

Dec. 8, 2025

FINANCE/TAX & LICENSE/ZONING COMMITTEE

10:30 a.m.

Chairperson Gary Jepsen called the meeting to order with the following members present: Gary Jepsen, Perry Iberg, and Larry Grisen.

Also present: Mayor Richard Champeny, Paul and Madison Eppen-Danzinger Winery, Daniel Schultz resident, and Clerk-Treasurer Linda Torgerson.

Agenda Item 1: Building permit applications. None.

Agenda Item 2: Building permit violations. None.

Agenda Item 3: Presentation by Paul Eppen regarding a Special Use Permit.

Paul Eppen with Danzinger Winery presented to the committee a handout of his plans for lodging for the weddings held at the winery. The proposal is for 40 Italian Style mini villas. There will be a cobblestone walkway. Eppen stated that there will be 66 weddings held at the winery in 2026 and they need lodging. Each unit will be approximately 240 square feet equivalent to the size of a small hotel room.

Eppen stated that he will be adding a \$3.5M investment value to the City and in addition, approximately \$58,500 in annual room tax.

The villas will be accessed from the winery and will not impact traffic on Dunand Road. Eppen further commented that he will be adding overnight security so not to impact the police force.

Motion by Jepsen seconded by Grisen to move the plan from Paul Eppen to the Council. All members voting yes.

Eppen will need to apply for a Conditional Use Permit.

Agenda Item 4: Library updates and any other invoices or library matters.

- a. Dairyland Power update-Laura Petterson, Library Director, has applied for the grant in the amount of \$26,253.
- b. BNSF grant update-Laura Petterson, Library Director, has applied for the grant in the amount of \$10,000.
- c. Other library concerns-Jepsen stated that Laura Petterson has applied with CCT with a Veteran's related grant in the amount of \$5,000.00.

Agenda Item 5: Contribution to the new library from the Nadeau Company. Jepsen informed the committee that the Nadeau Company donated 11 hours at \$720/hour for the additional costs they incurred removing the trees.

Agenda Item 6: Shawnee Estates lots #24 and #27. Jepsen deferred to agenda item 7.

Agenda Item 7: Shawnee Estates land contract.

Jepsen informed the committee that John Dusek, who holds the land contract for Shawnee Estates, notified him that he is backing out of the land contract. Jepsen presented an interest owed amount of \$12,332.00 in interest that Dusek would owe for 2025. Jepsen stated that the interest balance owed would have to be pro-rated.

Mayor Champeny informed the committee that a special meeting of the Finance Committee will be held in closed session to confer with the city attorney regarding the land contract matter. The Finance Committee will hold a special meeting on Monday, December 15, 2025 at 11 a.m.

Agenda Item 8: Operator Licenses none.

Agenda Item 10: Loan modification agreements.

Motion by Iberg seconded by Grisen to recommend Council approval of the loan modification agreements as presented. All members voting yes.

The term for the loans is expiring, that is the need for the loan modifications.

Agenda Item 11: Deputy clerk update.

Sharaya Reed informed the committee that the deputy clerk, Michaela Handke will begin on January 5, 2025.

Agenda Item 9: Vouchers/bills for November 2025.

The committee reviewed and approved all vouchers, bills, and receipts for November 2025.