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 April 28, 2026 with Mayor Laurie Goodrich was called to order at 6:30 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; City Attorney Kevin Olson; City Engineer Scott Larson; Finance Director Ann Hester; Police Chief Kyle Nicholson; Police Lieutenant Mike Mrstik; Fire Chief: Orey Schwitzer; Human Resource/Risk Manager Lynn Knight; Parks & Recreation Director Sherri Proud; Communications Specialist Jon Hines; Production Assistant Dillon Jacobson and City Clerk Thorsten J. Johnson.

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

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

Mayor Laurie Goodrich proclaimed the week of April 26, 2026 through May 2, 2026 as “National Apprenticeship Week.” Jamie Soto with Local 43 accepted the proclamation and thanked the City of Coralville for taking the time to recognize the apprenticeship program and the apprentices that are here. The program is important because it teaches everybody that goes through it the skills they need to go out and be able to perform their jobs in an effective and safe way. It also teaches a lot of skills that they can use in their personal lives as well and allows them to provide a good living for their family. Soto and several apprentices had their picture take accepting the proclamation with Goodrich. Robin Clark Bennett with the Labor Center at the University of Iowa and Coralville resident Rosette Boingo wanted to join in celebrating the importance of our area’s registered apprenticeship program. Bennett stated too many people are unaware our region is a hub for state-of-the-art registered apprenticeship programs that are tuition free pathways to family supporting careers with living wages, health benefits, retirement security and safe workplaces. This is more important than ever right now when so many residents lack access to good family supporting jobs and so many contractors needing skilled trades workers. Many people don’t know how to close that gap. Together with their friends in Cedar Rapids and the Iowa City Building Trades Council they formed a pre-apprenticeship program which includes a five-week course that tours registered apprenticeship programs, provides OSHA ten certification, creates connections with local leaders, helps people understand the 16 different trades and helps create new pathways into those incredible programs. Bennett noted Boingo completed their program last summer and always dreamed of becoming a plumber and she is currently working with a plumbing contractor and has begun her pathway tp being a journeyman plumber. In the past four years this program has been limited to residents of Iowa City, and they are now looking at an expansion of the program to include more cities in Johnson County including Coralville so they will be back in touch with the mayor and council about that. Bennet concluded by saying our area’s registered apprenticeship programs are local treasures serving hundreds of contractors and thousand of workers and she has seen firsthand the pride, skills and financial stability these programs provide.

Goodrich proclaimed May 2026 as “Mental Health Awareness Month” and after reading the proclamation noted how much NAMI’s work is appreciated.

Goodrich proclaimed the week of May 3 - 9, 2026 as “Professional Municipal Clerks Week” and presented City Clerk Thorsten J. Johnson with the proclamation noting how she and the council appreciate him very much. Johnson had his picture taken accepting the proclamation with the mayor and council.

Goodrich announced the proclamation for Asian American and “Pacific Islander Heritage Month” will be read at the May 12th Council Meeting when there will be someone to accept the proclamation.

Goodrich proclaimed the week of May 10 – 16, 2026 as “National Police Week” and May 15, 2026 as “Peace Officer Memorial Day.” Police Chief Kyle Nicholson thanked the mayor for the proclamation noting “National Police Week” is an important time to reflect on the outstanding work our police officers do each and every day to keep the community safe. Nicholson stated policing is not an easy profession, but our officers perform their duties with professionalism, dedication and integrity and for that we are incredibly grateful. Nicholson expressed the department’s appreciation to the Coralville City Council, city staff and the entire community for their continued support and that it does not go unnoticed. Nicholson noted thus is also an appropriate time to recognize Iowa cops that stepped forward without hesitation to support them following the passing of Sergeant John Williams in 2022 and their commitment has continued ever since. Through their generosity many members of the department have had the opportunity to attend National Police Week in Washington, D.C. This year Detective Van Brocklin will be attending, and they are extremely grateful for the Iowa cops and the continuing relationship they share. Above all, “National Police Week” is a time to honor those who have made the ultimate sacrifice and to recognize the dedication of those who continue to serve. Nicholson is proud of our officers, thankful for our community, and committed to continuing to keep it a safe place for all.

Welcome Athletes competing in the PanAmerican Wrestling Championships.

Goodrich welcomed the coaches and athletes competing in the Pan American Wrestling Championships and introduced Josh Schamberger with the Iowa City Area Sports Commission. Schamberger stated he is honored to be joined by a few guests who he will introduce in a minute. Schamberger announced in just a few days they will start welcoming in the rest of their friends. There will be 25 countries including the United States starting with the next country which is Chile which arrives this Saturday. They will come from all of South, Central and North America to wrestle in the 2026 Pan American Championships which will begin next Thursday and run through Sunday. This is a major event that will be broadcast all over the world particularly in South, Central and North America. Schamberger stated joining us today are some good friends from the Argentina Wrestling Team and one wrestler from Ecuador who arrived a week ago and are staying here in Coralville. They are training for three weeks before the championships begin. Schamberger introduced Coach David Ochoa who coached for Venezuela for 16 to 17 years before becoming head coach of Argentina. They have Greco wrestler at 97 kilo Will Gomez who will compete of Friday. Next, Schamberger introduced 57 kilo women’s wrestler Camila Augustina Amrilla; Greco and Freestyle wrestler Maurcio Alejandro Rovira; 86 kilo Freestyle wrestler Jorge Yvonne Gallardo; and 57 kilo women’s wrestler Luiza Valverde who has competed in the last two Olympic Games. Goodrich proclaimed May 4 -10, 2026 as Pan American Wrestling Week in Coralville and presented the coach and wrestlers with the key to the City of Coralville. The coach and wrestlers from Argentina and Ecuador had their picture taken with Goodrich accepting the proclamation and key to the city.

No one spoke during community comments.

FISCAL YEAR 2027 BUDGET ~ PUBLIC HEARING

Before Finance Director Ann Hester presented the Fiscal Year 2026 Budget, Hester started the Fiscal Year 2026 Budget Presentation by stating the city’s budget goals. Coralville’s overall taxable property value increased by 4.76%. With the new State legislature system, a 2% limitation factor was applied. Coralville’s adjusted revenue growth is 2.70%. The tax levy rate increased from $14.53 in FY 2026 per $1,000.00 of taxable valuation to $14.85 in FY 2027. This levy includes a transit levy rate at the maximum $0.95. The State decreased the rollback for the taxable value of residential property from FY 2026’s 47.43% to 44.53%. Budget challenges are generally rising costs across operations and planning for future needs. The replacement tax backfill for commercial and industrial properties phases out through FY 2029 and the uncertainty surrounding proposed new legislation. There are several factors that cause changes in the tax rate, that include changes in the state rollback percentage, changes in tax rate that include city, county, schools and other taxing entities, changes in assessed property value due to reassessments and improvements. Hester explained the mailed notices received by residents back in March by Johnson County include a state required example based on 10% hypothetically assessed value increase that may or may not apply to everyone. Commercial and industrial will stay at 90% of their valuation with the only change applying to the first $150,000.00 of assessed value that is subject to the residential rollback.

