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ALTORFER INC. EQUIPMENT RENTAL 201.00
ALTORFER INC. TROUBLESHOOT TRANSFER SWITCH 1,591.50
BADGER METER ORION CELLULAR 117.12
BENTON COUNTY SOLID WASTE COMM TIPPING FEE 1,960.06
BOUND TREE Medical, LLC FD SUPPLIES 2,119.99
CHEM-SULT, INC. CHEMICALS 2,298.25
ESG PROFESSIONAL ACCOUNTA JULY 25 CONSULTING 6,464.00
FUTURE LINE TRUCK EQUIPMT ROADS PARTS 25.00
GAZETTE COMMUNICATIONS, Inc. MINUTES 7/8 78.10
HUPP ELECTRIC MOTORS, INC WATER PLANT SCRUBBER 600.00
ION ENVIRONMENTAL SOLUTIO LABS 1,091.00
IOWA DNR ANNUAL WATER SUPPLIES FEE FY26 223.52
IPERS 072025PAYROLL 4,452.01
KEN-WAY EXCAVATING CCTV INSPECTION AND CLEANING 36,714.00
KIRBYBUILT SALES TABLES 3,309.36
LL. PELLING CO. STREET MAINT 91,011.25
LB ANDERSON AGENCY WORKERS COMPENSATION 360.00
METER & TECHNOLOGY SOLUTIONS WATER METERS 1,607.76
QUALITY FLOW SYSTEMS, INC SERVICE CHECK 1,500.00
RIPPLING - PAYROLL 071825PAYROLL 20,077.30
STATE INDUSTRIAL PRODUCTS SUPPLIES 1,321.64
TRUENORTH TRAINING 500.00
VAN METER INC. SUPPLIES 477.66
VOYA RETIREMENT PLAN 401A CONTRIBUTION 399.38
WELLMARK BC/BS OF IOWA AUGUST PREMIUMS 2,652.99
Total 183,254.63
July 2025 Receipts

Total 183,254.63

WELLMARK BC/BS OF IOWA AUGUST FT Total 183,254.63
July 2025 Receipts
001 GENERAL 9,326.55
110 ROAD USE TAX 112 EMPLOYEE BENEFITS 121 LOCAL OPTION SALES TAX 125 TAX INCREMENT FINANCING 200 DEBT SERVICE 310 FIRE STATION (incl FEMA) 330 FED. AMERICAN RELEIF 340 CDBG - DR HOUSING GRANT 600 WATER 13,494.46
610 SEWER 20,531.98
TOTAL 43,352.99
July 2025 Expenses
001 GENERAL 63,247.41
110 ROAD USE TAX 9,790.87
112 EMPLOYEE BENEFITS 4,716.32
121 LOCAL OPTION SALES TAX 125 TAX INCREMENT FINANCING 200 DEBT SERVICE 310 FIRE STATION (incl FEMA) 4,337.66
330 FED. AMERICAN RELEIF 340 CDBG - DR HOUSING GRANT 600 WATER 20,026.83
610 SEWER 17,505.60
TOTAL 119,624.69

505.60

610 SEWER 17

TOTAL 119,624.69

Attest: Scott Flory, City Administrator/Interim City Clerk

Bruce Visser, Mayor

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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 22, 2025 with Mayor Meghann Foster
presiding and was called to order at 6:30 PM. Recorded webcasts of this meeting
are on Mediacom 118-8 and on-demand at www.coralville.org/coralvision.
The following Council Members were present: Knudson, Vogelzang, Huynh. following Council Members were present: Knudson, Vogelzang, Huynh, Peterson, Goodrich.
The following Staff were present: Deputy City Administrator Ellen Habel; City

Attorney Kevin Olson; Finance Director Ann Hester; City Engineer Scott Larson; Police Chief Kyle Nicholson; Production Assistant Miranda Ryes; Production Assistant Dillon Jacobson; and City Clerk Thorsten J. Johnson. Motion by Huynh, seconded by Knudson to approve the agenda, Motion carried:

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

There were no community comments.

4TH AVENUE PLACE UTILITY IMPROVEMENTS CDBG PROGRAM APPLICATION I PUBLIC HEARING

Mayor Meghann Foster declared this the time for a public hearing on an application to the lowa Economic Development Authority for Community Development Block Grant ("CDBG") Program funding for 4th Avenue Place Utility Improvements. Environmental Specialist Meagan Presiegard with the East Central lowa of Governments explained she needed to read the following public hearing topics into the minutes:

the minutes: "The City's proposed application for Water and Sewer improvements through the Federal Community Development Block Grant (CDBG) Program, requires that the following topics be identified for consideration:

following topics be identified for consideration:

A. As concerned with how the need for proposed activities was identified, it is noted that the City of Coralville identified a need to replace water mains and sanitary sewer lines along 4th Avenue Place. The proposed project involves replacing undersized 2" water mains with 6" water mains to improve capacity and replacing aging clay sanitary sewer pipes to prevent infiltration and leaks.

B. As concerned with how proposed activities will be funded and the source of funds, it is noted that with the proposed project cost is presently estimated to total \$601,475, grant assistance is being requested from the CDBG Program in the amount of \$445,091 with local match to be provided by the City of Coralville in the amount of \$156,384.
C. As concerned with the date the application will be submitted, it is noted that the

C. As concerned with the date the application will be submitted, it is noted that the CDBG Program funding application will be submitted to the lowa Department of Economic Development for receipt by September 1st, 2025.

D. As concerned with the requested amount of federal funds, it is noted that \$445,091 is being requested from the CDBG Program.

E. As concerned with benefit from federal funding, it is noted that a local survey in the City of Coralville determined the project qualifies for CDBG Program funding with benefit to 78.57% of low-to-moderate income persons living in the project area.

