

City Council
2026 September Council Meeting
Vergas Event Center & Zoom Id number 267-094-2170 password 56587
6:30 PM on Tuesday, September 8, 2026

- 1. 6:00 PM Public Hearing - Tax Abatement**
- 2. 6:15 Public Hearing Nuisance Property - 130 E Elm St**
- 3. Call to Order**
- 4. Citizens' Concerns**
- 5. Agenda Additions and Deletions**
- 6. Approval of Consent Agenda**
 - A. Council Minutes of August 18, 2026
 - B. Bills paid between Council meetings and Council bills
 - C. Liquor Store bills for August 2026
 - D. Late water/sewer bills
 - E. 2026 Investment Schedule/Bond Schedule
 - F. General Fund Special Revenue Money Market Account
 - G. 2026 Statement of Receipts, Disbursements and Balances
 - H. Committee Reports
 1. Planning Commission
- 7. Tax Abatement**
- 8. Hairy Man - Liquor License**
- 9. Long Lake Beach Dock Storage Policy**
- 10. Otter Tail County/Pelican Rapids EMS**
- 11. Committee Reports**
 - A. Personnel
 - B. Budget
 - C. EDA/HRA
 1. Fiscal Agent for Navigator Grant
 - D. Energy
 1. Charging Smart Cohort
 2. Prairie Planting Project
- 12. Staff Reports**
 - A. Engineering
 - B. Utilities Superintendent
 - C. Clerk-Treasurer
 - D. Liquor Store Manager
- 13. Information & Announcements**

Events:

 - A. Solar Fair, Vergas Event Center, Saturday, October 10 from 9 am - 2 pm.

Employee 2026 Trainings:

 - A. 2026 Northern Operator Expo, September 23, 2026, in Grand Rapids, MN (DuFrane and Engebretson)
- 14. Adjournment**

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1. 6:00 PM Public Hearing - Tax Abatement

Files Attached

- Public Hearing Notice SF abatement .pdf

(Publication Date: August 25, and September 1, 2026)

CITY OF VERGAS
OTTER TAIL COUNTY, MINNESOTA
NOTICE OF PUBLIC HEARING
REGARDING PROPOSED PROPERTY TAX ABATEMENTS

NOTICE IS HEREBY GIVEN that the Vergas Council, City of Vergas of Otter Tail County, Minnesota (the "City"), will hold a public hearing, at 6:00 p.m., on Tuesday, September 8, 2026, to be held at the Vergas Event Center, 140 W Linden Vergas, Minnesota, to consider a tax abatement requests from the following named applicants pursuant to Minnesota Statute 469.1813 and 116J.993 through 116J.995.

Applicants	Parcel Number	Estimated amount of taxes to be abated
Hunter Ditterich	82000990243000	\$ 5,000.00
Colton Ditterich	82000990250000	\$ 5,000.00

The total amount of taxes proposed to be abated by the City on the above-described property for a period not to exceed five (5) years is to be not more than \$5,000.

A person with residence in or the owner of taxable property in the granting jurisdiction may file a written complaint with the City if the City fails to comply with Sections 116J.993 to 116J.995, and no action may be filed against the City for the failure to comply unless a written complaint is filed.

All interested parties are invited to attend and will be given the opportunity to ask questions and to provide public input and/or comments. If you are unable to attend the hearing, you are invited to submit your comments in writing to the City Clerk-Treasurer prior to the scheduled hearing. Written comments and questions will be addressed at the hearing and a written response will be provided by the city. Non-English-speaking residents and other persons with special needs who plan to attend the hearing are asked to contact City Hall (218) 302-5996 prior to the hearing so arrangements can be made to address any specific requirements.

City Council
2026 September Council Meeting
Vergas Event Center & Zoom Id number 267-094-2170 password 56587
6:30 PM on Tuesday, September 8, 2026

2. 6:15 Public Hearing Nuisance Property - 130 E Elm St

Files Attached

- Public Hearing Notice for Nuisance Property 130 E Elm St.pdf

CITY OF VERGAS
OTTER TAIL COUNTY, MINNESOTA
NOTICE OF PUBLIC HEARING
REGARDING PROPOSED PROPERTY ABATEMENT

NOTICE IS HEREBY GIVEN that the Vergas Council, City of Vergas of Otter Tail County, Minnesota (the "City"), will hold a public hearing, at 6:15 p.m., on Tuesday, September 8, 2026, to be held at the Vergas Event Center, 140 W Linden Vergas, Minnesota, to consider considering the abatement of nuisance conditions located on the following property:

Property Address: 130 E. Elm Street

Parcel Number: 82000990046000

The purpose of the hearing is to receive public comment and testimony regarding the proposed abatement of conditions deemed a public nuisance pursuant to applicable city ordinances and Minnesota Statutes.

All interested parties are invited to attend and will be given the opportunity to ask questions and to provide public input and/or comments. If you are unable to attend the hearing, you are invited to submit your comments in writing to the City Clerk-Treasurer prior to the scheduled hearing. Written comments and questions will be addressed at the hearing, and a written response will be provided by the city. Non-English-speaking residents and other persons with special needs who plan to attend the hearing are asked to contact City Hall (218) 302-5996 prior to the hearing so arrangements can be made to address any specific requirements.

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6. Approval of Consent Agenda

- A. Council Minutes of August 18, 2026
- B. Bills paid between Council meetings and Council bills
- C. Liquor Store bills for August 2026
- D. Late water/sewer bills
- E. 2026 Investment Schedule/Bond Schedule
- F. General Fund Special Revenue Money Market Account
- G. 2026 Statement of Receipts, Disbursements and Balances
- H. Committee Reports
 - 1. Planning Commission

Files Attached

- City Council Minutes 8.18.26.pdf
- 09.2026 City Bill Listing.pdf
- 08.2026 Liquor Store Bill Listing.pdf
- 9.3.26 past_due_customers (8).pdf
- 08.2026 Investment Schedule & Bond Schedule.pdf
- 08.2026 General Fund_Special Revenue Money Market Account Report.pdf
- 8.31.26 Statement of Receipts, Disb and Balances.pdf
- Planning Commission Minutes 8.24.26.pdf
- CDH-Vergas Fire LG220 Application for Exempt permit.pdf
- 09.08.26 Claims List.pdf

**CITY OF VERGAS
COUNCIL MINUTES
VERGAS EVENTS CENTER & ZOOM
Tuesday, August 18, 2026**

The City Council of Vergas met at 6:30 PM, on Tuesday, August 18, 2026 at the Vergas Event Center and on a Zoom for a hybrid regular public meeting.

2026	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Julie Bruhn, Mayor	P	P	P	P/P	P	P	P/P	P				
Bruce Albright, Member	P	P	P	P/P	P	A	P/A	A				
Paul Pinke, Member	P	P	P	P/P	P	P	A/P	P				
Dean Haarstick, Member	P	P	P	P/P	P	P	P/A	P				
James Stenger, Member	P	P	P	P/P	P	P	P/P	P				
Julie Lammers, Clerk-Treasurer	P	P	P	P/P	P	P	P/P	P				
Mike Dufrane, Utilities Superintendent	P	A	A	A/A	P	A	P/P	P				
Kyle Theisen, Liquor Store Manager	P	A	A	A/A	A	A						

P: Present. A: Absent N/A: No meeting

Present via Zoom: Editor Bob Williams of the Frazee-Vergas Forum, Engineer Blaine Green of Widseth, and citizens Marcia Huddleston and Michael Miller.

Present in person: Attorney Karen Skoyles, Lin Peterson and Dennis Bartunek with the North Stars Water Ski Show Team, and citizen Loren Menz.

Call to Order

Mayor Julie Bruhn called the meeting to order at 6:30 PM.

Citizens' Concerns

Resident Loren Menz raised three concerns regarding his property, which is adjacent to a recently accepted road (Glenn St) in a new development.

Steep Embankment / Mowing Hazard: Menz explained that when the road was constructed, the grading created an extremely steep embankment along his property line that is, in his view, virtually impossible and dangerous to mow with a power mower. He asked the Council for suggestions on how to maintain it safely.

Thistle Infestation: Menz stated that prior to the development, there were no thistles on or near his property. He attributed the spread of thistles to the construction activity in the new development, noting that two neighboring lots had thousands of thistles left unaddressed for nearly two years. Despite spraying his own property five times last year and three times in the current season, he stated he was not gaining ground on the problem, and expressed that it was difficult for him to manage the issue while neighboring and City lots remained uncontrolled.

Notice of Violation Letter: Menz described receiving a letter declaring him a "public nuisance" for high grass and thistles, which he and his wife found deeply upsetting due to its confrontational tone and demands. He objected to the requirement to mow 100% of his property, noting that a substantial portion is naturally wooded, rocky, and steep land that has never been mowed in the 30+ years he has lived there. He emphasized that he is 80 years old and that maintaining the area at the standard described in the letter is physically impossible and potentially dangerous. He noted that at least 20 to 30 other properties within City limits are in similar situations, and he stated that if the City intended to enforce such a standard on him, it should be enforced equally across all such properties. He also expressed frustration that he was contacted by letter rather than in person, noting that when he served on the Council, a more personal approach was used.

Bruhn acknowledged Menz' concerns and agreed that the existing violation letter came across as threatening and overly legalistic. She explained that the City had been working on a revised notice format and a clearer process — including an appeal or exemption mechanism — for situations where mowing is physically impossible. City Attorney Karen Skoyles recommended that any exemption be documented in writing, with the applicant providing a written explanation and, if possible, photographs, and that the City maintain a corresponding file with its own notes and observations.

The Council discussed whether to grant Menz a formal exemption at the current meeting or to defer until a formal application process was in place. It was agreed that the City would begin maintaining a spreadsheet of exempt properties, and that Menz' parcel

would be noted with the relevant circumstances. Menz requested that in the future, the City communicate with him directly rather than by written notice.

Agenda Additions and Deletions

The Planning Commission committee report (included in the consent agenda) and would be addressed under Committee Reports. The rescheduling of the September meeting was added as item 7 on the agenda.

Motion by Stenger, seconded by Pinke, to approve the agenda as amended. The motion passed unanimously.

Approval of Consent Agenda

The consent agenda was presented with the Planning Commission committee report item noted as addressed separately under Committee Reports.

Motion by Stenger, seconded by Pinke, to approve the consent agenda as amended. The motion passed unanimously.

Committee Reports

Water/Sewer

Lammers reported that the Water and Sewer Committee met on August 10, 2026, and brought forward recommendations regarding aging lift station pumps and utility rate adjustments.

Lift Station Pump Replacement: The two main lift station pumps are over 30 years old and require replacement. Each pump is priced at \$16,686. The Committee recommended purchasing one pump in 2026 and one in 2027. For 2026, \$12,000 previously budgeted for riser replacement — which will no longer be needed given the pump replacements — will offset the cost, resulting in an additional expenditure of \$4,686 beyond the existing budget. The 2027 budget will include the full \$16,686 for the second pump.

Motion by Pinke, seconded by Stenger, to approve the purchase of one lift station pump in 2026 and one in 2027 per the above terms, and to raise the sewage usage rate by \$0.50 effective September 1, 2026. The motion passed unanimously.

Rate Increases Effective January 1, 2027: The Committee also recommended raising the sewer base rate by \$2.50 per thousand gallons raising the water base rate at \$32.00 per month with a usage rate of \$5.00 per thousand gallons, both effective January 1, 2027. Albright was noted as intending to write an article for the City Newsletter explaining the need for these increases to residents.

Motion by Pinke, seconded by Stenger, to approve the 2027 water and sewer rate increases as presented. The motion passed unanimously.

Haarstick joined the meeting.

Park Board

Lammers discussed a request from the North Stars Water Ski Show Team to store their docks and boat lifts on City park property over the winter months. Representatives Lin Peterson and Dennis Bartunek presented the request, explaining that hauling and storing the equipment off-site costs approximately \$1,500 per year. They indicated the organization holds insurance on the equipment through USA Water Ski and SafeSport, and expressed full flexibility regarding placement and timing of removal and reinstallation.

The Council acknowledged the value the Water Ski Show brings to the community and the City but raised concerns about setting a precedent, given that previous requests from private property owners to store docks on City land had been denied. City Attorney Skoyles noted potential liability concerns — particularly regarding unmarked equipment in winter creating hazards for snowmobilers — and cautioned that the City should have a clear policy before granting such approval in order to legally distinguish between a community-benefit nonprofit organization and a private property owner.

Following discussion, the Council agreed to table the item to allow DuFrane to meet with Peterson and Bartunek to identify a suitable storage location, and for staff to prepare a storage policy for Council consideration at the September meeting.

Motion by Pinke, seconded by Stenger, to table the Park Board dock and lift storage request and direct staff to develop a policy and site recommendation for the September meeting. The motion passed unanimously.

Streets/Sidewalks/Yard Waste

Keilley Shores 3rd Edition: Lammers reported that the Keilley Shores 3rd Edition development has met all requirements for approval except for the stormwater basin, which remains deficient. The property owner indicated that excavation would occur by the following Friday or Monday and that a certificate from the MPCA would be obtained. City Engineer Blaine Green, confirmed that he

would recommend the City to accept the project upon completion and certification of the stormwater basin. No action was taken; the item will return at the September meeting.

Driveway Easement Request — Yard Waste Parcel: A property owner requested a 16-foot driveway easement across the far end of the City's yard waste parcel. The Streets Committee recommended allowing the easement to proceed, subject to conditions that the applicant pay all legal costs including a survey and written legal description, and that the easement be restricted strictly to personal driveway use and may not be used as a street, alley, or access for future development.

Motion by Pinke, seconded by Stenger, to approve the driveway easement in principle, subject to the applicant providing a survey with written legal description, bearing all associated costs at no expense to the City, and only to be used for a driveway. The motion passed unanimously.

Dead Tree Removal — West Lake Street: Three quotes were obtained for removal of dead trees along the West Lake Street right-of-way. The lowest quote, from Three Pines, was recommended for approval at a maximum cost of \$2,500, to be funded from Streets Repair and Maintenance.

Motion by Pinke, seconded by Stenger, to approve the dead tree removal contract with Three Pines at a cost not to exceed \$2,500. The motion passed unanimously,

Tractor Fork Replacement: The existing tractor forks, obtained originally as scrap metal and subsequently repaired multiple times, have become unusable. Replacement forks were recommended at a cost not to exceed \$1,329.

Motion by Pinke, seconded by Stenger, to approve the purchase of replacement tractor forks at a cost not to exceed \$1,329. The motion passed unanimously.

Planning Commission — Nuisance Abatement, 130 East Elm Street: Lammers reported that the Planning Commission has issued both first and second nuisance violation notices to the property at 130 East Elm Street and recommends the matter be referred to the City Attorney for abatement proceedings. City Attorney Skoyles outlined the process, which requires personal service of a formal notice of violation and hearing upon the property manager and the principal listed with the Secretary of State. The property is not owner-occupied; the property manager previously refused certified mail. Attorney Skoyles noted the manager's address is in Fargo and the principal's address is in Walker, and that personal service via process server or county sheriff would be required.

The Council discussed a compliance deadline of September 1, 2026, with a public hearing to be held prior to the September Council meeting at 6:15 PM.

Motion by Pinke, seconded by Stenger, to proceed with abatement of the nuisance at 130 East Elm Street, with a compliance deadline of September 1, 2026, and a public hearing to be held at 6:15 PM prior to the September Council meeting. The motion passed unanimously.

Staff Reports

Engineering

Green reported that the lead service line inventory for the City is substantially complete. No lead lines were identified in the City's water system, which he noted is a positive outcome. The Keilley Shores update was covered under Committee Reports.

Utilities Superintendent

DuFrane reported that installation of the fence around the water treatment plant commenced that day. One section of the fence cannot yet be set due to an uncertain property line at the rear of the treatment plant near Third Street, where the City's backwash holding tank appears to be located close to or on the property line. DuFrane recommended obtaining a survey of the treatment plant property to establish the legal boundary. Green indicated the survey cost would be approximately \$1,500 to \$2,000.

Motion by Pinke, seconded by Stenger, to authorize a property survey of the water treatment plant parcel, with costs to be drawn from the water project fund. The motion passed unanimously.

DuFrane also reported that the third phase of a multi-year water system project is scheduled to begin the following day, and that he and Maintenance Operator Matt Engebretson plan to attend the 2026 Northern Operator Expo in Grand Rapids on September 23, 2026 — a location change from the previously approved Waconia site.

