

**City of Vergas
Liquor Store Committee Meeting**

The Liquor Store/Municipal Building/License Committee was called to order on Thursday, September 1, 2022, at 6:30 pm at The Vergas City Office. Present were Julie Bruhn, Logan Dahlgren, Kyle Theisen and Julie Lammers.

Municipal Building

Lease for rental space on the second floor of the building was discussed.

We have received notice Bonnie Anderson will end her lease as of September 30, 2022.

The following items need to be addressed in the lease: Carbon dioxide detector, fire extinguisher and alarm.

JoAnne Knuttila has approached the City to rent the space above the liquor store (currently rented as the Attic Shoppe). She would like to have a thrift store and alterations business in the space. Lammers has contacted an engineer from Widseth to review ADA Compliance but due to illness he has not been able to look at the space. Knuttila has requested the following: 2 signs-one under liquor store electric sign and one in window; Allow them to put current carpeting in Event Center dumpster; Cover flooring; Paint; Replace lights and/or light fixtures; Replace paneling on stairs; and consider chair lift.

Committee recommends to Council a 1-year lease for \$500.00 a month with lessee doing updates to building not to exceed \$2,000 and approved by the municipal building committee.

Liquor Store

Kyle Theisen, Liquor Store Manager questioned committee on their opinion regarding selling edibles and weed if they become legal and available for Municipal Liquor Stores. Committee stated they were open to selling when laws were updated.

Theisen brought pros and cons for relocating the current liquor store. Discussed swapping the liquor store and event center or proposing to Olson Oil build on property across from the Event Center. Pros and Cons are attached to minutes. No recommendations were made committee asked Theisen to provide more information and financial data regarding building a new store.

Recorded by Julie Lammers, City Clerk-Treasurer

Council Recommendations:

Approve rental agreement with A Step Up agreeing to spend \$2,000 on improvements.

Follow Up Actions:

Theisen to provide committee with Olson Oil information regarding land and building.

Lammers update lease on municipal rental.

Lammers meet with Engineer regarding ADA compliance.

Pros

- Parking lot specifically for the liquor store
 - Some people are “embarrassed” - don’t want to walk down the block carrying alcohol
 - Currently cannot park truck/boat/camper.
 - Currently no handicap parking
 - Customers have said they’re going to 7 Sisters for better parking.
- Can design the store to our needs
 - The VMLS has outgrown the current building. (currently 1044’sq)
 - June +\$4,700 vs 2021
 - July +\$4,400 vs 2021
 - Aug +\$21,000 vs 2021
 - Currently lots of double-handling of product.
 - Ice hauled in from alley on carts, through store – make delivery drivers do it
 - Beer stocked in cooler multiple times daily – make delivery drivers do it
- Current deliveries unloaded in alley, sometimes getting rained/snowed on

Pros cont.

- Possible to put in drive-through
- Would free up the current liquor store location for additional rental
- One-Stop Shop
 - Vergas 66 is one of the highest foot traffic stores in town.
 - Potentially bring in new customers who wouldn't normally stop.

Cons

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- Could possibly take away parking for the Event Center
- Will relocate liquor store foot traffic away from downtown businesses