

**CITY OF SCHULENBURG
SCHULENBURG, TX
July 7, 2025**

The City Council of the City of Schulenburg met in regular session on Monday, July 7, 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, Roger Moellenberndt, and Clarence Ahlschlager. City staff present included 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, Jeanine Ulrich, Lisa Rolirad Barbara Drabek, Michael Ohnheiser, Nicole Michalke, Scott Gresham, Erin Wotipka, Debbie Preece and Sam Blaschke.

Mayor Koopmann called role and said a prayer over the meeting and its members while asking special blessings for the victims of the recent Central Texas Floods. Mayor Koopmann then 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 he spoke to Chief and claims that nothing is being done.

Mayor Koopmann announced that the proclamation for the Schulenburg High School Baseball Team will be presented at the first meeting in August.

Mayor Koopmann invited Debbie Preece with the Schulenburg Chamber of Commerce to Report on the 2025 Sausagefest.

Mrs. Preece stated that even though the weather wasn't favorable, the Chamber still had a successful Sausagefest.

She reported that 20 non-profits participated and raised \$29,727 for their respected organizations. There were 100 entries in the 6 sausage categories along with 10 wine, 17 pickle, and 11 sauerkraut entries.

The Sausagefest received \$24,000 in HOT funds from the City and the total expenses totaled \$24,395.

Board of Adjustments Chairperson, Ona Marak, was absent and Council did not hear her report from a request for a Variance from Table A of Section 5 of Chapter 14A of the Schulenburg Code of Ordinances to reduce the front setback from 25' to 5' so a fence can be installed to line up with the neighboring fences at 106 Keuper Avenue, Schulenburg, Texas.

Alderman Moellenberndt 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 June 16, 2025
- B. Payment of Current Bills

Mrs. Walker invited Stanley Pesek, representing the Schulenburg Knights of Columbus, to present to Council on a Hotel Occupancy Tax Fund request for the Schulenburg Knights of Columbus for the Schulenburg Festival Softball Tournament.

Mr. Pesek presented a packet to Council. Mr. Pesek broke down the budget for the tournament and stated that the KCs are anticipating \$8,100 in expenses.

Mayor Koopmann reminded Council that \$10,000 was budgeted.

Alderman Thomas made a motion, seconded by Alderwoman Kleiber, to grant \$8,100 in HOT Funds to the Schulenburg KCs. The motion passed unanimously.

Mrs. Walker invited Scott Gresham, representing the Schulenburg Festival, to present to Council on a Hotel Occupancy Tax Fund request for the 2025 Schulenburg Festival.

Mr. Gresham handed out a worksheet to Council showing the Festival's budget. Mr. Gresham claims that advertising, the women's softball tournament, rodeo, and security are all facing increases. The Festival is also bringing back a carnival and the Festival themselves are sponsoring said event.

As a result, the Festival is requesting \$65,000. Mayor Koopmann reminded Council that the City budgeted \$60,000.

Alderman Moellenberndt made a motion, seconded by Alderwoman Kleiber, to grant the Festival \$60,000. The motion passed unanimously.

Mrs. Walker invited City Secretary, Mason Florus, to lead discussion on amending the Civic Center Rental Contract.

Florus professed to Council that City Staff took the items discussed at the Civic Center Workshop, and amended the existing Civic Center Contract. The new contract was presented in Council's packets and unless any changes are made here tonight, it would be ratified as presented with the new prices, added rules, and new layout.

Alderwoman Kleiber made a motion, seconded by Alderman Ahlschlager, to accept the Civic Center Rental Contract as presented. The motion passed unanimously.

Mrs. Walker led discussion on purchasing Lightning Protectors that exceeds the \$20,000 spending limits for the following locations: Well #9, Main Plant (Wolters Ave.), Well #12, and Well #13.

Mrs. Walker read the details of the quote including all the equipment and installation of the protectors.

Mayor Koopmann asked if this was budgeted. Mrs. Walker answered no but stated there is money left from the College Street project since the EDC donated funds. Mrs. Walker added City Staff wishes to move forward with the lightning protectors because this is a public safety issue.

Alderman Ahlschlager made a motion, seconded by Alderman Thomas, to purchase the lightning protectors. The motion passed unanimously.

Under Mayor's Comments, Mayor Koopman stated that she went back and researched prior Code Enforcement Reports. April of 2025, Code Enforcement wrote 36 warning tickets for tall grass, 4 animal complaints, and 12 violations of City Ordinances.

In May of 2025, Code Enforcement wrote 42 warnings for tall grass, 10 for animal complaints, and 5 violations of City Code of Ordinances, and 2 for junk vehicles.

In June of 2025, Code Enforcement wrote 64 warnings for tall grass, 17 for animal complaints, 13 violations of City Code of Ordinances, and 4 for junk vehicles.

Mayor stated that the City is working to try to enforce codes but it starts with the citizens, and if the citizens wish to take care of their properties.

