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 May 62, 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, Freeman. Absent: Peterson, Huynh.

The following Staff were present: City Administrator Kelly Hayworth; City Attorney Kevin Olson; Community Development Director Dave Johnson; Finance Director Ann Hester; Police Chief Kyle Nicholson; Parking & Transportation Director Vicky Robrock; Director of Parks & Recreation Sherri Proud; Streets & Solid Waste Superintendent Eric Fisher; Water Superintendent Jordon Altenhofen; Communications Specialist Jon Hines; Production Assistant Dillon Jacobson and City Clerk Thorsten J. Johnson.

Motion by Knudson, seconded by Vogelzang to approve the agenda. Motion carried. Ayes: 3. Absent: 2.

Votes are 3 Ayes and 2 Absent for Motions, Resolutions, and Ordinances unless otherwise noted.

Community comments:

Resident Justin Coney reported they received a parking ticket for parking within 20 feet on either side of a mailbox, which Coney believes severely restricts street parking in most neighborhoods in Coralville. Coney just wanted to take this opportunity to let people know about this rule.

FISCAL YEAR 2026 BUDGET AMENDMENT

Finance Director Ann Hester reported budget amendments allow the city to adjust appropriations at the program level, which is different than the department level, when revenues or expenses differ from original estimated. The primary drivers of the budget amendments for Fiscal Year 2026 are additional expenditures for capital projects; use of reserve funds for purchases; an increase in worker's compensation; premium timing differences and regrouping of expenditures across funds; and revenues and expenditures projected to be different from original estimates. Major capital projects that are part of the budget amendments include Gather Iowa for just under $1.4 million; Wells 16 and 17 were $1.3 million rounded; the New Recreation Center design and planning is just under $1.2 million; the Youth Sports Park is $908,000; and the Stream Bank Mitigation project is $585,000. Culture and Recreation are at the program level. It includes multiple departments and amendments for Fiscal Year 2026 which include Brown Deer Golf Club is $399,000 rounded for equipment replacement and increased maintenance due to an anticipated increase in rounds during the closure of Finkbine. The property purchased for a future parking lot is $300,000; Library expenses paid from revenue received in Trust and Agency is $50,000; an increase at the CCPA for the use of reserves for wiring issues and a special assessment for the lock system is $24,500; use of reserves for the pool to repair a leak and purchase an ADA compliant chair; the Community Showcase trailer restoration is just over $31,000. Recreation Center scholarships paid from contributions is $15,000, 5th Street Social expenses paid from contributions is $151,000 and miscellaneous operating expenses are just under $106,000. The Economic Development program includes the following amendments. Oakdale Boulevard Extension will be around $306,000, IRL operating expenses increase of $310,000 which includes expenses like utilities, advertising, snow removal and similar operating expenses; and TIF operating expenses have an increase of $77,000. The Children's Museum sponsorship agreement has an increase of $3,000 from the prior year. General Government amendments include use of reserves for facility repairs and equipment replacement are $256,000 and include projects like the library boiler project, HVAC control, and addressing subgrade mold issues at the CCPA. Public Works includes the purchase of a Street Sweeper for $260,000 where reserve funds were used. Delivery occurred earlier than anticipated so it was not budgeted in Fiscal Year 2026. The Plow cost of $250,000 for delivery was budgeted in Fiscal Year 2025 but was delayed for Fiscal Year

2026. The expenditure increase in the Worker's Compensation premium is $146,000 from the prior year. Regrouping of the Capital Projects, Debt Service and Enterprise activity for audit presentation purposes that they worked with Bergen KTV on have revenue amendments of $320,000 for licenses and permits from Gather Iowa and Brown Deer Golf Club which offsets the expenses discussed earlier. The CCPA has a decrease of $135,000 in facility rentals, ticket sales and reimbursements. Reimbursements increased with the receipt of $108,000 in flood mitigation reinvestment distribution. Trust and Agency contributions increased $169,000; Police and Library $55,000, and the Hyatt payment to the city is $464,000. Anticipated reimbursements for capital projects are just over $2,000,000. Goodrich thanked Hester for all her work in these detailed areas and working with department heads who fed her all this information that she then put all together. Councilperson Mike Knudson didn't see the Hyatt increase in revenue. Is the increase because they have done better than expected or are we just projecting. City Administrator Kelly Hayworth responded this is the cash they pay to the city so far. The agreement with the Hyatt is that any excess cash over $300,000, which is reserved for operating expenses, will be distributed to the city and so far, this year they paid $464,000. Piper Sandler Consultant Tim Oswald will have an update on the Hyatt finances.

