

**CITY OF SCHULENBURG  
SCHULENBURG, TX  
May 15, 2023**

The City Council of the City of Schulenburg met in regular session on Monday, May 15, 2023, at 6:30 P.M. in the Council Chambers located at 607 Upton Avenue, Schulenburg, Texas. The elected officials present included Mayor, Elaine Kocian, Alderwoman, Wendy Fietsam, Aldermen, Greg Thomas, Larry Veselka, and Clarence Ahlschlager. City Staff present were City Administrator, Tami Walker, City Attorney, Patty Akers, Operations Manager, Darryl Moeller, Police Sergeant, Tobey McFadden, Billing Manager, Megan Bartos, Permitting Officer, Kenny Schramek, and City Secretary, Mason Florus.

Visitors included, Mayor Elect Connie Koopmann, Alderman Elect, Frank Wick III, Alderman Elect, Scott Stoner, Layne Vyyjala of the Schulenburg Sticker, Andy Behlen of the Fayette County Record, Board of Adjustments Chairperson, Ona Marak, Planning and Zoning Chairperson, Tina Bohlmann, Pastor Lemae Higgs, Kathy Kleiber, Chad Zimmermann, Jeremy Baumgarten, Iván Velasquez, Nicole Wick, Skylar Hinson, Cody Beiersdorfer, Kristi Kocian-Lloyd, Lauren Lloyd, Wesley Janecek, Linda Janacek, Armen Herzik, Loretta Baumgarten, Annie Stoner, and Sami Stoner.

Mayor Kocian called role, Pastor Lemae said a prayer over the meeting and its members. Mason Florus led the Pledge of Allegiance and the Texas Pledge.

Under Presentations by Citizens, Chad Zimmermann addressed Council. Mr. Zimmerman said he received a code enforcement letter for tall grass at his property at 102 and 104 S. Main. He claims there is not adequate drainage so it takes a while to mow the properties so his equipment doesn't get stuck.

Mr. Zimmerman also professed that he's been trying to divide the properties but he can't get water to one or sewer to the other. Zimmerman called the City's zoning segregationist, and believes that the City should abolish all zoning and open residential and business properties to the free market.

Under Presentations by Citizens, Jeremy Baumgarten asked Council to bring the Texan up to City code. Mr. Baumgarten read City Zoning Code 6.13. Baumgarten Claims that the Texan has been in operation for months and has still not erected a proper fence.

Board of Adjustments – Board of Adjustments Chairperson, Ona Marak, presented to Council the results of a public hearing for a Variance from section 5 of Chapter 14 of the Schulenburg Code of Ordinances and place a mobile home on the property that is 50' in width located at 1303 Pierce Street, Schulenburg, Texas.

Mrs. Marak stated that the board met at 5:45. Nakita Glass was in attendance representing Tya Williamson. Ms. Williamson wants to move in a singlewide onto a 50' X 200' lot. Mrs. Marak explained that City ordinance requires lots be at least 60' wide. However since the mobile home is only a singlewide there was a motion made, a second, and the variance was granted with a 4-0 vote.

Alderman Veselka made a motion, seconded by Alderman Ahlschlager, to accept the Consent Agenda. The motion passed unanimously.

- A. Minutes from the Regular Scheduled Council Meeting held on May 1, 2023
- B. Payment of Current Bills

Planning and Zoning – Planning and Zoning Chairperson, Tina Bohlmann, presented the results to Council of the Planning and Zoning meeting concerning an Ordinance to rename the R-5 District from Manufactured Home to Manufactured Home and Alternative Residential Housing; creating a new section 5.41.1, Alternative Residential Housing; providing for definitions for Alternative Residential Housing types; specifying procedures, locations and development standards for Alternative Housing types; prohibiting certain Alternative Housing products; providing for enforcement and penalties; providing for severability, repealer and reservations.

Ms. Bohlmann stated that the commission met at 6:00. Everyone was given a new packet with “slight verbiage changes.” Ms. Bohlmann announced to Council that the board saw no need for any more changes and recommended to leave the presented ordinance as written.

City Attorney, Patty Akers, advised Council that they should open up a public hearing for public comment. Mayor Kocian opened the public hearing. No citizens wished to address Council with any questions or concerns. Mayor Kocian closed the public hearing.

Alderwoman Fietsam made a motion, seconded by Alderman Thomas, to accept the Ordinance. The motion passed unanimously.

Mrs. Walker invited City Secretary, Mason Florus, to read the election results from the May 6, 2023 General and Special Elections for Council to Canvas.

