

Approved 11/13/2023

Whalan City Council
Regular Meeting
Monday, October 09, 2023
Meeting held at the Whalan Town Hall and via Zoom

Present: David Hallum, Sheila Higbe, Kim Berekvam, Thore E. Johnson, and Owen Lewis

Absent: None

Visitors: Randy Berekvam, Ben Ruberg, Michael McGrath, Marlys Tuftin, Lucas Johnson, Scott Hatleli, Cindy Hatleli, Steve Snyder, and Barb Jeffers

Public Hearing: Mayor Hallum called the public hearing to order at 5:00 p.m.

- The following summarized comments were shared by some of those in attendance:
 - “Up to 15” seems excessive, how was that number arrived at? Were ‘residents’ considered different than ‘homeowners’? Does it include the annexed area? Too many short-term rentals is destabilizing to community-building.
 - Off-street parking concerns were covered, along with long-term renters being discouraged if there are too many short-term rentals. How will this be administered and enforced (wiring, upkeep, etc)? Can only certain areas be designated for short-term rentals? If home values go up, that will increase everyone’s taxes.
 - How will it impact someone who has many sites under 1 name? Will boundaries be established for resorts? It could increase Whalan’s tax base if done correctly. Some sentences contradict each other.
- No comments were submitted via writing.

With no further comments the hearing was closed by Mayor Hallum at 5:19 p.m.

Regular Meeting:

Mayor Hallum called the Regular Meeting to order at 5:20 p.m.

- A. The Pledge of Allegiance was recited.**
- B. Agenda:** Member Johnson motioned to approve the agenda; Member Lewis seconded the motion. Motion carried, with all in favor.
- C. Approval of Minutes:** Minutes of the September 11, 2023 Council Meeting were read by Mayor Hallum. Member Lewis motioned to approve the minutes as presented; Member Berekvam seconded the motion. Motion carried, with all in favor.
- D. Treasurer’s Report:** Clerk Grossell provided the treasurer’s report. The following are the balances as of 09/30/2023: General Fund \$48,100.08, Court Reimbursement Fund \$2,103.19, Taste of the Trail \$3,130.55, Ballfield Fund \$935.06, Beautification Fund \$187.00, General Capital \$27,610.34, and Electric Fund \$50,146.74. Member Johnson motioned to approve the treasurer’s report including the following accounts payable:

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Claim No	Vendor	Detail	Amount	Check Number
	Payroll Period Ending			
Payroll	09/30/2023	September Payroll – T. Grossell	\$ 592.52	6257
	Payroll Period Ending			
Payroll	09/30/2023	September Payroll – R. Berekvam	\$ 288.59	6256
10092301	Plunkett's Pest Control	Sept Pest Control	\$ 44.52	6246
10092302	Acentek	Oct 2023 Phone	\$ 41.15	6247
10092303	Harter's Trash & Recycling	Inv 525578	\$ 169.63	6248
10092304	Fillmore County Journal	Public Hearing Notice	\$ 26.58	6249
	Void	Void		6250
10092305	Whalan Museum	October Internet Expense (in full)	\$ 70.26	6251
10092306	Teresa Grossell	Office Supplies & Postage	\$ 117.60	6252
10092307	IRS	3 rd Qtr Payroll W/H Taxes	\$ 695.88	Elec Pmt
10092308	MN Dept of Rev	3 rd Qtr Payroll W/H Taxes	\$ 127.18	Elec Pmt
10092309	MN PERA	3 rd Qtr Payroll	\$ 304.55	Elec Pmt
10092310	MN Dept of Rev	3 rd Qtr Sales Tax	\$ 1022.00	Elec Pmt
10092311	MiEnergy	Purchase Power, invoice	\$ 4240.55	6253
10092312	MiEnergy	Purchase Power, invoice	\$ 172.00	6255
10092312	Rushford Hardware	Transaction E352494, B149993	\$ 98.15	6254

Member Higbe seconded the motion. Motion carried, with all in favor.

E. Welcome to Visitors and Visitor Comments: No comments were shared.

F. New Business:

- a) **Termination of Sharing Agreement with City of Lanesboro (RE: Clerk/Treasurer role):** Member Higbe motioned to approve the termination of this agreement with City of Lanesboro; Member Berekvam seconded the motion. Motion carried, with all in favor.
- b) **City Phone Line Options:** Member Higbe motioned to move the landline city phone line through Acentik from Lanesboro City Hall into the Whalan Town Hall building at a one-time cost estimated to be around \$108 for labor, and an increased ongoing cost of \$2/month to cover the call-forwarding feature. Member Lewis seconded the motion. Motion carried, with all in favor.
- c) **2024 Budget Discussion:** Reviewed YTD figures, no action was taken at this time

G. Continued Business:

- a) **Short Term Rental/Lodging Ordinance Review:** Member Higbe clarified that MDH (MN Dept of Health) determines if properties are 'suited for rental' which was a question posed during the Public Comment time. Member Berekvam shared that she felt that the proposed 15 licenses is too high in order to still have enough community members able to serve as council members and to keep local churches/schools in operation. She also questioned if resorts should count as 1 and ultimately suggested they consider 8 licenses, which would be about 15% of Whalan's 50 dwellings. Member Lewis shared that he feels short-term rental properties get taken care of better than some other properties in town. Member Johnson believes it should be left as currently written, with the 7 current rentals. Mayor Hallum shared that the current draft had been reviewed by the city's lawyer, but requested that the Zoning Board take a look at the potentially conflicting statements that were questioned during the public comment.

Member Lewis motioned and Member Higbe seconded the motion to send the ordinance back to the Zoning Board for modification of the Resort wording, and to recommend that 9 licenses be allowed moving forward. The motion passed with four votes in favor, and Member Johnson voting against it.

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- b) **Revisit ZOOM Account Purchase:** Due to the Free version only allowing for 40-minute meetings, Member Berekvam motioned for Clerk Grossell to purchase the annual subscription at a cost of \$149.90/year, in order to allow for unlimited length of meetings; Member Higbe seconded the motion. Motion carried, with all in favor.
- c) **Generation X Contact Info was provided (507-864-8461):** No action was needed at this time.

H. Miscellaneous:

- a) **Right of Way excavation:** has been completed in alley @ 213 2nd Ave as expected
- b) **Hall Rental:** Friday, October 20, 2023
- c) **December Board Mtg Date Change:** Clerk Grossell has prior commitment and is unable to attend Dec 11 Council Mtg, so the December meeting will be held on Tuesday, December 12 instead. Clerk Grossell will post this on the official Whalan website.
- d) **October Zoning Meeting:** Originally scheduled for October 11 is canceled, next meeting November 8
- e) **Quintile Assessment Notification from Fillmore County Assessor's Office:** Is expected to begin in early November, and Clerk Grossell was asked to post information about this process on the official Whalan website.

Next Meeting: Monday, November 13, 2023 at 5:00 p.m.

ADJOURN: Member Johnson moved to adjourn at 6:08 p.m.; motion seconded by Member Higbe. Motion carried, with all in favor.

Respectfully Submitted,

Teresa L. Grossell
City Clerk/Treasurer