

CITY OF SCHULENBURG
SCHULENBURG, TX
April 7, 2025

The City Council of the City of Schulenburg met in regular session on Monday, April 7, 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, Clarence Ahlschlager, Frank Wick III, and Roger Moellenberndt. 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, Mike Ohnheiser, Cora and Nancy Brenek, Calvin and Judy Thompson, and Iván Velasquez.

Mayor Connie 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 Proclamations honoring Schulenburg High School Powerlifters Cora Brenek and Calvin Thompson, for each making the State Meet in their respected divisions.

After pictures were taken, Mayor Koopmann reiterated the pride the community has for these athletes who represented their school but also "Carried the Schulenburg Name."

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

- A. Minutes from the Regular Scheduled Council Meeting held on March 17th, 2025
- B. Payment of Current Bills

Mrs. Walker led discussion on a request to Encroach on City Easement or Abandon the Alley and sell the property to the adjacent property owners.

Mrs. Walker explained this is the area around the Main Water Tower. If the City abandons the alley, they would have to collect a petition form all the surrounding landowners, and solicit two realtors to determine fair market value.

Mrs. Walker announced that the City had allowed encroachments and abandonments in the past, however, herself and staff have never worked on one before.

Alderman Wick stated that the Tower needs access, and allowing this may start a chain reaction.

Mayor Koopmann added that in 25 years, there is no telling how much town will grow, and the City may need that alley.

Alderman Moellenberndt agreed and stated that "alleys are there for a purpose."

Mrs. Walker asked Council that if they do not wish to abandon, are they in favor of an encroachment?

Alderwoman Kleiber proclaimed that anything in the alley would inhibit the City from providing the best service and we need to do what's best for the City as a whole.

Alderman Wick made a motion, seconded by Alderwoman Kleiber, to deny the abandonment or encroachment of the alley legally described as a .286 acre tract situated in the Kesiah Crier League, A-38, and in the City of Schulenburg, Fayette County, Texas, being that same tract described as block 38, lots 3,4, and 5 and the south 90 feet of lot 6 in a deed from Chelsea Moeller to Scott Stoner dated April 19, 2022 and recorded in Volume 2043, Page 154 of the official records of Fayette County, Texas. The motion passed unanimously.

Mrs. Walker led discussion on a Resolution related to the purpose of financing Police Vehicles.

Mrs. Walker professed to Council that the 2024-25 budget reflects that the 2 Ford F-150s would be purchased and financed through Government Capital for the Police Department. Council needs to pass the presented resolution to move forward.

Mrs. Walker added that there is a 3, 4, and 5-year financing option. She recommends the 3-year option. Mrs. Walker then read the resolution.

Alderman Moellenberndt made a motion, seconded by Alderman Ahlschlager, to accept the resolution. The motion passed unanimously.

Mrs. Walker led discussion on a Local Purchasing Policy/Procedures for the City of Schulenburg.

Mrs. Walker explained that while applying for grants, the City is being required to present procurement and purchasing policies. Mrs. Walker passed out a final draft of said policy to Council.

She highlighted the main points stating that Purchase Order (POs) requirements are increasing from \$25 to \$50. Also, any purchase over \$500 has to be approved by the Operations Manager. Alderwoman Kleiber made a motion, seconded by Alderman Wick, to accept the Policy. The motion passed unanimously.

Mrs. Walker led discussion on added concrete work at the Civic Center Grounds.

Mrs. Walker invited Council to view the latest plans and invited Operations Manager, Darryl Moeller to elaborate on the concrete work.

Moeller explained that with the new occupancy number, more handicap parking spaces are required. And with redoing the parking lot, concrete curbing will be poured. The engineer suggests that the whole handicap area be concrete. Moeller reiterated that this concrete work is "bare bones" but the City will still be in compliance, and will look nice. It will cost the City less than \$25,000.

Alderman Ahlschlager asked if this money would be pulled from reserves. Mrs. Walker answered no, she would find it in the budget.

Alderman Ahlschlager made a motion, seconded by Alderman Wick, to move forward with the concrete work with the stipulation that the price doesn't exceed \$25,000. The motion passed unanimously.

