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 August 25, 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 Attorney Kevin Olson; Community Development Director Dave Johnson; Police Chief Kyle Nicholson; Parks & Recreation Director Sherri Proud; Production Assistant Dillon Jacobson; Communications Specialist Jon Hines; City Clerk Thorsten J. Johnson.

Motion by Knudson, seconded by Freeman to approve the amended agenda with the removal of items 10 and 20 and to move item 4 to follow community comments. Motion carried. Ayes 4. Absent 1.

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

Motion on proposal to censure Mayor Laurie Goodrich. <Moved to follow community comments.>

Councilperson Hai Huynh arrived at 6:35 PM. Votes are now 5 Ayes for Motions, Resolutions, and Ordinance unless otherwise noted.

Community Comments:

Alannah Swenka stated the most important thing a public servant can do at a bare minimum is let its citizens talk and it should not be limited by arbitrary time limits. Not changing these time limits based on the demands of the citizens present is a statement they do not care about citizens. Swenka believed censuring Mayor Laurie Goodrich is already a symbolic move a best without formal documents outlining what they did wrong. Swenka believes censuring is not enough at this point, and the mayor should resign because Goodrich does not understand or own all the things she has done wrong. Swenka stated this goes beyond the 1st Amendment violation of harassing citizens after a meeting and the attempted assault but their weaponizing the agenda to disenfranchising the citizens and take away their power. This has happened with proclamations, attempted removal of community comments and lying as part of her non-apology. Swenka stated there is no path forward with a liar as mayor.

Linda Mullen talked about procedure tonight and that is keeps governmental power honest and matters most when government does something extraordinary like censuring the mayor. The procedural failures throughout this series of events include the mayor removing community comments from the August 11th agenda, the mayor not putting a discussion of censuring on tonight's work session as agreed to, putting just a motion to censure on tonight's agenda instead, no proposed resolution or written censure the public has seen, having the motion to censure before community comments which has been remedied. Mullen believes a public work session would let residents watch the deliberation and judge for themselves how their representatives exercised their constitutional responsibilities in this very serious situation. Mullen noted the mayor, whose conduct is under review, has controlled this process but it should have been the council's responsibility to control the process.

Dan McMahon stated the council has wasted another night when they have serious issues for the city. Iowa Code 21 states they do not need to have community comments at council meetings, so they are going to slap the mayor's wrists because she did something Iowa Code allows. McMahon stated the council has become performance theater over the course of the last year. Everyone sitting at the meeting with their signs will applaud when they agree with something and jeer when they hear something they don't like which they are not supposed to do during community comments. This is orchestrated chaos that the previous mayor enabled and at least one councilperson continues to enable. McMahon believes the council has wasted over a year dealing with one made up controversy after another and a group of people who want to be respected when referring to others as bigots, incompetent, ageist and calling for a

police officer to be fired because they don't agree with their viewpoints. There are 20,000 people who live in Coralville and not just the 25 in this room. McMahon closed by saying they can cut everyone's comments to 2 minutes because he is done at 1 minute and 30 seconds and said everything, he needed to say.

Fenek Coney stated they are here because of a consistent failure of communication from those who chose a job that is reliant on communication. Given what has occurred they shouldn't have to wonder if people, that were accosted by their mayor were properly spoken with, apologized to and included in the resolution of this incident. Coney stated the mayor and council's job is to listen to what the people in their community are saying and act on those needs and concerns. The reason their communication gets louder and more obnoxious is it is the only thing that gets results from the mayor and council. If the mayor and council cannot step up and listen to the community and realize there are always going to be more things that need to be addressed and they fix things and stand up to those who sit amongst them and hinder the process. Then they should step down so someone who could be effective can take that spot.

Allison Bywater agreed with McMahon that this does not need to be a clown show and this use of time. The council could have done things differently than they did this past year. Bywater agreed with Coney's comments on communication with leaders because she sent an email to them about her concerns on City Administrator Kelly Hayworth's raise weeks ado and never received a response. Bywater asked Mayor Laurie Goodrich to consider if she wants to represent this community because she went to bat for Hayworth who's a white man or those marginalized members or they community who come to her for support and find it impossible. Bywater asked the mayor and council to do something different starting tonight and determine if they represent the people who are very engaged in this community and are showing up and asking for things like bike helmets and free fare transit rides. Bywater doesn't see that happening even though the majority of students use the buses and are underpaid for the work they do. Bywater asked the mayor and council to look at a free fare program. Bywater noted there are great ideas in this audience that they would rather spend time on. They have a lot of good ideas to improve this community, and they need to answer their emails or speak with their constituents and not put time limits on community comments.

Paige Liebrecht agreed with a lot that has been said tonight, and they should reexamine the way we interact with the world and the ways that we resist. Liebrecht thought it Is important to provide people a space to rethink the way we are doing things because it obviously isn't working. Liebrecht asked them to try something else.

Shelby noted they have made comments in the past and is disappointed they have all been ignored. Shelby believes that politicians, no matter the scale, should be held accountable by their constituents and they are elected to represent their community and not their own self-interest. Shelby addressed ADA accessibility because she has shown up on several occasions using different mobility aids and has never been asked how best to make attending a meeting and giving a public comment accessible. Shelby has emailed several of the council about ADA issues and received no responses. Shelby noted the mayor attempted to assault a person they are supposed to represent and have not actually apologized or taken any kind of personal accountability. Even though they seek to censure Goodrich, Shelby believes that is not enough and she should resign.