F. As concerned with where proposed activities will be conducted, it is noted that the water and sanitary sewer mains will be replaced along 4th Avenue Place in Coralville, Iowa.

G/H. As concerned with plans to minimize the displacement of persons or businesses as a result of funded activities, and plans to assist persons actually displaced, it is noted that there will be no displacement of persons or businesses as a

I. As concerned with the nature of the proposed activities, it is noted that Coralville's CDBG Water and Sewer application will principally comprise improvements to the drinking water distribution system and the sanitary sewer collection system in the project area."

Public Comments:
Prestegard noted the next thing she must do is a Community Development and Housing Needs Assessment. For this report she needs to discuss the community development and housing needs of low to moderate income residents, other community development housing needs and any planned or potential activities Coralville may be doing to help community development and housing needs: Prestegard, Foster; Deputy City Administrator Ellen Habel and the City Council created the following list during their discussion: replace the undersized water mains and sanitary sewer along 4th Avenue Place; affordable housing stock improvements; bury overhead power and communication lines to improve resilience; continue to identify and secure funding for owner occupied rehabilitation. resilience; continue to identify and secure funding for owner occupied rehabilitation or other affordable housing options and to improve opportunity; included affordable housing in the Gather lowa project which is in progress; build a new recycling center; build a new recreation center; construct new baseball fields; construct all levels of housing stock. Prestegard then asked Foster, Habel and the City Council to rank the items on the list as high priority except the baseball fields which they ranked as medium priority. Next Prestegard asked them which items were planned, and which were potential. Habel responded that all the items are at various degrees of the planning. potential. Habel responded that all the items are at various degrees of the planning stage with some more so than others, but they are all planned. Prestegard asked if there was anything else she needed to add. Councilperson Laurie Goodrich asked to add building, replacing and adding sidewalks to improve walkability. Prestegard asked if they were high, medium or low priority and was told they are high priority comes and all residents. There were no or low to moderate

for low to moderate incomes and all residents. Inere were no other public or written comments. Foster closed the public hearing.

After Resolution No. 2025-106 was read, Habel thanked Prestegard for all her work on a short turnaround. The deadline was originally August 1st and then the state extended the deadline by another month, but Prestegard had turned this around very quickly. Habel noted that in addition to these utility improvements serving the 20 existing apartments on 4th Avenue Place there are 8 vacant lots the city intends. to redevelop as well which will be served by the improved utilities. Councilperson Mike Knudson asked if the city owned the vacant lots. Habel responded yes. **RESOLUTION NO. 2025-106**

RESOLUTION NO. 2025-106
Resolution authorizing and directing the Mayor to sign, execute and submit an application and associated documents for funding via the Federal Community Development Block Grant ("CDBG") Program for 4th Avenue Place Utility Improvements, was introduced by Knudson, seconded by Huynh. A roll call vote was taken. Resolution declared adopted. After Resolution No. 2025-107 was read, Knudson asked which budget funds would

be used to pay for these utility improvements and Habel replied, the costs will be split between the Water and Wastewater funds. Habel added the owner of the apartments at the end of 4th Avenue Place will pay for half the cost of the project. Olson noted the cost sharing is part of the agreement that was signed when the road RESOLUTION NO. 2025-107

Resolution approving the local match for the Federal Community Development Block Grant ("CDBG") for 4th Avenue Place Utility Improvements, was introduced by Vogelzang, seconded by Knudson. A roll call vote was taken. Resolution declared

5TH STREET VILLAS - PUBLIC HEARING

City Attorney Kevin Olson reported for Community Development Director Dave Johnson. Olson noted the developer had requested this parcel be rezoned from R-2, Two-Family Residential District to R-PUD 2, Residential Planned Unit Two District. This development is a medium density residential development which allows 6 to 16 dwelling units per acre. The developer plans to build two four-unit buildings and four three-unit buildings on the 1.29-acre site making the average density 15.5 dwelling units per acre. The three-unit fownhomes along 5th street will conceal drives and continuity and presence of the buildings along the 5th Street corridor and the density of this development aligns more with urban design and planning principals provided for the 5th Street corridor. The Planning & Zoning Commission voted 6-0 to recommend the Council approve the rezoning from R-2 to $R-PUD\ 2$ and the PUD-B Site Plan.

R-PUD 2 and the PUD-B Site Plan. Foster declared this the time for a public hearing on the proposed rezoning of 5th Street Villas, from R-2, Two-Family Residential District; to R-PUD 2, Residential Planned Unit Development Two District and the PUD-B Site Plan. Ron Amelon with

Planned Unit Development Two District and the PUD-B Site Plan. Ron Amelon with MMS Consultants offered to answer any questions on behalf of the applicant. There were no further public or written comments. Foster closed the public hearing. ORDINANCE NO. 2025-1011 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, lowa and generally known as 5th Street Villas from R-2, Two-Family Residential District to R-PUD 2, Residential Planned Unit Development Two District, was introduced by Huynh, seconded by Goodrich for 1st consideration. A roll call yout was taken Motion carried.

District, was introduced by Huynh, seconded by Goodrich for 1st consideration. A roll call vote was taken. Motion carried.