Clerk-Treasurer

Otter Tail County EMS Meeting: The Otter Tail County EMS meeting was moved to Monday, August 24, 2026. As Lammers has a planning commission meeting that evening, Bruhn offered to attend on the City's behalf and Council approval was sought.

Motion by Pinke, seconded by Stenger, to authorize Mayor Julie Bruhn to represent the City at the Otter Tail County EMS meeting on August 24, 2026. The motion passed unanimously.

Event Center — Pergola: The Event Center's pergola is showing wear since it was last built in 2020. A quote of \$560 was received to pressure wash and re-stain the building, to be funded from the event center budget.

Motion by Pinke, seconded by Stenger, to approve the pressure washing and staining of the Event Center exterior at a cost of \$560 was made and seconded. The motion passed unanimously.

Event Center — Cooler Replacement: The three-door cooler behind the bar at the Event Center is no longer functional. A quote from Lammers for two locking, two-door replacement coolers at \$1,699 each was provided and reviewed at the meeting. The quote had been obtained by Event Center Coordinator Rachel Nustad. Two units are proposed, for a total of approximately \$3,398, to be funded from the Event Center budget. A locking mechanism was noted as particularly important given alcohol storage and the high volume of children's birthday party rentals the facility has been experiencing.

Motion by Stenger, seconded by Pinke, to approve the purchase of two locking two-door coolers at \$1,699 each. The motion passed unanimously.

Tax Abatement Amendment — Two Parcels: Lammers reported that Otter Tail County identified an error in the abatement agreements approved in December 2025, noting that the parcels were recorded incorrectly relative to where the homes are located. A public hearing is required to amend the agreements. The County's public hearing is scheduled for September 8, 2026. The Council agreed to hold a City public hearing at 6:00 PM prior to the September Council meeting.

Motion by Pinke, seconded by Stenger, to schedule a public hearing at 6:00 PM on September 8, 2026, to amend the tax abatement agreements for two parcels. The motion passed unanimously.

City Website Refresh: Lammers presented two quotes for a website redesign. Go Pilot quoted \$6,400 for the first year and \$3,400 per year thereafter, with a three-year commitment. PaulNet quoted approximately \$1,450 annually with no multi-year commitment, consistent with the City's prior arrangement. Both vendors confirmed the updated website would be ADA compliant, which the federal government now requires by 2028. The Council noted the importance of including an accessible ordinance section on the site.

Motion by Pinke, seconded by Stenger, to proceed with PaulNet for the City website refresh. The motion passed unanimously.

Grass Violation Notice — New Format: Lammers presented a revised notice of violation form for high weeds, noxious weeds, and high grass, adapted from a form used by the City of Detroit Lakes and recommended by City Attorney Skoyles. The new form was described as less threatening and more clearly written than the current notice, which had been criticized — including earlier in the meeting — for its confrontational language. The revised form includes a formal process for recipients to submit written objections or appeal for exemptions within 48 business hours of receiving the notice.

The Council discussed the proposal to also amend practice so that properties receiving a first notice within a 12-month period would be subject to City mowing without a second letter if the violation recurs. Stenger expressed concern that this approach could result in residents being billed without adequate warning in situations where circumstances delay compliance. Following discussion, the Council agreed to retain the current practice of issuing subsequent notices rather than proceeding directly to City-performed mowing, and that provision was removed from the proposal. The new notice form was approved as a policy change, not an ordinance amendment.

Motion by Pinke, seconded by Stenger, to adopt the revised grass and noxious weed violation notice form. The motion passed unanimously.

Liquor Store Manager

Part-Time Cashier Hire: The liquor store manager requested approval to hire Robert Marynik as a part-time cashier.

Motion by Pinke, seconded by Stenger, to approve the hire of Roger Marynik as a part-time cashier at the liquor store. The motion passed unanimously.

Point-of-Sale System Replacement: Lammers reported that a POS system was brought in on June 1, 2026, at no cost by the prior liquor store manager after the previously used system was discontinued by its vendor. The new system has experienced persistent problems since installation. The current manager has been evaluating alternatives and received a quote for a system used by the liquor stores in Hawley, Barnesville, and Battle Lake, which would cost approximately \$1,650 per year — comparable to the existing

monthly expense. As the cost exceeds the \$2,500 threshold requiring multiple quotes, staff will obtain a second quote before bringing the matter back for Council approval at the September meeting.

September Meeting Date Change

Lammers has a conflict with the regular September 15, 2026, Council meeting date. Given that budget discussions and related financial materials require her participation, the Council considered moving the meeting to September 8, 2026 — the day after Labor Day. Council members and City Attorney Skoyles confirmed availability. The September 8 meeting will include two public hearings prior to the regular meeting: the tax abatement amendment hearing at 6:00 PM and the nuisance abatement hearing for 130 East Elm Street at 6:15 PM, with the regular Council meeting to follow.

Motion by Haarstick, seconded by Pinke, to reschedule the September Council meeting to Tuesday, September 8, 2026, at 6:30 PM, with public hearings at 6:00 PM and 6:15 PM. The motion passed unanimously.

Information & Announcements

The following employee training events were noted for informational purposes:

- A. LMC Clerk's Academy, September 10–11, 2026, Staples, MN — Deputy Clerk
- B. Clerk's Advanced Academy, September 10–11, 2026, Otsego, MN — Clerk-Treasurer
- C. 2026 Northern Operator Expo, September 23, 2026, Grand Rapids, MN — DuFrane and Engebretson

Adjournment

Motion by Pinke, seconded by Stenger, to adjourn the meeting. The motion passed unanimously. The business for which the meeting was called was completed and adjourned at 7:56 PM.

Recorded by
Deputy Clerk (assisted by ClerkMinutes)

Julie Lammers, CMC
Vergas City Clerk-Treasurer

CITY OF VERGAS

Bill Listing for Aug. 19 to Sept 1, 2026

<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>TOTAL</u>
Dacotah Paper Company	Park, supplies	144.21
BWRH Ltd	Event, solar contract final payment	20,856.05
City of Vergas	Water/Sewer	67.97
City of Vergas	Payroll	6,000.36
Internal Revenue Services	Withholding Tax	1,801.87
MN Dept. Revenue	Withholding Tax	317.96
Public Employees Retirement Assoc.	Payroll	1,164.60
Vergas State Bank	HSA contributions	200.00
Total for bills paid between Council Meetings		\$30,553.02

City of Vergas Liquor Store Checks Paid in August 2026

Vendor	Description	Total
Absolute Ice		1,152.65
Artisan Beer Company		762.25
Bergseth Bros		16,859.72
Beverage Wholesalers		4,920.66
Blue Cross Blue Shield of MN	Employee, Health Ins	1,677.42
Breakthru Beverage MN Wine and Spirits		3,405.46
City of Vergas	Utility	71.24
City of Vergas	Payroll	7,471.40
D-S Beverage		21,345.41
Elan Financial	Bags and computer	1,964.55
Fricke Consultin Sale	POS System	165.00
Ingberg, Kerry	Cell Phone reimbursement, mileage	85.80
Internal Revenue Service	Withholding Tax	2,179.60
Johnson Brothers Liquor Co		5,438.81
Klockow Brewing		204.00
Merchant Service	Credit Card Fees	2,487.89
MN Dept. of Revenue	Withholding Tax	364.13
MN Dept. of Revenue	Sales Tax	14,334.00
Otter Tail Power Company	Utility	657.27
PERA	Payroll	1,313.08
Phillips Wine & Spirits		6,449.93
Southern Glazer's Wine & Spirits		5,716.12
Vergas Hardware	Supplies	23.37
Vergas State Bank	HSA Contributions	205.00
Vestis	Rugs	96.54
Viking Coca-Cola		556.65
Vinocopia, Inc.		1,284.25
Zitzow Electric	Repairs	161.49
	Total	<u>101,353.69</u>
	ATM Payment	516.25
	August Receipts	<u>116,972.70</u>
August Balance		\$15,619.01
Jan- July Operating Income (Loss)		(\$65,905.07)
2026 Total Operating Income (Loss)		(\$50,286.06)

City of Vergas
Past Due Customers

Account Type All
Account Category All
Route: All
Past Due Days 90
Status Active
Exclude Payment Plans False

Route	Sort	Account #	Customer Name	Status	Parcel #	Service Address	Aged Days	Past Due Amt.	Total Balance	Deposit Balance	Last Pymt. Date	Last Pymt. Amount	Meter #	Meter Type	Pay Plan
2	0	223	Hartmann, Alyssa	Active	82000990112000	225 W Main St	97	0.10	279.40	0.00	07/11/2026	89.60	86637165	WATER	No
2	0	361	Ueke, Rhonda	Active	82000990141000	371 S Pelican Ave	97	101.25	464.10	0.00	06/12/2026	556.91	88707173	WATER	No
2	0	621	Woods, Cassandra	Active	82000990123000	304 S Pelican Ave	100	100.05	523.50	0.00	07/07/2026	100.00	87137796	WATER	No
Total							Count: 3	201.40	1,267.00						

City of Vergas Investments

	<u>Account Number</u>	<u>12/31/25</u>	<u>Purchase</u>	<u>Sold</u>	<u>Interest Earned</u>	<u>08/30/26</u>	<u>Interest Rate</u>	<u>Maturity Date</u>
General Fund	325657	283,731.72	0.00	43,161.31	1,478.27	242,048.68	0.75%	MMDA
2019 Street Debt Fund	325657	203,073.29	175,000.00	0.00	1,381.11	379,454.40	0.75%	MMDA
Parking Lot/Alley	325657	138,334.17	0.00	138,334.17	0.00	0.00		
Liquor Store Fund	325657	77,360.14	0.00	77,360.14	0.00	0.00		
Sewer Reserve	19753	28,962.87	0.00	0.00	0.00	28,962.87	3.50%	12/27/2026
Sewer and Water Debt Service	19759	39,441.07	0.00	0.00	992.19	40,433.26	2.50%	7/17/2027
Liquor Fund	20338	156,645.95	0.00	0.00	0.00	156,645.95	2.50%	12/14/2026
Totals		927,549.21	175,000.00	258,855.62	3,851.57	847,545.16		

City of Vergas Bond Schedule

Title	<u>Purchase Date</u>	<u>Req. Balance</u>	<u>Interest Rate</u>	<u>Bank</u>	<u>Maturity Date</u>	<u>Balance 12/31/2025</u>	<u>Interest Paid in 2026</u>	<u>Balance 8/30/2026</u>	<u>Amount Paid in 2026</u>
Street Debt Service Fund									
General Obligation Improvement Refunding Bonds, Series 2015A	12/15/2015	\$299,000.00	2.42%	Vergas State Bank	2/1/27	61,000.00	1,245.50	33,000.00	28,000.00
General Obligation Improvement Refunding Bonds, Series 2019A (412)	6/11/2019	\$985,000.00	3.26%	First National Bank of Omaha	2/1/40	785,000.00	12,030.63	740,000.00	45,000.00
Taxable Lease, 2023	10/24/2023	\$230,000.00	5.90%	Vergas State Bank	2/1/39	224,000.00	13,566.50	213,000.00	11,000.00
Parking Lot, 2025	9/10/2025	\$147,000.00	5.20%	Vergas State Bank	2/1/36	147,000.00	6,815.90	147,000.00	0.00
Water Fund									
General Obligation Water Revenue Note, Series 2022A	2/1/2022	\$132,000.00	3.25%	Vergas State Bank	2/1/32	95,000.00	1,770.00	82,000.00	13,000.00
Total		\$1,793,000.00				1,312,000.00		1,215,000.00	97,000.00

2019 Street Project/General Fund/Special Revenue Money Market Account

	01/01/2026		2026	2026		
	Balance	Interest	Interest	Purchased	2026 sold	8/30/2026
Uncommitted Funds	142,961.85	16.16%	651.66	0.00	43,160.71	100,452.80
City Shop	8,694.12	1.41%	51.31	0.00	0.00	8,745.43
Easements	5,297.58	0.86%	31.19	0.00	0.00	5,328.77
Event Center	973.41	0.16%	5.76	0.00	0.00	979.17
Event Center Electronic Sign	10,178.27	1.65%	60.00	0.00	0.00	10,238.27
General	14,755.40	2.39%	83.35	0.00	0.00	14,838.75
Park	36,099.65	5.84%	212.97	0.00	0.00	36,312.62
Sand Seal (Seal Coating)	13,194.65	2.14%	77.80	0.00	0.00	13,272.45
Sidewalk	7,928.17	1.28%	46.79	0.00	0.00	7,974.96
Street Improvements/Equipment	42,138.70	6.82%	248.58	0.00	0.00	42,387.28
Yard Waste	1,509.32	0.24%	8.86	0.00	0.00	1,518.18
Liquor Store	77,360.14	0.00%	0.00	0.00	77,360.14	0.00
2025 Parking Lot Alley Project	138,334.77	0.00%	0.00	0.00	138,334.77	0.00
2019 Street Project	203,073.29	61.05%	1,381.11	175,000.00	0.00	379,454.40
Balance	702,499.32	100.00%	2,859.38	\$175,000.00	\$258,855.62	621,503.08 ***

***Committed total should not drop below \$170,000 or be above \$330,000 at the end of the year.

Current Committed Total 242,048.68

As on 8/31/2026

Fund	Beginning Balance	Receipts	Sale of Investments	Transfers In	Disbursements	Purchase of Investments	Transfers Out	Ending Balance	Investment Balance	Total Balance
General Fund	3,690.95	338,739.12	43,160.71	0.00	321,228.91	704.42	18,879.00	44,778.45	73,509.50	118,287.95
Small Cities Development	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Street Debt Service*	(100,356.37)	7,227.08	0.00	8,879.00	29,245.50	0.00	0.00	(113,495.79)	0.00	(113,495.79)
SEWER AND WATER DEBT SERVICE	886.02	0.00	0.00	0.00	0.00	0.00	0.00	886.02	0.00	886.02
Long Lake Trail Extension Project	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2019 Street Project	210,303.98	26,269.14	0.00	0.00	69,005.01	175,544.12	0.00	(7,976.01)	377,757.29	369,781.28
Street Project 2006*	38,487.48	4,074.81	0.00	0.00	0.00	0.00	0.00	42,562.29	110,000.00	152,562.29
Government Services Office	(33,525.74)	9,142.00	0.00	0.00	24,566.50	0.00	0.00	(48,950.24)	0.00	(48,950.24)
Water	189,970.30	105,894.26	0.00	0.00	72,232.80	248.53	0.00	223,383.23	15,508.74	238,891.97
Sewage Collection and Disposal	(188,595.55)	101,967.24	0.00	0.00	73,121.98	1,249.12	0.00	(160,999.41)	54,392.85	(106,606.56)
Municipal Liquor Store	13,836.10	707,295.47	77,360.74	0.00	753,315.50	1,952.71	0.00	43,224.10	217,224.09	260,448.19
Vergas EDA	50,175.73	3,899.59	0.00	10,000.00	34,676.19	0.00	0.00	29,399.13	0.00	29,399.13
Gen Obligation Tax Abatement Bond	(89,049.27)	40,710.90	138,334.17	0.00	55,174.47	0.00	0.00	34,821.33	0.00	34,821.33
Total :	95,823.63	1,345,219.61	258,855.62	18,879.00	1,432,566.86	179,698.90	18,879.00	87,633.10	848,392.47	936,025.57

City of Vergas Planning Commission Minutes
Monday, August 24, 2026 at 6:00 PM
Government Services Building and Zoom

The City of Vergas Planning Commission held a regular hybrid meeting on Monday, August 24, 2026, on Zoom and at the Vergas Government Services Building.

2026	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Alex Ohman, Chair	A	P	P	P	P	A	P	P				
Bruce Albright, Liaison	P	P	P	P	P	P	A	P				
Dave Johnston, Member	P	P	P	P	P	P	P	P				
Rebecca Hasse, Member	P	P	P	A	A	P	P	A				
Jim Courneya, Member	P	A	P	P	P	P	P	P				
Julie Lammers, Clerk-Treasurer	P	P	P	P	P	P	P	P				
Mike Dufrane, Utilities Superintendent	P	A	A	A	P	P	P	P				

P: Present. A: Absent N/A: No Meeting

Present via Zoom: Citizen; James Stenger.

Present in person: Citizens; Rhonda Ueke, Keith Sandau and Dean Haarstick.

