

**CITY OF SCHULENBURG  
SCHULENBURG, TX  
April 21, 2025**

The City Council of the City of Schulenburg met in regular session on Monday, April 21, 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, Greg Thomas, Frank Wick III, and Roger Moellenberndt. City Staff present were City Administrator, Tami Walker, Operations Manager, Darryl Moeller, Police Chief, Troy Brenek, and City Secretary, Mason Florus.

Visitors included Darrell Vyvjala of the Schulenburg Sticker and Mike Ohnheiser

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.

Mrs. Walker asked Council if she could interject on the Quarterly Investment Report. She announced that this quarter compared to last was down \$313,096.26 and the ending book balance was down \$477,603.10.

Mrs. Walker attributed this to October 1<sup>st</sup> bills being due and funds needing to be transferred, and major projects like the Civic Center, 77 Waterline Project, and City Hall respectively.

Mayor Koopmann commented that overall, the reserves still look very healthy (\$8,296,591.02). Mayor Koopmann thanked Mrs. Walker for her hard work in keeping the City's investments strong.

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

- A. Minutes from the Regular Scheduled Council Meeting held on April 7<sup>th</sup>, 2025
- B. Minutes from the Special Meeting held on April 14<sup>th</sup>, 2025
- C. Payment of Current Bills
- D. Quarterly Investment Report – First Quarter

Mrs. Walker led discussion on proceeding forward with City Hall in Downtown or the Relocation at a future site.

Mayor Koopmann stated that she was asked by Alderman Moellenberndt to revisit this item. Mayor then asked Alderman Moellenberndt to address Council.

Alderman Moellenberndt stated that as a Council, we need to do what's best for the citizens and with the building at 535 N. Main suffering water damage we were forced to do something.

He continued that it started as a foundation issue and the further we get into it the more problems we face. It's not a "majestic" historical building like the (Fayette County) Court House,

it's just an old building. He concluded, when the City bought it, it was a good buy, now the City got it's use out of it.

Alderman Moellenberndt's suggestion is to tear the current building down and build a new building on the site of current City Hall (535 N. Main). He went on saying that we'd have a new building, and we can work with an architect to make it look vintage. He proclaimed this would be the same amount of money or possibly cheaper than remodeling the current building.

Alderman Thomas exclaimed he never thought of it that way.

Alderman Ahlschlager said he believes the City is "way better off with a new building." He expressed his concerns with the current building's foundation and roof.

Mrs. Walker stated that this is good conversation and a good time to have it. She inquired if Council would be more interested in knocking down the building and starting from scratch instead of finding a different location.

Alderwoman Kleiber answered that she would have to see numbers on how much a remodel cost versus a rebuild.

Mrs. Walker reminded Council that by talking with contractors, a very rough number for a remodel would be between three and five million dollars.

Mrs. Walker listed other potential buildings currently up for sale:

- Old Galipp's (425 N. Main). However, the building would need extensive repairs and there is a local organization currently looking at the building, and the City doesn't want to take away from other organizations.
- Old Family Dollar ( 82 N. Kessler). However, the interior would have to be reconfigured to create office space, and the location right off Highway 77 is dangerous.
- Bowling Alley ( 233 College). Would need major configuration to make offices, would take away recreation from Schulenburg
- Pieces of property – Land is very expensive in Fayette County, especially commercial lots.

Staff did recommend the three-plus acre lot behind Whataburger (corner of Heinrich St. and East Ave.)

The recommendation is building a Municipality Complex, this would include all new buildings with a separate City Hall, Police Department, and Council Chambers.

Operations Manager, Darryl Moeller, professed to Council – per his conversations with contractors – a new building would cost \$32 per square foot. That is a really rough number and that price is just slab, walls, and roof only (no electrical, plumbing, etc.).

Alderwoman Kleiber proclaimed that she didn't want to purchase an existing building.

Mrs. Walker said she has a fiduciary responsibility to the tax payers. She will hear Council's wishes and do what's financially advantageous for the City.

If the City goes with a Municipality Complex, 535 N. Main and the Police Station / Council Chambers (607 Upton) would be sold.

Alderman Moellenberndt thanked Mrs. Walker and Darryl for their research for this agenda item.

Mayor Koopmann inquired about where this puts us with Forensix.

Mrs. Walker said we would stop work and they would pro rate a bill for what they've done so far.

Mrs. Walker said the City would sell City Hall as is.

Alderman Moellenberndt made a motion, seconded by Alderman Ahlschlager, to cease scope of work at 535 N. Main and give City Staff authority to negotiate land prices at a future site. The motion passed unanimously.

Mrs. Walker led discussion on a request to cancel and reschedule a Workshop to discuss the Civic Center.

Mrs. Walker explained that it is imperative that the City conduct a workshop to determine pricing and final details of the Civic Center. However, the building is still not complete. She wishes that said workshop take place in the newly remodeled Civic Center.

Alderwoman Kleiber made a motion, seconded by Alderman Wick, to cancel the Civic Center Workshop scheduled for April 22<sup>nd</sup>, and reschedule said workshop at the May 6<sup>th</sup> Council Meeting. The motion passed unanimously.

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

- Garbage Department hauled 9 compactors, 12 open tops, and 6 sludge boxes.
- LCRA Steps forward was in town and helped with landscaping.
- Sewer Department redid the sewer line located near the Boys' and Girls' Club and are assisting the Water Department at the Texan.
- Water Department laid 350ft of line and installed 2 hydrants between the Texan and I10.
- Electric Department installed temporary power on Simpson St., set a new service in Moravia, on Baumgarten St., and erected a 35-foot pole at 523 Anderson.
- Parks Department has been repairing water leaks at the Sports Complex and installed a cover to cover the red dirt.

Mayor Koopmann inquired why there are so many water leaks down there. Moeller replied that its all-black land that shifts very bad. In addition, all the pipes are deep underground and it takes

a long time to dig up. Moeller added that eventually, the City needs to change out to flex piping and bury the lines shallower.

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

- Darryl and I met with Schnider Engineering on more potential charging stations at Pilot, and the battery storage facility. These were preliminary meetings before Schnider conducts their studies.
- Presented the utility outages for the first quarter.
- Jason Strickland is retiring from the City. His last day will be April 30<sup>th</sup>. Jason worked for the City over 34 years and we wish him the best in his future endeavors.
- This Wednesday is Administrative Assistants Day.
- Thank you to LCRA for coming out and participating in Steps Forward, and thank Mayor Koopmann for cooking, it turned out to be a great day.

Mayor Koopmann asked if Dairy Queen was aware of their sign leaning over. Chief Brenek responded that an officer went in and made contact with store employees.

Mayor Koopmann read a thankyou letter form the Sauagefest Committee.

Chief Brenek thanked Council for their consideration for a Municipal Complex. He also announced that the department has one truck in, the other is being outfitted and will be ready soon. Both sergeants will be issued a truck.

Alderman Wick asked Chief if there are AEDs in the patrol vehicles. Chief answered no, but now that AEDs have different models and longer battery life, it's something the department can look into.

Alderman Ahlschlager made a motion, seconded by Alderman Moellenberndt, to adjourn the meeting at 7:25. The motion passed unanimously.