

New Haven Township

OLMSTED COUNTY, MINNESOTA – EST. 1858

PHONE: 507.356.8330 EMAIL: NHTOWNSHIP@BEVCOMM.NET

9024 COUNTY ROAD 3 NW, OROCOCO, MN 55960

2024 New Haven Township Annual Meeting, March 12, 2024 Tentative Agenda

3:00 PM Pledge of Allegiance/Call to order by Town Clerk

Welcome comments from Clerk

Voters choose meeting Moderator by nomination and vote

Voters set Agenda (this tentative agenda may be used if approved)

Review and approve 2023 Annual Town Meeting Minutes

(reading of printed minutes may be dispensed upon motion)

Reading of Board of Audit Report – Clerk Donna Beyer

Rural Fire Association Report – Supervisor Ann Fahy-Gust

Township Cooperative Planning Association Report - Supervisor Ann Fahy-Gust

Cemetery reports – Center Grove, Othello, St. Michaels

Written Road Report

(31.68 miles of township roads, 1316 population and 498 households)

Treasurer’s Report and Financial Summary - Treasurer Robert Figy

2023 Auditor’s Filing and 2024 Budget – Supervisor Dale Thomforde

Property Tax Mill Rates - Supervisor Dale Thomforde

Township Questions – Binding unless changed by subsequent Town Meeting

- Voters Set 2025 Township Levy
 - The Town Board recommends a total 2025 levy of \$213,061 (+\$19,369)
 - Continue General Fund Levy of \$30,000 (+\$0)
 - Increase Road and Bridge Levy to \$107,539 (+\$9,369)
 - Increase Fire and First Resp Levy to \$66,522 (+\$10,000)
 - Continue Cemetery Levy of \$9,000 (+\$0)

SUBJECT TO CHANGE AND ADOPTION BY THE VOTERS AT THE ANNUAL MEETING

- If the voters set the 2025 levy at the recommended \$213,061:
 - This results in a 10% increase from the 2024 levy
 - In 2014, the New Haven Township levy was cut by 50%. The 2025 recommended levy will continue a long-term plan of balancing revenues and expenditures, while maintaining a cash reserve target of between \$300,000 and \$400,000.
- Voters set time and place for 2025 Annual Meeting
 - (Date set by law, March 11, 2025, with bad weather date of March 18, 2025)

The Town Board by resolution set the hours for next Annual Town Election from 5:00 PM – 8:00 PM. The Town Board recommends beginning the Annual Town Meeting at 3:00 PM at the Town Hall.
- Voters set a maximum that the town board may spend to commemorate events of historical significance to the town, to recognize volunteers, service efforts, and to recognize town officers, or to host or support a community celebration, under Minn. Stat. §365.10, subd. 12. (\$500.00 was spent in 2023 – 4H cemetery cleanup) Town Board recommends an authorization of a maximum total of \$2,500 for 2024 for all above items.

Other items of Township business for discussion and possible action.

- Town recommendation for Gopher bounties
- Fire permits

Note: Only the town's supervisors are authorized to spend town funds. Voters never have express or implied authority to spend public funds. The supervisors may refuse to make a particular expenditure even if every voter at the annual meeting votes for the expenditure. Supervisors must remember that they, not the voters, are responsible for spending that does not follow the public purpose doctrine.

Motion to Adjourn

New Haven Township

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Annual Town Meeting Minutes March 14, 2023

The Pledge of Allegiance was recited, and the 2023 Annual Town Meeting of New Haven Township was called to order by Clerk Donna Beyer at 3:05 PM. A total of about 34 attendees/voters were present, including all current Town Board officers.

After welcoming comments, Clerk Beyer requested nominations for a meeting moderator. Ann Fahy-Gust (12851 Co Rd 5 NW, Pine Island) nominated David Andrist as the moderator. Chris Hawkins (10234 105th St NW, Pine Island) seconded the motion. No other nominations were made, and the nominations were closed. The motion carried on a voice vote.

Clerk Beyer turned the gavel over to David Andrist as moderator of the meeting.

