



## Agenda

City Council Work Session Meeting  
Oelwein City Hall, 20 Second Avenue SW, Oelwein, Iowa  
6:30 PM

February 24, 2025  
Oelwein, Iowa

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**Mayor:** Brett DeVore

**Mayor Pro Tem:** Matt Weber

**Council Members:** Karen Seeders, Anthony Ricchio, Lynda Payne, Dave Lenz

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### Pledge of Allegiance

### Discussions

- [1.](#) Presentation from Matt Construction on the \$150,000.00 partnership for the Catalyst Grant.
2. Update on Summer Fest.
- [3.](#) Review of Aquatic Center and Wellness Center information.

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### Adjournment

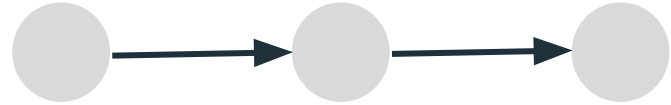
In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 319-283-5440

# 1 S Frederick Rehabilitation Proposal V2

Mätt Construction, Inc.

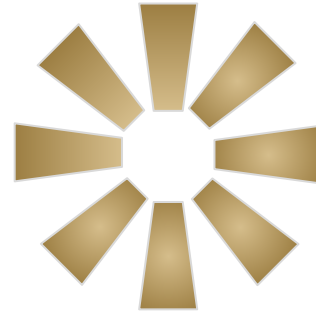
# Agenda

- Current status
- Review of existing conditions
- Why Denied
- Revised Project priorities
- Financials
- Design Intent



# Current Project Status

- Pre-application submitted and approved for IEDA Community Catalyst Grant
- Final grant application due April 15





Item 1.

Existing Facade



Existing Facade





Structural Exploration Apartment on North Side





Upper-Story Apartments Additional Photos



# Why Denied in 2024?

Brick with metal panels above: “We can’t fund this” - caused loss of points in multiple areas

Not enough detail provided on finishes proposed in apartments and what historic features will be preserved

Historic photos should be used to thoroughly guide the development

No description of the types of residential units planned - 1BR, 2BR, etc.

No contingency in the project budget

City letter of support \$ value of funding did not match the application

Current building photos were not labeled

More terms on bank letter are required

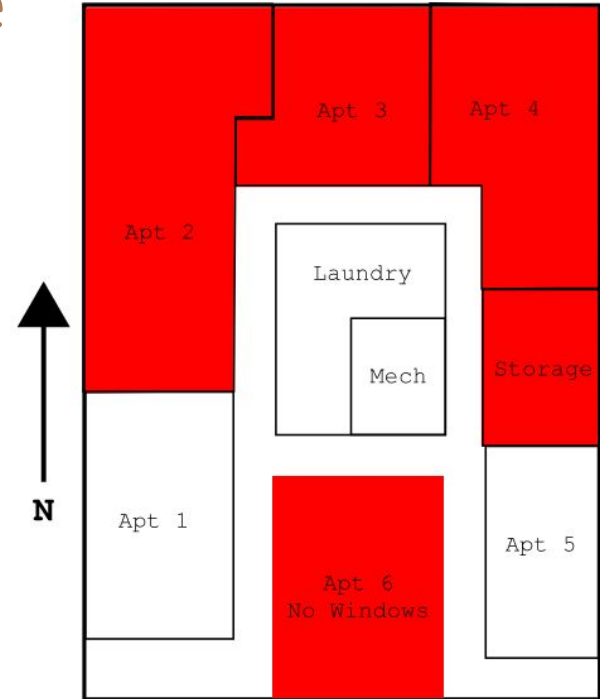
# What Has Changed

Shifted design to highlight historic photo features:

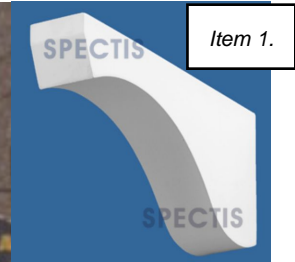
- Exterior facade went from 50/50 brick and metal to 100% brick - \$\$\$
- Added parapet corbeling detail
- Added a couple more windows

# Project Priorities & Schedule

1. Structural Repairs Required at North Wall
  - a. Reopening of available storefront space
  - b. Finish updates on North and West sides
  - c. Adding exterior door and windows
2. Upper-Story Housing Improvements
  - a. Complete demolition of unoccupied apartments
  - b. Adjust floor plan adding one rentable unit



Representation of Existing  
Floor Plan, not to scale



Exterior Finishes Rendering & Corbel Details



\$760,000

Total Estimated Project Cost

# Budget Breakdown

## Exterior

Demolition of failed north wall	\$ 48,175
Structural repairs	\$ 35,600
New exterior finishes - North	\$ 110,800
Demo & Update exterior finishes - West	\$ 137,540