Call to Order

Chair Ohman called the Planning Commission meeting to order at 6:00 PM.

Agenda Additions or Deletions

Motion by Albright, seconded by Johnston, to approve the agenda. The motion passed unanimously.

Minutes

Motion by Courneya, seconded by Johnston, to approve the minutes from July 27, 2026. The motion passed unanimously.

Status of Council Recommendations

130 E Elm St

Lammers reported that, following the Planning Commission's prior action to refer the nuisance property at 130 E Elm Street to the City Attorney, the attorney drafted formal letters that were delivered to the property owner, property manager, and renter. The deadline for full cleanup is September 1st. If the property is not remediated by that date, a public hearing is scheduled for September 8th, after which the Council will determine how to proceed, including potentially contracting cleanup services.

Vice Chair Albright noted that he had driven by the property on his way to the meeting and confirmed it had not yet been cleaned up. Lammers reported that the renter had spoken with her, indicating he had encountered difficulties but intended to have the property cleaned up by the coming weekend with the help of additional assistance. The Commission acknowledged that this has been a recurring issue and that the established course of action would be allowed to proceed.

Permits

Active Construction Permits

Albright and another member indicated they had not yet conducted a review of active construction permits. Lammers noted that two permits with confirmed completions had already been administratively closed. Albright committed to completing a permit inspection walkthrough prior to the September meeting.

Construction Permit Applications

Clerk Approved

500 S Pelican Ave. — 3 Windows

Lammers confirmed that the permit for three window replacements at 500 S Pelican Ave. had been administratively approved.

Needing Approval

380 S. Pelican Ave — Remove Concrete and Replace Deck

Lammers presented a permit application for 380 S Pelican Ave for the removal of crumbling concrete fieldstone steps and an existing deck, and replacement with a new wood deck. It was confirmed that the replacement structure would remain within the existing footprint, requiring no additional land area.

Motion by Albright, seconded by Ohman, to approve the construction permit for 380 S Pelican Ave. The motion passed unanimously.

Haarstick joined the meeting.

Old Business

Nuisance Properties

Resident, Keith Sandau, appeared before the Commission to raise concerns regarding a nearby property. The discussion involved ongoing cleanliness issues related to demolition derby vehicle preparation activities occurring on the property. The property owner, Rhonda Ueke, also attended the meeting after learning that photographs of the property had been taken by the City.

Ueke acknowledged that the property had been in poor condition at times and expressed her commitment to addressing the cleanup. She explained that her 14-year-old son has been working on demolition derby vehicles as a hobby and passion, noting that this was the fourth vehicle worked on during the summer. She stated that the front yard had been cleaned up and that remaining items along the side of the garage, including an axle to be cut up, would be addressed. She also indicated that she requires her son to stop noisy work by 6:30–7:00 PM and to be respectful of neighbors' schedules.

Sandau raised concerns about debris, broken glass, noise, and vehicles encroaching on his property line. He noted a prior survey had been conducted and that a property line dispute exists. Albright reviewed the county map during the discussion and noted the boundary relationship between the two properties. He advised that Sandau could place survey stakes or markers to identify his property line, and that a formal fence permit application, accompanied by a copy of the recorded survey, could be filed with the City Clerk for consideration at a future meeting.

The Commission discussed the nature of the complaint — distinguishing between general yard cleanliness and the inherent clutter associated with demolition derby vehicle preparation — and noted that no formal nuisance action was currently pending against this specific property. Albright, refraining from making a motion due to his familial relationship with the property owner, suggested the matter be tabled for 30 days to allow time for voluntary cleanup and improvement.

The Commission agreed by consensus to revisit the matter at the September 28, 2026 meeting.

Additional nuisance properties were briefly reviewed. The Commission agreed to allow an additional month for follow-up on one property, as a planned site visit by Ohman had not yet occurred. Updates on other listed properties included:

- Collected license plates had been placed on older trucks as required; the property was noted as compliant.
- No campers were found at 431 Lake Street upon inspection; that item was cleared from the list.
- 306 E Frazee Ave — a fence permit has been submitted, but the work has not started; the Commission agreed to follow up.
- 840 Scharf — a camper and green yard concern remains unresolved after nearly two years and one letter sent. Ohman indicated he would contact the property owner directly. Lammers was directed to send a follow-up letter.

City Ordinance Update

Sign Ordinance

Railway Ave — Remax Sign

W Lake St. — Lots for Sale Sign

Lammers reported that complaints had been received regarding two permitted signs: a sign on Railway Ave associated with a real estate office (formerly Summers Construction, now under new ownership), and a for-sale sign on West Lake Street directing traffic

toward the Glenn St development. She noted that both signs had been issued permits and, upon her review, neither appeared to be in violation of the current sign ordinance. She brought the matter to the Commission to confirm her interpretation.

Albright affirmed the Commission's responsibility to enforce the ordinance as written — no more and no less — and noted that if neither sign is in violation, the Commission's role is complete. The Commission concurred with Lammers's assessment that both signs are compliant. It was suggested that residents with aesthetic objections may choose to raise them directly with the respective sign owners, but that no regulatory action by the Commission was warranted.

Regarding the Grass Violation letters, Clerk Lammers presented a revised pamphlet-style format that the Council had already approved for use. The Commission reviewed it and noted minor corrections needed, including aligning the compliance timeframes stated on the front and back of the pamphlet (12 days vs. 7 business days) and correcting "and" to "and/or" in one section. The Commission expressed a preference for maintaining the existing letter format for general nuisance notices rather than adopting the pamphlet format for all violations, given the need to customize content per ordinance. Lammers confirmed she would make the noted corrections to the Grass Violation pamphlet.

New Business

None.

Adjournment

Motion by Ohman, seconded by Courneya, to adjourn the meeting at 6:45 PM. The motion passed unanimously.

Recorded by Rachel Nustad (assisted by ClerkMinutes)

Secretary,

Julie Lammers, CMC

Vergas City Clerk-Treasurer

Council Recommendations

None.

Follow Up Actions

- Lammers: Follow up with the property owner/manager/renter of 130 East Elm Street regarding the nuisance property cleanup by September 1st, and prepare for a public hearing on September 8th.
- Ohman: Contact the owner of the camper at 840 Sharp regarding the camper and debris in the yard.
- Lammers: Correct the wording in the grass violation pamphlet.
- Albright and Courneya: Conduct construction permit inspections and clean up the permit list before the next meeting in September.
- Planning Commission: Revisit the nuisance property issue involving demo cars and cleanup at the neighbor's property in 30 days to assess progress.

LG220 Application for Exempt Permit

An exempt permit may be issued to a nonprofit organization that:

- conducts lawful gambling on five or fewer days, and
- awards less than \$50,000 in prizes during a calendar year.

If total raffle prize value for the calendar year will be \$1,500 or less, contact the Licensing Specialist assigned to your county by calling 651-539-1900.

Application Fee (non-refundable)

Applications are processed in the order received. If the application is postmarked or received 30 days or more before the event, the application fee is **\$100**; otherwise the fee is **\$150**.

Due to the high volume of exempt applications, payment of additional fees prior to 30 days before your event will not expedite service, nor are telephone requests for expedited service accepted.

ORGANIZATION INFORMATION

Organization Name: Vergas Firemens Relief Association

Previous Gambling Permit Number: X- 32626-25-016

Minnesota Tax ID Number, if any: _____

Federal Employer ID Number (FEIN), if any: 41-1669035

Mailing Address: PO Box 98

City: Vergas State: MN Zip: 56587 County: Ottertail

Name of Chief Executive Officer (CEO): Tyler Sazama

CEO Daytime Phone: _____ CEO Email: _____

(permit will be emailed to this email address unless otherwise indicated below)

Email permit to (if other than the CEO): nkthn@gmail.com

NONPROFIT STATUS

Type of Nonprofit Organization (check one):

☐ Fraternal ☐ Religious ☐ Veterans ☒ Other Nonprofit Organization

Attach a copy of one of the following showing proof of nonprofit status:

(DO NOT attach a sales tax exempt status or federal employer ID number, as they are not proof of nonprofit status.)

☒ **A current calendar year Certificate of Good Standing**

Don't have a copy? Obtain this certificate from:

MN Secretary of State, Business Services Division
60 Empire Drive, Suite 100
St. Paul, MN 55103

Secretary of State website, phone numbers:

www.sos.state.mn.us

651-296-2803, or toll free 1-877-551-6767

☐ **IRS income tax exemption (501(c)) letter in your organization's name**

Don't have a copy? To obtain a copy of your federal income tax exempt letter, have an organization officer contact the IRS toll free at 1-877-829-5500.

☐ **IRS - Affiliate of national, statewide, or international parent nonprofit organization (charter)**

If your organization falls under a parent organization, attach copies of both of the following:

1. IRS letter showing your parent organization is a nonprofit 501(c) organization with a group ruling; and
2. the charter or letter from your parent organization recognizing your organization as a subordinate.

GAMBLING PREMISES INFORMATION

Name of premises where the gambling event will be conducted

(for raffles, list the site where the drawing will take place): Vergas Community & Event Center

Physical Address (do not use P.O. box): 140 W Linden St

Check one:

☒ City: Vergas Zip: 56587 County: Ottertail

☐ Township: _____ Zip: _____ County: _____

Date(s) of activity (for raffles, indicate the date of the drawing): _____

Check each type of gambling activity that your organization will conduct:

☐ Bingo ☐ Paddlewheels ☐ Pull-Tabs ☐ Tipboards ☒ Raffle

Gambling equipment for bingo paper, bingo boards, raffle boards, paddlewheels, pull-tabs, and tipboards must be obtained from a distributor licensed by the Minnesota Gambling Control Board. EXCEPTION: Bingo hard cards and bingo ball selection devices may be borrowed from another organization authorized to conduct bingo. To find a licensed distributor, go to www.mn.gov/gcb and click on **Distributors** under the **List of Licensees** tab, or call 651-539-1900.

LG220 Application for Exempt Permit

LOCAL UNIT OF GOVERNMENT ACKNOWLEDGMENT (required before submitting application to the Minnesota Gambling Control Board)

CITY APPROVAL for a gambling premises located within city limits

- ☒ The application is acknowledged with no waiting period.
- ☐ The application is acknowledged with a 30-day waiting period, and allows the Board to issue a permit after 30 days (60 days for a 1st class city).
- ☐ The application is denied.

Print City Name: Vergas

Signature of City Personnel:

Julie Lammner
Title: Clerk-Treasurer Date: 8/17/26

**The city or county must sign before
submitting application to the
Gambling Control Board.**

COUNTY APPROVAL for a gambling premises located in a township

- ☐ The application is acknowledged with no waiting period.
- ☐ The application is acknowledged with a 30-day waiting period, and allows the Board to issue a permit after 30 days.
- ☐ The application is denied.

Print County Name: _____

Signature of County Personnel:

Title: _____ Date: _____

TOWNSHIP (if required by the county)

On behalf of the township, I acknowledge that the organization is applying for exempted gambling activity within the township limits. (A township has no statutory authority to approve or deny an application, per Minn. Statutes, section 349.213.)

Print Township Name: _____

Signature of Township Officer: _____

Title: _____ Date: _____

CHIEF EXECUTIVE OFFICER'S SIGNATURE (required)

The information provided in this application is complete and accurate to the best of my knowledge. I acknowledge that the financial report will be completed and returned to the Board within 30 days of the event date.

Chief Executive Officer's Signature: Tyler Sazama Date: 8-12-26
(Signature must be CEO's signature; designee may not sign)

Print Name: Tyler Sazama

REQUIREMENTS

Complete a separate application for:

- all gambling conducted on two or more consecutive days; or
- all gambling conducted on one day.

Only one application is required if one or more raffle drawings are conducted on the same day.

Financial report to be completed within 30 days after the gambling activity is done:

A financial report form will be mailed with your permit. Complete and return the financial report form to the Gambling Control Board.

Your organization must keep all exempt records and reports for 3-1/2 years (Minn. Statutes, section 349.166, subd. 2(f)).

Data privacy notice: The information requested on this form (and any attachments) will be used by the Gambling Control Board (Board) to determine your organization's qualifications to be involved in lawful gambling activities in Minnesota. Your organization has the right to refuse to supply the information; however, if your organization refuses to supply this information, the Board may not be able to determine your organization's qualifications and, as a consequence, may refuse to issue a permit. If your organization supplies the information requested, the Board will be able to process the

application. Your organization's name and address will be public information when received by the Board. All other information provided will be private data about your organization until the Board issues the permit. When the Board issues the permit, all information provided will become public. If the Board does not issue a permit, all information provided remains private, with the exception of your organization's name and address which will remain public. Private data about your organization are available to Board members, Board staff whose work requires access to the information; Minnesota's Depart-

ment of Public Safety; Attorney General; Commissioners of Administration, Minnesota Management & Budget, and Revenue; Legislative Auditor, national and international gambling regulatory agencies; anyone pursuant to court order; other individuals and agencies specifically authorized by state or federal law to have access to the information; individuals and agencies for which law or legal order authorizes a new use or sharing of information after this notice was given; and anyone with your written consent.

MAIL APPLICATION AND ATTACHMENTS

Mail application with:

- _____ a copy of your proof of nonprofit status; and
- _____ application fee (non-refundable). If the application is postmarked or received 30 days or more before the event, the application fee is **\$100**; otherwise the fee is **\$150**. Make check payable to **State of Minnesota**.

To: Minnesota Gambling Control Board
1711 West County Road B, Suite 300 South
Roseville, MN 55113

Questions?

Call the Licensing Section of the Gambling Control Board at 651-539-1900.

This form will be made available in alternative format (i.e. large print, braille) upon request.

An equal opportunity employer

Date Range : 8/8/2026 To 9/8/2026

<u>Date</u>	<u>Vendor</u>	<u>Description</u>	<u>Claim #</u>	<u>Total</u>	<u>Account #</u>	<u>Account Name</u>	<u>Detail</u>
09/08/2026	Arvig	All Depts, security and internet	26387	\$616.25			
					609-49751-321-	Liquor Store - Manager - Off-Sale	\$156.95
					100-43010-321-	City Shop	\$78.45
					100-45110-321-	EVENT CENTER	\$111.00
					100-41010-321-	GENERAL GOVERNMENT	\$269.85
09/08/2026	Art Anderson Septic Tank Pumping	Beach, chemicals Inv 48132	26388	\$429.50			
					100-45210-300-	Parks	\$429.50
09/08/2026	ASP of Moorhead, Inc	Event, security gaurds 08/29/2026	26389	\$140.00			
					100-45110-300-	EVENT CENTER	\$140.00
09/08/2026	Michael DuFrane	St, Park, Sewer, Water, cell phone reimbursment	26390	\$83.15			
					601-49440-321-	Water Utilities - Administration and General	\$18.75
					602-49490-321-	Sewer Utilities - Administration and General	\$18.75
					100-43110-321-	Highways, Streets & Roadways	\$18.75
					100-45210-321-	Parks	\$18.75
					601-49440-210-	Water Utilities - Administration and General	\$8.15
09/08/2026	Matthew Engebretson	St, Pk, cell phone reimbursement	26391	\$25.00			
					100-43110-321-	Highways, Streets & Roadways	\$12.50
					100-45210-321-	Parks	\$12.50
09/08/2026	Elan Financial Services	Ls, supplies Shop, toilet bowl cleaner Event, bags and Coolers MCFOA, membership	26392	\$12,567.68			
					609-49751-210-	Liquor Store - Manager - Off-Sale	\$3.24
					100-43010-210-	City Shop	\$9,107.44
					100-45110-210-	EVENT CENTER	\$9.00
					100-45110-580-	EVENT CENTER	\$3,398.00
					100-41010-331-	GENERAL GOVERNMENT	\$50.00

