

AGENDA

6:30 PM

February 10, 2026

A **Regular Meeting** of the City Council of the City of Coralville, Johnson County, IA will be held Tuesday, February 10, 2026, at 6:30 PM in the Council Chambers at City Hall, 1512 7th Street. This meeting will be live streamed Tuesday, February 10, 2026, at 6:30 PM and rebroadcast on Mediacom 118-8 and on-demand at www.coralville.org/coralvision.

Anyone is welcome to attend the Council Meeting and participate in any of the public hearings or speak during citizen comments or you can submit comments in writing to the City Clerk's office at 1512 7th Street, Coralville, Iowa or by email at tjohnson@coralville.org no later than 5:00 PM, Tuesday, February 10, 2026. Coralville City Council Meetings are open to all individuals regardless of language spoken or disability. Any person requiring a reasonable accommodation to participate should contact the City Clerk's office at 319-248-1700 or tjohnson@coralville.org at least two business days prior to the meeting.

1. **Call to order.**
2. **Roll call.**
3. **Approve agenda.**
4. **Mayor to proclaim February 14, 2026 as "National Organ Donor Day."**
5. **Better Together 2030 Excellence in Action Awards.**
6. **Community comments** for 15 minutes. Additional comments to continue after the consent calendar if needed. (Please limit to 5 minutes.).
7. **HEARTLAND DRIVE AND COMMERCE DRIVE ROUNDABOUT ~ PUBLIC HEARING**
 - a) Public hearing on the plans, specifications, estimate of cost and form of contract for the Heartland Drive and Commerce Drive Roundabout.
 - b) Consider **resolution** approving the plans, specifications, estimate of cost and form of contract; ordering bids; setting a date for the receiving of bids; and directing posting of the bid letting; all for the Heartland Drive and Commerce Drive Roundabout.

Note: This project will construct a single-lane roundabout at the intersection of Heartland Drive and Commerce Drive. The bid opening is on March 3, 2026.

8. LUCKY PETE SUBDIVISION

- a) Consider **ORDINANCE NO. 2026-1002** an ordinance amending the Coralville Zoning Ordinance, the same being Ordinance 2020-1009, as previously amended, rezoning certain property located within the corporate limits of the City of Coralville, Johnson County, Iowa and generally known as Lucky Pete Subdivision from C-2, Arterial Commercial District, to C-PUD 1, Commercial Planned Unit Development One District, for **2nd consideration**.

Note: This is for a multi-phased 15.38-acre commercial use campus west of Lowe's between 2nd Street and Interstate 80. There will be five buildings which include a 40,000 sq. ft. eSports arena and event center; a 2,000 sq. ft. storage building; two 11,375 sq. ft. buildings that will be half retail and half restaurants; and a 8,750 sq. ft. building that will be half retail and half restaurants. This development will have the required 467 parking stalls for the proposed uses.

9. 15-MINUTE PARKING ZONES

- a) Consider **ORDINANCE NO. 2026-1001** an ordinance amending Chapter 69 of the Code of Ordinances of the City of Coralville, as previously amended, regarding parking regulations, for **2nd consideration**.

Note: This adds language to the parking ordinance that allows enforcement of 15-minute zones with proper signage on public streets. The immediate plan is to sign the 3 northernmost spaces on the west side of E. 2nd Avenue between E. 7th Street and E. 9th Street. Additional spaces could be added with appropriate signage for public streets.

10. ELECTRONIC MEETING POLICY

- a) Consider **resolution** approving the City of Coralville Electronic Meeting Policy

Note: This policy states the City of Coralville will provide an electronic meeting option for members of all governmental bodies in accordance with Chapter 21 of the Iowa Code. Meetings must still have an in-person quorum and voting requirements are not changed by this policy.

11. CLEAR CREEK STREAM MITIGATION BANK

- a) **Motion** to approve Change Order #6: -\$3,576.25; and Pay Application #14 (Final): \$132,331.35; from **Peterson Contractors, Inc.** for Clear Creek Stream Mitigation Bank Construction.
- b) Consider **resolution** accepting the Clear Creek Stream Mitigation Bank Construction as completed.

Note: This accepts the construction of Clear Creek stream mitigation improvements in Reaches 1 & 3 and Becky's Creek regions as completed. Retainage due in 30-Days is \$127,673.46.

- c) **Motion** to approve Change Order #1: -\$23,225.00; Pay Application #3: \$7,835.60; and Pay Application #4 (Final): \$31,462.34; from **Hardscape Solutions of Iowa** for Clear Creek Stream Mitigation Bank – Final Seeding and Trees.
- d) Consider **resolution** accepting the Clear Creek Stream Mitigation Bank – Final Seeding & Trees as completed.

Note: This accepts the final seeding and tree planting for the Clear Creek Stream Mitigation Bank Construction as completed. Retainage due in 30-Days is \$14,877.95.

12. BROWN DEER GOLF COURSE

- a) Consider **resolution** approving an Addendum to the Brown Deer Golf Club Maintenance Coordinator Agreement with Nick Leach.

Note: This changes the Maintenance Coordinator position to a Golf Superintendent position to reflect the actual duties being performed by Nick Leach and to make the position competitive with other employers in the region.

- b) Consider **resolution** approving a Brown deer Golf Club Golf Assistant Superintendent Agreement with Andy Russo.

Note: The Golf Assistant Superintendent will focus on the management and maintenance for the Brown Deer equipment fleet as their first role of responsibility with additional duties around turf maintenance and employee management.

13. CORALVILLE RECREATION AND AQUATIC CENTER PROJECT

- a) Consider **resolution** rejecting all proposals for the Coralville Recreation Center and Indoor Pool Project
- b) Consider **resolution** of intent to enter into a Guaranteed Maximum Price Contract pursuant to Section 26A of the Code of Iowa for the Coralville Recreation and Aquatics Center Project.

Note: These resolutions will restart the process of selecting a Construction Manager at-Risk and securing a Guaranteed Maximum Price Contract for the Recreation and Aquatic Center Project.

14. MOTION TO APPROVE THE CONSENT CALENDAR AS PRESENTED OR AMENDED:

- a) Approve minutes for January 27, 2026, Coralville City Council Regular Meeting.
- b) Approve Class C Retail Alcohol License for **Longhorn Steakhouse #5483**: Eff. 03/01.
- c) Approve Class C Retail Alcohol License with Outdoor Service and Catering for **Jethro's BBQ Iowa City**: Eff. 03/01.
- d) Approve Class C Retail Alcohol License for **Parlor by Thompson & Company**: Eff. 03/11.
- e) Approve Class C Retail Alcohol License with Outdoor Service for **Quinton's Bar & Deli**: Eff. 3/15.
- f) Approve payment to **Confluence, Inc.** for the Youth Sports Park Field Expansion: \$5,280.00.
- g) Approve payment to **Compass Minerals America, Inc.** for highway deicing salt for the Streets Department (#1611382): \$13,277.18.
- h) Approve payment to **CHMWarnick, Inc.** for February 2026 Asset Management Fees for the Hyatt Regency Coralville Hotel & Conference Center (#16940): \$15,000.00.
- i) Approve payment to **Terracon Consultants, Inc.** for:
 - i) CRANDIC Levee Evaluation (#TQ16796) \$14,160.00
 - ii) Youth Sports Complex (#TQ16753) \$396.00
- j) Approve payment to **Midwest Underground Contractors** for the joint fiber communication project with UI ITS on 1st Avenue from I-80 to Oakdale Boulevard (#M25614-002): \$18,380.00.
- k) Approve payment to **Stevens Erosion Control, Inc.** for the Oakdale Boulevard Extension perimeter and slope sediment control device at the stormwater intake (#19298): \$250.00.
- l) Approve payment to **Calhoun-Burns & Associates** for the 2025 Bridge Rating & Inspection (#283298-2): \$4,117.50.
- m) Approve payment to **Veenstra & Kimm, Inc.** for:
 - i) Sanitary Sewer Rehabilitation Construction Services (#283306-2) \$5,956.30
 - ii) WWTP Biosolids Transfer Pump -Construction (#283305-2) \$2,016.00
 - iii) WTP Filter Media Replacement Construction Services (#283304-2) \$1,125.00
 - iv) Well 17 Preliminary Engineering (#283294-9) \$4,000.00
 - v) Well 16 Improvements – Resident (#283292-11) \$7,979.70
 - vi) Well 16 Improvements – General (#283291-12) \$1,260.00
 - vii) Oakdale Blvd Force Main Improvements – General (#283282-18) \$5,250.00
 - viii) WLU Central Trunk Sewer – Upper Reach Resident (#283274-20) \$5,430.02
 - ix) WWTP Transfer Pump Replacement (#283263-21) \$625.00
- n) Approve payment to **Imperial Contracting** for new roof at former Arby's building (#7367): \$48,390.00.
- o) Approve payment to **JDM Concrete, LLC** to replace sidewalk at 411 2nd Street (#2299): \$6,162.00. (Will be reimbursed by property owner.)
- p) Approve payment to **Fisher Underground Construction, Inc.** for installation of new tee and 6" valve on City's water main at 10th Avenue north of 5th Street (1/27/26): \$14,200.00.

- q) Approve attendance of Alison Ames Galstad to ALA National Library Legislative Day in Washington, D.C. from February 24-27, 2026: \$2,390.00.
- r) Approve attendance of Nick Houg to iLandscape in Schaumburg, Illinois from February 24-27, 2026: \$1,117.00.
- s) Approve attendance of Dan Isabel to iLandscape in Schaumburg, Illinois from February 24-17, 2026: \$1,117.00.
- t) December 2025 Treasurer's Report.
- u) Approve Bill List for February 10, 2026.

15. City Administrator's report.

16. Mayor's report.

17. City Attorney's report.

18. Committee and Councilmember's report.

19. Motion to adjourn.

A Work Session of the City Council will be held immediately following the council meeting.

- 1. Legislative Update ~ Tom Cope
- 2. City Attorney to review Attorney General's Letter/Information.
- 3. Fiscal Year 2027 Budget Discussion.
 - i) Recycling Center Replacement Plan.
 - ii) Capital Improvement Plan.
 - iii) Operating Budget.
- 4. City Administrator's time.

City of Coralville

MEMORANDUM



Date: 1/21/2026
To: Mayor & City Council
From: Zaid Alsamawi, PE
Title: Assistant City Engineer
CC: City Administrator Kelly Hayworth, City Clerk Thor Johnson
Re: Public Hearing for Heartland Drive Roundabout

The Public Hearing for the Heartland Drive Roundabout will be held on February 10, 2026, Council Meeting. The project will construct a single lane roundabout at the intersection of Heartland Drive and Commerce Drive. This project targets the City of Coralville's highest-crash rate intersection, with the goal of improving safety and reducing congestion.

