

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

The City Council of the City of Schulenburg met in regular session on Tuesday, September 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, Roger Moellenberndt, and Clarence Ahlschlager. City staff present included City Administrator, Tami Walker, Police Chief, Troy Brenek, Permitting Officer, Kenny Schramek, and City Secretary, Mason Florus.

Visitors included Darrell Vyvjala of the Schulenburg Sticker, Chairperson of the Planning and Zoning Commission, Tina Bohlmann, Erin Woptpka, Paul and Elizabeth Olsen, Jeanine Ulrich, Lisa Goodlander, Mike and Holly Czimskey.

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 Consent Agenda, Mrs. Walker informed Council that it was not in the packet of bills, but WJC is requesting their next payment. Mrs. Walker asked Council to add a wire transfer of \$305,225.65. If approved, the wire will be sent tomorrow.

Mrs. Walker also informed Council that the project is right under 50% complete.

Alderwoman Klieber asked when the project would be done. Mrs. Walker answered that the contract stated that work should be complete in 150 days.

Alderman Thomas made a motion, seconded by Alderman Moellenberndt, to accept Consent Agenda Items A and B, and authorize the wire transfer to WJC. The motion passed unanimously.

- A. Minutes from the Regular Scheduled Council Meeting held on August 18th, 2025
- B. Payment of Current Bills

Mayor Koopmann invited Planning and Zoning Commission Chairperson, Tina Bohlmann, to lead discussion on a rezoning request for the property located at 215 Old Highway 90 Loop, Schulenburg, Texas from Light Industrial to Mobile Home Residential for the purpose of selling the property for a mobile home residence.

Ms. Bohlmann professed to Council that the Commission met on August 13th. She added that many of the surrounding neighbors were in attendance and there was a lot of opposition to the rezoning allowing a mobile home.

Ms. Bohlmann stated that there was a motion and a second to deny the request and that motion passed unanimously.

Alderwoman Klieber made a motion, seconded by Alderman Thomas, to deny the request. The motion passed 3-0 with Alderman Ahlschlager abstaining.

Ms. Bohlmann addressed Council on a request for a Conditional use Permit on the commercial property located at 604 Lyons Avenue, Schulenburg, Texas for the purpose of operating an AIRBNB.

She informed Council that the owners were present at the hearing, and they currently own multiple short-term rentals in town. There were no neighbors in attendance and no opposition. The Commission voted to grant the Conditional Use Permit.

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

Mrs. Walker led discussion on a Contract for Assessment and Collection Services with the Fayette County Appraisal District.

Mrs. Walker explained to Council that it has been common practice for cities to work with their County Appraisal Districts to handle the assessment and collection of property taxes. The current agreement expires December 31, 2025. The proposed agreement will run from January 1, 2026 to December 31, 2027. Mrs. Walker then read the agreement.

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

Mayor Koopmann invited Chief Troy Brenek, to lead discussion on a Hotel Occupancy Tax Fund request from the Schulenburg Little League.

Representing the Little League Board, Chief Brenek reminded Council that the City budgeted \$31,000 in HOT Funds for this current fiscal year.

Chief proclaimed that the Little League is looking at multiple projects to perform at the Sports Complex such as new sidewalks behind the home dugout, dirt for fields, new rake attachment for the bunker rake, netting, and backstops.

Alderman Thomas made a motion, seconded by Ahlschlager, to grant the HOT Funds request. The motion passed unanimously.

Chief remained at the podium to lead discussion on a project at the Sports Complex, sponsored by the Schulenburg Police Department and Schulenburg Police Officers Association.

Chief elaborated that for years he has been wanting to host a kids' fishing tournament at the Sports Complex.

Chief has a quote from Henneke Fish Hatchery, to electroshock and remove the mud cats for \$887.50. Next, Henneke will come in and stock the tank with minnows, blue gill, and hybrid catfish and install 2 feeders for \$4,420.88.

Chief is proposing May 2, 2026 as the date for his inaugural fishing tournament. In the meantime, Chief asked for Council to restrict the public from fishing in the pond once it is stocked to let the fish grow and populate.

Mayor Koopmann asked Chief where these funds would come from, Chief replied that between the Police Officers Association and left over funds in this year's budget, the money is available.

Alderman Moellenberndt made a motion, seconded by Alderwoman Kleiber, to allow the Police Department to fund the project, and restrict access to the public fishing while the newly stocked fish grow. The motion passed unanimously.

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

Chief Brenek did inform Council that the PD is not doing their meet and greet this year. Instead, the PD is partnering with the Chamber to participate in National Night Out. On October 8th, from 6:00-8:00 P.M., the PD will host an event Downtown with live music and invite local business and non-profits to have booths Downtown to be part of the celebration.

Alderman Moellenberndt commented that he's happy to see the PD patrolling along 77 especially in the School Zone.

Mayor Koopmann added that she attended the grand opening of the new Food Court at the Fayette County Fair Grounds. She thanked Alderwoman Kleiber and Alderman Wick for attending as well.

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

- Darryl and I met with Tim with GameTime on potential grants for playground equipment.
- \$3.89 Million GLO grant project for drainage is still on track, we asked that citizens allow surveyors on their property to collect data if approached.
- Attended an EDC Meeting
- Mason and I attended a legislative update in Georgetown.
- As of today, 258 park surveys are turned in, that's up from 80 last meeting. 300-350 is the goal. The signs are delivered and will be disbursed throughout town. The deadline for the survey has been extended to September 12th.
- Was unable to attend the ribbon cutting for the remodeled SISD Football Stadium but congratulations on the progress of the renovation.

Mrs. Walker then announced that she wanted to provide clarification on PGAL. She stated that they were hired to provide a professional service. No permit has been pulled yet because the City has not hired a contractor and no work is being conducted yet.

Mrs. Walker broke down that to start the investigation phase of City Hall, it's going to cost \$23,800.

- \$9,500 for an environmental report
- \$6,500 for a structural investigation
- \$2,500 for piping camera investigation
- \$1,800 for lidar scanning
- \$2,000 to develop a demolition package
- \$1,500 to prepare a report

Mrs. Walker reiterated that the goal is to get a lifetime out of this building for the money that the City is going to invest, and that is PGAL's job. She added that Cities have to go about things differently with procuring bid packages, it's different than a citizen coming into a community and purchasing a building.

Mrs. Walker added that if it is the wishes of the Council to continue with the building, that they authorize her to proceed.

Mayor Koopmann asked Council to take the information passed out, take it home and read it, contact her individually with a yay or nay, and she will direct Mrs. Walker on how to proceed.

Mrs. Walker added that the environmental study on the PD will be an additional \$4,000 on top of the \$23,800. However, they will conduct simultaneously to save money and be more efficient.

Alderman Moellenberndt inquired about the insurance money for the water damage at City Hall. Mrs. Walker replied that she can't disclose that right now because the City is still working on a settlement. She added that a settlement agreement came in today and the City Attorney is currently reviewing it.

Alderman Ahlschlager made a motion, seconded by Alderman Moellenberndt, to adjourn the meeting at 7:08. The motion passed unanimously.