Chief Brenek interjected that there is a process when issuing these warning before the City can take further action. He also stated that different people have different standards and although a property may not be up to our personal standards, they still may be compliant by the standards set by the law. He concluded it is a long process and may not always yield instant results.

Mayor announced that the Civic Center Open House will be Thursday, July 24th from 5:00-7:00 P.M.

Alderwoman Kleiber asked what Council could do to help Code Enforcement. Chief answered that the monthly reports he gives in the packets have addresses on them. He stated if citizens are concerned about an address, they can see that the City is already working with said property owners.

Mayor concluded once again asking for continued prayers for everyone affected by the Central Texas Floods. She also thanked all the first responders, volunteers, and everyone who donated for the relief and recovery.

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 all included in Council's Packets.

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

- June 25th, interviewed several candidates for the Regional Inspector, no hire as of yet
- June 30th, met with Chief about Code Enforcement
- July 2nd, met with a potential developer
- July 4th, City Offices were closed
- Today, paving conducted at the Sports Complex, Melba, Matula, and East N. Main

Mrs. Walker then stated that she wished to give a timeline on the events of City Hall.

She began, "My report is going to be a little different this evening, as I would like to address our citizens that continue to show interest at our meetings. We all have a care and love for our community. Let me first say 'Thank You.' I also want to take the time to thank the Schulenburg Sticker for being here to report every meeting. And, to Andy Behlen for reaching out on occasion to report on City Hall and other news as well. We hear accountability and transparency – I feel that has been done."

"However, I am going to give a recap of 'why we are- where we are today.' Our minutes from the April 21st meeting were posted to a social media group with concern of a decision that city council made on City Hall."

Mrs. Walker continued, "What is interesting to me about those minutes is – has anyone looked to see who was in attendance at that meeting? Darrell Vyvjala, The Schulenburg Sticker and Mr. Michael Ohnheiser (at that time a candidate running for Mayor). So, I would like to step-back and present the facts that were brought forth to City Council. Mayor Koopmann and Council – if you feel that I have not conveyed the actions taken correctly, please correct me. Also, if I reflect on decisions that have been made – it is simply sharing previous discussions and actions taken."

Mrs. Walker then reported the following events in regards to City Hall (535 N. Main):

- November 2023 – Cracks were identified in City Hall and concern for the shifting of the foundation and building.
- January 22, 2024 – City Council meeting - Pictures were provided to Council of the cracks in the walls and floor of City Hall.
- February 5, 2024 – City Council meeting – informing Council that my staff and I were meeting with 6 different foundation contractors
- February 21, 2024 – City Council meeting – evaluating bids from the foundation contractors. And, communication provided to Mr. Dawson about the foundation at City Hall
- March 4, 2024 – City Council meeting – informed the Council that information on the foundation would be presented to them. Staff wanted to revisit with a couple of the companies.
- March 18, 2024 – City Council meeting - update on City Hall with no action and the hiring of TSI for soil samples to determine if moisture was in the soils.
- May 14, 2024 – Informed Mr. Dawson that the City would be making recommendation to City Council.

- May 16, 2024 – City crews identified that the drains were clogged behind Senglemann Hall. We worked with Garrett Pettit and also notified Dana Harper the owner of the building.
- May 20, 2024 – City Council was provided bids from all 6 Foundation Repair Companies. City Council heard from a Representative from FSS (Cody Broun) – he explained that they proposed 27 galvanized steel piers – 40’ft deep
- Additional information reflected in the minutes. Council approved FSS for the job \$65,187.
- May 22, 2024 – Signed contract with FSS
- June 4, 2024 – FSS will begin foundation work
- Plumbing and sewer line replacement work, while concrete is busted out.
- June 12, 2024 – water entered the building from TS Alberto. Server room, bathroom and CA's office. Contractor did not cover up their work on the outside of the building.
- June 17, 2024 – City Council did a walkthrough of the entire building prior to the council meeting. City Council was informed of the following needs: Conduct an Inspection of the building, Asbestos Inspection, Roof Inspection, Plumbers, and a possible Brick Mason. We were waiting on a Structural Engineer to respond to our request.
- June 20, 2024 – TS Beryl – City crews provided a makeshift drain, contractor removed and water into the building a second time that flooded same rooms, plus 3 offices.
- ServePro was contacted by FSS
- June 21-25, 2024 – Locate temporary offices due to ServePro's machines and smell from removal of carpet, removal of flooring and cutting into sheetrock
- June 27, 2024 – Started relocation process of City Hall – shut down to move offices.
- July 1, 2024 – City Council meeting – informed them FSS conducted another walkthrough to inspect the foundation work.
- July 10, 2024 – Met with ServePro on status of City Hall
- Met with the Adjuster from FSS
- July 12, 2024 – Claim filed with FSS
- July 12, 2024 – Adjuster from TML
- July 15, 2024 – City Council meeting - informed City Council of all that was transpiring with City Hall
- July 18, 2024 – Reached out to Terracon for assistance with the Structure and Engineering
- July 23, 2024 – Terracon responded suggesting a Forensic Structural Engineer
- August 5, 2024 – City Council meeting - Contact was made with Ryan Kalina
- August 15-16, 2024 – Ryan Kalina scheduled a walk-through of City Hall
- October 4, 2024 – Forensix Structural Engineer sent over scope of work
- October 7, 2024 – Council Meeting – proposal received from Forensix and would be on the next agenda for consideration.
- October 21, 2024 – City Council meeting - Hired Forensix Structural Engineers – Phase 1 - \$9,000
- November 4, 2024 – City Council meeting – informed them of Records Retention and Shred-it to assist with Old Records at City Hall