Date Range : 8/8/2026 To 9/8/2026

<u>Date</u>	<u>Vendor</u>	<u>Description</u>	<u>Claim #</u>	<u>Total</u>	<u>Account #</u>	<u>Account Name</u>	<u>Detail</u>
09/08/2026	Bonnie Danielson	Event, return deposit	26393	\$75.00	100-45110-999-	EVENT CENTER	\$75.00
09/08/2026	Gopher State One Call	Wtr, Swr, One Calls	26394	\$12.15	602-49490-210-	Sewer Utilities - Administration and General	\$6.08
					601-49440-210-	Water Utilities - Administration and General	\$6.07
09/08/2026	Great Plains Natural Gas Company	Shop, Event Center utility	26395	\$63.33	100-45110-380- 100-43010-380-	EVENT CENTER City Shop	\$40.33 \$23.00
09/08/2026	Hansons Plumbing & Heating, Inc.	Event, 2 furnance/air conditioners	26396	\$31,328.00	100-45110-580-	EVENT CENTER	\$31,328.00
09/08/2026	Kerry Ingberg	LS, cell phone reimbursement	26397	\$25.00	609-49751-321-	Liquor Store - Manager - Off-Sale	\$25.00
09/08/2026	League of Minnesota Cities	LMC, Clerks Academy Nustad	26398	\$250.00	100-41010-331-	GENERAL GOVERNMENT	\$250.00
09/08/2026	League of MN Cities Insurance Trust	Deductible GL 482118 - Michael Rosendahl	26399	\$1,000.00	100-41910-210-	Planning and Zoning	\$1,000.00
09/08/2026	Julie Lammers	All Depts, reimbursed phone	26400	\$75.00	100-41405-321- 601-49440-321- 602-49490-321-	Clerk Water Utilities - Administration and General Sewer Utilities - Administration and General	\$25.00 \$25.00 \$25.00
09/08/2026	Lakes Area Jetting, LLC	Sewer, televised sanitary sewer Inv # 42862	26401	\$16,102.50	602-49490-400-	Sewer Utilities - Administration and General	\$16,102.50

Date Range : 8/8/2026 To 9/8/2026

<u>Date</u>	<u>Vendor</u>	<u>Description</u>	<u>Claim #</u>	<u>Total</u>	<u>Account #</u>	<u>Account Name</u>	<u>Detail</u>
09/08/2026	Marco Inc	Copier, contract	26402	\$251.97			
					100-41010-200-	GENERAL GOVERNMENT	\$83.99
					601-49440-200-	Water Utilities - Administration and General	\$83.99
					602-49490-200-	Sewer Utilities - Administration and General	\$83.99
09/08/2026	Midwest Pump Works	Sewer, new pump LS Pump 2	26403	\$15,934.09			
					602-49490-530-	Sewer Utilities - Administration and General	\$15,934.09
09/08/2026	Minnesota Life Insurance Company	Employee Life Ins, EmployeeLife Ins. 2026	26404	\$65.80			
					100-41405-131-	Clerk	\$2.70
					100-43110-131-	Highways, Streets & Roadways	\$2.70
					100-43110-999-	Highways, Streets & Roadways	\$20.50
					609-49751-999-	Liquor Store - Manager - Off-Sale	\$34.50
					609-49751-131-	Liquor Store - Manager - Off-Sale	\$2.70
					100-45210-131-	Parks	\$2.70
09/08/2026	MN DEPT OF HEALTH/DRINKING WATER	Wtr, Quarterly connection fee	26405	\$643.00			
					601-49440-438-	Water Utilities - Administration and General	\$643.00
09/08/2026	Devan Nelson	Park, 2026 replaced buoys and swim rope	26406	\$150.00			
					100-45210-400-	Parks	\$150.00
09/08/2026	Otter Tail Power Company	All depts, utility	26407	\$2,401.01			
					602-49490-380-	Sewer Utilities - Administration and General	\$396.65
					100-43160-380-	Street Lighting	\$640.25
					100-45110-380-	EVENT CENTER	\$638.19
					100-45210-380-	Parks	\$234.16
					601-49440-380-	Water Utilities - Administration and General	\$307.94

Date Range : 8/8/2026 To 9/8/2026

<u>Date</u>	<u>Vendor</u>	<u>Description</u>	<u>Claim #</u>	<u>Total</u>	<u>Account #</u>	<u>Account Name</u>	<u>Detail</u>
					100-41010-380-	GENERAL GOVERNMENT	\$74.36
					100-43010-380-	City Shop	\$109.46
09/08/2026	Ramstad, Skoyles & Bakken, PA	Attorney fees	26408	\$641.45			
					100-41010-304-	GENERAL GOVERNMENT	\$641.45
09/08/2026	Sonnenberg Excavating Inc	Parking Lot, final bill	26409	\$7,323.41			
					408-41010-530-	GENERAL GOVERNMENT	\$7,323.41
09/08/2026	Dale Twedt	Event, return deposit 8.29.26	26410	\$75.00			
					100-45110-999-	EVENT CENTER	\$75.00
09/08/2026	Tweeton Refrigeration	Event, refrigerator charge Inv 33299	26411	\$208.02			
					100-45110-400-	EVENT CENTER	\$208.02
09/08/2026	United States Postmaster	GG, Wtr, Swr, Postage	26412	\$492.00			
					100-41010-200-	GENERAL GOVERNMENT	\$164.00
					601-49440-200-	Water Utilities - Administration and General	\$164.00
					602-49490-200-	Sewer Utilities - Administration and General	\$164.00
09/08/2026	United States Postmaster	GG, Post Office Box Rent	26413	\$80.00			
					100-41010-200-	GENERAL GOVERNMENT	\$80.00
09/08/2026	Widseth	Engineering; Inv 247732	26414	\$308.75			
					100-43110-303-	Highways, Streets & Roadways	\$308.75
09/08/2026	Vestis	Event, rugs and supplies Inv# 2520820509, 890036014	26415	\$320.08			
					609-49751-210-	Liquor Store - Manager - Off-Sale	\$320.08
09/08/2026	Verizon	GG & Event, 2026 internet and cell phone	26416	\$78.42			
					100-45110-321-	EVENT CENTER	\$38.41
					100-41010-321-	GENERAL GOVERNMENT	\$40.01

Date Range : 8/8/2026 To 9/8/2026

<u>Date</u>	<u>Vendor</u>	<u>Description</u>	<u>Claim #</u>	<u>Total</u>	<u>Account #</u>	<u>Account Name</u>	<u>Detail</u>
Total For Selected Claims				\$91,765.56			\$91,765.56

Bruce E Albright				City Council/Town Board			Date
Dean Haarstick				City Council/Town Board			Date
James Stenger				City Council/Town Board			Date
Julie A Bruhn				City Council/Town Board, Mayor			Date
Paul Pinke				City Council/Town Board			Date

City Council
2026 September Council Meeting
Vergas Event Center & Zoom Id number 267-094-2170 password 56587
6:30 PM on Tuesday, September 8, 2026

7. Tax Abatement

Files Attached

- RESOLUTION 2026-015APPROVING PROPERTY TAX ABATEMENTS.pdf

**CITY OF VERGAS
COUNTY OF OTTER TAIL
STATE OF MINNESOTA
RESOLUTION 2026-015**

RESOLUTION APPROVING PROPERTY TAX ABATEMENTS

BE IT RESOLVED by the Vergas City Council, Vergas, Minnesota (the "City"), as follows:

1. Recitals.

- (a) The City proposes to approve tax abatements in connection with the construction of single family homes (the "Projects"), The City proposes to use the tax abatements for the Projects provided for in Minnesota Statutes, Sections 469.1812 through 469.1815 (the "Abatement Law"), from the property taxes to be levied by the City on Parcel Identification Numbers 82000990243000 and 8200099025000 (the "Tax Abatement Properties").
- (b) The City proposes to approve tax abatements on a portion of the City's share of property taxes on the Tax Abatement Properties in the amount of \$5,000 for a term of up to five (5) years to finance a portion of the costs of the Project.
- (c) The tax abatement is authorized under the Abatement Law.

2. Findings for the Tax Abatement. The Council hereby makes the following findings:

- (a) The tax abatement is the City's share of real estate taxes which relate to the Projects being constructed on the Tax Abatement Properties and not the real estate taxes that relate to the value of the land (the "Abatement").
- (b) The Council expects the benefits to the City of the Abatement to be at least equal or exceed the costs to the City thereof.
- (c) Granting the Abatement is in the public interest because it will increase the tax base in City.
- (d) The Tax Abatement Properties are not located in a tax increment financing district.
- (e) In any year, the total amount of property taxes abated by the City by this and other resolutions and agreements, does not exceed the greater of ten percent (10%) of the net tax capacity of the City for the taxes payable year to which the abatement applies or \$200,000, whichever is greater. The City may grant other abatements permitted under the Abatement Law after the date of this resolution, provided that to the extent the total abatements in any year exceed the Abatement Limit the allocation of the Abatement limit to such other abatements is subordinate to the Abatement granted by this resolution.

NOW THEREFORE BE IT RESOLVED THAT, the Abatement is hereby approved. The terms of the Abatement are as follows:

- (f) The Abatement shall be for up to five (5) years anticipated to commence for taxes payable 2028 and shall not exceed \$5,000. The City reserves the right to modify the commencement date, but the abatement period shall not exceed five (5) years.
- (g) The City shall provide the Abatement as specified in this resolution.
- (h) The Abatement shall be subject to all the terms and limitations of the Abatement Law.

BE IT FURTHER RESOLVED THAT, the Board hereby approves the Tax Abatement Agreements for payment of the Abatement in substantially the form submitted and the Mayor and Clerk are hereby authorized to execute the Tax Abatement Agreements on behalf of the City.

The motion for the adoption of the foregoing resolution was introduced by Council Member [REDACTED], duly seconded by Council Member [REDACTED] and, after discussion thereof and upon vote being taken thereon, passed unanimously.

Adopted on the 8th day of September 2026, by the City Council of the City of Vergas.

CITY OF VERGAS

By: Julie Bruhn

Its Mayor

ATTEST: _____

By: Julie Lammers

Its City Clerk-Treasurer

RESOLUTION APPROVING PROPERTY TAX ABATEMENTS
OTTER TAIL COUNTY RESOLUTION NO. 2026 - [CLICK HERE TO ENTER TEXT.](#)

BE IT RESOLVED by the Board of Otter Tail County, Minnesota (the "County"), as follows:

3. Recitals.

- (a) The County proposes to approve tax abatements in connection with the construction of single family homes (the "Projects"), The County proposes to use the tax abatements for the Projects provided for in Minnesota Statutes, Sections 469.1812 through 469.1815 (the "Abatement Law"), from the property taxes to be levied by the County on Parcel Identification Numbers 35000210188013, 74000990807000, 82000990250000, 82000990243000 (the "Tax Abatement Properties").
- (b) The County proposes to approve tax abatements on a portion of the County's share of property taxes on the Tax Abatement Property in the amount of \$10,000 for a term of up to five (5) years to finance a portion of the costs of the Project.
- (c) The tax abatement is authorized under the Abatement Law.

4. Findings for the Tax Abatement. The Board hereby makes the following findings:

- (a) The tax abatement is the County's share of real estate taxes which relate to the Projects being constructed on the Tax Abatement Property and not the real estate taxes that relate to the value of the land (the "Abatement").
- (b) The Board expects the benefits to the County of the Abatement to be at least equal or exceed the costs to the County thereof.
- (c) Granting the Abatement is in the public interest because it will increase the tax base in County.
- (d) The Tax Abatement Property are not located in a tax increment financing district.
- (e) In any year, the total amount of property taxes abated by the County by this and other resolutions and agreements, does not exceed the greater of ten percent (10%) of the net tax capacity of the County for the taxes payable year to which the abatement applies or \$200,000, whichever is greater. The County may grant other abatements permitted under the Abatement Law after the date of this resolution, provided that to the extent the total abatements in any year exceed the Abatement Limit the allocation of the Abatement limit to such other abatements is subordinate to the Abatement granted by this resolution.

NOW THEREFORE BE IT RESOLVED THAT, the Abatement is hereby approved. The terms of the Abatement are as follows:

- (f) The Abatement shall be for up to five (5) years anticipated to commence for taxes payable 2026 and shall not exceed \$10,000. The County reserves the right to modify the commencement date, but the abatement period shall not exceed five (5) years.
- (g) The County shall provide the Abatement as specified in this resolution.
- (h) The Abatement shall be subject to all the terms and limitations of the Abatement Law.

BE IT FURTHER RESOLVED THAT, the Board hereby approves the Tax Abatement Agreements for payment of the Abatement in substantially the form submitted and the Chair and Clerk are hereby authorized to execute the Tax Abatement Agreements on behalf of the County.

The motion for the adoption of the foregoing resolution was introduced by Commissioner [Click here to enter text.](#), duly seconded by Commissioner [Click here to enter text.](#) and, after discussion thereof and upon vote being taken thereon, passed unanimously.

Adopted at Fergus Falls, MN this 22nd day of September, 2026.

By: _____
Robert Lahman, Board of Commissioners Chair

Attest: _____
Nicole Hansen, Clerk

STATE OF MINNESOTA)
)
COUNTY OF OTTER TAIL)

I, Nicole Hansen, the County Administrator, do hereby certify that the foregoing resolution is a true and correct copy of the resolution presented to and adopted by Otter Tail County at a duly authorized meeting therefore held on the 22nd day of September 2026.

Nicole Hansen, Clerk

City Council
2026 September Council Meeting
Vergas Event Center & Zoom Id number 267-094-2170 password 56587
6:30 PM on Tuesday, September 8, 2026

8. Hairy Man - Liquor License

Files Attached

- General Corp Lic-2026 Hairy Man.pdf

No. 102

\$ 0.00 Fee (Waived by City Council)

**GENERAL CORPORATE LICENSE
STATE OF MINNESOTA**

CITY of VERGAS

COUNTY of OTTER TAIL

Whereas Vergas Community Club has paid the sum of 0.00 DOLLARS to the Treasurer of the CITY as required by the Ordinances of said CITY and complied with all requirements of said Ordinances necessary for obtaining this License:

Now, Therefore, by order of the CITY Council, and by virtue hereof, the said Vergas Community Club is hereby licensed and authorized for:

Temporary On-Sale Liquor License- Beer Garden located at the Baseball Field at 230 Frazee Avenue, Vergas, MN

Saturday, September 26, 2065, from 12:00 pm to 8:00 p.m.

Subject to all conditions and provisions of said Vergas Ordinances and the Laws of the State of Minnesota.

Vergas Community Club carries all liability and insurance for this event.

Given under my hand and corporate seal of the City of Vergas, this 5th day of September, 2026 A.D.

Attest _____, Clerk

_____, Mayor

City Council
2026 September Council Meeting
Vergas Event Center & Zoom Id number 267-094-2170 password 56587
6:30 PM on Tuesday, September 8, 2026

9. Long Lake Beach Dock Storage Policy

Files Attached

- Vergas_Dock_and_Lift_Storage_Policy.pdf

CITY OF VERGAS

Policy for Seasonal Storage of Docks and Boat Lifts on City Property

Purpose

The purpose of this policy is to establish conditions under which private docks and boat lifts may be seasonally stored on designated City-owned or City-controlled property.

Authorized Storage Area

- Docks and lifts may be seasonally stored at the Vergas Long Lake Park, located on property leased by the City from Otter Tail County.
- Docks and lifts must be stored a minimum of fifty (50) feet from East Frazee Avenue.
- Storage shall be limited to areas designated or approved by the City.
- No owner may store more than **two (2) boat lifts** on City property.
- No owner may store more than **fifty (50) linear feet of dock sections** on City property.

Storage Period

- Docks and boat lifts shall not be placed on City property before October 15 of each year.
- All docks and boat lifts must be removed from City property no later than April 15 of the following year.
- Any dock or lift remaining on City property outside of the authorized storage period may be subject to removal by the City at the owner's expense.

Indemnification and Liability

- The owner shall hold harmless, defend, and indemnify the City of Vergas against any and all claims and damages arising from the dock and/or lift while located on park property.
- The City assumes no responsibility for loss, theft, vandalism, or damage to any stored dock or lift.

Effective Date

This policy shall become effective upon adoption by the Vergas City Council and shall remain in effect until amended or repealed by the Council.

Adopted by the Vergas City Council on _____.

Mayor: _____

Clerk-Treasurer: _____

Owner Acknowledgment

I acknowledge that I have read and understand this policy and agree to comply with its provisions.

