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 July 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, Peterson, Freeman. Absent: Huynh.

The following Staff were present: City Administrator Kelly Hayworth; City Engineer Scott Larson; Community Development Director Dave Johnson; Finance Director Ann Hester; Police Lieutenant Deb Summers; Streets & Solid Waste Superintendent Eric Fisher; Communications Specialist Jon Hines; Deputy City Clerk Kelly Lindsay.

Motion by Peterson, seconded by Vogelzang to approve the agenda. Motion carried. Ayes 4. Absent 1.

Votes are 4 Ayes and 1 Absent for Motions, Resolutions, and Ordinances unless otherwise noted.

Community comments:

Resident Ryan Swenka spoke about item 10 on the agenda, City Administrator Compensation Package. Swenka listed the salaries of the city administrators at Iowa cities similar in size to Coralville, stating that the Coralville administrator's compensation dwarfs that of the position in similarly sized cities. Swenka stated the city administrator salary is approximately 335% higher than the median household income in Coralville. Swenka stated Coralville's debt has grown from $276M in 2016 to $338M today. Swenka stated the city administrator raise could be distributed to the 270 part time City of Coralville employees whose wages were frozen this year. Swenka stated the current compensation plan is more than adequate.

Resident Peyton Carpenter spoke recommending council consider fare-free transit service in Coralville, similar to service provided In Iowa City. Carpenter stated Iowa City's fare-free transit service resulted in 778 metric ton decrease in carbon dioxide and 1.8 million fewer miles driven. Carpenter stated transportation is the second-highest household cost after housing. Carpenter stated fare-free transit would be faster, safer, and result in less congestion on the roads.

Resident Alannah Swenka spoke about experience working for the City of Coralville as a part time employee at the Coralville Center for the Performing Arts. Swenka stated the Coralville Center for the Performing Arts House Manager is a position in charge of fixing all of the problems that come up during a show at CCPA, and has had their income capped at $16/hour. Swenka stated this is well below the standard pay for a house manager at a theater. Swenka stated if it is assumed the city administrator works 60 hours per week, the current salary, without the pay raise, would come out to $74/hour. Swenka stated the CCPA lost a staff person, and that position has not been filled, even with a part time person, due to tightened budget. Swenka stated this position could be filled at part time for approximately the same cost as the proposed city administrator's raise, and filling the CCPA position would directly impact the local arts community, children's programs, education programs, and maintenance of the CCPA building. Swenka stated council should not consider a raise for the city administrator when the community has other needs, such as public transportation and paying off $338M in debt.

Resident Tara McGovern stated the vacated CCPA position mentioned by Swenka was the position McGovern left in November. McGovern stated she had a complaint about being unable to join a union. McGovern stated many people signed a request for council to consider fare free transit service. McGovern stated seasonal part time employees did not receive cost of living increases. McGovern stated they will continue to show up at meetings and ask for council to engage.

Resident Justin Comer spoke to finish previous speakers comments that went beyond the 5 minute limit. Comer stated the city administrator should reject the proposed raise on principle. Comer stated Council Member Hai Huynh has been on council since 2020, and it would be helpful to learn how to pronounce her name.

OAKDALE OVERLOOK SUBDIVISION – CORALVILLE COMMUNITY PLAN LAND USE MAP AMENDMENT

ORDINANCE NO. 2026-1008 An ordinance amending the Coralville Community Plan to reflect certain property generally known as a portion of Outlot A, Coral Crossing – Third Addition, Coralville, Iowa to be designated High-Density Residential Use in place of Corridor Commercial Use was introduced by Knudson, seconded by Vogelzang for 3rd and final consideration. A roll call vote was taken. Motion carried.

HIGHWAY 6 45 MPH SPECIAL SPEED ZONE

ORDINANCE NO. 2026-1009 An ordinance amending Section 63.01 of the Code of Ordinances of the City of Coralville, as previously amended, regarding a special 45 MPH Speed Zone was introduced by Vogelzang, seconded by Peterson for 2nd consideration. A roll call vote was taken. Motion carried.

