Dunn Township Regular Monthly Meeting
June 8, 2026 7:00PM
Dunn Town Hall
AGENDA

Call to Order:

The Pledge of Allegiance

1.Citizens' Request and Additions to the Agenda - Agenda Approval

1a. Lance Akers-Township road ditch signs

1b. Lakeland General Store liquor permit approval

2. Correspondence – 1) Otter Tail Power Notice of Hearing for Authority to Increase Rates in MN 2) LTAP Exchange

3. PVHD Representative Report – Dave Slotten

4. Clerk's Meeting Minutes – May 11,2026 Board Meeting Minutes for approval and May 11, 2026 Public Hearing minutes

5. Treasurers Report:
1) May,2026 financial report
2) June,2026 claims list for approval

6. Road Report: 1)

7. Properties Report 1) Townhall rentals – ***July 18-Ripley family-1-10pm; July 25-Lake Lizzie Lakeshore Assn annual picnic 9am-noon
***Ripley rental questions

8. Zoning Report: 1) Bass Bay Acres plat
2) Update Zoning Ordinance discussion and possible public hearing date

9. Other Reports: 1) Election update

10. Old Business: 1) Minnesota National Bank Proposal of Deposit Accounts 2) approve Resolution 2026-01 A Resolution to establish property authority for financial accounts if needed

11. New Business: 1)

Next board meeting is July13, 2026 at 7:00pm.

DUNN TOWNSHIP BOARD MEETING MINUTES-UNAPPROVED

MONDAY, MAY 11, 2026, 7:00 PM

Board Members present: David Johnson, Mary Nyquist, Adrian Lund, Bob Dalman, Duane Seifert, and Clerk Sandy Tingelstad.

The Board Meeting was called to order at 7:03 pm by Chairman David Johnson with the Pledge of Allegiance.

Agenda Approval:
Ringdahl Ambulance Contract moved to Agenda 1b. from New Business 1) **Adrian Lund made a motion to approve the agenda with the 1b. addition. Duane Seifert seconded the motion. Motion approved.**

1a. Lakes Inn at Dunvilla liquor permit – **Adrian Lund made a motion to approve the liquor permit for Lakes Inn at Dunvilla. Duane Seifert seconded the motion. Motion approved.**

1b. Ringdahl Ambulance contract moved from New Business 1) to 1b on the agenda. County Commissioner Wayne Johnson gave an update on Otter Tail County ambulance service discussions. Mr. Johnson reported that if Otter Tail County were to take over ambulance service, the earliest the process could be completed would be 2027, but more likely 2028. After board discussion on the amount Dunn Township should submit to Ringdahl Ambulance for 2026, **Bob Dalman made a motion to send Ringdahl Ambulance Service the approved 2026 budget levy amount of $25,000. Adrian Lund seconded the motion. Motion approved.**

Correspondence: Correspondences were read. No board action taken.

PVHD Representative Report: Dave Slotten gave report on PVHD 4/27/26 board meeting and 3/31/2026 monthly financial statement.

Clerk Meeting Minutes: Minutes from the April 13, 2026 board meeting were reviewed. **Mary Nyquist made a motion to approve the April 13, 2026 board meeting minutes. Adrian Lund seconded the motion. Motion approved.**

Treasurer's Report: Clerk Sandy presented the April, 2026 financial report and May, 2026 claims for approval.
Bob Dalman made a motion to approve the April, 2026 financial report. Adrian Lund seconded the motion. Motion approved.
Mary Nyquist made a motion to approve the May, 2026 claims. Adrian Lund seconded the motion. Motion approved.

Road Report: 1) Sunset Beach, Edlynn Beach, 470th St, and Midland Beach Lane paving projects and bids- **Adrian Lund made a motion to approve the bid from R.J. Zavoral & Sons, Inc. for the Sunset Beach, Edlynn Beach, and 470th St paving projects and Mark Sand & Gravel Co. for the Midland Beach paving project plus an engineering fee of 6%. Duane Seifert seconded the motion. Motion approved.**
2) Egge Const Class 5 bid – **Bob Dalman made a motion to approve the Egge Const bid for Class 5 gravel at $11.15 per ton. Duane Seifert seconded the motion. Motion approved.**

Properties Report: 1) Town rentals – May 16 (Lake Lizzie Lakeshore Assn -9-11am), June 5 (Dunvilla HOA – 10am-2pm). Sandy will open May 16 and David will open for June 5.