Hester showed a snapshot view of the history of the rollback that used to be in the 80% range and has gradually gone down and then went up and back down to the current 44.53% rate. Hester went through property tax collections by classifications explaining 46% of all property taxes collected by Coralville come from residential properties and 51% come from commercial properties. Even though the City's tax rate increased residential property owners will see a 4% decrease in their taxes due to the state rollback reducing the taxable value more than the levy rate increase. Residential property owners will pay $27.55 less per $100,000.00 in taxable value in city taxes. Commercial property will decrease by $41.32 on the first $150,000.00 in taxable value which is a 4% decrease. Hester reminded everyone that the City tax levy only makes up 37% of their total tax bill with the Iowa City or Clear Creek Amana Community School Districts, Johnson County, Kirkwood College, the Ag Extension, State of Iowa and other taxing entities making up the rest. Revenues in the general fund will be $36.5 million rounded, a 5.8% increase from Fiscal Year 2026. This includes the impact for one full year of the increase in utility franchise fees from 1% to 2% adopted during the last budget year. Fiscal Year 2027 includes a 10% increase in the Hotel/Motel Tax from last fiscal year based on current trends based on occupancy. Hester explained that General Fund Revenues include Taxes, Licenses and Permits Use of Money & Property, Intergovernmental, Charges for Services and other financing services. This year's Property Taxes make up 42% of the General Fund, 14% comes from Charges for Services, 11% from Hotel/Motel Tax, 4% from Licenses and Permits. General Fund Expenditures will be $34,5 million rounded which is a 5.9% increase from FY 2026. This reflects the costs necessary to provide services in a growing community. This includes rising property, health and worker's compensation insurance costs, increased maintenance costs for facilities, replacement of three police vehicles with new ones and related equipment, and equipment, increase in the library materials budget following the abrupt closure of the primary library vendor and replacement of public computers, and reserves set aside for future equipment and vehicle replacement. General fund expenditures are distributed as follows: 30% goes to the Parks & Recreation account, 25% goes to Police, Animal Control and Fire accounts, 11% goes to Library, Museum and other cultural accounts, 11% goes to Administration, Finance, Legal and HR accounts, 3% goes to Building Maintenance, 3% goes to Community Development, 2% goes to Engineering 1% goes to Telecommunications and around 1% goes to Health and Social Services.

Road Use Tax fund revenues will be $3.1 million rounded which is based on the 2020 Census population of 22,318. Road Use Taxes come from fuel taxes and vehicle registration fees and fund the maintenance of streets, snow removal, traffic safety, street lighting, engineering and street cleaning. Total expenditures for those are $4.3 million. The total Revenues and Expenditures for the Special Revenue Funds – Road Use Tax will be $4,337,304.00. Enterprise Funds are supported through specific business type activities, and each fund establishes user rates to sustain current and long-term operations and includes Water, Wastewater, Solid Waste, Stormwater Parking, Transit and the Hyatt Regency Coralville Hotel & Conference Center. Revenues for all the Enterprise Funds will amount to $40.3 million with expenses around $38.7 million. The Fiscal Year 2027 Budget includes the following rate changes. An increase in water fees for both residential and commercial. The first 200 cubic feet of water will increase from $8.75 to $12.00 for residential and from $15.00 to $18.25 for commercial. An additional 100 cubic feet will go up by $0.25. Utility deposits for residential rental property are proposed to increase from $80.00 to $120.00 per unit. The residential property utility deposit has not changed since it was implemented in 2007. Late fees will be 10% of the total utility bill instead of just 10% of the water fees. Solid Waste fees for both the 35- and 65-gallon carts have not changed since automated garbage collection began in 2009. The proposed budget implements a curbside bulky trash fee consistent with surrounding communities to cover landfill disposal fees and will be like Iowa City fees. There are several exciting projects happening in Coralville and some will be covered by a $1.7 million Capital Improvement Bond. It will fund the Forevergreen Road Extension Phase 1, the Heartland Drive and Commerce Drive Roundabout, a Solid Waste Recycling Center, and Camp Cardinal Boulevard and Kennedy Parkway improvements. Another project is the new Recreation and Aquatic Center which includes S.T. Morrison Park improvements. The entire project is estimated to be around $54 million, and it is right now in the design phase and projected for construction in Fiscal Years 2027 and 2028. There is also Well 17 and the road Water Main project estimated to cost $2.8 million and projected for Fiscal Years 2027 and 2028. Other small projects will be funded from reserves. The Local Option Sales Tax (LOST) was approved November 4, 2025 and will be effective on July 1, 2026 and will be used to support the new Recreation and Aquatic Center debt payment payable in Fiscal Year 2027. The Fiscal Year 2027 Budget, if approved, will be filed with the State Auditor prior to April 30, 2025, and be effective July 1, 2026, through June 30, 2027. Hester noted

the budget can be viewed on the city website www.coralville.org, in the latest *Connection*, on CoralVision and copies are available at the Coralville Public Library and City Hall.

Goodrich declared this the time for a public hearing on the Fiscal Year 2027 Budget. Coralville Resident Rex Brandstatter thanked the city for compiling all the budget information and making it very transparent so they can figure it out. Highlights are lower property taxes that will decrease by $27.55 per $100,000.00 in taxable value, and the same 4% decrease for the first $150,000.00 of taxable value for commercial properties with the rest of the value running at 90%. Brandstatter stated the rollback is hard to figure out but it is important for figuring out how much taxes the city receives. The tax levy has gone up from $14.50 to $14.85 per $1,000.00 in taxable value so it has gone up slowly, but it hasn't gone up for a long time which is commendable. Brandstatter hopes they allotted adequate funds for streets in the older parts of Coralville like 6th, 7th, 8th and 9th Avenues which have done some patching and overlays over the years but they are now in rough shape and really need help. Brandstatter thought council members needed to drive those roads to see for themselves that they need to be redone. Brandstatter thinks Department Heads understand in Coralville we use out money responsibly and the council members have spent time and shown their true responsibility to the taxpayers of Coralville and this budget reflects that. Brandstatter expressed concerns that outside groups may be getting more of the council's attention than this job noting they are elected to represent all the people of Coralville and not special groups. Brandstatter felt they needed to spend more time on the work and issues. All taxpayers want the same level of service for less money and in the coming year cities across the state are going to find out that they are going to have to provide the same or more services with less because of the tax changes coming out of Des Moines. Will there be property tax freeze calculations for seniors, a 2% cap on city growth with or without inflation adjustments? Will they eliminate the TIF system, which has been a boon and great thing for the City of Coralville, and they have had wonderful successes with TIF funding. Brandstatter suggested the council adopt this budget tonight. Business owner Scott and property owner stated his business has serviced the area for 48 years and the commercial/industrial tax increase is going to affect him and every business in the area and it will cost all community members money to go and have whatever done at those businesses. Scott noted everything is becoming so expensive and he has two open positions and has had to hire outside the area. None of his eight employees live in Coralville because it is so costly to live here and those positions are paid $35 per hour. The decrease in taxes for the first $150,000.00 of his property value is only 5% of its total value, what about the other 95%? Also bringing in chain corporations will only send money out of state while he spends his money on the area. He and residents can't afford anything more. Scott's liability insurance just went up $10,000.00 and they have never had an issue. Workers' compensation insurance just went from $440.00 per month to $705.00 per month and he has never had a claim on it. Scott already pays $52,000.00 a year in property taxes and the letter from the County Auditor says he will be paying close to $62,000.00 a year, which is more than some people make in a year just in property tax. Scott stated the community can't afford anymore price increases. Scott is looking for help too and asked somebody to reach out to him how to get through the process to get it. They need help locally and not send money out of state. There were no other public or written comments. Goodrich closed the public hearing.