## Upper-Story Housing

Design Fees - By City	\$ 0
Demolition - Full Gut	\$ 37,500
New mechanical, electrical, and plumbing infrastructure & finishes	\$368,472

Contingency \$ 22,140

Total Estimated Project Cost: \$760,227

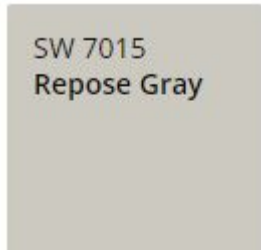
# Financing - Proposed 3 Yr Schedule

	Cost in \$	Percent of total Project Cost
Community Catalyst Grant	\$100,000	13%
Oelwein Downtown Improvement Program Total	\$150,000	20%
Matt Properties, LLC Investment	\$510,000	67%

City would also be responsible for cost of floor plan development for L2 to be submitted with the grant application



Cabinets & Countertops



Paint



Interior Doors



Laminate Plank Flooring





Interior Finishes Applied in Recent Project



To: Mayor, City Council, City Staff  
From: Dylan Mulfinger  
Subject: Aquatic Center and Wellness Center Review 2025  
Date: 2/24/2024

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The most important part of this review is to not compare the two entities against each other. These services are separate and have their own residents they serve. It is important the city council review each operation on its own merits. The city council must establish a goal for each entity before determining what service level they want to provide and at what level of funding.

**Aquatic Center**

Department: Parks

Fund: General

Staff: Pool Manager, Assistant Manager, Guards, Concessions, Front Desk

Open Hours: Open Swim 12:00-5:00 Family Hour 5:00-6:00

Amenities: Zero Entry, Kids area, two diving boards, water slide, lap swim, deep end, group swimming lessons, private swimming lessons, adult water aerobics, facility rental

Cost:

- Single Pass Ages 5 and under \$40
- Single Pass Ages 6 and older \$85
- 2 Members \$140
- 3 Members \$160
- 4 Members \$180
- 5 Members \$200
- 6 Members \$220
- 7 Members \$240
- **Childcare Provider Pass:** MUST be purchased in addition to a Family Pass. Childcare provider must be at least 16 years old. The pass can only be used when the childcare provider attends the pool with the children. **\$60.00**
- **Daily Admittance Everyone \$5.00**

Season: End of May to Middle of August

2023 Stats:

- Visits: 11,075
- Paid entries – 4,667
- Pass entries – 6,201



- Group Lessons two sessions- 163
- Private lessons- 19
- Passes sold- 198
- Pool parties- 24
- Dog Dip- 37

2024 Stats

- Visits 10,268
- Paid entries – 4,486
- Pass entries – 5,782
- Group Lessons two sessions- 207
- Private lessons- 34
- Passes sold- 179
- Pool parties- 21
- Dog Dip- 45
- City Pool Passes- 67

Revenue and Expenditures:

	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY2025</b>	<b>FY2026</b>
	<b>Actual</b>	<b>Actual</b>	<b>Actual</b>	<b>Actual</b>	<b>Budget</b>	<b>Proposed</b>
	<b>6/30/2021</b>	<b>6/30/2022</b>	<b>6/30/2023</b>	<b>6/30/2024</b>	<b>6/30/2025</b>	<b>6/30/2026</b>
Rev	\$35,869.63	\$62,008.90	\$82,635.69	\$90,364.72	\$75,350.00	\$71,050.00
Exp	\$77,867.68	\$113,403.30	\$149,581.21	\$146,658.21	\$136,800.00	\$131,800.00
	-\$41,998.05	-\$51,394.40	-\$66,945.52	-\$56,293.49	-\$61,450.00	-\$60,750.00



Revenue

	FY 2021	FY 2022	FY 2023	FY 2024	FY2026
	Actual	Actual	Actual	Actual	Proposed
	6/30/2021	6/30/2022	6/30/2023	6/30/2024	6/30/2026
RENTALS	450.00	3,520.00	1,480.00	3,520.00	1,200
SALES TAX	0.00	0.00	0.00	0.00	0
DAILY ADMISSIONS	11,074.60	18,893.95	23,057.19	24,433.75	20,000
PRIVATE SWIM LESSONS	960.00	600.00	2,460.00	2,100.00	600
GROUP SWIM LESSONS	0.00	1,470.00	7,875.00	7,975.00	6,000
SEASON ADMISSIONS	20,586.00	25,017.06	28,583.00	29,126.00	22,500
DONATIONS/FUNDRAISER	0.00	0.00	0.00	2,000.00	0
INSURANCE CLAIM RECEIPTS	0.00	0.00	0.00	0.00	0
DOGGIE DIP	0.00	131.01	150.00	185.00	0
APPAREL	0.00	0.00	0.00	0.00	250
CONCESSIONS	2,488.65	12,327.66	18,908.50	20,247.91	20,000
MISC	310.38	49.22	122.00	777.06	500
	<b>35,870</b>	<b>62,009</b>	<b>82,636</b>	<b>90,365</b>	<b>71,050</b>