Awarded Transportation Safety Improvement Program (TSIP): \$500,000.00
Engineer's Estimate for Heartland Drive Roundabout: \$1,248,000.00

Schedule:

- February 10 Council Meeting:
 - Hold Public Hearing
 - Consider resolution approving Plans and Specifications and setting bid date for March 3
- March 3: Bids due by 2:00 PM
- March 10 Council Meeting: Bid report and consider contract award
- Expected construction start is late March with substantial completion by end August, 2026

RESOLUTION NO. 2026 - _____

RESOLUTION APPROVING THE PLANS, SPECIFICATIONS, ESTIMATE OF COST AND FORM OF CONTRACT; REORDERING BIDS; RESETTING A DATE FOR THE RECEIVING OF SAID BIDS; AND DIRECTING REPOSTING OF THE BID LETTING; ALL FOR THE HEARTLAND DRIVE AND COMMERCE DRIVE ROUNDABOUT.

WHEREAS, the City Council of the City of Coralville has heretofore deemed it necessary and desirable to construct a roundabout at the Heartland Drive and Commerce Drive intersection; said project having been referred to as the “Heartland Drive and Commerce Drive Roundabout”, hereinafter the (“Project”); and

WHEREAS, the aforementioned plans, specifications, estimate of cost and form of contract for the proposed project were filed with the City Clerk for Council review and public inspection; and

WHEREAS, public hearing on the above-described plans, specifications, estimate of cost and form of contract for the proposed Project has now been held, said public hearing having been preceded by proper posted notice thereof as required by law.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Coralville, Iowa, that the plans, specifications, estimate of cost and form of contract for the aforementioned Project is hereby approved. Be it further resolved that the City Engineer be and the same are hereby authorized and directed to solicit bids for the project as follows: Bids for the aforementioned project shall be received by the City Clerk until 2:00 PM on Thursday, March 3, 2026. Further, bid security for the aforementioned sealed bids is set at 5% of the bid price. The City Clerk is further directed to post notice of said bid letting as required by law.

* * * * *

Passed and approved this 10th day of February, 2026.

Laurie Goodrich, Mayor

ATTEST:

Thorsten J. Johnson, City Clerk

City of Coralville

MEMORANDUM



Date: 1/21/2026
To: Honorable Mayor Goodrich and City Council Members
From: David Johnson
Title: Community Development Director
Re: Lucky Pete Rezoning, PUD-A Site Plan and Final Plat

Introduction

This memorandum forwards a request by Lucky Pete, LLC to approve an application to rezone from the C-2 Arterial Commercial District to the C-PUD-1 Commercial Planned Unit Development One District, a PUD-A Master Development Plan, and final plat for Lucky Pete Subdivison. Enclosed are the application, site plan, final plat and supporting materials.

Background

The Master Development Plan for Lucky Pete establishes the framework for development of a new multi-phased commercial use campus. Specifically planned are an eSports arena/event center and multi-tenant commercial buildings. A PUD-A Site Development Plan is intended to facilitate the structured growth of large, long-term comprehensive developments. Accordingly, the PUD-A Site Development Plan guidelines and regulations ensure that development over time conforms to an established master plan.

A master development plan does not contain the level of detail to authorize a development ready project; however, it does provide enough information to get an overall understanding of a project and ensure that phased development can achieve compliance with development codes when a project is implemented. Master development plans often lack specific building and landscape design; however, critical items like grading, road alignment, building size, utilities, and building location and sizes are considered. After approval of a PUD-A site plan an applicant can file for approval of a PUD-B site plan once the finer details of a project are further developed and known.

Staff Analysis

The Lucky Pete master development plan is 15.38 acres and located immediately west Lowe's between 2nd Street and Interstate 80. There are five (5) buildings in the development. Building A is a 40,000 square foot eSports arena and event center. Building B is a 2,000 square foot storage building. Buildings C and D are each 11,375 square foot buildings that will be half retail and half restaurants. Building E is an 8,750

square foot building used for half retail and half restaurants. 467 parking stalls are required for the proposed uses and 467 stalls are provided. Peak demands will be weekend tournaments.

The development will be done in two phases. Phase 1 will include the east 2/3rds of the site and is anticipated to begin Spring 2026. This includes the three retail/restaurant buildings as well as the retention basin. Phase 2 will include the eSports arena and event center and storage building. Phase 2 is anticipated to begin Fall of 2026.

The property is designated as Regional Commercial in the Coralville Community Plan Land Use Map. Regional Commercial areas are intended to accommodate larger shopping centers and developments that serve a more regional function. Areas designated as Regional Commercial are located primarily in larger consolidated areas along heavily traveled corridors.

City Staff find the proposed commercial use campus is consistent with the land use plan Regional Commercial land use designation. City Staff have reviewed the final plat and finds it conforms with the requirements for preparation and filing. The proposed site plan and development concept meets the requirements for a master development plan. The concept demonstrates adequate parking, setbacks, landscaping, density, and traffic and pedestrian circulation. The owner will need to work with Lowe's to address required development covenants and reimbursement requirements for roads and infrastructure associated with the shared drive. The owner will also need to coordinate with the State of Iowa on the location, design and approval of the secondary access off Highway 6 opposite Deer Creek Road shown in Phase 2 of the master development plan. That access will be a fire code requirement for Phase 2 to move forward. Grading permits will not be issued prior to Lowe's agreement being satisfied and approval of a construction site runoff permit application as per Section 9 of the City of Coralville Construction Site Erosion and Sediment Control Ordinance.

Recommendation of the Commission

The Planning and Zoning Commission reviewed the request at their January 7, 2026 meeting. By a vote of 6-0 the Commission recommended to approve the rezoning from the from the C-2 Arterial Commercial District to the C-PUD-1 Commercial Planned Unit Development One District, a PUD-A Master Development Site Plan, and the final plat for Lucky Pete Subdivson.

1512 7TH Street
Coralville, IA 52241



Community Development Department
Phone: 319-248-1720
submittals@coralville.org

ZONING DISTRICT AMENDMENT PETITION

Date: 10/31/2025

Address: 2951 2nd Street **City:** Coralville **State:** IA **Zip:** 52241

Legal Description of Property: *Please see attached.

Owner / Applicant Name: Lucky Pete

E-Mail: matt@pixelspc.com **Phone:** (319) 759-7242

Contact Name: Matt Petersen
(If different from Owner / Applicant)

E-Mail: matt@pixelspc.com **Phone:** (319) 759-7242

Reason for Request: PUD-1 Rezoning of 2951 2nd Street for multi-phased commercial use campus

Amendment Would Rezone the Property From: C2 **To:** PUD-1

- Submit:**
- Concept Development Plan**
 - Existing & Proposed Zoning Exhibits**
 - Vicinity/Site Map**
 - Submit .shp or .dwg file of amendment boundary**
 - Submit Property Owner's names & addresses within 200' feet of affected property**
(Submit properties / list on address labels or using Avery #5160 template)
 - *\$300 Fee** **due with Amendment Petition* **Public Notice fees will be billed following scheduled meeting date*

Submit PUD Site Plan Amendment Application and supporting documents to the City of Coralville Community Development Department

Office Use Only

Fee Paid: \$ _____ **Check #:** _____ **Date:** _____

Public Hearing Advertised: _____

Property Owner Notifications Sent: _____

Planning & Zoning Public Hearing Date: _____

Planning & Zoning Recommendation: _____

City Council Public Hearing Advertised: _____

City Council Hearing Date: _____

City Council Decision: _____

1512 7TH Street
Coralville, IA 52241



Community Development Department
Phone: 319-248-1720
submittals@coralville.org

ZONING DISTRICT AMENDMENT PETITION
Property Owner's Within 200'

Date: 10/31/2025

Address of Property: 2951 2nd Street, Coralville, IA 52241

Legal Description of Property: *Please see attached.

Owner / Applicant Name: Lucky Pete - Matt Petersen

E-mail: matt@pixelspc.com **Phone:** (319) 759-7242

- Submit Property Owner's names & addresses within 200' feet**
- *Submit properties / list on address labels or use Avery #5160 template*
- OR**
- *Five or less addresses, use lines below to enter property information*

	<u>Name</u>	<u>Address</u>	<u>City</u>	<u>State</u>	<u>Zip</u>
1.	Lowes Home Centers Inc.	1000 Lowes Blvd	Mooreville	NC	28117
2.	Elaine L Haddy	2259 Cae Dr	Iowa City	IA	52246
3.	City of Coralville	1512 7th St	Coralville	IA	52241
4.					
5.					

**Submit Property Owner's List and any supporting documents to the
City of Coralville Community Development Department**

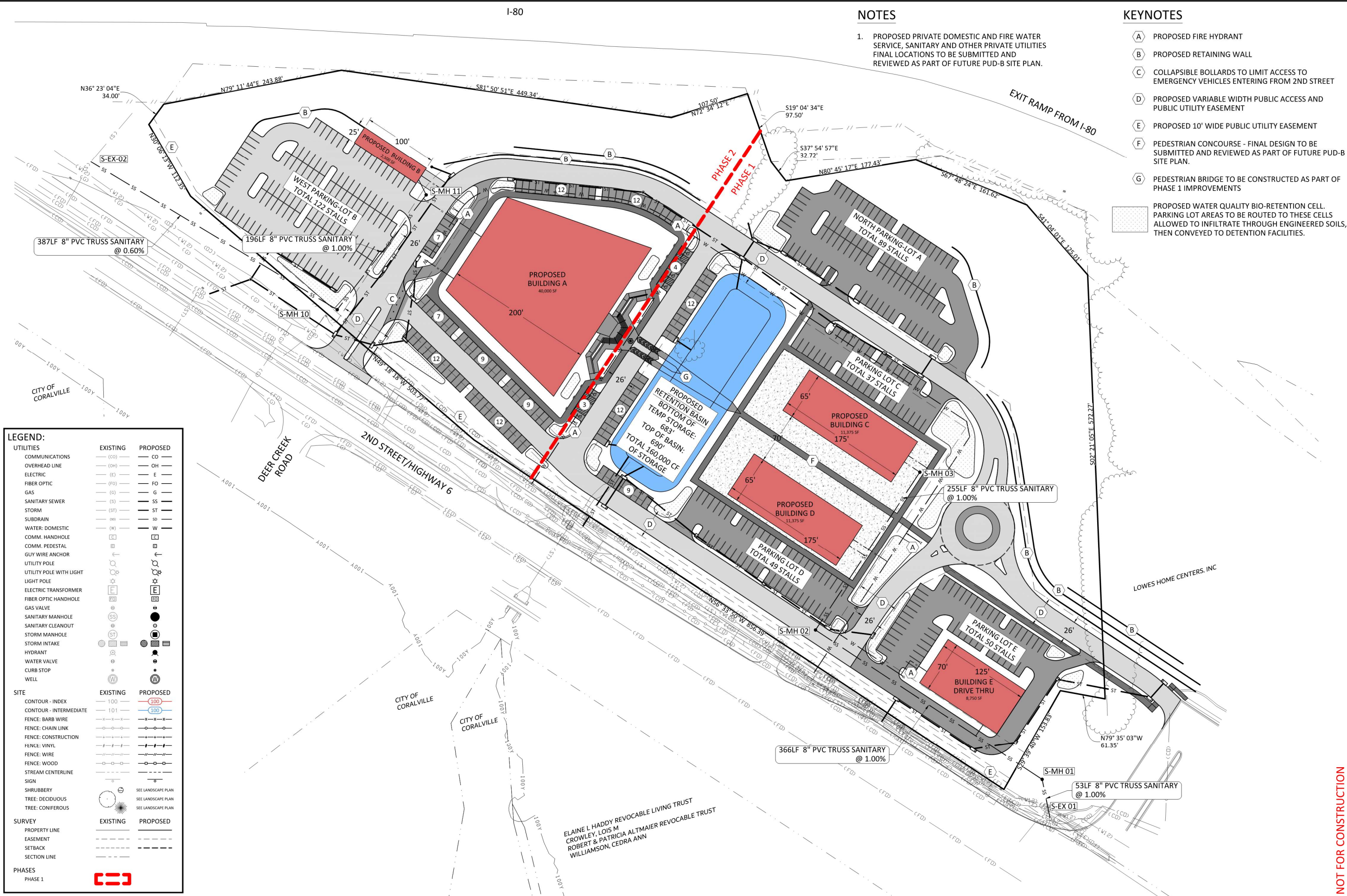
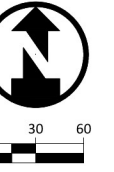
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NOTES

1. PROPOSED PRIVATE DOMESTIC AND FIRE WATER SERVICE, SANITARY AND OTHER PRIVATE UTILITIES FINAL LOCATIONS TO BE SUBMITTED AND REVIEWED AS PART OF FUTURE PUD-B SITE PLAN.

