

New Haven Township

OLMSTED COUNTY, MINNESOTA – EST. 1858
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New Haven Township Regular Town Board Meeting Minutes February 10, 2026

Pledge of Allegiance/Call to Order – Following the Pledge of Allegiance, the meeting was called to order by Chair Ann Fahy-Gust at 6:30 PM. Supervisors David Andrist and Dale Thomforde were present to constitute a quorum. Also present were Treasurer Chris Hawkins, and Clerk Bonnie Kosmicki.

Set Agenda and Order Fahy-Gust requested confirmation of March meeting date and time be added to New Business. Thomforde made a motion to approve the agenda and order with the above suggested addition, Andrist seconded. Motion carried 3-0.

Comments from the public – None

Consent Agenda – Thomforde made a motion to approve regular town board meeting minutes from January 13, 2026, as written, Andrist seconded. Motion carried 2-0. Fahy-Gust abstained as she was not present at the meeting.

Old Business

Hope Farms- Fahy-Gust provided an update on next steps, stating that the Town will need to amend the New Haven Zoning Ordinance to revoke or otherwise dissolve conditional use or interim use permits, as there is currently no language currently documented to address this issue. This will require the Planning and Zoning Advisory Commission to convene a meeting in conjunction with TCPA. Fahy-Gust shared proposed verbiage with Chris Hawkins, Chair of the Planning & Zoning Advisory Commission, suggested by Township Attorney Couri-Ruppe, to dissolve a previously approved CUP or IUP, for inclusion in the ordinance. A notice will be posted for the meeting date, time, and place, and a subsequent recommendation will be presented to the Board for review. Hawkins will convene the Commission and report back to the Board. A public hearing will be held when the Board is prepared to recommend an amendment to the current zoning ordinance. Thomforde asked if someone violates their CUP and there is no ordinance in place to dissolve it, whether that would mean the violation would need to occur after the ordinance is passed. Fahy-Gust clarified that a violation would be addressed in the same manner as the current situation—by notifying the party of the violation, issuing a notice of cease and desist, and, if non-compliance continues, proceeding with revocation of the CUP. If the party responds positively and corrects what is out of compliance, there would be no need to proceed with revocation. Another option would be for the party to reapply for an updated CUP. She reiterated that there is currently no ordinance in place to dissolve a CUP or IUP. There would be two public hearings: one to adopt the new ordinance and another to proceed with the revocation process. An additional letter would be sent to notify the individual of the adoption of the new ordinance, the consideration of revoking their CUP, and directing them to contact the Town Board.

Kim Rupperecht, 7222 100th St NW, Pine Island, stated that he has observed the process along the way and inquired whether the process, beyond revocation, would include enforcement if the revocation were ignored. Fahy-Gust indicated that such a situation could result in a legal dispute and proceed to court. Any business activity occurring on the property after revocation would be grounds for a lawsuit. Rupperecht asked who is providing legal counsel, and Fahy-Gust identified Couri-Ruppe as the township's legal counsel.

Mark Stenberg, 7445 100th St, voiced concern that a resident could proceed with constructing a large retail store on their property, which would then require the Township to intervene and potentially incur legal fees. Fahy-Gust explained that a resident would first need to apply for and be granted a conditional use permit (CUP). Stenberg asked what would prevent someone from proceeding without approval. Fahy-Gust clarified that a person cannot operate a private business on their property without obtaining a CUP, which authorizes certain home-based business activities. She noted that this requirement is part of the basis of the current issue. Fahy-Gust further explained that the County would also become involved, as there is currently no highway commercial zoning in this area. Stenberg asked the Board to express their opinion on what they believe is appropriate for New Haven Township regarding the use of CUPs. He also expressed that he would like to see whoever uses the property in question succeed and stated that he wants to be a good neighbor. Fahy-Gust stated that the Board agrees the current situation cannot be ignored and emphasized that there are established rules governing how CUPs can and cannot be used. She noted that the matter is not one of opinion but of following the applicable regulations. Fahy-Gust also explained the difference between an ordinance and a CUP. Copies of the zoning ordinances are available on the Township's website for reference. He stated he was in the nursery over the weekend and did not observe any product being grown other than potted trees. He wondered if he should be concerned that other product being shipped in. Thomforde commented that there are no other greenhouses operating at this time of year, planting activity would generally not start until sometime in February or March.