Owner Name: _____

Address: _____

Signature: _____

Date: _____

DRAFT

City Council
2026 September Council Meeting
Vergas Event Center & Zoom Id number 267-094-2170 password 56587
6:30 PM on Tuesday, September 8, 2026

10. Otter Tail County/Pelican Rapids EMS

Files Attached

- Pelican Rapids EMS PSA Work Session 08-24-2026.pdf

Pelican Rapids Emergency Medical Services Primary Service Area

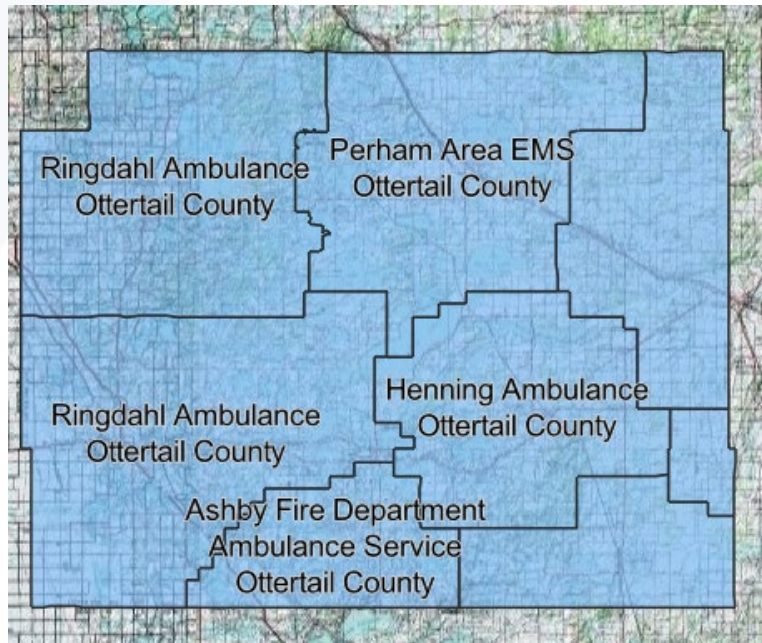
Otter Tail County

Pelican Rapids Ambulance Area Emergency Medical Services

➤ Ringdahl Ambulance Service provides advanced life support (ALS) to the Pelican Rapids Primary Service Area (PSA)

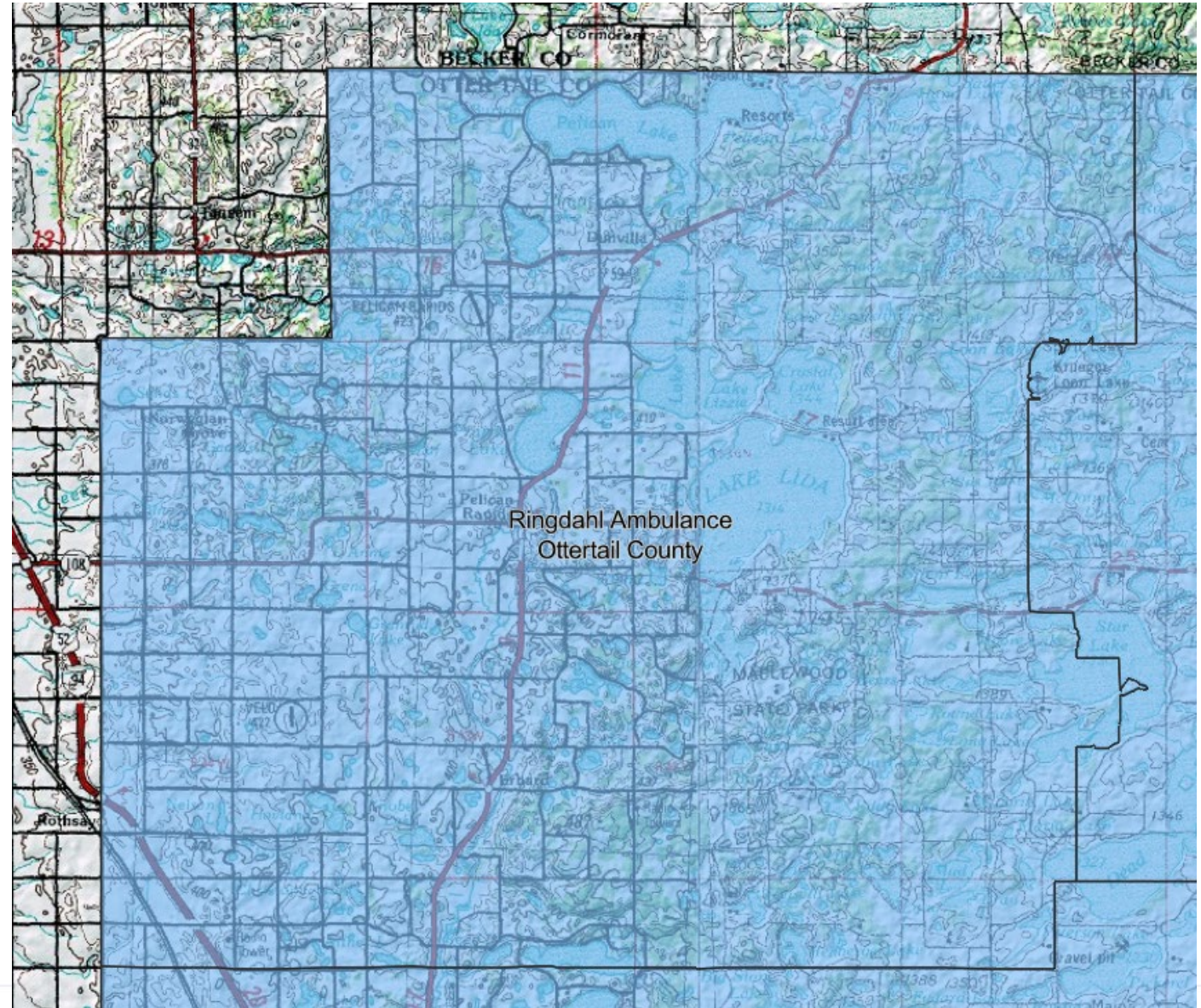
Candor	Dora	Dunn
Elizabeth	Erhards Grove	Friberg
Lida	Maine	Maplewood
Norwegian Grove	Oscar	Pelican
Scambler	Star Lake	Trondhjem
Erhard	Pelican Rapids	Rothsay
Vergas		

Pelican Rapids EMS PSA



*Approximately 12,000 parcels

*Maps from the Office of EMS



Pelican Rapids Ambulance Area Emergency Medical Services

Ringdahl Ambulance
Notice to the Office of
Emergency Medical
Services (OEMS)

OEMS was notified that
Ringdahl Ambulance does
not intend to renew its
PSA license upon
expiration in March 2027.

Pelican Rapids PSA

Ringdahl Ambulance services 15 townships and 4 cities in the Pelican Rapids PSA.

Unlike fire and police services, ambulances typically are not primarily supported by taxes.

Medicare and Medicaid reimbursements are insufficient to cover costs.

EMS provider may not be reimbursed for cost if individual is not transported to a healthcare provider.

Critical point to explore funding resources.

EMS Funding

- › Funding EMS is a complicated topic.
- › Ambulance services are critical to communities but are not considered an essential or mandated service.
- › There are numerous varieties of ambulance service delivery and funding across the state.



Recent Legislative Funds

Rural Uncompensated Care Pool: Provides payments to eligible licensed ambulance services for qualifying EMS responses that did not result in transport to a hospital emergency department.

Ambulance Operating Deficit Grant Programs: Supports licensed ambulance services experiencing financial shortfalls.

Local Government Funding

- Generally, counties lack authority to directly provide funding or revenue without authority or regulation.
- Authority may be specifically stated in a statute and must be for a public purpose.
- Minnesota statutes do provide mechanisms for financial support of EMS.



Local Government Funding - Possibilities



- Joint Exercise of Powers – Joint Powers Agreement
- Special Taxing District
- Subordinate Service District

Subordinate Service District

Minnesota Chapter 375B authorizes a county to create a subordinate service district, which is a tool for local governments to provide and finance various governmental services for its residents.

A subordinate service district is a compact and contiguous district within a county.

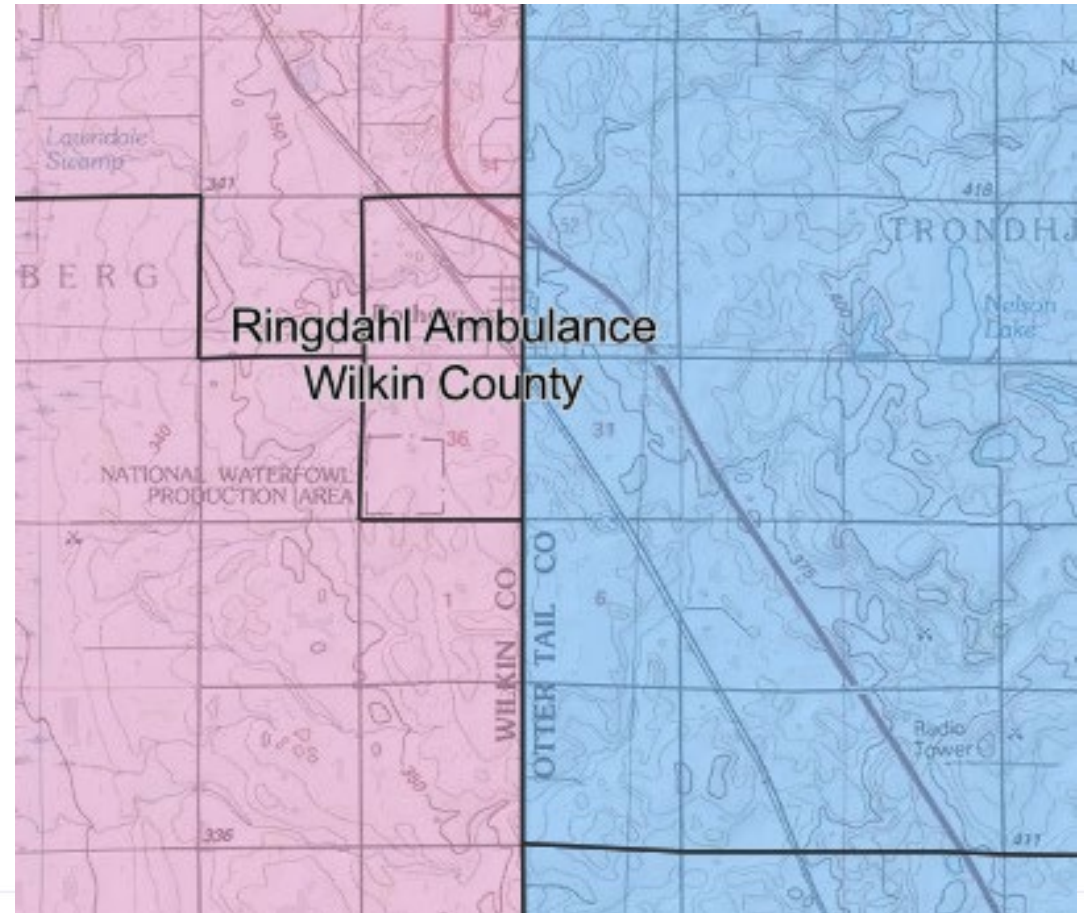
The County Board oversees the governance of a subordinate service district and determines property taxes to be levied on parcels included within the boundaries of the district.

Subordinate Service District

- June 23: Board of Commissioners passed a motion to proceed with establishing a Subordinate Service District for the Pelican Rapids EMS Primary Service Area.
- Dylan Ferguson, Director of OEMS, and Charles Soucheray, Deputy Director of OEMS, have been at committee meetings providing technical support.
- Commissioner Johnson and others have met with townships and cities as requested.

City of Rothsay

- Two areas within the Pelican Rapids PSA are located outside of Otter Tail County and are in Wilkin County.
- This area cannot be included in the SSD.
- Will need a JPA or other agreement with the City of Rothsay.



Subordinate Service District

- Funding an EMS service:
 - Property tax levied based on value of the property
 - Service charge assessed to a property
 - Combination of a property tax and a service charge
- Property tax or service charge will be determined in 2027 and levied in 2028.
- County is making application for a PSA license to begin in April 2027 creating a gap in funding that could be included the 2028 budget.

Subordinate Service District

Proposed Dates:

- Information Session: Monday, October 5, 2026, at 6:30 pm, at the Pelican Rapids High School
- Public Hearing: Monday, October 12, 2026, at 6:30 pm, at the Pelican Rapids High School
- Communication:
 - Postcards
 - Public Hearing Notice published in Pelican Rapids Press

Subordinate Service District – Next Steps

- Cities & Townships: Consider passing a resolution showing support of the County creating an SSD to fund EMS in the Pelican Rapids Area.
- Talk with local residents about constraints EMS is facing in funding shortages and workforce.

City Council
2026 September Council Meeting
Vergas Event Center & Zoom Id number 267-094-2170 password 56587
6:30 PM on Tuesday, September 8, 2026

11. Committee Reports

- A. Personnel
- B. Budget
- C. EDA/HRA
 - 1. Fiscal Agent for Navigator Grant
- D. Energy
 - 1. Charging Smart Cohort
 - 2. Prairie Planting Project

Files Attached

- 2027 Pay Structure effective 1-1-2027-proposed.pdf
- 8.31.26 and 09.03.26 Budget Committee meetings.pdf
- 2027 Proposed Budget.pdf
- 9.2.26 EDA.HRA Minutes.pdf
- Resolution 2026-013 Designating the City as fiscal agent for LMC Grant Navigator Support for the City.pdf
- Charging Smart Cohort.pdf
- Prairie Planting Project.pdf
- Prairie Vision.pdf
- 08.31.26 Personnel Committee Minutes-updated.pdf

Proposed 2027 STEP STRUCTURE - Regular Employees

(with STEP Adjusting and rates adjusted by LMC Salary Survey)

Grade Level		Points	MINIMUM				MIDPOINT	Effective: 01.01.27					MAXIMUM			
				Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9		Job Title		
100	153		\$14.66	\$15.10	\$15.55	\$16.02	\$16.50	\$16.99	\$17.50	\$18.03	\$18.57	\$19.13	\$19.70	Liquor Store Clerks	\$7,623.20	\$32,783.82
120	160		\$18.21	\$18.76	\$19.32	\$19.90	\$20.50	\$21.12	\$21.75	\$22.40	\$23.07	\$23.77	\$24.48	Deputy Clerk	\$24,625.67	\$40,732.11
140	188		\$20.05	\$20.65	\$21.27	\$21.91	\$22.57	\$23.24	\$23.94	\$24.66	\$25.40	\$26.16	\$26.94	Maintenance Worker	\$41,701.92	\$56,043.89
160	213		\$25.73	\$26.50	\$27.30	\$28.12	\$28.96	\$29.83	\$30.72	\$31.64	\$32.59	\$33.57	\$34.58	Utilities Superintendent	\$53,518.40	\$71,924.25
200	291		\$25.73	\$26.50	\$27.30	\$28.12	\$28.96	\$29.83	\$30.72	\$31.64	\$32.59	\$33.57	\$34.58	Liquor Store Manager	\$53,518.40	\$71,924.25
260	496		\$31.34	\$32.28	\$33.25	\$34.25	\$35.27	\$36.33	\$37.42	\$38.54	\$39.70	\$40.89	\$42.12	Clerk-Treasurer	\$65,187.20	\$87,606.15
			MINIMUM	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	MAXIMUM			

Effective: 01.01.27

**City of Vergas
Budget Committee Meeting**

The Budget Committee was called to order on Monday, August 31, 2026, at 10:45 am at the Vergas Government Services Center. Members present: Julie Bruhn, James Stenger and Julie Lammers.

Call to Order

Lammers called the meeting to order at 10:45 am.

Additions and Deletions

No items added or deleted.

2026 Income Statement

Lammers provided Interim Financial Report.

2027 General Fund Budget

Due to incoming information budget, it was not ready to be discussed and scheduled to continue meeting on Thursday, September 3, 2026.

**City of Vergas
Budget Committee Meeting**

The Budget Committee was called to order on Thursday, September 3, 2026, at 10:00 am at the Vergas Government Services Center. Members present: Julie Bruhn, James Stenger and Julie Lammers.

Call to Order

Lammers called the meeting to order at 10:00 am.

Additions and Deletions

No items added or deleted.

2027 General Fund Budget

Committee reviewed budget and updated numbers (see attached budget) for approval at City Council.

Council Recommendations:

- Review and approve preliminary 2027 budget.

Adjournment

Meeting adjourned at 12:10 pm.