KEYNOTES

- (A) PROPOSED FIRE HYDRANT
 - (B) PROPOSED RETAINING WALL
 - (C) COLLAPSIBLE BOLLARDS TO LIMIT ACCESS TO EMERGENCY VEHICLES ENTERING FROM 2ND STREET
 - (D) PROPOSED VARIABLE WIDTH PUBLIC ACCESS AND PUBLIC UTILITY EASEMENT
 - (E) PROPOSED 10' WIDE PUBLIC UTILITY EASEMENT
 - (F) PEDESTRIAN CONCOURSE - FINAL DESIGN TO BE SUBMITTED AND REVIEWED AS PART OF FUTURE PUD-B SITE PLAN.
 - (G) PEDESTRIAN BRIDGE TO BE CONSTRUCTED AS PART OF PHASE 1 IMPROVEMENTS
- PROPOSED WATER QUALITY BIO-RETENTION CELL. PARKING LOT AREAS TO BE ROUTED TO THESE CELLS ALLOWED TO INFILTRATE THROUGH ENGINEERED SOILS, THEN CONVEYED TO DETENTION FACILITIES.



LEGEND:

UTILITIES	EXISTING	PROPOSED
COMMUNICATIONS	(CO)	CO
OVERHEAD LINE	(OH)	OH
ELECTRIC	(E)	E
FIBER OPTIC	(FO)	FO
GAS	(G)	G
SANITARY SEWER	(SS)	SS
STORM	(ST)	ST
SUBDRAIN	(SD)	SD
WATER: DOMESTIC	(W)	W
COMM. HANDHOLE	(CH)	CH
COMM. PEDESTAL	(CP)	CP
GUY WIRE ANCHOR	(GA)	GA
UTILITY POLE	(UP)	UP
UTILITY POLE WITH LIGHT	(UPL)	UPL
LIGHT POLE	(LP)	LP
ELECTRIC TRANSFORMER	(ET)	ET
FIBER OPTIC HANDHOLE	(FCH)	FCH
GAS VALVE	(GV)	GV
SANITARY MANHOLE	(SM)	SM
SANITARY CLEANOUT	(SC)	SC
STORM MANHOLE	(SMH)	SMH
STORM INTAKE	(SI)	SI
HYDRANT	(H)	H
WATER VALVE	(WV)	WV
CURB STOP	(CS)	CS
WELL	(W)	W

SITE	EXISTING	PROPOSED
CONTOUR - INDEX	100	100
CONTOUR - INTERMEDIATE	101	100
FENCE: BARB WIRE	(X-X)	(X-X)
FENCE: CHAIN LINK	(O-O)	(O-O)
FENCE: CONSTRUCTION	(C-C)	(C-C)
FENCE: VINYL	(V-V)	(V-V)
FENCE: WIRE	(W-W)	(W-W)
FENCE: WOOD	(O-O)	(O-O)
STREAM CENTERLINE	(SC)	(SC)
SIGN	(S)	(S)
SHRUBBERY	(S)	(S)
TREE: DECIDUOUS	(D)	(D)
TREE: CONIFEROUS	(C)	(C)

SURVEY	EXISTING	PROPOSED
PROPERTY LINE	(PL)	(PL)
EASEMENT	(E)	(E)
SETBACK	(S)	(S)
SECTION LINE	(SL)	(SL)

PHASES

PHASE 1

LUCKY PETE
 2951 2ND STREET
 CORALVILLE, IOWA
 LUCKY PETE, LLC

ISSUED FOR
CITY REVIEW

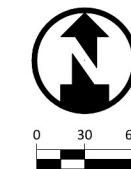
DATE	DESCRIPTION	DATE
10-31-2025	RTC 1	12-01-2025
	RTC 2	12-17-2025
	RTC 3	12-30-2025

DESIGNED BY	JDK
DETAILED BY	JDP
CHECKED BY	BAB
PROJECT NO.	9101-10000
SHEET NAME	

SITE & UTILITY PLAN

C2.00

NOT FOR CONSTRUCTION



LUCKY PETE
2951 2ND STREET
CORALVILLE, IOWA
LUCKY PETE, LLC

ISSUED FOR

CITY REVIEW

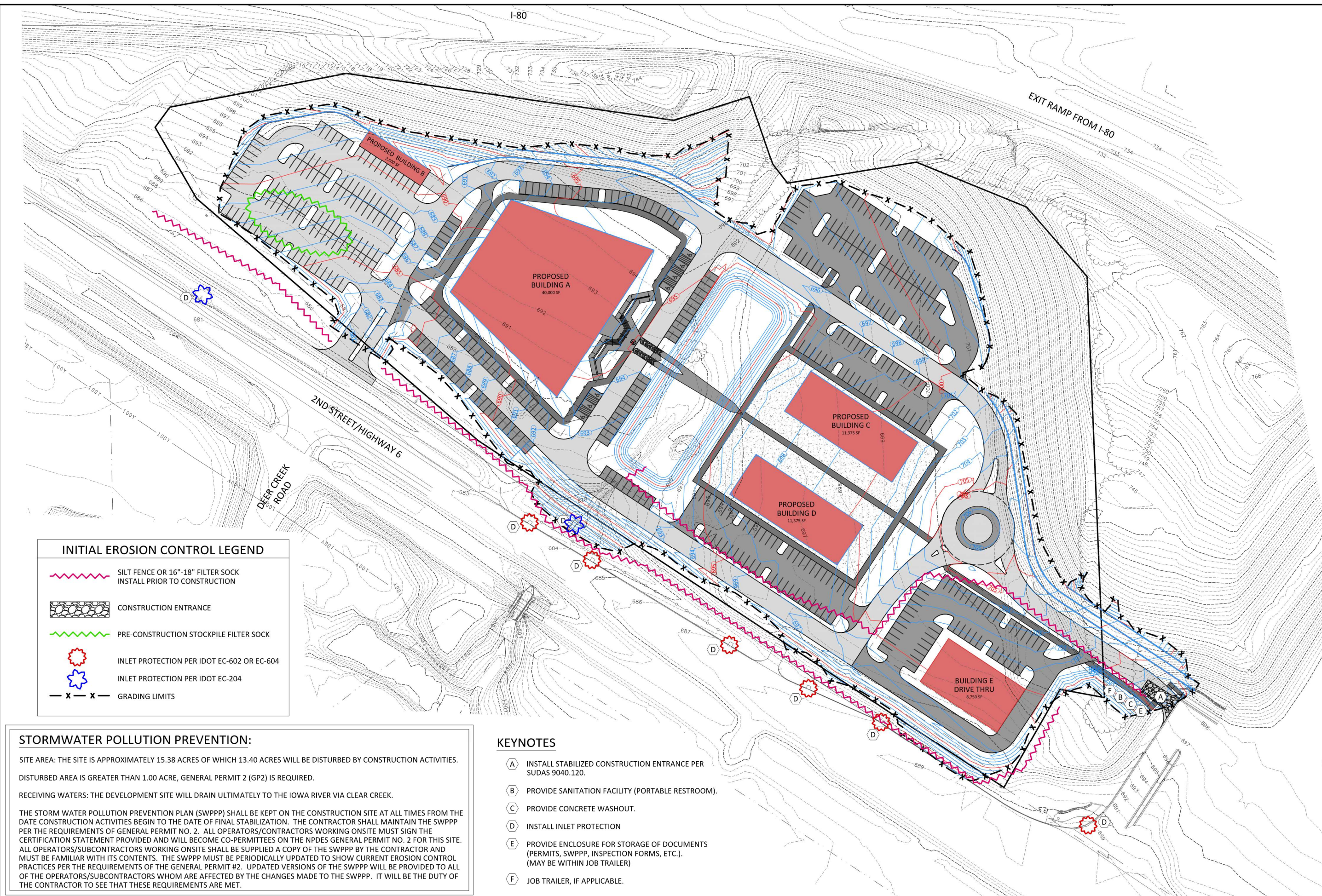
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RTC 1	12-01-2025
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RTC 3	12-30-2025

DESIGNED BY	JDK
DETAILED BY	JDP
CHECKED BY	BAB
PROJECT NO.	9101-10000
SHEET NAME	

GRADING &
EROSION
CONTROL PLAN

C3.00

NOT FOR CONSTRUCTION



INITIAL EROSION CONTROL LEGEND

- SILT FENCE OR 16"-18" FILTER SOCK
INSTALL PRIOR TO CONSTRUCTION
- CONSTRUCTION ENTRANCE
- PRE-CONSTRUCTION STOCKPILE FILTER SOCK
- INLET PROTECTION PER IDOT EC-602 OR EC-604
- INLET PROTECTION PER IDOT EC-204
- GRADING LIMITS

STORMWATER POLLUTION PREVENTION:

SITE AREA: THE SITE IS APPROXIMATELY 15.38 ACRES OF WHICH 13.40 ACRES WILL BE DISTURBED BY CONSTRUCTION ACTIVITIES. DISTURBED AREA IS GREATER THAN 1.00 ACRE, GENERAL PERMIT 2 (GP2) IS REQUIRED.

RECEIVING WATERS: THE DEVELOPMENT SITE WILL DRAIN ULTIMATELY TO THE IOWA RIVER VIA CLEAR CREEK.

THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE KEPT ON THE CONSTRUCTION SITE AT ALL TIMES FROM THE DATE CONSTRUCTION ACTIVITIES BEGIN TO THE DATE OF FINAL STABILIZATION. THE CONTRACTOR SHALL MAINTAIN THE SWPPP PER THE REQUIREMENTS OF GENERAL PERMIT NO. 2. ALL OPERATORS/CONTRACTORS WORKING ONSITE MUST SIGN THE CERTIFICATION STATEMENT PROVIDED AND WILL BECOME CO-PERMITTEES ON THE NPDES GENERAL PERMIT NO. 2 FOR THIS SITE. ALL OPERATORS/SUBCONTRACTORS WORKING ONSITE SHALL BE SUPPLIED A COPY OF THE SWPPP BY THE CONTRACTOR AND MUST BE FAMILIAR WITH ITS CONTENTS. THE SWPPP MUST BE PERIODICALLY UPDATED TO SHOW CURRENT EROSION CONTROL PRACTICES PER THE REQUIREMENTS OF THE GENERAL PERMIT #2. UPDATED VERSIONS OF THE SWPPP WILL BE PROVIDED TO ALL OF THE OPERATORS/SUBCONTRACTORS WHOM ARE AFFECTED BY THE CHANGES MADE TO THE SWPPP. IT WILL BE THE DUTY OF THE CONTRACTOR TO SEE THAT THESE REQUIREMENTS ARE MET.

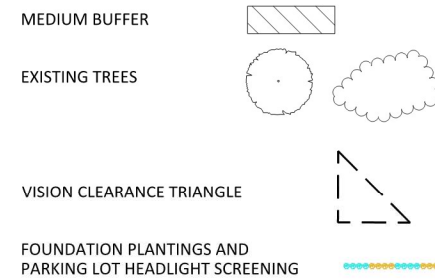
KEYNOTES

- (A)** INSTALL STABILIZED CONSTRUCTION ENTRANCE PER SUDAS 9040.120.
- (B)** PROVIDE SANITATION FACILITY (PORTABLE RESTROOM).
- (C)** PROVIDE CONCRETE WASHOUT.
- (D)** INSTALL INLET PROTECTION
- (E)** PROVIDE ENCLOSURE FOR STORAGE OF DOCUMENTS (PERMITS, SWPPP, INSPECTION FORMS, ETC.). (MAY BE WITHIN JOB TRAILER)
- (F)** JOB TRAILER, IF APPLICABLE.

LANDSCAPE NOTES:

1. REQUIRED FOUNDATION PLANTINGS AND PARKING LOT HEADLIGHT SCREENING TO BE DEFINED DURING PUD-B SITE PLAN PHASE FOR EACH SITE.

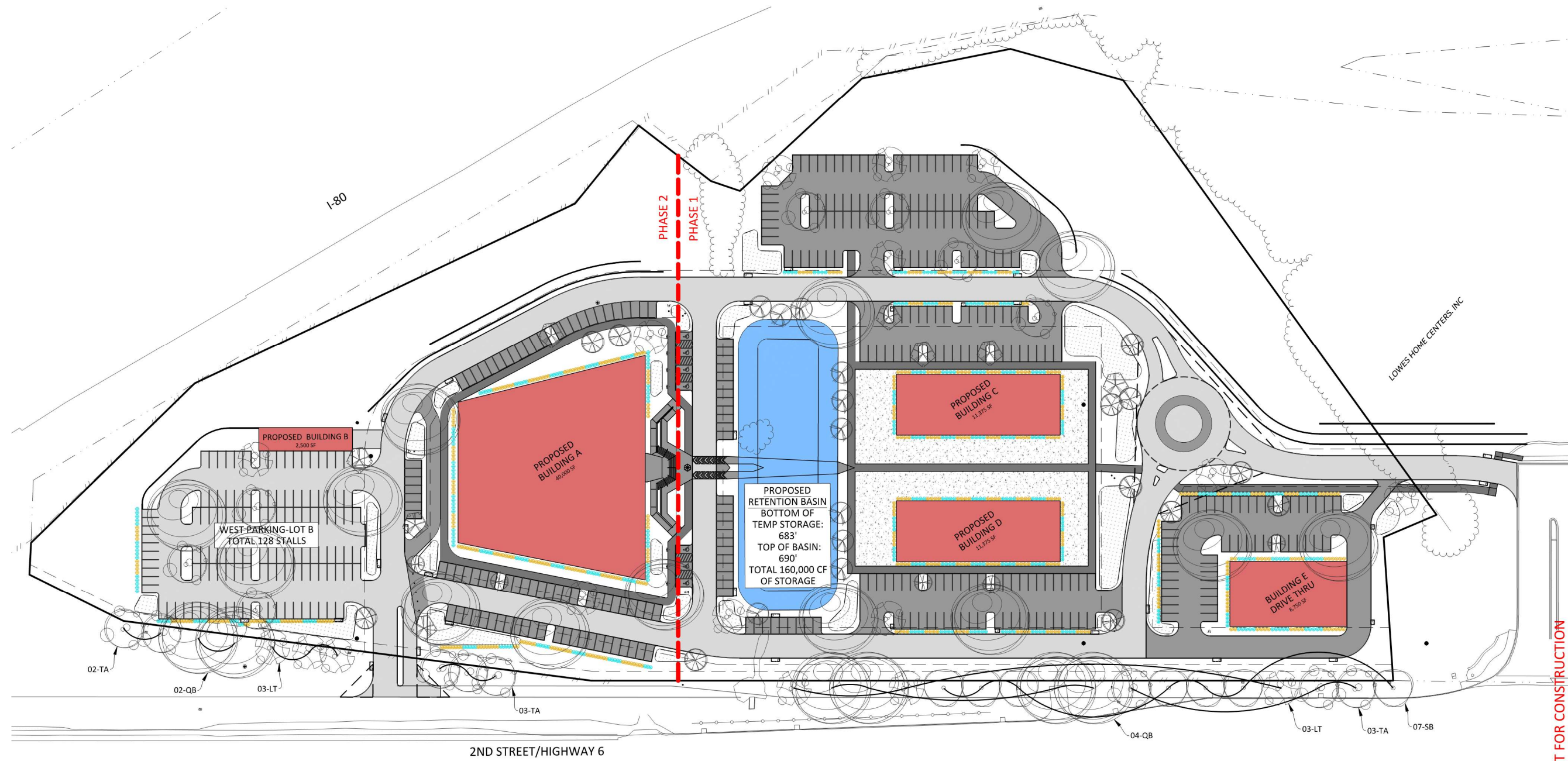
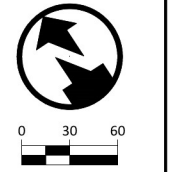
LANDSCAPE LEGEND



LANDSCAPE CALCULATIONS:

165.37.8 TREE PLANTINGS REQUIRED - NON RESIDENTIAL
 MIN. ONE DECIDUOUS TREE FOR EVERY FIVE SPACES.
 50% OF REQUIRED TREES SHALL BE LOCATED WITHIN THE PARKING LOT; REMAINDER WITHIN 10 FEET AROUND THE PERIMETER OF THE LOT.
 ROWS IN EXCESS OF 24 SPACES SHALL BE INTERRUPTED BY A LANDSCAPE ISLAND.
 ALL LANDSCAPE ISLANDS SHALL HAVE MIN. ONE TREE.

REQUIRED DECIDUOUS TREES: 467 SPACES x (1 TREE/5 SPACES) = **93.4 TREES**
 PROVIDED DECIDUOUS TREES: **95 TREES**



LUCKY PETE
 2951 2ND STREET
 CORALVILLE, IOWA
 LUCKY PETE, LLC

ISSUED FOR

CITY REVIEW

DATE 10-31-2025

DESCRIPTION	DATE
RTC 1	12-01-2025
RTC 2	12-17-2025
RTC 3	12-30-2025

DESIGNED BY	JDK
DETAILED BY	JDP
CHECKED BY	BAB
PROJECT NO.	9101-10000
SHEET NAME	

LANDSCAPE PLAN

L1.00

NOT FOR CONSTRUCTION

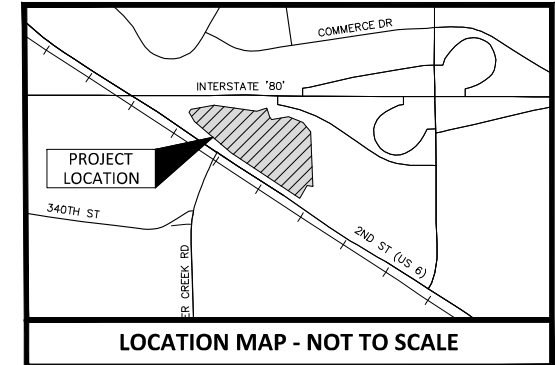
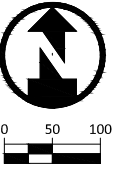
LUCKY PETE

FINAL PLAT

CORALVILLE, JOHNSON COUNTY, IOWA

FOR RECORDER'S USE ONLY

RECORDER'S INDEX	
COUNTY:	JOHNSON
SECTION:	36-T80N-R7W
QUARTER SECTION:	NW
CITY:	CORALVILLE
SUBDIVISION:	N/A
LOT(S)/BLOCK:	N/A
PARCEL ID #:	
PROPRIETOR:	LUCKY PETE, LLC
REQUESTED BY:	LUCKY PETE, LLC
PREPARED BY:	AXIOM CONSULTANTS, LLC, 300 S. Clinton St. Unit 200, Iowa City, IA 52240 - PH# 319.519.6220



LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 80 NORTH, RANGE 7 WEST OF THE 5TH P.M. THAT IS DESCRIBED AS AUDITOR'S PARCEL 2000108 ON PLAT OF SURVEY RECORDED IN BOOK 42, PAGE 51, PLAT RECORDS OF JOHNSON COUNTY IOWA, CITY OF CORALVILLE, JOHNSON COUNTY, IOWA.

EXCEPTING THEREFROM THOSE PORTIONS OF CONVEYED TO THE STATE OF IOWA FOR HIGHWAY PURPOSES BY WARRANTY DEEDS RECORDED IN BOOK 5612, PAGE 931 AND IN BOOK 6012, PAGE 680, RECORDS OF JOHNSON COUNTY, IOWA.

PLAT PREPARED BY: AXIOM CONSULTANTS 300 S. CLINTON STREET, UNIT 200 IOWA CITY, IOWA 52240	OWNER/SUBDIVIDER: LUCKY PETE, LLC 2535 MT. PLEASANT ST, SUITE 100 BURLINGTON, IA 52601
SUBDIVIDER'S ATTORNEY: DENTONS DAVIS BROWN PC THE DAVIS BROWN TOWER 215 10TH STREET, SUITE 1300 DES MOINES, IA 50309	

LEGEND	
	SECTION CORNER-AS LABELED
	SET 3/4" Ø PIPE OPC #19828
	FOUND-AS LABELED
	ORANGE PLASTIC CAP
	RED PLASTIC CAP
	PROPOSED BOUNDARY
	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	EXISTING SETBACK
	PREVIOUSLY RECORDED AS

CITY OF CORALVILLE APPROVALS	
MAYOR	DATE
CLERK	DATE
CHAIR OF PLANNING COMMISSION	DATE

UTILITY APPROVALS	
CENTURYLINK/LUMEN	DATE
IOWA COMMUNICATIONS NETWORK	DATE
METRO FIBERNET, LLC	DATE
UNIVERSITY OF IOWA	DATE
UNITE PRIVATE NETWORKS, LLC/SEGRA FIBER	DATE
LINN COUNTY REC	DATE
MEDIACOM	DATE
MIDAMERICAN ENERGY	DATE
SOUTH SLOPE	DATE
WINDSTREAM	DATE

LUCKY PETE
2951 2ND STREET
CORALVILLE, IOWA
LUCKY PETE, LLC

ISSUED FOR

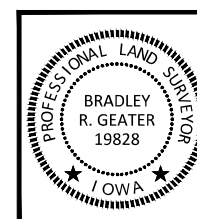
CITY SUBMITTAL

DATE 10-30-2025

DESCRIPTION DATE

NOTES:

- BASIS OF BEARING IS GPS MEASUREMENTS IN THE IOWA PLANE COORDINATE SYSTEM SOUTH ZONE NAD 83.
- UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS.
- ERROR OF CLOSURE IS LESS THAN 1 IN 10,000



I hereby certify that this Land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the State of Iowa.