Cory Simonson 7330 100th St NW commended and thanked the Board for taking the matter seriously. He requested that if and when another CUP is applied for, the retail component be carefully scrutinized in relation to traffic, noise, and other concerns. Regarding the cease-and-desist order, he asked whether there are consequences for non-compliance. Fahy-Gust stated that the consequence would be the loss of the right to conduct business. She noted that fines could potentially be levied, but not without an ordinance in place. County law enforcement could become involved, if necessary, but again, not before a formal process is established. She emphasized that it is more prudent to have an ordinance in place to clearly define the process. Thomforde added that in order to involve the County Sheriff, the Township would need to obtain an injunction to enforce a cease-and-desist order, as enforcement requires the authority of the court.

Fahy-Gust expressed a desire for Hope Farms Greenhouse to succeed but reiterated that all rules must be followed. A question was raised regarding whether a seeding requirement would apply if a new CUP were applied for in the future. Fahy-Gust outlined the application and approval process, noting that it includes a public hearing where residents are allowed to provide input. Fahy-Gust explained how the original and secondary CUPs were linked. Hindsight suggests, when the CUP was updated, the process should have started from ground zero. The property is currently owned by Zimmerman (J & S Zimmerman Properties LLC).

Town Hall Rated Capacity – It has been determined that 141 people can be in the town hall at a time. This number will be posted.

Commuter Equipment Upgrade – Kosmicki continues to research the best equipment to purchase.

Miller Quarry – Fahy-Gust has a meeting scheduled on Friday at 1:00 AM with County Public Works and Bruening Rock.

Pine Island Estates – **Stan Weichert**, 213 2nd St SW, Pine Island, was referred to the New Haven Township Board to request that the Township assume responsibility for maintaining roads within the Pine Island Estates subdivision. Yanish Family LLC, which currently manages the sale of the lots and is responsible for maintaining the private roads, is being dissolved, raising questions about future road maintenance.

Fahy-Gust explained that, after consulting with legal counsel, because the roads were originally presented as private, they remain private. Unless the roads were formally recorded as township roads, the Township is not required to take responsibility for them. If the plat does not dedicate the roads to New Haven and the Township wishes to assume responsibility, it would need to purchase the right-of-way for all three roads. She noted that the County Recorder would have notified New Haven if it were responsible for maintaining an additional 2.1 miles of road. The residents of the subdivision, requested Mr. Weichert approach the Township Board to explore the possibility of the Township taking over road maintenance. Fahy-Gust will research county records to determine how the roads were recorded. If recorded as private, New Haven would need to formally agree to take responsibility, acquire the right-of-way, and the homeowners would need to waive their rights to the roads. She emphasized that the process is involved, and the first step is to confirm how the roads were recorded. This item will be placed on the agenda for the next meeting. Mr. Weichert will attend that meeting and relay the information back to the homeowners. Thomforde reported that road maintenance costs approximately \$6,000 per mile. It was also noted that there is a private road sign outside the subdivision, which would have been placed by the County.

CD Resolution - There is a \$55,000.00 certificate of deposit (CD) with LPL maturing in March. Thomforde stated that he would like to consider cashing the CD and rolling the funds into the money market deposit account (MMDA) to cover expected expenses. There is currently \$123,000.00 in the MMDA account. Major expenses totaling approximately \$105,000.00 occurred last May, including rock, grading, and chloride. A resolution will be drafted to transfer the maturing CD funds, plus accrued interest, into the MMDA account.

New Business -

Election Judge Resolution – Kosmicki presented a resolution listing the election judges appointed for the upcoming township election. The judges appointed are Donna Beyer, Larry Mattson, Dale Thomforde, and Dave Andrist, with Beyer appointed as Head Judge. Voting will take place from 5:00 PM to 8:00 PM on March 10. Ann Fahy-Gust expressed some reservation about appointing Beyer as Head Judge, noting that she no longer resides in the township, and questioned why Thomforde was not appointed. It was noted that there are no rules prohibiting a person residing outside the township from serving as Head Judge. Thomforde stated that he was uncertain whether his Head Judge training was current. Beyer’s training is current, and she also serves as Deputy Clerk. No changes were made to the resolution. Resolution 2026-01 was reviewed. Thomforde made a motion to adopt the resolution as written, and Andrist seconded. Motion carried 3–0. Thomforde reminded that resolutions for payment for both he and Andrist need to be drafted.