Tara McGovern appreciated everyone who spoke tonight and agrees with the disappointment with procedure not being correctly followed and this is not a good end of a situation. Rather this is the beginning because there is so much more to cover because things have been handled incorrectly. McGovern talked about decorum and that it has a different meaning than how Mayor Goodrich uses it. McGovern stated it was not a breach of decorum to state the council was voting to approve a cost of living increase the same year 387 part-time employees were denied a cost-of-living increase. McGovern addressed McMahon's statements on Chapter 21 of Iowa Code which also assures that the basis and rationale of government decisions are easily accessible to people and any ambiguity should be resolved in favor of openness. It was not a breach of decorum to share information relevant to the Council's decision like the breach of the city's purchasing policy when staff signed a $36,000 mass I surveillance contract without council knowledge. Information that is unpalatable and discomforting is not a breach of decorum. Second decorum is not owed to the mayor or council, and the 1st Amendment has nothing to do with civility, being nice or saying things those with more institutional power than you might not like. In fact, the 1st Amendment protects that kind of speech. There is no amendment, policy or justification that protects a mayor who repeatedly harasses and assaults constituents and an elected official who abuses their institutional power and damages access to the democratic process.

Jacob Walser expressed his concerns about the censure process and the lack of a formal resolution. Walser asked the council if they are voting on the censure motion to make sure their reasons are well documented, along with the timeline of events and make sure they have done a thorough investigation, watched the footage and listened to the audio and to make sure everything is entered into the public record.
Dan Kauble stated the mayor has shown themselves to be incapable of taking charge effectively and there are several reasons they should resign. Kauble reiterated the actions taken by the mayor the past year and after the July 28th Council Meeting. Kauble mentioned the mayor emailed the police chief and city attorney for advice on how to shut down community comments that don't respect decorum. Kauble thinks the mayors lack of leadership in the past few months show the council should ask for the mayor's resignation. Kauble asked the council to question the police chief about transphobia in his department and about Josh Van Brocklin and why he is still employed. Kauble believes our city deserves better.

After community comments, Mayor Laurie Goodrich announced the next item will be a motion by a council member to censure the mayor and then another will second the motion. That will be followed by council discussion which would have been the same thing they would have had in our work session, but we are having it here in front of everyone at this time. Goodrich stated that for her freedom of speech is a fundamental right, Goodrich recognized that by speaking to residents Tara McGovern Hill, Justin Comer, Ryan Swenka and Alannah Swenka after the July 28th meeting, she interfered with their right to express themselves without being confronted by her afterward. Goodrich took full responsibility for her actions and will accept the council's response. Goodrich stated she has learned from this experience and will not make this mistake again. Goodrich asked for the motion.

Motion by Huynh, seconded by Knudson that the City Council of the City of Coralville, Iowa to formally censure Mayor Laurie Goodrich.

The City Council has a responsibility to uphold the Constitution of the United States and the State of Iowa and to protect the rights of residents to participate in their local government. Criticism of government and public officials lie at the core of speech protected by the 1st Amendment, and residents are entitled to express their view forcefully, subject only to lawful viewpoint neutral rules governing time order and genuine disruption. This censure is based on the following actions. One, conduct at the July 28th Council Meeting. During public comments, several residents spoke in opposition to an agenda item regarding the city administrator's salary increase. Mayor Goodrich responded by describing their remarks as horrible, mean, cruel and unkind. This engagement could reasonably be seen as infringing upon resident's 1st Amendment rights to criticize a government official. to preserve the record a video of this exchange will be shown.
Goodrich noted council members have requested that a video be shown. Goodrich stated she is ashamed of what the video depicts and recognizes that she should have remained silent. It was after the meeting. The video of the interaction of the mayor and residents after the July 28th Council Meeting was then played in the Council Chambers and can be viewed on the city website, www.coralville.org. (Go to the Agenda and Minutes webpage and play the video recording of the August 25, 2026 Coralville City Council Regular Meeting by clicking on the video recording link that looks like a television in a box.)
After the video was played, Councilperson Hai Huynh stated, Number Two, removal of public comment from the August 11, 2026 Agenda for the subsequent council meeting. Mayor Goodrich submitted an agenda that omitted the public comment period without consulting the council. This action departed from Coralville's established practice for agenda setting and public participation and could reasonably be interpreted as retaliatory towards residents who have spoken at the prior meeting. In support of public censure, the Council affirms that residents have the right to criticize the government and it's officials even in language that elected officials might regard as harsh, unfair, unkind or unwelcome. The right to speak cannot depend on tone or whether elected official approve of the message. The Council does not ratify the mayor's conduct and clearly distinguishes the city's position from action that threatens residents' constitutional rights.
Councilperson Mike Knudson stated he worked with his fellow council members to draft the statement and agrees with what Councilperson Hai Huynh read.
Councilperson Rich Vogelzang quoted a statement on his desk that has been a part of his business conduct for as long as he can remember, "The most dangerous form of blindness is believing that your