Mr. Florus read the following vote totals:

**Mayor**

Julius “Jake” Berger	86
Connie Koopmann	133
Elaine Kocian	105
Robert “Armen” Herzik	51

**Place 1**

Greg Thomas	312
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**Place 2**

Frank Wick III	214
Tina Bohlmann	151

### **Place 3**

Scott Stoner	237
Douglas Behlen	127

Alderman Veselka made a motion, seconded by Alderwoman Fietsam, to Canvas the Election Returns. The motion passed unanimously.

Mrs. Walker then presented Mayor Kocian and Alderwoman Fietsam with flowers and thanked them for their service to the City of Schulenburg.

Alderwoman Fietsam and Mayor Kocian wished the new Council the best of luck.

City Secretary, Mason Florus, then Swore in the Connie Koopmann, Greg Thomas, Frank Wick III, and Scott Stoner. The newly sworn in Mayor and Alderman then took a seat at the Aldermen Dais.

Mayor Koopmann stated that she is not one to follow a script and likes to "shoot from the hip." She congratulated the newly elected Aldermen and recognized that they have a task before them. She stated that yesterday in church she prayed on it and her pastor, Father Felix told her to "Think about everyone you're going to affect when you make a decision." Its not just the six of us sitting up here, it's everyone in the town, Mayor Koopman continued, then asked that Council not to make haste decisions, and make sure they're doing the best for every citizen in this town. She said she's here to work with everybody and she wants to make Schulenburg a town everyone wants to come to.

Mrs. Walker led discussion on omitting elected officials from the signature card for the checking account located at the City's Depository Fayetteville Bank.

Mrs. Walker stated that the bank needs to see the action in the minutes to make desired changes. Mrs. Walker advised to remove Greg Thomas, Wendy Fietsam, Elaine Kocian, and Clarence Ahlschlager from the signature card.

Alderman Veselka made a motion, seconded by Alderman Ahlschlager, to remove Greg Thomas, Wendy Fietsam, Elaine Kocian, and Clarence Ahlschlager from the signature card. The motion passed unanimously.

Mrs. Walker led discussion on updating the signature card for the checking account with the City's Depository Fayetteville Bank to include Mayor, Mayor Pro-Tem, City Administrator, and City Secretary.

Mrs. Walker added that since there will be an overlap in time until the bank has produced the new signature card with all the necessary paperwork, she asked Mayor Koopmann if she would allow Mayor Pro-Tem Veselka, City Administrator, Tami Walker, and City Secretary, Mason Florus, to sign checks in the interim. Mayor Koopmann said she would allow it.

Alderman Thomas made a motion, seconded by Alderman Veselka, to update the signature card for the checking account with the City's Depository Fayetteville Bank to include Mayor, Mayor Pro-Tem, City Administrator, and City Secretary. The motion passed unanimously.

Operations manager, Darryl Moeller, updated Council on the following:

- Street Department changed out a shaft at Kallus Sewer Plant, repaired the street at Anderson and Herder, made street repairs on N. Upton by the Methodist Church, and made a parking pad off of Russek St.
- Garbage Department hauled 6 Compactors, 9 Rolloffs, and 5 Boxes of Sludge
- Electric Department replaced poles on Wolters, completed work at 815 High Hill Rd., installed two motors at Babylon, and had outages at Poter's and Meadowcreek
- Sewer Department drained 5 boxes of sludge, changed out lights at the plants, installed two new motors, mowed all the plants, cleaned the sludge boxes, and checked valves at the Sports Complex Lift Station
- Water Department mowed all the plants and wells, installed some new plumbing fixtures in City buildings, and changed meters

Moeller announced that there will be a meeting tomorrow at 6:00 on Russek St. to inform residents about the waterline and street repair. Work on Russek Street will begin this Wednesday. Moeller concluded stating that the City hired a New Lineman, Michael Salmon, he started today.

City Administrator, Tami Walker, Congratulated Mayor Koopmann, Alderman Thomas, Alderman Wick, and Alderman Stoner, on their elections and she is looking forward to working with the new Council. Mrs., Walker informed Council that in conjunction with the meeting with residents on Russek, there will be a preconstruction meeting at City Hall tomorrow at 11:00 A.M with City Staff, engineers, and contractors.

Mrs. Walker announced that in Council's packet there was an agenda, the same agenda is also posted at City Hall and on the website. Mrs. Walker stated that the agenda is necessary incase a quorum attends the Russek St. Meeting.

Mrs. Walker invited Mason Florus to inform the new Council members of the necessary training requirements. Florus handed newly elected officials' packets and informed them of the required Open Meetings Act and Public Information Act trainings.

Alderman Veselka made a motion, seconded by Alderman Ahlschlager, to adjourn the meeting at 7:03. The motion passed unanimously.