

**CITY OF SCHULENBURG
SCHULENBURG, TX
May 19, 2025**

The City Council of the City of Schulenburg met in regular session on Monday, May 19, 2025, at 6:30 P.M. in the Council Chambers located at 607 Upton Avenue, Schulenburg, Texas. The elected officials present included Mayor Pro Tem, Clarence Ahlschlager, Alderwoman, Kathy Kleiber, Aldermen, Greg Thomas, Frank Wick III, and Roger Moellenberndt. City Staff present were City Administrator, Tami Walker, Operations Manager, Darryl Moeller, Police Sergeant, Terry "Rusty" Roggenkamp, Permitting Officer, Kenny Schramek, and City Secretary, Mason Florus.

Visitors included Layne Vyvjala of the Schulenburg Sticker, Tina Bohlmann, Chairperson of the Planning and Zoning Commission, Mike and Holly Czimskey, Debbie Preece, Debbie Strickland, Lonnie and Shelly Taylor, Randy and Jeannie Mican, Jeff Proske, Jeanine Ulrich, Lisa Rolirad, Chelsea Hall, Ryan Allen, Josh Mendel, Erin and Ryan Wotipka, Roland Kalina, Ona Marak, Kristi Marak, Astrea Fatica, Jennifer Garza, Nathan Neiser, Heather Martinez, Lisa Goodlander, Jessica Henry, Pat Faith, Colton Bubela, Barbra Drabek, Coy Romine, Michael Ohnheiser, and Brian Lux.

After opening the meeting, Mayor Pro Tem Ahlschlager announced there would be no Executive Session held at tonight's meeting.

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

Under Presentations by Citizens, Lonnie Taylor addressed Council. He stated that he and his wife own property in Schulenburg and a business Downtown. He stated that City Hall should remain in the center of town if feasible and compile more info before they make a decision.

Under Presentations by Citizens, Coy Romine stated that the costs for City Hall seems extreme. He also asked what's the process of cleaning up around town. He also believes the rezoning item on tonight's agenda should be a conditional use permit.

Under Presentations by Citizens, Michael Ohnheiser stated that if the City put the Pool and Civic Center on hold, why is the City repairing a street that he claims is good. He also claimed that Russek Street is cracking.

Under Presentations by Citizens, Jeanine Ulrich expressed concerns with different price estimates of City Hall.

Under Presentations by Citizens, Jeff Proske stated that his family has been in business Downtown for nearly 50 years and have reinvested in Downtown by owning 5 buildings. He is in favor of City Hall staying Downtown.

Under Presentations by Citizens, Lisa Rolirad addressed Council on behalf of Katrina Packard Elvig. Mrs. Rolirad gave Council a handout produced by Mrs. Packard Elvig. Mrs. Packard Elvig also offered her Downtown building for a tour and offered to share her building's contractor's information with the City.

Under Presentations by Citizens, Holly Czimskey stated that she believes the City should present more data before making decisions.

Under Presentations by Citizens, Brian Lux spoke in support of City Hall not moving from Downtown.

Under Presentations by Citizens, Erin Wotipka spoke about bridging the gap of communication between Council and citizens.

Under Presentations by Citizens, Roland Kalina thanked the Wotipkas for their work on the Von Minden, he also spoke in support of City Hall staying Downtown and expressed concerns about code enforcement.

Alderman Wick 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 May 6th, 2025
- B. Payment of Current Bills

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 912 Baumgarten Street, from Single Family Residential to Neighborhood Business for the purpose of opening a dog grooming business on the property.

Ms. Bohlmann informed Council that the Commission met on May 14th. The owner of the potential business was the only attendee. There were no neighbors in attendance to speak out in opposition. As a result, the P&Z voted to allow the re-zoning.

Alderwoman Kleiber asked that if down the line it becomes a nuisance to the neighborhood, what could be done.

Mrs. Walker answered that she would have to defer to the Ordinance for the definite answer.

Alderman Wick stated that he'd rather not see businesses in residential areas.

Ms. Bohlmann recommended a conditional use permit because the resident would have to re-apply on a regular basis. Ms. Bohlmann added this is what the Commission grants for short term rentals like Airbnb.

Mrs. Walker suggested to make the resident re-apply with the City waiving the fee.

Alderman Thomas made a motion, seconded by Alderwoman Kleiber, to deny the re-zoning, but allowing a resubmittal for a conditional use permit for the resident at no cost. The motion passed unanimously.

Mrs. Walker led discussion on the first reading of a Resolution of the City of Schulenburg, Texas approving a project of the Schulenburg Economic Development Corporation for a loan of \$55,000, to Schulenburg Printing and Office Supplies Inc.

Mrs. Walker read the Resolution.

Alderwoman Kleiber made a motion, seconded by Alderman Moellenberndt, to accept the first reading of the Resolution. The motion passed unanimously.

Mrs. Walker led discussion on an Article 3.700: Right-Of-Way Agreement, Division. Permit Required for Work in Right-Of-Way to be added to the City's Code of Ordinances.

Mrs. Walker informed Council that as of Noon today, the City Attorney did not have the final draft ready to present. As a result, Mrs. Walker suggested Council postpone the item.

Alderman Moellenberndt made a motion, seconded by Alderman Thomas, to postpone action on Business Item C. The motion passed unanimously.

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

- Garbage Department hauled 16 roll-offs and 5 sludge boxes.
- Street Department assisted the Water Department on the waterline near the Texan, installed two culverts, and executed numerous street repairs.
- Wastewater Department continues to train two new employees, and installed a sewer tap at Herder and Simpson.
- Electric Department trimmed trees, took down a tree at the TxDOT Yard, replaced and repaired numerous street lights, and installed a new pole at Bumper Crop.
- Water Department finished the waterline at the Texan, worked on chlorine equipment, and installed a 2-inch meter at Kallus Sewer Plant.
- Parks Department weedeated and framed the area and install rocks at the Civic Center, cleaned the pond at the Sports Complex, executed five abatements, and hauled and installed fresh granite at the Walking Trail at the Sports Complex.
- The Mechanic worked on the garbage trucks, the skid steer, and hauled off about 20 loads of busted concrete.

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

- May 7th, Darryl and I attended rates and resources meeting in Austin.
- Friday, conducted the final walkthrough of the Civic Center.
- Monday May 12th, PGAL (Hired back on April 30th), conducted their walkthrough of City Hall and the PD, They are working with the City on an assessment of the buildings and other sites around town. We should have the results presented at the next Council Meeting.
- May 14th Darryl, the attorney, and myself worked on a pole attachment agreement. The City was contacted by a broadband company that is looking to bury fiber.
- May 15th met with a consulting firm on the City's recreational needs. Also met the new TML Safety and Loss Control Representative for our area.

Mrs. Walker concluded that she's wrapping up the financing paperwork for the two new Police Trucks, and today conducted a staff meeting.

Alderman Wick wanted to recognize Schulenburg High Schools' Baseball team and wish them good luck in their continued playoff run. Alderman Wick also wanted to congratulate the Shorthorn and Ladyhorn Tennis Teams on a great season.

Alderman Moellenberndt made a motion, seconded by Alderwoman Kleiber, to adjourn the meeting at 7:18. The motion passed unanimously.