PROCEEDINGS OF THE CITY COUNCIL OF THE CITY OF CORALVILLE, JOHNSON COUNTY, IOWA SUBJECT TO THE APPROVAL BY THE CORALVILLE CITY COUNCIL AT A SUBSEQUENT MEETING

A Regular Meeting of the City Council of the City of Coralville, Johnson County, IA was held at City Hall, 1512 7th Street on January 27, 2026 with Mayor Laurie Goodrich was called to order at 6:32 PM. Recorded webcasts of this meeting are on Mediacom 118-8 and on demand at www.coralville.org/coralvision.

The following Council Members were present: Knudson, Vogelzang, Huynh, Peterson, Freeman.

The following Staff were present: City Administrator Kelly Hayworth; Deputy City Administrator Ellen Habel; City Attorney Kevin Olson; Community Development Director Dave Johnson; City Engineer Scott Larson; Police Chief Kyle Nicholson; Police Sergeant Anthony Detwiler; Fire Chief Orey Schwitzer; Finance Director Ann Hester; Parks & Recreation Director Sherri Proud; Recreation Superintendent Amy Erickson; Parking & Transportation Director Vicky Robrock; Communications Specialist Jon Hines; and City Clerk Thorsten J. Johnson.

Before the meeting started, Mayor Laurie Goodrich asked everyone to join her in a moment of silence in consideration of recent tragedies occurring locally, nationally and internationally.

Goodrich called the meeting to order.

City Attorney Kevin Olson swore in Laurie Goodrich as Mayor and Mike Knudson, Hai Huynh and Katie Freeman as City Council. The Mayor Laurie Goodich and Council Members Mike Knudsn, Rich Vogelzang, Hai Huynh, Royce Peterson and Katie Freeman had their picture taken.

Motion by Huynh, seconded by Vogelzang to approve the agenda. Motion carried. Ayes: 5.

Votes are 5 Ayes for Motions, Resolutions and Ordinances unless otherwise noted.

Mayor Laurie Goodrich proclaimed February 1, 2026 as “World Hijab Day.” West High School Junior Aya Mohamednour, West High School Sophomore Sajdah Mahmoud, West High School Sophomore Tabarak Hussain, and Liberty High School Senior Zaina Mohamed with the Miriam Girls Club thanked the Mayor and Council for the proclamation and explained what wearing a hijab means to them. It is a dedication to their faith, their personal identity, their values and represents their strength, dignity and commitment. The hijab is not about being forced but it is about choice and strength and staying true to their values. They stated “World Hijab Day” reminds us that respecting differences makes our communities stronger and it is a day of promoting awareness, respect and understanding of the hijab. They believe the proclamation will help eliminate the misconceptions surrounding the wearing of the hijab and make them feel heard and that they are part of a welcoming and inclusive community. Founder Viana Qadoura of the Miriam Girls Club explained their club is and advocacy club that’s supporting Muslim youth, especially girls in Johnson County and they serve the Muslim community in different ways. Qadoura noted how local leadership has supported them since their founding and welcomed them for their dignity, talents and seeing beyond the veil they wear. Qadoura stated this proclamation alone will not erase decades of discrimination and hatred, but it begins to change the narrative slowly, constantly and powerfully until Muslim women, especially hijab women are seen and heard with the same respect as everyone else. Qadoura invited everyone to join them in two different events. The first one is Celebrating Choice at the Iowa City Public Library in Room D on Saturday, January 31st between 2:00 PM and 4:00 PM and the second one is on Sunday, February 1st between 1:00 PM and 3:00 PM at the Coralville Public Library Café. These are not just gatherings but opportunities to learn, listen and stand together on behalf of our youth, Muslim community, hijab women, and women everywhere. Qadoura thanked the Mayor and Council for their leadership and making Coralville a city that is truly welcoming, inviting and safe. Everyone who spoke and other members and supporters of the Miriam Girls Club had their picture taken accepting the proclamation from Goodrich.

Founder and Vice President Omega Dancel of the Coralville Asian Festival invited everyone to the upcoming Coralville Asian Festival on Saturday, May 16th at 12:00 PM at S.T. Morrison Park during community comments. Dancel explained this is a community celebration that highlights the diverse Asian cultures that are part of our city. The festival showcases music, dance, art, food and traditions from many Asian cultures and it creates a space where residents of all backgrounds can learn and connect with one another. The 2025 Coralville Asian Festival attracted about 2,000 visitors from across Johnson County, and surrounding areas like Cedar Rapids, Des Moines and Davenport. Dancel announced the 2026 Coralville Asian Festival will be even bigger with an outdoor movie, exciting professional performances. Dancel reported they are now an independent, non-profit with official 501 C3 status and look forward to being a permanent event contributing to the vibrant fabric that makes Coralville a special place to live. Dancel asked for the city's continued support to help this event thrive.

Rural Johnson County Resident Bill Gerhard noted he has lived in Johnson County since 1969, worked construction, been involved in union politics, was president of the Iowa State Building Construction Trades Council for 14 years and worked at the council that represents 16 different trade unions that do construction. Gerhard reported working hard a couple of years ago to get a law passed that allowed for alternate bidding on public works projects, because prior to that they had to take the lowest responsible bidder. Those contractors awarded the project usually paid the lowest wages, called their workers private contractors so they did not have worker's comp or unemployment insurance, and they would cut corners on safety and quality. Master Builders and the trades worked to get construction manager at-risk bidding allowed in the state for public works projects which is what was used to select a contractor for the Recreation and Pool Center. Gerhard read a paragraph out of a recommendation for Master Builders stating they believe Coralville acted in compliance with the intent of Chapter 26A, but the prescribed selection process does not follow legislative intent and could put the city as owner at risk. Gerard believed the contractor with the lowest score and best interview should be awarded the contract and once bidders realize you do not follow the process contractors will realize it and the city will not get bidders on projects anymore.