Motion by Freeman, seconded by Knudson to collapse the 3rd reading of Ordinance No. 2026-1009. A roll call vote was taken. All Ayes. Motion carried.

ORDINANCE NO. 2026-1009 An ordinance amending Section 63.01 of the Code of Ordinances of the City of Coralville, as previously amended, regarding a special 45 MPH Speed Zone was introduced by Peterson, seconded by Freeman for 3rd and final consideration. A roll call vote was taken. Motion carried.

RECYCLING CENTER SITE IMPROVEMENTS 2026

This is for improvements at the future recycling center at 2424 James Street and includes asphalt and pcc paving, chain-link fence, and building electrical work. Streets & Solid Waste Superintendent Eric Fisher gave the Proposal Report. Fisher reported bids were received July 2nd. Three bids were received, one was rejected due to not submitting a bid bond with the project or with the submittal. Eastern Iowa Excavating and Concrete submitted a bid for $246,217.45 and LL Pelling of North Liberty submitted the low bid of $216,585.75. Fisher recommended awarding the bid to LL Pelling for this project. Fisher reported on the site improvements. The recycling center at 2424 James Street will replace the old one on First Street. It will have a similar layout as the old center. Residents will enter off James Street, and it will split into two drive aisles going down the middle. There will be a recycling compactor in the center with dumpsters lining both sides, with ability to fill from both sides. Glass recycling containers will be outside. In the next few weeks, the slab under the building will be poured. The building will be delivered on August 31st, with construction in the building occurring in the first few weeks of September. Fisher reported it should all be ready to go by November. Fisher reported the hours of the new recycling center will be the same as the current hours: 7am to 3pm Monday through Friday, and 8am to 12pm on Saturday.

RESOLUTION NO. 2026-111

Resolution accepting proposals and awarding contract for Recycling Center Site Improvements 2026 was introduced by Freeman, seconded by Knudson. A roll call vote was taken. Resolution declared adopted.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) WATER & SEWER FUND PROGRAM CONTRACT NO. 26-WS-004

This is for a $356,974.00 CDBG Water & Sewer Fund Project Contract that will benefit low- and moderate-income people by meeting community development needs having particular urgency by replacing existing water mains and sanitary sewer pipes along 4th Avenue Place. The agreement with

ECICOG is for developing and carrying out a planning and administrative program for the CDBG Water & Sewer Fund Program project also known as the 4th Avenue Place Utility Improvements.

RESOLUTION NO. 2026-112

Resolution authorizing and directing the Mayor to execute and sign that certain Iowa Economic Development Authority Community Development Block Grant (CDBG) Water & Sewer Fund Program Contract No. 26-WS-004 was introduced by Knudson, seconded by Freeman. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2026-113

Resolution authorizing a Contract for Community Development Block Grant (CDBG) Services with the East Central Iowa Council of Governments (ECICOG) for the CDBG Water & Sewer Fund Program was introduced by Vogelzang, seconded by Peterson. A roll call vote was taken. Resolution declared adopted.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) HOUSING REHABILITATION ROOF REPLACEMENT PROGRAM CONTRACT NO. 26-HSGR-005

This is for a $198,000.00 Community Development Block Grant (CDBG) funding application for the Iowa Economic Development Authority for the Housing Rehabilitation Roof Replacement Program for low to middle income homeowners. City Administrator Kelly Hayworth reported this will replace 6 roofs. ECICOG told Hayworth it will take about 30 days to get through the environmental and contracting process, and then applications can begin. ECICOG will take applications directly, either in paper or online, and ECICOG can assist with filling out applications. There are income guidelines on the ECICOG website, and applicants will be considered on a first-come, first-serve basis. The availability for applications will be communicated in the weekly e-newsletter, posters, and a press release. 6 partner social service agencies helped through letters of support, so the opportunity will be communicated to those partner agencies as well. The grant will cover 100% of roof replacement cost, up to $30,000.

RESOLUTION NO. 2026-114

Resolution authorizing and directing the Mayor to execute and sign that certain Iowa Economic Development Authority Community Development Block Grant (CDBG) Housing Rehabilitation Roof Replacement Program Contract No. 26-HSGR-005 was introduced by Peterson, seconded by Vogelzang. A roll call vote was taken. Resolution declared adopted.