Voters set the agenda – Mary Andrist (11233 Co Rd 3 NW, Pine Island) made a motion to approve the agenda as written in the handout. Motion seconded by Dennis Beyer (7537 Co Rd 3 NW, Oronoco) and carried on a voice vote.

Review and approve the 2022 Annual Town Meeting Minutes – Mary Andrist made a motion to dispense with the reading of the 2022 minutes and approve as written. Motion seconded by Ann Fahy-Gust and carried on a voice vote.

Board of Audit Report – Clerk Beyer read the February 14, 2023, Board of Audit meeting minutes, of which a copy was included in the handout packet. A minimum of two items per month were selected at random for audit and review. A financial summary for the year 2022 was also reviewed and approved during the audit. No anomalies were noted during the audit and all records were found to be in order. Donald Weis (11918 Co Rd 3 NW, Pine Island) made a motion to approve the Board of Audit report, motion seconded by Mary Andrist and carried on a voice vote.

Rural Fire Association Report – Supervisor Brian Hervey reported on the Rural Fire Association, which is made up of five townships. Hervey is the New Haven Township representative and has been serving as the Chair of the Rural Fire Association. The fire department had 441 calls in 2022, approximately 20% highway, 40% medical and 40% fire. They are having some difficulties collecting from insurances on the highway calls. Workers' compensation also increased for the city of Pine Island, which will impact expenses in the next year. Costs for shop and medical supplies are also increasing. A couple of radios need to be purchased each year to keep ahead of aging loss at about \$750 per radio. Building repairs of about \$1000 are also needed. The five townships split the costs with the City of Pine Island. The city pays the bills for the year and bill the townships at the end of the year. A sum of

MODERATOR APPROVED MINUTES

March 16, 2023

\$46,000 is placed in a fund each year for purchasing of capital equipment. A new tanker truck was purchased last year, costing about \$280,000. The old truck will likely be sold this year. The township’s share of doing business this year was \$167,735.25. This is split out between the townships based on the valuation of the township and the percentage of township covered by the fire department. The bill for New Haven Township is \$55,683.50, which is slightly down from last year. The Rural Fire Association has about \$600,000 in funds currently for future equipment purchases, so is doing well. The city bought a pumper trunk last year, which helped the townships out.

Cemetery Reports – Gaylen Figy (7643 Exchange Ave NW, Byron) spoke for the Center Grove Cemetery. A financial report was included in the packet for the Annual Meeting. Mr. Figy stated that they completed the planned work for 2022. They are doing well and plan to resurface the paved road in the cemetery in 2023. He stated that the \$3000 contribution from the Township is very helpful. Mike Frost (10101 85th St NW, Pine Island) spoke for the Othello Cemetery Board. He stated that it costs over \$3000 just to maintain the lawns in the cemetery so money from the Township is very helpful. He thanked the township for the donation to the cemetery. Chris Hawkins spoke for the St. Michael’s Cemetery Board. He also thanked the Township for the \$3000 contribution which will be used for maintenance of the cemetery.

Road Report – Mike Wood, Road Maintenance Contractor, was not able to attend the meeting but prepared a written report. This included rocking of approximately 1/3 of the township roads in 2022. Brush cutting was done on several roads with ditch cleaning done at the intersection of 65th Ave. NW and Center Street and along 100th St. NW. Supervisor Dale Thomforde spoke regarding the annexation of the north 1.5 miles of New Haven Road (from County Road 5 north) by Pine Island. Pine Island wanted to take over and pave the south ½ mile of the road. It was mutually determined that it would be best if Pine Island annexed the north 1.5 miles of the road and maintained it, with those living along the road remaining as New Haven Township residents.

Treasurer’s Report – Town Treasurer Robert Figy gave a detailed report of the financial standing of the Township at the end of December 2022. This information was also included in the handout for the Annual Meeting. The following were the account balances as of December 31, 2022.

• Checking account (Road & Bridge General Fund)	\$ 7,691.76
• Money Market Fund	\$ 192,852.56
• CD 12 month 4-15-2022 (0.49%)	\$ 100,245.82
• Purchase of CD’s x2 in process	\$ 200,000.00
• Less outstanding check #4497	\$ 220.00
Total Deposits	\$ 500,570.14

He stated that he felt the Township was in excellent condition financially at this time.