After the resolution was read, Councilperson Mike Knudson noted he has been on the record multiple times advocating for an increase in support for affordable housing. Knudson made a motion to increase the budgeted support for affordable housing from $100,000.00 to $300,000.00. Knudson suggested the funding comes from LOST revenue and even though most will go to the Recreation and Aquatic Center there will be a little over $500,000.00 left over which could fund the increase. Knudson noted there is a concern about the Iowa City Community School District's ability to partner with the city for the pool portion of the project and if it happens down the road and they may have to adjust their plans accordingly and he thinks the remaining $200,000.00 will give enough wiggle room to do that. Councilperson Hai Huynh seconded Knudson's motion and asked how the motion would work. Would they need to amend the budget later, City Administrator Kelly Hayworth responded no, the budget will be amended with this motion. Huynh asked if we need to have offsetting revenue at this point. Hayworth responded not at this point because we show the LOST revenue. Huynh asked if we currently have a $3.6 million surplus in revenue in this budget. Hayworth responded no because they show the Recreation Center's first year's bond payment. Huynh asked to look into other social services in our community as we start collecting LOST revenue. The amount spent on social services has not increased for the past couple of years and

Huynh thought a lot of people who use those services are going to Iowa City because we don't offer those social services that are needed in our community. Councilperson Katie Freeman stated she agrees with increasing the affordable housing line to $300,000.00, and once the LOST number starts rolling in would be open to more projects they have talked about. Freeman supported Huynh's suggestion on continuing conversations about social services including more money to cover before an after-school program scholarships and reduced rates. Councilperson Royce Peterson also supports an increase in low-income housing, which always seems to be an issue in this area. They need people to live and work in our city, and it is hard enough when you make low wages to get transportation from areas further away. Councilperson Royce Vogelzang agreed with increasing the affordable housing line to $300,000.00. Vogelzang did want the council to determine what affordable housing means, because each of them probably has a different answer. There is a difference between affordable housing and affordability, and they have to look at both issues. Vogelzang thought finding housing that is affordable in this area and market is totally realistic. The affordability issue ties into your cost of living, wages and everything else. Vogelzang knows they are talking a lot about rentals and there was a question why landlords have to charge so much money for rent. Vogelzang picked a property at random and noted from an investor point of view there is a cost of the property and payment of the mortgage, taxes and estimated annual maintenance that come out of the net income from the rentals. For the $240,000.00 property Vogelzang picked minus all the expenses and taking in $850.00 per month for each rental unit you would lose $1,400.00. This does not include any management fees. If they paid $240,000.00 in cash and still use the same costs you would receive a 4.8% return on your investment which is just a little bit better than the rates you can get for a CD. Vogelzang noted there is insurance and property tax legislation in Des Moines that could drastically affect multifamily properties and increase rents. Vogelzang ended by saying he is for the $200,000.00 increase for affordable housing but just wants the council to determine what affordable housing means at the street level and makes sense. Huynh thought affordable housing should cost a person no more than 50% of their income and ideally you should not spend more than 30%, so you can take care of other necessities. This is how Huynh would calculate affordability no matter if you live in a small rural town or big city. Huynh noted there is no way you can rent a two- or three-bedroom apartment in Coralville for less than $1,000.00 because she has helped people look for a one-bedroom apartment and any with a rent of $1,000.00 per month or less is taken. There is also no Section 8 housing available in Coralville. Coralville is not an affordable place to live so people must go to other communities. Huynh believes they need to do everything they can to make sure units are available, either rentals or owner occupied to reflect the percentage of total income she mentioned is affordable. Vogelzang noted he has heard that definition many times, but he wanted to point out you've got discretionary expenses and nondiscretionary expenses like property tax and insurance which are non-negotiable. You also have to maintain the property to attract tenants. Freeman wanted then to focus on what affordable housing isn't for. It isn't for investors to make money, but we are looking for affordable housing for people to be able to live. Freeman agreed you need investors in order to have those properties available but the council can do that more equitably because there are all kinds of unique and creative ways they can do this be it by addressing city codes that can make it more affordable to draw in people to partner in developments we want to see. Freeman thought Vogelzang's comments point to the fact it's not affordable to liver here because of these factors, so putting more money into the system would help. Knudson thought Vogelzang was thinking about affordable housing is we are trying to lower the median value of housing in Coralville. Knudson stated what we are trying to do is have affordable housing in Coralville and we have helped people with lower incomes out with a number of smaller projects and we have had bigger projects that help people out. Those may make up 2% to 3% of the housing in total that is subsidized with federal grants or initiative. Knudson stated he wants to increase that percentage, which is not going to affect the median value, but it will affect the bottom 5% to 10% who need it most.

Motion by Knudson, seconded by Huynh to increase the budgeted support for affordable housing from $100,000.00 to $300,000.00. There was a roll call vote. Motion carried.

Knudson started a discussion about the Transit Levy which they have increased it to the maximum amount of $0.95 because of what is going on at the state legislature and the possibility they might not be able to increase it in the future. Hayworth noted the increase to the maximum levy from the current $0.62142 will generate an additional $538,000.00 more than we would need for the Fiscal Year 2027 budget. Knudson asked for a best guess of what might get passed by the state and are they still talking

about not being able to raise the transit levy in the future. Hayworth responded we will be able to raise it, but the question is by what percentage. The senate proposal would allow it to be raised outside of the cap, and the house proposal would put a 2% cap on raising it. Hayworth has spoken to a couple of house members, and they felt the transit levy will be outside of the cap. Knudson asked how much they need to raise the levy to balance the transit budget. Hayworth replied they would need to raise it $0.03 and the rest is up to the council to decide. Hayworth added he and Parking & Transit Director Vicky Robrock have been working on how they can use $2.4 million in federal funds that are beyond our current budget. They had some success finding things in the current budget that could be paid out of those funds beyond what they normally take out. This balance in federal funds has built up over the years because you can only spend so much based on the 5307 federal formula that is based on your budget and they also received COVID funds that had to be spent first. The 5307 federal funds have match requirements, and the match must be from local funds and not state funds and can only be used for certain items. They recently found out there are certain items they have not been using those funds for like instead of using reserve funds when an engine blows the costs are eligible to be taken out of 5307 federal funds. They are trying to find items like this to help our transit budget. The 5307 federal funds require a 50% match for operation costs and a 20% match for capital expenses, so they need to find any capital expenses in the budget that needs to be spent. The finance staff and Robrock spent a lot of time in June making sure they use every dollar that we can out of those 5307 federal funds. Knudson noted he had talked to Robrock yesterday and she said the cost for a capital expense like a full-size bus have gone up from around $450,000.00 in 2000 to north of a million now. Hayworth clarified that the $0.95 maximum transit levy will not be affected by any of the legislation that is being discussed and has been proposed. Knudson stated he would like to decrease the transit levy to $0.73 which is about a 10% increase from last fiscal year. He wants it a little higher because he would like to extend some of the routes like having one get to the IDOT driver's license building. Vogelzang stated he would like the tax levy decreased to $0.80 instead, which is a little higher than $0.73 and still leaves a cushion if they need to raise it next fiscal year but will let them look at things like extending bus routes. Huynh would like to see weekend and night route hours extended for residents who work second shifts.