MAGNOLIA MEADOWS - PUBLIC HEARING
Olson reported this is a 17,03-acre development with 65 single-family detached and attached residential units with an average density of 3.8 dwelling units per acre which is consistent with the low-density residential land use designation in the CoralVille Community Plan. The streets will be public streets and connected to Jones Boulevard and Merchant Street. The development will be constructed in two phases beginning in the fall of 2025 and completed in the spring of 2027. The development is in the West Land Use Area and designed to the West Land Use Area small lot. detached unit single-family zoning requirements. I of dimensions are small lot, detached unit single-family zoning requirements. Lot dimensions are supported by the staff. The minimum lot width is 38 feet and minimum lot depth is 98 feet. Most lots are between 40 and 55 feet wide. The front yard setback is 30 feet, and the side yard setback is 6 feet meet the West Land Use Area requirement. The development will have 10-foot, tree-lines walkways. Except for the lot width and length reductions all the other site development requirements have been met. The Planning & Zoning Commission voted 5-0 to recommend the Council approve the rezoning from C-PUD 2 to R-PUD 2 and the PUD-B Site Plan.

Foster declared this the time for a public hearing on the proposed rezoning of Magnolia Meadows, from C-PUD 2, Commercial Planned Unit Development Two District, to R-PUD 2, Residential Planned Unit Development Two District and the PUD-B Site Plan. Gina Landau with Navigate Homes noted they submitted the rezoning application and there will be a subdivision application coming to the Council soon. Landau offered to answer any of the Council's questions and if they have technical questions Ron Amelon with MMS Consultants is here as well. Knudson asked if the city has considered turn lanes on Jones Boulevard for this subdivision. City Engineer Scott Larson responded they did, but this development does not reach the threshold. The city tries to be careful with turn lanes because they widen the roadway crosswalks for pedestrians so they try to keep the roads to two lanes if they can. There were no further public or written comments. Foster

two lanes if they can. There were no further public or written comments. Foster closed the public hearing.

ORDINANCE NO. 2025-1012 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, lowa and generally known as Magnolia Meadows from C-PUD 2, Commercial Planned Unit Development Two District to R-PUD 2, Residential Planned Unit Development Two District, was introduced by Peterson, seconded by Goodrich for 1st consideration. A roll call vote was taken. Motion carried.

404 2ND STREET - PUBLIC HEARING

Olson reported property is designated Arterial Commercial land use in the

404 2ND STREET - PUBLIC HEARING
Olson reported property is designated Arterial Commercial land use in the
Coralville Community Plan and the Corda Credit Union would like to split this parcel
into two lots and build a credit union on the west half of this site and market the half
with the former McGrath Auto Dealership be marketed by the credit union for a commercial user or redevelopment. The proposed rezoning is consistent with the Coralville Community Plan. The Planning & Zoning Commission vote 5-0 to recommend the Council approve the rezoning from I-2 to C-2.

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Foster declared this the time for a public hearing on the proposed rezoning of 404 2nd Street, from I-2, Light Industrial District; to C-2, Arterial Commercial District. Ron Amelon with MMS Consultants offered to answer any of the Council's questions. Huynh asked if they knew who else would go into the development other than the credit union. Amelon stated they do not know right now who the other user will be. Huynh asked if they planned to sell or lease the other lot. Amelon responded

will be. Huylin daked it firely planned to sell or leake fine office to. Affetion responded they could do either one. There were no other public or written comments.

ORDINANCE NO. 2025-1013 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, lowa and generally known as 404 2nd Street from I-2, Light Industrial District to C-2, Arterial Commercial District, was introduced by Goodrich, seconded by Peterson for 1st consideration. A roll call vote was taken. Motion

THE BLUFFS AT BROWN DEER - 2ND ADDITION - PUBLIC HEARING THE BLUFFS AT BROWN DEER - 2ND ADDITION - PUBLIC HEARING Olson reported Waits Group is proposing a 6-unit zero-lot line subdivision on 2.61 acres between 1st Avenue and Country Club Drive. The property is zoned R-PUD 2 and designated medium density residential in the Coralville Community Plan. The proposed duplexes are a deviation from the original PUD-B Site Plan which called for a second multi-unit building in keeping with The Bluffs Brown Deer Cooperative immediately to the north of the site. Both setbacks are in keeping with the original plan with 6 units instead of the originally planned 32 units. The average density of the lot will be reduced from 12.3 to 2.3 dwelling units per acre. Outlot D on the plat that has ensitive slopes that no down towards 1st Avenue will be dedicated to the that has sensitive slopes that go down towards 1st Avenue will be dedicated to the city. The Planning & Zoning Commission voted 5-0 to recommend the Council approve the amended PUD-B Site Plan.

approve the amended PUD-B Site Plan.
Foster declared this the time for a public hearing on the proposed amended PUD-B Site Plan for The Bluffs at Brown Deer - 2nd Addition. Adam Hahn with Watts Group noted this is a property they acquired in 2021 from the city, and they built the first building which sold out, but the market changed a little during COVID they saw a need and received a lot of requests for duplexes. These units are not tied into cooperative, but they do share responsibilities for Outlot A. Outlot D will be given to the city. Councilperson Laurie Goodrich asked if the duplex design is meant to match the design of the Brown Deer Club House. Hahn responded yes. Huynh noted that it is a steep reduction from 32 units to 6 units and asked if it was due to the sensitive slope taking away some of the land. Hahn responded no because those units would have been stacked. These units have wide footprints and will be 2.500 to units would have been stacked. These units have wide footprints and will be 2,500 to 2,600 square foot duplexes with three car parking. One will be a one slab accessibility unit. The change is market driven. There were no other public or written comments. Foster closed the public hearing.

