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MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: JOSHUA TETZLAFF, CITY ADMINISTRATOR
SUBJECT: FUTURE OF CITY HALL
DATE: FEBRUARY 25, 2026

As part of the Facility Study that was completed in 2023, one of the recommendations was to begin planning the future of City Hall. Various options and timelines were given during the study, but it was recommended that the City decide on a future for City Hall so that it could begin planning how to best address that future.

Some of the various options for City Hall included:

- 1) Do nothing. While doing nothing was an option given, even doing nothing does not come without planning and price tag. As part of the Study process, Wold Architects identified a number of maintenance issues that were needed with the existing City Hall building, including updating the HVAC, replacing the roof, performing a tuck point on the exterior brick, replacing all of the windows, and refreshing the carpets/ceilings. In the estimates in 2023, Wold estimated these maintenance items may cost around \$1.86m. I have included the first update Wold Architects gave the City Council on October 27, 2022, to the packet. This presentation laid out their recommendations of maintenance issues with City Hall.
- 2) Renovate City Hall. A second option would be to renovate City Hall to a greater extent, from moving a few walls to demolishing portions of the building and redesigning the layouts to meet the current needs of the City and to meet space and use needs into the future. The extent of this would be just how far the City Council would like to take the project. It may include removing the old Parks Garage on the west side of the building or even removing the old Police Department.

Wold imagined a full remodel that would include demolishing the building starting with the police department and the park garage, and completely remodeling the historic portion of the building. Their initial idea moved the City Council Chambers to the first floor, opening up the second floor as a large meeting/community space. A “new” administration wing of City Hall would then be built west of the historic structure, being designed to remove the step-down effect that exists where stairs are continually used as the building steps down. The building could be designed to be built in phases and expandable in the future if need be. Estimates during the study had this around \$6.9m (around \$355/SF) for the full remodel and redesign of City Hall.

- 3) New City Hall. A third option would be to build a new City Hall at a new location. This could be done on land the City currently owns or may include buying new land. The possibilities for this option become almost endless, and the price tag is varies as well. New construction is estimated by Wold to cost about \$600/SF from other projects they have seen be done.

The project would also allow for some flexibility in how the building operates. I know in the past, a discussion was had about possibly pairing the building with housing. I have also had conversations with former Mayor Jirik about the possibility of moving City Hall to Memorial Park, redesigning how 2nd Street flows through Memorial Park to close off the golf course parking lot to through traffic, and creating a City Hall/Pro Shop. This would potentially solve two problems with one structure. The point being, a brand new structure, while likely costing more than a renovation, allows for future possibilities for the structures use and location.

Through this, I would like the Council to start having discussions about the future of City Hall. If the City is going to continue utilizing this building, especially for at least the next ten year years, I recommend beginning to tackle some of the maintenance issues that were reported. Without doing them, the building may likely start to degrade quickly and force the City's hand to the future of City Hall.