McGreevy seconded. All ayes, motion carried.

**CLAIMS PAYABLE** The Council reviewed the Claims Payable. Nikki Oien made a motion to approve the Claims Payable, seconded by Clark-Jessen. All ayes, motion carried.

**PUBLIC TIME**

No one came forward for public time.

**OLD BUSINESS**

**Baltic Heights Park Concrete**

Ryan Fods revisited the plan of pouring concrete behind the Baltic Heights ball field backstop, connecting it to the concession stand and bike path. Ryan Fods presented a joint bid from two local contractors who agreed to collaborate rather than compete for \$35,550.00. He reviewed the bid details and project timeline. The council addressed audience questions about using the funds for other park improvements. McGreevy made a motion to approve the joint bid for the concrete at Baltic Heights Ball Fields for \$35,550.00, Oien seconded, all ayes, motion carried.

**NEW BUSINESS**

**Public Hearing for 528 Lovely Ave**

Interim Mayor Brian McGreevy opened the public hearing at 7:17 pm.

The council heard from multiple individuals both for and against the rezone request. Concerns were raised by the Baltic Area Development Foundation regarding location, infrastructure, school capacity, community resources, tax impacts, and property maintenance. Citizens also voiced concerns about setting a precedent, business development goals, traffic, and apartment location.

Representatives for Baltic Square LLC spoke in support, including Denise Hanzlik from the SD Multi-Housing Association, who shared data on local housing needs; Lyle Jensen of C&L Custom Homes; Amy Miller from Charisma Property Management; and Troy from Willadsen Lund Engineering, who addressed infrastructure, density, and parking concerns. Deb McIsaac also spoke as a subject matter expert on behalf of Baltic Square LLC, highlighting tax benefits, available commercial space, and reasons for anonymity. Additional public comments were heard.

Interim Mayor & Alderman Brian McGreevy made a motion to deny the re-zone request for 528 Lovely Ave., Boeve seconded, Oien was in favor, Clark-Jessen was opposed, motion carried.

### **Dog Days Road Closures**

Lacey Harrington, on behalf of the Dog Days Committee, requested the following street closures along St. Olaf Avenue:

- **Friday, August 8:** City Office to 3rd Street along St. Olaf Ave. for Paint the Street Yellow and Beanbag Tournament staggered partial closure from 3:00 pm to 2:00 am.
- **Saturday, August 9:** 1st to 3rd Street along St. Olaf Ave for the 5K/Mile Race and parade — closed from 7:00 am to 12:00 pm; and again from 3:00 pm to 2:00 am for the street dance.
- **Sunday, August 10:** 1st to 3rd Street along St. Olaf Ave. for the car show — closed from 9:00 am to 4:00 pm.

Nikki Oien made a motion to approve the street closure requests for Dog Days for Friday, Saturday and Sunday, Boeve seconded, all ayes, motion carried.

### **Meeting Recording & Audio**

Finance Officer Lacey Harrington presented a request for the purchase of the Owl Meeting device and microphone accessory to improve meeting audio quality. She reviewed the specs and costs and requested retroactive approval for the Owl device already purchased, along with approval to purchase the accessory. Boeve made a motion to approve the already purchased Owl and to purchase the Owl microphone accessory, Clark-Jessen seconded, all ayes, motion carried.

### **House Bill 1130 – Election Law Passed**

Harrington informed the Council about HB 1130, which takes effect July 1, 2025. The bill requires municipalities and school districts to hold elections in even-numbered years in conjunction with the Primary or General election. City Attorney Mae Pochop will review how this affects Baltic's upcoming election, with further discussion to follow.

### **4<sup>th</sup> Street Parking & Alley**

Ryan Fods addressed parking issues on 4th Street and the alley leading to Ben Kringen's property. He requested restricting parking to the east side of 4th Street only, with no parking on the west side or in the alley. City Attorney Mae Pochop will draft an Ordinance for that and will be addressed at meetings coming up.

### **ENGINEERING UPDATE**

**Oak & Ash Project** – Hamann walked through the remaining items needed to complete the project such as tree trimming and grading.

**Main Lift Station** – Hamann gave updates on project plans. Hamann requested approval of Payment Application #4 for \$212,830.87.

**Pay Application #4** Clark-Jessen made a motion to approve Pay Application #4 for \$212,830.87 for the Main Lift Station, McGreevy seconded, all ayes, motion carried.

**5<sup>th</sup> Street Improvements** – Paving was delayed due to rain and the holiday but will still plan to have that done by the end of July.

**Transportation Alternatives Grant** – Hamann gave updates on project plans.

**PUBLIC WORKS UPDATE**

Ryan Fods gave updates on ball fields and rubble site issues.

**FINANCE OFFICE UPDATE**

Finance Officer Harrington provided a budget update, reviewing the current status of the City's bank and SD FIT accounts compared to the same time last year. Harrington also requested temporary office help for 25 hours per week for up to one month during the transition from gWorks back to Banyon. Clark-Jessen made a motion to approve part time help at the City of Baltic office during the Banyon transition, Oien seconded, all ayes, motion carried.

**LEGAL/COUNCIL/MAYOR UPDATE**

With no further business to discuss, Oien made a motion to adjourn at 9:10 pm. Seconded by McGreevy, all ayes, motion carried.

---

Lacey Harrington  
Municipal Finance Officer

---

Brian McGreevy  
Interim Mayor/Board President