Chloride Quotes – Andrist contacted Freeborn County. They quoted a cost of \$1.25 per gallon. An increase of three cents per gallon from last year. He has contacted Quality Propane to get a quote from them. This will be an agenda item at the next meeting.

March Regular Meeting – The March meeting was set for March 7th at 1:00 pm at the previous reorganization meeting. The board reaffirmed that date and time.

Meeting Reports

TCPA Meeting Recap – Andrist reported that TCPA staff have submitted paperwork to the Secretary of State to become notaries. Lot line shift fees have increased from \$125.00 to \$250.00. John Johnson, Haverhill Township Supervisor, proposed that \$250,000.00 be invested in a money market account. A monthly deposit of \$1,000.00 from regular income would be made to begin accruing funds toward that goal. The recommendation was agreed upon and approved.

Road Report – Mike Wood informed the Board that he is looking to update his equipment at an estimated cost of approximately \$500,000.00. Mr. Wood requested that the Board consider extending his current

contract to four years. His existing contract is in place through April 2027. Thomforde stated that the total value of a four-year contract could reach a level that would require the Township to seek formal bids rather than quotes. Andrist expressed concern that entering into a four-year contract could prompt objections from residents. Fahy-Gust asked whether the Board would need to wait until the current contract expires before entering into a new agreement, or if it could be renewed earlier. Thomforde responded that there would be no restriction preventing the Township from establishing a new contract prior to the expiration of the current one. Mr. Wood indicated that even a three-year contract would be helpful. Thomforde will research contract requirements and report back at the March meeting. Andrist reported that he has not received any complaints about roads this month.

OCTOA Meeting Recap- Thomforde reported that the meeting was well attended despite the weather. Bus transportation will again be provided at no cost for those wishing to attend Township Day at the Capitol. Township Day at the Capitol provide a good opportunity to interact with state representatives. Sheriff Torgerson is retiring. Two new deputies and seventeen detention center staff members have been hired. Torgerson also addressed concerns regarding ransom ware scams, noting that Mower County was previously impacted by a ransom ware attack and paid the ransom. Work continues on the dog ordinance. Torgerson also discussed Olmsted County’s approach to interactions with U.S. Immigration and Customs Enforcement (ICE).

Rural Fire Association - Fahy-Gust reported that she attended the most recent meeting. The annual budget figures are not yet available. She noted that regulations regarding audits have changed, increasing the threshold amount of funds that trigger an audit requirement. As a result, the Fire Department will no longer be subject to conducting an expensive audit of its funds. The next meeting is scheduled for March 25, and Fahy-Gust expects to have additional information to share at the regular Township meeting. She also reported an increase in medical calls, which are not currently reimbursed or billed. In contrast, fire calls may be billed. There is an individual who frequently calls 911 for medical attention. There is ongoing discussion at the legislative level about changing the law to allow billing for medical calls.

Treasurer’s Report – Treasurer Hawkins presented the January month-end financial report to the Board, including account balances and investment information.

January month-ending balances were:

Frandsen Bank and Trust Accounts		Principal Balances	
Checking Account		\$5,259.87	
MMDA Account		\$123,284.90	
Outstanding Deposit		\$ 100.00	
Total Bank Balance		\$ 128,644.77	
Investments	Int Rate	Maturity Date	
Frandsen Bank	3.50%	4/10/26	\$30,754.00 Fire Depart Escrow
Bank of America	4.15%	7/30/2026	\$102,000.00 LPL Financial
Wells Fargo Bank	4.20%	3/18/2026	\$55,000.00 LPL Financial
Wells Fargo Bank	3.90%	9/9/2026	\$103,000.00 LPL Financial
LPL Financial	Cash Account		\$2.61 LPL Financial Cash account
Total Investments			\$290,756.61
Total Deposits			\$419,401.38

Thomforde a made motion to approve the Treasurer’s report, Andrist seconded. Motion carried 3-0.