Motion by Vogelzang, seconded by Knudson to reduce the transit levy from $0.95 to $0.80. A roll call vote was taken. Motion carried.

RESOLUTION NO. 2026-51

Resolution approving the Fiscal Year 2027 Budget as amended, was introduced by Knudson, seconded by Vogelzang. There was a roll call vote. Resolution declared adopted.

CDBG HOUSING REHABILITATION ROOFING PROGRAM GRANT APPLICATION ~ PUBLIC HEARING

Before the public hearing, Goodrich noted this grant will replace up to six roofs at no more than $30,000.00 per unit.

Goodrich declared this the time for a public hearing on an application to the Iowa Economic Development Authority for Community Development Block Grant ("CDBG") Program funding for Owner Occupied Rehabilitation. Paula Mitchel with the East Central Council of Governments noted they are assisting with the grant application and there are two components for tonight's public hearing. This includes nine required points as part of the application that are required to be presented and publicly input on the Community Development and Housing Needs analysis which they prepared and is in the electronic packet. Mitchel read the following into the minutes:

Proposed Project Activities
Public Hearing for
City of Coralville CDBG Roof Repair Housing Fund Application
Tuesday, April 28, 2026

1. How the need for the proposed activity or project was identified.

Data from a combination of public data and city records, including the Johnson County Affordable Housing Report, recent Coralville City Council discussions, as well as 2018-2022 data from the Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), U.S. Census American Community Survey 5-year Estimates were used to prepare an updated Community Development and Housing Needs Assessment.

The assessment found that there was a high need for the preservation of Coralville's existing affordable owner-occupied housing stock, and especially a need for critical repairs. The roof replacement program will address this need by providing funding for eligible low- and moderate-income homeowners to make roof repairs that will extend the useful life of their home. Without this funding source, major repairs such as a roof replacement are out of reach for many homeowners earning at or below 80% of the Area Median Income.

2. How the proposed activity or project will be funded and the source of the funds.

The City of Coralville's Roof Repair Housing Rehabilitation program, if awarded, will be funded by $198.000 in Community Development Block Grant (CDBG) funding.

3. The date the CDBG application will be submitted.

The application will be submitted online no later than May 22, 2026.

4. Amount of federal funds to be requested.

The amount of federal funds to be requested for City of Coralville's Roof Repair Housing Rehabilitation program is $198,000.

5. Estimated portion of federal funds that will benefit persons of low and moderate income.

One hundred percent of the funds for the City of Coralville's Roof Repair Housing Rehabilitation Program will benefit low- and moderate-income households with incomes at or below 80 percent of the area's median income level.

6. Where the proposed activity or project will be.

The proposed activity will be located on scattered sites within the City of Coralville's municipal limits, with specific sites to be identified through application intake and determinations of income eligibility.

7. Plans to minimize displacement of persons and businesses as a result of funded activities or projects.

Because this project will enroll eligible homeowners who decide to voluntarily participate in an owner-occupied roof repair housing rehabilitation program, no displacement of persons or businesses will occur. Because repairs will be primarily exterior in nature, temporary relocation is not required.

8. Plans to assist persons actually displaced.

Again, because this program will enroll based on voluntary participation through an application process, no displacement of persons or businesses will occur. Because repairs will be primarily exterior in nature, temporary relocation is not required.

9. The nature of the proposed activity or project.

The City of Coralville's Roof Repair Housing Rehabilitation program will assist low-and-moderate-income homeowners within the City of Coralville to repair or replace their roof, which may include replacement of

roof deck, underlayment, and shingles, as well as gutters, and minor chimney repairs or removal. Lead-based paint disturbed by the project will be addressed if required. If the home is built prior to 1978.

Mitchel the continued by saying, “So, for the Community Development and Housing Needs Assessment, I will just cover high level because I know it was in your packet. Um, but I will preface by saying, um, we’ve identified some high priority items, and it doesn’t necessarily commit the city to do anything at this point. It’s just identifying these as high priority needs. Um, the first priority, which is essential to submitting an application is the preservation and rehabilitation of existing affordable housing. And we found through the analysis that we performed that about 62% of Coralville housing stock was constructed prior to 1980. And if we assume the normal life cycle, um, it’s estimated that anywhere from 40 to 70% of those may need some type of rehabilitation, making Coralville a good candidate for such a program. Additional high priority needs include first time homebuyers and down payment assistance for low- and moderate-income households to help them access housing, affordable renting, and reduction of renter cost burden, which can be managed in a number of different ways. And then increasing the housing supply across price points, including affordable and workforce housing. Um, any increase in the supply of housing usually benefits everyone by reducing the costs. And then, um, additional high priority items included some infrastructure improvements, including water distribution system and sanitary sewer improvements, which I know the city is also contemplating an application for. And sidewalk and infrastructure improvements. Uh, regarding the needs of other populations, not necessarily restricted to low and moderate income, high priority needs included general neighborhood revitalization and building code enforcement, as well as potentially the need for a new waste and recycling facility. So, I think I will conclude my remarks there and turn it back over to you. If there are questions? I’m happy to answer. And then the public is required to have an opportunity to provide input.” There were no further public or written comments. Goodrich closed the public hearing.

RESOLUTION NO. 2026-52

Resolution authorizing and directing the mayor to sign, execute and submit an application for funding and associated documents for funding for the Community Development Block Grant (“CDBG”) Housing Rehabilitation Roofing Program through the Iowa Economic Development Authority (“IEDA”), was introduced by Vogelzang, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2026-53

Resolution authorizing execution of Service Agreement with East Central Iowa Council of Governments (ECICOG) for the Community Development Block Grant (CDBG) Housing Rehabilitation Roofing Program Grant application preparation and for the administration and project delivery of the CDBG Grant, if awarded, was introduced by Huynh, seconded by Peterson. A roll call vote was taken. Resolution declared adopted.

After Resolution No, 2026-54 was read, Huynh thanked City Administrator Kelly Hayworth for his work on this grant and encouraged anyone wanting to take advantage of this program to contact City Hall.

RESOLUTION NO. 2026-54

Resolution awarding Community Development Block Grant (CDBG) Housing Fund Technical Services Contract upon notification of Housing Rehabilitation Roofing Grant award, was introduced by Peterson, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

CALIBER COLLISION ~ PUBLIC HEARING

Community Development Director Dave Johnson explained the final plat provided to the city council eill fix the final boundaries for what will be Lot 1 of the Caliber Collision subdivision which will include Auditor’s Parcel 2025104 that will be needed to meet the lot width to depth ratio requirements outlined in the City Code. The portion of this proposed subdivision that includes Outlot B of Altmaier Acres is currently zoned C-2, Arterial Commercial District, and Auditor’s Parcel 2025104 is C-PUD 2, Commercial Planned Unit

Development Two District. Johnson noted the Board of Adjustment considers conditional use permits and it's their role to review site plans and building design plans for automotive repair businesses in the C-2 Arterial Commercial District. The board approved this Conditional Use Permit with conditions. The role of the council is to determine whether rezoning Auditor's Parcel 2025104 is consistent with the City of Coralville Community Plan. The Community Plan identifies this area as regional commercial and automotive repair facilities are allowed as provisional use for this designation. Staff find the request consistent with the core of the Community Plan Land Use designation as Regional Commercial. The rezoning will simply make the zoning of Lot 1 consistent. Staff have reviewed the final plat and find it conforms with the requirements for preparation and filing. The Planning & Zoning Commission voted 6-0 to recommend the council rezone Auditor's Parcel 2025104 to C-2, Arterial Commercial District.