DRAFT

BRADLEY R. GEATER, P.L.S., P.E. DATE
License Number 19828.
My license renewal date is DECEMBER 31, 2025.
Pages or sheets covered by this seal: This Plat

NOT FOR CONSTRUCTION

FINAL PLAT

1 OF 1

Prepared by and return to Kevin D. Olson, Coralville City Attorney, P.O. Box 5127, Coralville, Iowa 52241

ORDINANCE NO. 2026-1002

AN ORDINANCE AMENDING THE CORALVILLE ZONING ORDINANCE, THE SAME BEING 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 LUCKY PETE SUBDIVISION FROM C-2, ARTERIAL COMMERCIAL DISTRICT, TO C-PUD 1, COMMERCIAL PLANNED UNIT DEVELOPMENT ONE DISTRICT.

BE IT ORDAINED AND ENACTED BY THE CITY COUNCIL OF THE CITY OF CORALVILLE, JOHNSON COUNTY, IOWA, AS FOLLOWS:

Section 1. District Map. The District Zoning Map as established in Ordinance Number 2020-1009 and referenced in Chapter 165.07 of the City of Coralville Code of Ordinances - 2011 (as amended) is hereby amended by showing that certain property generally known as Lucky Pete Subdivision, as legally described in Exhibit "A," being located in a C-PUD 1, Commercial Planned Unit Development One District, in place of a C-2, Arterial District.

Section 2. Conflicts. All ordinances or parts of ordinances not specifically provided for and in conflict with the provisions of this ordinance are hereby repealed.

Section 3. Adjudication. If any section, provision, or part of this ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 4. Effective Date. This ordinance shall be in full force and effect after its passage, approval and publication as required by law.

* * * * *

Passed and approved this 27th day of January, 2026.

Laurie Goodrich, Mayor

ATTEST:

Thorsten J. Johnson, City Clerk

EXHIBIT "A"

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 80 NORTH, RANGE 7 WEST OF THE 5TH P.M. THAT IS DESCRIBED AS AUDITOR'S PARCEL 2000108 ON PLAT OF SURVEY RECORDED IN BOOK 42, PAGE 51, PLAT RECORDS OF JOHNSON COUNTY, IOWA, CITY OF CORALVILLE, JOHNSON COUNTY, IOWA.

EXCEPTING THEREFROM THOSE PORTIONS OF CONVEYED TO THE STATE OF IOWA FOR HIGHWAY PURPOSES BY WARRANTY DEEDS RECORDED IN BOOK 5612, PAGE 931 AND IN BOOK 6012, PAGE 680, RECORDS OF JOHNSON COUNTY, IOWA.

City of Coralville

MEMORANDUM



Date: 1/19/2026
To: Hon. Mayor and Councilmembers
From: Kevin D. Olson
Title: City Attorney
CC: Thorsten J. Johnson
Re: Parking ordinance amendment – 15-minute zones

In order to allow for the increasing use of pickup orders by businesses in the Iowa River Landing District, the city administration has recommended that we implement a 15-minute parking zone. This ordinance adds language to the parking ordinance that allows for enforcement of 15-minute zones with proper signage on public streets (this ordinance does not affect any private property). The immediate plan is to sign the northernmost three (3) spaces on the west side of E. 2nd Avenue between E. 7th Street and E. 9th Street as 15-minute zones.

In the future, additional spaces could be added with appropriate signage for public streets.

Let me know if you have questions.

ORDINANCE NO. 2026-_____

AN ORDINANCE AMENDING CHAPTER 69 OF THE CODE OF ORDINANCES OF THE CITY OF CORALVILLE, AS PREVIOUSLY AMENDED, REGARDING PARKING REGULATIONS.

NOW, THEREFORE, BE IT ORDAINED, as follows:

1. Amendment. Section 69.10 is hereby amended by adding the following:

“28. 15-minute zone. Parking in a parking space for more than fifteen (15) minutes which has been designated as a maximum 15-minute parking zone.”
2. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.
3. Adjudication. If any section, provision, or part of this ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.
4. Effective Date. This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

Passed and approved this _____ day of _____, 2026.

Laurie Goodrich, Mayor

ATTEST:

Thorsten J. Johnson, City Clerk

City of Coralville

MEMORANDUM



Date: 2/5/2026

To: Mayor Laurie Goodrich
Hai Huynh
Katie Freeman
Mike Knudson
Royce Peterson
Rich Vogelzang
Kelly Hayworth

From: Ellen Habel

Title: Deputy City Administrator

Re: Electronic Meeting Policy

The February 10, 2026, agenda includes an Electronic Meeting Policy that is consistent with Chapter 21 of the State Code of Iowa. Chapter 21 now requires that an electronic meeting option be available for members of the City Council, Arts Commission, Board of Adjustment, Civil Service Commission, Library Board of Trustees, Parks and Recreation Commission, and Planning and Zoning Commission.

The policy requires that the presiding officer be present in person at the meeting and states that the electronic meeting option is for members of the governing body only.

Please let me know if you have any questions regarding this agenda item. Thank you.

ELECTRONIC MEETING POLICY

In accordance with Chapter 21 of the Iowa Code, the City of Coralville will provide an electronic meeting option for members of all governmental bodies. An electronic meeting option must be available for members of the governing body whether or not it is requested.

Governmental bodies affected by this policy are the City Council, Arts Commission, Board of Adjustment, Civil Service Commission, Library Board of Trustees, Parks and Recreation Commission, and Planning and Zoning Commission. [Advisory Board](#)

In-person meetings are the format for meetings of governmental bodies in Coralville. City staff will notify the governing body that an electronic option is available. If a governing body will not have an in-person quorum for a meeting, the meeting will be cancelled.

The presiding officer must be present in person at the meeting.

Members of the staff and the public will not be provided with an option for electronic participation. Members of the governing body are prohibited from sharing electronic participation information with the public.

A member of the governing body who participates electronically must be able to hear and be heard and is expected to participate in the meeting in its entirety.

Quorum and voting requirements are not changed by this policy.

RESOLUTION NO. 2026-_____

RESOLUTION APPROVING A POLICY REGARDING ELECTRONIC MEETINGS

WHEREAS, Chapter 21 of the Code of Iowa requires cities to provide an electronic meeting option for members of all governmental bodies whether or not it is requested; and

WHEREAS, the City desires to adopt an electronic meeting policy to Comply with Chapter 21 of the Code of Iowa, to detail when it is appropriate for members of our governmental bodies to attend meetings electronically and clarify those meetings will remain in-person with the presiding officer and a quorum are physically present at the in-person meeting and voting requirements are not changed by this policy; and

WHEREAS, Chapter 21 of the Code of Iowa affects the City Council, Arts Commission, Board of Adjustment, Civil Service Commission, Library Board of Trustees, Parks and Recreation Commission and Planning and Zoning Commission. City staff will notify members of those governmental bodies in Coralville that an electronic option is available and will assist them if needed; and

WHEREAS, it is necessary for the City Council to formally approve the aforementioned policy.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Coralville, Johnson County, Iowa, that the aforementioned policy regarding electronic meetings and the same is hereby approved.

Passed and approved this 10th day of February, 2026.

Laurie Goodrich, Mayor

ATTEST:

Thorsten J. Johnson, City Clerk

City of Coralville

MEMORANDUM



Date: 2/3/2026
To: Honorable Mayor Goodrich and City Council
From: Sherri Proud
Title: Director of Parks and Recreation
CC: Kelly Hayworth, City Administrator
Re: Acceptance of the Clear Creek Stream Mitigation Bank as Complete

Submitted under this memo are the final steps in closing out the Clear Creek Stream Mitigation Bank construction contracts Part 1 and Part 2.

Part 1

Change Order #6 cleans up all the items used by quantity and provides a credit of \$3,576.25 to the final amount.

The final pay application due to Peterson Contractors Inc. for Part 1 of the project is \$132,331.35. Final retainage due in 30 days to Peterson Contractors Inc. for Part 1 is \$127,673.46.

On the final pay application for Part 1, consultants Bolton and Menk state that the all contract work has been satisfactorily completed and Bolton & Menk recommend paying final payment and retainage. I concur with this assessment.

Part 2

Change Order #1 is for filter sock and rolled erosion control products. The quantity estimated in the contract was high and the project did not need as much as called for in the specifications. A credit of \$23,225 is applied to the project.

Final pay applications due to be paid are Pay Application #3 of \$7,835.60 and Pay application #4 of \$31,462.34 to Hardscapes Solutions. The retainage of \$14,877.95 is to be paid in 30 days to Hardscape Solutions.

On the final pay application (#4) Bolton & Menk states that the all contract work has been satisfactorily completed and Bolton & Menk recommend paying final payment and retainage. I concur with this assessment.

I recommend the acceptance of the Clear Creek Stream Mitigation Project Parts 1 and 2 as completed.



