New Haven Township

OLMSTED COUNTY, MINNESOTA – EST. 1858
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New Haven Township
Regular Town Board Meeting Minutes
August 18, 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 order and agenda as printed, Andrist seconded. Motion carried 3-0.

Comments from the public Casey Bauer, Area Manager for Milestone Materials, 920 10th Avenue North, Onalaska, Wisconsin, was present to provide the annual update on the Riverview Acres gravel pit. Bauer provided an aerial photograph of the site. Dredging is currently being conducted in the sandpit lake. Sand is being hauled from the site daily to provide materials for several projects in Rochester. The pit is expected to expand to the northwest. Reclamation material is being added to the water as part of the reclamation process. The City of Pine Island engineer contacted the company regarding grading the road, which was completed the day after the request was made. There are also plans to apply chloride to the road at the same time the City of Pine Island chlorides its roads. No concerns have been expressed by any New Haven residents regarding the operation. It is estimated that approximately 30 years of material remain available at the site. Berms have been placed and trees have been planted around the site to provide an improved aesthetic view for the public.

Kosmicki received an inquiry from Jrocks Auto Glass regarding placing a sign at the end of his driveway and whether there are any parameters or requirements for signage. Fahy-Gust referred to the IUP/CUP Ordinance, which contains the rules and regulations regarding signage. Kosmicki will forward the information to Mr. Radel.

Metes and Bounds –An application was received from Gerald Ellefson, 1133 65th Avenue NW, Oronoco, MN, to create two non-farm parcels of approximately 2.5 acres each in the A-3 Agricultural District. The purpose of the subdivision is for estate and farm management purposes and to provide a lot for each of Mr. Ellefson's sons. Janelle Finck, TCPA Administrator, provided a thorough summary of TCPA's review and analysis. She noted that access is available to the two existing parcels. The proposed additional non-farm parcel will take access from 117th Street NW, and the owner will need to work with the Township to obtain an approach/access permit for the additional non-farm parcel. The proposed two non-farm parcels and the remainder farm parcel meet the requirements of the A-3 Agricultural District. Based on its findings, TCPA staff recommended approval of the proposed Metes and Bounds Subdivision, subject to the following conditions:
The applicant/owner must work with the Township to secure an approach/access permit for the additional non-farm parcel. All requirements of the New Haven Township Zoning Ordinance must be met. Fahy-Gust asked whether the 75-acre, 35.42-acre, and 4.58-acre pieces would be combined and then re-split. Finck explained that, effectively, the parcels would be combined and reconfigured. Fahy-Gust requested further clarification, stating her understanding that, in order to create the two 2.5-acre parcels, the property would

need to be combined and re-split. Administrator Finck explained that the Certificate of Survey would contain the legal descriptions for the three resulting parcels. The two non-farm parcels and the 5-acre farm parcel would each have separate deeds.

Fahy-Gust asked how the property splits would be recorded. Finck explained that, following approval by the Township Board, the final survey would be submitted to the TCPA office. It would then be forwarded to Olmsted County for final review and approval. After TCPA signs off, the approved documents would be provided to Mr. Ellefson, who would forward them to a title company or attorney for recording. Fahy-Gust requested that the Township be notified once the recording has been completed so that parcel filing can be completed. Each resulting parcel will receive its own unique parcel number. Andrist made a motion to approve the Metes and Bounds request. Thomforde seconded the motion. The motion passed 3-0.

Consent Agenda – Thomforde made a motion to approve the meeting minutes of July 14, 2026 as printed. Andrist seconded. Motion carried 3-0.

Old Business

Hope Farm Update – Fahy-Gust provided an update on Hope Farms. The retail operation will be discontinued, and the business will operate exclusively as a wholesale operation under Randy Hoberg's existing CUP. Wally's Garden CUP will need to be sunset through a public hearing. The operation is expected to have two EFTs and will hold one final auction in September. Seeds and feeds will be transferred to Sargent's Nursery. The site will not be used as a residence, and the greenhouses will no longer be in use. A public hearing was scheduled for September 26 at 6:30 p.m. Notice will be provided to property owners within a one-quarter-mile radius, and a public notice will be published in the local newspaper at least 14 days prior to the hearing.