RESOLUTION NO. 2025-108 RESOLUTION NO. 2025-108
RESolution approving the amended PUD-B Site Plan for The Bluffs at Brown Deer-2nd Addition, Coralville, Iowa, was introduced by Knudson, seconded by Vogelzang. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2025-109 Resolution 40, 2023-109

Resolution approving the Preliminary Plat for The Bluffs at Brown Deer - 2nd Addition, Coralville, Iowa, was introduced by Vogelzang, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted. RESOLUTION NO. 2025-110

RESOLUTION NO. 2025-110
Resolution approving the Final Plat for The Bluffs at Brown Deer - 2nd Addition,
Coralville, lowa, was introduced by Huynh, seconded by Peterson. A roll call vote was taken. Resolution declared adopted.
FOREVERGREEN HEIGHTS - PUBLIC HEARING

Olson reported this is an amendment to Phase 4, Part 1 of this subdivision which is close to the Forevergreen Road and Dubuque Street Roundabout. This amendment will reduce the number of lots in the phase from 70 to 55 that will allow larger frontages on these lots to allow three car garages to be an option in this area. These

are larger than the lots that have been constructed out there already.

The Planning & Zoning Commission voted 5-0 to recommend the Council approve the PUD-B Site Plan Amendment #2 and amended Preliminary Plat. The Planning & Zoning Commission voted 5-0 to recommend the Council approve the PUD-B Site Plan Amendment #2 and amended Preliminary Plat.
Foster declared this the time for a public hearing on the proposed PUD-A Site Plan Amendment #2 for Forevergreen Heights. Josh Entler with Forevergreen Development, LLC and Concise Earth Construction reported this amendment is in response to market demand looking for a little bit more variety and even though it reduces their lots they think this will improve the overall quality of the neighborhood and community by creating a greater variety and larger footprint than what is already out there. Entler thanked the staff at the Engineering and Water Departments who they have been working with for a couple of years and today they were able to find common ground on a solution to water service materials. Entler offered to answer any of the Council's questions. Knudson asked if the farmhouse on the corner was going to come down soon. Entler responded it came down about two weeks ago. Goodrich asked about an apartment building in the elevations they received. Entler responded it is probably for one of the three 24-plexes in Phase 4, Part 2 in the Master PUD Site Plan. Olson responded they will come back with a plat for that later. Foster noted there is a nice mix of buildings out there and a lot of new homeowners and families moving in. Knudson agreed the development is coming along quickly and asked staff to start thinking about the roundabout that will be important for residents in that community. Larson responded they have received.

along quickly and asked staff to start thinking about the roundabout that will be important for residents in that community. Larson responded they have received STBG grant money twice now for that roundabout at Forevergreen Road, Dubuque Street and Rustic Ridge Road in 2023 and 2025, so every two years they can apply for more STBG grant money. The agreement with Johnson County states the agreed upon goal is to get 80% of the project funding via grant money. They are at 50% right now. The MPOJC awarded the second grant at the end of last month or beginning of this month. They will need to have a discussion on how to approach the additional funding that is needed. Olson added this roundabout is the government's responsibility because the developer put the roundabout in at Forevergreen Road and let Avenue These werens eiter nutrition removables. and 1st Avenue. There were no other public or written comments.

RESOLUTION NO. 2025-111

RESOLUTION approving the PUD-A Site Plan Amendment #2 for Forevergreen Heights, Coralville, Iowa, was introduced by Vogelzang, seconded by Huynh. A roll

ote was taken. Resolution declared adopted. RESOLUTION NO. 2025-112

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

JADE RIDGE, LOT 1 - PUBLIC HEARING

JADE RIDGE, LOT 1 - PUBLIC HEARING
Olson reported this site is located south of the Burger King on 1st Avenue and is 1.01
acres. The developer is proposing a 3,800 sq. ft. commercial building designed for a
drive through restaurant user. There will be 38 parking stalls and a bike rack. The
setbacks from the front of the building are 33 feet whereas 40 feet are typical.
Landscaping will adequately screen headlights and buffer parking areas. Trees are provided throughout to enhance aesthetics and reduce heat Island effect. Three bio cells are provided to manage stormwater. The site meets all stormwater and site design standards. The Planning & Zoning Commission voted 5-0 to recommend the Council approval of the PUD-B Site Plan.

Council approval of the PUD-B Site Plan. Foster declared this the time for a public hearing on the proposed PUD-B Site Plan for Lot 1, Jade Ridge. Brad Houser a representative of the owners offered to answer any of the Council's questions. Knudson asked why we agreed to 33 feet instead of 40 feet. Olson responded that it is needed to get a building there because of the alley on the south side of the lot. They went through several different renditions of the building, and this is the one with the front of the building having a drive through. This is the one staff recommended they go with and since this is a PUD that is something that can be taken into consideration. The city can't vacate PUD that is something that can be taken into consideration. The city can't vacate the alley because some of the buildings have parking from behind. Goodrich thought this gave them more room. Olson added this is the design that the develop and staff feel the flow through of traffic works better on too. Larson noted they are cleaning up the Right-of-Way widths on 5th Street Place and 2nd Avenue. The 2nd Avenue Right-of-Way is right up to the curb, which is unusual. This will allow for more Right-of-Way for future utility work. Habel noted they have been working to move parking to the rear of buildings instead of parking lots in front of buildings, which will be a better look as you drive on 1st Avenue. Knudson asked if we knew what restaurant would go there. Houser responded not yet. There were no other public or written comments. Foster closed the public hearing.

It was noted the public hearing for the disposal of 5th Street Place Right of Way will be on August 12, 2025.

