

**CITY OF SCHULENBURG
SCHULENBURG, TX
May 6, 2025**

The City Council of the City of Schulenburg met in regular session on Monday, May 6, 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, Permitting Officer, Kenny Schramek, and City Secretary, Mason Florus.

Visitors included Darrell Vyvjala of the Schulenburg Sticker, Tina Bohlmann, Chairperson of the Planning and Zoning Commission, Tim Sanders with BEFCO Engineering, Michael Busick, Jeanine Ulrich, Lisa Rolirad, Sam Blaschke, Coy Romine, Chip Bubela, Danielle Toro, Holly and Mike Czimskey, Debbie Preece, Erin and Ryan Wotipka, Ronald Bohac, Chelsea Hall, Ryan Allen, Randy and Jennie Mican, Ona Marak, Shelly and Lonnie Taylor, Debbie Strickland, Josh Mendel, and Brian Lux.

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.

Under Presentations by Citizens, Michael Busick addressed Council. Mr. Busick is planning to get property rezoned near the 1500 block of S. Kessler from Single Family Residential to General Commercial for the purpose of an RV Park.

Mr. Busick stated that an RV Park would create jobs, increase the tax revenue, and create more places to stay for visitors for town. Mr. Busick concluded that his park would have state of the art amenities and be "spread out" and not jammed packed like other RV parks.

Under Presentations by Citizens, Lisa Rolirad addressed council in regards to relocating City Hall. She questioned the urgency to move the Police Department. She also believes that the PD and City Hall should be in two separate buildings, and Council making these decisions are fiscally irresponsible without all the costs known.

Under Presentations by Citizens, Sam Blaschke addressed Council about the potential RV Park. Mr. Blaschke stated that it's a bad idea with the number of kids in the area. Mr. Blaschke also voiced concerns about his neighbors not keeping their properties well kept. He concluded that there is an electric pole near his house that is leaning, and he has asked the City multiple times since August of 2024 to fix or replace the pole to no avail.

Under Presentations by Citizens, Coy Romine stated that he wished to speak on the Business item C.

Under Presentations by Citizens, Chip Bubela addressed Council about City Hall. Mr. Bubela stated that City Halls should be "staples of downtowns." Mr. Bubela stated that City Hall being Downtown boosts the Downtown economy. He pleaded Council to rethink the issued by not going along with just one person's thoughts.

Under Presentations by Citizens, Danielle Toro stated that she wished to speak on the Business item C.

Under Presentations by Citizens, Holly Czimskey addressed Council. Mrs. Czimskey stated that even though she owns two buildings in town, since she lives outside the City Limits, she "doesn't have a say." She asked Council if there was some way for people like her to have a voice in City Government.

Mrs. Czimskey also commented on City Hall stating that as a business owner, it helps when Downtown is walkable. She said herself and other business owners have brought life back into Downtown and City Hall leaving would hurt that. She believes City Hall's location (535 N. Main) best serves the community. She concluded saying that she knows what goes into renovating an old building but building brand new can be just as expensive.

Alderman Thomas made a motion, seconded by Alderman Wick, to accept Consent Agenda Items A and B.

- A. Minutes from the Regular Scheduled Council Meeting held on April 21st, 2025
- B. Payment of Current Bills

Mayor Koopmann invited City Secretary, Mason Florus, to read the results of the 2025 General Election.

Florus read the official Canvas of the Election with the following results:

Mayor

Connie Koopmann	158 Votes
Michael "5-0" Ohnheiser	82 Votes

Alderman Place 1

Greg Thomas	201 Votes
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Alderman Place 2

Frank Wick III	203 Votes
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Alderman Ahlschlager made a motion, seconded by Alderwoman Kleiber, to Canvas the Election Returns from the May 3, 2025 General Election as presented. The motion passed unanimously.

City Secretary, Mason Florus, conducted the installation of the Newly Elected Officials and Administered the Oath of Office. Mayor Koopmann, Alderman Thomas, and Alderman Wick were all sworn in for their new two-year term.

Mrs. Walker invited Tina Bohlmann, Chairperson of the Planning and Zoning Commission, to lead discussion on a Request for Re-Zoning of a piece of property located at the 1500 Block of

Kessler Ave. (Hwy. 77S) from Single Family Residential to General Commercial for the purpose of putting in an RV Park.

Ms. Bohlmann informed Council that the Commission met to hear the request. The property would be on the west side of 77 with that being the only entrance and exit. Ms. Bohlmann stated there were many neighbors in attendance that were in opposition of the request. Mrs. Bohlman announced that the committee voted to deny the request 4-0.

Mayor Koopmann invited Coy Romine to speak on the agenda item.

Mr. Romine questioned Council's decision making on the basis that they don't want an RV park, yet he claimed many of the houses in the area are in violation of City Codes and Ordinances.