- November 18, 2024 – City Council meeting - Forensix Structural Engineers on site – next step to inspect black metal and marble veneer on building
- December 2, 2024 – City Council meeting - Forensix will have an update after the first of the year on next steps
- January 6, 2025 – Staff to meet with Forensix and prepare for a workshop
- January 13, 2025 – Workshop on City Hall – agreed to proceed. Forensix will provide Phase 2.
- January 16, 2025 – Phase 2 – Forensix – A= Cladding Removal and Repair Design \$14,000 and B= Space Planning and Design \$19,000
- February 19, 2025 – Bids for removing the Cladding on City Hall
- March 4, 2025 – City Council meeting - Council informed on bids received on cladding ranging as high as \$294,000 to low bid of \$35,850. Recommendation was low bid from Masix hired for \$35,850
- March 17, 2025 – City Council meeting - Council updated that contractor is working 7 days a week to remove the cladding. Also, suggested to council to allow City Hall to house the PD and justify opening up the second floor. City Council was asked by property owner of 605 Upton – if they would be interested in purchasing.
- April 7, 2025 – City Council meeting - to set a workshop for City Hall in conjunction with Civic Center
- April 14, 2025 – Special Meeting on City Hall to authorize reasonable spending limits to allow for contractors to be hired.
- April 21, 2025 – Council Member Moellenberndt requested to revisit the City Hall in downtown or consider relocation at a future site.
- April 27, 2025 – PGAL hired to do an assessment for City Hall & PD
- May 6, 2025 – City Council meeting- the interest and concern for City Hall

Mrs. Walker continued, “As, the administrator to the City – it isn’t for a lack of informing City Council. The frustrating part, is when you have spent approximately a year and invested money into a project and we shift gears. Keeping in mind, we were repairing a building that had encountered water damage from the contractor that forced us to look elsewhere. The cladding was removed, due to the weight on the building. All necessary measures were being followed as recommended by the Forensix Structural Engineers.”

“However, on April 21st - Council Member Moellenberndt brought valuable concern and information forth to share with Council. Therefore, staff had to shift to a direction that Council voted and agreed to. We were then directed by Council to inquire on available property.”

“And, as directed by Council - we canceled our contract with Forensix Structural Engineers. Waterproofing the building and demolishing the inside was the next step. That needed to be done before soliciting an RFP (Request for Proposal) which is the bid package for the project. Our goal was to provide a workable space (a shell) to design and build.”

Mrs. Walker then stated, "There are a few obstacles amongst the building. City Hall has 3 ceilings – the main ceiling with two recessed ceilings with light fixtures and plumbing attached to two. One sprinkler system that still works and the other that does not. The plumbing was connected with Dawson's office and has been corrected, but shared sewer lines remain. Upstairs, we were able to expose the windows. There is an old AC unit that was not removed when the building was remodeled and a new unit installed. The upstairs was not a controlled environment. The goal was to open up the entire top story. In an attempt to move the Police Department and/or Council Chambers to City Hall."

"The assessment presented by PGAL is that – an assessment. They are not the hard numbers. In order to proceed, we need to advertise for a Design/Build RFP. Again, an opportunity for any bonded and insured contractor to provide a bid on this project."

"Council will need to make the decision on where home or the future home is for City Hall. And, for the record – Police Department has requested a remodel of their building since 2019. Our buildings are old and we are in need of updated facilities."

"Moving forward, we know this will be costly and have no intention of depleting our reserves. We will look at financing the building and/or buildings. Our reserves are healthy, but costs are higher."

Mrs. Walker concluded stating that so far, the City has spent \$152,308.55 on City Hall (535 N. Main).

Alderman Moellenberndt responded that his original comments about City Hall were in an effort to save money.

Mayor Koopmann announced to everyone in attendance that a decision will not be made tonight, the final decision on City Hall will take place at the next meeting, or the first meeting of August.

Then at 7:26, Council adjourned into an Executive Session pursuant to Local Government Code 551.072 (Deliberations about Real Property) Commercial Property along East Avenue, along Highway 90, and N. Main.

Council adjourned out of Executive Session at 9:02. No action was taken.

Alderman Ahlschlager made a motion, seconded by Alderman Moellenberndt, to adjourn the meeting at 9:03. The motion passed unanimously.