RESOLUTION NO. 2025-113

Resolution approving the PUD-B Site Plan for Lot 1, Jade Ridge, Coralville, Iowa, was introduced by Peterson, seconded by Vogelzang. A roll call vote was taken. RESOLUTION NO. 2025-114

Resolution approving the Preliminary Plat for Jade Ridge, Coralville, Iowa, was introduced by Goodrich, seconded by Huynh. A roll call vote was taken. Resolution

RESOLUTION NO. 2025-115 RESOLUTION NO. 2023-113 Resolution approving the Final Plat for Jade Ridge, Coralville, Iowa, was introduced by Knudson, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted

After Resolution No. 2025-116 was read, Olson reported they will be vacating a portion of the 5th Street Place Right-of-Way in exchange for the developer conveying a portion of 2nd Avenue to be used as excess Right-of-Way for the city's RESOLUTION NO. 2025-116

Resolution setting a public hearing for the purpose of disposing of excess 5th Street Place Right-of-Way, was introduced by Vogelzang, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

SJS GOLFVIEW ESTATES < DEFERED UNTIL NEXT MEETING by request of

STH AVENUE NORTH END IMPROVEMENTS Motion by Huynh, seconded by Vogelzang approving Pay Estimate #3 FINAL to J & L Construction, LLC for 5th Avenue North End Improvements: \$10,241.48. Motion

ried. It was noted the retainage of \$4,872.80 is payable in 30 days. RESOLUTION NO. 2025-117

Resolution accepting the 5th Avenue North End Improvements as completed, was ntroduced by Vogelzang, seconded by Peterson. A roll call vote was taken. OREVERGREEN ROAD EXTENSION PHASE 1

It was noted this agreement is not to exceed \$358,000.00. **RESOLUTION NO**. 2025-118

RESOLUTION NO. 2023-118 Resolution approving an Engineering Services Agreement with Shive-Hattery, Inc. for Forevergreen Road Extension Phase 1, was introduced by Huynh, seconded by Peterson. A roll call vote was taken. Resolution declared adopted. CRANDIC LEVEE GEOTECHNICAL SERVICES

CRANDIC LEVEE GEOTECHNICAL SERVICES

After the resolution was read, Habel reported this Engineering Services Agreement will be paid from the initial planning grant for the BRIC project application. These services will be used to see if we will be eligible for another BRIC project. Peterson asked if this is near the curve in the tracks by the Heartland hotel. Habel responded yes, from there to the CRANDIC Park at Rocky Shore Drive. Foster asked if they had anything to worry about since these are FEMA funds. Habel has not heard anything other than to keep working on it and proceed and they have heard nothing to the contrary. Knudson asked why we are doing this now since the levy was built several years ago. Habel responded they are doing this so they can get accredited several years ago. Haber responded inley are doing fins so they can get accredited for their flood control system in order to remove structures protected by it from the 100-year flood plain. They need to know what is missing and this is one part of the system they don't have the same information on. This will let them know what they need to do to finish the remaining work and then get the accreditation. This is the first of several steps. It was noted this agreement is not to exceed \$94,400.00. RESOLUTION NO. 2025-119

RESOLUTION NO. 2023-119
Resolution approving an Engineering Services Agreement with Terracon
Consultants, Inc. for CRANDIC Levee Geotechnical Services, was introduced by
Peterson, seconded by Goodrich. A roll call vote was taken. Resolution declared STH STREET IMPROVEMENTS – 12TH AVENUE TO 20TH AVENUE

It was noted this supplemental agreement is not to exceed \$369,000.00 RESOLUTION NO. 2025-120

Resolution approving Supplemental Agreement #5 with Shive-Hattery, Inc. for 5th Street Improvements – 12th Avenue to 20th Avenue, was introduced by Goodrich, seconded by Vogelzang. A roll call voter
WEST LAND USE AREA CONNECTION FEES RESOLUTION NO. 2025-121

RESOLUTION NO. 2025-121
If was noted this acknowledges a \$28,641.40 payment for West Land Use Area Connection Fees for Lot 10, Coral Crossing Eighth Addition.
Resolution acknowledging payment in full of the West Land Use Area Connection Fees for Lot 10, Coral Crossing Eighth Addition, Coralville, lowa, was introduced by Knudson, seconded by Huynh. A roll call vote was taken. Resolution declared

RESOLUTION NO. 2025-122 It was noted this acknowledges a \$218,064.00 payment for West Land Use Area Connection Fees for Ridgeview – Part Two.
Resolution acknowledging payment in full of the West Land Use Area Connection Fees for Ridgeview – Part Two, Coralville, lowa, was introduced by Vogelzang, seconded by Knudson. A roll call vote was taken. Resolution declared adopted.

12TH AVENUE URBAN RENEWAL PLAN AMENDMENT

t was noted the consultation will be held on August 5, 2025 and the public hearing vill be held on August 12, 2025.

RESOLUTION NO. 2025-123 Resolution setting a date for consultation and a date for public hearing on the proposed Amendment No. 12 to the amended and restated Urban Renewal Plan for the 12th Avenue Urban Renewal Area, was introduced by Huynh, seconded by Peterson. A roll call vote was taken. Resolution declared adopted.

Motion by Huynh to approve the Consent Calendar items a u inclusive:
a) Approve minutes for July 8, 2025, Coralville City Council Regular Meeting.
b) Approve new Outdoor Service Amendment for Holiday Inn/Hampton
Inn/Twelve01 Kitchen & Tap: Eff. 07/01.

c) Approve new 5-day Special Class C Retail Alcohol License with Outdoor Service for City of Coralville: Eff. 08/30. (Fry Fest) (d) Approve new Class C Retail Alcohol License for Iowa Pho: Eff. 06/25.

e) Approve Class C Retail Alcohol License with Outdoor Service for Casa Azul: Eff.

08/14.
f) Approve Class C Retail Alcohol License with Outdoor Service for Hyatt Regency Coralville Hotel & Conference Center: Eff. 08/18.
g) Approve payment 1 to McClure for Heartland Drive and Commerce Drive Roundabout professional services:
i)iFrom March 30, 2025 – April 26, 2025 (#159291) \$13,505.00
iii) From April 27, 2025 – May 31, 2025 (#160128) \$8,280.00
iii) From June 1, 2025 – June 28, 2025 (#160838) \$12,931.00
b) Approve payment to Pyramid Services Incorporated for a leader with grapple

Approve payment to Pyramid Services Incorporated for a loader with grapple tachment for the Brown Deer Golf Course (#232473): \$12,844.57.