City of Coralville

Change Order Details

Coralville - Clear Creek - 0G1.132586

Description	Clear Creek Stream Bank Mitigation Letting Date: January 11th, 2024 Liquidated Damages: \$1,000.00/day
Prime Contractor	PETERSON CONTRACTORS INC.
Change Order	6
Status	Pending
Date Created	01/30/2026
Summary	Balancing Change Order for Final Payment
Change Order Description	Balancing Change Order for Final Payment
Awarded Project Amount	\$2,553,469.25
Authorized Project Amount	\$2,732,471.68
Change Order Amount	-\$3,576.25
Revised Project Amount	\$2,728,895.43

Increases/Decreases

Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount
Section: 1 - Description									
0004	2010-108-E-0	CY	\$5.150	2,000.000	\$10,300.00	-2,000.000	-\$10,300.00	0.000	\$0.00
EXCAVATION, CLASS 13, EXCAVATION W/REMOVAL									
Reason: Balancing Change Order									
0009	4020-108-A-1	LF	\$65.000	365.000	\$23,725.00	31.000	\$2,015.00	396.000	\$25,740.00
STORM SEWER, TRENCHED, RCP, 36-INCH:									
Reason: Balancing Change Order									
0011	4030-108-B-0	EA	\$1,665.000	4.000	\$6,660.00	1.000	\$1,665.00	5.000	\$8,325.00
PIPE APRON, 36-INCH:									
Reason: Balancing Change Order									
0012	4030-108-B-0	EA	\$2,330.000	1.000	\$2,330.00	-0.500	-\$1,165.00	0.500	\$1,165.00
PIPE APRON, 36-INCH:									
Reason: Balancing Change Order									
0020	6010-108-F-1	EA	\$2,080.000	1.000	\$2,080.00	-1.000	-\$2,080.00	0.000	\$0.00
MANHOLE ADJUSTMENT, MAJOR									

Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount
Reason: Balancing Change Order									
0021	6010-108-F-2	EA	\$3,340.000	1.000	\$3,340.00	-1.000	-\$3,340.00	0.000	\$0.00
INTAKE ADJUSTMENT, MAJOR									
Reason: Balancing Change Order									
0022	6010-108-G-0	EA	\$1,650.000	1.000	\$1,650.00	-1.000	-\$1,650.00	0.000	\$0.00
CONNECTION TO EXISTING INTAKE									
Reason: Balancing Change Order									
0026	7030-108-C-0	SY	\$43.000	1,042.000	\$44,806.00	-16.600	-\$713.80	1,025.400	\$44,092.20
SHARED USE PATH, PCC, 6-INCH:									
Reason: Balancing Change Order									
0032	9010-108-B-0	AC	\$4,000.000	1.400	\$5,600.00	-0.340	-\$1,360.00	1.060	\$4,240.00
HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND MULCHING, CUSTOM									
Reason: Balancing Change Order									
0033	9010-108-B-0	AC	\$3,400.000	2.200	\$7,480.00	0.420	\$1,428.00	2.620	\$8,908.00
HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND MULCHING, CUSTOM									
Reason: Balancing Change Order									

Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount
0034	9010-108-B-0	AC	\$1,900.000	21.500	\$40,850.00	2.180	\$4,142.00	23.680	\$44,992.00
HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND MULCHING, CUSTOM									
Reason: Balancing Change Order									
0037	9030-108-B-0	LF	\$53.000	3,022.000	\$160,166.00	-174.000	-\$9,222.00	2,848.000	\$150,944.00
TOE WOOD, EXCAVATED									
Reason: Balancing Change Order									
0041	9040-108-E-0	SY	\$1.410	43,025.000	\$60,665.25	-2,102.250	-\$2,964.17	40,922.750	\$57,701.08
TEMPORARY RECP, TYPE 3.B:									
Reason: Balancing Change Order									
0042	9040-108-F-1	LF	\$3.000	500.000	\$1,500.00	9,717.000	\$29,151.00	10,217.000	\$30,651.00
WATTLE, STRAW, 12-INCH:									
Reason: Balancing Change Order									
0043	9040-108-G-1	TON	\$84.000	10.000	\$840.00	26.640	\$2,237.76	36.640	\$3,077.76
CHECK DAM, ROCK									
Reason: Balancing Change Order									
0044	9040-108-J-0	TON	\$47.000	2,410.000	\$113,270.00	-219.060	-\$10,295.82	2,190.940	\$102,974.18
RIP RAP, EROSION STONE:									

Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount
Reason: Balancing Change Order									
0045	9040-108-J-0	TON	\$47.650	1,986.000	\$94,632.90	537.380	\$25,606.16	2,523.380	\$120,239.06
RIP RAP, EROSION STONE:									
Reason: Balancing Change Order									
0046	9040-108-J-0	TON	\$52.000	259.000	\$13,468.00	-67.960	-\$3,533.92	191.040	\$9,934.08
RIP RAP, EROSION STONE:									
Reason: Balancing Change Order									
0047	9040-108-J-0	TON	\$41.500	150.000	\$6,225.00	-150.000	-\$6,225.00	0.000	\$0.00
RIP RAP, EROSION STONE:									
Reason: Balancing Change Order									
0048	9040-108-L-2	EA	\$1,500.000	9.000	\$13,500.00	-9.000	-\$13,500.00	0.000	\$0.00
SEDIMENT BASIN, REMOVAL OF SEDIMENT									
Reason: Balancing Change Order									
0049	9040-108-N-1	LF	\$1.550	17,990.000	\$27,884.50	-9,082.000	-\$14,077.10	8,908.000	\$13,807.40
SILT FENCE OR SILT FENCE DITCH CHECK									
Reason: Balancing Change Order									

Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount
0050	9040-108-N-2	LF	\$0.010	17,990.000	\$179.90	-16,660.000	-\$166.60	1,330.000	\$13.30
SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF SEDIMENT									
Reason: Balancing Change Order									
0051	9040-108-N-3	LF	\$0.010	17,990.000	\$179.90	-9,082.000	-\$90.82	8,908.000	\$89.08
SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF DEVICE									
Reason: Balancing Change Order									
0052	9040-108-O-1	SY	\$12.250	415.000	\$5,083.75	119.290	\$1,461.30	534.290	\$6,545.05
STABILIZED CONSTRUCTION ENTRANCE									
Reason: Balancing Change Order									
0055	9040-999-0	EA	\$10,650.000	4.000	\$42,600.00	1.000	\$10,650.00	5.000	\$53,250.00
TEMPORARY STREAM CROSSING									
Reason: Balancing Change Order									
0056	9040-999-A	LF	\$17.750	2,704.000	\$47,996.00	24.000	\$426.00	2,728.000	\$48,422.00
FABRIC ENCAPSULATED SOIL LIFT									
Reason: Balancing Change Order									
0061	9040-999-F	LF	\$22.000	158.000	\$3,476.00	542.000	\$11,924.00	700.000	\$15,400.00
FLOATING SILT CURTAIN (TURBIDITY BARRIER)									


Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount
Reason: Balancing Change Order									
0062	9040-999-G	EA	\$700.000	4.000	\$2,800.00	-2.290	-\$1,603.00	1.710	\$1,197.00
EMERGENCY EROSION CONTROL MOBILIZATIONS									
Reason: Balancing Change Order									
0063	9060-108-D-0	LF	\$50.000	20.000	\$1,000.00	-20.000	-\$1,000.00	0.000	\$0.00
REMOVAL AND REINSTALLATION OF EXISTING FENCE, WOVEN WIRE:									
Reason: Balancing Change Order									
0064	9060-108-E-0	LF	\$1.950	870.000	\$1,696.50	-749.000	-\$1,460.55	121.000	\$235.95
REMOVAL OF TEMPORARY SAFETY FENCE									
Reason: Balancing Change Order									
0065	9060-108-F-0	LF	\$2.320	10,957.000	\$25,420.24	-5,361.000	-\$12,437.52	5,596.000	\$12,982.72
TEMPORARY FENCE, SAFETY FENCE:									
Reason: Balancing Change Order									
9001	9040-999-H	EA	\$4.400	200.000	\$880.00	50.000	\$220.00	250.000	\$1,100.00
SILT FENCE POST CAPS									
Reason: Balancing Change Order									

Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount
9003	9040-999-I	SY	\$25.150	70.000	\$1,760.50	36.000	\$905.40	106.000	\$2,665.90
ACCESS ROUTES									
Reason: Balancing Change Order									
9013	7040-999-B	TON	\$29.250	40.000	\$1,170.00	57.420	\$1,679.54	97.420	\$2,849.54
Riding Course (Reach 1 Pedestrian Trail Detour)									
Reason: Balancing Change Order									
9026	9040-999-E	TON	\$13.000	305.760	\$3,974.88	7.530	\$97.89	313.290	\$4,072.77
CROSS VANE STONE:									
Reason: Balancing Change Order									
35 items	Totals				\$779,190.32		-\$3,576.25		\$775,614.07

AGREED BY CONTRACTOR:

By:  Date: 1/30/26

RECOMMENDED BY ENGINEER:

By:  Date: 1/30/2026

APPROVED BY CORALVILLE CITY COUNCIL:

By: _____ Date: _____

MAYOR



City of Coralville

Detailed Payment

Coralville - Clear Creek - 0G1.132586

Description Clear Creek Stream Bank Mitigation
 Letting Date: January 11th, 2024
 Liquidated Damages: \$1,000.00/day

Payment Number 14

Pay Period 09/10/2025 to 01/30/2026

Prime Contractor PETERSON CONTRACTORS INC.

Payment Status Pending

Awarded Project Amount \$2,553,469.25

Authorized Amount \$2,728,895.43

Remarks BMI recommends final payment and retainage release. All contract work has been satisfactorily completed.