Goodrich declared this the time for a public hearing on rezoning the Auditor's Parcel 2025104 from C-PUD2, Commercial Planned Unit Development Two District, to C-2, Arterial Commercial District. Tim Dearman with Old Acre McDonald in Nashville, Tennessee informed the council they have developed in about 20 states for Caliber Collision. Their slogan is "Restoring the Rhythm of your Life." Meaning they will work to get your car back quickly. They have clean and inviting facilities which provide a really good place to get your vehicle back on the road while also bringing great jobs to the community. Dearman has seen people grow from an area manager to vice president of a region. They work with local community colleges to provide a Technical Apprenticeship Program to provide paid training, and they have graduated over 2,200 people. Their business is driven by insurance companies who will tell them their customers in Coralville have to drive 20 to 30 miles to get repairs at a Caliber Collision because their closest location is in Cedar Rapids right now. They have worked with city staff and all the comments they have had to meet so far are typical of what they have done because they like to be good corporate citizens. Dearman encouraged the council to look at their website to see they do a lot of great community events like food drives and repairing cars for veterans. They take good care of their employees. The shops are air conditioned and they take care of the customers. Huynh asked how many employees this would bring. Dearborn responded that each facility this size has about 15 full-time employees and they hire locally. They will train them at their closest facility and then bring them to Coralville. Dearman noted he handed his card to the person from the University of Iowa because to tie into their apprenticeship program would be huge for Caliber Collision because that is how they build their team. Huynh asked what incentive they are receiving from the city and Dearman responded he is not aware of any incentive. Coralville business owner Scott reiterated points he made earlier about being a local business that spends their money in Coralville. Scott added he spends about $30,000.00 to train his employees and it is places like Caliber Collision that take those employees away from them. Scott noted Dearman is from out of state and that local money will be going out of stated and it is not good for the community. Scott informed the Council that insurance companies don't get to dictate where you take your car and places like Caliber Collision have contracts with insurance companies to reduce repair costs to save the insurance companies money. Scott has worked in the collision repair industry for 9 and a half years in a local body shop and they need to keep the money local. There is another corporate chain repair shop coming to the area over by Barrett's. Scott's business has been in the area for 48 years and he is thinking about moving out because of the corporate businesses coming in and tax rates going up, which is making Coralville unaffordable. Scott noted these corporations promise commissions that are unattainable because they expect 80 to 120 hours of work to be done during regular hours. Scott noted the collision repair industry produces a lot of pollution with fumes for the paint and even though it goes through filters they are not 100% removed. There is also a lot of waste and there is a creek right behind the property, so what happens when that stuff makes its way into Clear Creek. There is a lot of toxic fumes and products, and a lot of waste thrown out behind the building. There were no further public or written comments. Goodrich closed the public hearing.

After the ordinance was read, Huynh asked for this to move forward they need to approve the zoning. Johnson responded that is correct or they will not have a legal lot. Huynh asked if there has been a study regarding pollution or mitigation. Johnson responded, no, other than the Engineering Department looking at stormwater management at the site and that is being properly accommodated and designed for. Dearman added Caliber has over 550 locations in California and they have third party quarterly reports and this is one of the things they take seriously. Caliber doesn't store anything outside, and they have the best filtration systems.

ORDINANCE NO. 2026-1004 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 Auditor's Parcel 2025104 from C-PUD 2, Commercial Planned Unit Development Two District, to C-2, Arterial Commercial District, was introduced by Freeman, seconded by Vogelzang for 1st consideration. A roll call vote was taken, Ayes: Peterson, Knudson and Vogelzang. Nays: Huynh and Freeman. Motion carries.

Motion by Knudson, seconded by Vogelzang to collapse the 2nd and 3rd reading of Ordinance No. 2026-1004 at the May 12, 2026 Council Meeting. A roll call vote was taken. Ayes: Vogelzang, Peterson and Knudson. Nays: Huynh and Freeman. Motion failed because four votes are needed for approval. It was noted the second reading for the ordinance will be at the next council meeting.

FOREVERGREEN HEIGHTS PHASE 4, PART 1 ~ PUBLIC HEARING

Johnson reported this is for 20 acres and 55 lots. Streets are public streets and the minimum lot area is 5,000 feet by 100 feet. South Park borders this phase of the development, and the development will be single-family detached residential homes. The developer is adding new home designs which include three car garages to add variety to the home offering in the subdivision. Johnson showed the council the designs. The Preliminary Plat for this Phase 4, Part 1will amend the original Preliminary Plat for this phase. The road layouts and lot locations will remain the same, but lot sizes are being increased to accommodate the new home design concepts. Outlot T has been adjusted to better accommodate the future roundabout at Dubuque Street and Forevergreen Road. The Master Development Plan was amended by the council in August of 2025 to reflect the revised lot sizes and numbers for Phase 4, Part 1. Staff have reviewed the proposed site plan and find it is consistent with the Forevergreen Heights Master Development Plan. Staff have reviewed the plats, and find they meet the requirements for preparation and filing. The Planning & Zoning Commission voted 6-0 to recommend the council approve the PUD-B Site Plan, Preliminary Plat and Final Plat for Forevergreen Heights, Phase 4, Part 1.

Goodrich declared this the time for a public hearing on the proposed PUD-B Site Plan for Forevergreen Heights Phase 4, Part 1. Jon Marner with MMS Consultants stated he is at the meeting to represent the developer. Marner reported this is consistent with the Master PUD-A Plan that was previously amended. There has been considerable interest in other parts of this development for a third car garage option, so this is an effort to expand the range of housing options to include three car garages. Huynh asked if this changes the density of what was originally proposed. Marner responded t is a reduction of 6-7 lots form the original master plan that was approved in 2022 which was amended in 2025. Freeman asked if this change is market driven. Marner responded it is market driven and an effort to try to add some housing options that are being requested in this neighborhood. There are no three car garage options for Forevergreen Heights currently because there's no lot sizes available to build a three-car garage. The lots need to be a little bit larger to accommodate that. Freeman asked how many three car garages will be in this development. Marner responded there are no guarantees because that is dependent on whether the buyer wants a three car versus two car garage. Freeman asked if this is being market driven how much are three car garages being asked for and is this stopping sales withing the rest of the subdivision. Marner responded he can't answer that because they are the civil engineering and surveying firm that's working on the subdivision. Marner does know it's been a consistent request for that area but can't speak to the exact number. There were no further public or written comments. Goodrich closed the public hearing.

After the first resolution was read, Freeman asked if they lost the 6-7 lots in August of 2025. Olson replied it was included in the 2025 amendment. Freeman asked if these lots are still a little bigger than the August 2025 amendment. Johnson replied they are larger than the previous iteration before August of 2025. The previous plan had a density of around 4.89 units per acre, and this one is 4.73 dwelling units per acre, so it is a very modest, slight reduction in total. This development has a total of 988 units on a proposed 208.84 developable acres. The subdivision also includes 22 acres of park and open space that brings the density number down a little bit, but because of the location when planning with the developer staff felt it was very important to integrate meaningful open space and recreational opportunities inside of

the subdivision. Huynh asked what density is considered low density. Johnson responded, 0 to 6 dwelling units per acre is low density. 6 to 16 dwelling units per acre is medium density and anything over 16 dwelling units per acre is considered high density.