Approve payment to Utility Service Co., Inc. for Annual Maintenance of: 1,500,000 Fluted Column Oakdale Water Tank (#629733) \$103,799.00

ii) 400,000 Pedisphere Heartland Water Tank (#629734) \$42,968.00 iii) 750,000 Pedisphere South Water Tank (#629735) \$50,935.00 Approve Pay Estimate #10 to **Metro Pavers, Inc.** for Oakdale Boulevard stension 2023: \$94,126.43. k) Approve Change Ordered #4 to WRH, Inc. for Well 16 Improvements: -\$6,207.60. PUBLIC NOTICES | iowapublicnotices.com

(Change Order is a deduct from the contract after it was determined an existing storm sewer did no need to be replaced after further inspection of the pipe joints.) 1) Approve Pay Estimate #5 to **Boomerang Corp.** for the Oakdale Boulevard Force Main: \$232,735.95.

m) Approve Pay Estimate #16 to Dave Schmitt Construction Co. Inc. for 5th Street Improvements – 12th Avenue through 20th Avenue: \$308,924.60.

n) Approve Pay Estimate #9 to Maxwell Construction, Inc. for the WLU Central

runk Sewer Phase 2: \$84,049.12.

O) Accept quotations and approve contract with IRT Services for Coralville Limestone Cleaning 2025-2027: not to exceed \$23,790.00.

p) Approve quotation proposal from Cottingham & Butler for the City's nonp) Approve quotation proposal from Coffingham & Buffer for the City's non-medical and voluntary employee benefits for employer paid coverages which includes basic life insurance, short-term disability and long-term disability; and employee-paid benefits which includes dental, vision, accident, critical illness, hospital indemnity and newly added voluntary life insurance. (Sun Life will remain as carrier of basic life insurance and disability and Sun Life will replace Delta Dental and Aflac as carrier of employee paid benefits. Employees wishing to remail with Aflac can do so but they will now have to pay for those benefits out of their pocket instead of having it deducted from their pay checks. See memo for more details and savings for the city and employees.)

details and savings for the city and employees.)

q) Approve updated job description for Member Recruitment Coordinator for the re Department.

Fire Department.

r) Approve attendance of Vicky Robrock to the 2025 Midwest Transit Conference in St. Louis, Missouri from September 3-5, 2025: \$1,162.00.

s) Approve attendance of Rick Vazquez to Red Dot Pistol Instructor in Cedar Bluffs, Iowa from September 15-17, 2025: \$1,042.02.

t) Approve attendance of Kelly Hayworth at the 2025 National Brownfields Training Conference in Chicago, Illinois from August 5-8, 2025: \$1,677.00.

u) Approve Bill List for July 22, 2025.

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

Deputy City Administrator Ellen Habel noted it will be pretty warm the next couple of days and there are heat advisories out so she wanted people to know the library, aquatic center and recreation center will be open if you need a place to cool off and to keep your friends and neighbors in mind especially those who might be a little more vulnerable or have special needs and check in on them. Habel asked City more vulnerable or have special needs and check in on them. Habel asked City Engineer Scott Larson to give an update of City projects.

Larson reported as of last Thursday all the water main and water service-related work for Phase 4 of the 5th Street Improvements – 12th Avenue to 20th Avenue was completed. The pavement removal started first thing Monday morning, and they completed enough of the pavement removal yesterday that they were able to install storm sewer this morning from the west end of Phase 4 to the west end if City Hall. They have all the pavement removed from the west end of Phase 4 to the storm water intake by City Hall. They will be more selective in pavement removal now and only remove the pavement they need to complete the storm sewer installation and leave the rest to work on in case there are rain events, so they are not slowed down. They expect the rest of the storm sewer installation to go wickly. They could down. They expect the rest of the storm sewer installation to go quickly. They could start paving on Phase 4 as early as the week of August 18th. On the Well 16 Improvements the casing pipe underneath the CRANDIC railroad was complete last Thursday and the water main was pulled through the casing pipe and elbowed up on Friday. At the well site they grounded the vertical well casing pipe and yesterday morning they started the final phase of well drilling where they go through rock to morning they started the final phase of well drilling where they go through rock to the design depth. This stage will take two to three weeks to complete. Not too long after they complete that stage they will know how much the well is producing. Knudson asked how much they are hoping to produce. Larson responded 350 gallons per minute. They hit a milestone on the Oakdale Boulevard Force Main project. On the far east side of the project is the Brown Deer #4 Lift Station off Brown Deer Road and the end of the project is south of Oakdale Road and the Lantern Care facility. They have the new 12" force main installed and as of last Thursday it has been in service. The old 10" force main that ran through back yards and the woods has been abandoned. The North Ridge Trail reopened on Friday. They still need to do clean up on both the Well 16 and Force Main projects. Knudson asked about Oakdale Road and Larson reported they did not get the pavers done at 21th Avenue and Oakdale Boulevard, but they are working hard to get that done because it is a busy intersection. Larson will check it in the morning. Mayor Meghann Foster reminded everyone of the 5th Street Social coming up on August 9th. Foster encouraged those wanting to volunteer to reach out to the Parks

August 9th. Foster encouraged those wanting to volunteer to reach out to the Parks & Recreation Department.

City Attorney Kevin Olson had nothing to report.