Senior Vice President Steve Heyne for Miron Construction spoke to the Council about item 11 on the agenda regarding the selection of manager at-risk for the Recreation and Aquatic Center project stating Miron submitted a strong competitive proposal including the lowest overall cost and extensive positive references from clients across the region. Heyne stated it wasn't until today that they received specific details pertaining to less than favorable and inaccurate references. Heyne gave an overview of Miron's history of building strong relationships and employing people in the community. Heyne stressed it should be paramount for the city to follow the rules, Chapter 26A and their instructions on the RFQ which is the request for qualifications and the RFP, request for proposals. Heyne stated Miron is still generally excited to participate in this project. It will add tremendous value to the city, and they remain eager to support this community.

Member Jacob Carden of Carpenters Local 1260 stated if Miron is awarded this project it will give him an opportunity to work in this community.

Member Ken Carlson of Carpenters Local 1260 noting Miron's support for their employees and how they are given clear instructions and if they need information, they get it quickly and the tolerance for error is extremely small. Carlson stated the city should have no fear of going with Miron because they will get the best building you can get that is guaranteed not only by Miron but by all of them.

Representative Tom Banta with Market & Relationship Development on behalf of Russell Construction thanked the Mayor and Council for the opportunity to work on the Recreation and Aquatic Center project. Banta acknowledged and respected those in the room that are part of this and have an opinion on the matter. Banta let the Council know Russell has been working in eastern Iowa for 40 years and are a family-owned company. Banta noted they worked in Coralville on Von Maur and the Back Pocket Brewery and listed some more recent projects. Banta stated they are excited to work with the city, council and stakeholders that are involved and applauded the selection committee who spent a lot of time and effort on the selection process and did their due diligence, so they got it right. They are grateful to be part of the process and the opportunity to be selected, and they are excited to get to work.

Member Ban Gabriel of Carpenters Local 1260 stated he lives here in Coralville and is excited about a whole new Recreation Center because he has used the old one and wants to use the new one. Gabriel stated he was concerned they hadn't gotten all the information and seen how the bids were ranked and he would like to have more information. Gabriel asked the Council to table the selection for one more month and give them a summary or explanation of what firms got and what scores, so he and his

neighbors could discuss it. Gabriel stated he is union proud and proud he worked on the West Campus Health and Sciences building and to be renovating the IMU. To be a University of Iowa alumni is a heck of a thing to be part of. Gabriel would be proud to have the opportunity to come put up this building for his friends, family and neighbors right here in town.
Resident Kent Christen is an intelligence analyst for the Cedar Rapids Police Department and has spoken to the Council before about Flock cameras. Christen wanted to cut through some of the myths and disinformation that was brought up at previous meetings. Christen told a story of how Flock system to locate an elderly Cedar Rapids citizen in an assisted living facility who is suffering from severe dementia and wandered off with the car keys and no cell phone or identification. The Flock system photographed his license plate in Cicero, Illinois by Chicago and were able to get him stopped by police and returned to his family. Christen stated several people believe that these cameras can track what you're doing and we are going to know where you're going but that is untrue and he invited council members who have questions about how the cameras are used to contact him. Christen noted how last time he was at this meeting there were several people who were not residents of this community that were allowed to speak, including a Council Member from Iowa City. Christen did not believe if he showed up at an Iowa City meeting to speak on any topic that affected Iowa City that he would be given the chance. Christen addressed Councilperson Hai Huynh's concern about where a person gives their consent for being photographed by these cameras by noting how he did not give his consent to have to pay to replace part of his sidewalk, but when you live in a community you make sacrifices in order for the community to operate. Christen noted most of the license plates photographed by Flock cameras never get looked at because they don't have a reason to look at them. Once again Christen offered his expertise as a civilian operator who knows the practices and procedures used for these cameras.
A person who did not give their name asked the Council to cancel the Flock contract and cover the cameras until they are removed. They believe in addition to the license plate and vehicle fingerprint the cameras take pictures of people's faces, so the data is there for 30 days. They also questioned why the data needs to be stored that long if they get a hit on the hot list. They were concerned Flock has expanded into AI face tracking since 2024 and are using it in other cities. They reported data was leaked last December and it wasn't hacking because there was no password. They can click on the right links online and can watch live streams of Flock safety cameras. This has dangerous implications for mass surveillance. They noted instances of ICE and others using cameras to harm people in ways that have been mentioned at past meetings. This person distributed pamphlets with more information for people to look at about Flock cameras.

Update on upcoming sports events and conventions in Coralville. ~ Josh Schamberger

President Josh Schamberger of Think Iowa City and the Convention & Visitor's Bureau noted City Administrator Kelly Hayworth and Deputy City Administrator Ellen Habel asked him to give an update on all the different conferences, meetings and sporting events that have all kind of piled up on top of each other in the coming year. Schamberg stated he only went out six or seven months and when he comes back in March he'll talk about the fall and winter events. The events he will be listing are higher level events the Convention & Visitors Bureau (CVB) are directly responsible for booking or helping to bring here by providing revenue and support. Today the Iowa Association of County Conservation Board Employees are having a pretty good convention at the Hyatt Regency Coralville with 400 people and 325 room nights. Some really big events kick off next week. This will be the fifth year and third year of being officially sanctioned hosting the Iowa Girls High School Athletic Union State Wrestling Tournament. This is the fastest growing sport in the United States which is evident because five years ago there were only 80 girls wrestling in Iowa and this year there's over 4,000. The tournament will bring in 13,500 people here next weekend with 440 known booked hotel rooms. Then overnight they will switch from pink to blue for the Boys State Wrestling Championships on February 7th. Next, they will go into a brand-new event which will expand to a two-day event next year called the 4 Hurdles where they will bring in eight college wrestling programs around the country to wrestle at the arena with the Iowa Women's Wrestling Team hosting. Next, they will go over to the pool in Iowa City, which even though not in Coralville they will have a lot of hotel rooms booked in Coralville. They have a pretty good Junior Hockey Tournament which will bring in about 600 people into town. The Summit League will host their Swimming and Diving Championships, and they have hotels booked in Coralville. This event will be at the Wellness Center in downtown Iowa City. The University of Denver or Denver University usually dominates the event and

