

**CITY OF SCHULENBURG  
SCHULENBURG, TX  
September 3, 2024**

The City Council of the City of Schulenburg met in regular session on Tuesday, September 3, 2024, at 6:30 P.M. in the Council Chambers located at 607 Upton Avenue, Schulenburg, Texas. The elected officials present included Mayor, Connie Koopmann, Alderwoman, Kathy Kleiber, Aldermen, Greg Thomas, Frank Wick III, Roger Moellenberndt, and Clarence Ahlschlager. City Staff present were City Administrator, Tami Walker, Operations Manager, Darryl Moeller, Police Sergeant, Tobey McFadden, and City Secretary, Mason Florus.

Visitors included Darrell Vyvjala of the Schulenburg Sticker, Tina Bohlmann, Chairperson of the Schulenburg Planning and Zoning Board, Wade Thompson with Government Capital Securities, and Iván Velasquez.

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

Tina Bohlmann, Chairperson of the Schulenburg Planning and Zoning Board, presented to Council the results of the hearing held to consider the request of 601 Midtown LLC for the property located at 1104 N. Kessler Avenue to be rezoned from Single Family Residential to a request for a Conditional Use Permit for the purpose of operating an AIRBNB.

Ms. Bohlmann reported to Council that Chip Bubela was present representing 601 Midtown LLC. There was no one present in opposition. There was a motion and a second, the motion passed granting the Conditional Use Permit.

Alderman Moellenberndt made a motion, seconded by Alderwoman Kleiber, to accept Planning and Zoning's Recommendation. The motion passed unanimously.

Alderman Ahlschlager made a motion, seconded by Alderman Thomas, to accept Consent Agenda Items A and B. The motion passed unanimously.

- A. Minutes from the Regular Scheduled Council Meeting held on August 19, 2024
- B. Payment of Current Bills

Mrs. Walker invited Wade Thompson with Government Capital Securities to lead discussion on an Ordinance authorizing and ordering the issuance of City of Schulenburg, Texas Limited Tax Note, Series 2024; specifying terms and features of such note; levying a Continuing Direct Annual AD Valorem Tax for the payment of said note; and resolving other matters incident and related to the issuance, sale, payment, and delivery of a Paying Agent/Registrar Agreement; and providing an effective date.

Mr. Thompson addressed Council stating that this Limited Tax Note is 7 years or less, and is what most cities choose when financing a project like the Civic Center. The note is also at an

interest rate of 4.21% which Thompson said that he and his company are “pleased with.” Mr. Thompson also stated that the City can pay off the note early after three and a half years.

Mrs. Walker interjected that per her and Drew Whittington’s conversations, \$1.3 Million is a good number, and it leaves room for change orders since the contractor’s bid was \$1,249,500.

Mr. Thompson concluded that because of the timing, the “big” payment of principal and interest will occur next year when the City sets their tax rate.

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

Mrs. Walker led discussion on a Resolution Re-Appointing Mr. Frank Bohlmann for a two-year term ending December 31, 2026 for the Fayette County Appraisal District Board of Directors.

Mrs. Walker said that she spoke with Mr. Bohlmann and he graciously agreed to serve another two-year term. Mrs. Walker then read the Resolution.

Alderman Moellenberndt made a motion, seconded by Alderman Ahlschlager, to accept the Resolution and Re-Appoint Mr. Bohlmann. The motion passed unanimously.

Alderman Moellenberndt wanted to publicly thank Mr. Bohlmann for his service. Mrs. Walker and the rest of Council echoed that sentiment.

Mrs. Walker led discussion on updating the current Boot Reimbursement Agreement for Public Works Employees.

Mrs. Walker reminded Council that there was discussion during the Budget Workshops about possibly increasing the Boot Reimbursement.

Alderman Wick stated that he brought this up because he wants the employees to know that Council is there for the employee. If anything helps the employee especially with safety and sends them home at the end of the day to be with their families, he’s all for it.

Alderman Thomas mentioned that he would like to see the stipend increase from \$100 to \$150, and Council can always revisit next year.

Alderman Thomas made a motion, seconded by Alderman Wick, to increase the Boot Reimbursement to up to \$150 per year. The motion passed unanimously.