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
Section: 1 - Description										
0001	2010-108-B-0	AC	\$7,064.000	25.210	0.000	25.210	25.210	25.210	\$0.00	\$178,083.44
CLEARING AND GRUBBING										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0002	2010-108-D-1	CY	\$5.400	75,303.000	0.000	75,303.000	75,303.000	75,303.000	\$0.00	\$406,636.20
TOPSOIL, ON-SITE										
0003	2010-108-E-0	CY	\$3.750	200,360.000	0.000	200,360.000	200,360.000	200,360.000	\$0.00	\$751,350.00
EXCAVATION, CLASS 13, EXCAVATION W/REMOVAL										
0004	2010-108-E-0	CY	\$5.150	0.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
EXCAVATION, CLASS 13, EXCAVATION W/REMOVAL										
0005	2010-108-I-0	SY	\$7.000	1,535.000	0.000	1,535.000	1,535.000	1,535.000	\$0.00	\$10,745.00
SUBBASE, MODIFIED, 6-INCH										
0006	2010-108-K-1A	EA	\$520.000	2.000	0.000	2.000	2.000	2.000	\$0.00	\$1,040.00
REMOVAL OF STRUCTURE, MANHOLE										
0007	2010-108-K-1B	EA	\$335.000	5.000	0.000	5.000	5.000	5.000	\$0.00	\$1,675.00
REMOVAL OF STRUCTURE, FLARED END SECTION										
0008	2010-108-K-2-C	LF	\$20.000	107.000	0.000	107.000	107.000	107.000	\$0.00	\$2,140.00
REMOVAL OF KNOWN PIPE CULVERT, 36-INCH, RCP										
0009	4020-108-A-1	LF	\$65.000	396.000	0.000	396.000	396.000	396.000	\$0.00	\$25,740.00
STORM SEWER, TRENCHED, RCP, 36-INCH										
0010	4020-108-A-1	LF	\$129.500	231.000	0.000	231.000	231.000	231.000	\$0.00	\$29,914.50
STORM SEWER, TRENCHED, RCP, 36-INCH										
0011	4030-108-B-0	EA	\$1,665.000	5.000	0.000	5.000	5.000	5.000	\$0.00	\$8,325.00
PIPE APRON, 36-INCH										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0012	4030-108-B-0	EA	\$2,330.000	0.500	0.000	0.500	0.500	0.500	\$0.00	\$1,165.00
PIPE APRON, 36-INCH										
0013	4030-108-B-0	EA	\$2,775.500	1.000	0.000	1.000	1.000	1.000	\$0.00	\$2,775.50
PIPE APRON, 36-INCH										
0014	4030-108-C-0	EA	\$1,395.000	4.000	0.000	4.000	4.000	4.000	\$0.00	\$5,580.00
FOOTING FOR CONCRETE PIPE APRON, RCP, 36-INCH										
0015	4030-108-C-0	EA	\$2,060.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$2,060.00
FOOTING FOR CONCRETE PIPE APRON, RCP, 36-INCH										
0016	4030-108-C-0	EA	\$2,175.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$2,175.00
FOOTING FOR CONCRETE PIPE APRON, RCP, 36-INCH										
0017	6010-108-A-0	EA	\$3,475.000	2.000	0.000	2.000	2.000	2.000	\$0.00	\$6,950.00
STORM MANHOLE, SW-401, 60-INCH										
0018	6010-108-B-0	EA	\$2,215.000	2.000	0.000	2.000	2.000	2.000	\$0.00	\$4,430.00
INTAKE, SW-513, 72"X72"										
0019	6010-108-B-0	EA	\$10,850.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$10,850.00
INTAKE, SW-513, 72"X72"										
0020	6010-108-F-1	EA	\$2,080.000	0.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
MANHOLE ADJUSTMENT, MAJOR										
0021	6010-108-F-2	EA	\$3,340.000	0.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
INTAKE ADJUSTMENT, MAJOR										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0022	6010-108-G-0	EA	\$1,650.000	0.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
CONNECTION TO EXISTING INTAKE										
0023	7010-108-A-0	SY	\$135.000	17.000	0.000	17.000	17.000	17.000	\$0.00	\$2,295.00
PAVEMENT, PCC										
0024	7030-108-A-1	SY	\$11.000	38.000	0.000	38.000	38.000	38.000	\$0.00	\$418.00
REMOVAL OF SIDEWALK										
0025	7030-108-A-2	SY	\$8.250	539.000	0.000	539.000	539.000	539.000	\$0.00	\$4,446.75
REMOVAL OF SHARED USE PATH										
0026	7030-108-C-0	SY	\$43.000	1,025.400	0.000	1,025.400	1,025.400	1,025.400	\$0.00	\$44,092.20
SHARED USE PATH, PCC, 6-INCH										
0027	7030-108-D-0	SY	\$2.000	1,459.000	0.000	1,459.000	1,459.000	1,459.000	\$0.00	\$2,918.00
SPECIAL SUBGRADE PREPARATION FOR SHARED USE PATH										
0028	7030-108-E-0	SY	\$95.000	58.000	0.000	58.000	58.000	58.000	\$0.00	\$5,510.00
SIDEWALK, PCC, 6-INCH										
0029	7030-108-G-0	SF	\$85.000	20.000	0.000	20.000	20.000	20.000	\$0.00	\$1,700.00
DETECTABLE WARNING										
0030	7040-108-H-0	SY	\$35.000	24.000	0.000	24.000	24.000	24.000	\$0.00	\$840.00
PAVEMENT REMOVAL										
0031	8030-108-A-0	LS	\$9,750.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$9,750.00
TEMPORARY TRAFFIC CONTROL										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0032	9010-108-B-0	AC	\$4,000.000	1.060	0.000	1.060	1.060	1.060	\$0.00	\$4,240.00
HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND MULCHING, CUSTOM										
0033	9010-108-B-0	AC	\$3,400.000	2.620	0.000	2.620	2.620	2.620	\$0.00	\$8,908.00
HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND MULCHING, CUSTOM										
0034	9010-108-B-0	AC	\$1,900.000	23.680	2.400	21.280	23.680	23.680	\$4,560.00	\$44,992.00
HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND MULCHING, CUSTOM										
0035	9030-108-A-0	EA	\$17.830	2,050.000	0.000	2,050.000	2,050.000	2,050.000	\$0.00	\$36,551.50
PLANTS, VERTICAL LIVE STAKES										
0036	9030-108-A-0	EA	\$17.410	920.000	0.000	920.000	920.000	920.000	\$0.00	\$16,017.20
PLANTS, VERTICAL LIVE STAKES										
0037	9030-108-B-0	LF	\$53.000	2,848.000	0.000	2,848.000	2,848.000	2,848.000	\$0.00	\$150,944.00
TOE WOOD, EXCAVATED										
0038	9030-108-B-0	EA	\$676.500	21.000	0.000	21.000	21.000	21.000	\$0.00	\$14,206.50
ROOT WAD, BORED, SMALL										
0039	9030-108-B-0	EA	\$522.000	26.000	0.000	26.000	26.000	26.000	\$0.00	\$13,572.00
ROOT WAD, BORED, SMALL										
0040	9040-108-A-2	LS	\$4,000.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$4,000.00
SWPPP MANAGEMENT										
0041	9040-108-E-0	SY	\$1.410	40,922.750	0.000	40,922.750	40,922.750	40,922.750	\$0.00	\$57,701.08
TEMPORARY RECP, TYPE 3.B										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0042	9040-108-F-1	LF	\$3.000	10,217.000	0.000	10,217.000	10,217.000	10,217.000	\$0.00	\$30,651.00
WATTLE, STRAW, 12-INCH										
0043	9040-108-G-1	TON	\$84.000	36.640	0.000	36.640	36.640	36.640	\$0.00	\$3,077.76
CHECK DAM, ROCK										
0044	9040-108-J-0	TON	\$47.000	2,190.940	0.000	2,190.940	2,190.940	2,190.940	\$0.00	\$102,974.18
RIP RAP, EROSION STONE										
0045	9040-108-J-0	TON	\$47.650	2,523.380	0.000	2,523.380	2,523.380	2,523.380	\$0.00	\$120,239.06
RIP RAP, EROSION STONE										
0046	9040-108-J-0	TON	\$52.000	191.040	0.000	191.040	191.040	191.040	\$0.00	\$9,934.08
RIP RAP, EROSION STONE										
0047	9040-108-J-0	TON	\$41.500	0.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
RIP RAP, EROSION STONE										
0048	9040-108-L-2	EA	\$1,500.000	0.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
SEDIMENT BASIN, REMOVAL OF SEDIMENT										
0049	9040-108-N-1	LF	\$1.550	8,908.000	0.000	8,908.000	8,908.000	8,908.000	\$0.00	\$13,807.40
SILT FENCE OR SILT FENCE DITCH CHECK										
0050	9040-108-N-2	LF	\$0.010	1,330.000	0.000	1,330.000	1,330.000	1,330.000	\$0.00	\$13.30
SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF SEDIMENT										
0051	9040-108-N-3	LF	\$0.010	8,908.000	0.000	8,908.000	8,908.000	8,908.000	\$0.00	\$89.08
SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF DEVICE										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0052	9040-108-O-1	SY	\$12.250	534.290	0.000	534.290	534.290	534.290	\$0.00	\$6,545.05
STABILIZED CONSTRUCTION ENTRANCE										
0053	9040-108-T-1	EA	\$200.000	3.000	0.000	3.000	3.000	3.000	\$0.00	\$600.00
INLET PROTECTION DEVICE, DROP-IN										
0054	9040-108-T-2	EA	\$25.000	3.000	0.000	3.000	3.000	3.000	\$0.00	\$75.00
INLET PROTECTION DEVICE, MAINTENANCE										
0055	9040-999-0	EA	\$10,650.000	5.000	0.000	5.000	5.000	5.000	\$0.00	\$53,250.00
TEMPORARY STREAM CROSSING										
0056	9040-999-A	LF	\$17.750	2,728.000	0.000	2,728.000	2,728.000	2,728.000	\$0.00	\$48,422.00
FABRIC ENCAPSULATED SOIL LIFT										
0057	9040-999-B	EA	\$4,980.000	8.000	0.000	8.000	8.000	8.000	\$0.00	\$39,840.00
STEP POOL STRUCTURE										
0058	9040-999-C	LS	\$11,245.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$11,245.00
J-HOOK VANES										
0059	9040-999-D	EA	\$18,091.000	2.000	0.000	2.000	2.000	2.000	\$0.00	\$36,182.00
CROSS VANES										
0060	9040-999-E	EA	\$1,458.500	30.000	0.000	30.000	30.000	30.000	\$0.00	\$43,755.00
BOULDER CLUSTER										
0061	9040-999-F	LF	\$22.000	700.000	0.000	700.000	700.000	700.000	\$0.00	\$15,400.00
FLOATING SILT CURTAIN (TURBIDITY BARRIER)										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0062	9040-999-G	EA	\$700.000	1.710	0.000	1.710	1.710	1.710	\$0.00	\$1,197.00
EMERGENCY EROSION CONTROL MOBILIZATIONS										
0063	9060-108-D-0	LF	\$50.000	0.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
REMOVAL AND REINSTALLATION OF EXISTING FENCE, WOVEN WIRE										
0064	9060-108-E-0	LF	\$1.950	121.000	0.000	121.000	121.000	121.000	\$0.00	\$235.95
REMOVAL OF TEMPORARY SAFETY FENCE										
0065	9060-108-F-0	LF	\$2.320	5,596.000	0.000	5,596.000	5,596.000	5,596.000	\$0.00	\$12,982.72
TEMPORARY FENCE, SAFETY FENCE										
0066	11020-108-A-1	LS	\$100,000.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$100,000.00
MOBILIZATION - ALTERNATE F										
9001	9040-999-H	EA	\$4.400	250.000	0.000	250.000	250.000	250.000	\$0.00	\$1,100.00
SILT FENCE POST CAPS										
9003	9040-999-I	SY	\$25.150	106.000	0.000	106.000	106.000	106.000	\$0.00	\$2,665.90
ACCESS ROUTES										
9008	9040-999-J	EA	\$650.000	2.000	0.000	2.000	2.000	2.000	\$0.00	\$1,300.00
TRAIL BRIDGE RESET										
9011	8040-999-E	EA	\$770.000	7.000	0.000	7.000	7.000	7.000	\$0.00	\$5,390.00
ADDITIONAL TREE REMOVAL, HAUL OR WASTE										
9012	7040-999-A	TON	\$25.300	79.000	0.000	79.000	79.000	79.000	\$0.00	\$1,998.70
Base Course (Reach 1 Pedestrian Trail Detour)										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
9013	7040-999-B	TON	\$29.250	97.420	0.000	97.420	97.420	97.420	\$0.00	\$2,849.54
Riding Course (Reach 1 Pedestrian Trail Detour)										
9014	8040-999-A	LS	\$6,550.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$6,550.00
Traffic Control (Reach 1 Pedestrian Trail Detour)										
9015	2010-999-A	CY	\$13.250	136.000	0.000	136.000	136.000	136.000	\$0.00	\$1,802.00
Becky's Creek - Import of Fill Dirt										
9017	7040-999-C	LS	\$1,673.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$1,673.00
Becky's Creek Apron Reset										
9018	6010-108-A-1	EACH	\$11,750.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$11,750.00
STORM MANHOLE, SW-401,: 72-INCH										
9019	8040-999-D	EA	\$600.000	4.000	0.000	4.000	4.000	4.000	\$0.00	\$2,400.00
ADDITIONAL TREE REMOVAL USE ON SITE: HAUL FROM R1 TO R3										
9020	9040-999-N	LS	\$2,260.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$2,260.00
MULCH: BECKY'S CREEK ENTRANCE										
9021	9040-999-O	TON	\$67.000	543.000	0.000	543.000	543.000	543.000	\$0.00	\$36,381.00
RIP RAP: CHANNEL PLUG										
9022	9040-999-B	EA	\$8,217.000	5.000	0.000	5.000	5.000	5.000	\$0.00	\$41,085.00
STEP POOL STRUCTURE: 18-FT WIDE										
9023	9040-999-Q	LS	\$23,282.080	1.000	0.000	1.000	1.000	1.000	\$0.00	\$23,282.08
RETROFIT STEP POOL STRUCTURE										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
9024	9040-999-R	LS	\$3,400.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$3,400.00
Reach 3 Slope Changes										
9025	2010-108-E-3	CY	\$5.300	1,264.000	0.000	1,264.000	1,264.000	1,264.000	\$0.00	\$6,699.20
Class 10, Waste										
9026	9040-999-E	TON	\$13.000	313.290	7.530	305.760	313.290	313.290	\$97.89	\$4,072.77
CROSS VANE STONE										
9027	4040-108-A-0	LF	\$56.200	120.000	0.000	120.000	120.000	120.000	\$0.00	\$6,744.00
SUBDRAIN, ____ (TYPE), ____ (SIZE): 6 INCH, HDPE, INCLUDING INTAKE AND RODENT GUARD										
9028	9060-108-F-0	LF	\$7.700	20.000	0.000	20.000	20.000	20.000	\$0.00	\$154.00
TEMPORARY FENCE, SAFETY FENCE: 4 FOOT, WOOD										
9030	2599-9999010	LS	\$3,825.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$3,825.00
('LUMP SUM' ITEM): Wetland Trench - Reach 1										
9031	2599-9999010	LS	\$3,950.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$3,950.00
('LUMP SUM' ITEM): Temporary Trail Removal										
9032	2599-9999010	LS	\$4,382.630	1.000	0.000	1.000	1.000	1.000	\$0.00	\$4,382.63
('LUMP SUM' ITEM): Trail Revisions										
9033	2599-9999010	LS	\$25,502.050	1.000	0.000	1.000	1.000	1.000	\$0.00	\$25,502.05
('LUMP SUM' ITEM): Waste Area Demolition										
9034	2599-9999010	LS	\$2,426.110	1.000	0.000	1.000	1.000	1.000	\$0.00	\$2,426.11
('LUMP SUM' ITEM): BC Ditch Grading and Revetment										
Section Totals:									\$4,657.89	\$2,728,895.43