perspective is the only reality." Vogelzang thought that applies to a lot of aspects in business and personal life and in these chambers as well. All elected persons, whether local, regional, state or federal are expected to be held to a higher standard, but they are also human and Huynh on a number of occasions we do have personal lives in addition to our public lives and we're all human. Every single human has a limit to their tolerance. There can be no denying that. The limits on tolerance can change depending on different circumstances whether you are taking a personal hit or whether you are trying to protect a family member or someone you respect. The circumstances can change that level of tolerance. Goodrich is a good person. She's had many years of public service in this community, but everyone makes mistakes and has missteps. They make errors in their lives and Goodrich has acknowledged that. Goodrich stated again she takes full responsibility for her actions and will not make that mistake again. Councilperson Royce Peterson stated the letter that was put together pretty much sums it up. It was written well. This is very hard and Peterson thinks we all care about our community. Everyone of us, every single person here obviously or they wouldn't be here. We take this very seriously and it's just really tough to go through this all the way around. Peterson agreed 100% with the comments tonight and that is all he has to say.
Huynh read the following:" In a democratic government residents have a fundamental right to engage elected official. That right is not only protected, it is encouraged. Trust in government is built when leaders remain collaborative, accessible and committed to working together for the greater good of the community. We must put our community first and our personal feelings last. Our responsibility is to stay unbiased, remain neutral in our conduct, listen openly and approach every situation with a solution-seeking mindset. Listening to community members is one of the most important responsibility we hold. Their voices guide our decisions and remind us who we serve, even when feedback is difficult to hear. Our job is to remain professional, neutral, and open to all perspectives. The ripple effect of our action when we act hastily not only fractured trust but can potentially cause harm to the very people we have sworn to serve and protect. Accountability means having the courage to own up to our own mistakes and acknowledge them to our constituents with a sincere apology, followed by action that improve the way we serve our community. We work for the people. The power vested in us come from the people, and it can be taken away by the people. When we swear an oath to serve our duty is to the office that residents elected us to. Not to our personal preferences or viewpoints. Our job is to create a safe, accessible and welcoming space for constituents to engage with us and to ensure that every resident feels heard, respected and valued. I believe in learning on the job, and I believe that elected official can grow from challenging experiences. Therefore, I will not call for Mayor Goodrich resignation, after what has occurred and the action taken by this council. I have confidence that our governing body can move forward together and continue serving Coralville with integrity even when our personal point of view differ. As leaders we must conduct ourselves with the utmost professionalism. We must listen to all perspectives, remain neutral, and continually work to maintain and improve our processes and our procedures. I hope this is a valuable lesson for each of us here today to learn from as we look ahead to serving our community better and strengthening the trust our residents place in us. Thank you."
Councilperson Katie Freeman thanked all their colleagues for being willing to talk and come to a conclusion that we need to support the rights of our constituents, our residents to speak with us through all avenues available to them. Freeman hopes that they can move forward from this moment and really focus on things to continue to make the community a better place.
A roll call vote was taken. Motion carried.

Presentation of the "Iowa River Landing Coralville Hyatt/Marriott Hotel and Conference Center Economic Impacts" ~ Josh Schamberger and Nick Pfeiffer from Think Iowa.

President Josh Schamberger of think Iowa City and the Iowa City Area Sports Commission, the local destination marketing organization reported they concluded a study with a partner as it relates to an economic analysis and impact of the Hyatt Conference Center and Hotel marking its 20th anniversary. It was 20 years ago, a couple of weeks ago, the Hyatt officially opened in the Iowa River Landing so Vice President of Public Affairs and Schamberger recently finished off this report and are here to share a couple of results. Schamberger gave a recap for those not here 22 or 23 years ago noting the Iowa River Landing continues to serve as the main entrance to Coralville and the Hyatt Regency Hotel & Conference Center has supported the growth of the Iowa River Landing since that opening in 2006, anchored by the 288 guest rooms and more than 60,000 sq. ft. of meeting and conference space. The facility has two