stays seven or eight days. Then there is another big convention for Limestone Producers. At the end of February, they will have a really big event called the National Middle School Basketball Association which will bring 240 to 250 middle school basketball teams for two or three days. They will be using every single basketball court in Coralville and in the Clear Creek Amana School District. They are expecting 5,000 people for that. So just in those two short months there will be just short of 33,000 people in town. March and April don't get any slower. Coralville will play host to the first ever NCAA Women's Wrestling Championships, which marks the 91st Championships in the NCAA history that will take place right here in Coralville at the Xtream Arena. One week later we will host the Midwest Valley, the Missouri Valley Conference MVC Women's Basketball Championships. Then we will host the Xtream Arena Special Olympics. The Universal Ballet Competition, which is a national group, will be in town. Then we will close out March with the Iowa High School Athletic Directors Association Conference at the Hyatt Regency Coralville. They love that facility and the Iowa River Landing and come back every single year. It will be just short of 600 room nights. Next month they will have the Iowa Illinois Safety Council which they really enjoy hosting when they have the opportunity. May and June kick off a crazy busy summer. Schamberg showed the official logo of the United World Wrestling (UWW), which is the governing body for the sport of wrestling based out of Switzerland and we are one of two locations in the United States that were awarded a bid to host a Senior Level International Event. So, we will welcome wrestlers from 31 countries in South and Latin America and North America who will be in town for about a week wrestling in Coralville. They have run into their fair share of challenges with what is happening in the world and spent a lot of time on the phone yesterday with Venezuela helping them and have received assurances that we will be able to welcome them with open arms, as well as Cuba and many other countries. Schamberger stated we have opportunity from the moment these international wrestlers land here in eastern Iowa to have them walk into our community and go back home wherever they are in the world and think of our community as a pretty special place. That's what their staff and team thrive on, and they will roll out the red carpet for all these nations as they roll into town in Coralville in early May. We will also host the Iowa Association of Business and Industry Conference which will have 550 people and 700 room nights. In July and August, they helped the University of Iowa book the Savannah Bananas. Our community was second only to Boise in the United States for number of ticket requests with 110,000 people requesting 4 tickets each to see the Savannah Bananas. It will sell out every hotel room in this town and in Cedar Rapids. It will be a very big deal. Schamberg told them how important it was to have the Savannah Bananas march in the 4th of July parade, and they said if they march in the parade, we will have another 20,000 to 30,000 people coming to our parade. Schamberg told them he will work with the City of Coralville to figure that out, so the Savannah Bananas should be marching in the parade. To make this happen they had to move the Jehovah's Witness Conference from July 4th to a weekend in August because they have contracts with 11 hotels in town including the Hyatt Regency Coralville and took almost every hotel room. Other events for those two months are the Catholic Daughters of America National Convention which will have almost 1,000 people with 2,000 room nights. Right after that is one of their oldest and favorite events of the year Anime Iowa at the end of July. This means from today through August 31st we will have just short of 81,000 visitors, 29,000 hotel rooms and $21.1million in visitor expenditures arriving here in Coralville and the larger community. Those figures do not include the Savannah Bananas. Schamberg could guess at the number of additional visitors they will bring from outside Johnson County, but he doesn't want to throw out a number until they get actual ticket data. Needless to say, there'll be a lot of additional visitors staying in hotel rooms and looking for something to do before those games happen at 7:00 PM or 7:30 PM each night on July 3rd and 4th. Schamberg noted this town is known as Wrestling Town USA and he has gone around the world to book some of the events like the Pan Ams. Schamberg went to Zagreb, Croatia to sign the contracts with the UWW and wherever he walks wearing something Iowa no matter where like Ukraine, Japan, Georgia they know Iowa and they know Wrestling Town USA. In Iowa Coralville has become State Tourney Town USA and nobody comes close. Coralville hosts in state tournaments, Girls Union and Boys Association and Friday night they will find out whether they were awarded the bid starting next year to host the inaugural Girls State Wrestling Duals Championships. They are bidding against Des Moines, Cedar Rapids and some other Iowa cities. Schamberger thanked the Mayor and Council for everything they do and recognized all the events they attend, and he hopes to continue to attend. Councilperson Katie Freeman asked if the hotel rooms mentioned were all in Coralville or the Corridor area. Schamberg responded they do not track hotels outside of Johnson County, but Coralville is predominantly where people are staying because that is where a majority of hotel rooms are.

