



To: Mayor and City Council
From: Dylan Mulfinger
Subject: 2023 City Hall Renovation
Date: 4/24/2023

Well, here we are. Another failed attempt to remodel and improve City Hall. The city bonded \$350,000 in 2021 to make improvements to City Hall. In 2019 the city was one vote away from completely renovating City Hall for \$966,000. On April 18, 2023, the city received one bid to moderately renovate City Hall for \$970,000. I had worked with staff to work toward a funding number of \$820,000, but the city cannot take on another \$152,522 to complete this renovation.

The continued failing of the organization to remodel City Hall is because of the constant pressure to turn an outdated building into a viable City Hall. The City Administrator recommends council goes back to their City Hall Committee and challenges them to bring a five-year plan that includes plans for renovating a different building in the community, building new, or building with a new fire station. The committee must include in their five-year plan funding options and the realistic investment of 1.5 million for City Hall no matter whether it is a renovation or building a new structure. This must also include plans for the current City Hall and its future.

The City Hall project will have to go to a vote and the council must be able to show careful planning and many years of hard work went into determining the best options for City Hall and the community. This plan must include setting aside money and staying diligent in making an improvement.

In the meantime, the city must still spend the \$350,000 in bond money as a two-year window is required for all bond proceeds. The City Administrator recommends \$200,000 toward small renovations and a study to see more options for City Hall. The remaining \$150,000 could be reallocated to pay of street projects with the county.

While this is a setback, continuing to try and better the community and organization should always be recognized as positive progress.



Letter to Council May 20. 2019

To: Mayor and City Council

From: Dylan Mulfinger

Subject: Oelwein City Hall

Date: 5/20/2019

On Monday we will review three buildings that I looked at with our architect.

- 955 North Frederick (pole barn)
 - \$230,000+430,100= \$660,100
- 1005 North Frederick (old grocery store)
 - \$290,000+819,000= \$1,109,000
- 30 North Fredrick (Humach)
 - \$165,000+589,900= \$754,900
- New build
 - \$1,845,400

The current City Hall would cost and be paid for according to the following:

Item	Cost	Funding Source
Renovation	\$745,000	\$725,000 Loan \$20,000 Donaldson Sale
Roof (metal shingle with insulation)	\$204,000	\$125,000 Franchise Fee \$80,000 Donaldson
Move	\$5,000	General Fund
Temporary Location	\$12,000	General Fund Reserve
Total	\$966,000	