decades of conferences, events, and visitors that have generated activity and business throughout the 185-acre district and the broader Iowa City/Coralville area. In concert with the 20th anniversary of this conference center, they engaged Community Attributes, Inc. to conduct an economic impact analysis quantifying the facilities contributions on the local economy and community. This study captures the economic impact of the conference center through events and ongoing operations and discusses the facility's role in spurring continued growth and investment within the rest of the Iowa River Landing and beyond. The facility is owned by the City of Coralville and operated by Marcus Hotels and Resorts under a Hyatt franchise. The city manages the property's operating revenues and expenses through a dedicated Hotel Enterprise Fund. The city's financing approach was unique at the time when Coralville structured the development under the IRS Revenue Ruling 6320 which allows a non-profit public benefit corporation to issue tax exempt bonds on behalf of state or local government for public purposes. This structure allowed the city to use hotel revenues rather than the local property tax base to pay off debt on an economic development driven conference and meeting center. Originally operated as a Marriott the property transitioned to the Hyatt in 2021, and the city has continued to invest in the property and completed a major renovation in 2024. Before 2006 we were the only Big 10 community that did not have a conference center so when the opportunity came for funding and some state programs the city moved forward. This was unique in its approach that moved in this direction. Up until that time most cities continued to subsidize conference centers and economic development halls and even though they make significant money for the community through visitors and events they don't make money as standalone entities. That is why you see cities continue to subsidize events, which is a good subsidy because of the returns it provides the totality of the community. Coralville is unique in that the hotel revenue has paid off debt on the conference center and continues to support it. Pfieffer reported they selected Community Attributes, Inc. who are based in Seattle with offices in Denver and Memphis after interviewing a few different firms. They have worked with Community Attributes, Inc. on a couple of other projects in the past and they have good references through Iowa City Downtown District, and their CEO is a UNI alum and earned his master's degree at the University so there is a local connection. They conducted the research from May to July of this year and worked with Watts Group and the City of Coralville. Pfieffer noted that some great work by Hayden Coleman with the City helped them dig into some research, especially building projects and how they came to be. Without his work it would have been more difficult to do this study. All the city councilors were given the 15-page research report, and it is available on the Think Iowa City website www.thinkiowacity.com and they have published it on all the socials. Pfeifer then reported on some of the key findings. Since 2006 operations at the conference facility and driven visitor spending together are estimated to have generated $1.1 billion in cumulative economic output and nearly $275 million in cumulative labor income across Johnson County averaging around 550 jobs per year. This is all because of investment in the hotel and conference center which is the anchor and the Iowa River Landing (IRL) has evolved since 2006 into an 180-acre district with more than 330,000 sq. ft of retail, office, residential and entertainment space as a result. The IRL has attracted $416 million in follow up investment since 2003. The hotel and conference center is drawing roughly 4 million visitors annually with the businesses generating around $25 million in annual sales across those years. In 2025 alone the estimated 240,000 out of county visitors were drawn to the hotel and conference center which generated $24 million in direct output supporting 400 jobs in Johnson County and $13 million in labor income producing. Josh Schamberger noted that is a short synopsis of the 15-page report and offered to answer any questions now or at any time. Schamberger thinks this is a testament to the Councils before this one and the visionary practice, strategic planning and long-range planning that took place and it really takes 10 to 20 years to build something like this. The IRL has become a destination and attractor in and of itself. Schamberger explained he uses the word attractor which he defines differently than an attraction. An attraction is a great arts and culture venue, children's museum and the Riverside Theater which are all great venues, but an attractor is a destination that in and of itself has the ability to bring people here. Councilperson Rich Vogelzang commented that this council sits on the shoulders of everyone that 's gone before them. Vogelzang noted Schamberger has been here 25 years, City Administrator Kelly Hayworth has been here 38 years, and a lot of staff have been here a long time. A kit if people have come and gone and a lot of people have sat in these seats that have come and gone. Pfeifer has been here 9 years. Vogelzang was amazed by this report, and he understands the IRL is a tremendous economic engine for our community and our area and not just Coralville. Countless staff and people have put in a lot of time and effort into making it happen and making it what it is today. Vogelzang feels indebted to everybody that has gone before them. Vogelzang congratulated everyone involved with not only the development

but the creation of the vision of the IRL. Vogelzang still remembers the Red Stallion and playing softball on the riverfront. The vision that went into the creation of the IRL and the Hyatt amazes him and is very thankful for everybody involved. Vogelzang noted Hayworth has been kind of a constant throughout this whole thing along with Schamberger. Schamberger added former Deputy City Administrator Ellen Habel and City Attorney's Don Diehl and Kevin Olson, and he doesn't know how many mayors and council members, but they have always been great and good at strategic planning.

IRL PARKVIEW LOT 4~ PUBLIC HEARING

Community Development Director Dave Johnson reported the building under consideration is on Lot 4 on the north side of the development. On the PUD-B Site Plan Johnson showed the site for two future buildings and the previously built Buildings, building 1, building 2 and building 3. This is the fourth building in the development and is designed to be in keeping with the approved master plan designs for the campus. The building will have four stories and 51 units. It will also have 39 interior parking stalls on the first floor. This building will be predominantly red brick and engineered siding and an angled roof to mirror building 1. There are 11 additional off-street parking stalls in front of the building and an additional 27 parking stalls east of the building. 78 parking stalls in total are provided in this plan and is consistent with the approved parking ratio of 1.5 per unit. Staff have reviewed the proposed site plan and find it conforms with the Parkview master development site and building design standards. Staff have also reviewed the Fina Plat and find that it conforms with the requirements for preparation and filing. The Planning & Zoning Commission voted 6-0 to recommend the council approve the PUD-B Site Plan and Final Plat for IRL Parkview Lot 4. Councilperson Katie Freeman asked if Johnson knew the mix for the number bedroom units. Johnson replied they are predominantly one and two bedrooms. Freeman asked if he knew the mix of for sale and rental units. Johnson understood they are all rentals.

Goodrich declared this the time for a public hearing on the PUD-B Site Plan for IRL Parkview Lot 4. Resident Dan Kauble attempted to speak about something other than the PUD-B Site Plan. Goodrich declared it time to take a break at 7:33 PM.

Council reconvened at 7:54 PM.

Goodrich reopened the public hearing. There were no further public or written comments. Goodrich closed the public hearing.

RESOLUTION NO. 2026-122

Resolution approving the Final Plat for IRL Parkview Lot 4, Coralville, Iowa, was introduced by Knudson, seconded by Peterson. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2026-123

Resolution approving the PUD-B Site Plan for IRL Parkview Lot 4, Coralville, Iowa, was introduced by Vogelzang, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

CORAL RIDGE COMMERCE PARK PART TWO, PHASE EIGHT, NINE, TEN, ELEVEN, TWELVE, FOURTEEN, FIFTEEN, AND SIXTEEN

Johnson reported this is for a small change on the Preliminary Plat. Lot 12 previously had a future trail on it going east to west and the amendment now puts the entire 16-foot trail easement on Lot 14. The amendment also widens the public stormwater sewer and drainage easement from 30 feet to 36 feet total. Everything else remains the same. The Planning & Zoning Commission Report voted 6-0 to recommend the council approve the Amended Preliminary Plat for Coral Ridge Commerce Park Part Two, Phase Eight, Nine, Ten, Eleven, Twelve, Fourteen, Fifteen and Sixteen.