LUCKY PETE SUBDIVISION ~ PUBLIC HEARING

Community Development Director Dave Johnson explained this is a Master Development Plan and not a development ready project. This is a master plan which established the foundation for what are typically longer, multi-phase projects and established the framework for that development. Through this project they figure out utilities, grading, stormwater, parking and any number of issues to make sure this project develops according to plan in a responsible manner consistent with city codes. There will be five buildings: Building A is a 40,000 sq. ft. eSports arena and event center; Building B is a 2,000 sq. ft. storage building; Buildings C & D are each 11,375 sq. ft. buildings that will be half retail and half restaurants; and Building E is an 8,750 sq. ft. building that will be half retail and half restaurants. This development will have the required 467 parking stalls for the proposed uses. The owner expects peak demand for parking to be weekends where they host tournaments and things of that nature. They anticipate beginning in spring of 2026. The first phase will consist of the three retail restaurant buildings and retention basins. Phase Two will be the esports arena and storage building which they hope to start in fall of 2026. This property is designated as regional commercial and city staff finds the proposed commercial use campus is consistent with the Land Use Plan. City Staff has reviewed the final plan and find it conforms with the requirements for preparation, filing and the proposed site plan and development concept meets the requirements for a master development plan. The concept demonstrates adequate parking setbacks, landscaping, density and traffic, and pedestrian circulation. The owner will need to work with Lowes to address required development covenants and reimbursement requirements for the roads and infrastructure associated with a shared drive. The owner will also need to coordinate with the State of Iowa on the location, design and approval of secondary access, which is off Highway 6. That is going to be a requirement for fire code for phase two moving forward. Grading permits will not be issued prior to Lowe's agreement being satisfied and approval of construction site runoff permit as per City Code requirements. The Planning & Zoning Commission voted 6-0 to recommend the Council approve rezoning the Lucky Pete Subdivision from C-2 to C-PUD 1; the PUD-A Site Plan and Final Plat.

Goodrich declared this the time for a public hearing on rezoning the Lucky Pete Subdivision from C-2, Arterial Commercial District, to C-PUD 1, Commercial Planned Unit Development One District and the PUD-A Site Plan. Civil Engineer Brian Boelk with Axion Consultants noted he is representing the owner and offered to answer any questions. Boelk reported the PUD-B Site Plans will be coming next and Building E on the southeast corner would be the first focal point as part of Phase One. The initial direction barring approval would be getting grading and public improvements started in terms of the road on Phase Ones and the public utilities. There were no written comments or further public comments. Goodrich closed the public hearing.

After the ordinance was read, Councilperson Katie Freeman asked if the staff or council would get to see any market research for the esports arena. Johnson explained they looked at information to make sure the specific arena design, seating capacities and things of that nature align with the anticipated parking demands and make sure it aligns with our access requirements, fire access requirements, things of that nature. They also look at these things for specific building code requirements under international building codes and to make sure these things are consistent with our community plan. We have not requested a specific market or impact study for something like this. This is something that the Council can request if they want to. Councilperson Royce Peterson asked about the road with a roundabout, Johnson showed you would enter the development through the shared driveway with Lowes which is the entry with the stoplight. Peterson asked if there would be a light at the proposed second access off Highway 6. Johnson responded that it would be up to the Iowa Department of Transportation since it is their highway and that is something the developer must figure out before starting Phase Two. Councilperson Mike Knudson asked if there has been any discussion about bike trails to the development. Johnson responded there have been no on street or off-street bicycle routes discussed to the facility. Councilperson Hai Huynh asked if there were any incentives for this development. Hayworth responded that the Council approved a 15-year tax abatement on the esports arena but not any of the commercial buildings.

ORDINANCE NO. 2026-1002 an ordinance amending the Coralville Zoning Ordinance, the same being Ordinance 2020-1009, as previously amended, rezoning certain property located within the corporate

limits of the City of Coralville, Johnson County, Iowa and generally known as Lucky Pete Subdivision from C-2, Arterial Commercial District, to C-PUD 1, Commercial Planned Unit Development One District, was introduced by Knudson, seconded by Vogelzang for 1st consideration. A roll call vote was taken. Motion carried.

FOREVERGREEN HEIGHTS PHASE 3, PART 2

RESOLUTION NO. 2026-1

Resolution accepting Public Improvements constructed in Forevergreen Heights Phase 3, Part 2, Coralville, Iowa, was introduced by Vogelzang, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

HEARTLAND DRIVE AND COMMERCE DRIVE ROUNDABOUT

After the resolution was read, Huynh noted the estimated price is $1.2 million and we have $500,000.00 from an award program. Huynh asked if this was already in the 2026 budget. Hayworth responded it was included in the CIP and that funding. Huynh asked if we anticipate any change orders that could affect the 2026 budget. Hayworth responded they will obviously look at that at bid time when bids are received but a change order would likely be in the next fiscal year budget based on the timing. Huynh asked how much comes out of the general fund. Hayworth replied all but the $500,000 grant is out of our capital improvement funding which is the $1.6 million in annual bonding that was issued last year and gets paid back this year. City Engineer Scott Larson reported this is one of our highest accident intersections that we can make significant improvements in regard to accident reduction by converting it into a roundabout. They received the Traffic Safety Improvement Program money through the Iowa Department of Transportation and look forward to getting this project constructed this year. The public hearing will be February 10, 2026.

RESOLUTION NO. 2026-2

Resolution setting a public hearing on the plans, specifications, estimate of cost and form of contract for the Heartland Drive and Commerce Drive Roundabout was introduced by Huynh, seconded by Peterson. A roll call vote was taken. Resolution declared adopted.

RECREATION AND AQUATIC CENTER PROJECT

RESOLUTION NO. 2026-3

It was noted the city used a quality-based selection process to choose Neumann Monson Architects to provide architectural and design services for the Recreation and Aquatic Center Project. This agreement is not to exceed fee of $4,650,000.00 and reimbursable expenses are not to exceed $44,500.00.

Resolution approving an Agreement with Neumann Monson Architects for concept design services for the renovations to the Coralville Recreation and Aquatic Center, was introduced by Peterson, seconded by Vogelzang. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2026-4

After Resolution No. 2026-4 was read, Huynh asked if we used the regular bid process for these two agreements. Hayworth responded that we went out for proposals and we received three proposals for the geotechnical services. It was noted this geotechnical evaluation will characterize subsurface geological conditions, evaluate their impact on the project and provide geotechnical recommendations for the design and construction of building foundations, slabs and pavements for not to exceed $17,971.00.