Councilperson Laurie Goodrich thanked all the city staff for all the work they have done to get all the construction projects in Coralville finalized. Goodrich noted National Night Out is on August 5th. This is when the Mayor, Council, Police and Fire Departments go to neighborhood block parties where they get to know members of the community. The Library Book Sale will be August 1st and 2nd. Councilperson Royce Peterson enjoyed last year's National Night Out and got to know a lot of people in the community. Peterson reminded everyone to stay

hydrated this week.

Councilperson Hai Huynh reminded everyone there is a Healthy Kids lowa distribution tomorrow, at St. Andrew Church from 11:00 AM to 6:00 PM. If you can't make it to that one on July 30th there is another county-wide distribution at Pepperwood Plaza from 2:00 PM to 6:00 PM. You can go on the website to see what Pepper Wood Flaza from 2:00 PM to 6:00 PM. You Can go on the website to see what kind of food is available, so you know how much space you need in your house and refrigerator. Summer Lunch Program is still going strong at the Coralville Community Food Pantry on Tuesday through Friday. Huynh encouraged everyone to drop by for good food and fun activities. It will also be another place to go to cool down during the next few hot days.

Councilperson Rich Vogelzang and Councilperson Mike Knudson had nothing to

Motion by Peterson, seconded by Knudson to adjourn at 7:35 PM. Motion carried.

Motion by Peterson, secondary Meghann Foster, Mayor
Thorsten J. Johnson, City Clerk
Bill Listing 7/9/2025 thru 7/22/2025

Name Description Invoice Amount
ROYCE PETERSON 4th fest parade float supplies \$2,544.12 Total
ROYCE PETERSON 4th fest parade float supplies \$2,544.12 Total
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ROYCE PETERSON 4th fest parade float supplies \$2,544.12 Total
ROYCE PETERSON 4th fest parade float supplies \$2,544.12 Total
AAA MECHANICAL INC Services \$790.14 Total
ABC DISPOSAL INC Trash - Recycling \$7,666.55 Total
ACTION SEWER & SEPTIC SERVICES INC Labor \$189.00 Total
AFSCME IOWA COUNCIL 61 Union Dues \$209.47 Total
AIRFX TRAMPOLINE PARK group pricing \$975.84 Total
ALEXANDER D BODY 5th Street Social \$1,853.75 Total
ALL AMERICAN CONCRETE INC ruff street repair-holiday rd-north ridge
\$111,220.08 Total \$111,220.08 Total ALLEGRA PRINT AND IMAGING Printing \$168.75 Total

ARNOLD MOTOR SUPPLY supplies \$545.68 Total BAKER AND TAYLOR BOOKS AND ENTERTAINMENT Misc books \$483.69

BAKER AND TAYLOR BOOKS AND ENTERTAINMENT Misc books \$483.69
Total
BEER MAKERS LLC June 2025 payment \$74,909.96 Total
BLACKSTONE PUBLISHING Misc books \$200.00 Total
BLUE MOON SATELLITES Equipment \$1,044.65 Total
BOOKPAGE Subscription \$420.00 Total
BOOKPAGE Subscription \$420.00 Total
BOOMERANG oakdale boulevard force main \$232,735.95 Total
CARRICO AQUATIC RESOURCES INC Parts \$4,328.15 Total
CEDAR COUNTY COOP fuel \$5,500.00 Total
CENTRAL IOWA DISTRIBUTING parts \$166.00 Total
CENTURYLINK phone service \$2,275.21 Total
CINCINNATI INSURANCE COMPANY Cincinnati Insurance After Tax \$403.86
Total Total
CINTAS CORP Misc supplies \$74.54 Total

CITICARDS costco payment \$779.69 Total
CITY OF CORAL VILLE City Water \$15,587.94 Total
CITY OF LOWA CITY PAYMENT PROCESSING CENTER Trash - Recycling

CITY OF IOWA CITT PAYMENT PROCESSING CENTER Trash - Recycling \$15,917.65 Total

OLLECTION SERVICES CENTER Garnishment Child Support \$2,376.04 Total

COMMON SENSE COLLECTIVE Advertising \$5,671.00 Total

COMMON SENSE COLLECTIVE Advertising \$5,671.00 Total

CONDOMINIUM OWNERS ASSOCIATION 2ND FLOOR -NON CCPA OFFICE SUITE AREA \$26,484.82 Total

CONSUMERS COOPERATIVE Fuel \$2,714.99 Total

CORALVILLE REC DEPARTMENT 5th Street Social \$2,500.00 Total

CORALVILLE REC DEPARTMENT 5th Street Social \$2,500.00 Total

CORE-MARK-FARNER BOCKEN food delivery \$6,984.74 Total

CRYSTAL CLEAR WATER CO Misc supplies \$142.35 Total

CUMMINS SALES AND SERVICE Labor \$17,799.54 Total

DALE RUMER Tech equipment \$2,509.69 Total

DALE RUMER Tech equipment \$2,509.69 Total

DAVE SCHMITT CONSTRUCTION 5th Street Project 12th-20th \$308,924.60 Total

de NOVO ALTERNATIVE MARKETING Subscription \$325.00 Total

DEPARTMENT OF THE TREASURY FT - Federal Tax* \$365,359.36 Total

DCLLYWOOD FOUNDATION Misc books \$6,000.00 Total

DREW MONTZ Training \$196.00 Total

DREW MONTZ Training \$196.00 Total DUSTYS TIRE AND SERVICE INC Auto repair \$2,993.66 Total ELECTRIC MOTORS OF IOWA CITY Parts - Labor \$220.66 Total

DUSTYS TIRE AND SERVICE INC Auto repair \$2,993.66 Total ELECTRIC MOTORS OF IOWA CITY Parts - Labor \$220.66 Total ELLEN HABEL Training \$445.00 Total ENVISIONWARE Subscription \$1,688.40 Total ENVISIONWARE Subscription \$1,688.40 Total ED JOHNSON Printing \$292.80 Total EPACT NETWORK LTD enterprise package \$7,434.00 Total EPACT NETWORK LTD enterprise package \$7,434.00 Total EPACT NETWORK LTD enterprise package \$7,434.00 Total EVACT STATE S