Recorded by
Julie Lammers, CMC
Vergas City Clerk-Treasurer

Receipts:					As of 8.31.26	
	<u>2025 Budget</u>	<u>2025 Actual</u>	<u>2026 Budget</u>	<u>2026 Actual</u>	<u>Proposed 2027</u>	
General Property Taxes (31001 through 31299)	290,165.00	292,188.47	302,378.00	168,492.91	330,103.00	
Total Acct 310	290,165.00	292,188.47	302,378.00	168,492.91	330,103.00	9.16% increase
Sales Tax	0.00	692.36	0.00	764.77	0.00	
10% Gambling Tax	7,000.00	4,876.98	7,000.00	8,281.38	7,000.00	
Total Acct 313	7,000.00	5,569.34	7,000.00	9,046.15	7,000.00	
LICENSES AND PERMITS	9,000.00	9,400.00	9,400.00	9,400.00	9,400.00	
Alcoholic Beverages	6,400.00	3,200.00	3,200.00	0.00	3,200.00	
Cannabis	0.00	50.00	500.00	500.00	1,000.00	
Non-Intoxicating Malt Liquor	500.00	0.00	250.00	0.00	250.00	
Set-Up License	200.00	625.00	375.00	625.00	375.00	
Cigarette Licenses	400.00	200.00	400.00	0.00	400.00	
Total Acct 321	16,500.00	13,475.00	14,125.00	10,525.00	14,625.00	
Conditional Use/Variance	0.00	1,600.00	0.00	0.00	0.00	
Building Permits (Excludes surcharge)	2,000.00	4,441.00	5,000.00	1,320.00	5,000.00	
Grade and Fill Permit	300.00	300.00	75.00	75.00	0.00	
Tar Breakup	0.00	700.00	0.00	0.00	0.00	
GOLF CART PERMIT	140.00	160.00	160.00	280.00	280.00	
Camper Permit	0.00	50.00	100.00	50.00	100.00	
YARD WASTE PERMIT	17,000.00	18,971.00	18,300.00	17,420.00	18,300.00	
Animal Licenses	700.00	689.00	700.00	546.00	700.00	
Total Acct 322	20,140.00	26,911.00	24,335.00	19,691.00	24,380.00	
Federal Grants and Aids	0.00	0.00	0.00	2961.00	0.00	
Total Acct 331	0.00	0.00	0.00	2961.00	0.00	
INTERGOVERNMENTAL REVENUES	131.00	0.00	131.00	0.00	131.00	
Total Acct 332	131.00	0.00	131.00	0.00	131.00	
State Aids/Fire Relief	31,000.00	4,968.00	31,000.00	0.00	31,000.00	
Total Acct 333	31,000.00	4,968.00	31,000.00	0.00	31,000.00	
Local Government Aid	40,321.00	40,321.00	36,911.00	18,455.50	33,471.00	
Homestead and Agricultural Credit Aid	0.00	308.56	0.00	0.00	300.00	
Small Cities Assistance	11,270.00	7,983.00	13,258.00	4,544.00	11,000.00	
Total Acct 334	51,591.00	48,612.56	50,169.00	22,999.50	44,771.00	
County Grants and Aids for Highways	3,000.00	2,214.66	3,000.00	0.00	3,000.00	
Total Acct 336	3,000.00	2,214.66	3,000.00	0.00	3,000.00	
CHARGES FOR SERVICES	1,200.00	1,207.64	1,200.00	3,057.55	2,000.00	
Letter Delivery Charge	0.00	240.00	0.00	120.00	150.00	
Total Acct 340	1,200.00	1,447.64	1,200.00	3,177.55	2,150.00	
PUBLIC SAFETY	16,000.00	38,694.67	16,000.00	7,575.00	16,000.00	
Total Acct 342	16,000.00	38,694.67	16,000.00	7,575.00	16,000.00	
OTHER CHARGES	0.00	0.00	0.00	0.00	0.00	
Total Acct 349	0.00	0.00	0.00	0.00	0.00	

		<u>2025 Budget</u>	<u>2025 Actual</u>	<u>2026 Budget</u>	<u>2026 Actual</u>	<u>Proposed 2027</u>	
	MISCELLANEOUS REVENUES	0.00	33,897.54	0.00	0.00	0.00	
	Interest Earning	350.00	380.21	400.00	246.85	400.00	
	Rent/Municipal Building	7,200.00	6,800.00	7,200.00	5,200.00	7,200.00	
	RENT/EVENT CENTER	10,000.00	13,879.75	13,000.00	12,550.00	14,000.00	
	Event Center/Keg Deposit/Lions	0.00	2,628.20	2,000.00	2775.00	3,000.00	
	EVENT CENTER/SECURITY AND OTHER	1,000.00	165.00	1,000.00	955.00	1,000.00	
	Contributions and Donations from Private	2,000.00	50.00	500.00	36,000.00	500.00	
	Contributions and Donations to Event Center	0.00	75,431.00	0.00	28,610.96	0.00	
	Contributions and Donations to Parks	0.00	314.83	0.00	0.00	0.00	
	Contributions and Donations to Energy and	0.00	0.00	0.00	8,000.00	0.00	
	Refunds and Reimbursements	0.00	27,200.58	0.00	0.00	0.00	
	DIVIDENDs	1,356.00	59.78	1,356.00	0.00	60.00	
	Total Acct 362	21,906.00	160,806.89	25,456.00	94,337.81	26,160.00	
	Total Revenues	458,633.00	594,888.23	474,794.00	338,805.92	499,320.00	
	Other Financing Sources:	30,000.00	20,000.00	30,000.00	0.00	3,500.00	
	Total Acct 392	30,000.00	0.00	30,000.00	0.00	35,000.00	
	Total Revenue and Financing Sources	488,633.00	614,888.23	504,794.00	338,805.92	534,320.00	5.8% increase
	Disbursements:						
	GENERAL GOVERNMENT						
	Wages and Salaries	0.00	2,920.78	0.00	2,991.14	0.00	
	Workers Compensation (151 through	0.00	2,883.00	0.00	0.00	0.00	
	Office Supplies (201 through 209)	8,000.00	5,191.84	0.00	4,111.56	5,000.00	
	Operating Supplies (211 through 219)	1,300.00	3,143.53	7,740.00	5,965.70	7,740.00	copier, web, corp tech
	PROFESSIONAL SERVICES (301	0.00	1,973.92	2000.00	846.01	1,000.00	
	Professional Services: Auditing and	2,150.00	2,225.00	2,225.00	3,625.00	3,625.00	
	Communications: Telephone	5,000.00	3,218.46	3,000.00	2,015.32	3,500.00	
	Transportation: Travel Expense	0.00	295.00	500.00	0.00	500.00	
	Dues	2,300.00	1,004.50	2,300.00	2,118.00	2,300.00	
	Printing and Binding (351 through 359)	5,000.00	2,968.56	4,000.00	696.08	2,500.00	
	Utility Services (381 through 389)	1,650.00	2,383.92	3,300.00	1,293.62	3,000.00	
	REPAIRS AND MAINTENANCE -	400.00	970.00	1,100.00	0.00	1,000.00	
	Sales Tax	0.00	682.00	0.00	590.00	0.00	
	City Share/Assessments	800.00	1,640.00	800.00	838.00	1,640.00	
	Refund & Reimbursments	11,825.00	15,992.76	814.00	5,923.35	0.00	
	Repair and Maintenance Supplies (221	500.00	0.00	500.00	0.00	500.00	
	Insurance (361 through 369)	6,500.00	10,128.00	10,200.00	0.00	10,200.00	
	Capital Outlay: Office Equipment and	2,000.00	2,000.00	2,000.00	0.00	1,000.00	
	Capital Outlay: Improvements Other Than	1,000.00	303.03	1,000.00	0.00	500.00	
	Total Acct 410	48,425.00	59,924.30	41,479.00	23,911.08	39,005.00	
	Council/Town Board						
	Operating Supplies (211 through 219)	100.00	0.00	100.00	0.00	0.00	

		<u>2025 Budget</u>	<u>2025 Actual</u>	<u>2026 Budget</u>	<u>2026 Actual</u>	<u>Proposed 2027</u>	
	WAGES AND SALARIES (101 through	5,600.00	3,199.61	5,600.00	2,068.77	5,600.00	
	Wages and Salaries: Part-time Employees	0.00	1,604.34	1880.00	608.87	0.00	
	Employer Contributions for Retirement:	2,100.00	760.94	2,100.00	705.94	2,100.00	
	Family Leave	0	0.00	0	29.78	60.00	
	Workers Compensation	0.00	100.00	0.00	20.00	100.00	
	Office Supplies	250.00	824.80	600.00	492.00	600.00	
	Transportation: Travel Expense	2,000.00	2,592.74	3,000.00	3,020.78	4,000.00	
	Insurance (361 through 369)	300.00	100.00	300.00	305.00	310.00	
	Total Acct 411	10,350.00	9,182.43	13,580.00	7,251.14	12,770.00	
	Mayor						
	WAGES AND SALARIES (101 through	1,200.00	858.66	1,200.00	614.20	1,200.00	
	Employer Contributions for Retirement:	0	113.26	0	138.82	150.00	
	Family Leave	0	0.00	0	8.1	32.00	
	Office Supplies	0.00	251.20	200.00	123.00	200.00	
	Transportation: Travel Expense	1,000.00	1,327.58	1,600.00	874.15	1,000.00	
	Dues	30.00	30.00	30.00	657.00	30.00	
	Miscellaneous (431 through 499)	100.00	0.00	100.00	0.00	100.00	
	Employer Contributions for Retirement:	200.00	0.00	200.00	0.00	200.00	
	Total Acct 413	2,530.00	2,580.70	3,330.00	2,415.27	2,912.00	
	Clerk						
	Worker's Compensation (151 through 159)	300	0.00	300	0	300.00	
	WAGES AND SALARIES (101 through	21,245.00	23,510.54	31,245.00	17,684.13	37,000.00	
	Wages and Salaries: Part-time Employees	0.00	1,067.91	6000.00	0.00	0.00	
	Employer Contributions for Retirement:	10,000.00	15,707.42	10,000.00	9,284.74	16,000.00	
	Employer Paid Insurance: Health	4,400.00	4,889.62	4,500.00	3,124.16	6,500.00	
	Family Leave	0.00	0.00	0.00	43.70	80.00	
	Workers Compensation	0.00	361.00	0.00	0.00	400.00	
	Communications: Telephone	250.00	300.00	250.00	200.00	300.00	
	Transportation (331 through 339)	0.00	20.00	0.00	0.00	0.00	
	Transportation: Travel Expense	1,500.00	1,248.06	1,500.00	1,412.78	2,000.00	
	Dues	0.00	230.00	165.00	0.00	230.00	
	Insurance (361 through 369)	0.00	205.00	205.00	0.00	300.00	
	REPAIRS AND MAINTENANCE -	0.00	162.28	200.00	0.00	0.00	
	Capital Outlay	0.00	480.72	500.00	0.00	0.00	
	Refund & Reimbursments	0.00	1,267.66	0.00	1499.29	0.00	
	Total Acct 414	37,695.00	49,450.21	54,865.00	33,248.80	63,110.00	
	City/Town Attorney						
	Professional Services: Legal Fees	3,000.00	1,572.65	6,000.00	1,597.70	3,000.00	
	Total Acct 416	3,000.00	1,572.65	6,000.00	1,597.70	3,000.00	
	Planning and Zoning						

		<u>2025 Budget</u>	<u>2025 Actual</u>	<u>2026 Budget</u>	<u>2026 Actual</u>	<u>Proposed 2027</u>	
	WAGES AND SALARIES (101 through 109)		0.00	0.00	471.02	900.00	
	Employer Contributions for Retirement: FICA		0.00	0.00	53.56	100.00	
	OFFICE SUPPLIES (201 through 209)	0.00	0.00	300.00	1252.92	1,300.00	
	Operating Supplies (211 through 219)	3,000.00	2,035.00	1,000.00	1,000.00	1,000.00	Mapping
	Refund & Reimbursments	9,000.00	0.00	9,000.00	6,200.00	9,000.00	Gravel Pit Survey
	Total Acct 419	12,000.00	2,035.00	10,300.00	8,977.50	11,300.00	
	PUBLIC SAFETY						
	Operating Supplies (211 through 219)	0.00	44.62	50.00	291.67	300.00	
	PROFESSIONAL SERVICES (301 through	0.00	545.58	600.00	0.00	600.00	
	Transportation: Travel Expense	0.00	67.19	70.00	0.00	0.00	
	Refund & Reimbursments	0.00	38,945.88	0.00	550.00	0.00	
	Total Acct 420	0.00	39,603.27	720.00	841.67	900.00	
	Fire Administration						
	Refunds and Reimbursements	16,600.00	45,022.67	16,600.00	15,165.96	16,000.00	Insurance & State Training
	V-CDH Maintenance	15,200.00	15,059.33	15,200.00	11,294.49	15,800.00	4% increase ?
	Total Acct 422	31,800.00	60,082.00	31,800.00	26,460.45	31,800.00	
	City Shop						
	Repair and Maintenance Supplies (221	200.00	0.00	200.00	125.00	220.00	
	Insurance (361 through 369)	1,157.00	897.00	1,157.00	0.00	1,276.00	
	Dust Control	0.00	0.00	0.00	131.57	200.00	
	City Share/Assessments	0.00	442.00	0.00	442.00	500.00	For Paving Glenn St.
	Capital Outlay: Improvements Other	500.00	0.00	500.00	0.00	1,000.00	Addition or new shop
	Refunds and Reimbursements	0.00	570.96	0.00	131.56	0.00	
	Operating Supplies (211 through 219)	300.00	818.96	300.00	677.10	800.00	
	Small Tools and Minor Equipment	1,000.00	301.21	1,000.00	0.00	500.00	
	Communications: Telephone	975.00	831.72	975.00	549.15	1,000.00	
	Utility Services (381 through 389)	5,500.00	2,830.48	5,500.00	2,044.63	4,500.00	
	REPAIRS AND MAINTENANCE -	350	156.30	1000	307.8	500.00	
	Total Acct 430	9,982.00	6,848.63	10,632.00	4,408.81	10,496.00	
	Highways, Streets & Roadways						
	Dust Gaurd	2,500.00	3,351.04	3,500.00	0.00	0.00	
	WAGES AND SALARIES (101 through	29,125.00	32,386.09	29,855.00	17,420.52	33,391.00	
	Employer Contributions for Retirement:	16,000.00	17,946.97	17,000.00	8,301.72	15,910.00	
	Employer Paid Insurance: Health	4,500.00	3,617.56	4,500.00	2,249.94	5,027.00	
	Family Leave	0.00	0.00	0.00	53.14	160.00	
	Workers Compensation	1,400.00	2,326.00	1,400.00	541.00	1,500.00	
	OFFICE SUPPLIES (201 through 209)	400.00	815.19	500.00	530.87	420.00	
	Operating Supplies (211 through 219)	9,000.00	7,938.89	8,000.00	8,035.29	9,000.00	
	Repair and Maintenance Supplies (221	3,600.00	1,081.16	3,600.00	2,537.00	3,500.00	