Zoning Report: 1) Update Zoning Ordinance discussion – board discussion to have the township zoning ordinance up date. **Bob Dalman made a motion to have Jason Hill, attorney from Town Law Center, update the Dunn Township zoning ordinance. Motion seconded by Adrian Lund. Motion approved.**
2) CUP application and public hearing discussion/approval – board discussion re: the CUP application and update of zoning ordinance bylaws, especially the CUP bylaws. **Adrian Lund made a motion to approve the CUP application for Gidwyn Storage Acres under the condition that there will be discussion and/or negotiation for the final covenants for the development of Gidwyn Storage Acres as the zoning ordinance bylaws are updated. Mary Nyquist seconded the motion. Roll call vote: Mary Nyquist-yes; Duane Seifert-yes; Bob Dalman-yes; Adrian Lund-yes; David Johnson-abstain. Motion approved.**

Other Reports: 1)

Old Business: 1) No Old Business.

New Business: 1) Ringdahl Ambulance invoice/contract – moved to 1b. on the agenda
2) Minnesota National Bank Proposal of Deposit Accounts – board discussion of interest income on investments at Bell Bank. The township got a quote from Minnesota National Bank for one year guaranteed MM interest income of 3%. Bell Bank is currently at 1.25%. Sue and Sandy will talk to Bell Bank for other options to get better interest rates.

Bob Dalman reported that Dunn Township got a Thank You from Jim Clemenson for services.

The checks were signed and the meeting was adjourned at 8:25 pm.

Respectfully submitted by Sandy Tingelstad, Dunn Township Clerk

Next Board Meeting is June 8, 2026 at 7:00pm

DUNN TOWNSHIP PUBLIC HEARING MINUTES-UNAPPROVED

CONDITIONAL USE PERMIT-GIDWYN STORAGE ACRES

DUNN TOWN HALL, 47979 E LAKE LIZZIE ROAD, PELICAN RAPIDS, MN

MAY 11, 2026, 6:30PM

The public hearing was called to order at 6:32 pm by Chairman David Johnson with the Pledge of Allegiance. There were five individuals and six Dunn township officers in attendance.

Chairman David Johnson presented the Conditional Use Permit application from Gidwyn Storage Acres and opened the floor for public comments.

Mr. Wayne Johnson, the conditional use permit applicant, reported details of a proposed 14 non-dwelling storage unit complex. Discussion re: Zoning Ordinance update, timing of the update with public hearing on the ordinance changes, and impact of the ordinance bylaw changes re: conditional use permits.

Mary Nyquist made a motion to adjourn the public hearing. Bob Dalman seconded the motion. Motion approved.

The public hearing was adjourned at 7:00 PM.

Respectfully submitted, Sandra Tingelstad, Dunn Township Clerk

Dunn Township

Statement of Receipts, Disbursements and Balances (Schedule 1)

6/1/2026

As on 5/31/2026

Fund	Beginning Balance	Receipts	Sale of Investments	Transfers In	Disbursements	Purchase of Investments	Transfers Out	Ending Balance	Investment Balance	Total Balance
General Fund	21,932.62	32,365.27	0.00	0.00	32,010.01	0.00	0.00	22,287.88	0.00	22,287.88
Road and Bridge	423,351.17	428,543.52	100,000.00	0.00	82,841.82	300,000.00	0.00	569,052.87	200,000.00	769,052.87
Fire Fund	58,036.47	43,426.96	0.00	0.00	78,448.91	0.00	0.00	23,014.52	0.00	23,014.52
Emergency Road and Bridge Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	121,810.12	121,810.12
Ambulance Fund	34,518.71	15,045.26	0.00	0.00	0.00	0.00	0.00	49,563.97	0.00	49,563.97
Total :	**537,838.97**	**519,381.01**	**100,000.00**	**0.00**	**193,300.74**	**300,000.00**	**0.00**	**663,919.24**	**321,810.12**	**985,729.36**

Dunn Township **Cash Control Statement** **6/1/2026**

For the Period : **5/1/2026 To 5/31/2026**

Name of Fund	Beginning Balance	Total Receipts	Total Disbursed	Ending Balance	Less Deposits In Transit	Plus Outstanding Checks	Total Per Bank Statement
General Fund	($384.33)	$29,338.80	$6,666.59	$22,287.88	$0.00	$0.00	$22,287.88
Road and Bridge	$193,000.37	$385,197.88	$9,145.38	$569,052.87	$0.00	$0.00	$569,052.87
Fire Fund	($20,015.88)	$43,030.40	$0.00	$23,014.52	$0.00	$0.00	$23,014.52
Ambulance Fund	$34,801.90	$14,762.07	$0.00	$49,563.97	$0.00	$0.00	$49,563.97
Emergency Road and Bridge Fund	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**$207,402.06**	**$472,329.15**	**$15,811.97**	**$663,919.24**	**$0.00**	**$0.00**	**$663,919.24**