After the resolution was read, Freeman asked why they moved the trail from Lot 12 to 14, Johnson replied he is not 100% sure other than it will hopefully lay out better on Lot 14 which is slightly larger than Lot 12.

Ron Amelon with MMC Consultants explained part of the reason to move the trail to the north is there are a couple of manholes on top of the existing stormwater sewer which runs down Lot 12 that they wanted to avoid having in the trail for maintenance reasons. There is also a bio swale on the north side of Lot 12 that they wanted a little more separation for grading because the swale needed to be a higher elevation.

RESOLUTION NO. 2026-124

Resolution approving the Amended Preliminary Plat for Coral Ridge Commerce Park Part 2, Phase Eight, Nine, Ten, Eleven, Twelve, Fourteen, Fifteen, and Sixteen, Coralville, Iowa, was introduced by Huynh, seconded by Freeman. A roll call vote was taken. Ayes: Peterson, Freeman, Knudson, Huynh. Abstain: Vogelzang. Resolution declared adopted.

LOT 12, CORAL RIDGE COMMERCE PARK PART 2 – PHASE TEN ~ PUBLIC HEARING

Johnson added to the mayor's description that the buildings are predominantly glass and brick and meet design requirements for commercial buildings. The north building is a single-tenant building and the one to the south is a multi-tenant building. The property is 2.46 acres. Staff have reviewed the building and find the zoning is consistent with the Coralville Community Plan for arterial commercial> Staff also find the proposed site plan and building design meets the design requirements set forth in the zoning code. The Planning & Zoning Commission voted 6-0 to recommend council approve the rezoning of Lot 12, Coral Ridge Commerce Park Part 2 – Phase Ten from C-r arterial commercial district to C-PUD 2, commercial planned unit development two district and the PUD-B Site Plan.

Goodrich declared this the time for a public hearing to rezone Lot 12, Coral Ridge Commerce Park Part 2, Phase Ten to C-PUD 2, Commercial Planned Unit Development Two District and the PUD-B Site Plan. There were no public or written comments. Goodrich closed the public hearing.

After the ordinance was read, Freeman asked what the difference was between C-2 and C-PUD 2. Johnson replied, C-2 Arterial Commercial allows service businesses, retail and general commercial offices and things like that. It has a wide range of traditional commercial districts. The developer wants a C-PUD 2, Commercial Planned Unit Development Two District in order to place two buildings on one lot and whenever you do this our code says they need to do that under a planned unit development that is approved through council as well as a development agreement with the city. PUDs are advantageous because they allow more flexibility in how buildings orient and you can use space better than in a traditional zoning district.

ORDINANCE NO. 2026-1010 An ordinance amending the Coralville Zoning Ordinance No. 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 Lot 12, Coral Ridge Commerce Park Part 2, Phase Ten from C-2, Arterial Commercial District, to C-PUD 2, Commercial Planned Unit Development Two District, was introduced by Peterson, seconded by Huynh for 1st consideration. A roll call vote was taken. Ayes: Freeman, Knudson, Huynh, Peterson. Abstain: Vogelzang. Motion carried.

LOT 24, OAKDALE RESEARCH PARK PHASE 2 ~ PUBLIC HEARING <REMOVED>

CORALVILLE WEST VILLAGE

Johnson reported the preliminary plat for Part 1 is for the area just south of Tommy Lane, west of Kenyon Court and the new elementary school is west of this subdivision. Part 1 has 4 to 5 homes under construction right now. Johnson believed one of the townhomes was sold. This is an effort by the developer to try to make units as affordable as possible. These lots are smaller than what is typical but by doing this the buyer can be eligible for a 30-year FHA Loan on the property and they can get the best interest rates in purchasing. The lots to the east remain one lot and contain multi-family buildings. The northeast corner is a mixed-use building with commercial on the first floor and residential above. There will also be an apartment building. Johnson pointed out where the multifamily buildings were as well as recreation area and dog parks. Right now, they are just bringing the rest of the subdivision up to standard

with the Amended Preliminary Plat. The Planning & Zoning Commission voted 6-0 to recommend the council approve the Amended Preliminary Plat for Coralville West Village.

After the resolution was read, Huynh asked if there is any room or potential for affordable housing in this subdivision. Johnson replied he is not 100% sure where they are at on financing, so he doesn't know what they need to sell these homes to meet their proforma. Huynh asked if is possible to have a conversation with the developer. Johnson responded the master plan is done for this development. Johnson let Huynh know for the last year or so he has emphasized the importance of a mixture of housing types when he meets with developers and that we are looking for affordability. Huynh thought they could allocate some funding toward affordable housing as an incentive somewhere. Johnson replied he is not 100% sure where they are on that pool of money, but it would certainly be a conversation to have with the developer. Huynh wanted to have a conversation as a council to discuss this with staff to see what they can do. Freeman agreed with Huynh and they could discuss the process and where they could have some say since they know the money is coming at some point in time. Knudson thought they should also talk to Iowa City. Knudson noted they are in limbo right now with how much money they are going to get from LOST, but they should get a report soon. Freman stated they know they already have $700,000.00 since the $300,000.00 was going to make is a million. City Administrator Kelly Hayworth noted they did spend almost $700,000.00 on their first purchase and will have to match the grant on the property. Hayworth stated they will get the council an accounting on these funds which they have spent most of it on three projects on the adjacent lots to 4th Avenue Place and the building on 5th Street, Knudson reported he and Freeman have talked a little with Iowa City about what they are doing even though it is a different scale and they have a lot more revenue to put behind their projects. Knudson thought it would be nice to hear what they are doing and how they are doing it. Knudson thought they are collaborating with developers, Freeman agreed. Knudson isn't sure how to open the opportunity to all the developers who might be interested, so it might be worth having someone from Iowa City to share that information with them. Freeman added they might work with several Johnson County entities who might also be able to come and share that same information. Huynh asked staff to bring any information that the council needs to know about this.