RESOLUTION NO. 2026-55

Resolution approving the PUD-B Site Plan for Forevergreen Heights Phase 4, Part 1, Coralville Iowa, was introduced by Knudson, seconded by Peterson. A roll call vote was taken. Resolution declared adopted.

After Resolution No. 2026-56 was read, Huynh asked Johnson if this is a mixed-use subdivision and are there any multi-family or townhomes in this area. Johnson responded the Master Plan for the current development includes single-family homes, two-unit duplexes, three- and four-unit townhomes and a multi-family piece that includes 232 units. As these three phases continue to build out with time they will see a wide range of housing options. So, amending the size of these lots will not affect the number of multifamily units. Phase 4was always planned to be single-family detached homes and the increase in lot size is to accommodate the potential for the three-car garage concept. Huynh clarified she wants to be conscious when it comes to approving a plan, they don't take away affordability when it comes to housing to make room for bigger houses with more garage. Knudson seconded what Huynh said about density and every change they make is driven by the developer and is always for bigger, more expensive homes. Knudson wanted to make a connection with the owner's representative that the council is looking for affordable housing initiatives and have tripled the budget for affordable housing. Knudson reported speaking with Freeman earlier about this development and how it was designed to be somewhat affordable but not income based like you would think would be used when you do an affordable housing initiative. Knudson stated they will work closely with staff to think about how best to use these resources but if developers have ideas he would like them to bring them up to the council.

RESOLUTION NO. 2026-56

Resolution approving the Amended Preliminary Plat for Forevergreen Heights Phase 4, Part 1, Coralville, Iowa, was introduced by Vogelzang, seconded by Knudson. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2026-57

Resolution approving the Final Plat for Forevergreen Heights Phase 4, Part 1, Coralville, Iowa, was introduced by Huynh, seconded by Peterson. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2026-58

Resolution acknowledging payment in full of the Northeast Area Sanitary Sewer and Water Connection fees levied against certain lots located in Forevergreen Heights Phase 4, Part 1, Coralville, Iowa, was introduced by Peterson, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

LOT 2, JACOBS CLEAR CREEK SIXTH SUBDIVISION ~ PUBLIC HEARING

Johnson reported that the applicant is looking to build a Valvoline drive thru oil facility and the property is zoned C-PUD 2, Commercial Planned Unit Development Two District and supports a commercial user at the location. This development shares a lot with 746 Coral Ridge Avenue and was platted in 2016. The Master Development Plan for this lot was for two commercial users, and the zoning allows multiple principal buildings on one lot. The building at 746 Coral Ridge Avenue has been completed and is the location for Midwest Mattress. The proposed oil change facility is 1,700 sq. ft. and the site meets all headlight screening and landscaping requirements. The building materials are predominantly stone and glass and meet the design requirements set forth in the zoning code. The Planning & Zoning Commission vote 5-0 to recommend the council approve the PUD-B Site Plan for Lot 2, Jacobs Clear Creek Sixth Subdivision.

Goodrich declared this the time for a public hearing on the proposed PUD-B Site Plan for Lot 2, Jacobs Clear Creek Sixth Subdivision. Coralville Business Owner Scott noted the last corporate guy has already left the building because he got what he wanted. Scott stated it is very concerning they we are trying to bring in all these big out-of-state companies here and pushing people like him out. There is already a Jiffy Luber and a Valvoline in Iowa City. His oil changes cost less than those two places. They don't do safety checks on cars, and they sell tires that are blowing out while their customers drive down the Coralville strip. These places are not safe. They are just collecting money out of people and sending it back to wherever these corporations are. Scott reiterated his earlier arguments about keeping money local and how price and property tax increases are making it harder for him to stay in business. Scott asked the council to stop bringing these corporate low-quality businesses into the community. There were no more public or written comments.

After the resolution was read, Knudson stated one of the things the city can do to reduce our property taxes is expand the base. This is a project that is not costing the city any money. It will increase the tax base, and it is property currently paying very little in taxes. This increase may be at the expense of other businesses in town, but Knudson is not prone to picking winners and losers. The market should be responsible for that. Knudson wanted to go on record stating we want to grow because it is one thing we have going for us and it does allow us to eventually reduce rates. Hayworth reminded the council this is a zoning issue, and the question is whether the business, not the type of business, meets the zoning requirements. Under state law we can't look at what business will be there. We are looking at whether they comply with our ordinances. Somebody can come in and have the right to say here are Coralville's ordinances and we must comply with them. The council must have a reason that has to do with the zoning code to turn a development down. Vogelzang clarified what he is hearing is if they decline this it might put us in legal jeopardy. Hayworth replied they have got to have a reason you are declining it based on the zoning code, but that decision is up to the council, and you have to vote on it. Hayworth emphasized he is not telling the council what to do on their vote, but he is cautioning them that they must look at this as a zoning and site plan issue. Vogelzang stated as long as it's a legal business and meets zoning requirements, he would be hard pressed to say no.

RESOLUTION NO. 2026-59

Resolution approving the PUD-B Site Plan for Lot 2, Jacobs Clear Creek Sixth Subdivision, Coralville Iowa, was introduced by Knudson, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

After the resolution was approved, Huynh asked if they needed to look at their zoning ordinances again because Coralville is growing rapidly. Johnson replied they revisit the zoning code every year. One of the biggest drivers behind these regulatory decisions are policy documents like community and master plans. In these community plans they engage stakeholders, business owners, residents, elected officials and appointed officials and through those inputs, market studies and analysis they identify the areas best suited for commercial, residential and industrial uses and they go into much greater depth than that. This is a property that is designated as commercial in our community land use plan map based on input from the community. Even when the day comes, they revisit the community plans and relevant ordinances, this property's location and proximity near 2nd Street/Highway 6 which is a major commercial corridor will make it a commercial property. Johnson reminded them they don't pick winners and losers for a specific business. This zoning allows a range of businesses that could be automotive, a service business, offices, restaurant and other commercial uses. We don't say a Jiffy Lube can go here and a Valvoline can't or whatever the case may be. Huynh appreciated the explanation noting that the council is not experts at these things to help themselves understand better they ask questions and have staff explain the processes and procedures and that is why the plans are brough before the council for approval. It is helpful because often the public has questions and they don't know the answer. In this case we learned we can't pick and choose who set up business here, but it is whether it is within our ordinances and as long as they follow it, they are not in trouble with the law. Huynh asked when the last time was, they looked at the community plan. Johnson thought it was in 2016. Huynh asked what the proper length of time to revisit the community plan. Johnson replied there is not a hard timeline, and it can be done in 5 or 30 years. You really need to consider maybe how fast the city has grown, whether you have outpaced

some previous principles, goals and objectives and things of that nature. So, for a community our size the community plan gets reviewed every 10 to 20 years.

IOWA RIVER POWER

Knudson left the Council Chamber at 8:50 PM. Now votes are 4 Ayes and 1 Absent for Motions, Resolutions, and Ordinances unless otherwise noted.

