

New Haven Township

OLMSTED COUNTY, MINNESOTA – EST. 1858
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New Haven Township Regular Town Board Meeting Minutes May 12, 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 – Thomforde made a motion to approve the agenda as printed, Andrist seconded, Motion carried 3-0.

Comments from the public – On behalf of John Radel of J Rocks Auto Glass, a request was submitted for approval of a special event permit for the second annual Family Fun Day and Motorcycle Ride supporting addiction prevention and awareness. The event is scheduled for June 27, 2026, and will follow a similar format to last year's event. No complaints or incidents of concern were reported following the prior event. All activities will conclude no later than 6:00 p.m. No comments or concerns were voiced by the supervisors. Thomforde made a motion to approve the special event application, seconded by Andrist. The motion carried 3-0. The permit was approved and signed by the supervisors.

Consent Agenda – Fahy-Gust commented that she has a follow-up from the Road Inspection and asked whether the matter should be discussed under consent agenda or under the Road Report. Thomforde suggested it be discussed under the Road Report. Kosmicki noted that the Road Inspection Notes did not reflect that 117th Street is scheduled to be reroaked this year, and also did not include repair of the town hall gutter on the south side, which had been discussed during the inspection. Thomforde made a motion to approve the consent agenda with the above changes to the Road Inspection Notes. Andrist seconded the motion. The motion carried 3-0.

Old Business

Hope Farms P & Z Report- A Planning and Zoning Advisory Commission meeting was held on May 5, 2026, to hear Jon Zimmerman share his vision and future plans for Hope Farm. A number of members of the public were present to listen to the presentation and hear comments from the Commission. No formal action was taken at the meeting. The next step will be for Mr. Zimmerman to submit a formal application for a new Conditional Use Permit (CUP) or Interim Use Permit (IUP) to TCPA for consideration.

Mark Stenberg, 7445 100th St NW, Pine Island, inquired as to who serves as the zoning coordinator for the township. He was informed that zoning administration services are provided through the Township Cooperative Planning Association (TCPA). Stenberg asked whether TCPA has the authority to make decisions. Fahy-Gust clarified that TCPA's role is to assist with permits and conduct the necessary research to ensure compliance with the New Haven zoning ordinance. TCPA has assumed the role of Planning Administrator. Final authority to approve or deny applications rests with the Town Board, which acts in a public hearing format. Stenberg referenced language in the ordinance indicating that a designated individual reviews and approves applications. Fahy-Gust stated that this was accurate when she previously held that position and acknowledged that the ordinance should be updated to reflect the current structure. Stenberg further commented that the ordinance indicates a zoning administrator can issue a zoning certificate. Fahy-Gust explained that a zoning certificate is not

the same as a Conditional Use Permit (CUP) or Interim Use Permit (IUP). A zoning certificate may be issued for items such as a driveway or building permit, whereas a business operation would require a CUP rather than a zoning permit. Stenberg noted that the ordinance is 26 years old and that the only reference he found to a CUP indicated they were issued to individuals residing on the property. Fahy-Gust explained that there are currently active CUPs without a residency requirement and that non-residence is acceptable at the county level and in some townships. It is permissible to issue permits that do not require residence on the property. Fahy-Gust acknowledged that the process for monitoring CUPs and IUPs is currently under review by the Board to ensure effective ongoing compliance. TCPA does not have responsibility for auditing or enforcing compliance with CUPs and IUPs. A process is being developed for potential revocation of permits, along with compiling a list of current permits and establishing a system for reviewing compliance with permit conditions. Fahy-Gust also provided a detailed overview of the process for obtaining a CUP and summarized the circumstances under which the CUP for Hope Farm was issued. Stenberg stated that he had received a video message from Zimmerman outlining his perspective regarding the current CUPs under which he is operating. Stenberg expressed concern about the development of retail businesses within the township and the perceived tension between agricultural and commercial zoning. It was noted that the Board does not have the authority to rezone property to highway commercial. Stenberg commented that, for some neighbors, Hope Farm interferes with their sense of rural living. Fahy-Gust explained that part of the CUP review process includes consideration of whether a proposed use would be injurious to neighboring properties.

Becky Bosch, 7331 100th St NW, Pine Island, stated her understanding that there are currently two CUPs in effect and that Mr. Zimmerman is expected to submit an application for a new CUP. She asked what would occur if he does not submit the required application. Fahy-Gust explained that Mr. Zimmerman is under a legal requirement to submit the application within one year of receiving written notice, which was sent in April. Bosch asked when revocation of the CUP would be executed if no application is submitted. Fahy-Gust responded that if there is no response by April 2026, action would be taken at that time. Further discussion took place regarding the process for granting a special event permit.