Financial Summary – Supervisor Thomforde reviewed the New Haven Township Financial Summary which gives a report of the past 3 years. It showed that total cash reserves for the end of 2022 were as shown above, with a change in total cash reserves increased by \$64,534.05. The budgeted change in cash reserves was for a decrease of \$50, 945 as the Board would like to

decrease cash reserves to between \$300,000 and \$400,000. This put the township under budget by \$115,479.05 which was largely due to funding received from the Federal government due to COVID, called the American Recovery Plan Act (ARPA), of \$67,263.22. This funding was also received in 2021 and while initially it was not clear what the Township would be able to spend it on, the Federal Government determined that town boards could spend the money as appropriate for the township. Last year the money was spent on rock for the township roads. Plans are to again use the money for rock. The Township also received annexation money of \$44,000 for annexation by Pine Island of about 100 acres of Elmer Stock's land. Adjusted for these receipts, the Township came under budget by \$3,812.50.

2022 Auditor Filing and 2023 Budget – Thomforde also discussed the MN State Auditors Cash Basis Report form (included in packet) which splits out total revenues and expenditures by categories. Most of the revenue comes from property taxes which increased significantly in 2022 due to the increased levy for 2022. Overall, total revenues increased by 36.3%, Part of this was due to the ARPA money, part due to the annexation as mentioned above and cropland rental.

Section II shows the expenditures, which were up by 18.5% with total expenditures of \$304,900.81. The biggest increase was street maintenance which went up 31.9%. This includes the cost of road rock with less than half of the expenses being for grading and other road maintenance. Costs for fire protection remained stable. The change in cash reserves was \$64,543.05 above last year.

He also presented a table showing the mill rate for 2022 for townships and some cities in Olmsted County. This showed that New Haven Township had the lowest mill rate in the County. Ann Fahy-Gust questioned the 22.5% increase in the Township in 2022. Thomforde explained that it was the mill rate that went up the 22.5% which is due to the 28% increase in the levy for 2022 that was passed at the Annual Meeting in 2021.

Mark Stenberg (7445 100th St NW, Pine Island) questioned the difference between mill rate, levy, and tax rate. Thomforde explained that at the annual meeting the town voters set the levy which is a dollar amount that is expected to be needed to do business. The levy is set for different categories. The county takes that number and, based on property valuation, sets the mill rate. This is then used to determine the property tax you need to pay.

A graph was presented that showed historical property tax mill rates since 2007 for New Haven Township and adjoining townships of Oronoco and Kalmar. It shows that in 2014 New Haven Township had reserves of near \$1,000,000 so the levy was dropped. It also showed the recent increase in the levy at the 2021 Annual Meeting for 2022.

The budget for 2023 is an estimate of what money will be needed. Thomforde explained that we no longer receive funding from planning and zoning since going to Township Cooperative Planning Association for planning and zoning issues. But the township does have a couple of commissions that meet as needed as well as having a township representative attend the TCPA monthly meetings so there are some expenses. This is estimated to be \$2,500' for the year. Road and bridge fund shows a breakdown of what costs are expected. The levy was set at \$98,170 at the 2022 Annual Meeting with expected income from the state road allotment, chloride payments from patrons, the State Town Aid and Payment in lieu of taxes (moneys received for land from which property taxes are not received). These account for \$36,321 in revenues. The ARPA funds, \$67,263.21, will be used to purchase road rock to meet the needs for

road and bridge. The estimate for fire and first responders was \$57,000 with actual cost being about \$1,300 less than anticipated. The levy was set last year for \$9000 for cemeteries which was recently approved by the Board. This money is well spent to assist the cemeteries in maintaining themselves. If the cemeteries go under the Township would need to care for the cemeteries as they cannot be abandoned. The township encourages the cemetery boards to maintain themselves. The general fund is expected to need \$53,000 for expenses which includes election costs, salaries, costs of hall maintenance etc. The levy accounts for \$30,000 with income from bank interest, cropland rental, hall rental, right-of-way permits and the State Ag Market Value credit providing additional income. The township has no debt. To balance the budget, a decrease in cash reserves of \$52,720 is anticipated.

