

**CITY OF SCHULENBURG
SCHULENBURG, TX
January 27, 2025**

The City Council of the City of Schulenburg met in regular session on Monday, January 27, 2025, 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, Terry "Rusty" Roggenkamp, and City Secretary, Mason Florus.

Visitors included Darrell Vyvjala of the Schulenburg Sticker, Cheryl Pekar, Christina Mulholland, and Vickie Hudec with the Fayette Community Foundation, Jakie Foxell, and Kat Whitecotton with Langford Community Grant Services, Joshua Mendel, 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.

Mayor Koopmann read the Red Door Day Proclamation, Proclaiming February 12th, 2025 as Red Door Day in the City of Schulenburg. Council then took a photo with representatives from the Fayette Community Foundation and the Red Door Fund.

Mayor Koopmann also read a proclamation proclaiming February as Fair Housing Month.

Alderman Wick made a motion, seconded by Alderwoman Kleiber, to accept Consent Agenda Items A, B, C, and D. The motion passed unanimously.

- A. The minutes from the Regular Scheduled Council Meeting held on January 6, 2025
- B. The minutes from the City Hall Workshop held on January 13th, 2025
- C. Payment of Current Bills
- D. Quarterly Investment Report – 4th Quarter

Mrs. Walker led discussion on Adopting a Resolution Regarding the Civil Rights Policies for the GLO Community Development Block Grant – Mitigation (CDBG-MIT) Method of Distribution (MOD) Program, Contract #24-065-096-E828."

Mrs. Walker announced that items A-D will all be related to current CDBG Grant. The Resolution is regarding Civil Rights, and adopted the following:

1. Citizen Participation Plan and Grievance Procedures
2. Section 3 Policy
3. Excessive Force Policy
4. Section 504 Policy and Grievance Procedures
5. Fair Housing Policy

Mrs. Walker then read the Resolution.

Alderwoman Kleiber made a motion, seconded by Alderman Ahlschlager, to accept the Resolution. The motion passed unanimously.

Mrs. Walker led discussion on a Resolution Designating Authorized Signatories for Contractual and Financial Documents pertaining to the GLO Community Development Block Grant – Mitigation (CDBG-MIT) Method of Distribution (MOD) Program, Contract #24-065-096-E828.”

Mrs. Walker read the Resolution.

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

Mrs. Walker invited Kat Whitecotton, with Langford Community Grant Services, to discuss Approving Amendment #1 for the Grant Administration Services Contract for the Community Development Block Grant – Mitigation (CDBG-MIT) Method of Distribution (MOD) Program Contract Number #24-065-096-E828.”

Ms. Whitecotton stated this is an amendment to the Resolution that includes the City’s unique contract number and the price that Langford charges for being the Grant Administrator. Ms. Whitecotton elaborated that Langford’s fees are covered as part of the grant award.

Alderman Moellenberndt made a motion, seconded by Alderwoman Kleiber, to accept the Amendment. The motion passed unanimously.

Ms. Whitecotton stayed at the podium to discuss Approving Amendment #1 for the Engineering Services Contract for the Community Development Block Grant – Mitigation (CDBG-MIT) Method of Distribution (MOD) Program Contract Number #24-065-096-E828.”

Ms. Whitecotton assured Council this amendment is the same principle as the previous, this one is in regards to the Engineering Services.

Alderman Thomas made a motion, seconded by Alderman Moellenberndt, to accept the Amendment. The motion passed unanimously.

Mrs. Walker led discussion on hiring Forensix Structural Engineers for Phase 2 of City Hall.

Mrs. Walker explained that she was instructed by Council in the City Hall Work Shop to ask Chris Kahane, Senior Vice President of Forensix, to work up a proposal for Phase 2.

As part of the proposal, Forensix will manage the removal of exterior cladding and repair design for \$14,000 and produce the space planning and schematic design for \$19,000.

Alderman Wick made a motion, seconded by Alderman Thomas, to accept Forensix’s proposal for phase 2. The motion passed unanimously.