Mayor Laurie Goodrich declared this the time for a public hearing on the proposed Fiscal Year 2026 Budget Amendment. There were no public or written comments. Goodrich closed the public hearing. It was noted the Amendment needs to be filed with the State by May 31, 2026.

RESOLUTION NO. 2026-72

Resolution approving the Fiscal Year 2026 Budget Amendment, was introduced by Knudson, seconded by Vogelzang. A roll call vote was taken. Resolution declared adopted.

CALIBER COLLISION

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 Vogelzang, seconded by Knudson for 3rd and final consideration. A roll call vote was taken. Ordinance declared adopted after its publication as required by law.

RESOLUTION NO. 2026-73

Resolution approving the Final Plat for Caliber Collision, Coralville, Iowa, was introduced by Huynh, seconded by Freeman. A roll call vote was taken. Resolution declared adopted.

UTILITY FEES AND DEPOSITS

ORDINANCE NO. 2026-1007 An ordinance amending Chapter 107.03 and 107.04 of the Code of Ordinances regarding Water Rates, Solid Waste Collection Fees, Administrative Fees for Delinquent Utility Bills and Utility Account Deposits, was introduced by Freeman, seconded by Huynh for 2nd consideration. A roll call vote was taken. Motion carried.

FOREVERGREEN ROAD EXTENSION PHASE 1

After the resolution was read, Hayworth reminded the council this is a joint project between the two cities, and the cost will be split evenly with North Liberty. They will have a bid recommendation at the next council meeting. It was noted Supplement No. 1 is not to exceed $400,000.00.

RESOLUTION NO. 2026-74

Resolution approving Supplement No. 1 to the Engineering Services Agreement with Shive-Hattery, Inc. for Forevergreen Road Extension Phase 1, Was introduced by Knudson, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

WELL 17 FINANCING

After the resolution was read, Knudson asked if we knew where this well is going. Hayworth responded it will be on 12th Avenue at the bottom of the hill where the pond is. Knudson thought this seemed like a lot for this project. Hayworth added it includes the water main to 12th Avenue and there is a lot of elevation. It was noted the public hearing is June 9, 2026.

RESOLUTION NO. 2026-75

Resolution to fix a date for a public hearing on a proposal to enter into one or more Water Revenue Loan Agreements and to borrow money thereunder in an amount not to exceed $4,500,000.00, was introduced by Vogelzang, seconded by Knudson.

RECREATION AND AQUATIC CENTER FINANCING

After the resolution was read, Hester reported 3 local institutions out of the 12 they contacted replied with proposals. Piper Sandler reviewed the proposals and provided their recommendation. The three banks were West Bank, First Interstate Bank and Hills Bank & Trust. The recommendation was to go with Hills Bank & Trust, and the proposed interest rate was 4.2%. This is a one-year loan that will become effective in Fiscal Year 2026 with the goal to pay off in Fiscal Year 2027 in June. This loan is to carry us before we take the permanent financing through bond issues sometime later this year. Councilperson Hai Huynh confirmed the interest rate is 4.23% and asked if it will start in July. Hayworth replied, this loan will start in June to fund all the expenses incurred up till now and will be part of our year in close. Huynh asked if those expenses include design fees. Hester replied yes, it will include design fees, soil boring and all of that. Knudson asked if that was included in the budget amendment. Hester responded that's correct. Knudson asked if there is a penalty to pay the loan off early. Hester responded there is no penalty for that. Hester added this proposal is better than they anticipated the permanent financing for and she had a conversation with Tim Oswald today about having the loan for S2.5 million because they did not know the exact expenses incurred and which was the original proposal because of the good interest rate. Knudson noted the LOST revenues will start coming in soon and it has been hinted they may exceed expectations so this loan is one thing they could pay for. It's kind of the intended purpose for a lot of that revenue. Hester noted the original proposal request was for $2.5 million and that is the amount the 4.2% interest rate is for in the Hills Bank & Trust proposal, but they have indicated they are willing to keep the interest rate the same if the loan needs to be for $1.5 million.