Adrian Lund **Town Supervisor** **Date**

David L Johnson **Town Supervisor** **Date**

Duane Seifert **Town Supervisor** **Date**

Mary K Nyquist **Town Supervisor** **Date**

Robert Dalman **Town Supervisor** **Date**

Dunn Township **Current Investments** **6/1/2026**

Current Investments as of : 6/1/2026

Investment ID	Investment Type	Interest Rate	Maturity Date	Current Value
Bell3535	6 Month CD $100000	3.400	07/26/2026	$100,000.00
Bell3536	1 Year CD $100000	3.400	01/13/2027	$100,000.00
MassMutual	Fixed Annuity $110,000 (EM)	4.600	12/27/2027	$121,810.12
			Grand Total :	**$321,810.12**

Dunn Township **Receipts Register** **6/1/2026**

Fund Name: **All Funds**

Date Range: **05/01/2026 To 05/31/2026**

Date	Remitter	Receipt #	Description	Deposit ID	Void	Account Name	F-A-P	Total
05/04/2026	Don Moen	172538	Grade and Fill Permit	(05/05/2026) -	N	Grade and Fill Permit	100-32215-	$ 200.00
								$ 200.00
05/06/2026	Bartholomay, Scott	172540	Approach Permit	(05/07/2026) -	N	Approach Permits	100-32211-	$ 700.00
								$ 700.00
05/28/2026	Otter Tail County	172541	Real Estate Taxes	(05/28/2026) -	N	Current Ad Valorem Taxes	100-31010-	$ 27,942.97
						Delinquent Ad Valorem Taxes	100-31020-	$ 479.59
						Delinquent Mobil Home Txx	100-31031-	$ 0.72
						Interest Earning	100-36210-	$ 13.77
						Current Ad Valorem Taxes	201-31010-	$ 374,420.34
						Delinquent Ad Valorem Taxes	201-31020-	$ 10,340.48
						Delinquent Mobil Home Txx	201-31031-	$ 15.74
						Current Ad Valorem Taxes	225-31010-	$ 1,116.59
						Current Ad Valorem Taxes	225-31010-	$ 41,912.13
						Delinquent Mobil Home Txx	225-31031-	$ 1.68
						Current Ad Valorem Taxes	230-31010-	$ 13,972.76
						Delinquent Ad Valorem Taxes	230-31020-	$ 788.09
						Delinquent Mobil Home Txx	230-31031-	$ 1.22
								$ 471,006.08
05/31/2026	Bell Bank	172543	Interest on checking account	(05/31/2026) -	N	Interest Earning	100-36210-	$ 1.75
								$ 1.75
05/31/2026	Bell Bank	172544	Interest on ICS account	(05/31/2026) -	N	Interest Earning	201-36210-	$ 421.32
								$ 421.32
Total for Selected Receipts								**$ 472,329.15**

Dunn Township **Claims List for Approval** **6/4/2026**

Date Range : 6/1/2026 To 6/30/2026

Date	Vendor	Description	Claim #	Total	Account #	Account Name	Detail
06/08/2026	Arntson Construction LLC	Grading $1522.50 and crack sealing $6765	14573	$8,287.50			
					201-43122-405-	Unpaved Streets	$1,522.50
					201-43121-405-	Paved Streets	$6,765.00
06/08/2026	Ringdahl Ambulances, Inc	2026 paid $25000 of $49607.	14574	$25,000.00			
					230-42153-311-	Ambulance Services	$25,000.00
06/08/2026	Swanston Equipment Corp	Crack fill 4 pallets $6000	14575	$6,000.00			
					201-43121-224-	Paved Streets	$6,000.00
06/08/2026	THC (Twin City Hardware)	Open Arm Holder	14576	$150.00			
					100-41940-223-	General Government Buildings and Plant	$150.00
06/08/2026	Tingelstad, Sandra - Misc	Mileage for May	14577	$50.75			
					100-41425-331-	Clerk	$7.25
					100-41410-331-	Elections	$43.50
06/08/2026	Lake Lizzie Lakeshore Association	Refund of townhall rental	14578	$100.00			
					100-49017-440-	Refund of Townhall Deposits	$100.00
06/08/2026	The Press	Meeting notices	14579	$93.60			
					100-41425-351-	Clerk	$93.60
06/08/2026	Arvig	Internet and phone	ARVIG0626	$232.49			
					100-41940-321-	General Government Buildings and Plant	$232.49
06/08/2026	Lake Region Electric Cooperative	Security Light	LREC0626	$26.09			
					100-41940-381-	General Government Buildings and Plant	$26.09
06/08/2026	Lake Region Electric Cooperative	Electricty	LREC0626A	$109.00			
					100-41940-381-	General Government Buildings and Plant	$109.00

