

**CITY OF SCHULENBURG  
SCHULENBURG, TX  
June 2, 2025**

The City Council of the City of Schulenburg met in regular session on Monday, June 2, 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 Operations Manager, Darryl Moeller, Police Chief, Troy Brenek, and City Secretary, Mason Florus.

Visitors included Darrell Vyvjala of the Schulenburg Sticker, Jeffrey P. Gerber with PGAL Randy and Jeannie Mican, Frank Watson, Barbara Drabek, Pat Faith, Katrina Packard Elvig, Lisa Rolirad, Jeanine Ulrich, Robert Kuehler, Ryan and Erin Wotipka, Earl Galipp, and Richard Long.

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 announced that Council will swap items 5 and 6 and do Presentations, Proclamations, and Recognitions before Presentation by Citizens.

Mayor Koopmann read a Proclamation Recognizing the Schulenburg High School State Tennis Doubles Team. The pair of Mikayla Otto and Caden Herzik were presented their Proclamations and posed for pictures with Council.

Mayor Koopmann then Presented a Retirement Plaque to former employee Jason Strickland. Strickland posed for pictures with Council and Council thanked him for his 34 years of service.

Mayor Koopmann invited Jeffrey P. Gerber with PGAL, to present to Council.

Mr. Gerber went over his PowerPoint presentation showing pictures, and information on current buildings and potential new buildings on other sites.

PGAL projected the existing staff size of PD and City Hall combined would increase to 28 from 18 by 2040. They also estimate that the existing 6,640 square footage would need to be increased to 13,273 by 2040.

PGAL's General Building Visual Observations for the Police Station were as follows:

- Building will need to be insulated to meet State Energy Code
- New windows may be required to meet State Energy Code
- Building needs roof repairs
- Structure shows no visual evidence of failure
- Existing generator is relatively new and serviceable
- Existing cast iron pipes may need replacement
- Building may need new electrical service
- Building likely will need new mechanical and plumbing systems

- Building may have lead paint that will need to be abated
- More thorough discovery and investigation of the existing building is required to fully understand the building elements that will need to be repaired or replaced.

Gerber reported to Council that based on their findings, for a remodel of the Police Station, the City should budget between \$3,205,423.00 and \$4,443,625.00.

PGAL's General Building Visual Observations for City Hall (535 N. Main) were as follows:

- Building will need to be insulated to meet State Energy Code
- New windows will be required to meet State Energy Code
- Building needs extensive waterproofing including exterior walls and new roof
- Exterior walls need extensive repairs
- Structural capacity of second floor and roof is unknown and will need to be tested for compliance with floor loading requirements
- Building needs elevator to service to second floor
- Building needs two code compliant exit stairs to serve second floor
- Existing cast iron pipes may need replacement
- Building needs new electrical service
- Building needs new mechanical and plumbing systems
- Building likely has lead paint that will need to be abated
- More thorough discovery and investigation of the existing building is required to fully understand the building elements that will need to be repaired or replaced

Gerber reported to Council that based on their findings, a remodel of City Hall (at 535 N. Main and including the Council Chambers) would require the City budget between \$5,619,855.00 and \$6,983,999.00.

Gerber then shifted to new construction on two potential sites. A single story 13,000 square foot building was modeled on potential site one ( East Ave. between the Food Pantry and the Warehouse) and potential site two (Corner of East Ave. and Heinrich St.). The newly constructed building would encompass City Hall, Council Chambers, and the Police Department. Said building included figures for constructing a parking lot but does not include the price of land (Site 2).

The projected range of a newly constructed building would be between \$8,630,225.00 and \$11,546,182.00.

Gerber stated assuming today was the start date, the City could expect about 450 days for construction, seeing the building complete in February 2027. Gerber added that renovating both buildings would possibly be a little quicker by a couple of months.

Mayor Koopmann stated that this was wonderful information but is overwhelming. She would need time to absorb all the information.

Earl Galipp asked if he could make a statement. Mayor Koopman obliged. Mr. Galipp claims that Schulenburg has only grown 400 people since he moved here in 1961. He believes that PGAL's projections for 2040 are overestimated. He claims it will save the City money because when his family doubled the size of their grocery store, prices for utilities, insurance and upkeep tripled.

Jeanine Ulrich also asked permission to speak, Mayor Koopmann allowed it. Ms. Ulrich inquired on the price of an elevator. Mayor answered that in the cost estimate it's budgeted \$250,000 for an elevator. She also asked if the PD contained mold. Chief Brenek answered yes, ServePro recently treated the building for mold.