Mrs. Walker led discussion on a total Roof Replacement on the Boys and Girls Club Building located in Wolters Park.

Mrs. Walker reminded Council that this is the "old bowling alley" that contains the Boys and Girls Club, Senior Connections, and the Festival Association. The building was gifted to the City in the 1980s. Mrs. Walker added that the Festival Association has verbally agreed to help pay for some of the repairs.

The City went out for bids and received two back. The biggest issue is, there is a gas line running across the top of the building. City staff has talked to CenterPoint and learned that we would have to hire a contractor and CenterPoint would assist them with relocating the line.

Mayor Koopmann expressed that there wasn't much difference between the two bids (Haworth Roofing - \$64,265 and Vincent's Roofing \$65,000) and we've worked with Haworth a lot in the past.

Alderman Wick asked how much the Festival would contribute. Mrs. Walker answered that when she spoke with Festival President, Mike Zweschper, he said \$20,000. However, Mrs. Walker reiterated that that number and if the association would contribute at all is unconfirmed.

Mayor asked if the EDC would contribute. Mrs. Walker said she could ask.

Mrs. Walker stated that this is an unbudgeted item but the roof is leaking and the gas line is a safety issue. Especially with the building mostly hosting the very young and the elderly. Operations Manager, Darryl Moeller, added that the ceiling tiles are showing water damage and it's only a matter of time that mold sets in if the roof continues to leak.

Alderwoman Kleiber made a motion, seconded by Alderman Ahlschlager, to accept Haworth's bid. The motion passed unanimously.

Mrs. Walker led discussion on Approving the Pole Attachment Agreement for the City of Schulenburg.

Mrs. Walker turned Council's attention to the pole attachment agreement. The over 70-page document was presented in Council's packet. However, the main change is that the City will start charging \$9.46 annually per attachment. This increase is to keep the City in line with other standard rates set by other utility companies.

Alderman Wick made a motion, seconded by Alderman Moellenberndt, to accept the agreement. The motion passed unanimously.

Mrs. Walker invited Operations Manager, Darryl Moeller, to lead discussion on a concrete bid for ADA Ramp at the Food Pantry. Moeller professed to Council that the existing ramp is on the north side of the building where the trucks unload the food and is located far away from the

main entrance. The association asked the City if we could add another ramp, and locate it by the front door to shorten the distance for people with mobility challenges to enter the building.

Mrs. Walker announced that this is an unbudgeted item but again is a City Building.

Alderman Moellenberndt asked how much the bid was. Mrs. Walker answered \$10,245.

Alderman Thomas made a motion, seconded by Alderman Ahlschlager, to accept the bid. The motion passed unanimously.

Mrs. Walker led discussion on Amending the Industrial Ordinance to impose a penalty fee for lab sampling reports. Mrs. Walker elaborated that industrial customers are required by TCEQ to give the City lab reports from their wastewater. If these reports are delayed, billing becomes less efficient.

Staff is proposing a \$1,000 late fee for late reports. The potentially affected Industrial Customers have been notified of the proposal.

Alderwoman Klieber made a motion, seconded by Alderman Thomas, to add the fees to the ordinance. The motion passed unanimously.

Mrs. Walker led discussion on Amending Chapter 3, Building Regulations, Division 2, Section 3.02 of the City of Schulenburg Code of Ordinances.

Mrs. Walker explained to Council that staff is requesting to add to the building regulations ordinance the requirement of any new residential constructed homes shall have a finished floor elevation of 12 inches (12") above the crown of the road as determined by the City of Schulenburg and finds that such requirements is in the best interest of public welfare.

Mrs. Walker added that the goal is to prevent water from potentially flooding the home and/or water going through the garage. We've had a couple of instances where this has been a concern and difficult to work around. Therefore, being proactive going forward should avoid this from occurring.

Mrs. Walker concluded that this is a similar approach the City of Smithville passed, our legal has read the ordinance and has approved.