CITY ADMINISTRATOR COMPENSATION PACKAGE

This increases the City Administrator Compensation Package by 3.00% starting July 1, 2026.

RESOLUTION NO. 2026-115

Resolution approving the Compensation Package for the City Administrator was introduced by Freeman, seconded by Vogelzang. A roll call vote was taken. Ayes: Knudson, Vogelzang, Peterson. Nays: Freeman. Absent: Huynh. Resolution declared adopted.

Motion by Peterson to approve the Consent Calendar items a-u inclusive:

- **a)** Approve minutes for July 14, 2026, Coralville City Council Regular Meeting.
- **b)** Approve **new** 5-Day Special Class C Retail Alcohol License with Outdoor Service for ***Iowa City Harley Davidson***: Eff. 08/19. (For Bike Nights at McGrath Hawkeye Harley Davidson)
- **c)** Approve **new** 5-Day Special Class C Retail Alcohol License with Outdoor Service for ***Iowa City Harley Davidson***: Eff. 09/23. (For Bike Nights at McGrath Hawkeye Harley Davidson)

d) Approve Class C Retail Alcohol License with Outdoor Service for ***Hyatt Regency Coralville Hotel & Conference Center***: Eff. 08/18.
e) Approve Class C Retail Alcohol License for ***Iowa Pho***: Eff. 08/29.
f) Approve payment to the **Johnson County Historical Society** for:
  i) FY 2027 Museum Appropriation (#304) $10,000.00
  ii) FY 2027 Schoolhouse Appropriation (#304) $7,500.00
  iii) FY 2027 Town Hall Management Fee (#305) $5,000.00
g) Approve payment to **Piper Sandler & Co.** for Financial Advisory Services for Bond Series 2026A (07/09/2026): $30,000.00.
h) Approve payment to **Mobo Trex, LLC** for Streets Traffic Control Lights Parts (#1958100KAM): $31,503.00.
i) Approve payment to **McClure** for the Heartland Drive and Commerce Drive Roundabout (#169133): $14,477.75.
j) Approve payment to **Action Sewer & Septic Service, Inc.** for Utility Resilience Advanced Assistance:
  i) CRANDIC Levee Subdrain Cleanouts (#134173) $2,412.00
  ii) Storm Water Cell in front of 513 5th St. (#134220) $436.00
k) Approve payment to **RDG Planning & Design** for Ridgeview Stormwater Basin Design (#63616): $13,602.70.
l) Approve payment to **Shive-Hattery, Inc.** for:
  i) Forevergreen Road Extension Phase 1 (#2250013840-8) $8,250.00
  ii) 5th Street Improvements – 12th Ave to 20th Ave (#1219270-37) $4,812.72
m) Approve payment to **Shoemaker & Halland** for the Recycling Center – Clear Span Bldg Anchorage (#026226.00-2): $410.00.
n) Approve payment to **Stanley Consultants, Inc.** for Utility Resilience Advanced Assistance (#0268305); $46.00.
o) Approve payment to **MMS Consultants, Inc.** for Oakdale Boulevard Extension – Resetting Jondle Property Pins (#43273): $1,200.00.
p) Approve Pay Estimate #3 to **Midwest Concrete Inc.** for the Heartland Drive and Commerce Drive Roundabout: $500,304.19.
q) Approve Pay Estimate #1 to **Peterson Contractors, Inc.** for Forevergreen Road Extension Phase 1: $12,901.00.
r) Approve Pay Estimate #25 to **Dave Schmitt Construction Co., Inc.** for the 5th Street Improvements – 12th Avenue to 20th Avenue: $122,568.11.
s) Approve Pay Application #1 to **Maxwell** for Well 17 Potholing: $16,440.00.
t) Approve Pay Estimate #1 to **Stumpf Concrete** for Recycling Center 2026 PCC Floor & Foundation: $20,486.40.
u) Approve Bill List for July 28, 2026.

