

MINUTES
BUHL CITY COUNCIL MEETING
CITY HALL COUNCIL CHAMBERS
1/20/2026

Tuesday, January 20, 2026, 6:30 P.M.

1. CALL TO ORDER by Mayor Matthews at 6:30 p.m.

2. ROLL CALL:

Present were Mayor Matthews, and Councilors Kealy, Loeffler, Teska-Erickson, and Towner.

Also present were Attorney Kearney and Clerk-Treasurer Jaeger.

3. APPROVAL OF AGENDA/COUNCIL ADDITIONS TO AGENDA:

Motion by Councilor Kealy to approve the agenda as presented.

Supported by Councilor Towner.

Motion carried unanimously.

4. REPORTS FROM DEPARTMENT HEADS:

Attorney Kearney:

Thank you for the appointment as the city Attorney.

Clerk-Treasurer Jaeger:

Informed the council of the grants that have been awarded to the Community Center:

- CDBG preliminary award of \$12,000 for lighting
- BER grant award of 1/3 the total project cost up to \$25,000 for lighting and a new interior door
- CERTs Seed grant has been awarded for lighting, but the amount is unknown at this time

The City of Buhl also received a \$3,000 Fluoride Grant from the MN Department of Health for the upgrade of the city's fluoride equipment.

5. CITIZENS FORUM:

None

6. CONSENT AGENDA:

A. Minutes:

- i. Regular City Council Meeting – January 6, 2026

B. Claims

i. Payroll #1	\$17,205.84
ii. Payroll #1.1	\$5,576.00
iii. A/P #1	\$ 109,625.36
TOTAL	\$132,407.20

Motion by Councilor Teska-Erickson to approve the consent agenda as presented.

Supported by Councilor Loeffler.

Motion carried unanimously.

7. NEW BUSINESS:

A. Buhl's 125th Celebration Request of Donation and Resolution 26-17

Mary Pervenante read a letter on behalf of the 125th Celebration Committee. The Committee is asking for a monetary donation to help cover the purchase of T-shirts for the 125th Celebration being held June 26th-27th.

Motion by Mayor Matthews to approve Resolution 26-17 to Make a Donation to Buhl's 125th Celebration in the amount of \$1802.50.

Supported by Councilor Towner.

Motion carried unanimously.

B. City of Buhl Public Utilities Department Monthly Billing Policy

Motion by Councilor Towner to approve the City of Buhl's Public Utilities Department Monthly Billing Policy.

Supported by Councilor Kealy.

Motion carried unanimously.

C. City of Buhl Refuse Policy

Discussion about what was changed in the Refuse Policy and Public Utilities Committee member, Councilor Kealy, stated that the Service Requirement and the Exception were both updated in this policy.

Motion by Councilor Loeffler to approve the City of Buhl's Refuse Policy.

Supported by Councilor Kealy.

Motion carried unanimously.

- D. Approval to Waive Delinquent Assessments for 602 Wabigon Ave.

Motion was made by Councilor Towner to not waive the assessment fees for the property at 602 Wabigon Ave.

Supported by Councilor Teska-Erickson.

Discussion about what the assessment on the property entailed was had. Councilor Kealy informed the council that the street assessment should stay with the property but that the city is not really out any money due to the delinquent utility bills. The house has been vacant for multiple years and has had no utility usage. The delinquent utility rates that have been charged are the utility base rates and service fees.

Motion Failed. A vote was taken and was 2-3. Towner and Teska-Erickson voted Aye and Mayor Matthews, and Councilors Loeffler and Kealy voted Nay.

Motion made by Councilor Kealy to keep the street assessment of \$68.62 on the property but to waive the delinquent utilities assessments of \$6,168.25.

Supported by Mayor Matthews.

Motion passed 3-2. Mayor Matthews and Councilors Kealy and Loeffler voted Aye. Councilors Teska-Erickson and Towner voted Nay.

- E. Process on How to Handle Properties in Default in the Stubler and Damian Additions

Much deliberation was had about how the process would be handled. The consensus is for property owners to convey the properties back using a Quit Claim Deed. A Final letter should also be sent to all property owners in the Stubler and Damian addition. Councilor Kealy also asked if the property owners could pay a fee to have the time frame extended for building on their properties or if the city can require the property owners to purchase a building permit as proof of starting the building process. Attorney Kearney said that it was possible if both parties agreed to it.

Clerk-Treasurer Jaeger recommended that the council should review the resolutions and ordinances for the Stubler and Damian additions and update the covenants. Jaeger also stated that she will create a spreadsheet for each of the defaulted properties and label it with whoever was contacted, and what their response was.

Motion by Mayor Matthews to have Clerk-Treasurer Jaeger to draft a process for default properties.

Supported by Loeffler.

Motion carried unanimously.

F. Resolution 26-12 A Resolution Accepting Conveyance of Real Property Due to Default of Resolution 11-20 A Resolution Authorizing Sale of Certain Property

Motion by Councilor Kealy to approve Resolution 26-12 A Resolution Accepting Conveyance of Real Property Due to Default of Resolution 11-20 A Resolution Authorizing the Sale of Certain Property.