ORDINANCE NO. 2026-1005 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 Iowa River Power from I-3, General Industrial District, to C-PUD 2, Commercial Planned Unit Development Two District, was introduced by Vogelzang, seconded by Huynh for 3rd and final consideration. There was a roll call vote. Ordinance declared adopted after its publication as required by law.

RESOLUTION NO. 2026-60

Resolution approving the PUD-B Site Plan for Iowa River Power, Coralville Iowa, was introduced by Huynh, seconded by Freeman. A roll call vote was taken. Resolution declared adopted.

Knudson returned at 8:52 PM. Votes are now 5 Ayes for Motions, Resolutions and Ordinances unless otherwise noted.

RESOLUTION NO. 2026-61

Resolution approving the Final Plat for Iowa River Power, Coralville, Iowa, was introduced by Peterson, seconded by Huynh. A roll call vote was taken, Ayes: Huynh, Peterson, Freeman, Vogelzang. Abstain: Knudson. Resolution declared adopted.

OAKDALE RESEARCH PARK

ORDINANCE NO. 2026-1006 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 the Oakdale Research Park from I-1, Research/Office Industrial District, I-PUD 2, Industrial Planned Unit Development Two District, and C-2, Arterial Commercial District to I-PUD 1, Industrial Planned Unit Development One District, was introduced by Freeman, seconded by Knudson for 3rd and final consideration. A roll call vote was taken. Ordinance declared adopted after its publication as required by law.

CORALVILLE RECREATION AND AQUATIC CENTER PROJECT

Director of Parks & Recreation Sherri Proud reported a committee of staff and stakeholders was assembled this spring to evaluate submissions for the Construction Manager At-Risk with guaranteed maximum price for building the Recreation Center including pools, gyms, community spaces and renovation to east S.T. Morrison Park included in one project. They published a Request for Qualifications (RFQ) process and there were eight responses. The selection committee was composted of herself, City Administrator Kelly Hayworth, Recreation Supervisor Amy Erickson, Principal Architect Dave Zahradnik from Neuman Monson and Principal Architect Sally Oberbolte who participated in the RFQ and not the Request for Proposals (RFP) process, and Iowa City Community School District Chief Operating Officer Curt Pratt. Two construction firms scored over the minimum qualified threshold identified and the qualified firms were invited to proceed in the RFP stage. Those RFPs were received on April 15th, and interviews were held on April 17th. The firms interviewed were Mortenson and Russell Construction. The RFP Process broke down as follows. Mortenson received a 73.8 on their RFP and interview score out of a possible 80, and their price score with the based formula in the RFP was 14.4 points bringing their total to 88.2 points. Russell scored 66.8 points on their RFP and interview score, and their pricing score was 20 out of 20 points bringing their total to 86.8 points. This was a very close process, and the selection

committee recommends selecting Mortenson as the company to start negotiations with to build the new Recreation Center and Natatorium and Morrison Park renovation project. Under this process that supported us by the State Code 268.3 Mortenson is the highest ranked firm based on the proposal criteria, interview and provided cost proposal for the job. Based on these findings Mortenson provides the best value for the governmental entity.

After the resolution was read, Peterson expressed his appreciation for what they did and stated it looked like they did a good job. Olson reminded the council the contract will come back to the council once it has been negotiated at a later date and this is just the start of the process. Knudson seconded Peterson's appreciation for all the effort. Knudson knew he made a comment earlier about concerns about the school district but wanted to make it clear he has no insider information other than what he has read in the paper which is available to all of us.

RESOLUTION NO. 2026-62

Resolution selecting the Construction Manager At-Risk for the Coralville Recreation and Aquatic Center Project was introduced by Knudson, seconded by Vogelzang. A roll call vote was taken. Resolution declared adopted.

FISCAL YEAR 2026 BUDGET AMENDMENT

After the resolution was read, Hayworth mentioned this is an amendment they do every year and they are still working on it. It was noted the public hearing will be May 26, 2026 and the Budget Amendment needs to be filed with the state by May 31, 2026.

RESOLUTION NO. 2026-63

Resolution setting a public hearing on the Fiscal Year 2026 Budget Amendment, was introduced by Vogelzang, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

TOBACCO VIOLATION

After the resolution was read, Huynh asked who set the fine. Olson responded it is set by state code. If the city doesn't do the prosecution the Attorney General's Office will come and do it so somebody is required to prosecute for this. Olson thought this all comes from the city receiving state funds for the Police Department to check that these businesses are complying with tobacco regulations. We will file this resolution with the state and then we are done with this violation. Knudson asked if they had paid us. Olson responded that we got the check and they signed a waiver that says they didn't want a hearing, which they have a right to due process in front of the council. Most of the time they will just pay the fine because the employee was issued the citation for selling to a minor and pled guilty. It is hard to say your employee who sold your merchandise doesn't make you liable as the permit holder.

RESOLUTION NO. 2026-64

Resolution accepting payment of $300.00 civil penalty and Acknowledgement/Settlement Agreement from The Depot Coralville, was introduced by Hynh, seconded by Freeman. A roll call vote was taken. Resolution declared adopted.

WATER CONNECTION FEES

ORDINANCE NO. 2026-1003 An ordinance amending Chapters 90.02 and 90.03 of the Code of Ordinances regarding Water Main Taps and Fees, was introduced by Peterson, seconded by Huynh for 3rd and final consideration. A roll call vote was taken. Ordinance declared adopted after its publication as required by law.

COLONY NATURAL RECREATION AREA

After the resolution was read, Proud stated this is very exciting and last Monday the Parks & Recreation Commission had a chance to take a tour of the park and they have three new members on the commission, so this was their first time seeing the park. They went out with Bruce and Jill Colony and learned even more about the property. Bruce Colony thanked the mayor, council and Parks & Recreation Commission on behalf of the family for the thought and care behind their decision and it is truly an honor to have their family's name considered in association with such a wonderful place that the community will enjoy for generations. Colony wanted to recognize the city's great work that's brought us to this point, primarily the timber stand improvements, wetlands restoration work and that dedicated stewardship that really matters. Colony specifically thanked Stormwater Coordinator Amy Foster for her sincere passion for the timber stand and wetlands improvements and restoration work. It is outstanding. Colony thanked Proud and her staff for their efforts they put into the grants planning and the physical labor fencing, trail making, wayfinding and their leadership and coordination all the way through. Colony also thanked City Engineer Scott Larson and City Administrator Kelly Hayworth. Colony note this 60-acre tract has been in their family's story for more than 150 years and it means a great deal to see it continue forward in a way that serves the public well-being. They are eternally grateful for the partnership and look forward to seeing the park come to life for the enjoyment of it all. Knudson asked Colony if he had any thoughts about the park's master plan. Colony thought the master plan is great. Knudson noted they are working closely with the University on another section of land next to the park that the University would use for some of their programs that are being displaced. The work Proud and Confluence have done in planning a park that stays natural and can provide great opportunities for outdoor education is something we sorely need and that is missing from our educational system. We don't spend enough time getting people outside. The UI School of the Wild is quite a program, and Knudson thinks the park will benefit from having those kinds of programs next door if it comes to fruition. Colony noted they are just getting the doors open and after they built a little parking lot out there and people started showing up just a couple of weeks ago. The neighborhoods are already out there, and people are walking back and forth to see what is going on and they are just leaving them alone. There were a lot of mushroom hunters out in the park during this last couple of weeks walking out with bags of mushrooms. It is a beautiful place, and they are excited to see it come together. Vogelzang thanked the Colony's and Proud for the tour. Vogelzang noted he remembers going all the way back and working with Carl and Edgar Colony and they are a great family. Proud gave a brief history starting with her first time out there in 2007 to put together a plan and get funding through REAP Grants and the State Revolving Fund to purchase the property in 2021. This will be a hiking park open only to pedestrians. No wheeled vehicles or bicycles will be allowed. This will take the community a little bit to get used to. Because of the ecological sensitivity of this park, they are not allowing pets at this time. There will be times when they have to close down the park for those habitats that are in the breeding or nesting season. So, this park is going to be managed very differently than our typical park system. Proud thinks this is where the educational components really come into play and this will give us a park that is dynamic and different than they have seen before in Coralville's park system. They are planning a ribbon cutting tentatively for May 14th and they will get that information out to everyone this weekend. Ellen Colony, who is 98 years old and her daughter Beth, who are Bruce's aunt and cousin will come and visit the park and cut the ribbon.