	<u>2025 Budget</u>	<u>2025 Actual</u>	<u>2026 Budget</u>	<u>2026 Actual</u>	<u>Proposed 2027</u>	
PROFESSIONAL SERVICES (301 through	0.00	2,408.00	0.00	0.00	0.00	
Professional Services: Engineering Fees	28,000.00	37,268.87	28,000.00	15,980.50	37,500.00	
Communications: Telephone	375.00	375.00	375.00	212.50	375.00	
Transportation: Travel Expense	0.00	20.00	0.00	150.00	200.00	
REPAIRS AND MAINTENANCE -	7,000.00	6,369.58	8,000.00	1,375.01	6,500.00	
Operating Supplies: Gravel	1,500.00	0.00	1,500.00	0.00	15,000.00	\$42,000 divided by 3 years with 4% increase each year
Dues	20.00	20.00	20.00	0.00	20.00	
Small Tools and Minor Equipment	600.00	0.00	600.00	0.00	200.00	
Clothing Allowance	350.00	0.00	350.00	132.98	350.00	
Insurance (361 through 369)	7,400.00	7,206.04	7,400.00	0.00	7,600.00	
Seal Coating Roads	7,500.00	7,500.00	7,500.00	0.00	5,000.00	
Capital Outlay: Improvements Streets	32,000.00	0.00	15,000.00	0.00	15,000.00	Strrets
Capital Outlay: Other Equipment	7,500.00	0.00	20,000.00	0.00	15,000.00	see equipment spreadsheet
Refunds and Reimbursements	0.00	7,294.52	0.00	3,513.06	0.00	
Sidewalk						
REPAIRS AND MAINTENANCE -	500.00	0.00	500.00	940.00	500.00	
Capital Outlay Buildings and Structures	0.00	9,500.00	500.00	0.00	0.00	
Ice and Snow Removal						
Operating Supplies (211 through 219)	0.00	1,832.14	1500.00	852.76	1,500.00	
Rentals: Other Equipment	750.00	0.00	750.00	0.00	500.00	
Capital Outlay: Improvements Other	500.00	0.00	0.00	0.00	750.00	
Yard Waste						
OFFICE SUPPLIES (201 through 209)	400.00	0.00	400.00	5.00	460.00	Permits
Repair and Maintenance Supplies (221	2,000.00	0.00	2,500.00	1,111.13	500.00	
Printing and Binding (351 through 359)	400.00	0.00	400.00	0.00	0.00	
Capital Outlay: Improvements Other	1,000.00	0.00	3,000.00	0.00	3,000.00	
WAGES AND SALARIES (101 through	8,420.00	5,010.84	5,400.00	3,697.09	5,616.00	
Family Leave	0.00	1,580.25	0.00	62.96	126.00	
Employer Contributions for Retirement:	5,000.00	3,670.91	5,000.00	1,726.29	5,062.00	
Operating Supplies (211 through 219)	0.00	587.11	0.00	0.00	200.00	
Utility Services (381 through 389)	200.00	179.62	200.00	90.21	100.00	
REPAIRS AND MAINTENANCE -	0.00	2400	2,250.00	85.51	1,000.00	
City Share/Assessments	416.00	442.00	416.00	0.00	0.00	
Refunds& Reimbursements	0.00	65.00	0.00	0.00	0.00	
Street Lighting						
Utility Services (381 through 389)	9,000.00	6,610.38	12,000.00	5,146.33	10,000.00	
Total Acct 431	187,356.00	167,403.16	191,916.00	74,750.81	200,967.00	
EVENT CENTER						

	<u>2025 Budget</u>	<u>2025 Actual</u>	<u>2026 Budget</u>	<u>2026 Actual</u>	<u>Proposed 2027</u>	
WAGES AND SALARIES (101 through	0.00	0.00	0.00	0.00	0.00	
Wages and Salaries: Part-time Employees	8,000.00	2,016.68	4,940.00	1,879.71	5,000.00	
Employer Contributions for Retirement:	1,600.00	759.26	1,976.00	646.67	1,200.00	
Family Leave	0.00	0.00	0.00	53.62	110.00	
Workers Compensation	0.00	5,896.00	0.00	0.00	300.00	
OFFICE SUPPLIES (201 through 209)	100.00	568.60	500.00	278.58	500.00	
Operating Supplies (211 through 219)	3,000.00	4,101.54	3,165.00	3,339.72	5,600.00	
Clothing Allowance	0.00	0.00	0.00	30.00	0.00	
Repair and Maintenance Supplies (221	2,000.00	150.07	2,000.00	21.53	500.00	
PROFESSIONAL SERVICES (301 through	2,500.00	2,318.60	2,231.00	2,003.37	2,300.00	
Communications: Telephone	2,110.00	1,626.17	1,800.00	1,015.34	1,433.00	
Advertising (340 through 349)	4,000.00	2,047.50	2,000.00	602.00	1,500.00	
Licenses/Permits	0.00	25.00	25.00	78.08	78.00	
Utility Services (381 through 389)	8,200.00	5,938.86	4,400.00	5,078.30	5,000.00	
Utility Services: Refuse Disposal	1,600.00	1,459.78	1,600.00	1,391.28	1,700.00	
REPAIRS AND MAINTENANCE -	3,000.00	6,796.78	4,570.00	1,573.89	2,000.00	
City Share/Assessments	800.00	680.00	680.00	187.00	375.00	
Refunds and Reimbursements	0.00	85,384.75	0.00	59276.05	0.00	
Insurance (361 through 369)	4,000.00	5,896.00	6,000.00	0.00	6,000.00	
Energy Loan	0.00	0.00	0.00	0.00	3,000.00	
Capital Outlay: Improvements Other Than Buildings	5,000.00	1,561.90	10,000.00	0.00	5,000.00	2 furnaces and air conditioners
Total Acct 451	45,910.00	127,227.49	45,887.00	77,455.14	41,596.00	
Parks						
WAGES AND SALARIES (101 through	29,000.00	22,106.44	25,000.00	15,888.22	26,149.00	
Employer Contributions for Retirement:	12,840.00	9,650.22	9,840.00	7,151.24	10,000.00	
Paid Family Leave	0.00	0.00	0.00	82.86	160.00	
Employer Paid Insurance: Health	4,200.00	3,617.76	3,900.00	2,249.93	4,000.00	
Worker's Compensation (151 through 159)	2,400.00	2,883.06	2,400.00	414.00	2,400.00	
OFFICE SUPPLIES (201 through 209)	350.00	815.20	350.00	532.68	600.00	
Operating Supplies (211 through 219)	7,000.00	4,090.00	3,500.00	6,500.10	5,000.00	
Communications: Telephone	375.00	375.00	375.00	362.50	375.00	
Repair and Maintenance Supplies	2,000.00	118.74	1,500.00	0.00	1,000.00	
Professional Services: Engineering Fees	5,000.00	0.00	5,000.00	3,460.00	5,000.00	
Transportation: Travel Expense	20.00	20.00	20.00	0.00	20.00	
Employee Clothing	0.00	0.00	100.00	0.00	100.00	
Dues/Licenses/Permits	360.00	35.00	360.00	88.08	100.00	
Insurance (361 through 369)	3,000.00	4,586.00	3,300.00	0.00	4,000.00	
Utility Services (381 through 389)	4,000.00	3,223.94	4,000.00	1,895.81	3,250.00	
Utility Services: Refuse Disposal	3,500.00	3,701.12	4,200.00	2,159.60	4,000.00	

		<u>2025 Budget</u>	<u>2025 Actual</u>	<u>2026 Budget</u>	<u>2026 Actual</u>	<u>Proposed 2027</u>	
	REPAIRS AND MAINTENANCE -	3,000.00	8,355.56	3,000.00	4,610.14	5,000.00	
	Ball Field	1,500.00	900.00	1,500.00	1,363.76	1,000.00	
	Dust Guard				131.57	150.00	Glenn Street Park
	City Share/Assessments	700.00	800.42	700.00	331.84	660.00	
	Capital Outlay: Improvements Other	15,000.00	0.00	15,000.00	2,500.00	15,000.00	Pickup 1/3, scheduled
	Refund & Reimbursments	240.00	71.22	240.00	112.77	0.00	
	Total Acct 452	94,585.00	65,349.68	84,285.00	49,835.10	87,964.00	
	Economic Development and Assistance						
	Interfund Transfers	5,000.00	10,000.00	10,000.00	10,000.00	15,000.00	CEDA Employee
	Total Acct 465	5,000.00	10,000.00	10,000.00	10,000.00	15,000.00	
	Tax Abatement	20,000.00	15,863.31	20,000.00	0.00	13,500.00	
	Total Disbursements	488,633.00	650,709.73	504,794.00	321,153.47	534,320.00	
		Income/Expense Difference	0.00	35,821.50	0.00	(17,652.45)	0.00
		2025	2,026.00	% Difference			
	Net Tax Compacity	748,826.00	844,045.00	12%			
	Bond Amounts to be Levied in 2027						
	2006 Street					11,430.00	
	2019 Streets					24,465.71	
	Parking Lot					9,000.00	
	Total Bonds					44,895.71	

**Vergas EDA/HRA
Government Services Center & Zoom
5:30 PM on Wednesday, September 2nd, 2026**

EDA/HRA Mission: Retain and promote business in our community, adding housing so that we prosper and increase our tax base, keeping Vergas a vital community.

The City of Vergas Economic Development Authority (EDA) and Housing Redevelopment Authority (HRA) met on Wednesday, September 2nd, 2026, at 5:30 PM in a hybrid meeting at the Vergas Government Services building and on Zoom.

2026	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Bruce Albright, President/Council Liaison	A	P/P	P	P	P	P	P	N/A	P			
Paul Sonnenberg, Member	P	P/A	P	P	P	P	P	N/A	P			
Kevin Zitzow, Member	P	P/P	A	P	P	P	P	N/A	P			
Jennifer Carlson, Member	A	A/P	P	P	P	P	P	N/A	P			
Vanessa Perry, Member	P	P/P	P	P	P	P	A	N/A	P			
Julie Lammers, City Clerk-Treasurer	P	P/P	P	P	A	P	P	N/A	P			

P: Present. A: Absent N/A: No meeting

Present in person: CEDA Representative Kaite Gehring.

Present via Zoom: Editor Bob Williams of the Frazee-Vergas Forum.

Call to Order

The meeting was called to order by Albright at 5:30 PM.

Agenda Additions and Deletions

Lammers requested two modifications to the agenda: the addition of the CEDA contract as a discussion item, and the movement of 220 Eva Street to the last position on the agenda.

Motion by Sonnenberg, seconded by Perry, to approve the agenda as amended. The motion passed unanimously.

Minutes

Motion by Sonnenberg, seconded by Zitzow, to approve the minutes from July 15, 2026. The motion passed unanimously.

Financial Update

2026 Income and Expenses

Lammers presented the financial report, drawing the Board's attention to the current checking account balance of \$10,964 after committed expenditures. She noted that this figure is critical context for items to be discussed later in the meeting.

Lammers advised the Board that she had an upcoming budget meeting the following morning and needed direction on what amount to request from the City Council for the EDA/HRA. In prior years, the City had transferred \$5,000 toward general EDA/HRA operations and \$5,000 toward the CEDA employee contract, for a total of \$10,000. However, the CEDA contract costs \$16,000 annually, with the remainder drawn from the EDA/HRA account. Given the current low balance, Lammers recommended the Board request an increase to \$15,000 total — \$10,000 for general operations and \$5,000 for CEDA — from the City Council.

Gehring noted that she and Lammers had also applied for a \$5,000 annual League of Minnesota Cities grant, which could help supplement funds. Albright expressed support for the request, noting the active role the EDA/HRA has played in community development. It was noted that the City's preliminary budget must be set in September and cannot increase in December, making it important to include the full request at this stage.

Motion by Zitzow, seconded by Perry, to request \$15,000 from the City Council for the EDA/HRA budget — \$10,000 for general operations and \$5,000 toward the CEDA contract. The motion passed unanimously.

Motion by Perry, seconded by Carlson, to approve the Treasurer's Report. The motion passed unanimously.

CEDA Representative Katie Gehring

First Children's Finance Update

Gehring reported that the full First Children's Finance committee had not met since June, as many members had not responded to scheduling polls over the summer. The committee has restructured into three project subgroups — Facility, Workforce Development, and Provider Support — and a kickoff for these group meetings is anticipated for mid-to-late September.

Gehring noted that the contracted facilitation period with the consultant runs through October 30, and the consultant has agreed to remain flexible given the delays. She indicated there are still a handful of committee members who have not indicated which subgroup they wish to join, and she intends to follow up with them.

Lammers raised an important procedural note: the City Attorney had flagged that, because these committees operate under the City, all meetings must be open to the public and cannot be conducted via email. Gehring clarified that the email communication had only been used to gather interest from members, and that all actual meetings are conducted virtually and open to the public.

Growing Up Vergas

Gehring reported that the Board had applied for a \$5,000 League of Minnesota Cities grant in support of the Growing Up Vergas initiative. Lammers explained that because this grant can only be awarded to the City, a resolution with specific league-required wording was needed. The Board was asked to recommend that the City Council approve the updated resolution.

Motion by Sonnenberg, seconded by Zitzow, to recommend City Council approval of the updated League of Minnesota Cities grant resolution. The motion passed unanimously.

Gehring also informed the Board of a newly available grant opportunity: the Laura Jane Mustard Fund, a rural initiatives program offering up to \$25,000 with no matching requirement. She noted that The Bridge Center in Pelican Rapids was a prior recipient, suggesting alignment with the Growing Up Vergas project. The application window is open for one month.

Motion by Zitzow, seconded by Carlson, to authorize application for the Laura Jane Mustard Fund grant of \$25,000. The motion passed unanimously.

Regarding the DEED grant previously applied for in the amount of \$200,000, Gehring reported that DEED received additional appropriations of approximately \$1.5 million and has decided to proceed with current applicants under the existing process while releasing a new RFP for the additional funds. The Board was advised to await the new RFP.

Discussion turned to the status of construction bids received for the Growing Up Vergas facility, and concern was raised about whether those bids remain valid given the passage of time. Member Gehring noted that material costs had been flagged as rising, and the Chair acknowledged that formal public bidding would ultimately be required. There was general agreement that acquiring the lot outright — rather than maintaining the purchase agreement — would strengthen future grant applications, as many funders prioritize projects that have already secured property. Total pledges toward the project currently stand at \$34,060. Lammers noted this amount would cover the cost of the lot. The Board discussed whether to exercise the purchase agreement or seek another extension, with the Chair noting he had recently spoken with a potential donor and was continuing to pursue pledges. A decision on the lot purchase is anticipated at the next meeting.

CEDA Contract

Lammers advised that the previous CEDA representative, Jordan Grossman, had indicated the contract renewal for the following year may include a 1–2% increase but nothing beyond that. The Board discussed the value of continuing the CEDA relationship, particularly in the context of grant writing support for the Growing Up Vergas project. Perry noted that without CEDA's assistance, the volume of grant work would not be feasible. Albright expressed that the contract continuation aligns with the community's growth trajectory. General consensus favored renewing the contract, with formal action to be taken at the October meeting when the contract is expected to be presented.

West Central MN Small Business Development Center

Training Menu

Lammers presented a training menu recently received from the West Central Minnesota Small Business Development Center and asked the Board for direction on how to promote it. Albright suggested it be posted on the City's website with a brief notice encouraging interested businesses to contact the City Office.

Perry offered feedback that prior training sessions had been most relevant to newer businesses, and that longer-established Vergas businesses might benefit more from sessions tailored to experienced operators — noting the Center does offer such a workshop. She also raised interest in programming related to emerging topics such as artificial intelligence, including both its potential benefits and risks for small businesses. There was broad agreement that forward-looking subject matter would be more valuable to the existing business community. The Board agreed to post the training information on the City's website.

Housing Study

Lammers brought to the Board's attention that the current housing study is more than five years old, having been completed around June 30, 2020, and asked whether the Board wished to commission a new one. Discussion reflected some dissatisfaction with the cost and quality of the previous study, with Lammers noting she had performed a significant portion of the data-entry work herself. It

was suggested that if a new study were pursued, it would be done through a different vendor such as West Central Initiative or CEDA, and that county matching grant funds may be available to offset costs.

The Board did not reach a definitive conclusion, with members questioning whether an updated study would materially change the Board's direction, particularly given the current lack of available land for development. Gehring noted that Otter Tail County has expressed interest in facilitating housing summits in local communities, which could serve as an alternative or complementary approach. No formal action was taken; the matter was left for further consideration.

220 Eva St

Lammers informed the Board that the buyers who had previously entered into a contract for deed on 220 Eva Street had withdrawn, and the sale did not proceed. As a result, the property remains under EDA/HRA ownership. Lammers indicated there is a new potential purchase agreement to discuss, and requested the meeting be closed to address it.

Motion by Sonnenberg, seconded by Carlson, to close the meeting pursuant to Minnesota Statutes § 13D.05, subdivision 3(b), to discuss nonpublic appraisal and negotiation data related to the proposed sale of city-owned property, as authorized by Minnesota Statutes § 13.44.

The motion passed unanimously.

Motion by Carlson, seconded by Zitzow, to reopen the meeting at 6:22 PM. The motion passed unanimously.

Motion by Carlson, seconded by Zitzow, to make a counteroffer on 220 Eva St. for the amount discussed in the closed meeting. The motion passed unanimously.

Adjournment

Motion by Perry, seconded by Carlson, to adjourn the meeting at 6:25 PM. The motion passed unanimously.

Council Recommendations

- Recommend City Council approval of the updated League of Minnesota Cities grant resolution.

Follow Up Actions

- Gehring: Follow up with committee members who haven't decided which project area (facility, workforce development, provider support) they want to help with for the First Children's Finance project.
- Gehring: Apply for the Laura Jane Mustard Fund rural initiatives grant (\$25,000) this month.
- Gehring: Present at Lake Region for a \$25,000 funding ask by the next meeting.
- Lammers: Put the West Central Minnesota Small Business Development Center training poster on the City's website with a notice for businesses.

