

**MINUTES**  
**BUHL CITY COUNCIL MEETING**  
**CITY HALL COUNCIL CHAMBERS**  
**2/17/2026**

Tuesday, February 17, 2026,

6:30 P.M.

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

2. **ROLL CALL:**

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

Also present were City Attorney Mike Kearney and Clerk-Treasurer Jaeger.

3. **APPROVAL OF AGENDA/COUNCIL ADDITIONS TO AGENDA:**

**Motion by Councilor Testa-Erickson to approve the agenda as presented with the addition of the MMUA annual subscription added to New Business, J.**

**Supported by Councilor Towner.**

**Aye: Mayor Matthews and Councilors Loeffler, Teska-Erickson, and Towner.**

**Absent: Kealy**

**Motion passes.**

4. **REPORTS FROM DEPARTMENT HEADS:**

**Mayor Matthews:**

IRRR, the city, and Zenith will meet to discuss the demolition project of the State street Laundromat and can talk about any other possible projects that Zenith may have upcoming. The meeting is scheduled for March 3, 2026, at 2pm over Teams.

**Long-Range Planning and Zoning:**

Commissioner Matthews updated the council and public that the Long-Range Planning and Zoning Commission will be meeting monthly. March's meeting will be held on March 10, 2026, at 4:30 as a Special Meeting. How often the Long-Range Planning and Zoning Commission meet, will be on the agenda, along with a possible change in time.

5. **CITIZENS FORUM:**

Cheryl Kivi asked the council if anything more had come up about fixing up the City Hall Front Steps and could they be fixed by the 125<sup>th</sup> Celebration.

Mayor Matthews thanked Ms. Kivi for the reminder, and that Clerk-Treasurer Jaeger will follow up on it.

**6. CONSENT AGENDA:**

A. Minutes:

- i. Regular City Council Meeting – February 3, 2026

B. Claims

- i. Payroll #3 \$15,613.21
  
  - ii. A/P #1 \$105,437.70
- 

**TOTAL \$121,050.91**

**Motion by Councilor Towner to approve the consent agenda as presented.**

**Supported by Councilor Teska-Erickson.**

**Aye: Mayor Matthews and Councilors Loeffler, Teska-Erickson, and Towner.**

**Absent: Kealy**

**Motion passes.**

**7. NEW BUSINESS:**

A. Letter from the 125<sup>th</sup> Celebration Committee.

The 125<sup>th</sup> Celebration Committee is requesting approval to host a street dance with live music on June 27<sup>th</sup>, 2026, and if sufficient funds are raised, a street dance on June 26, 2026, also.

**Motion by Councilor Towner to approve a street dance with live music on State Street on June 26<sup>th</sup> if appropriate funds are raised and June 27<sup>th</sup>, 2026.**

**Supported by Councilor Loeffler.**

**Aye: Mayor Matthews and Councilors Loeffler, Teska-Erickson, and Towner.**

**Absent: Kealy**

**Motion passes.**

Councilor Loeffler and Councilor Teska-Erickson recommended letting the Chisholm Police Department and the Ambulance Department know that there will be street dances on those days.

B. Discussion on Removal of Debris Pile on Easement located between Seville and Woodbridge

There is a debris pile located on the City of Buhl easement between Seville Ave. and Woodbridge Ave. The debris pile was not placed by the city on the easement. Multiple residents have complained about the pile being located there.

**Motion by Councilor Loeffler to approve city workers to remove the debris pile located on the easement between Seville Ave. and Woodbridge Ave.**

**Supported by Councilor Towner.**

**Aye: Mayor Matthews and Councilors Loeffler, Teska-Erickson, and Towner.  
Absent: Kealy**

**Motion passes.**

Attorney Kearney recommended getting written permission from residents if access is needed to reach the debris pile. Also, that documentation should be taken of the debris pile (pictures) and how the pile was accessed.

C. General Directive to Allow Clerk-Treasurer to Manage Quit Claim Deeds to Property Owners who would Convey Property to the City of Buhl

Multiple Stubler and Damian property owners have agreed to convey their property back to the City of Buhl via a Quit Claim Deed. To create a smooth and quick process for the property owners, the Clerk-Treasurer is asking for a general directive to Manage the Quit Claim process. Any further property owners that come forth that would like to convey their property back to the City of Buhl can begin the Quit Claim Process immediately without waiting to go through the council for approval of each individual property.

**Motion by Councilor Teska-Erickson to approve the Clerk-Treasurer and the City Attorney to manage the Quit Claim Deed Process of those property owners that would convey property to the City of Buhl.**

**Supported by Councilor Loeffler.**

**Aye: Mayor Matthews and Councilors Loeffler, Teska-Erickson, and Towner.  
Absent: Kealy**

**Motion passes.**

D. Unpaid Property Taxes of Properties that are Conveyed Back to the City of Buhl through a Quit Claim Deed

Parcel ID# 115-045-00110 and 115-045-00120 that will be conveyed back to the city has unpaid property taxes in the amount of \$261.98. The delinquent taxes will need to be paid when filing the Quit Claim Deed. The Attorney's recommendation is for the City of Buhl to pay the delinquent taxes.