Alderwoman Kleiber asked Mr. Gerber in his experience, do towns build new or renovate more? Mr. Gerber said that every town is unique and there are multiple factors that go into each city's decision whether to rebuild or renovate existing structures.

Under Presentations by Citizens, Katrina Packard Elvig addressed Council. She stated that she provided Council with the Fayette County Appraisal District Property Search. Mrs. Packard Elvig claims the City owns about \$8,000,000 in real property. She stated the Police Station is appraised at about \$343,000 while City Hall is appraised at about \$577,000. She doesn't believe the City has the means to buy additional land.

She concluded stating that the City could save a lot of money by no longer using the services of Bureau Veritas.

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

- A. Minutes from the Regular Scheduled Council Meeting held on May 19<sup>th</sup>, 2025
- B. Payment of Current Bills
- C. Second Reading of SEDC Resolution – Schulenburg Printing and Office Supplies, Inc.

City Secretary, Mason Florus, led discussion on a request to Encroach on City Easement. Florus explained that the resident at 206 Matula began building a fence on his property, and was told he is building in a City Easement.

Florus invited the resident, Mr. Richard Long, to address Council. Mr. Long handed out photos to Council and said he has 14 posts planted in the ground.

Mayor Koopmann asked Operations Manager, Darryl Moeller, if the City would need access back there. Moeller answered that there is an open line that runs between the houses. Now going forward, the City is trying to catch this to allow City crews to access utilities.

Mr. Long stated he plans on putting in a 9-foot gate.

Mayor Koopmann advised Council to hold off on making a decision until the City consults with their attorney.

Alderman Thomas agreed saying whatever the City decides he wants to do it the right way.

Mayor Koopmann announced that no action would be taken on Business Item A, and it will re appear on the June 16<sup>th</sup> agenda.

Mr. Florus led discussion on the Appointment of Officers to include City Secretary, City Administrator, Fire Marshal, Municipal Court Judge, and Chief of Police.

Florus explained the following officers were up for appointment:

- City Secretary – Mason Florus
- City Administrator – Tami Walker
- Fire Marshal – Steve Strickland
- Municipal Court Judge – Kayla Peters
- Chief of Police – Troy Brenek

Florus professed to Council that all these individuals are currently in their positions and it's recommended to approve the appointments as is.

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

Mr. Florus led discussion on Mayoral Appointments to replace vacated positions on The Planning and Zoning Commission and Board of Adjustments.

Florus read the following potential appointments for Planning and Zoning :

- Tina Bohlmann – Chairperson
- Robert Kuehler
- Patrick Prihoda
- Ruben Rodriquez
- Dennis Kleiber
- Danielle Toro
- Barrett Harvey
- Dennis Plochek – Alternate
- Reyes Diaz – Alternate
- Lisa Patten – Alternate

Florus then read the following potential appointments for Board of Adjustments:

- Ona Marak – Chairperson
- Ray Shimek
- Sherry Bubela

- Stephanie Pihoda
- Sheila Brossmann
- Brandon Paine – Alternate

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

Mr. Florus led discussion on setting Pre-Budget and Budget Workshop dates for the preparation of the FY2025-2026.

Alderman Thomas made a motion, seconded by Alderman Wick, to set the Workshop Dates for July 16<sup>th</sup>, and July 23<sup>rd</sup>, both at 4:00 P.M. at the Council Chambers. The motion passed unanimously.

Mr. Florus led discussion on Article 3.700: Right-Of-Way Agreement, Division 1. Permit Required for Working in Right-Of-Way to be added to the City's Code of Ordinances.

Florus explained to Council at the last meeting, the attorney did not have a final version of the agreement ready. Operations Manager, Darryl Moeller, provided Council with the final version of the agreement before the meeting.

Florus elaborated that staff and the attorney have been working on this for some time now, and recommendation is to pass as presented in the final version.

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

Municipal Court Judge, Kayla Peters', Chief Brenek's Police and Code Enforcement, Library Director, Thadious Polasek's, Fire Marshal, Steve Strickland's, and Operations Manager, Darryl Moeller's reports were included in Council's Packets.

City Administrator, Tami Walker, was absent and did not have a report.

Mayor Koopmann wanted to thank everyone in attendance and thanked them for their input. She reminded everyone that as a City Government, Council has laws and certain guidelines they have to follow when making decisions.

At 7:54, Council adjourned into an Executive Session pursuant to Local Government Code 551.072 (Deliberations about Real Property) Commercial Property along East Avenue and along Highway 90.

At 9:25, Council adjourned out of Executive Session. No action was taken.

Alderman Ahlschlager made a motion, seconded by Alderman Moellenberndt, to adjourn the meeting at 9:26. The motion passed unanimously.