

**CITY OF SCHULENBURG
SCHULENBURG, TX
June 16, 2025**

The City Council of the City of Schulenburg met in regular session on Monday, June 16, 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 included Operations Manager, Darryl Moeller, Permitting Officer, Kenny Schramek, and City Secretary, Mason Florus.

Visitors included Layne Vyvjala of the Schulenburg Sticker, Chairperson of the Planning and Zoning Commission, Tina Bohlmann, Robert Kuehler, Jeanine Ulrich, Josh Mendel, Ona Marak, Barbara Drabek, Coy Romine, Michael Ohnheiser, Jason Strickland, and Sam Blaschke.

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.

Under Presentations by Citizens, Sam Blaschke addressed Council. Mr. Blaschke expressed concerns about his neighbors not taking care of their properties. He stated the City needs to work to find a solution to enforce codes and ordinances.

Under Presentations by Citizens, Coy Romine signed up to speak but then declined.

Mayor Koopmann read a Proclamation celebrating Juneteenth.

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

- A. Minutes from the Regular Scheduled Council Meeting held on June 2, 2025
- B. Minutes from the Civic Center Workshop held on June 3, 2025
- C. Payment of Current Bills

Mayor Koopmann 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 318 Paulus Street, Schulenburg, Texas from Single Family Residential to General Commercial for the purpose of selling the property.

Ms. Bohlmann informed Council that there were no neighbors in attendance to oppose and the commission voted to allow the rezoning request.

Alderwoman Kleiber made a motion, seconded by Alderman Moellenberndt, to allow the rezoning request. The motion passed unanimously.

Ms. Bohlman led discussion on issuing a Conditional Use Permit for the Property located at 512 Baumgarten Street, Schulenburg, Texas for the purpose of operating a short-term rental.

Ms. Bohlmann explained that this property was originally given a conditional use permit to operate an Airbnb. When that owner sold the property, the conditional use permit expired. The current owner is now re applying to once again use the property as a short-term rental. No neighbors were in attendance to oppose, and the commission voted to approve the request.

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

Ms. Bohlmann led discussion on issuing a Conditional Use Permit for the property located at 912 Baumgarten Street, Schulenburg, Texas for the purpose of opening a dog grooming business.

Ms. Bohlmann reminded Council that this was the same property that was denied a re-zoning request and it was suggested to apply for a Conditional Use Permit. Ms. Bohlmann announced that the Conditional Use Permit was approved on the condition that it's only a 12-month permit and if it does not become a nuisance to the neighborhood, the resident can re-apply for renewal in a year.

Alderman Thomas made a motion, seconded by Alderman Ahlschlager, to allow the Conditional Use Permit. The motion passed 4-1 with Alderman Wick voting against.

City Secretary, Mason Florus, led discussion on the Mayoral Appointments to replace vacated positions on City Boards and Committees.

Florus professed to Council that these are in addition to the to the Planning and Zoning, and Board of Adjustments appointments made at the last meeting. Florus informed Council that if any Council Member wished to switch boards or committees, now would be the time. There were no changes.

Florus noted that City Staff contacted the various boards and made the necessary changes. All the individuals presented in Council's packets were updated except in the case of the Parks and Recreation Committee. Florus explained that Mrs. Virginia Meyer wished to step down. Mrs. Shalan Lichnovsky will replace her.

Alderwoman Kleiber made a motion, seconded by Alderman Moellenberndt, to accept the Mayoral Appointments as presented to Council noting Mrs. Lichnovsky replacing Mrs. Meyer. The motion passed unanimously.

Florus led discussion on purchasing tables and chairs for the Civic Center exceeding the \$20,000 spending limitation.

Florus informed Council that this quote is the same one discussed in the Civic Center Workshop. The quote is from Schulenburg Printing. The quote shows 70 tables at \$134 each and 400 chairs at \$39.50 each for a grand total of \$25,180.

Alderman Ahlschlager made a motion, seconded by Alderman Thomas, to purchase the tables and chairs. The motion passed unanimously.

Operations Manager, Darryl Moeller's report was included in Council's Packet.

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

Mayor Koopmann asked Moeller if the waterline project on James was complete. Moeller answered yes. Mayor also inquired about the waterline project at the Texan. Moeller replied that it was flushed today and everything should be good.

Alderman Moellenberndt thanked Public Works for putting out the flags. He stated that it makes the community feel good and shows everyone that Schulenburg is patriotic.

Mayor Koopmann read a thank you note from the family of Gladys Olle. The family thanked Council for the flowers sent for her funeral. Mrs. Olle was the first woman elected to the City Council in Schulenburg in 1984, where she served two terms.

Alderman Ahlschlager made a motion, seconded by Alderman Thomas, to adjourn the meeting at 6:47. The motion passed unanimously.