Resolution approving a Proposal for Geotechnical Evaluation with Braun Intertec Corporation for the new Recreation and Aquatic Center Project, was introduced by Freeman, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

After the third resolution was read, Director of Parks & Recreation Sherri Proud explained that a committee of staff and stakeholders were assembled this past fall to evaluate submissions for selecting the construction manager at-risk with the guaranteed maximum price. This process is allowed by the Iowa Code. And the advantage is we are able to bring on the construction manager to walk us through as we do the schematic design and design development into the construction documents and each time, we get an updated price and can make sure we are staying on budget. Proud listed who was on the select committee. They first published a Request for Qualifications (RFQ) through the process outlines in Iowa Code Chapter 26.3, and the selection process recommended five of the construction firms to move on to the Request for Proposal (RFP) stage. Proposals were received on October 23, 2025 and interviews were held on October 30, 2025. Conley Construction, Hinkle Construction, Miron Construction, Mortensen and Russell Construction were interviewed. The selection committee scored the interview process and RFP materials. There is a scoring process for the pricing proposal. Mortenson was number one coming out of interviews and materials with Miron number two and Russell number three. After opening the proposals and applying the formula the numbers coming out of pre-reference checks were Miron number one, Russell number two and Mortensen number three. The committee asked Proud and Recreation Superintendent Amy Erickson to call the references for number one Miron and number two Russell, and they called both references and projects in their booklets and reported back to the committee. Proud took a moment to respond to the comment from Steve Heyne about references not being shared or he didn't see them until today. At the request of Councilperson Royce Peterson on Friday, November 21st at 8:00 AM at City Hall Proud met with Heyne and three other Vice Presidents from Miron Construction along with Peterson and during the meeting those references were discussed as part of the reason we made our recommendation the way we did. Proud also told them that they could submit additional references and they did send those references to her and she reached out to them based on the point. Based on the points and on reference/project calls the committee selected Russell Construction as the company that would build the new Recreation Center and Natatorium. Russell was selected as the firm that put together the best team for the job and provides the best value for the governmental entity based on published criteria, the ranking, evaluation and references. Russell's pricing submission was based on a $48 million construction project, the construction fee of 2% and that changes but is approximately $960,000.00. That changes if the $48 million goes up or down. Pre-construction services are a lump sum of $65,000.00 and the construction phase services is a reimbursable $1,310,000.00. The total is $2,335,000.00. City Administrator Kelly Hayworth and City Attorney Kevin Olson would be our representatives to negotiate and execute a contract with Russell Construction.

There was a discussion on how many projects Coralville has had where they used the Construction Manager At-Risk and Guaranteed Maximum Price process. Similar processes were used for the Hotel & Conference Center and for the Arena where the city was represented on the Arenco Board. However Iowa Code Chapter 26A was not passed until 2022 so this is the first project under that law and process. Peterson was concerned about the recommendation from Master Builders of Iowa and the paragraph Gerhard referred to which requires the city to select the highest ranked CMA based upon the published criteria. Peterson is also concerned that the reason the committee wants to change from the highest scoring company to another is the references. References were supposed to be scored prior to the RFP and worth 10 points in the qualification process. It doesn't look good to put out in writing that scores will be completed prior to opening the cost proposals and the deviate from that process and consider references after the scoring. It also stated scores from the RFQ will not be carried forward into the RFP. Peterson ended his argument stating he believes the only true option without opening Coralville up to litigation is to move forward in negotiating with Miron and give them a chance to address any concerns we have. Proud agreed with Peterson they moved their references to the end because that is what we do for all our projects and didn't understand why they would do it earlier. We haven't always taken the highest score in those processes. Peterson noted those other projects were not using the Construction Manager At-Risk process. Proud agreed but the bidding process is similar. Councilperson Rich Vogelzang asked when the process ended, noting the process included checking references, but it just happened in a different order. The order isn't stated in the code. Vogelzang argued references are a big part of any hiring process and it doesn't make sense to look at them before narrowing your applicants. Vogelzang thought the selection committee did their due diligence and trusted their judgement and

selected the proposal that offers the best value for the governmental entity as stated in Chapter 26A. Russell also has more experience with the Construction Manager At-Risk process and building pools for competition than Miron. Knudson was also concerned that the process was spelled out when references should be checked during the RFQ and the RFQ scores should not move forward to the RFP. Peterson stated no disrespect to the Committee or any of the other contractors, but his main concern is litigation. City Attorney Kevin Olson noted the Code does not define the best value to the governmental entity and there is no history of court cases so the City can determine what the definition of best value is. Proud noted even before checking references the committee discussed if the contractors had competition water experience because both are great companies and they wanted to make this process very positive. There was a discussion on the scoring tables and rankings between Huynh and Proud. Proud admitted in hindsight they should have scored the references but that has never been done for any past project, so they didn't do it for this one. Huynh noted taxpayers are investing in the project and all should benefit but you can't require union or local labor because of state law as part of the selection criteria. Huynh wouldn't know about the transparency issues if not for outsiders raising the alarm and she wished we did things differently. Huynh noted they would have to start over if there was litigation. Vogelzang stated we the Council had an obligation to the State Code and not the trade unions.

Resolution selecting the Construction Manager at-Risk for the Recreation and Aquatic Center Project, was introduced by Knudson, seconded by Vogelzang. A roll call vote was taken: Ayes: Vogelzang, Knudson. Nays: Huynh, Peterson, Freeman. Resolution failed.

IOWA RIVER LANDING

RESOLUTION NO. 2026-5

It was noted this First Amendment extends the term of the License Agreement for three years ending December 31, 2028.