RESOLUTION NO. 2026-65

Resolution naming the West Land Use Park Area the Colony Natural Recreation Area, was introduced by Freeman, Seconded by Vogelzang. A roll call vote was taken. Resolution declared adopted.

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

- **a)** Approve minutes for April 14, 2026, Coralville City Council Regular Meeting.
- **b)** Approve **new** 5-Day Special Class C Retail Alcohol License for ***Forever Green***: Eff. 05/10. (This is for wine slushies at a Mother's Day event at Forever Green Garden Center.)
- **c)** Approve **new** Class C Retail Alcohol License with Outdoor Service for ***Divot's***: Eff. 05/01.
- **d)** Approve Class C Retail Alcohol License with Outdoor Service for ***Tavern Blue***: Eff. 05/19.

e) Approve payment to **Ferguson Waterworks #2516** for water meter inventory:
  i) Wall Mounter MIUs (#0548431) $13,310.93
  ii) Neptune 360 Annual Software Fee (#0548433) $14,431.50

f) Approve payment to **MidAmerican Energy Company** for lowering/relocating gas service along sidewalk at 3050 12th Avenue for the Youth Sports Park project (April 15, 2026): $4,795.00.

g) Approve payment of Iowa River Landing Invoice as approved by Dorand Real Estate Group, LLC to **Pappageorge Haymes Partners** for February 2026 IRL Master Planning, LOD's & CAD service (#138451): $80.00.

h) Approve payment to **Confluence** for the Coralville Youth Sports Park Field Expansion (#34270): $6883.40.

i) Approve payment to **Stevens Erosion Control** to install safety fence for the Forevergreen Road Extension (#21123): $1,687.50.

j) Approve Pay Estimate #14 (Final) to **WRH, Inc.** for Well 16 Improvements: $20,000.00. (This is release of retainage allowable per State Code. Project acceptance will be on one of the May or June agendas. The performance bond remains in effect until acceptance.)

k) Approve Pay Estimate #22 to **Dave Scmitt Construction Co., Inc.** for the 5th Street Improvements – 12th Avenue through 20th Avenue: $176,299.95.

l) Accept bids and approve purchase and payment for one new 2026 Ford F550 cab and chassis truck from **Stivers Ford Lincoln, Waukee IA**: $72,813.00. (This is State Bid and will replace the 2015 F350 dump truck.)

m) Accept bids and approve purchase and payment for one new 11' dump body to be mounted on the 2026 Ford F550 chassis from **Truck Equipment, Inc., Des Moines, IA**: $26,587.00. (This is State Bid and will replace the 2015 F350 dump truck.)

n) Approve attendance of Luke Seele to IAI Basic Crime Scene in Ankeny, Iowa from September 13-18, 2026: $1,263.00.

o) Approve attendance of Meeah Droll to IAI Basic Crime Scene in Ankeny, Iowa from September 13-18, 2026: $1,223.00.

p) Approve attendance of Mike Mrstik to Enhanced Force Investigations in Waukee, Iowa from July 21-23, 2026: $1,374.68.

q) Approve attendance of Tanner Sorgenfrey to 2026 ESRI User Conference in San Diego, California from July 12-17, 2027: $2,419.00.

r) Approve Bill List for April 28, 2026.

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

City Administrator Kelly Hayworth reminded everyone that they have a lot of reduce, reuse and recycle events coming up. This Saturday, May 2nd is the city-wide garage sales. On Saturday May 9th the Recycle Swap Meet will be at City Hall along with the community shred. There will also be a battery drop which is a new event this year. Mayor's Cleanup Weel is May 11th to May 15th on your regular trash and recycling day. So, there are a lot of events to make reuse of materials rather than just sending them to the landfill. Hayworth reported FEMA is starting to act on all kinds of different things and he received notice that the grant they wrote for security items at the arena that they will get notice on their decision on that after two and a half years. Hayworth received notice that the BRIC grant should hopefully be obligated soon. That way back to COVID the funding will be completed. Hayworth speculated the change of the Homeland Security Director helped spur all of this on. Hayworth reminded everyone that the entrance to Costco is closed as of yesterday and work has already started on the roundabout. That work will be going on until August.

Mayor Laurie Goodrich noted all the opportunities people have to clean up before Mayor's Cleanup Week. Goodrich congratulated their former colleague Principal Mitch Gross of West High School on receiving a prestigious Principal of the Year Award. Goodrich thanked Hayworth for his leadership that they see all over the place, especially with all he has accomplished tonight. Goodrich thanked Hester for all her work with finance and the budget.

City Attorney Kevin Olson reminded everyone that if you have a device when you are driving a car you can't just be hands free. Olson has started seeing tickets come through that he is having to prosecute. So remember that and it's not difficult for police officers to see you looking down at your phone.

Councilperson Mike Knudson has nothing to report.

Councilperson Rich Vogelzang thanked Hayworth and city staff, and everybody involved with the budget. Vogelzang thanked everyone on the selection committee for the Construction Manager At-Risk for the Recreation Center project.

Councilperson Hai Huynh asked if community shred day is happening. Hayworth responded it is the same day as the recycle swap on May 9th in the Aquatic Center parking lot and the battery drop is at the same time which is 9:00 AM to 11:00 AM. More information is on the city website and in the *Connection*.

Councilperson Royce Peterson thanked the mayor for the proclamation tonight noting he is an apprentice trained carpenter by trade and has been a member of the Carpenters in Iowa City for 30 years. Their local next year will reach a milestone of 125 years, and he is looking forward to that celebration at the Hyatt Regency Coralville next year. Peterson just celebrated Rockford, Illinois locals 125th year Friday night in order to steel ideas for their celebration. Peterson was excited to see the apprentices show up tonight because they will guarantee another 125 years of the carpenters being in our community.

Motion by Vogelzang, seconded by Huynh to adjourn to Executive Session at 9:16 PM, to discuss strategy with council in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation pursuant to Section 21.5 (c) of the Code of Iowa. A roll call vote was taken. Motion carried.

The council reconvened at 9:45 PM.

Motion by Knudson, seconded by Huynh to adjourn at 9:46 PM. Motion carried.

Laurie Goodrich, Mayor

Thorsten J. Johnson, City Clerk