Process for Monitoring CUP's and IUP's – The matter will be revisited at the next meeting. The review process will be further developed and formalized. CUPs (Conditional Use Permits) and IUPs (Interim Use Permits) will be reviewed on a regular basis.

Genoa Alleyway – The Board discussed the alleyway abutting four properties. Thomforde reviewed the Manual on Township Government and provided an overview of the applicable regulations. Any action must not result in damages or negatively impact property owners, including land locking a property. A petition signed by all four property owners may be required prior to abandoning the alleyway. Legal counsel should be consulted if the abandonment process is pursued to ensure all requirements are properly followed. Fahy-Gust noted that if the alleyway is abandoned and incorporated into the adjoining parcels, new surveys would be required, with the cost borne by the respective landowners. Andrist consulted with TCPA staff, who advised that before any action is taken, it must be determined that there are no utilities located within the alleyway and that all four property owners agree to the abandonment. One of the four properties is currently abandoned. Andrist will follow up with the Crosses to discuss their options and determine whether they wish to pursue acquisition of the property. Kosmicki will also contact the Crosses to provide information regarding the matter.

New Business

Primary Election Recap – There was a total of 224 voters roughly 25% turnout. We had one new election judge that did well. There were no reportable issues.

Abandoned Property Complaint – Kosmicki reported receiving a complaint regarding an abandoned property in Genoa. The information was forwarded to the Board, and Andrist followed up. The previous

occupant is deceased, and current ownership of the property is unclear. The Township currently has no regulations addressing property maintenance, although applicable regulations exist at the county level. Kosmicki will respond to the complainant, advising that a Township supervisor is working to determine ownership of the property and that the complainant may also report any observations or concerns to Olmsted County.

2026 Property Mill Rates – Thomforde provided information on the current mill rates for all townships. New Haven Township is no longer the lowest mill rate in Olmsted County. Thomforde noted that mill rates have generally decreased, likely due to increases in property values, and that a lower mill rate does not necessarily reflect lower property taxes.

Meeting Reports –

Road Report – The wash out in the road by Prestegard's mail box has been repaired. The fallen tree in Devil's kitchen has been removed. Mike has ordered winter salt. He will be doing the fall mowing soon. Andrist received a question from a resident regarding flying the Minnesota flag at the town hall. He was invited to attend a town board meeting to address any of his questions or concerns.

TCPA (Township Cooperative Planning Association) – Andrist provided a report noting that fewer permits were issued. A steering committee is being convened to review the Olmsted County Zoning Ordinance and identify needed changes, with the primary goal of streamlining the document. Fahy-Gust expressed interest in serving on the steering committee.

OCTOA (Olmsted County Township Officers Association) – There was discussion about Olmsted Zoning Ordinance review. The new County Sheriff will be elected in November, with Sheriff Kevin Torgerson retiring at the end of the year. Next meeting is scheduled for September 24. Kosmicki will post a meeting notice.

MAT District 1 Meeting Report – Thomforde attended the meeting held in Adams, which had a good turnout. MAT recommended that township officers maintain separate email accounts for township business, as personal email accounts may be subject to disclosure in response to legal or public records requests. MAT also advised that township websites must use a dot.gov domain if the township manages absentee voting. Olmsted County's Election Office currently manages absentee voting for New Haven Township. Rex Edge was reelected as the District 1 representative.