RESOLUTION NO. 2026-125

Resolution approving the Amended Preliminary Plat for Coralville West Village, Coralville, Iowa, was introduced by Freeman, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

WATER PLANT FILTER MEDIA REPLACEMENT AND REPAIR 2025

Motion by Huynh, seconded by Freeman to approve Pay Estimate #1 Final to **Tricon General Construction, Inc.** for Water Plant Filter Media Replacement & Repair 2025: $225,135.99. Motion carried. It was noted the retainage due in 30 days is $6,962.97.

After the resolution was read, Freeman asked if this was included in the budget. Hayworth replied all of it was included in the budget.

RESOLUTION NO. 2026-126

Resolution approving the Water Plant Filter Media Replacement & Repair 2025 as completed, was introduced by Knudson, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

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

After the resolution was read, Huynh asked Hayworth for an overview if this program. Hayworth reported this is for 6 houses that must be owner occupied and income eligible. Each house can get up to $30,000.00 to replace the roof. This is the last action the council needs to take and then they will be able to request the release of funds and they can start advertising. In about two weeks they should be approved to start asking for applications. There are a couple of steps to go through, like a historic

preservation study on each house that will be done once we select the homes. Huynh asked what income is eligible. Hayworth responded they will depend on the number of family members living there and it will all be online at ECICOG's website at the application location for the City of Coralville. Freeman clarified they would potentially be accepting applicants by the next council meeting. Hayworth thought so or for sure the following meeting. There will be five other agencies that will help support this and the city will send them notice to encourage their individual members or participants to get the word out to apply. Knudson asked how bad the roof must be. Hayworth replied he didn't know the answer, but he will ask. Huynh asked if people who have received help from other home improvement programs through ECICOG be qualified to apply for this. Hayworth responded yes if they have a need for a new roof. Councilperson Royce Peterson asked if the homeowner would get to pick the type of roof they will get like a metal roof or an overlay of asphalt. Hayworth responded they will qualify for a maximum of $30,000.00 to go towards the roof. Hayworth will find out if there's specific rules on the type of roof.

RESOLUTION NO. 2026-127

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

LAW ENFORCEMENT MENTAL HEALTH LIAISON

After the resolution was read, Freeman asked what kind of work the Law Enforcement Liaison performs because she knows we already have one liaison. Police Chief Kyle Nicholson replied that this contract will be for the same liaison. They did request a second full-time position. Unfortunately, the funding was not there through the Iowa Primary Care Association so funding for the second position was denied. The liaison responds to all sorts of different types of calls, but they will also maintain a caseload of individuals that they work with on a regular basis whether they are Johnson County, North Liberty or Coralville residents. Iowa City has its own program and are not included in this one. This is our way of getting the, to help us respond to various calls for service when someone might be in crisis. If this person needs prolonged care they will get them connected with different resources and maintain that caseload for those residents. Freeman asked if they would attend calls with officers. Nicholson replied they will attend calls with officers as requested and sometimes even jump on calls and say that's something I need to go to with you. Unfortunately, they only work Monday through Friday, 9:00 AM to 5:00 PM type of schedule, so we do have other calls that go to mobile crisis and those types of things, but it is a start. Huynh asked how long they had the liaison. Nicholson responded this is the second year the position has fallen under the umbrella of the Johson County Sheriffs Office, but prior to that we have been sharing this position for three or four years. Huynh asked if there is a report for the two years, they have worked under the umbrella of the Johnson County Sheriffs Department for how many calls they respond to with the Coralville Police Department. Nicolson said he will share that report. Nicholson noted he will share some stats with the council later this evening but does not have the specific type of work the liaison does. It was noted Coralville's reimbursement is $897.71 per month for Fiscal Year 2027.

RESOLUTION NO. 2026-128

Resolution approving a Reimbursement Agreement between the Johnson County Sheriff's Department, the Coralville Police Department and the North Liberty Police Department for a Law Enforcement Liaison.

Motion by Freeman to approve the Consent Calendar items a-cc inclusive:

- **a)** Approve minutes for August 11, 2026, Coralville City Council Regular Meeting.
- **b)** Approve **new** 5-day Special Class C Retail Alcohol License for the ***Iowa Children's Museum***: Eff. 10/22. (After Dark Fundraising Event on 10/23/2026)
- **c)** Approve Class E Retail Alcohol License for ***Kum & Go #521***: Eff. 09/15.
- **d)** Approve Class C Retail Alcohol License with Outdoor Service for ***SpringHill Suites Coralville***: Eff. 9/15.

