

**CITY OF SCHULENBURG
SCHULENBURG, TX
January 13, 2025**

The City Council of the City of Schulenburg met in a Workshop on Monday, January 13, 2025, at 4:00 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, Frank Wick III, Roger Moellenberndt, and Clarence Ahlschlager. City Staff present were City Administrator, Tami Walker, Operations Manager, Darryl Moeller, Projects Coordinator, Glenn Polasek, and City Secretary, Mason Florus.

Visitors included Chris Kahanek, Senior Vice President of Forensix Design, and Iván Velasquez.

Mrs. Walker addressed Council stating that the purpose of this workshop is to determine what the future is for the building located at 535 N. Main. She stated that it is in the City's best interest to move Council Chambers to the City Hall Building. She believes the City has an opportunity to bring the building back to life. There is opportunity to utilize the second floor, and bring the exterior of the building back to its historical appearance, and make the interior very modern and functional.

Mrs. Walker then invited Chris Kahanek, Senior Vice President of Forensix Design, to start his presentation.

Mr. Kahanek started off by informing Council that the roof is old but in good condition. The "flat roof," which is where the water drains off from the main building north down onto the roof of the current Multipurpose Room, will need a simple roof repair.

Mr. Kahanek continued that there is a lot of flexibility because you could eliminate almost any wall on the first floor. There are three pillars and load bearing masonry walls in the vault and the current bathrooms. The rest of the walls could be demolished.

As far as the stairs, Mr. Kahanek stated that the stairs are in a great location and with some minor improvements, they will suffice.

Mr. Kahanek informed Council that there is another load bearing masonry wall on the second floor that cannot be moved, providing less flexibility. There are currently three layers of ceiling. Unfortunately, the original ceiling is in too bad of shape to utilize.

Mr. Kahanek concluded his presentation by professing to Council that the "bones aren't perfect, but they're pretty good and with some strengthening, there is a lot of flexibility."

Mayor Koopmann asked what the next step is. Mr. Kahanek replied to remove the "skin." He continued, once the tin and marble are removed, the south façade should be in good shape after some minor patching and cleaning the brick. However, the west side will be a challenge. There are some gaping holes that need to be filled once the marble is removed, and that side will need to be covered with something like a brick veneer.

Attention then turned to the relocation of Council Chambers. City Staff and Mr. Kahanek determined that the best place for Council Chambers would be in the current Multipurpose Room. Plans would be to tear down the wall of the "back vault" opening up the room making it a narrow but long room that according to the 2018 IBC could hold 155 people. The proposed

room would be about 2/3 the size of the current Council Chambers. Also, there are plans to possibly add a unisex restroom to the proposed Council Chambers so there would be no reason for the public to walk to the south and enter City Hall.

Moving Council Chambers to the second floor would see the chambers being even smaller, and there would have to be a second stairwell put in.

Mr. KahaneK concluded that logistically, the next step is to take the skin off, patch holes so it's air tight, then you can get an accurate estimate on cost for the exterior.

Mayor Koopmann announced that she hasn't heard any complaints from citizens. She stated the City needs to start the process so staff can start moving back. Mayor also inquired what Mr. KahaneK's role would be moving forward.

Mr. KahaneK replied that he could work up Phase II Services. That would include writing the RFP to remove the skin, suggesting contractors, and monitor the skin removal, patching, and work with staff on the interior finished space plan.

Alderwoman Klieber said that she suggests the City move on to phase II. Alderman Moellenberndt agreed.

Mayor Koopmann instructed the City Administrator to continue working with Mr. KahaneK and move onto phase II.

Alderman Moellenberndt made a motion, seconded by Alderwoman Klieber, to adjourn the workshop at 5:04. The motion passed unanimously.