Resolution approving a First Amendment to License Agreement with Watts Group Rentals, LLC., was introduced by Huynh, seconded by Freeman. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2026-6

It was noted this is for landlord improvements and demolition services to facilitate the relocation of the existing lululemon store to 115, 117 and 120 E. 2nd Avenue.

Resolution approving a Construction Services Agreement with Wagner Construction Services, Inc. for the landlord improvements for 115, 117 and 120 E. 2nd Avenue, was introduced by Peterson, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

It was noted this ordinance adds language to the parking ordinance that allows for enforcement of 15-minute zones with proper signage on public streets.

ORDINANCE NO. 2026-1001 an ordinance amending Chapter 69 of the Code of Ordinances of the City of Coralville, as previously amended, regarding parking regulations, was introduced by Freeman, seconded by Peterson for 1st consideration. A roll call vote was taken. Motion carried.
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LENGTH OF SERVICE AWARD PROGRAM (LOSAP)

After the resolution was read, Hayworth explained that the city has had this program for a long time and this will adopt the state's LOSAP guidelines for volunteer firefighter eligibility which is required to be eligible for state matching funds up to $500.00 per individual. So this means more money for the volunteer firefighters.

RESOLUTION NO. 2026-7

Resolution approving the adoption of the Iowa Length of Service Award Program, was introduced by Knudson, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

Motion by Huynh to approve the Consent Calendar items a-ll inclusive:

- **a)** Approve minutes for December 23, 2025, Coralville City Council Regular Meeting.
- **b)** Approve **new** Retail Permit for Cigarette/Tobacco/Nicotine/Vapor for ***La Lupita 2***: 01/28/2026 – 06/30/2026.
- **c)** Approve **new** Class E Retail Alcohol License with the Living Quarters privilege for the ***Chart Room Inc.***: Eff. 01/15.
- **d)** Approve Class C Retail Alcohol License with Outdoor Service for the ***Vine Tavern & Eatery***: Eff. 2/14.
- **e)** Approve Class C Retail Alcohol License with Outdoor Service for ***SpringHill Suites Coralville***: Eff. 2/16.
- **f)** Ratify payment to **Jordan Tiegs Designs (JTD)** for new Community Showcase Trailer Design (#0092): $1,000.00.
- **g)** Ratify payment to **Grady's Graphics** for manufacture and installing vinyl wrap on both sides of Community Showcase Trailer (#11725): $7,900.00.
- **h)** Ratify payment to **BerganKDV** for FY 2025 financial statements as per engagement letter and fees related to the Federal Single Audit for one program tested (#1273948): $25,940.00.
- **i)** Ratify payment to **CHMWarnick, Inc.** for January 2026 Asset Management Fees related to the Hyatt Regency Coralville Hotel & Conference Center (#16865): $16,438.51.
- **j)** Approve payment to **CIT Sewer Solutions** for FY 2024 Rehab Pay Application #1 (#7053): $138,751.12.
- **k)** Approve payment to **Neumann Monson Architects** for Recreation & Aquatic Center (#2021.099-15): $61,440.00.
- **l)** Approve payment to **Petroleum Services Company, LLC** for Diesel #1 Red for the Wastewater Treatment Plant (#22276): $10,726.42.
- **m)** Approve payment to **GE Vernova Electrification Software, LLC** for the Wastewater Department (#17001100082146): $12,022.64.
- **n)** Approve payment to **Trumbull Consulting** for the Evereve Renewal commission and lululemon 50% commission for signing (#06012185): $36,135.25.
- **o)** Approve payment to **Ascendance Truck Centers** for Showcase Repairs (#RA351000953): $22,599.00.
- **p)** Approve payment to **Randy Wessling Construction** for repairs to the Brown Deer Clubhouse (#2504): $20,974.52.
- **q)** Approve payment to **Compass Minerals America, Inc.** for Hwy Deicing Rock Salt LA for the Streets Department (#1590845): $13,246.35
- **r)** Approve payment to **Control Installations** for the HVAC Controls Upgrade 2025 Phase 1 (#173418): $30,000.00.
- **s)** Approve payment of Iowa River Landing Invoice as approved by Dorland Real Estate Group, LLC to **Pappageorge Haymes Partners** for IRL Master Planning, LOD's & CAD Service for November 2025 (#138274): $533.75.
- **t)** Approve payment to **Sioux Sales Company** for Police Department Equipment (196971): $13,490.00.
- **u)** Approve payment to **Terracon Consultants, Inc.** for CRANDIC Levee Evaluation (#TQ01175): $14,160.00.
- **v)** Approve payment to **Corridor Energy Cooperative (formerly Linn County REC)** for installment of Well 16 electrical service (#2026008): $8,400.00.
- **w)** Approve payment to **Stanley Consultants, Inc.** for advanced assistance for the Utility Resilience Project (#0265295): $46.00.
- **x)** Approve payment to **Shive-Hattery, Inc.** for
  - **i)** Forevergreen Road Extension Phase 1 (#2250013840-2) $18,251.20
  - **ii)** 5th Street Improvements (#1219270-31) $2,740.00

iii) 5th Street Improvements – Testing (#2112301060-31) $5341.70

y) Approve payment to **Veenstra & Kimm, Inc.** for:

i) Sanitary Sewer Rehabilitation Construction Services (#283306-1) $360.00
ii) Sanitary Sewer Rehabilitation -2023 Lining (#283287-7) $782.50
iii) WWTP Biosolids Transfer Pump -Construction (#283305-1) $188.00
iv) WTP Filter Media Replacement Construction Services (#283304-1) $141.00
v) WTP Filter Media Replacement & Repairs 2025 (#283302-5) $125.00
vi) Well 17 Preliminary Engineering (#283294-8) $25,909.55
vii) Well 16 Improvements – Resident (#283292-10) $14,293.00
viii) Well 16 Improvements – General (#283291-11) $1,890.00
ix) Oakdale Blvd Force Main Improvements – General (#283282-18) $5,250.00
x) WLU Central Trunk Sewer – Upper Reach Resident (#283274-20) $5,430.02
xi) WWTP Transfer Pump Replacement (#283263-21) $625.00

z) Approve payment to **McClure Engineering** for Heartland Drive and Commerce Drive Roundabout:

i) Invoice #163687 $13,402.50
ii) Invoice #164703 $30,818.75
iii) Invoice #165301 $13,381.25

aa) Approve payment to **Turfmasters Lawn & Landscape, LLC** for Mowing the Oakdale Boulevard Extension 2023: $461.10.

