

**CITY OF SCHULENBURG
SCHULENBURG, TX
May 18, 2026**

The City Council of the City of Schulenburg met in regular session on Monday, May 18, 2026, 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 Randy Mican. City staff present included City Administrator, Tami Walker, Public Works Director, Darryl Moeller, Police Officer, Byron Powe, and City Secretary, Mason Florus.

Visitors included Layne Vyvjala of the Schulenburg Sticker, Planning and Zoning Comision Chairperson, Tina Bohlmann, Amanda Kridel and Steph Shroyer with Senior Connections, Jeannie Mican, Ruben Rodriguez, Mike Czimskey, Debbie Preece, Ona Marak, Ryan and Erin Wotipka, Pat Faith, Chad Zimmermann, Jeanine Ulrich, Lisa Rolirod, Michael Ohnheiser, Steve and Debbie Strickland, Jason Strickland, and Lonnie and Shelly Taylor.

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, Amanda Kridel, Executive Director of Senior Connections, presented to Council. She thanked the City for their help with the organization over the years. Their membership has grown from 45 members in 2022 to 420 in 2025. In 2025, the organization provided 7,300 meals to local seniors at no cost. She asked Council to possibly consider the group utilizing the Civic Center since they are outgrowing their current building in Wolters Park.

Under Presentations by Citizens, Micheal Ohnheiser, addressed Council. Mr. Ohnheiser stated that he would like to see dirt work to fix drainage in Wolters Park, not concrete.

Under Presentations by Citizens, Chad Zimmermann addressed Council. He stated he hopes Council keeping City Hall Downtown provides a usable space for the City and not a "money pit." He gave several different avenues he would like the City to consider for the building (535 N. Main).

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

- A. Minutes from the Regular Scheduled Council Meeting held on May 5th, 2026.
- B. Payment of Current Bills.

Mayor Koopmann invited Planning and Zoning Comision Chairperson, Tina Bohlmann, to the podium for the next two agenda items.

Ms. Bohlmann led discussion on issuing a Conditional Use Permit on the commercial property located at 1209 Summit Street, Schulenburg, Texas, for the purpose of operating an AIRBNB.

Ms. Bohlmann informed Council that the Commission met on May 12th, there is a house on the property they are wishing to turn into a short-term rental. There were no neighbors in opposition, and the Commission granted the permit for 2 years.

Alderman Moellenberndt made a motion, seconded by Alderman Wick, to approve P&Z's ruling. The motion passed unanimously.

Ms. Bohlmann led discussion on a Replat at 707 Paulus Street, Schulenburg, Texas, splitting a 100' by 200' lot to create a Wolf Street Address for the purpose of building a home on said new lot.

Ms. Bohlmann explained that the current lot stretches from Paulus to Wolf Street. The owner wishes to split the lots so a future home can be put on the Wolf street side. The Commission approved the replat.

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

Mayor Koopmann led discussion on nominating a Mayor Pro-Tem. Mayor Koopmann stated that she thought it over and is nominating Alderwoman Kathy Kleiber.

Alderman Thomas made a motion, seconded by Alderman Moellenberndt, to accept Alderwoman Kleiber as Mayor Pro-Tem, the motion passed unanimously.

Ms. Walker led discussion on omitting Mayor Pro-Tem, Clarence Ahlschger, from the signature card and replacing with newly appointed Mayor Pro-Tem, for all accounts held at the City's Depository, Cadence Bank.

Ms. Walker stated that this is imperative to have Alderwoman Kleiber on the signature card as a back up for signing checks. Council needs to approve because the bank will need a copy of the minutes.

Alderman Thomas made a motion, seconded by Alderman Mican, to omit Mayor Pro-Tem, Clarence Ahlschger, from the signature card and replacing with newly appointed Mayor Pro-Tem, Kathy Kleiber, for all accounts held at the City's Depository, Cadence Bank. The motion passed unanimously.

Ms. Walker led discussion on accepting a bid to mulch the limbs located at the Limb and Leaf Disposal Site.

Ms. Walker elaborated that the bid is from Eggemeyer Land Clearing, LLC. for \$74,375.25. Ms. Walker explained that the City budgeted \$40,000. The quote is more than expected because the

volume of brush is more than expected. The site is about 75% capacity, mostly because of the recent storms where the City hauled over 50 loads for citizens.

She concluded that she's confident she can find the money in the budget because several other projects have come in under budget.

Alderwoman Kleiber made a motion, seconded by Alderman Thomas, to accept the bid. The motion passed 4-1 with Alderman Wick voting against.

Mayor Koopmann invited Alderman Moellenberndt to lead discussion on adjusting the rental rates for the Civic Center.

Alderman Moellenberndt stated he wanted to decrease the rates to hopefully gain interest in potential renters having events there. He is suggesting cutting the rate in half but wanted to get Council's thoughts.