Voters set the 2024 Township Levy - The Town Board recommended a total 2024 levy of \$193,692 including:

- General Fund levy of \$30,000
- Road and Bridge levy of \$98,170
- Fire and First Responder levy of \$56,522
- Cemetery levy of \$9000

This is a 0% increase from the 2023 township levy. Vince Fangman (11724 110th Ave NW, Pine Island) made a motion to approve the levy as recommended by the Town Board. Dennis Beyer seconded the motion. The motion carried by a voice vote.

Voters set the time and location for the 2024 Annual Town Meeting – By law it must be held on March 12, 2024, with a bad weather date of March 19, 2024. The Town Board by resolution set the hours for the next Annual Town Election from 5:00 PM to 8:00 PM. The Town Board recommended that the Annual Town Meeting begin at 3:00 PM. Mary Andrist made a motion to keep the Annual Meeting starting time at 3:00 PM at the Town Hall. Motion seconded by Dale Thomforde and passed with a voice vote.

Special events – Voters set a maximum that the Town Board may spend to commemorate an event of historical significance to the town, to recognize volunteers, service efforts, and to recognize town officers, or to host or support a community celebration, under Minn. Stat. §365.10, subd. 12. In 2022, \$500 was spent for 4H roadside/ditch cleanup. The Town Board recommended an authorization of a total maximum of \$2,500 for 2023 for all the above items. Mark Stenberg moved to set as recommended, motion seconded by Mary Andrist and carried on a voice vote.

Other items of Township business for discussion and possible action:

Thomforde commended Clerk Beyer for the work done this past year. He felt that she did a very good job in her first year as the clerk.

Mary Anderson (11747 110th Ave NW, Pine Island) questioned the road report which states that 110th St. NW was rocked last summer. She questioned if this should be 110th Ave. It was agreed that this was an error, as there is not a 110th St. in the township.

Chloride Stakes – David Andrist asked that residents not pound stakes for chloride so deep into the ground as they are hard to remove after the chloride has been applied. It was suggested that

3-4 inches into the ground is adequate and that it is better to place stakes into the dirt near the edge of the road.

Roads – Gary Anderson (11747 110th Ave NW, Pine Island) stated that the road he lives on is a mess. He stated that rock that was placed on the road several years ago by the County comes up through the road and makes it a snotty mess all the time, especially when wet. Hervey stated that he talked with Mike yesterday regarding roads and Mike felt that the rock we received last year looked good but did not hold up as well as expected. Hervey asked that residents contact the township supervisors with road concerns so that they are aware of these issues.

Burning Permits – Thomforde advised residents that the Department of Natural Resources (DNR) does not feel that townships have the authority to issue burning permits. Burning permits are available from DNR online for \$5.00. The township will continue to issue burning permits until resolved. The Town Board will notify residents if they need to purchase fire permits through DNR, rather than use those issued by the Township.

Adjournment – With no further business before the electors and no further comments or questions, Dennis Beyer made a motion to adjourn. Mary Andrist seconded the motion. The meeting was adjourned at about 4:16 PM.

Approved by the Moderator,

Attest,

Date:

Date:

(Signed copy on file)

David Andrist – Moderator

Donna Beyer – Town Clerk

New Haven Township

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PHONE: 507.356.8330 EMAIL: NHTOWNSHIP@BEVCOMM.NET

9024 COUNTY ROAD 3 NW, OROCOCO, MN 55960

Board of Audit Meeting

February 13, 2024

The Town Board met as the Board of Audit to review the financial records for the year 2023 kept by Treasurer Robert Figy and Clerk Donna Beyer. Following the Pledge of Allegiance, the meeting was called to order at 5:30 PM by Chair Dale Thomforde. Supervisor Ann Fahy-Gust and Supervisor David Andrist were present to constitute a quorum. Also present were Treasurer Robert Figy and Clerk Donna Beyer.