Mrs. Walker led discussion on setting a time and date for a Workshop to discuss the Civic Center.

Mrs. Walker stated that there is a final walkthrough scheduled for this week. Mrs. Walker is suggesting a sit-down workshop at the Civic Center to set rates, rules, and plan to purchase tables and chairs.

Alderman Moellenberndt made a motion, seconded by Alderman Ahlschlager, to set the workshop for Tuesday, April 22nd, at 5:00 P.M. at the Civic Center. The motion passed unanimously.

Mrs. Walker led discussion on setting a time and date for a Workshop to discuss City Hall. Mrs. Walker suggested since a workshop is already on the books for the Civic Center, City Hall can also be discussed at the workshop on the 22nd.

Alderwoman Kleiber made a motion, seconded by Alderman Wick, to set a Workshop for City Hall to be conducted in conjunction with the Civic Center Workshop on Tuesday, April 22, at 5:00 P.M. at the Civic Center, the motion passed unanimously.

Municipal Court Judge, Kayla Peters', Police Chief, Troy Brenek's Code Enforcement/Police, 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:

- Water Department replaced the aerator motor at the Main Pump House, prepped the waterline on College Street, installed a soft start at Well 9, replaced a chlorine leak detector at the Main Pump House, and located valves at I10, preparing to lay 1,200 feet of line and install 3 fire hydrants.
- Garbage Department hauled 15 compactors, 25 open tops, and 8 boxes of sludge.

- Street Department repaired N. Main and Bohlmann from where a water leak was dug up, conducted demo work at City Hall, set up for Sausagefest.
- Parks Department ran new irrigation lines for the new trees that were planted and fertilized all fields.
- The Mechanic replaced the pullies on the digger truck, worked on Grass 4, and did break and ABS work on the haul truck.
- Sewer Department installed a new contact at Boneyard Lift Station, replaced a manhole at S. Main and Upton, deep cleaned the auger and headworks at both plants, and cleaned up the wedgebeds.
- Electric Department built a new service on Simpson, hung a new service at 1109 August, replaced all the connectors on the lights on Heinrich St, and took down the Sausagefest banners.

Mayor Koopman asked in the line that M C Fonseca was working on (S. Kessler) was complete. Moeller answered yes.

Alderman Wick stated that he called into City Hall one day where there were high winds and the Sausagefest banner was broken away from one of the cables. Alderman Wick wanted to thank the guys especially the electric department for hanging the banner back up so quickly.

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

- Darryl and I attended the LCRA Rates and Resources Meeting in Austin.
- Johnnie and Mason held down the office while Julie and I were off and Megan and Kenny were at training.
- Thank you to all the City crews who helped demo and pressure wash City Hall.
- Staff has been making courtesy calls to customers with high water usage.
- LCRA Steps Forward will be in town Friday to do landscaping at the Civic Center, City Warehouse, and the Sports Complex. The City will provide lunch for these volunteers along with all other City Employees as an appreciation.

Mrs. Walker wanted to address Council that she is aware of the Battery Energy Storage Facility wanting to move into the area. The property they are looking at is partly in the City Limits and partly is not.

These developers would have to put in a permit application. Upon turning in said permit, they would have to have an impact study done to see what strain they would put on the City's system. The developers are responsible for paying if the City has to improve our electrical system to serve said company.

Mayor Koopmann wanted to congratulate the Chamber on another successful Sausagefest. She also thanked the City crews for assisting in the set up and clean up and thanked SPD for working security.

At 7:24, Mayor Koopmann adjourned the meeting into an Executive Session pursuant to Local Government Code 551.072 (Deliberation about Real Property) located at 605 Upton Ave. Council adjourned out of Executive Session at 8:09.

Alderwoman Kleiber made a motion, seconded by Alderman Wick, to direct the City Administrator to make contact with the realtor regarding 605 Upton Ave, and also set a Special Meeting for Monday April 14th at 6:00 P.M. at the Council Chambers to discuss City Hall. The motion passed unanimously.

Alderman Ahlschlager made a motion, seconded by Alderman Moellenberndt, to adjourn the meeting at 8:10. The motion passed unanimously.