Mrs. Walker led discussion on updating the current Educational Benefits for City Employees. Mrs. Walker explained to Council that since this is part of the benefits package, Council action is needed to approve any changes.

Mrs. Walker is proposing adding a Bilingual stipend of \$100 per month and increasing the PFIA Certificate Pay from \$50 a month to \$62.50 per month.

Alderwoman Kleiber made a motion, seconded by Alderman Thomas, to update the Educational Benefits. The motion passed unanimously.

Mrs. Walker led discussion on appointing a General Assembly Representative to the Capital Area Council of Governments.

Alderman Moellenberndt announced that unless there was any objection, he wouldn't mind serving as the representative.

Alderman Wick made a motion, seconded by Alderman Thomas, to appoint Alderman Roger Moellenberndt as the City of Schulenburg's General Assembly Representative to the Capital Area Council of Governments. The motion passed unanimously.

Municipal Court Judge, Kayla Peters', Chief Brenek's Police and Code Enforcement, Library Director, Thadious Polasek's, and Fire Marshal, Steve Strickland's reports were all included in Council's Packets.

Operations Manager, Darryl Moeller, reported the following to Council:

- Garbage Department hauled 18 open tops and 7 boxes of sludge
- Electric Department trimmed trees on East Ave., 957, and CR 229. They also installed a service pole at 957 and James and worked on breaker panels at Kallus Sewer Plant
- Street Department put up School Zone Signs, put out the flags, and added Stop Signs at N. Main and West Ave. and N. Main and Schulz Ave.
- Parks Department got the Sports Complex ready for a Cross Country Meet last Thursday
- Sewer Department replaced a phase monitor at Dollar General Lift Station, and installed a new sewer tap at Nicor
- Water Department installed a new waterline on Herder between S. Main and Simpson

Moeller informed Council that M&C Fonseca is back working today after being rained out last week.

Mayor Koopmann asked if work will be done by the end of the budget year. Mrs. Walker answered some may roll over but they're hoping to get the bulk of the work done by September 30.

Moeller concluded announcing that City Wide Clean Up will be Saturday October 19<sup>th</sup> from 8-3, Wednesday October 23<sup>rd</sup> 9:00-4:30, and Saturday October 26<sup>th</sup> 8-3.

Mrs. Walker reported the following to Council:

- Been working with the Mayor and Public Works on the magazine ad. Took group pictures at College St. and the Welcome Sign at the Texan
- BEFCO is wrapping up the James Ave. Project, still waiting on the railroad
- Cutright and Prihoda sent over the contract book for the work at the Civic Center. Mrs. Walker sent the contract book over to the attorney and has not heard back. Mrs. Walker stated that if the attorney does not come through soon, the City will go out for RFP for legal services
- Starting to go forward with the Henderson Hill Agreement
- Have been in communication with CCA, they've moved all the things of theirs they want out of the Civic Center and are moving into the Baptist Church. I've reached out to Kenny Couch with Habitat for Humanity to see if they would want any of the furniture, etc.
- Echo Darryl's statements about the stop signs
- Sent an email to Ryan Kalina on the status of City Hall
- RCI is coming the week of Thanksgiving to sort the documents. We are coordinating with Public Works on days to move the boxes downstairs

Mrs. Walker announced that her and the Mayor decided not to pursue the Texas Parks and Wildlife Grant for the Pool because there is a required 50% match. Mrs. Walker professed to Council that with the Civic Center, City Hall, and possibly the Police Department remodel, it doesn't leave much room budget wise to provide matching grant funds.

Mrs. Walker explained that pumps are failing so now the water is green which is not in compliance, but if we drain it, the walls might crack.

Mayor Koopmann asked Council what their thoughts were on the Pool.

Alderman Thomas stated that he doesn't want to see it go away, but realizes it needs to be addressed. Alderman Ahlschlager stated that for all the man hours that go into it for the little bit of use, it's not practical.

Mrs. Walker said if given enough notice, Swim Team can host meets in other towns.

Alderman Thomas said he thinks if the City puts information out to the public and then gets feedback, that would be valuable for Council's decision.

Alderman Ahlschlager made a motion, seconded by Alderwoman Kleiber, to adjourn the meeting at 7:17 P.M. The motion passed unanimously.