Review/Pay Bills – Kosmicki noted that dues for OCTOA are due. She also reported receipt of a bill for rock from Bruening, which was used by Mike Wood for sanding roads. Ag Partners has been filling the propane tank monthly. Kosmicki requested clarification regarding approval of mileage reimbursement at the federal rate. Fahy-Gust stated that mileage reimbursement will follow the federal rate and that no prior approval is necessary before reimbursing officers at the increased rate. Hemann-Grover’s bill was higher than usual due to preparation of W-2s and 1099s. Dale Thomforde made a motion to pay all bills, and David Andrist seconded. Motion carried 3–0.

Mail/Miscellaneous –

- The Spring Short Course will be held Tuesday March 17th at the Rochester Event Center. It is not mandatory training.
- Rideability submitted the annual report as required by the CUP.
- Thomforde reported damage to one of the flag poles. Mike Wood offered to use his lift to assist with repairing a plate and rope. The state flag was taken down due to being tattered, and the U.S. flag was replaced. It was noted that government entities are required to fly the new version of the Minnesota flag if the state flag is displayed. Thomforde plans to raise the issue of the Minnesota flag during Township Day at the Capitol. In the meantime, the Minnesota flag will not be flown at the Town Hall.
- Thomforde provided an update on the power lines. The Mankato-Mississippi line has been approved so there will be no additional lines coming through the township. Plans for additional lines are being proposed and monitored.

Adjournment Andrist made a motion to adjourn, Thomforde seconded. Motion carried 3-0. Meeting adjourned at 8:12 pm.

Signed:

Signed:

/Signed copy on file/

Ann Fahy-Gust, Chair
New Haven Town Board
Date:

Bonnie Kosmicki
Township Clerk
Date:

TOWNSHIP MONTHLY FINANCIAL REPORT CHECKING ACCOUNT

January 2026

Ending Balance of 12/31/2025 statement

\$20,874.71

Income

Date	Check #/Cash	Description	Amount
01/22/26		Hall Rental	\$75.00
01/22/26		Filling fees	\$4.00
01/15/26		MMDA Transfer	\$3,000.00
01/30/26		Interest	\$1.16

Total Deposits: \$3,080.16

Debits

Date	#/Online	Description	Amount
1/21/26	4876	Grimsrud Publishing Inc.	\$21.88
1/21/26	4877	Riverside Outdoor Services	\$300.00
1/26/2026	4878	Olmsted County	188.97
1/23/26	4879	Column Software	\$32.20
1/16/26	4880	Michael Wood, LLC	\$13,842.50
1/22/26	4881	Herman Grover and Co	\$149.00
1/21/26	4882	Bruening Rock Product	\$627.93
1/21/26	4883	Ag Partners-LP Program	\$415.21
1/20/26	4884	Lavonne Kosmicki	\$98.65
1/26/26	4885	David Andrist	\$77.00
1/16/26	4886	Dale Thomforde	\$48.59
1/26/26	20757	Wages	\$341.69
1/28/2026	20758	Wages	346.31
1/28/26	20759	Wages	\$669.48
1/27/26	20760	Wages	\$253.96
1/12/26	Online	BevComm	\$78.46
1/15/26	Online	IRS/tax Payment	\$947.88
1/26/26	Online	Culligan	\$63.95
1/26/2026	Online	Peoples Energy Coop	\$191.34

Total Debits: \$18,695.00

Ending Balance of 01/30/2026 statement

\$5,259.87

Outstanding checks

None

Outstanding Deposit

Deposited on 1/31/2026

100

TOWNSHIP MONTHLY FINANCIAL REPORT
MMDA ACCOUNT

January 2026

Ending Balance as of 12/31/2025 statement

\$123,654.66

Income

Date	Description	Amount
1/23/2026	Olmsted County	\$2,463.82
1/30/2026	Interest	\$166.42

Total Deposits: \$2,630.24

Debits

Date	Description	Amount
1/15/2026	Online Transfer to Twp Checking	\$3,000.00
	Online Transfer	

Total Debits: \$3,000.00

Ending Balance as of 1/30/2026 statement \$123,284.90