**Motion by Mayor Matthews to approve paying the delinquent property taxes for Parcel ID# 115-045-00110 and 115-0045-00120.**

**Supported by Councilor Loeffler.**

**Aye: Mayor Matthews and Councilor Loeffler**

**Nay: Councilors Teska-Erickson and Towner**

**Absent: Councilor Kealy**

**Motion Failed.**

**Motion by Councilor Towner to follow up with owners to pay the unpaid amount of property taxes and that the city will pay the 2026 property taxes and the fees to transfer the property.**

**Supported by Councilor Teska-Erickson.**

**Aye: Councilors Loeffler, Teska-Erickson, and Towner**

**Nay: Mayor Matthews**

**Absent: Councilor Kealy**

**Motion passes.**

E. Cannabis Ordinance

With legalization of Cannabis in the state of MN, local governments are encouraged to create ordinances, zoning, and fees for cannabis use and sale. The City of Buhl has had an interested party who would like to start a cannabis microbusiness. With this business prospect a draft Cannabis Ordinance was created.

Clerk-Treasurer Jaeger let the council know that a public hearing should be scheduled for the first read of the cannabis ordinance.

Council discussed amendments to the draft ordinance. The Ordinance should read "at least one" retail registration and not limit it to one. Reference numbers on pages 5, 6, and 7 need to be updated. Add wording to require the licensee to be current on all property taxes and assessments where the establishment is located.

**Motion by Mayor Matthews to direct Clerk-Treasurer Jaeger to post for a Public Hearing for the Cannabis Ordinance on March 3, 2026, at 6:30pm.**

**Supported by Towner.**

**Aye: Mayor Matthews and Councilors Loeffler, Teska-Erickson, and Towner.**

**Absent: Kealy**

**Motion passes.**

F. Property at 701 Seville, Storage Containers

The property is currently listed for sale at 701 Seville Ave., Buhl, MN. Conex Boxes are contained on the property and have been used as storage for the previous business.

Recommendation from the Long-Range Planning and Zoning Commission is to “grandfather” the Conex boxes at the 701 Seville Ave. Property.

**Motion by Mayor Matthews to approve grandfathering in the Conex boxes at 701 Seville Ave. property for storage units.**

**Supported by Councilor Towner.**

**Nay: Mayor Matthews and Councilors Loeffler, Teska-Erickson, and Towner  
Absent: Kealy**

**Motion fails.**

Councilor Towner proposed changing the City Zoning Ordinance to allow Conex boxes in areas zoned as C-2.

**Motion by Mayor Matthews to direct Clerk Jaeger to push this back to Planning and Zoning to reconsider the ordinance pertinent to conex storage containers and property usage.**

**Supported by Councilor Towner.**

**Aye: Mayor Matthews and Councilors Loeffler, Teska-Erickson, and Towner  
Absent: Kealy**

**Motion passes.**

G. RAMS Notice Issue

RAMS is continually asking for signatures of support, but not enough notice is given for cities that gather monthly or bi-monthly. Usually, signatures need to be had within a couple of days.

Attorney Kearney stated that if letters are sent out for immediate signature, it is usually for a reactive reason. If the council feels like something needs to be signed a Special Meeting can be called.

**No action taken.**

H. Accept Shannon Lee Resignation from the Recreation Board and Post Vacancy

The council thanked Shannon Lee for her work for the Recreation Board.

**Motion by Councilor Towner to approve Shannon Lee’s resignation from the Recreation Board and Post the vacancy.**

**Supported by Councilor Teska-Erickson.**

**Aye: Mayor Matthews and Councilors Loeffler, Teska-Erickson, and Towner  
Absent: Kealy**

**Motion passed.**

- I. Resolution 26-20 A Resolution Accepting a Donation to the City

**Motion by Councilor Teska-Erickson to approve Resolution 26-20 A Resolution Accepting a Donation to the City.**

**Supported by Councilor Towner.**

**Aye: Mayor Matthews and Councilors Loeffler, Teska-Erickson, and Towner  
Absent: Kealy**

**Motion passed.**

- J. MMUA Annual Subscription

**Motion by Councilor Towner to approve paying the MMOA subscription in the amount of \$1,446.00.**

**Supported by Councilor Teska-Erickson.**

**Aye: Mayor Matthews and Councilors Loeffler, Teska-Erickson, and Towner  
Absent: Kealy**

**Motion passed.**

## **8. COUNCILORS' COMMENTS:**

Councilor Loeffler:

The March 1st Suncatcher class is full but there is a waiting list.

## **9. CORRESPONDENCE:**

A letter from lobbyist Jeff Anderson with the Costen Group has written a letter detailing what the Costin Group has done for the city over the years.

A letter from St. Louis County about a piece of forfeited land for sale.

## **10. MAYOR'S COMMENTS:**

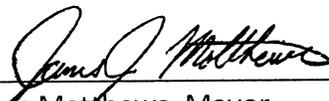
The mayor spoke about his concerns with JPJ Engineering regarding their performance and activities and that the engineering company is not fulfilling the expectations of the city. The mayor recommends discussing this topic at the Study Session on February 26, 2026.

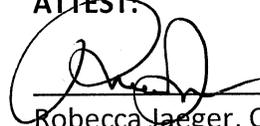
**11. ADJOURN:**

**Motion by Councilor Towner to adjourn.**

**Supported by Councilor Teska-Erickson.**

**Motion carried on unanimously and the meeting was adjourned at 7:34 p.m.**

  
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James Matthews, Mayor

**ATTEST:**  
  
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Rebecca Jaeger, City Clerk-Treasurer