Thomforde made a motion that an audit of random disbursements, a selection of a minimum of two claims from each month, would adequately represent the attention to detail and accounting practices for the township, matching each disbursement to the claim receipt, check number, amount payee and month. The motion was seconded by Andrist and carried 3-0.

The following disbursements were audited:

MONTH	DISBURSEMENT 1	DISBURSEMENT 2	DISBURSEMENT 3
January	4505	4509	
February	4511	4514	4518
March	4521	4527	
April	4534	4538	
May	20620	4540	
June	1254	4546	
July	4564	4567	
August	20633	1263	4579
September	1267	4581	
October	20642	4595	
November	1274	4602	
December	1277	4605	

No discrepancies were noted, and the records appear to be in order.

A summary of the 2023 Financials was reviewed. Thomforde made a motion to approve the 2023 Financial Summary, seconded by Andrist. The motion carried 3-0. The summary was signed by all three supervisors, the treasurer, and the clerk.

Thomforde made a motion finding that the audit was complete and accurate. The motion was seconded by Fahy-Gust and carried 3-0.

Fahy-Gust made a motion to adjourn the meeting which was seconded by Andrist. The meeting was adjourned at 6:10 PM.

Approved by the Board,

Signed:

Attest:

(Signed copy on file)

Date:

Date:

Dale Thomforde, Chair

Donna Beyer

For the New Haven Town Board

New Haven Township Clerk

CENTER GROVE CEMETERY**DOUGLAS, MN****THE FOLLOWING IS THE FINANCIAL REPORT FOR 2023**

INCOME	\$10,647.00	THIS INCLUDED "IN REMEMBRANCE MONEY"
EXPENSES	6,776.00	
PERPETUAL CARE PAY BACK	3,000.00	WE PAID BACK BORROWED FUNDS NEEDED IN 2021 DUE TO LARGE MAINTENANCE COSTS BY "IN REMEMBRANCE MONEY" RECEIVED
NET PROFIT	871.00	

In 2023 the Center Grove Cemetery met all their planned goals. This included routine maintenance and upkeep, tree trimming project, updating records, completing the removal of old fencing and brush clean up to the adjoining vacant property started last year and continued restoration of headstones. Most of the expenses last year were re-sealing the asphalt drives.

Another thing we are proud is our WEB SITE for our cemetery, you can check it out at [www.centergrovecemetery.com](#). We get many viewers and have received many inquiries due to the website since it was created in 2018, so it has helped us grow.

Cost of a gravesite is \$300.00. Grave opening charges depend on the type of funeral and time of the year. We are proud that we have been able to maintain a reasonable cost for burials.

We would like to thank the New Haven Township for their continued support, this enables us to continue our maintenance and improvements. The Center Grove Cemetery requests \$3,000 for the year 2024.

Clint Larsen 507-273-5288

David Klann 507-288-4391

Gaylan Figy 507-252-0509

Nancy Busch 507-282-4520

Thank you

Center Grove Cemetery Board

Michael Wood, LLC
277732 590th St
Mantorville, MN 55955
507-273-2673

2023 Road Report

Roads Rocked

1. Bruening Rock Products
 - West Center ST
 - 105 St NW
 - 117St NW
 - 85 St NW(east of Co 105)
 - 65 Ave NW
 - 88 Ave NW
 - Plum Creek RD
 - Crows Nest
 - 110 Ave NW (85- 100)
 - Genoa & Douglas

Ditch cleaning

- Pearl Ave &Mechanic St
- Main St NW (Genoa By Oelkers)
- 105 St NW (west of Cemetery)

Calvert pipe Installs

- Pearl Ave

Brush cutting

- 69 Ave NW

New Haven Township

December 31, 2023

Frandsen Bank & Trust

Pine Island, MN

Accounts		Current Balance
ROAD & BRIDGE GENERAL FUND	XXXX633	\$ 5328.39
MONEY MARKET FUND	XXXX457	\$ 143,405.21
CD 9 MO 3.85% 1/15/24	XXXXXXXX429	\$ 100,000.00
Bank Balance		\$ 248,733.60
Less Outstanding check #6412	\$251.00	
Less Outstanding check #20649	\$969.67	\$ 1220.67
Total Deposits		\$ 247,512.93