RESOLUTION NO. 2026-76

Resolution authorizing and approving a bank proposal and awarding the sale of General Obligation Urban Renewal Bonds, was introduced by Huynh, seconded by Freeman. A roll call vote was taken. Resolution declared adopted.

WORKFORCE HOUSING TAX CREDITS

After Resolution No. 2026-77 was read. City Attorney Kevin Olson explained this is the fourth and last building in the IRL Parkview development. Parkview was originally approved for four buildings. There are two more buildings along the river that someone else has an option on. Construction on the third building was delayed so they did not apply for Workforce Housing Tax Credits for that building but they did receive credits for the first and second buildings. Councilperson Katie Freeman asked what Workforce Housing Taxes meant. Hayworth explained they are a State of Iowa program and there are two things they need to pledge. One is they must spend less than $300,000.00 to construct each unit and they need to have city

support of $1,000.00 per unit from the local community. In this case $1,000.00 per unit is an in-kind contribution rather than a cash contribution. The state pays a percentage if the $300,000.00 cost for each unit up to $1,000,000.00 total. There is no requirement for rental rates or sales price of the units. Hayworth assumed but did not know the assumption is that if the developer spent less per unit that would help keep either the rental rates or sales price down. Freeman asked what the breakdown is on type of units like the number of bedrooms. Development Director Dave Johnson replied they do not have an exact breakdown on the mix of units because building four is still under review at the staff level and will be scheduled for a future Planning & Zoning Commission meeting. Freeman asked what the typical mix has been. Johnson responded they have been similar so far, mostly one- and two-bedroom units with the occasional three-bedroom unit. Freeman asked if the units have gone up for sale or rent. Johnson replied these units have all been rentals and the next development applying for Workforce Tax Credits will be a combination of for sale and rental units. Knudson asked what percentage does the state kicks in. Hayworth thought it is 20% with a definite $1,000,000.00 limit. Some applicants have received the maximum $1,000,000.00 and others have received less depending on the number of units that meet the criteria. Freeman asked if the units are not occupied by members of the workforce, does that change anything. Hayworth replied no, the credits are based on the value of what you build the units for which is limited to $300,000.00 per unit. If you go over that cost, you can't get the grant. Freeman asked if they knew the typical rent for the other three buildings. Johnson responded no.

RESOLUTION NO. 2026-77

Resolution of support of the application of IRL Parkview Investments, LLC for funding via the Workforce Housing Tax Credit Program and pledging city monies for the same, was introduced by Freeman, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

After Resolution No. 2026-78 was read, Olson explained they had an agreement on the four Parkview buildings from October of 2019 and each one had 18 months after the completion of the building before it to exercise their option. In this case the option date should be June 30, 2027 and not December 31, 2026. The option agreement is put like this because the developer must show they either own the property for the grant or you have it under your control. The square footage price was set in the original agreement.

RESOLUTION NO. 2026-78

Resolution approving an Option Agreement with IRL Parkview Investments, LLC, was introduced by Knudson, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

After Resolution No. 2026-79 was read, it was clarified that Coralville West Village is located at the southwest corner of Oakdale and Jones Boulevards and east of the new Clear Creek Amana School District elementary School. The development has a combination of for sale and rental units.