bb) Approve payment to **The Northway Corporation** for Well 6 inspection, pump maintenance and chemical treatment (#17643): $34,751.00.

cc) Approve payment to **Americlean of Iowa, LLC** for the CCPA mold remediation project (#116448): $37,154.48.

dd) Approve payment to **Paragon Interiors** for Brown Deer Golf Club for aluminum stacking banquet chairs balance (#13344/CIC01): $42,587.50.

ee) Approve Pay Estimate #1 to **Wendler, Inc.** for WWTP Biosolids Transfer Pump & Repairs : $2,958.50.

ff) Approve Pay Estimate #1 to **Municipal Pipe Tool Co., LLC** for Sanitary Sewer Rehabilitation: $28,071.99.

gg) Approve five-year **Iowa Department of Transportation (IDOT)** Agreement for Maintenance and Repair of Primary Roads. (This agreement spells out the responsibilities of the IDOT and City for primary roads within the City limits from July 1, 2026 to June 30, 2031)

hh) Approve a Proposal for Restoration Engineering for Replacement of South Stairs and Intermediate Landings for the Iowa River Landing West Ramp: $49,800.00.

ii) Approve a Proposal and payment of 50% of the Proposal Total for not to exceed $12,065.00 from **A Tech** for emergency repairs to replace the ExacqVision NVR at the Intermodal: Total not to exceed $24,130.00. (The old NVR suffered a motherboard/processor failure and in unable to boot/function and effects the cameras at all parking facilities and the IRL south lot.)

jj) Approve attendance of Rodney Courtney to K9 School AT Harrison, Michigan from May 3-29/2026: $18,160.94.

kk) Approve the November 2025 Treasurer's Report.

ll) Approve Bill List for January 27, 2026.

Seconded by Freeman. A roll call vote was taken. Motion carried.

Receipts for the month of November were General: $2,654,921.88; Road Use: $522,611.89; Police Grant: $591.78; Employee Benefits: $55,366.02; Iowa River Landing Operation: $659,415.56; TIF -12th Avenue: $1,064.22; TIF-Oakdale: $161.68; TIF-Mall/Hwy 6: $55,990.44; Debt Service: $247,352.84; Iowa River Landing: $506.66; Streambank Mitigation: $394,287.02; Flood Mitigation: $169,581.82; Water Improvements: $338,337.12; Trust & Agency: $38,027.48; Water: $714,073.88; Sewer: $542,001.41; Parking: $895,324.90; Solid Waste: $175,247.68; Transit: $149,750.27; Storm Water: $103,345.59; Hotel: $5,472.91. Total receipts for November 2025 were $7,723,433.05 and of this $288,048.95 were property tax.

Goodrich reopened community comments. Ryan Swenka shared concerns that the Coralville Police Department was sharing its cameras with the Cedar Rapids Police Department which is outside of Johnson County and violated the Amended ALPR policy and eroded trust between the city and residents. Swenka is still waiting on a response from Police Chief Kyle Nicholson and staff. Swenka noted past comments about violations of policy and rights in other communities. Swenka noted the Cedar Rapids Police Department employee who thought his comments would not be welcomed in Iowa City doesn't understand that community and he missed the dozen other meetings where Coralville residents spoke out overwhelmingly against the Flock contract.
Resident Dan Wohlers reported on the security and ethical risk posed by Flock safety cameras. Last month independent security research demonstrated Flock devices can be easily compromised by pressing physical buttons on the camera to trigger a wireless hotspot that gains full remote control and they run on the Android version 8 operating system that is now obsolete and unpatched and our cameras are vulnerable to 1,000 security exploits that Flock cannot fix. Also, the cameras store images of pedestrians and people in private moments that were never supposed to be part of the record and are a breach of public trust. These devices represent a massive liability for our city, and he is deeply concerned that this vast network of location data can be weaponized against the most vulnerable members of our community by Federal agencies like ICE. Wohlers urged the Council to cancel the Flock contract.
Kayonna Topp informed the Council she is a scared citizen, and she is worried about what's happening in Minnesota. Topp hopes the city has a plan to protect them. Topps is concerned that the Iowa House is trying to pass a law requiring the Police to work with ICE which means they will have access to our Flock cameras and if the Police are working with them who do they trust. Topp wants to trust in the Council and ask them for protection.

City Administrator Kelly Hayworth reminded everyone this weekend is BrrrFest in Coralville and will be held Saturday from noon to 4:00 PM and there are still tickets available. The proceeds will go to our 4thFest.

Deputy City Administrator Ellen Habel had nothing to report.

Mayor Laurie Goodrich reported longtime city resident and employee Quentin Sweeney who served as Parks Superintendent for many years passed away recently and she sent our love and sympathy to his wife, Sany, and family. Goodrich noted Sweeney took immense pride in his work and the projects he supervised and we will always cherish his friendship and many contributions to our community. Goodrich congratulated Matt Degner who was named the 2026 National Superintendent of the Year by K-12 Dive. Goodrich mentioned the Coralville Library and Kirkwood Community College offer English classes Monday, Thursday morning and evenings and classes are listed on the Coralville Library website. Goodrich thanked City Attorney Kevin Olson for swearing them in.