Supported by Councilor Loeffler.

Motion passed unanimously.

Attorney Kearney and Clerk-Treasurer Jaeger will work on drafting the Quit Claim Deed for the default properties.

G. Resolution 21-14 to Accept Development Agreement Between Zenith Property Management LLC. and the City of Buhl as Fiscal Agent for the IRRR Grant Award of \$650,000

Tabled. Resolution 21-14 will be tabled until a later time so that Attorney Kearney can look over the Agreement thoroughly.

H. Hire Stuart Lehman as Ice Attendant

Motion by Councilor Towner to approve of hiring Stuart Lehman as Ice Attendant at \$15.00.

Motion Supported by Councilor Loeffler.

Motion carried unanimously.

I. MRWA Technical Conference Attendance Approval

Motion by Towner to approve Trent Pink to attend the 2026 MRWA Technical Conference on March 3-5 at \$350 plus hotel stay, parking, and food stipend.

Supported by Mayor Matthews.

Motion carried unanimously.

J. Minnesota Mayors Association Membership Dues

Motion by Councilor Towner to approve the renewal fee of \$30.00 for the Minnesota Mayors Association Membership dues.

Supported by Councilor Teska-Erickson.

Motion carried unanimously.

K. League of Minnesota Cities Membership Dues

Motion by Councilor Towner to approve the renewal fee of \$1,462.00 for the League of Minnesota Cities Membership dues.

Supported by Councilor Loeffler.

Motion carried unanimously.

L. Resolution 26-15 Amendment to Resolution 26-07 Appointing the City Attorney/Prosecuting Attorney for the City of Buhl

Motion by Councilor Teska-Erickson to approve Resolution 26-15 amending Resolution 26-07 Appointing the City Attorney/Prosecuting Attorney for the City of Buhl.

Supported by Councilor Loeffler.

Motion carried unanimously.

M. Safety and Loss Control Workshop Attendance Approval

Motion by Councilor Towner to approve attendance of the Safety and Loss Control Workshops by City of Buhl staff and pay the \$20.00 fee per individual including mileage and food stipend.

Supported by Mayor Matthews.

Motion carried unanimously.

N. Resolution 26-18 Approving Financial Support to the St. Louis County Fair

Motion by Loeffler to approve Resolution 26-18 Approving Financial Support to the St. Louis County Fair in the amount of \$100.

Supported by Councilor Kealy.

Motion carried unanimously.

O. Attendance Approval for the City Day on the Hill

The 2026 budget does not cover any training for the City Council.

Motion by Councilor Teska-Erickson to approve attendance by the council for City Day on the Hill on March 11, 2026, and the cost will be paid by the council member not the city.

Supported by Councilor Loeffler.

Motion carried unanimously.

P. Resolution 26-19 Approving Sterle & Co. Audit Agreement for year Ending 2025

Motion made by Councilor Kealy to approve Resolution 26-19 Approving Sterle & Co. Ltd. Audit Agreement for the Year Ending 2025.

Supported by Councilor Towner.

Motion carried unanimously.

Q. Reschedule February 3, 2026, Council Meeting Due to Party Caucuses

Motion by Councilor Kealy to approve rescheduling the time of the City Council meeting of February 3, 2026, from 6:30 p.m. to 5:00 p.m.

Supported by Councilor Towner.

Motion carried unanimously.

8. OLD BUSINESS:

A. Resolution 26-16 Approval of Amendment to City Ordinance Chapter 52, Sec. No. 52.01-52.59: Sewer Laterals

Mayor Matthews recommended that the city should have a list of contract workers and businesses who can help residents with their sewer laterals.

Motion by Councilor Kealy to approve Resolution 26-16 Approval of Amendment to City Ordinance Chapter 52, Sec. No. 52.01-52.59: Sewer Laterals.

Supported by Councilor Teska-Erickson.

Motion carried unanimously.

Motion by Councilor Teska-Erickson to approve publishing a summary of Ordinance Chapter 52, Sec. No. 52.01-52.59: Sewer Laterals in the Hometown Focus.

Supported by Councilor Towner.

Motion passed unanimously.

B. Resolution 26-13 Authorizing Conveyance of Real Estate

Motion by Councilor Kealy to approve Resolution 26-13 Conveying this Modified Parcel of Land from Existing Public Land Holdings to Mr. Gabriel LeBarge, a private party, in the amount of \$250.00 and other applicable fees.

Supported by Councilor Towner.

Motion carried unanimously.

9. COUNCILORS' COMMENTS:

Councilor Loeffler:

Stay warm!

10. MAYOR'S COMMENTS:

The city presented to the CDBG board for a grant and there are some really good things going on right now. We are looking forward to a very productive year for 2026 with Zenith properties. State street will begin to look a whole lot better!

11. ADJOURN:

Motion by Councilor Teska-Erickson to adjourn.

Supported by Councilor Towner.

Motion carried unanimously and the meeting was adjourned at 7:51 p.m.



James Matthews, Mayor

ATTEST:



Robeca Jaeger, City Clerk-Treasurer