

TOWN of MAY
WASHINGTON COUNTY, MINNESOTA
OFFICIAL TOWN BOARD MINUTES
January 8th, 2026

The Board of Supervisors of the Town of May convened their regular monthly meeting on Thursday, January 8th, 2026, at the May Town Hall. Those present included: Board members John Pazlar, Don Rolf, and Julie Andrich. Clerk/Treasurer Bobbi Hummel; Deputy Clerk/Treasurer Marsha Olson; Planner Nate Sparks; Attorney Dave Snyder; Engineer Mark Erichson, and those with business before the Town. Chair John Pazlar called the meeting to order at 6:30 p.m.

MINUTES

Pazlar moved, seconded by Andrich to approve the minutes from the December 4th, 2025 Board Meeting. All in favor. Motion passed.

CHECKS AND TREASURER'S REPORT

Treasurer Olson read the Treasurer's report, showing total cash and investments of \$2,729,381.24, of which \$594,195.32 is in investments, \$2,239,948.90 is committed, and \$489,432.34 is non committed.

Pazlar moved, seconded by Rolf to approve the cash control statement from 12/01/2025 to 12/31/2025. All in favor. Motion passed.

Checks #22751 to #22784 and EFT010826B, EFT010826F, and EFT010826S are also presented.

Pazlar moved, seconded by Andrich to approve the Treasurers Report. All in favor. Motion passed.

PLANNING COMMISSION

Supervisor Pazlar motioned to appoint Planning Commissioner Lester Rydeen to a 3-year term, a term now ending in January 2029. Seconded by Rolf. All in favor. Motion passed.

ENGINEERING AND ROADS

Noting to report

NEW BUSINESS

Flood Vulnerability Report. Angie Hong and Mike Isensee

CMSCWD partners with the Conservation District to provide a Flood Vulnerability Report for May Township.

Angie Hong notes that precipitation numbers have changed a lot since the 1990's. There is about 3.4 more inches of rain per year. The scenario modeled in the project shows the implications of a 9.26-inch rain in 24 hours - a 1% probability that that could happen. The other scenario shows the implications of 60 consecutive days of unusual wet weather. Both could cause different issues, such as flash flooding, wetlands filling up, high groundwater table, and high lakes with nowhere for the water to go. The total number of vulnerable locations in May Township is 28, of those 9 are high priority locations where neighborhoods may be cut off from access. There are 17 locations also noted that include risks to resident homes.

Pazlar asks if the communication about the above potential issues would come from the township or Conservancy District/Watershed District.

Rolf asked if those properties might already know they are in a potential flood area.

Andrich feels it is appropriate that communication comes from the Watershed District and would like copies of the communication that is sent.

Isensee offers to present draft letters to the township prior to sending anything to land/home owners.

Pazlar asks if there are items in the report that the township should consider addressing at this point. Isensee points to those questions to the township Engineer for review and recommendation. There are some grant applications pending that may be able to assist with some of the projects.

Engineer Mark will consult with Kendra from WSB and perhaps provide a memo for the Board next month.

Attorney Snyder, looking at the 9 case studies where it is indicated homes may be cut off if flooding occurs, is there any information on events that have happened in the past 10-20-30-40-50-year intervals? A: Isensee - No, there is no past data. These are future potential risks. Snyder adds that if there hasn't been past data or past incidents, it would be wise to exercise caution before sending out letters to homeowners, whose insurance may be implicated by a letter. In addition, there should be consideration for the consequences of projects as these types of projects can become complicated and expensive as it affects water levels in adjacent waterbodies, farm fields, and may hold liability risks. Snyder recommends to move forward with caution.

Pazlar agrees that in all water related incidents, there have been relatively minor or non-existent issues over the past 30 years. With the understanding that the weather is changing, it is critical that any letter be thoughtfully worded.

Rolf agrees, there needs to be careful consideration.

Isensee clarifies and agrees that letters will not be sent without Township Board review.

2026 Township Attorney Rate Increase. Johnson/Turner: David Snyder

A request for a relatively low increase was presented to the Board. Supervisor Pazlar would like to review the current market and revisit the rate increase in February.

Board Packet Delivery Options

Clerk Hummel delivers hard copy packets to Board members prior to each Board meeting. On days with inclement weather conditions and/or months with light agendas, it may be wiser to allow for electronic copies of packets only. Clerk Hummel is comfortable making that decision each month and will notify the Board members in advance of how their information will be received.

OLD BUSINESS

Resolution 2026-01. Knutson Final Plat.

The resolution presented tonight outlines a swap in property between a neighboring land owner. This allows for the proper amount of lot frontage and no road dedication required. This final plat application is based on the lot line approval from last month. It is exactly as proposed; recommendation is to approve with the below conditions:

1. The Applicant shall provide the Township with the agreement related to the shared Driveway subject to review and approval of the Town Attorney.
2. A full septic design is required at the time of a building permit application for each lot.
3. All comments from the Town Engineer shall be addressed.
4. All comments from the Town Attorney shall be addressed.
5. All comments from Washington County shall be addressed.
6. All comments from the Watershed District shall be addressed.
7. Park dedication shall be paid in the amount of \$1,600.

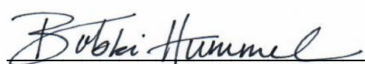
No questions or comments from the Board. No public comments.

Neighboring property owners were concerned initially about the number of homes that may be allowed on the second lot of this split. Pazlar comments that it is out the township’s hands as to what may or may not happen with the future of the second lot. This lot is in the county zoning area.


Snyder reminds the Board that upon approval of this final plat, the staff be authorized to finalize a driveway/access agreement.

Pazlar motions to approve resolution 2026-01. Approving a final plat referred to as Knutson Carnelian Addition. Seconded by Andrich. By Roll Call Vote: Pazlar YES, Rolf YES, Andrich YES. Motion Passed.

Meeting adjourned at 7:16 p.m. without objection.



 Bobbi Hummel
 Clerk/Treasurer



 John Pazlar
 Board Supervisor, Chair.