Fahy-Gust inquired regarding her understanding that Mr. Zimmerman intended to invite neighboring property owners to participate in an open discussion concerning the issues. An invitation had been extended; however, it was scheduled for the same evening as the township meeting. It was noted that there has also been communication with neighbors via text messages. Several neighbors indicated they plan to respond to his invitation for discussion by providing their input to him in writing.

Floor Stripping Estimate – Andrist obtained estimates for cleaning and waxing the floors from Quality and Chem-Dry. The estimate from Chem-Dry was \$3,231.00, and the estimate from Quality was \$3,034.00. Andrist recommended not moving forward with hiring a service at this time. Thomforde commented that the former clerk had previously used a wax product and completed the floors in sections. He suggested contacting the former clerk to see if she would be interested in doing the floors again. Kosmicki stated she would see what she is able to complete by the end of June. Fahy-Gust offered to assist. There was consensus among the supervisors not to expend the funds quoted above for professional cleaning and waxing of the floors.

Chloride Purchase Update- Kosmicki asked the supervisors for input regarding how the chloride purchasing process worked this year. A suggestion was made to have the previous year's list available for reference. Kosmicki stated she will maintain two separate lists going forward: one containing mailing addresses and one identifying the physical addresses where chloride application is to occur. Fahy-Gust and Andrist will be riding

in the trucks during application this year. Andrist noted that the chloride will be applied as soon as the rock has been laid and weather conditions are favorable.

Municipal Agreement Application – (Department of Labor and Industry (DLI)) – Fahy-Gust followed up on this application and completed what was needed. No further action needed.

TCPA Recording Deadline – Proposed Amendment – It was noted that TCPA does not record the results of Metes and Bounds actions with the county. The responsibility for recording the document and paying the associated fee rests with the applicant. An amendment outlining this procedure was provided to the Board for review. Thomforde stated he would prefer that TCPA remain responsible for recording documents, as had been done in the past. The proposed amendment establishes a deadline of six months for the recording to be completed. It was discussed that the recording process is time-consuming and that TCPA has limited staff hours to complete recordings for all the townships it serves. TCPA will receive copies of the recorded documents from the county and maintain them in a digital file. Thomforde will bring the Board's feedback to the next TCPA meeting.

New Business

Public Hearing – May 27th, 6:30 pm- A meeting has been scheduled to consider the following items:

- Knutson's IUP request to allow a second dwelling for a senior family member;
- Ellefson's rezoning request from A-2 to A-3; and
- A proposed ordinance amendment regarding CUP revocation procedures.

A meeting notice has been posted. TCPA will complete the required public notification by publishing an advertisement in the local newspaper.

Meeting Reports

Road Report – Andrist provided a summary of township road activity. The spring road inspection has been completed. It is anticipated that road rocking will occur this week and is typically completed within approximately five days. Roadside spraying is expected to be completed sometime after May 12. Mechanic Street was added to the list of roads scheduled to be rocked this year. A permit was approved for the installation of fiber optic cable along 85th Street. Thomforde recommended moving the chloride application date to the 25th or later to ensure road rocking is completed beforehand.

Cindy Ramirez, 10245 105th St, Pine Island, inquired who determines whether roads are re-rocked versus regraded. Thomforde explained that all roads are graded prior to chloride application. Fahy-Gust added that there is a general rotation schedule, with most roads re-rocked approximately every three years. Roads receiving heavier use may be re-rocked more frequently and are identified during the spring road inspection for possible inclusion in the rotation.

Hawkins reported a frost boil on 105th Street across from the Lindahl/Lee residences and suggested additional rock may be needed in that area. Fahy-Gust reported that during the spring road inspection an attempt was made to view a reported illegal dump site; however, it was not accessible at that time. The concern was communicated to Mr. Zimmerman around April 29, along with photographs, and he indicated he would address the issue. Follow-up feedback from the complainant indicates the site has since worsened.

Other concerns reported by resident concerns brought before the Board, included:

- R. Peterson-Rucker, 110th Ave, reported that the road condition worsened after blading.
- D. Lewis, 65th Ave, reported that snow plowing pushes snow into his driveway, making it difficult to exit, and suggested adjusting plowing methods.

- J. Autry, 160th St, reported excess gravel in the ditch along her road, noting this is also a common issue on county roads.

OCTOA - The next OCTOA meeting is scheduled for May 28th. Rock Dell and Dover.

TCPA – The next TCPA meeting is scheduled for May 13th. Thomforde will be attending.