**Expenditure**

	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY2025</b>	<b>FY2026</b>
	<b>Actual</b>	<b>Actual</b>	<b>Actual</b>	<b>Actual</b>	<b>Budget</b>	<b>Proposed</b>
	<b>6/30/2021</b>	<b>6/30/2022</b>	<b>6/30/2023</b>	<b>6/30/2024</b>	<b>6/30/2025</b>	<b>6/30/2026</b>
SALARY	30,592.14	56,701.99	70,406.39	72,638.95	80,000	73,700
SALARY - CONCESSIONS	511.17	3,164.07	8,245.08	6,273.19	7,000	7,000
EMPLOYEE PERSONNEL	434.99	2,539.87	4,356.11	1,949.70	3,000	3,000
BUILDING	4,210.50	3,810.67	7,135.17	5,393.13	3,800	1,500
COMMUNICATIONS	970.61	1,700.62	2,242.84	3,066.36	1,700	3,000
UTILITIES	11,110.57	20,619.82	18,496.90	18,975.51	19,000	19,000
SALES TAX - ADMISSIONS	0.00	2,889.00	3,169.46	3,442.92	2,000	2,000
WEBSITE	0.00	0.00	0.00	0.00	0	0
REFUNDS	150.00	0.00	70.00	375.00	100	100
CONTRACTS	5,051.20	1,164.59	1,029.66	1,245.50	500	0
DOGGIE DIP	0.00	0.00	0.00	0.00	200	0
EQUIPMENT	6,859.09	1,084.45	2,955.18	2,282.99	2,500	2,500
OFFICE SUPPLIES	975.52	487.08	374.91	424.06	500	500
SUPPLIES	14,777.00	11,080.54	16,690.79	14,816.81	10,000	15,000
CONCESSIONS	2,224.89	8,160.60	14,408.72	13,482.33	6,500	4,500
CAPITAL OUTLAY	0.00	0.00	0.00	2,291.76	0	0
	<b>77,868</b>	<b>113,403</b>	<b>149,581</b>	<b>146,658</b>	<b>136,800</b>	<b>131,800</b>



**Williams Wellness Center**

533 memberships

1232 members

Department: Wellness Center Contracted to the Oelwein Community School District

Fund: Wellness Center

Staff: Director, Assistant Director, Personal Trainers, Desk Associates

Open Hours:

- Monday-Thursday: 5:30AM-8:00PM
- Friday: 5:30AM-6:00PM
- Saturday: 8:00AM-12:00PM
- Sunday: 2:00PM-7:00PM
- 24 Hour membership available

Amenities: Indoor Walking Track, Circuit Weight Machines, Cardio Room, Free Weight Room, Fitness Classroom, Gymnasium, Racquetball Court, Locker Rooms, Fitness Classes, Recreation

Health and Wellness Programs: Fitness challenges and incentives, Educational seminars on various topics, Weight, circumference and body fat testing, Orientation to fitness equipment, Complimentary personal training session

Visits	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
<b>FY 22</b>	2816	3028	2822	3609	3966	4039	4797	4763	5422	4518	3410	3006
<b>FY 23</b>	2727	3162	2668	3201	3987	3815	5757	4939	5174	3864	3412	2868
<b>FY 24</b>	2535	2855	3048	3666	3929	4049	4518	4592	4508	4150	3322	2820
<b>FY 25</b>	3265	3322	3263	3652	4425	4023	5365					

Visits	Total
<b>FY 22</b>	46196
<b>FY 23</b>	45574
<b>FY 24</b>	43992
<b>FY 25</b>	27315



