

City of Vergas
Liquor Store, Municipal Buildings, License Committee Meeting

The Liquor Store/Municipal Building/License Committee was called to order on Tuesday, August 19, 2025, at 10:00 am at 111 Main Street at the Liquor Store Manager's Office. Present: Council Members James Stenger and Dean Haarstick, Liquor Store Manager Kyle Theisen, Utilities Superintendent Mike DuFrane, and Clerk-Treasurer Julie Lammers. Absent: none.

Additions and Deletions:

None.

Municipal Building

Front Remodel

- A. Cleaning – discussed which departments should be cleaning and maintaining the new sitting area in front of the liquor store building.
 - a. Liquor Store Employees –
 - i. Clean tables, benches, and sweep the area.
 - 1. Tables and chairs will stay stacked close to the building during the winter months.
 - ii. Clear snow on weekends and after light snows throughout the day.
 - b. City Maintenance Crew
 - i. Removal of snow and ice Monday-Friday and during storms.
 - 1. Use special salt or chicken grit
 - 2. John Brehm, Zayic Concrete, has a special salt we may purchase.
- B. Roof
 - a. Snow Breaks were a part of the original bid
 - i. Refine Homes provided a bid of \$181.00 for materials and \$150 for labor to add to the roof.
 - ii. Theisen will speak to Joy regarding snow breaks.
- C. Signage
 - a. Refine Homes was to put dormers on the roof as pictured in the designs.
 - b. Theisen will speak to Joy regarding dormers.
 - c. Signage needs to be added to dormers.
 - i. Theisen will request quotes.

Sewer Project & Parking Lot Update

Lammers updated the committee on the sewer line replacement project, which is scheduled for completion this winter. Sonnenberg Excavating will install a new line and cap the old one, while Hanson's will attach the two bathrooms and the backroom sink to the line. Sonnenberg will add the sewer line as part of the parking lot project. The date has not been set for the project to begin. Completion date is in October.

Financial Update

The Liquor Store ended July with a negative balance of approximately \$20,000, and the Council requested the Liquor Store Committee to investigate the cause. As of Aug. 17, the balance is negative \$12,843.61. Theisen stated he has spoken with beer reps and they have said sales are down around 6% everywhere. There have been about 350 fewer customers in 2025 than in 2024, according to reports by Theisen.

Following the suggestions discussed:

- A. Sale (markdown) stale inventory

B. Provide better signage

On building

In the back of the building

Outside of Vergas

Detailed information on the electronic sign so people know we have a liquor store

C. Cut back on purchasing

Lammers provided sales/expenses for 2024 and 2025 for comparisons. Committee members will continue to review, and Theisen will continue to investigate profit strategies.

Adjournment

The meeting adjourned at 11:12 pm.

Recorded by,

Julie Lammers CMC

City Clerk-Treasurer

Council Recommendations:

None.

Follow-Up Actions:

Theisen will speak to Joy Deilke at Refine Homes regarding snow breaks and peaks.

Theisen to get quotes for signs.

Theisen to review signage on the outside of the building.

Theisen is to add a Liquor Store location to numerous panels on the electronic sign.