RESOLUTION NO. 2026-79

Resolution of support of the application of West Village Developers, LLC for funding via the Workforce Housing Tax Credit Program and pledging city monies for the same, was introduced by Vogelzang, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

RECYCLING PROCESSING SERVICES

After the resolution was read, Knudson asked if they had any idea why the cost went down from $140.00 per ton to $130.00 per ton, because it doesn't happen very often. Streets & Solid Waste Superintendent Eric Fisher explained that the value of the material they collect from the city has gone up and he believes they came out better than they planned. One of the things they didn't know originally is contamination rates and what to expect. The contractor seems very happy because our materials get mixed in with Iowa City's and there's never been any complaints about either of their materials. The clearer material they have the more money they get.

RESOLUTION NO. 2026-80

Resolution approving a Participating Addendum to the City of Iowa City's Agreement for Recycling Processing Services, was introduced by Huynh, seconded by Freeman. A roll call vote was taken. Resolution declared adopted.

MOBILITY COORDINATOR 28E AGREEMENT

After the resolution was read, Freeman asked if the 15% share for Coralville would increase. Robrock explained this is the same percentage since they began funding this shared position with Iowa City paying 35% and the County paying 50%. Freeman stated she didn't know if cost of living increases would change the percentage and if the wages are competitive. Robrock explained the city pays more when the salary increases but the city's percentage of the salary remains the same. It was noted the City of Coralville's share of the full-time Johnson County Mobility Coordinator Position for one year and is not to exceed $19,651.00

RESOLUTION NO. 2026-81

Resolution approving a 28E Agreement with Johnson County regarding a Mobility Coordinator position, introduced by Freeman, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

PROPERTY PURCHASE

After the resolution was read, Huynh asked if Hayworth could give some of the details of this property purchase for the general public. Hayworth explained this is for the property directly east of the Old Town Hall on the north side of 5th Street, which they tried to buy several years ago. When the Old Town Hall was moved there were only five parking spots on the street, making it difficult to have events or rent out the Old Town Hall and 1876 Schoolhouse across the street. This lot will provide a minimum of 14 parking spaces, and they will landscape the west side of the lot. Huynh asked about having a crosswalk there. Hayworth replied they will have to see what makes the most sense for that crossing, because the existing crosswalk is some distance away. This lot will also serve as a trailhead for the Dvorsky Trail which heads south where you can get on the Clear Creek Trail or north. Huynh noted with the completion of the 5th Street Improvements the road will get busier, so she suggested looking into an over arch or tunnel for the bike path. It was noted this purchase is not to exceed $300,000.00.

RESOLUTION NO. 2026-82

Resolution approving the Purchase Agreement for 409 5th Street 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-aa inclusive:

- **a)** Approve minutes for May 12, 2026, Coralville City Council Regular Meeting.
- **b)** Approve Retail Permits for Cigarette/Tobacco/Nicotine/Vapor: Eff. 07/01/2026-06/30/2027. (See Memo)
- **c)** Approve Taxicab Company License for ***Big Ten Taxicab***: 06/01/2026 through 05/31/2027.
- **d)** Approve Class E Retail Alcohol License for ***Walgreens #5977***: Eff. 06/11.
- **e)** Approve Class E Retail Alcohol License for ***Walgreens #10985***: Eff. 06/11.
- **f)** Approve Class C Retail Alcohol License for ***Staybridge Suites***: Eff. 6/15.
- **g)** Ratify payment to **McClure** for Heartland Drive and Commerce Drive Roundabout. (#167615): $988.75.
- **h)** Ratify payment to **Iowa City UNESCO City of Literature** FY 2026 Partnership Dues ($10,000.00) and the 2025 Paul Engle Prize Sponsorship ($25,000.00): $35, 000.00.