e) Approve Class E Retail Alcohol License for ***Hy-Vee Food Store #2***: Eff. 9/15.
f) Approve Class C Retail Alcohol License with Outdoor Service for ***Hy-Vee Market Grille***: Eff. 9/15.
g) Approve Class C Retail Alcohol License with Brew Pub and Sunday Sales for ***Chart Room***: Eff. 09/15.
h) Approve payment to **McClure** for the Heartland Drive and Commerce Drive Roundabout (#169817): $4,670.00.
i) Approve payment to **Marcus Hotels and Resorts** to reimburse them for the Hyatt Mandated – Housekeeping Personal Duress System from ASSA ABLOY Global Solutions Inc. (P.O. HYATT2024-01): $29,337.76.
j) Approve payment to **JDM Concrete, LLC** for sidewalk repairs at 913 22nd Avenue (#2381): $3,952.21.
k) Approve payment to **Shoemaker & Haaland** for 8th Street Reconstruction (#026157.00-2): $38,675.00.
l) Approve payment to **Stanley Consultants, Inc.** for Utility Resilience Advanced Assistance (#0269006): $46.00.
m) Approve payment to **Shive-Hattery, Inc.** for Forevergreen Road Extension Phase 1 (#225013840-9): $21,863.36.
n) Approve payment to **RDG Planning & Design** for the Ridgeview Wetland (#63918): $31,750.20.
o) Approve payment to **Stevens Erosion Control** for seeding the Oakdale Boulevard West Basin for the Heartland Drive and Commerce Drive Roundabout (#20973): $3,325.00.
p) Approve payment to **Walker Consultants, Inc.** for 2026 Parking Ramp Appraisals (#210056690002): $33,121.58.
q) Approve payment to **Walker Welding** for Muddy Creek Bridge (#5325): $13,369.79.
r) Approve payment to **RR Consulting, LLC** for Water Service Abandonment at city's 2871 North Liberty Road NE property (#21757): $3,230.00.
s) Approve Pay Estimate #2 to **Kline Electric, Inc.** for Well 16 Fiber Optic Cable Installation: $52,267.64.
t) Approve Pay Estimate #2 to **Peterson Contractors, Inc.** for Forevergreen Road Extension Phase 1: $60,277.68.
u) Approve Pay Estimate #26 to **Dave Schmitt Construction Co., Inc.** for 5th Street Improvements – 12th Avenue to 20th Avenue: $47,442.80.
v) Approve attendance of Alec Maske to ILEA Basic Academy in Johnston, Iowa from August 30, 2026 to December 18, 2026: $8,316.00.
w) Approve attendance of Brad Clark at the Use of Force Summit in Uncasville, Connecticut from November 30, 2026 to December 4, 2026: $2,177.05.
x) Approve attendance of Mike Darjania at the Use of Force Summit in Uncasville, Connecticut from November 30, 2026 to December 4, 2026: $3,001.85.
y) Approve attendance of Lynn Knight at the NPELRA Annual Training Conference in Fort Worth, Texas from April 10-15, 2027: $3,416.87.
z) Accept quotation and approve contract with **ESCO Automation** for a Direct PLC HMI Resiliency Upgrade for the Water Department: Not to exceed $45,000.00. (The proposed Human Machine Interfaces (HMI) will provide direct local access to the associated PLCs, allowing staff to maintain essential monitoring and control functions independent of the City's network infrastructure in case there is a network failure.)
aa) Accept proposals and approve proposal from **Eocene** for the CRANDIC Flood Mitigation Wetland Monitoring: $4,500.00.
bb) Approve the June 2026 Treasurer's Report.
cc) Approve Bill List for August 25, 2026.

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

Receipts for the month of June were General: 11,734,197.02; Road Use: $632,372.61; Police Grant: $11,116.01; Employee Benefits: $48,241.76; Iowa River Landing Operation: $637,904.54; TIF -12th Avenue: $155,238.66; TIF-Oakdale: $1,860,131.02; TIF-Mall/Hwy 6: $7,224,254.17; Debt Service:

$20,742,662.48; Special Assessment: $321.80; City Improvements: $52,932.00; Iowa River Landing: $17,564,780.82; Streambank Mitigation: $327,140.99; Park or Recreation Improvements: $2,938,419.71; Trail Improvements: $80,000.00; Water Improvements: $133,308.65; Trust & Agency: $78,767.90; Perpetual Care: $1,525.00; Water: $495,194.81; Sewer: $886,505.45; Parking: $519,220.10; Solid Waste: $368,189.19; Transit: $3,825,431.37; Storm Water: $222,854.06; Hotel: $6,649,984.32. Total receipts for Junel 2026 were $77,190,694.44 and of this $845,135.29 were property tax.

After the motion carried, Mayor Laurie Goodrich noted item z was a good example a department head needing to purchase something from the same company that the city used for the original system purchase as they discussed at the last work session when going over the city's purchasing policy.

City Administrator Kelly Hayworth reported the section of Heartland Drive north of the Heartland Drive and Commerce Drive Roundabout is completed as of today. There is just one final phase that will happen later next week on the very north end which is part of the north entrance of Costco. Towards the end of next week, you will be able to enter at the north entrance of Costco but you will have to exit Costco at the roundabout. Goodrich asked if Costco is doing their own construction. Hayworth replied yes. Sometime next week they should complete the storm sewer which is a public improvement that will combine two storm sewers that go across the area of their gas station into one. They will close the gas station to do all the construction work there. Huynh asked how long it will take for Costco to finish their construction. Hayworth replied about two months.

Mayor Laurie Goodrich welcomed everyone back to school and encouraged everyone to take care when driving. Goodrich reported Monday, September 7th is Labor Day and city offices, the library, recreation center and indoor pool will be closed. There will be no transit service. Trash and recycling pickup schedule will be one day later than usual.

City Attorney Kevin Olson had nothing to report.