LPL Investments

Bank of the Ozarks 4.55% 2/23/24		\$ 100,000.00
JP Morgan Chase, 5.02% 1/6/25		\$ 100,000.00
Total Investments		\$ 200,000.00

Total Deposits **\$ 447,512.93**

MN State Auditor Cash Basis Reporting Form Excerpts

SECTION I: REVENUES	2021	2022	2023	2024 Budget
1. Property Taxes	\$149,880.29	\$187,219.65	\$190,236.98	\$193,692
17. FEDERAL - Coronavirus Relief Fund (ARPA Funds)	\$67,263.22	\$67,263.21	\$0.00	\$0
19. STATE - Local Government Aid (PNP Election)	\$0.00	\$0.00	\$0.00	\$2,000
21. STATE - Agricultural Market Value Credit	\$3,994.28	\$4,501.22	\$4,640.68	\$4,700
25. STATE - Road Tax Allotment (through County)	\$21,113.30	\$31,543.16	\$22,610.55	\$25,260
28. STATE - Town Aid (Dedicated by Resolution to Roads)	\$2,902.00	\$2,681.00	\$2,684.00	\$2,700
33. COUNTY - Other Grants (Payments In Lieu of Taxes)	\$103.16	\$109.18	\$150.31	\$150
35. Other Local Unit Grants (Special Meeting Fees)	\$0.00	\$375.00	\$0.00	\$0
37. General Government (Candidate Filing Fees)	\$4.00	\$4.00	\$6.00	\$6
39. Other Public Safety (Fire Signs and Burning Permits)	\$395.00	\$240.00	\$50.00	\$0
40. Streets (Chloride, Culverts, and Road Rock Reimburse)	\$11,825.30	\$18,878.60	\$12,803.20	\$11,000
43. Parks and Recreation (Town Hall Rentals)	\$950.00	\$1,975.00	\$2,275.00	\$2,400
48. Other Service Charges (P&Z permits and ROW Permits)	\$3,399.25	\$2,275.00	\$1,250.00	\$500
52. Investment Earnings (Checking, MMDA, and CDs)	\$3,900.35	\$2,638.05	\$5,481.40	\$9,000
53. All Other Revenue (Cropland Rent, Annexation, and return over payments)	\$5,293.00	\$5,293.00	\$5,935.00	\$5,935
		\$44,438.79		\$8,091
54. TOTAL REVENUES	\$271,023.15	\$369,434.86	\$248,123.12	\$265,434

SECTION II: EXPENDITURES	2021	2022	2023	2024 Budget
1. Governing Board (Supervisors)	\$11,872.63	\$13,044.03	\$14,771.48	\$14,750
2. Administration and Finance (Clerk and Treasurer)	\$12,478.81	\$14,922.19	\$13,220.56	\$13,500
3. Other General Government (including elections and legal)	\$17,167.50	\$23,262.20	\$26,484.30	\$28,500
11. Pine Island Rural Fire District	\$56,522.00	\$56,259.00	\$55,684.00	\$64,429
13. Other Protection (P&Z, Boards, and Commissions)	\$4,939.96	\$3,928.41	\$1,547.64	\$4,500
16. Street Maintenance	\$122,125.20	\$161,037.08	\$145,940.30	\$146,000
17. Snow and Ice Removal	\$21,318.50	\$21,222.50	\$32,367.50	\$33,000
19. Street Lighting	\$910.33	\$909.90	\$911.13	\$1,000
23. Other Sanitation (Gopher Bounties)	\$486.00	\$815.50	\$753.42	\$750
47. Cemeteries	\$9,000.00	\$9,000.00	\$9,000.00	\$9,000
49. All Other Current Expenditures (4H, Memorials)	\$500.00	\$500.00	\$500.00	\$500
59. TOTAL EXPENDITURES	\$257,320.93	\$304,900.81	\$301,180.33	\$315,929

SUMMARY	2021	2022	2023	2024 Budget
TOTAL REVENUES	\$271,023.15	\$369,434.86	\$248,123.12	\$265,434
TOTAL EXPENDITURES	\$257,320.93	\$304,900.81	\$301,180.33	\$315,929
NET CHANGE IN CASH RESERVES	\$13,702.22	\$64,534.05	(\$53,057.21)	(\$50,495)

How are my taxes calculated?