i) Approve payment to the **Plaza on 5th Condominium Association** for a Special Assessment for locks at Plaza on 5th for the Theater and Theater/Coral Vision Office Space (#3370): $18,302.00.
j) Approve payment to **Wulfekuhle Injection and Piping** for disposal of Biosolids from the WWTP (#03-12435): $75,985.00.
k) Approve payment to **Parking-Inc.** for Installation of Magnetic Gates in Intermodal Lot (#41798): $12,224.00.
l) Approve payment to **The Northway Corporation** for pulling the pump and treating Well 8 (#17724): $46,656.00.
m) Approve payment to **Eocene Environmental Group** for Clear Creek Stream Mitigation Bank Monitoring – 2025:
  i) March/April 2026(#05261040054) $4,800.50
  ii) December 2025 (#01261033145) $13,162.25
  iii) Services through September 2025 (#1025027740) $18,948.47
  iv) February 2026 (#03261035964) $7,994.26
n) Approve payment to **PremiStar Iowa** for 1st Installment of the Fire Station #1 VRV Heating & Cooling Refrigerant Repair Project (#INV-000007757): $11,463.94.
o) Approve payment to **Noel's Tree Service** for additional mobilization/tree felling for the Forevergreen Road Extension (#20559): $5,000.00.
p) Approve payment to **Shive-Hattery, Inc.** for Consulting Services for:
  i) 5th Street Improvements $21,069.46
  ii) Forevergreen Road Extension Phase 1 $16,500.00
q) Approve payment to **JC Cross Co.** for a GAFLDTA 6LT-RHC Sutorbilt Blower for Wastewater (#77005): $11,390.00.
r) Approve payment to the **Iowa Department of Transportation** for traffic fast dry paint and beads reflectorize glass spheres for the Streets Department (#CI-0032941): $11,269.68.
s) Approve Pay Estimate #1 to **Midwest Concrete Inc.** for the Heartland Drive and Commerce Drive Roundabout: $127,272.77.
t) Approve Pay Estimate #3: $20,131.38; and Pay Estimate #4: $32,567.75; to **Municipal Pipe Tool Co., LLC** for Sanitary Sewer Rehabilitation.
u) Approve Pay Estimate #23 to **Dave Schmitt Construction Co., Inc.** for the 5th Street Improvements – 12th Avenue to 20th Avenue: $232,412.92.
v) Accept quotes and approve purchase and payment to **E.H. Wachs** for one Standard XL (Gas) single turner valve maintenance trailer and associated wrenches (HR256817): $95,213.36. (This is the price after the 1.5% discount.)
w) Accept quotations and approve purchase and payment to **Stivers Ford** for one Ford MDT 18 F250 Regular Cab 4x4 Heavy Pickup (State of Iowa DAS Contract MA 005 26065): $44,568.00. (This will replace the Water Department's oldest truck in operation.)
x) Accept quotation and approval of contract with **Maxwell Construction** for Well 17 Utility Potholing: $16,125.00.
y) Approve the Release of Easements for Storm Sewer and related purposes for the Gather Iowa Project. (These storm sewer easements were necessary to tie in the existing parking lots along the south side of U.S. Highway 6 and are no longer necessary because those parking lots no longer exists now that the Gather Iowa Site Plan handles all the stormwater generated by the Gather Iowa Project.)
z) Approve the April 2026 Treasurer's Report.
aa) Approve Bill List for May 26, 2026.

Seconded, by Vogelzang. A roll call vote was taken. Motion carried.

Receipts for the month of April were General: $8,563,447.94; Road Use: $311,168.31; Police Grant: $1,290.59; Employee Benefits: $1,943,441.96; Iowa River Landing Operation: $299,676.93; TIF -12th Avenue: $677,137.23; TIF-Oakdale: $654,828.27; TIF-Mall/Hwy 6: $3,336,031.37; Debt Service: $2,239,746.62; Street Improvements: $4,707.41; Iowa River Landing: $558.48; Streambank Mitigation:

$2,142.25; North End Area: $114,001.03; Water Improvements: $5,817.76; Trust & Agency: $42,114.12; Perpetual Care: $300.00; Water: $353,929.38; Sewer: $646,175.75; Parking: $655,612.47; Solid Waste: $149,383.75; Transit: $180,849.60; Storm Water: $305,108.45; Hotel: $29,293.36. Total receipts for April 2026 were $20,516,763.03 and of this $13,591,218.24 were property tax.