**CITY OF VERGAS
COUNTY OF OTTER TAIL
STATE OF MINNESOTA
RESOLUTION 2026-013**

A RESOLUTION AUTHORIZING APPLICATION FOR GRANT NAVIGATOR SUPPORT FOR THE CITY.

WHEREAS, the League of Minnesota Cities (“LMC”) has created the Grant Navigator Program (“Program”) in which LMC will provide grants up to \$5,000 per city to use with industry partners to ease the process of identifying potential grant funds for city projects and aid in the grant application process.

WHEREAS, the Program is limited to providing support in obtaining grant funding for one project per city, pursuant to Program guidelines.

WHEREAS, the Program is limited to providing support in obtaining grant funding, and LMC does not provide funds to implement projects.

WHEREAS, the City of Vergas (“City”) wishes to apply to the Program to for support in finding grant funding for (“Growing Up Vergas”).

WHEREAS, the City recognizes that if approved, any funds received through the Program must be used in a manner consistent with the conditions above as well as all other conditions or limitations of the Program.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF VERGAS, MINNESOTA AS FOLLOWS:

1. The City names Julie Lammers as its fiscal agent (“Fiscal Agent”) for the purposes of applying to the Program on behalf of the City.
2. The City authorizes the Fiscal Agent to act on its behalf when communicating with LMC in all matters related to the Program application for the Project.
3. If the City is awarded a grant under the Program, it agrees to use the funds to engage with industry partners who will aid in the grant matching and application process consistent with the terms and conditions of the Program.
4. If a state, federal, foundation, or nonprofit grant match is not found, or is applied to but not awarded, the City will seek feedback on why the project was not eligible and report back to the LMC with these findings consistent with the terms and conditions of the Program.
5. If a state, federal, foundation, or nonprofit grant is awarded, a project assessment will be submitted to LMC within six months of the application's approval and then periodically until after project completion consistent with the terms and conditions of the Program.

ADOPTED by the City Council of the City of Vergas, Minnesota, this 8th day of September 2026.

By: Julie Bruhn, Mayor

Attest:

By: Julie Lammers, City Clerk-Treasurer

Email Received from West Central Initiative:

We are excited to share that West Central Initiative has been awarded funding to move forward with our Charging Smart regional engagement cohort. Thank you for your interest in this opportunity and for the conversations you have already had with us about electric vehicles, charging infrastructure, permitting, zoning, and community readiness.

With this award in place, we are ready to move ahead with communities officially signing up for the cohort. Participating communities will receive technical assistance from WCI staff, access to educational cohort meetings, support completing Charging Smart actions, and help working toward Charging Smart Bronze certification, with opportunities to pursue select Silver or Gold actions if capacity allows. This will all be at no cost to you.

To confirm your community's participation, please complete the [Charging Smart sign-up sheet](#) by September 18, and let us know when you have filled it out. If your community needs council approval or would like to discuss participation before signing up, please let us know and we would be happy to schedule a short consultation call.

Once your sign-up sheet is submitted, we will follow up with next steps, including the self-assessment survey, scheduling any needed one-on-one conversations, and sharing details for the cohort kickoff meeting. Please feel free to reach out with questions at any point—we are happy to talk through the program, time commitment, or how Charging Smart may fit with your community's goals.

We are looking forward to working with communities across the region on this next step in EV readiness and charging infrastructure planning.

In the Charging Smart Sign up I need to state the following:

I attest that our local government representatives have reviewed the Charging Smart program and intend to pursue a Bronze, Silver, or Gold designation. In partnership with the Charging Smart team, my community seeks no-cost technical assistance to strengthen our local policies and practices and achieve designation. Together, we will advance community-driven solutions that support the adoption of EVs and EV charging infrastructure.

Please provide a motion giving Clerk-Treasurer permission to move forward with or deny this project.

Prairie Planting Project:

Information from West Central Initiative:

There would be no cost to the city except some in-kind staff time, and help with engaging the community in a planting day next year and some education.

John and Patrice at United Prairie Foundation (UPF) are excellent to work with, and they are ready to chat about potential planting sites whenever you are. They could help you with site selection and site prep this year, and then planting and seeding would happen next spring and early summer. They also have great educational site signage that would be installed with a project depending on the location.

We received funds dedicated to support for native prairie plantings in small communities from the funder you met last summer.

We are working with United Prairie Foundation to select a few communities with the capacity and interest to install a native planting and manage the long-term maintenance of the project.

The project cost would be fully funded, but United Prairie Foundation requires that communities have buy-in and can commit to staff building knowledge about the value and maintenance of the project, and help mobilize community members to participate in a planting day for the project.



**City of Vergas
Personnel Committee Meeting**

The Personnel Committee met on Monday, August 31, 2026, at 10:00 am at 131 E Main St at the Government Services Center.

Present A: Absent N/A: No Meeting/Nonparticipant

Call to Order

The

2026	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Julie Bruhn, Mayor Appointment	P	P				P		P				
James Stenger, Council Appointment	P	P				P		P				
Julie Lammers, Clerk-Treasurer	P	P				P		P				
Mike DuFrane, Utilities Superintendent	P	N/A				N/A		NA				
Matt Engebretson, Maintenance Worker	N/A	P			N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

meeting was called to order at 10:00 AM.

Agenda

The Liquor Store was added to the agenda.

Liquor Store

Reviewed request from Liquor Store Manager to carry over comp time from 2026 to 2027 instead of being paid out in December. Current Policy: In December of each year all employees carrying a compensatory time balance shall be paid in full for said balance at the employee's hourly pay rate at the time payment is made.

Motion by Bruhn, seconded by Stenger, to recommend to Council to allow carryover of comp time by employees not earning Personnel Time Off (PTO) and comp hours carried over not to exceed 30 hours. Motion passed unanimously.

Discussed the current cost of liquor store employee benefits. Bruhn noted benefits can be up to 30% of pay. Reviewing current negative balance at the liquor store of \$65,905.07 discussed not having more than one full-time employee beginning January 1, 2027, as current full-time employee has expressed interest in moving to part-time or retiring from the liquor store. This would save the liquor store approximately \$20,000.00 a year.

Motion by Bruhn, seconded by Stenger, to recommend to council to only have one full-time staff person at the liquor store beginning January 1, 2027. Motion passed unanimously.

2027 Employee Pay Structure

Reviewed the information provided by the LMC salary survey for the current city positions.

Motion by Bruhn, seconded by Stenger, to recommend to Council to update the current pay structure, increasing the following starting scale at the following positions Clerk-Treasurer by two dollars, Utilities Superintend and Liquor Store Manager by fifty cents and the Liquor Store Clerks by one dollar. Motion passed unanimously.

Adjournment

The meeting adjourned at 10:40 a.m. upon completion of business.

Secretary,
Julie Lammers, CMC
Vergas City Clerk-Treasurer

Council Recommendations

Approve updated pay structure effective Jan. 1, 2027.

Allow Liquor Store Manager to carry over comp time from 2026 to 2027.

Approve change in policy to only have one full-time employee at the liquor store beginning, January 1, 2027.

Follow Up Actions:

Lammers to update and provide Proposed 2027 step structure to committee members.

City Council
2026 September Council Meeting
Vergas Event Center & Zoom Id number 267-094-2170 password 56587
6:30 PM on Tuesday, September 8, 2026

12. Staff Reports

- A. Engineering
- B. Utilities Superintendent
- C. Clerk-Treasurer
- D. Liquor Store Manager

Files Attached

- Vergas Engineering Update Sept 2026.pdf
- Pay Estimate 3-final-signed.pdf
- Sept 2026 council report Dufrane.pdf
- Liquor_Store_Manager_Report.pdf

Engineering Update – September 2026

Blaine Green, PE, VP

Ongoing Items:

- Parking lot:
 - We've received the final closeout documents needed from the contractor. This project is ready for final payment.
- Keilley Shores development
 - We've received a report from the developer's engineer that the pond still doesn't have the designed capacity, and is about 40% short of being within compliance. My recommendation is to still hold off on accepting the development until the storm pond situation is corrected.

Upcoming Items:

- Identifying Street/Infrastructure needs for 2027

On the radar:

- Project Priority List & Intended Use Plans (utilities)
 - Discuss at upcoming utility committee meeting
 - Identify system needs with staff
 - Develop a preliminary engineering report (PER)
- Work with staff to identify needs
- West Lake Street
 - The City could pursue basic upgrades to the street, and early cost estimate would put the street costs around \$105,000 to improve safety from Glenn Street to Hwy 17.

If you have any questions, you can give me a call at 320-335-5057, or email me at blaine.green@widseth.com

Thank you!

FINAL PAYMENT ESTIMATE

Pay Estimate 3

Name of Contractor:

Sonnenberg Excavating

Name of Owner:

City of Vergas

Date of Substantial Completion:

Original: 10/17/2025

Revised: NA

Amount of Contract:

Original: \$ 154,052.55

Revised: NA

Dates of Estimate

From: 10/4/2025

To: 6/17/2026

Widseth Project Number: 2024-10827

Description of Job: City Center Parking Lot

ITEM NO.	ITEM DESCRIPTION	CONTRACT ITEMS				THIS PERIOD		TOTAL TO DATE	
		UNIT	QUANTITY	UNIT PRICE	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT
BID SCHEDULE A. - PARKING LOT									
1	MOBILIZATION	LS	1	\$ 1,000.00	\$1,000.00	0	\$0.00	1	\$1,000.00
2	REMOVE CATCH BASIN	EA	2	\$ 500.00	\$1,000.00	0	\$0.00	2	\$1,000.00
3	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LF	20	\$ 10.00	\$200.00	0	\$0.00	25	\$250.00
4	SAWING BIT PAVEMENT (FULL DEPTH)	LF	285	\$ 5.00	\$1,425.00	0	\$0.00	236	\$1,180.00
5	REMOVE CURB AND GUTTER	LF	65	\$ 7.00	\$455.00	0	\$0.00	12	\$84.00
6	REMOVE CONCRETE PAVEMENT	SY	160	\$ 7.00	\$1,120.00	0	\$0.00	160	\$1,120.00
7	REMOVE BITUMINOUS PAVEMENT	SY	2175	\$ 3.00	\$6,525.00	0	\$0.00	2175	\$6,525.00
8	EXCAVATION - COMMON	CY	820	\$ 17.50	\$14,350.00	0	\$0.00	1078	\$18,865.00
9	AGGREGATE BASE (CV) CLASS 5	CY	670	\$ 25.00	\$16,750.00	0	\$0.00	928	\$23,200.00
10	BITUMINOUS MATERIAL FOR TACK COAT	GAL	140	\$ 7.20	\$1,008.00	0	\$0.00	150	\$1,080.00
11	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	585	\$ 110.00	\$64,350.00	0	\$0.00	669.16	\$73,607.60
12	6" PVC PIPE SEWER	LF	86	\$ 8.99	\$773.14	0	\$0.00	95	\$854.05
13	12" RC PIPE SEWER DES 3006 CLASS III	LF	75	\$ 38.93	\$2,919.75	0	\$0.00	79	\$3,075.47
14	CONNECT TO EXISTING DRAINAGE STRUCTURE	EA	1	\$ 1,000.00	\$1,000.00	0	\$0.00	1	\$1,000.00
15	6" CLEAN-OUT ASSEMBLY	EA	1	\$ 267.03	\$267.03	0	\$0.00	0	
16	CONSTRUCT DRAINAGE STRUCTURE DESIGN G	EA	2	\$ 3,370.97	\$6,741.94	0	\$0.00	2	\$6,741.94
17	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL	EA	2	\$ 1,380.00	\$2,760.00	0	\$0.00	3	\$4,140.00
18	CASTING ASSEMBLY SPECIAL	EA	1	\$ 262.19	\$262.19	0	\$0.00	1	\$262.19
19	CONCRETE CURB AND GUTTER DESIGN B618	LF	65	\$ 48.00	\$3,120.00	0	\$0.00	13.5	\$648.00
20	6" CONCRETE DRIVEWAY PAVEMENT	SY	305	\$ 80.00	\$24,400.00	0	\$0.00	301	\$24,080.00
21	8" CONCRETE VALLEY GUTTER	SY	40	\$ 48.00	\$1,920.00	0	\$0.00	37	\$1,776.00
22	TRAFFIC CONTROL	LS	1	\$ 1,000.00	\$1,000.00	0	\$0.00	1	\$1,000.00
23	4" SOLID LINE PAINT	LF	425	\$ 1.66	\$705.50	0	\$0.00	546	\$906.36
TOTALS =					\$ 154,052.55	\$ -	\$ 172,395.61		

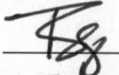
AMOUNT EARNED		THIS PERIOD \$ -	TOTAL TO DATE \$ 172,395.61
AMOUNT RETAINED	0%	\$ (5,171.87)	\$ -
PREVIOUS PAYMENTS		\$ -	\$ 167,223.74
AMOUNT DUE		\$ 5,171.87	\$ 5,171.87

Estimated Percentage of Job Completed: 112%
Contractor's Construction Progress: On Schedule

CONTRACTOR'S CERTIFICATION:

The undersigned Contractor certifies that to the best of their knowledge, information and belief the work covered by this payment estimate has been completed in accordance with the contract documents, that all amounts have been paid by the Contractor for work for which previous payment estimates were issued and payments received from the Owner, and that current payment shown herein is now due.

Contractor: Sonnenberg Excavating

By: 
Date: 7/27/2020

APPROVED BY OWNER:

Owner: City of Vergas

By: _____

Date: _____

ENGINEER'S CERTIFICATION:

The undersigned certifies that the work has been carefully inspected and to the best of their knowledge and belief, the quantities shown in this estimate are correct and the work has been performed in accordance with the contract documents.

Engineer:

By: 
Date: 09/02/2026

Utilities Superintendent Report

Vergas City Council — September 2026

Submitted by: Michael Dufrane, Utilities Superintendent

Water Department

- Routine water samples were completed for the reporting period.
- The fence around the Vergas water treatment plant is still under construction.

Street Department

- No specific street department updates were reported for September.

Parks Department

- Minnesota Boardwalks completed warranty repair work in the park.

Wastewater Department

- The second phase of jetting was completed.
- The second phase of video surveillance of the wastewater collection system was completed.
- Two pumps were replaced in the main lift station.
- Payment for one of the pumps will be deferred until January 2027.

Liquor Store Manager Report

Request for POS System

The current Point of Sale (POS) system is not providing the information needed to effectively support a municipal liquor store. I propose purchasing a new POS system.

Quote 1: Jamie's Service and Repair - L-Boss: \$7,090.00

- Battle Lake
- Barnesville
- Hawley
- Bagley
- Roseau
- Perham
- Longville
- Wadena

Quote 2: Total Register Systems - Keystroke: \$6,661.52

- Pelican Rapids

New equipment will also be required because the current equipment is owned by Robin Hood. The cost of replacement equipment will not exceed \$6,120.00.

Recommendation

Approve the purchase of the L-Boss POS System from Jamie's Service and Repair.

Request for THC Coverage

Email from League

A federal law is scheduled to take effect November 12, 2026, making certain THC infused drink and edible products illegal at the federal level. LMCIT has advised that members continuing to sell low-potency edible cannabinoid products that are illegal under federal law will no longer have coverage through LMCIT for related liability, property, crime, or cannabinoid civil damages claims. Members should seek alternative coverage options.

Lammers has contacted Vergas Insurance Agency to identify other insurance carriers. Permission is requested from the City Council to proceed.

Year/Period	Sales	Cost of Product
2025 (Jan-Dec)	\$48,659.04	\$33,025.22
2026 (Jan-Aug)	\$27,934.62	\$12,965.82

Accept Resignation

Alyssa Hartmann has resigned from her position at the Vergas Liquor Store. Council acceptance of her resignation is requested.

Respectfully Submitted,

Kerry Ingberg
Liquor Store Manager

City Council
2026 September Council Meeting
Vergas Event Center & Zoom Id number 267-094-2170 password 56587
6:30 PM on Tuesday, September 8, 2026

13. Information & Announcements

Events:

A. Solar Fair, Vergas Event Center, Saturday, October 10 from 9 am - 2 pm.

Employee 2026 Trainings:

A. 2026 Northern Operator Expo, September 23, 2026, in Grand Rapids, MN (DuFrane and Engebretson)