First, each local jurisdiction will determine the revenue needed from property taxes. This amount – the *levy* – is calculated by subtracting all non-property tax revenue from the total proposed budget.

$$\begin{array}{r}
 \text{Total Proposed Local Budget} \\
 - \text{All non-property tax revenue (state aid, fees, etc.)} \\
 = \text{Property tax revenue needed (levy)}
 \end{array}$$

The levy is then spread among all taxable properties according to their net tax capacity. A property's tax capacity is calculated by multiplying the taxable market value by the state-mandated classification rate.

$$(\text{Taxable Market Value}) \times (\text{Class Rate}) = \text{Tax Capacity}$$

The final step is to calculate the *local property tax rate* by dividing the property tax revenue needed in a jurisdiction by its total tax capacity.

$$\text{Local Tax Rate} = \frac{(\text{Property tax revenue needed})}{(\text{Total Tax Capacity})}$$

The county auditor will also calculate and apply any homestead credits, referendum levies, and the state general tax (for certain types of property). Combining the above calculations, the **basic formula** to determine an individual property's tax amount is:

$$\begin{array}{r}
 \text{Taxable Market Value} \\
 \times \text{Class Rate} \\
 = \text{Tax Capacity} \\
 \times \text{Local Tax Rate} \\
 = \text{Base Tax} \\
 - \text{Homestead Credits} \\
 + \text{Referendum Amounts} \\
 + \text{State General Tax} \\
 = \text{Total Property Tax Payable}
 \end{array}$$

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 PHONE: 507.356.8330 EMAIL: NHTOWNSHIP@BEVCOMM.NET
 9024 COUNTY ROAD 3 NW, ORONOCO, MN 55960

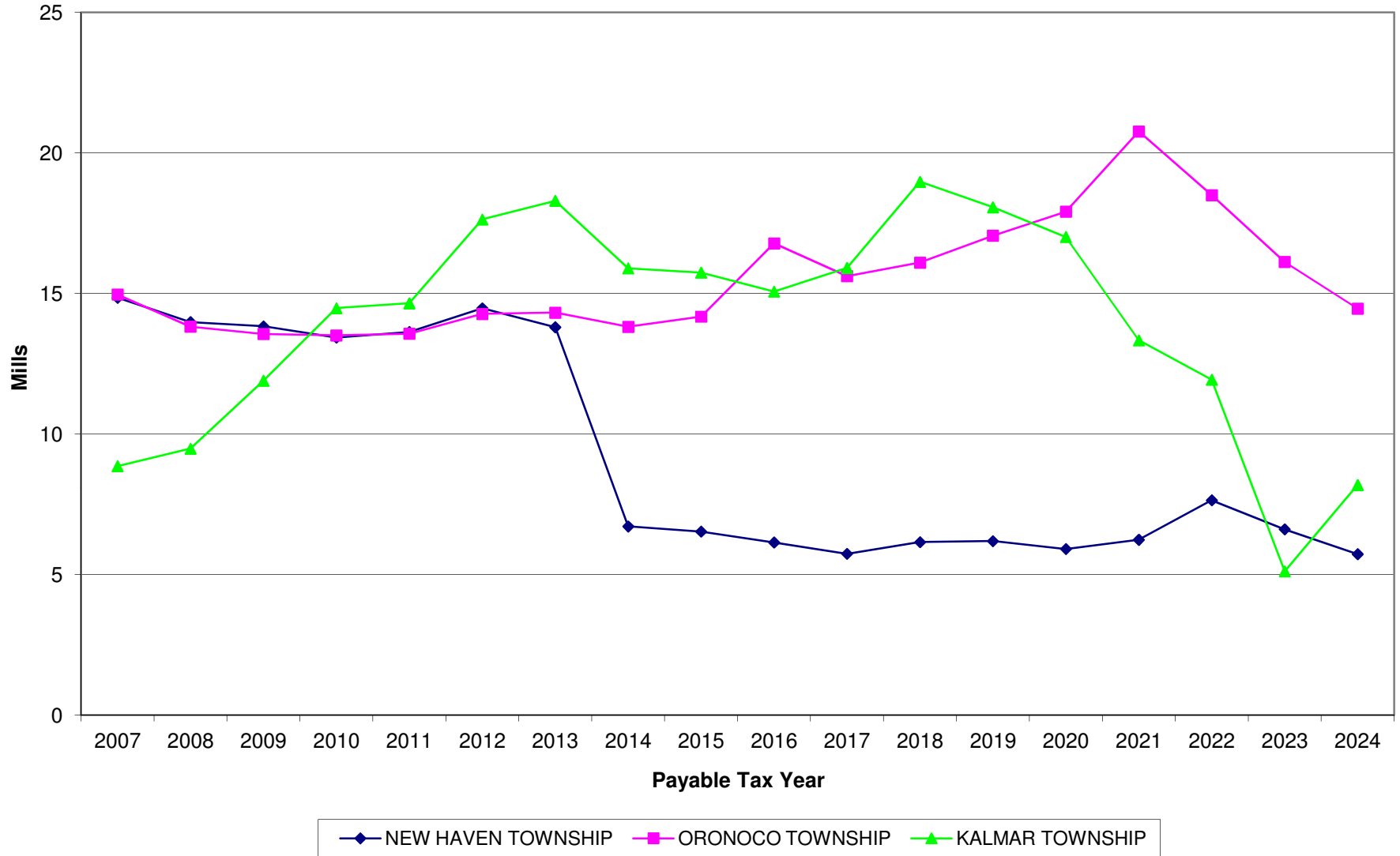
2024 Tax Mill Rates (uncertified)