Mayor Koopmann suggested that after hearing Senior Connections presentation, possibly keeping them as a constant tenant.

Ms. Walker interjected that a this would be a lot to think over and not necessarily make a decision tonight.

Mayor Koopmann asked Council to move this item down the Agenda to after Item 9 B.

Ms. Walker led discussion on an insurance settlement between the City of Schulenburg and Amerisure Mutual Insurance Company.

Ms. Walker informed Council that after City Hall (535 N. Main) flooded in June 2024, she sent a claim including moving costs later that July to Groundwork's insurance. In August of 2025, Amerisure sent a claim settlement. City's Legal did not agree with some of the language in the settlement. Both sides now have an agreed upon settlement of \$298,692.39

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

Ms. Walker led discussion on scheduling a Pre-Budget Workshop.

Ms. Walker wanted to announce the following position shifts that will take place in City Hall. Julie who does AP and Court will be retiring May 22nd. Kenny is shifting away from permits and will be a financing officer. Mason is taking on court while dropping HR and payroll. Billy will take the permits and P&Z / BOA since he is the current City Inspector. Megan will continue as the Billing Manager. The City will hire a front desk representative to assist Megan and a HR/Payroll officer.

As a result, Ms. Walker asked for patience as staff adjusts going into this budget cycle. She wants to plan early to give Kenny plenty of time to prepare his first budget. This will be the meeting where the City invites local non-profits to make their requests.

Alderwoman Kleiber made a motion, seconded by Alderman Mican, to schedule the Pre-Budget Workshop meeting for Wednesday, June 10th at 5:00 P.M. at the Council Chambers. The motion passed unanimously.

Ms. Walker led discussion on the future plans and financing of a Water Well. This is only a discussion item; no action would be taken. Ms. Walker informed Council that she and Darryl attended the last EDC Meeting. There is discussion that the EDC may contribute to cover the engineering fees. Right now, the process will take about 2 years and it is estimated to cost around \$2.5 million.

The current casing at Henerson Hill broke, it was repaired but as a result, the well is not producing like it used to. Plans are to drill a new well on that site. Darryl and Water Supervisor, Darren Redding, are exploring other funding options through potential grants.

Council instructed Ms. Walker to pursue another bid, talk to the EDC again, and put the item on an agenda in the near future for a vote.

Ms. Walker led discussion on the future plans and financing of City Hall (535 N. Main) and the Police Department (607 Upton Ave.), or a Municipal Complex. This is only a discussion item; no action would be taken.

Ms. Walker informed Council that the current tenant in the back of the office is moving out June 1st. The City is working on modifying the lease to obtain more office space.

Mayor Koopmann announced that there was an email in Council's packet. The email was from Jeff Gerber of PGAL. Mayor Koopmann read the email in its entirety for the citizens in attendance at the meeting. The email highlighted the difficulty and added expenses of demolishing the current building at 535 N. Main because of the shared walls. Even if the City demolishes the building, it will also be challenging to build on that same site.

Alderman Mican stated that he believes the Police Department is "fine." He inquired about City Hall being taken down to a one-story building. Public Works Director, Darryl Moeller, added that would still be the issue of jeopardizing the neighbors' structures removing half of the walls.

Alderwoman Kleiber said action needs to be taken as soon as possible. She continued that the majority of tax payers want the building Downtown and that's what Council needs to do, but also include some money for the PD.

Alderman Wick stated that he thinks the focus should be on City Hall, and every year, budget for PD improvements.

Council instructed staff to obtain numbers from PGAL on City Hall Downtown with options of Council Chambers on the top and bottom floor.

Mayor Koopmann re-visited item 8 F, adjusting the rental rates for the Civic Center. After discussion, Council proposed the following rates:

\$2,000 - Full Day (\$500 Deposit)

\$1,000 – Half Day (up to 4 hours) [\$250 Deposit]

\$200 For Each Additional Hour

\$250 Day Before Set Up Fee

\$300 All Day For Non-Profits

Alderman Mican made a motion, seconded by Alderman Wick, to accept the new rental rates. The motion passed unanimously.

Under Mayor's Comments, Mayor Koopmann invited Council to the Annual Memorial Day Service at 10:00 A.M. at the Pavillion Monday, May 25th.

Public Works Director, Darryl Moeller's report was included in Council's Packets.

City Administrator, Tami Walker, reported the following:

- Attended the EDC Meeting
- Outside Staff is prepping Wolters Park for the Annual Graduation Party
- Will be attending the Annual Memorial Day Service
- Johnnie Demel and I participated in the Schulenburg Elementary Color Run
- Continuing to work with Gardenia Janssen Animal Shelter
- Will contact PGAL with new direction set tonight
- Will conduct interviews for City Hall positions, probably next week

Alderman Moellenberndt made a motion, seconded by Alderwoman Kleiber, to adjourn the meeting at 9:01 P.M. The motion passed unanimously.