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

City Administrator Kelly Hayworth reported there will be a groundbreaking for Forevergreen Road Extension Phase One July 29th at 3pm with the City of North Liberty.

City Engineer Scott Larson reported construction is underway for Forevergreen Road Extension Phase One. The contractor is working on clearing and grubbing the site. Trees were felled within the work limits earlier this year, so now all the debris is getting collected and will be processed on site and hauled off the site. PCI is the prime contractor and will be moving quickly on both the East and West ends of the project. Larson also reported the Heartland Drive and Commerce Drive roundabout project has made great strides in the past few weeks. The street paving and sidewalk around the roundabout are completed. The contractor has been working on the brick paver treatments that go inside the splitter island, and the truck apron is expected to be completed this week. Splitter islands are complete. The earliest possible opening date is set for Friday, August 7th. There will be an interim opening with only the east, west, and south legs open to reestablish connection to Heartland Drive and over to Jones Boulevard. It also reestablishes the southerly connection into Costco near the gas station. That will permit the City to do significant street reconstruction to the older portion of Heartland Drive north of the roundabout that will carry up through

Costco's northerly driveway. Costco's northerly driveway will remain open during the next phase of construction. Between now and next Friday, weather permitting, brick pavers will be completed, pavement will be marked, sod installed, and temporary street lighting added. Larson also reported on the repair to the Forevergreen Road railroad crossing, just east of Crosspark Hyvee. This is a cooperative project with the Iowa DOT Office of Rail, with federal money to do the railroad crossing surface repairs. In order to do complete the repairs, Forevergreen Road will have to be fully closed, and the trail just north of the crossing will have to be closed. This project should take about 1.5 to 2 weeks to complete. The project will be underway early next week in order to be completed prior to the start of school in late August.

City Administrator Kelly Hayworth reported the Iowa River Trail at the Iowa River Power Company is closed this week through Friday, for the Sawtooth wall abutting the trail to be removed as part of the historic renovation of the Iowa River Power building. The contractor has been instructed to have the trail reopened by this weekend.

Mayor Goodrich reported the Iowa Children's Museum was very busy this morning, and she reminded City of Coralville parent employees they can access free entrance to the Children's Museum as a part of the City's partnership with the museum. Goodrich also reported the City Circle Acting company put on a wonderful performance of Newsies at the Coralville Center for the Performing Arts, and she looks forward to their next season.

Councilperson Knudson commented there has been verbal and email feedback regarding a desire for fare-free public transportation. Knudson reported it was not feasible in the last budget cycle due to uncertainty at the time for property tax legislation at the state level, but now there is more clarity on the 2% cap on growth. Knudson commented is important to ensure any changes to transit fares are sustainable, and not needed to be reversed later due to budget constraints in future years. Knudson would like to encourage council to have this discussion with Director of Parking and Transportation Vicky Robrock. Robrock's Transit Department presentation to council is scheduled for November, and Knudson would like to have this discussion no later than that. Knudson also reported the Coralville Food Pantry gives out free bus passes, and there may be opportunities to expand this and partner with other agencies to give out free passes for bus rides.

Councilperson Vogelzang had nothing to report.

Councilperson Peterson reported the fundraiser last week raised $20,000 for local food pantries and foundation for the trades. Peterson agreed with Knudson that he is also interested in a discussion on how to help with bussing.

Councilperson Freeman reminded there are two field mediation committee meetings happening this week: Wednesday July 29th 6-7pm at the North Liberty Library, and Thursday July 30th 6-7pm at the Hills Community Center. These are for community members to learn about field mediation work and how it can serve the community. Freeman joins Knudson in a desire to discuss a fare-free bus program or pilot program, as residents pay taxes for the betterment of the community for all. Freeman stated the more community engagement we get, the better it is for the whole community. Freeman stated their jobs as leaders are to show this is a safe place to come for these voices, which requires demonstrating respect, specifically, pronouncing councilperson Huynh's name correctly.

Motion by Freeman, seconded by Peterson to adjourn at 7:14pm. Motion carried.

Laurie Goodrich, Mayor

Kelly Lindsay, Deputy City Clerk