City Attorney Kevin Olson reported after BrrrFest there is a Heartlanders Hockey game, so come out to the arena to watch them.

Councilperson Hai Huynh congratulated newly elected Mayor Laurie Goodrich and her colleagues Mike Knudson and Katie Freeman, and she looks forward to working with them for the next four years. Huynh thanked Coralville residents who voted to give them the power to serve them. Huynh noted it isn't easy to serve and can be complicated but if you truly care and love your community and neighbors and want what is best for the community she would encourage them to serve. Huynh took an oath to do her best to serve and continue to seek information from community members and learn and rely on staff expertise but continue to ask hard questions because that is the only way we can do better for our community. Huynh stated courage is not an easy thing to do now with the current political climate as an immigrant and she doesn't feel safe but Huynh takes comfort in living here in Coralville knowing we have people who care about one another and she knows would stand up for her, her family or anyone who looks like her if they were in harm's way. Huynh encouraged everyone to talk to their neighbors and family, pay attention to them and really get to know them regardless of their point of view. We don't want to be the same, which is boring. We must be able to converse and disagree respectfully and keep an open mind, seek information from different sources and not believe what is just in front of our eyes. Huynh asked everyone to ask

questions, be brave and stand with one another. Huynh informed everyone that if they email her and don't get a reply it's not that she is ignoring them, but it takes a lot for her to craft an email without worrying she will say the wrong thing or communicate the wrong information. Huynh stated she is much better being contacted in person or on a phone call, so if you see her in public say hello if you need to chat more, Huynh asked everyone to respect her personal private life because she does have family and a fill-time job other than being a councilperson.

Councilperson Royce Peterson congratulated the new Mayor and elected or re-elected Council Members noting he has two years left to serve with them before he is up of re-election. Peterson is looking forward to his standing committee assignments. Peterson noted a friend and constituent thought they should organize a day where we can all walk outside and sing "We Are the World" with all this hatred that is going on around us. Peterson quoted what Gerhard stated earlier that we are more alike than we are different. All this hatred and the current unrest really bother Peterson, and he is taken aback by all of it. At the end of the day, we are all Americans, neighbors and friends and we need to start lifting each other up instead of pushing each other down.

Councilperson Katie Freeman congratulated Mayor Laurie Goodrich and the Councilmember who were elected along with her. Freeman wanted to acknowledge since the beginning of 2026 through today January 27th there have been nine people killed by ICE in this country. They are Alex Pretti, Renee Nicole Good, Keith Porter, Herber Sanchez Dominguez, Victor Mauel Diaz, Parady La, Luis Beltran Yanez-Cruz, Luis Gustavo Nunez Caceres, and Geraldo Lunas Campos. Freeman stated she is scared too for being part f a group targeted right now by ICE and her government. Freeman stated it is scary to walk out the door everyday and wonder if something is going to happen to her, her family or the people in the community that she loves, cares for and enjoys spending time with. Freeman reported she volunteered this weekend for the first time at the food pantry doing deliveries with her spouse which felt amazing. Freeman has also gone to Cedar Rapids on the first Tuesday and Wednesday of the month where they have immigration check-ins. As a parent especially seeing those children walk in and praying to God they walk out and get to go home. We are all feeling a lot and are very overwhelmed right now and it is hard to believe this is happening in our country and our neighborhoods. Freeman stated watching communities in Minneapolis and Chicago come together and protecting one another organically and building it from the ground has given her hope. This is because we are built to take care of each other and be in a community with each other. Freeman seconded Huynh's stated they need to take care of each other. Freeman is glad to see other communities like ours, smaller communities and red states where elected officials from City Council all the way up to State offices are finding creative ways to protect one another. Freeman stated she is excited to try to work together and find ways not only in just giving service but also taking concrete actions to protect people because people are scared and looking to us and other leaders. Freeman has hope because we're up here having difficult conversations and people are coming to Council Meetings and letting us know what they want to see from their city. Freeman is looking forward to the next four years and hoping that they can bring something good together.

Councilperson Mike Knudson thanked everyone for their thoughtful comments and reiterated the grave concerns they all have for what's going on in this country. Knudson reported he wrote a letter to the Gazette comparing Coralville to Minneapolis in many ways in terms of our foreign-born population, African American population and left leaning population which is a concern for people in administration and make them a target. That was before the most recent, extrajudicial, completely unnecessary killing that we saw this weekend. Knudson will do everything he can to support our community. Knudson thanked staff for getting the conversation started on the budget last week but noted they have not talked about LOST since the election. Knudson agreed with former Mayor Meghann Foster that he doesn't want to see all the revenue from LOST go to the Recreation Center and he will have a difficult time supporting a budget that doesn't do more for affordable housing than we are doing right now. Knudson spoke with a former council member who asked about and discussed our social services budget, which is less than North Liberty's. Knudson noted North Liberty has a beautiful budget, which he will probably share with some of the Council, that it is so easy to get and identify where their general funds are spent. They spend 0.88% of their general funds on social services and their projected increases from there. This is just an opportunity to share our values, and affordable housing is certainly a value they all of us or a majority of

us certainly support and this would be a good starting point for a discussion as they work through this in the next two or three months.

Councilperson Rich Vogelzang noted today is Holocaust Remembrance Day which is a terrible thing to remember but it is something we should never forget. On a brighter note this Saturday is Frost Fest in S.T. Morrison Park from 10:00 AM to 2:00 PM and there will be indoor and outdoor activities. Vogelzang encouraged everyone to bring their coats to enjoy the event.

Motion by Knudson, seconded by Peterson to adjourn at 8:58 PM.

Laurie Goodrich, Mayor

Thorsten J. Johnson, Mayor