**Revenue**

	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY2025</b>	<b>FY2026</b>
	<b>Actual</b>	<b>Actual</b>	<b>Actual</b>	<b>Actual</b>	<b>Budget</b>	<b>Proposed</b>
	<b>6/30/2021</b>	<b>6/30/2022</b>	<b>6/30/2023</b>	<b>6/30/2024</b>	<b>6/30/2025</b>	<b>6/30/2026</b>
INTEREST	0.00	0.00	0.00	0.00	0	0
RENTALS	1,139.25	1,209.00	1,199.75	997.50	1,000	0
SALES TAX	7,944.15	8,059.32	8,128.73	7,950.86	8,000	8,000
GRANTS (FEDERAL)	0.00	44,776.09	0.00	0.00	0	0
CLOTHING-TOWELS	0.00	0.00	0.00	0.00	0	0
5K RUN	0.00	0.00	0.00	0.00	0	0
CORPORATE WELLNESS	27.90	27.90	27.90	223.20	0	0
INCENTIVE PROGRAMS	0.00	362.00	1,125.60	1,373.25	0	0
WELLNESS LEAGUES	0.00	0.00	0.00	0.00	0	0
AFTER SCHOOL PROGRAMS	1,074.92	2,079.64	857.01	1,155.72	0	0
PERSONAL TRAINING	1,075.00	836.00	675.00	284.00	1,000	0
DAY PASSES	6,467.14	10,054.09	11,454.12	11,538.71	10,000	0
MEMBERSHIPS	142,823.08	145,132.92	147,405.31	197,874.78	160,000	160,000
DONATIONS/FUNDRAISER	0.00	23.25	0.00	200.00	0	0
MISC	183.00	3,999.80	0.00	0.00	0	0
WELLNESS LOSS TRANSFER	17,317.71	0.00	0.00	10,000.00	20,000	50,000
	<b>178,052.15</b>	<b>216,560.01</b>	<b>170,873.42</b>	<b>231,598.02</b>	<b>200,000.00</b>	<b>218,000.00</b>



**Expenditure**

	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY2025</b>	<b>FY2026</b>
	<b>Actual</b>	<b>Actual</b>	<b>Actual</b>	<b>Actual</b>	<b>Budget</b>	<b>Proposed</b>
	<b>6/30/2021</b>	<b>6/30/2022</b>	<b>6/30/2023</b>	<b>6/30/2024</b>	<b>6/30/2025</b>	<b>6/30/2026</b>
SALARY	0.00	0.00	0.00	0.00	0	0
COMMUNICATIONS	107.28	107.28	107.28	107.28	0	0
UTILITIES	540.00	543.67	540.00	550.80	0	0
INSURANCE-LIABILITY	3,274.00	4,026.00	8,001.23	7,576.00	8,000	0
JANITORIAL	13,563.68	16,569.74	17,048.54	20,243.29	0	20,000
SALES TAX	7,720.00	8,052.42	7,992.27	8,188.21	8,000	8,000
REFUNDS	558.00	15.00	1,171.00	501.00	250	0
CONTRACTS	138,461.03	137,018.84	140,791.85	168,507.63	161,250	160,000
EQUIPMENT	6,511.42	6,159.30	7,200.97	8,717.61	4,500	0
OFFICE SUPPLIES	5,835.74	6,392.95	7,417.19	8,986.87	6,000	0
SUPPLIES	698.10	702.24	1,192.81	1,316.77	1,000	10,000
5-10K RUN	0.00	0.00	0.00	0.00	1,000	0
INCENTIVE PROGRAM	0.00	262.22	247.63	806.11	0	0
CORPORATE WELLNESS	255.00	0.00	0.00	0.00	0	0
AFTER SCHOOL PROGRAMS	527.90	1,298.74	854.52	969.83	0	0
CAPITAL OUTLAY	0.00	0.00	6,922.50	14,386.50	10,000	10,000
	<b>178,052.15</b>	<b>181,148.40</b>	<b>199,487.79</b>	<b>240,857.90</b>	<b>200,000.00</b>	<b>208,000.00</b>



<b>Wellness Center Loss History</b>		
June 30 FY	Actual Loss	Actual Bal Using COVID Relief \$44,776 Grant
2003	-\$28,240	
2004	-\$28,241	
2005	-\$68,200	
2006	-\$20,453	
2007	-\$26,100	
2008	-\$38,000	
2009	-\$60,493	
2010	-\$67,164	
2011	-\$67,136	
2012	-\$68,013	
2013	-\$78,869	
2014	-\$70,206	
2015	-\$54,702	
2016	-\$55,695	
2017	-\$50,554	
2018	-\$22,468	
2019	-\$27,496	
2020	-\$30,460	
2021	-\$17,317	
2022	-\$9,365	\$35,411
2023	-\$37,978	\$6,797
2024	-\$12,462	\$0.00
Capital projects charged to COVID Grant.		
Floor Scrubber	\$8,000	1/2 Mar. 2023 & 1/2 Jul. 2023
Treadmill	\$5,845	1/2 May 2023 & 1/2 Jul. 2023
Security System	\$7,464	Dec. 2023
	\$21,309	