Alderman Moellenberndt made a motion, seconded by Alderman Thomas, to accept the ordinance. The motion passed unanimously.

Mrs. Walker led discussion on a Fire Alarm System for the Civic Center that exceeds the spending limits of \$20,000.

Mrs. Walker reminded Council that at a prior meeting, it was passed to have a fire alarm system instead of a fire suppression system. The City received two bids, one from Fire King out of Austin and A-1 Shiner Fire & Safety Inc.

A-1 was the cheaper bid by \$580.84. Hodges recommends A-1. Hodges also requested the City extend their completion date by 10 days because the installation was unanticipated in their original proposal.

Alderman Thomas made a motion, seconded by Alderman Moellenberndt, to accept A-1 Shiner Fire & Safety Inc. and extended Hodges deadline by 10 days. The motion passed unanimously.

Mrs. Walker led discussion on canceling the February 3, 2025, Council Meeting due to rescheduling the second meeting in January.

Mrs. Walker elaborated that because of rescheduling the meeting in January due to the winter weather, there is no need to have the regular scheduled meeting next week.

Alderman Thomas made a motion, seconded by Alderwoman Kleiber, to cancel the February 3, 2025 Council Meeting. The motion passed unanimously.

Mrs. Walker led discussion on scheduling a Special Meeting on February 10, 2025. Mrs. Walker explained that although we are canceling the February 3rd meeting, we still need to Order the Election and agree to the County's Election Services Contract by February 14th. As a result, staff is proposing a Special Meeting, Monday, February 10th at 3:30 P.M. before the scheduled Swimming Pool Workshop.

Alderman Wick made a motion, seconded by Alderman Thomas, to set the Special Meeting for Monday, February 10th at 3:30 P.M. at the Council Chambers. The motion passed unanimously.

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

- Garbage Department hauled 15 compactors, 6 open tops, and 4 boxes of sludge
- 3 loads of red dirt were hauled in for the ball fields
- Culvert installed at 403 E. N. Main
- Installed two new doors and two new pumps at the Boneyard Lift Station
- Installed two new culverts at the Sports Complex off of Demel
- Set 3 poles for DFA and 2 for SISD
- Took down all the Christmas lights
- Cleaned up the vandalized restrooms at the Sports Complex
- Planted 10 trees at the Sports Complex and Wolters Park
- Tested all the scoreboards at the Sports Complex
- Repaired a water leak at 957
- Passed all the annual tank inspections for the water plants
- Repaired a high load ripping down communication wires, one on 77 and one on Lyons

Alderman Wick asked if we were locking the restrooms. Moeller answered that we were but now with baseball and softball starting up it's hard to lock them when people are needing them.

Mayor Koopmann echoed Alderman Wick and said she agrees they need to be protected from vandalism. She said the City needs to come together and think of a solution.

Alderman Wick wanted to thank Public Works for all they do especially the multiple garbage routes ran in the extreme cold.

City Administrator, Tami Walker, reported the following to Council:

- Thanked Public Works for keeping everything running during the cold, there were only 2 water leaks and no electricity outages
- Thanked the volunteers who rode the garbage truck Monday before the snow and ice
- Thanked office staff for coordinating all the changes and notifying the media and public
- Conducted a walkthrough of the Civic Center
- The brick at the Civic Center has been pressure washed and primed.
- Walkthrough conducted with LCRA for the Steps Forward Program. LCRA will complete landscaping at the Civic Center and the two new signs at the Sports Complex
- Two individuals filed for Place 1, so the City will have an election
- Two office members will be out on medical leave at the same time so the office is currently cross training. Staff may bring someone in from Public Works to temporarily help out
- Communication went well with Mr. Lux and the School. Congratulations for a great Stock Show

Mayor Koopmann reminded Council of the Historical Marker Dedication Saturday, February 8th, at 2:00 P.M. at Stevens Chapel United Methodist Church.

Alderman Ahlschlager made a motion, seconded by Alderwoman Kleiber, to adjourn the meeting at 7:34. The motion passed unanimously.