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

Frandsen Bank and Trust Accounts	Principal Balances
Checking Account	\$ 5,176.99
MMDA Account	\$134,848.08
Minus Outstanding Checks	\$ (230.00)
Total Bank Balance	\$ 139,795.07

Investments	Int Rate	Maturity Date		
Bank of America	4.15%	7/30/2026	\$102,000.00	LPL Financial
Wells Fargo Bank	3.90%	9/9/2026	\$103,000.00	LPL Financial
Total Investments			\$205,000.00	
Total Deposits			\$344,795.07	

Hawkins noted a typo on the bottom of the MMDA report. The date should read 04/30/2026. Two CD were cashed in and deposited in the MMDA account. A check will be issued next month to the Fire Association for \$30,754.00 from the escrow account. Thomforde made a motion to approve the Treasurer’s report, Andrist seconded. Motion carried 3-0

Review/Pay Bills Clerk Kosmicki reported an increase in the number of checks issued due to additional Planning & Zoning Commission meetings. She also noted receipt of a bill from MAT for a Short Course training from the previous year. Fahy-Gust inquired about time billed for discussions with the Hope Farms attorney, Jake Steen. It was decided that the check to Couri-Ruppe would be held pending clarification of the charge. Thomforde made a motion to pay all bills except for the Couri-Ruppe check, which will be held until Fahy-Gust speaks with the township attorney. Andrist seconded the motion. The motion carried 3–0.

Mail/Miscellaneous – A thank card was received from an Othello Cemetery representative for the \$3000.00. Correspondence was received from MAT to inform of a new director representing District 10, John Upton. A certified letter was received from Prairie Island community and was given to Fahy-Gust to review. It appears the land will become reservation for the purpose of housing and schools. There is an appeals period. Fahy-Gust will report back.

Adjournment Thomforde made a motion to adjourn, Andrist seconded. Motion carried 3-0. Meeting adjourned at 8:53 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

April 2026

Ending Balance of March 31, 2026 statement

\$11,787.86

Income

Date	Check #/Cash	Description	Amount
04/13/26		Hall Rental	\$75.00
04/15/26		Hall Rental	\$75.00
04/27/26		Hall Rental	\$100.00
04/15/26		MMDA Transfer	\$87,000.00
04/30/26		Interest	\$2.02

Total Deposits: \$87,252.02

Debits

Date	#/Online	Description	Amount
4/17/26	4907	Michael Wood, LLC	\$9,335.00
4/22/26	4908*	Grimsrud Publishing	\$79.20
4/22/26	4910*	Olmsted County PRL	\$3,588.00
4/14/26	4912	Ag Partners Cooperative	\$462.26
4/16/26	4913	David Andrist	\$118.55
4/16/26	4914	LaVonne Kosmicki	\$49.30
4/29/26	4915	Chris Hawkins	\$25.21
4/16/26	4916	Ann Faye Gust	\$19.93
4/21/26	4917	Larry Mattson	\$80.00
4/24/26	4918	Donna Beyer	\$90.00
4/20/26	4919	Pine Island Fire Association	\$64,913.00
4/22/26	4920	Couri and Ruppe PLLP	\$933.75
4/14/26	4921	Dale Thomforde	404.65
4/22/26	4922	St. Michael Cemetery	\$3,000.00
4/14/26	4923	Othello Cemetery	\$3,000.00
4/30/26	4924	Center Grove Cemetery	\$3,000.00
4/16/26	20769	Wages	\$610.81
4/16/26	20770	Wages	\$1,107.79
4/29/26	20771	Wages	\$566.62
4/21/26	20772	Wages	\$738.52
4/21/26	20773	Wages	\$610.81
4/10/26	Online	BevComm	\$78.40
4/15/26	Online	IRS Payment/Payroll Tax	\$792.26
4/24/26	Online	Culligan	\$63.95
4/27/26	Online	Peoples Energy Coop	\$194.88

Total Debits: \$93,862.89

Ending Balance April 30, 2026 statement

\$5,176.99

***Outstanding checks**

4/14/2026	4909 Riverside Outdoors	\$75.00
4/14/2026	4911 Herman Grover	<u>\$155.00</u>
	Subtotal	\$230.00

TOWNSHIP MONTHLY FINANCIAL REPORT
MMDA ACCOUNT

April 2026

Ending Balance as of 03/31/2026 statement **\$190,078.42**

Income

Date	Description	Amount
4/15/2026	Certificate of Deposit Transfer From Frandsen Bank(Fire)	\$31,571.76
4/30/2026	Interest	\$197.90

Total Deposits: \$31,769.66

Debits

Date	Description	Amount
4/15/2026	Online Transfer From MMDA Acct	\$87,000.00
	Online Transfer	

Total Debits: \$87,000.00

Ending Balance as of 04/30/2026 statement \$134,848.08