City Administrator Kelly Hayworth reported the Farmer's Market will start next Wednesday, June 3rd and go through August 5th in the Iowa River Landing and be open 4:00 PM to 7:00 PM. As an addition they will be holding a Wellness Series which you can walk, run or bike ride each week. Hayworth encouraged everyone to come out and participate with those vendors and in those events. Hayworth noted last week they were able to get a lot of trees planted around Coralville and upgraded the stormwater planters. They will continue with the plantings in the stormwater planters. The ultimate goal is to align the Coralville 4th of July parade route with trees so people can sit under them during the parade. Hayworth reported the 5th Street Improvements between 12th Avenue and 20th Avenue is about three weeks from completion and the Heartland Drive and Commerce Drive Roundabout is on schedule. In July they will begin Phase 1 of the Forevergreen Road Extension.

Mayor Laurie Goodrich noted, it's summertime and the kids will be out of school, and they always have concerns about safety and ask everyone to slow down. Goodrich noted there have been concerns about trail and sidewalk safety, especially with the different types of bikes and she asked people to watch their speed and be thoughtful of pedestrians. They will be looking into that more as a city and maybe working with the MPOJC on projects to improve safety in that regard. Goodrich has heard several people about dogs recently and if you have a dog and it is not in the yard to keep it on a leash no matter where you are in Coralville. Goodrich congratulated all the high school and college graduates and their families. It's really an exciting and fun time of the year.

City Attorney Kevin Olson had nothing to report.

Councilperson Mike Knudson welcomed the mayor back. Knudson asked about the trails approved about a year ago and if they will get done next year. Specifically, Knudson wanted to know about the trail behind Hy-Vee and connecting it over the railroad tracks on Forevergreen Road. Hayworth responded that one is programmed for Fiscal Year 2028 and the other one in the Iowa River Landing is in Fiscal Year 2029. Knudson was disappointed. Knudson reported they received an e-mail about e-bikes and he wanted to caution people about that and reported the MPOJC has initiated a conversation about regulating e-bikes. A lot of cities are starting to deal with this. Knudson spoke the MPOJC representative at their Asian Fest booth and like the concept of banning e-bikes with a larger motor. Knudson's bike is around 250 so he thought an e-bike at 750 is a powerful bike which he thinks is dangerous. Knudson stated he plans to support some regulation on those types of vehicles on our trails and sidewalks. The email focused on bikes in general on four-foot-wide sidewalks as a potential safety hazard. Knudson supports trying to design some type of regulations around that and to coordinate with neighboring communities, so they have uniformity.

Councilperson Rich Vogelzang congratulated everybody involved with the Memorial Day Service yesterday, which occurs every year and it is very touching and moving. Vogelzang stated Memorial Day is an important day in our history.

Councilperson Hai Huynh noted with the school year coming to an end there is a summer reading program hosted by the Coralville Public Library and the kickoff will be Monday, June 1st for 5:00 PM to 6:00 PM at the library and normally they have ice cream. Huynh encouraged everyone to sign up and the theme this year will be "Plant a Seed to Read." Huynh reported Summer Lunch is coming up and will start on June 9th, and they will be serving lunches for 12 weeks this summer on Tuesdays through Friday. Anyone is welcome to come and eat and to bring their kids or friends. On top of the lunch, they are partnering with local agencies and organizations to have a lot of fun activities, and she listed several of them. Huynh note the library will be hosting movies in the Schwab Auditorium in the library basement and there is usually popcorn available.

Councilperson Katie Freeman had nothing to report.

Mayor Laurie Goodrich reminded everyone that the 4th of July is coming up, and she encouraged them to come to the parade and fireworks on the 4th, or the carnival which will be in Aquatic Center parking lot for several days or to see Big and Rich at the free concert on July 3rd.

Motion by Vogelzang, seconded by Knudson to adjourn at 7:20 PM. Motion carried.

Laurie Goodrich, Mayor

Thorsten J. Johnson, City Clerk