HERTI AGE CRYSTAL CLEAN LLC MISC expense \$75.00 Total HOOPLA Misc books \$3,786.45 Total HOOPLA Misc books \$3,786.45 Total HOUSING TRUST FUND OF JO CO funding \$961.16 Total ICMA RETIREMENT TRUST 457 Mission Square \$27,217.99 Total IMWCA installment 1 work comp \$39,358.00 Total INGRAM LIBRARY SERVICES Misc books \$2,320.48 Total IOWACTTY COMMUNITY SCHOOL DISTRICT June filed frip transportation

\$594.53 Total IOWA CITY CORALVILLE CONVENTION & VISITORS BUREAU FY2026 support \$291,500.00 Total
IOWA DEPARTMENT OF NATURAL RESOURCES SWAP Loan contract

IOWA DEPARTMENT OF NATURAL RESOURCES SWAP Loan contract recycling carts \$3,702,94 Total IOWA DEPARTMENT OF REVENUE State Tax \$39,032.07 Total JAND L CONSTRUCTION LLC 5th ave north end \$15,114.28 Total JC CROSS CO Labor \$8,805.00 Total JMT HOLDING LLC LEASE \$8,333.33 Total JOHN W CONRAD III COMPANY retainer \$3,500.00 Total JOHNSON COUNTY RECORDER Filing fees \$88.00 Total JOHNSON COUNTY SOCIAL SERVICES mobility coordinator \$1,170.94 Total JOHNSON LOUNTY SOCIAL SERVICES mobility coordinator \$1,170.94 Total ANOPY INC Subscription \$7,500.00 Total AYLEE ROBERTS joy club \$320.00 Total

KAYLEE ROBERTS joy club \$320.00 Total
KECK PARKING maintenance \$175.00 Total
KEG 1 IOWA beer delivery \$405.24 Total
KELLY HAYWORTH travel per diem chicago \$387.00 Total
KILBURG EQUIPMENT LLC 2026 freightliner \$128,300.00 Total
KILBURG EQUIPMENT LLC 2026 freightliner \$128,300.00 Total
LANGUAGE LINE SERVICES Translation serv \$198.07 Total
LATITUDE SIGNAGE + DESIGN Signage \$235.00 Total
LEE'S ALTERATIONS Uniforms \$20.00 Total
LINDER TIRE SERVICE INC repairs \$206.44 Total
LINN COUNTY REC 262501101 \$30,964.42 Total
LYNCH DALLAS PC Services \$1,227.50 Total
MARYS CLEANING LLC BUS CLEANING SERVICE \$2,050.00 Total
MAXWELL CONSTRUCTION COMPANY wiu central trunk sewer ph 2 \$84,049.12
Total

MCCLURE ENGINEERING CO heartland drive and commerce drive \$35,773.50

Total
MELEAH DROLL Training \$240.00 Total
MERTON ROEHLER Training \$132.00 Total
METRO PAVERS INC oakdale blvd extension \$94,126.43 Total
MIDAMERICAN ENERGY COMPANY 05771-56045 \$96,745.59 Total
MIDWEST ALARM SERVICE Monthly billing \$646,20 Total

MIDWEST ALARM SERVICE Monthly billing \$646.20 Total
MIDWEST JANITORIAL Monthly billing \$1,561.50 Total
MIDWEST TAPE Misc books \$164.93 Total
MOBOTREX INC Labor \$1,977.16 Total
MOTOROLA SOLUTIONS LOCKBOX SERVICES Uniforms \$138.00 Total
NATIONWIDE OFFICE CLEANERS LLC Cleaning \$968.19 Total
OCLC INC Subscription \$1,618.66 Total
OVERDRIVE INC Misc books \$1,010.92 Total
PAYMENTUS GROUP INC Credit card fees \$77.59 Total
PEPSLCOL A pop \$3.59.05 Total

PAYMENTUS GROUP INC Credit card fees \$77.59 Total
PEPSI-COLA pop \$3,559.05 Total
PETROLEUM SERVICES CO LLC fuel/supplies \$1,866.45 Total
PIPER SANDLER & CO Legal services \$4,500.00 Total
PJ IOWA LC Concessions \$376.25 Total
PLUMB SUPPLY COMPANY Misc parts \$7.99 Total
PRESTIGE FINANCIAL SERVICES Garnishment \$76.92 Total
PSC DISTRIBUTION INC services \$279.21 Total
PYRAMID SERVICES INC loader \$12,844.57 Total
QUALITY CARE LAWN Lawn care \$1.366.00 Total

QUALITY CARE LAWN Lawn care \$1,366.00 Total
R M BOGGS CO INC Parts - Labor \$821.20 Total
REESE MORGAN lighting designer school of rock \$1,000.00 Total
RICK VAZQUEZ Training \$132.00 Total
RIVER PRODUCTS COMPANY Misc supplies \$1,345.75 Total
RUARI BROWNELL \$51,500.00 Total

SAFETY VISION cloud hosting storage \$1,890.00 Total SCHIMBERG CO Parts \$1,705.78 Total

SCHIMBERG CO PATIS 31,705.76 1016
SHERWIN WILLIAMS CO services \$70.19 Total
SMITH LANDSCAPE & DESIGN CO services \$5,730.00 Total
SOUTH SLOPE COOPERATIVE PHONE COMPANY phone/internet \$677.90 Total
SPEX CERTIPREP, LLC Samples \$32.78 Total