Mayor Koopmann invited Daneille Toro to speak on the agenda item. Mrs. Toro informed Council that her home is directly across from the proposed RV Park. She stated that she wishes to keep her neighborhood residential, and she thanked P&Z for using "common sense judgement."

Alderman Moellenberndt made a motion, seconded by Alderman Thomas, to uphold the Commission's denial. The motion passed unanimously.

Mrs. Walker invited Tim Sanders with BEFCO Engineering, to lead discussion on Awarding a Bid for the budgeted College Street, Water, Sewer, and Storm Sewer Project.

Mr. Sanders presented Council with an ariel map of the project. He informed Council that BEFCO contacted 81 contractors and 12 plan rooms to advertise the project. 8 contractors requested a plan set and bid package and 3 contractors submitted bids.

BEFCO hosted a bid opening on Tuesday, April 29th and WJC out of Smithville was the lowest bidder at \$1,099,999.98

Mr. Sanders and BEFCO recommend WJC as they have completed 4 different projects for the City and have a good working relationship with City Staff. They will self-perform all the work except the asphalt paving.

Alderman Wick asked if WJC is the contractor who completed the portion of College Street in front of City Market and the School. Mrs. Walker answered yes.

Mayor Koopmann asked what the timeline on the project looks like. Mr. Sanders answered they should start by the end of this month, and they will have 150 days if the weather cooperates.

Alderwoman Kleiber asked how this will work with the business located on that block of College. Sanders replied that City Staff is working with the property owners. WJC is prepared to complete the work in two parts. They will complete the east half first, then move to the western half of the block.

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

Mrs. Walker led discussion on hiring ACM (Austin Construction and Maintenance) for the interior Clean-up / weatherproofing City Hall at 535 N. Main.

Mrs. Walker announced that based on discussion at the last City Council Meeting, the City was looking for a company to come in and do said work to the building.

Mayor Koopman stated that based on the discussion tonight, Council should take no action on the item. There was a general consensus amongst Council.

Mayor Koopmann announced that no action would be taken on Business item E.

Mrs. Walker led discussion on Re-Approving the TxDOT Maintenance Agreement by Resolution to Authorize the City to Enter into this Agreement that outlines the Responsibilities by both State and City.

Mrs. Walker professed to Council that the City approved this agreement back in February. However, this Resolution needs to accompany the agreement. Mrs. Walker then read the Resolution.

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

Mrs. Walker led discussion on relinquishing the authority of the City Administrator from spending up to \$150,000 for the City Hall Renovation Project Located at 535 N. Main Street.

Mayor Koopmann advised that this would be another item to take no action on. There was a general consensus from Council.

Mayor Koopmann announced that no action would be taken on Business Item G.

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

Mrs. Walker said all the finishing touches are being complete and she would like to host the Workshop in the Civic Center to get a feel for the building. She suggested a date in early June.

Alderman Moellenberndt made a motion, seconded by Alderman Wick, to set the Workshop for Tuesday, June 3rd, at 5:00 P.M. at the Civic Center. The motion passed unanimously.

Municipal Court Judge, Kayla Peters', Chief Brenek's Police Department 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:

- Electric Department installed new lights at the Sports Complex Flag Pole, set a 40-foot pole on Wolters Ave., hung a new service on J.A. Green St., and are working with DFA on planned outages.
- Garbage Department hauled 11 compactors, 7 open tops, and 6 boxes of sludge.
- Street department conducted an abatement on J.A. Green, repaired the street next to DFA, and changed out some bearings at Kallus Sewer Plant.
- Water Department is continuing to lay line at I10, they've completed 840 feet. They also took down the South Water Plant for aerator rehab.
- Parks Department sprayed at the Rodeo Arena and Downtown, hauled material to repair the Jogging Trail at the Sports Complex, and executed five abatements.
- Sewer Department installed two pumps at Wolters Park Lift Station, two pumps at Wright's Park Lift Station, and had the SCBA tanks and masks checked.

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

- Jason Strickland retired, thank him for his years of service
- Conducted interviews
- Hired Vance Adamcik from Weimar for the street department. As a result of Jason retiring, Dalton Demel moved into the water department. He just obtained his C Water Treatment License.
- The internet has been put in at the Civic Center, the fans are programed, and City Staff witnessed a demo of the fire alarm system.
- Working with Darryl on the future of City Hall, based off the direction Council gave City Staff last meeting.

Mayor Koopmann thanked everyone in attendance for speaking and giving their opinion on City matters.

At 7:22, City Council adjourned 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 8:36. No action was taken.

Alderman Ahlschlager made a motion, seconded by Alderman Moellenberndt, to adjourn the meeting at 8:37. The motion passed unanimously.