TOWNSHIP	TAX MILL RATE	NH FACTOR	2024 CHANGE ¹
NEW HAVEN TOWNSHIP	5.726	1.00	-13.4%
ROCK DELL TOWNSHIP	6.086	1.06	-14.7%
QUINCY TOWNSHIP	6.402	1.12	-17.1%
ORION TOWNSHIP	6.701	1.17	-8.4%
DOVER TOWNSHIP	7.278	1.27	-12.7%
VIOLA TOWNSHIP	7.435	1.30	0.0%
FARMINGTON TOWNSHIP	7.758	1.35	-17.1%
ELMIRA TOWNSHIP	8.145	1.42	-15.5%
KALMAR TOWNSHIP	8.188	1.43	+60.0%
HAVERHILL TOWNSHIP W 1/2	8.993	1.57	-7.5%
PLEASANT GROVE TWP	9.700	1.69	-8.4%
EYOTA TOWNSHIP	10.029	1.75	-14.5%
MARION TOWNSHIP	10.333	1.80	-7.0%
HIGH FOREST TOWNSHIP	10.748	1.88	-8.4%
SALEM TOWNSHIP	12.058	2.11	-14.4%
ORONOCO TOWNSHIP	14.460	2.53	-10.3%
ROCHESTER TOWNSHIP	17.833	3.11	-7.7%
CASCADE TOWNSHIP	20.518	3.58	+3.2%
CITY			
CITY OF ORONOCO	48.317	7.94	+29.1%
ROCHESTER CITY	48.993	8.05	+5.6%
CITY OF BYRON	67.113	11.03	0.0%
PINE ISLAND CITY	81.138	13.33	-0.2%
CHATFIELD CITY	89.798	14.75	-0.3%
COUNTY			
OLMSTED COUNTY + HRA	44.807	NA ²	-3.4%

¹ Does not factor in changes in assessed taxable market values.

² All municipalities pay Olmsted County property taxes in addition to municipality property taxes.

Historical Property Tax Mill Rates



Source: <https://www.olmstedcounty.gov/residents/land-property/property-taxes/understanding-property-taxes>