Date Range : 6/1/2026 To 6/30/2026

Date	Vendor	Description	Claim #	Total	Account #	Account Name	Detail
06/08/2026	PERA	June Pera	PERA0626	$145.43			
					100-41425-103-	Clerk	$67.52
					100-41425-121-	Clerk	$67.52
					100-41425-121-	Clerk	$10.39
Total For Selected Claims				$40,194.86			$40,194.86

PR 2768.53

$42963.39

Adrian Lund Town Supervisor Date

David L Johnson Town Supervisor Date

Duane Seifert Town Supervisor Date

Mary K Nyquist Town Supervisor Date

Robert Dalman Town Supervisor Date

6/4/2026		
Bell Bank ICS Account 05/31/2026	$	661,736.66
Bell Bank Checking 05/31/2026	$	2,182.58
Balance	$	663,919.24
Bell Bank Checking	$	2,182.58
Claims Including payroll	$	(42,963.39)
O/S Deposits	$	-
O/S Checks	$	-
Balance before transfer from ICS	$	(40,780.81)
Transfer to ICSChecking from	$	-
Transfer from ICS to Checking	$	42,000.00
Balance in Bell checking	$	1,219.19
Bal in ICS Acct after transfer	$	619,736.66

PVHD Update

5/18/26 Monthly PVHD Board Meeting

- Board Actions
  1) Approved April Financials
  2) Approved $879 scholarship request
  3) Approved Final Reading of By-laws

- Executive Committee/Legal Report
  - Still finalizing parking lot agreement with Trinity Church
  - New Medical Director at Sanford for Care Center

- Construction Committee Report – Trevor
  - Still following for trusses (design delays)
  - Met on project progress
    - Contingency has been used up; will be providing construction loan tracking update next month
    - Manor roof deck will be removed: with new construction, view would be restrictive and cost prohibitive to keep; going to add concrete pad by garage door for sitting

- Administrative Report – Tyler
  1) Operations Update:
     a. Construction update: Construction Committee met to discuss delays and current status of project. Will continue to monitor progress to determine proper oversight.
     b. Continuing to work on parking lot contract with Trinity Church to ensure continued availability for employee and guest parking
     c. Insurance claim at Main denied due to uncovered damage; however, unlikely claim would exceed $25,000 deductible
     d. Care Center successfully completed MDH annual Case Mix review; no major coding errors and no $ needed to be paid back to state
     e. Long Range Planning Committee to meet to discuss 3 beds on layaway
     f. Still following MN DHS for 2026 Medicaid nursing facility rates which will be effective 1/1/26. Also following for ECPN payments and funds for minimum wage increases from the State. Since 2026 rates may not be received until August, plan to do estimate of new rates and collect from private pay residents and make adjustments once final rates are received.
     g. Census as of 5/13/26:
        i. Main – 19/26 apartments rented (73%); 20 residents
        ii. Manor – 20/20 apartments rented (100%); 21 residents
        iii. Care Center – 25/28 (89%)

2) April Financials:
   a) Cash on Hand – $2,652,135 (119 day supply)
   b) YTD (7 months) reflecting net loss of $259,876 vs. budgeted net income of $38,109
   c) Complex net loss for April of $61,223 which includes $8,202 net income (Care Center), $25,180 net loss (Manor) and $44,244 net loss (Main); YTD DSCR of 0.92x
      a. Loss impacted by $23,000 PTO accrual adjustment (correcting liability understatement)
      b. 7/20 residents at Manor were on elderly waiver (EW) and 10/20 residents at Main were on EW
   d) 9/30/25 fiscal year-end (audited) net profit of $406,835 which included $750,000 tax levy, $487,518 interest income and $320,941 grant expense; interest income primarily represents ERC interest and grant expense was due to write-off of ERC receivable after 4th quarter 2020 was determined to be ineligible; this is net of $518,204 in depreciation expense
   e) 9/30/24 fiscal year-end (audited) net profit of $2,057,977 which included $750,000 tax levy and $2,163,629 grant revenue. Year-end operating loss of $856,469 included $553,997 depreciation expense
   f) 9/30/23 fiscal year-end (audited) net profit of $505,243 which included $750,000 tax levy and $275,180 grant revenue. Year end operating loss of $499,654 which included $481,028 depreciation expense.
   g) 9/30/22 fiscal year-end (audited) net profit of $600,371 which included $750,000 tax levy and $137,515 grant revenue. Year-end operating loss of $217,867 which included $448,269 depreciation expense.

Dave Slotten 6/8/26