Goodrich note there have been several complaints recently about the control of animals. The city requires dogs to be leashed when in public and there are signs posted around the city. There has been an educational piece in "The Connection." Electronic collars do not meet this requirement. Goodrich also asked people to pick up after their animals because that has been another complaint, especially in the city's large green spaces. There are bag receptacles and trash cans provided at city parks and trails.

Councilperson Katie Freeman noted their wife is a librarian, so they wanted to recognize Dolly Parton, who passed away today. Our library participates in the Imagination Library program started by Parton, and it has given away millions of books to children across the country. Freeman wanted to recognize Parton's good work. Freeman hopes to have some updates on the Arts Council next meeting.

Councilperson Royce Peterson wanted to acknowledge the economic impact of the Iowa River Landing (IRL) because 20 years ago he got to work on that project as a carpenter and it did affect his income. Peterson thought what was great is the hotel conference center being the first big building down there and it was done through the city as a project labor agreement which guaranteed area standards, wages and benefits of the project for all employees. Unfortunately, one of our former governors banned project labor agreements but they are encouraged with federal funding. There have been several other projects since then in the IRL like the arena that we have had the opportunity to benefit from. Peterson met with some constituents recently and they have some really good ideas that he thinks they should investigate. One of them is having some public forums where a couple of councilors could get together with residents and meet for coffee and go to a public place to talk with our constituents and try to open up more of a dialog as opposed to just during council meetings. Peterson is willing to do that with anyone on the council anytime. Peterson had some conversations about covered bus stops on the city's busy routes and there were some great ideas on how to do that, like an apprenticeship doing some volunteer work. Peterson is not sure what that would look like or how they would do it but he thought these were great ideas. Peterson heard from several people that they would like the council to respond to emails more. Peterson admitted he was totally guilty of doing this and will work hard on returning emails in the future. Peterson mentioned an email from the gentleman that voiced concerns about helmets with scooters and

other things happening in the community and he had some great ideas they should try to adopt. Peterson thought we need to work together to improve our community and do that anytime we can.

Councilperson Hai Huynh reported the Coralville Community Food Pantry is partnering with the Mobile Clinic to host a Mobile Clinic at the Church community room which is a shared room between the Pantry and Methodist Church. The Mobile Clinic will be this Saturday, August 29th from 10:30 AM to 1:00 PM. Anyone can come and the clinic will have everything from blood pressure to cholesterol and diabetic screening. They will also have vision, physical therapy, neurology and dental services. This is made possible by some of the Medical School's professors and medical students. The Mobile Clinic will come to the Pantry three times this year including this Saturday. The second one will be October 24th, and the last one is December 5th. Every time the Mobile Clinic has new cohorts that the Food Pantry must establish a relationship each time to get the information, and they work with their professor to bring in all these available services. Huynh shared a flyer in four different languages (English, Spanish, French and Arabic) and they will be available at city hall to the public that is interested. The public can also access the Pantry website and social media or stop by the Pantry for more information and to pick up a flyer. The Pantry will be partnering with the library and some other city departments to host a free community meal on Tuesday; September 10th, and they expect it to be one of the biggest community meals because it marks the end of summer and beginning of the school year. The meal will be on the library lawn and there will be music, activities, several groups sharing information and they will provide Covid and flu shots. They are working on getting nurses who can administers vaccines to children and it is open to everyone whether they are insured or not. For those who want to volunteer to serve or bake cookies, cook or just help they can register through Signup Genius. Huynh reported the Library Board meets the first Monday of the month and if you want to know what your library is doing behind the curtain, she encouraged them to attend the meeting. Meetings are from 6:00 PM to 7:00 PM on the first Monday of the Month in the library boardroom. Huynh reported Welcoming Week will be September 10-19, 2026. They already had a soccer tournament this past Saturday to kick things off. There were four different international teams that played at Iowa City Kicker Field and the turnout was great. The Community Meal will be the second event and there will be a lot of other activities in Iowa City, North Liberty, Coralville and some other small communities in Johnson County. If you want a welcoming yard sign contact Greater Iowa City and Huynh encouraged everyone to check out the calendar and participate.

Councilperson Rich Vogelzang listens to all the feedback they get, and a lot of things people would like can't be done overnight. For some they need to consider the economic impacts, do the planning and determine how to implement them. Vogelzang wanted everyone to know they do hear them, but they also represent 24,000 residents and need to consider everybody and determine what will serve the greater good. Vogelzang has noticed a lot of grass clippings thrown into the streets and they are not where they should be kept because they will end up in the stormwater sewer system and in city creeks and waterways which is not a good thing. Vogelzang noted FryFest is a week from Friday which means football is coming to town. That adds to the economic impact they heard about earlier, which is great.

Councilperson Mike Knudson stated he has been humbled the last couple of weeks by the speeches and comments of Councilmembers Katie Freeman and Hai Huynh, and he wanted them to know it's an honor and privilege to serve on the council with them.

City Attorney Kevin Olson reported on the new restaurant in the former Arby's location owned by the city opened last week. The new occupants gutted the building and renovated it, and Olson thinks they would love it if people stopped by there. They do breakfast and lunch, and Olson believes they are open from 7:00 AM to 3:00 PM. Peterson asked what the name is. Olson replied Butter & Jam Cafe

Council reconvenes. <REMOVED>

Motion by Peterson, seconded by Knudson to adjourn at 8:45 PM. Motion carried.

Laurie Goodrich, Mayor

Thorsten J. Johnson, City Clerk