

**CITY OF SCHULENBURG
SCHULENBURG, TX
February 25, 2026**

The City Council of the City of Schulenburg met in a Workshop on Wednesday, February 25, 2026, at 5:00 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, Roger Moellenberndt and Clarence Ahlschlager. City staff present included City Administrator, Tami Walker, Police Chief, Troy Brenek, Public Works Director, Darryl Moeller, and City Secretary, Mason Florus.

Visitors included Darrell Vyvjala of the Schulenburg Sticker, Justine Markowski with PGAL, Drew Whittington with Government Capital Securities, Ona Marak, Erin Wotipka, Steve Roos, and Jeanine Ulrich.

Mayor Koopmann called role.

Mrs. Walker professed to Council that this has not been an easy task. Staff has worked diligently and is ready to move forward. Mrs. Walker reminded Council that Council voted to remodel City Hall and the Police Department simultaneously. However, there is not enough money in reserves to do both projects and keep 6 months of operating funds for the City.

As a result, the City will have to look at financing options and Ms. Markowski with PGAL and Mr. Whittington with Government Capital Securities is here to answer questions. Mrs. Walker announced to Council that these buildings are a need not a want. The two current buildings hinder staff from working efficiently.

Justine Markowski with PGAL, reminded Council of the needs assessment conducted by her organization for the PD. She presented Council with budget numbers. Option one is for the PD staff to move to a temporary office while construction is happening. Option two is to work on the building in two phases. Ms. Markowski informed Council that phase constructions increase the total price anywhere from 5 to 20%.

PGAL estimates for the total project of the PD including unknowns and inflation are listed below:

- Option 1 (Move Out) – \$3.3 – \$4.6 Million
- Option 2 (Phase Construction) – \$3.7 – \$5.1 Million

At 5:08, Alderman Wick entered Council Chambers and took his seat at the Dias.

Option 1's timeline would run about the same as City Hall (construction complete November 2027). Option 2 would be complete towards the end of January 2028.

Mayor asked if it was normal for cities to remodel two buildings at the same time. Ms. Markowski answered, yes, PGAL has worked on numerous projects where cities remodel multiple buildings at once.

Drew Whittington with Government Capital Securities presented to Council. Mr. Whittington explained the difference between a General Obligation Bond (requires an election) and Certificates of Obligation (can be enacted after 45 posting and a vote by Council).

Mr. Whittington shared spreadsheets with Council and gave rough estimates on a 25-year bond with different amounts of City Hall and the PD and how it would affect the tax increase.

A bond with the City Hall and PD Low Point Construction Estimate would yield an average payment of \$594,000 with a potential .0995 tax increase.

A bond with the City Hall and PD High Point Construction Estimate would yield an average payment of \$784,000 with a potential .1313 tax increase.

Whittington reminded Council that these are rough estimates to get an idea. Once Council decides he can provide more precise figures.

Alderman Moellenberndt asked what he would recommend. Mr. Whittington replied as a financial advisor, it's his recommendation to pursue a Certificate of Obligation.

Mayor Koopmann announced that it's on the next agenda to vote on the direction Council wishes to choose for City Hall and the PD.

Alderman Ahlschlager made a motion, seconded by Alderman Moellenberndt, to adjourn the workshop at 6:44. The motion passed unanimously.