


City Council Regular Meeting

DEPARTMENT: Public Works
FROM: Justin Scharnhorst, Deputy Director of Public Works
MEETING: May 18, 2026

SUBJECT:

Consider and take possible action on a minute order ratifying expenditures related to mitigation and restoration efforts associated with the City Hall flooding event, in the amount of \$532,669.02. (Staff Contact: Justin Scharnhorst, Deputy Director of Public Works)

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 <p>Dynamic & Preferred City Through Managed Growth</p>	<p>2.5 Develop and maintain facilities and utility services</p>

SUMMARY:

On March 11th, 2026, the west wing of City Hall sustained significant water damage as a result of water intrusion associated with exposed electrical conduit infrastructure related to the demolition activities at the former City Annex located at 225 W. Renfro. The exposed conduit created a pathway for water to enter the facility, resulting in substantial interior flooding and damage to approximately 5,500 square feet of the building.

Immediately following the incident, staff initiated the City’s emergency response procedures to protect public assets, minimize operational disruption, and prevent secondary damage to the facility. In coordination with Texas Municipal League Intergovernmental Risk Pool, staff engaged an in-network mitigation contractor to begin emergency mitigation and restoration activities. Mitigation efforts commenced within hours of the event and included water extraction, removal of damaged materials, moisture monitoring, controlled drying, environmental remediation, and stabilization of impacted building systems. These efforts concluded April 26, 2026 and ensured the facility was properly remediated and prepared for reconstruction.

Consistent with Council Policy 36 regarding emergency expenditures and procurement procedures, staff is seeking Council ratification of the emergency actions taken in response to this incident. Staff's actions were necessary to immediately limit additional property damage and expedite recovery of critical public facilities.

With mitigation complete, reconstruction is able to begin. This will include restoring affected furniture, fixtures, and equipment to restore the City Hall to full operation. At this time, reconstruction is anticipated to be completed early summer.

Summary:

Vendor	Service	Amount
Legacy Property Restoration	Mitigation efforts – executed by City Manager	\$130,173.38
Polarity Networks	Server relocation -Authorization for direct payment executed by City Manager	\$94,539.09
Rainbow International	Contents storage – Authorization for direct payment executed by City Manager	\$34,026
Legacy Property Restoration	Reconstruction – will require City Manager authorization	\$155,443
Royer Commercial Interiors	Furniture replacement – will require City Manager authorization	\$70,154
Project Contingency	10% to account for unforeseen issues related to the project and will work through the risk pool for direct payment authorization, or executed by City Manager, if approved.	\$48,333.55

RECOMMENDATION:

Approve the ratification as presented

PRIOR ACTION/INPUT (Council, Boards, Citizens):

N/A

REFERENCE:

N/A

FISCAL IMPACT:

Proposed Expenditure: \$92,177.47
Account Number(s): 70020 (FA2303)

Fund: 402-4A Non-Bond Capital
Account Description: Construction

Proposed Revenue (TMLIRP Reimbursement \$440,491.55)

STAFF CONTACT:

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