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

July month-ending balances were:

Frandsen Bank and Trust Accounts	**Principal Balances**
Checking Account	$ 4,985.85
MMDA Account	$ 102,317.00
Minus Outstanding Checks	$
Total Bank Balance	**$ 107,302.85**

Investments	**Int Rate**	**Maturity Date**		
Insured Cash acct	4.15%	7/30/2026	$102,000.00	LPL Financial
Insured Cash account/interest		7/30/26	$ 4,233.05	
Wells Fargo Bank	3.90%	9/9/2026	$103,000.00	LPL Financial
Total Investments			**$209,233.05**	
Total Deposits			**$316,535.90**	

The insured cash account has been reinvested into a CD. The new maturity date is August 12, 2027 with an interest rate of 4.05%. The interest will be transferred to the MMDA account. Thomforde made a motion to approve treasurer's report, Andrist seconded. Motion carried 3-0.

Review/Pay Bills – Total bill amount is $3,886.64, not including wages. Additional expenses included election judge training and service for the recent election. There was a summer fill from Ag Partners. There was discussion as to whether or not to do a prepay contract with Ag Partners. Fahy-Gust made a motion to purchase 1000 prepay gallons at $1.59 per gallon. Thomforde seconded. Motion carried 3-0. Thomforde made a motion to pay the bills, Andrist seconded. Motion carried 3-0

Mail/Miscellaneous – none

Adjournment Thomforde made a motion to adjourn, Andrist seconded. Motion carried 3-0. Meeting adjourned at 7:55 PM.

Signed:

/Signed copy on file/

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

Signed:

Bonnie Kosmicki
Township Clerk
Date:

TOWNSHIP MONTHLY FINANCIAL REPORT
CHECKING ACCOUNT
July 2026

Ending Balance of 06/30/2026 statement **$5,435.34**

Income

Date	Check #/Cash	Description	Amount
		Hall Rental	$0.00
07/15/26		From MMDA Account	$37,000.00
07/31/26		Interest	$1.06

Total Deposits: $37,001.06

Debits

Date	#/Online	Description	Amount
7/15/26	4926*	Kari Toft	$50.00
7/22/26	4947	Freeborn Coop Oil-Chloride	$20,310.00
7/20/26	4948	Riverside Outdoor Services	280
7/22/26	4949	Herman Grover and Co.	$155.00
7/17/26	4950	Michael Wood, LLC	$6,798.65
7/27/26	4951	Gopher Septic Services, Inc	$300.00
7/21/26	4952	MATIT- Insurance Premium	$4,005.00
7/20/26	4953	Lavonne Kosmicki-Reibursment/ Mileage	$104.16
7/17/26	4954	Dale Thomforde -Reibursment/ Mileage	$135.25
7/22/26	20782	Wages	$386.16
7/27/26	20783	Wages	$1,575.52
7/29/26	20784	Wages	$310.36
7/22/26	20785	Wages	766.95
7/22/26	20786	Wages	$505.38
7/1/26	Online	Safe Deposit annual payment	$25.00
7/10/26	Online	Bevcomm Telephone	$78.51
7/15/26	Online	IRS Tax /Empployee Federal Tax	$1,212.54
7/24/26	Online	Culligan	$39.95
7/27/26	Online	Peoples Energy Elect	$265.25
7/29/26	Online	IRS Tax Payment	$71.62
7/30/26	Online	MN PL Fund MN Tax	$75.25

Total Debits: $37,450.55

Ending Balance of 7/31/2026 statement $4,985.85

Outstanding checks

None

* Out of sequence, From May 2026

TOWNSHIP MONTHLY FINANCIAL REPORT
MMDA ACCOUNT
July 2026

Ending Balance as of 6/30/26 statement **$137,817.11**

Income

Date	Decription	Amount
7/20/2026	MN State Transfer	$1,349.50
7/31/2026	Interest	$150.39

Total Deposits: $1,499.89

Debits

Date	Description	Amount
7/15/2026	Online Transfer	$37,000.00
	Online Transfer	

Total Debits: $37,000.00

Ending Balance as of 7/31/2026 statement $102,317.00