

**CITY OF SCHULENBURG  
SCHULENBURG, TX  
August 4, 2025**

The City Council of the City of Schulenburg met in regular session on Monday, August 4, 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 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, Andy Behlen with the Fayette County Record, Members of the 2024 Schulenburg High School State Semi-finalist Baseball team, SISD Athletic Director, Clay Ferguson, Schulenburg High School Principal, Callene Zapalac, Holly and Mike Czimskey, Chelsea Hall, Lonnie and Shelly Taylor, Steve and Debbie Strickland, Debbie Preece, Diana Mikesky, Renee and Shawn Mikesky, Paul Zapalac, Pat Faith, Gigi Marburger, Jeanine Ulrich, Lisa Rolirad, Kim Haba, Michael Ohnheiser, Randy and Jeannie Mican, Brian Lux, Erin and Ryan Wotipka, Karen Kokes, Maria Maelean, Hisrael Guajardo, and Jason Strickland.

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

Mayor Koopmann Asked to move Presentations, Proclamations, and Recognitions and Mayor Comments before Presentations by Citizens.

Mayor Koopmann read a Proclamation Recognizing the Schulenburg High School Baseball Team. Mayor Koopmann invited the baseball players and coaches in attendance to take a picture.

Under Mayor Comments, Mayor Koopmann wanted to address the negativity that has been going around on social media.

Alderwoman Kleiber also commented that this decision (the location of City Hall) is a difficult one and she and all of Council is not taking it lightly.

Alderman Thomas echoed Mayor and Alderwoman Kleiber's comments and stated that it all comes down to communication. If citizens have a question, they can make an appointment and get it answered.

Under Presentations by Citizens, Karen Kokes addressed Council. Mrs. Kokes stated that she was upset that the City changed their mosquito spraying days because of the Festival and she was unaware. She also claims that the chemicals the City uses are harmful to humans and animals. She asked Council to explore other options for mosquito control.

Under Presentations by Citizens, Jeannie Mican addressed Council. Mrs. Mican claims there is overwhelming support from the community to keep City Hall Downtown. She stated that recently she drove by Downtown and it was very "sad" to see it empty. She claims that if City Hall moves from Downtown, that lack of people visiting Downtown will continue.

Before Consent Agenda was voted on, Mrs. Walker noted that bills in the packet excluded a payment to WJC. They requested a wire transfer for \$302,212.05. Mrs. Walker asked to include this with the bills. For transparency purposes, she informed Council that \$62,230.27 is for street, and \$239,981.78 is for sewer. If Council approves, she will send the wire tomorrow.

Mayor Koopmann asked if this is for the work being conducted on College and East Ave. Mrs. Walker answered yes.

Alderman Thomas made a motion, seconded by Alderman Ahlschlager, to accept Consent Agenda Items A, B, C, D, E, and the addition of the transfer of funds to WJC. The motion passed unanimously.

- A. Minutes from the Budget Workshop held on July 16<sup>th</sup>, 2025
- B. Minutes from the Regular Scheduled Council Meeting held on July 21<sup>st</sup>, 2025
- C. Minutes from the Budget Workshop held on July 23<sup>rd</sup>, 2025
- D. Minutes from the Civic Center Caretaker Workshop held on July 28<sup>th</sup>, 2025
- E. Payment of Current Bills

Mrs. Walker led discussion on the future of City Hall, with the options to remodel City Hall (535 N. Main) and the Police Station (607 Upton Ave.) or build a municipal complex at an alternative site.

Alderman Thomas professed to Council that he was worried about water settling under City Hall and causing more foundation problems in the future if the City were to remodel the existing building. However, he stated that in his profession, he's come across French Drains that could benefit going forward at the 535 N. Main location.

Alderman Thomas made a motion, seconded by Alderman Moellenberndt, to remodel City Hall (535 N. Main) and the Police Station (607 Upton). The motion passed 3-2 with Alderman Wick and Ahlschlager voting against.

Mrs. Walker led discussion on the 2025 Proposed M&O Tax Rate and Setting a Public Hearing.

Mrs. Walker stated that she would like to summarize action taken by Council at a workshop approximately a year ago. "City Council attended a workshop to discuss the financing options of the Civic Center. It was determined then to consider limited tax notes to finance any public project. The maximum maturity for the limited tax notes is seven years. The source used to pay the debt is the ad valorem tax. The amount that we set out to finance the Civic Center was \$1.3 Million, with an interest rate of 5.5%"

Mrs. Walker continued, "Now going forward, we need to determine the tax rate that has advertising and public hearing requirements. "The Fayette County Appraisal District provided our 2025 calculated No New Revenue tax rate and the Voter Approved Rate. Included is also the 2025 Debt Rate, the debt rate that is needed to generate enough levy to pay the debt. The rate is set .05642. According to section 2605 of the Tax Code, (this) requires the total ad valorem, the total tax rate, to be approved in two components – a maintenance and operations, and a debt service."

"The 2025 Voter Approval Rate includes unused increment rate of .25249. When you subtract the debt rate, the difference is .19607. We cannot exceed .19607 for maintenance and operations, if we do, we would trigger having to go out for an election."

Mrs. Walker reminded Council that these are separate items and it's up to Council to direct her in setting the rate so the City can meet the advertising requirements and conduct a public hearing.

Alderwoman Kleiber made a motion, seconded by Alderman Thomas, to Propose the No New Revenue Tax Rate of .18909, and set the public hearing for Monday, August 18<sup>th</sup> at 6:15 P.M. in the Council Chambers. The motion passed unanimously.

Mrs. Walker led discussion on the Proposed 2025 Debt Rate.

Mrs. Walker reminded Council of the numbers she presented are set by the Fayette County Appraisal District, .05642, and will generate the payment due on the Civic Center of \$219,170.

Alderman Moellenberndt made a motion, seconded by Alderman Wick, to accept the 2025 Debt Rate of .05642. 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 all included in Council's Packets.

Alderman Wick thanked all the Public Works for the work they did preparing for the Festival.

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

- Thank you to everyone who attended the Civic Center Open House
- Thank you to Mary Ann Firasek for her service to Meals on Wheels. The City hosted a small retirement gathering in the Council Chambers to thank her for her 20 years of serving that organization
- Burditt Consultants is still working on the survey
- Friday, August 1<sup>st</sup>, offer made and accepted to a new Regional Building Inspector. Waiting on the City of Weimar for more details. He is available to start after September 15<sup>th</sup>.

- Starting September 1<sup>st</sup>, The Texas Legislature is requiring governing bodies to post agendas for 3 business days. This will require the City to start posting agendas on the Tuesdays before City Council Meetings.

Mayor Koopmann congratulated the Schulenburg Festival Association for putting on a well-run and successful Festival.

At 7:11, Council adjourned into an Executive Session pursuant to Local Government Code 551.074 (Personnel Matters) Evaluation of City Administrator and Chief of Police.

Council adjourned out of Executive Session at 8:49. Council conducted and approved evaluations of the City Administrator and Chief of Police.

Alderman Wick made a motion, seconded by Alderman Ahlschlager, to accept the conducted and approved evaluations. The motion passed unanimously.

Alderman Ahlschlager made a motion, seconded by Alderman Moellenberndt, to adjourn the meeting at 8:50. The motion passed unanimously.