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
Total Payments:									\$4,657.89	\$2,728,895.43

Time Charges

Time Limit	Original Deadline	Authorized Deadline	Charges This Period	Damages This Period	Days Completed To Date	Days Remaining To Date	Damages To Date
Liquidated Damages:\$1000.00/day	09/13/2024	02/14/2025	N/A	\$0.00	N/A	0.0 Days	\$0.00
Total Damages:							\$0.00

Summary

Current Approved Work:	\$4,657.89	Approved Work To Date:	\$2,728,895.43
Current Stockpile Advancement:	\$0.00	Stockpile Advancement To Date:	\$0.00
Current Stockpile Recovery:	\$0.00	Stockpile Recovery To Date:	\$0.00
Current Retainage:	\$0.00	Retainage To Date:	\$127,673.46
Current Retainage Released:	\$127,673.46	Retainage Released To Date:	\$127,673.46
Current Liquidated Damages:	\$0.00	Liquidated Damages To Date:	\$0.00
Current Adjustment:	\$0.00	Adjustments To Date:	\$0.00
Current Payment:	\$132,331.35	Payments To Date:	\$2,728,895.43
Previous Payment:	\$65,451.37	Previous Payments To Date:	\$2,596,564.08

ENGINEER'S CERTIFICATION:

In accordance with the Contract Documents, based on on-site observations and the data comprising this Payment Application, the Construction Project Manager certifies to the City of Coralville that to the best of the Construction Project Manager's knowledge, information, and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and Contractor is entitled to payment of Amount Certified.

AMOUNT CERTIFIED: \$ 132,331.35 By: *Matthew Hyles* Date: 1/30/2026

CONTRACTOR'S CERTIFICATION:

Contractor certifies that to the best of Contractor's knowledge, information and belief, the Work covered by this Payment Application has been completed in accordance with the Contract Documents, that all amounts have been paid by Contractor for Work for which payments were issued and payments received from the City of Coralville, and that the current payment applied herein is now due.

By: *William A. Johnson* Date: 2-2-26

CITY OF CORALVILLE REVIEW / APPROVAL:

By: _____ Date: _____



Bolton & Menk

Change Order Details

Coralville - Clear Creek - 0G1.132586 - PHASE 2

Description	Clearing and grubbing, seeding, tree planting, and erosion control for construction of a stream mitigation bank along Clear Creek and Becky's Creek
Prime Contractor	HARDSCAPE SOLUTIONS OF IOWA
Change Order	1
Status	Approved
Date Created	02/02/2026
Summary	Balancing Change Order for Final Payment
Change Order Description	Balancing Change Order for Final Payment
Awarded Project Amount	\$320,783.97
Authorized Project Amount	\$320,783.97
Change Order Amount	-\$23,225.00
Revised Project Amount	\$297,558.97


Increases/Decreases

Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount
Section: 1 - Description									
0019	9040-D-1	LF	\$1.750	10,300.000	\$18,025.00	-10,300.000	-\$18,025.00	0.000	\$0.00
FILTER SOCK, 9 INCH									
Reason: Balancing Change Order									
0020	9040-E	SY	\$1.300	4,000.000	\$5,200.00	-4,000.000	-\$5,200.00	0.000	\$0.00
TEMPORARY RECP, TYPE 3.B									
Reason: Balancing Change Order									
2 items			Totals		\$23,225.00		-\$23,225.00		\$0.00

AGREED BY CONTRACTOR:

By:  Date: 2/2/2026

RECOMMENDED BY ENGINEER:

By:  Date: February 3, 2026

APPROVED BY CORALVILLE CITY COUNCIL:

By: _____ Date: _____

MAYOR



Bolton & Menk

Detailed Payment

Coralville - Clear Creek - 0G1.132586 - PHASE 2

Description Clearing and grubbing, seeding, tree planting, and erosion control for construction of a stream mitigation bank along Clear Creek and Becky's Creek

Payment Number 3

Pay Period 05/02/2025 to 09/09/2025

Prime Contractor HARDSCAPE SOLUTIONS OF IOWA

Payment Status Pending

Awarded Project Amount \$320,783.97

Authorized Amount \$320,783.97

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Total Quantity	Current Payment Amount	Total Amount Paid To Date
Section: 1 - Description											
0001	2010-B	AC	\$5,000.000	9.500	0.000	9.500	9.500	9.500	9.500	\$0.00	\$47,500.00
CLEARING AND GRUBBING, REACH 1											
0002	2010-B	AC	\$7,500.000	4.340	0.000	4.340	4.340	4.340	4.340	\$0.00	\$32,550.00
CLEARING AND GRUBBING, BECKY'S CREEK											
0003	2010-B	AC	\$7,500.000	1.710	0.000	1.710	1.710	1.710	1.710	\$0.00	\$12,825.00
CLEARING AND GRUBBING, REACH 3											

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0004	8030-A	LS	\$6,500.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$6,500.00
TEMPORARY TRAFFIC CONTROL										
0005	9010-A	AC	\$1,075.000	13.170	0.000	12.440	12.440	12.440	\$0.00	\$13,373.00
CONVENTIONAL SEEDING, SEEDING AND MULCHING (BANKFULL)										
0006	9010-A	AC	\$1,685.000	15.630	0.000	15.630	15.630	15.630	\$0.00	\$26,336.55
CONVENTIONAL SEEDING, SEEDING AND MULCHING (BUFFER)										
0007	9010-A	AC	\$12,000.000	0.790	0.000	0.520	0.520	0.520	\$0.00	\$6,240.00
CONVENTIONAL SEEDING, SEEDING AND MULCHING (OXBOW)										
0008	9010-A	AC	\$1,800.000	5.000	0.000	3.700	3.700	3.700	\$0.00	\$6,660.00
CONVENTIONAL SEEDING, SEEDING AND MULCHING (STREAM BANK)										
0009	9010-A	AC	\$1,450.000	16.980	0.000	14.330	14.330	14.330	\$0.00	\$20,778.50
CONVENTIONAL SEEDING, SEEDING AND MULCHING (UNDERSTORY)										
0010	9010-E	LS	\$7,250.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
SEEDING WARRANTY										
0011	9030-A	EA	\$31.510	109.000	0.000	109.000	109.000	109.000	\$0.00	\$3,434.59
PLANTS, BAREROOT, TREE PLANTING MIX B										
0012	9030-A	EA	\$26.690	730.000	0.000	730.000	730.000	730.000	\$0.00	\$19,483.70
PLANTS, BAREROOT, TREE PLANTING MIX C										
0013	9030-A	EA	\$59.620	135.000	0.000	135.000	135.000	135.000	\$0.00	\$8,048.70
PLANTS, 1/2" CALIPER, TREE PLANTING MIX A										
0014	9030-A	EA	\$67.020	74.000	0.000	74.000	74.000	74.000	\$0.00	\$4,959.48
PLANTS, 1/2" CALIPER, TREE PLANTING MIX B										

Detailed Payment:

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date	
0015	9030-A	EA	\$49,680	175,000	0.000	175,000	175,000	175,000	\$0.00	\$8,694.00	
PLANTS, 1/2" CALIPER, TREE PLANTING MIX C											
0016	9030-999-A	EA	\$23,400	1,223,000	220,000	1,003,000	1,223,000	1,223,000	\$5,148.00	\$28,618.20	
TREE GROW TUBE											
0017	9040-A-1	LS	\$100,000	1,000	1,000	0.000	1,000	1,000	\$100.00	\$100.00	
SWPPP PREPARATION											
0018	9040-A-2	LS	\$3,000,000	1,000	1,000	0.000	1,000	1,000	\$3,000.00	\$3,000.00	
SWPPP MANAGEMENT											
0019	9040-D-1	LF	\$1,750	10,300,000	0.000	0.000	0.000	0.000	\$0.00	\$0.00	
FILTER SOCK, 9 INCH											
0020	9040-E	SY	\$1,300	4,000,000	0.000	0.000	0.000	0.000	\$0.00	\$0.00	
TEMPORARY RECP, TYPE 3.B											
0021	11020-A	LS	\$31,000,000	1,000	0.000	1,000	1,000	1,000	\$0.00	\$31,000.00	
MOBILIZATION											
									Section Totals:	\$8,248.00	\$280,101.72
									Total Payments:	\$8,248.00	\$280,101.72

Time Charges

Time Limit	Original Deadline	Authorized Deadline	Charges This Period	Damages This Period	Days Completed To Date	Days Remaining To Date	Damages To Date
Becky's Creek substantial completion. Liquidated damages \$500/day	12/15/2024	12/15/2024	N/A	\$0.00	N/A	-268.0 Days	\$0.00
Project completion. Liquidated damages \$500/day.	05/30/2025	05/30/2025	N/A	\$0.00	N/A	-102.0 Days	\$0.00
Reach 1 substantial completion. Liquidated damages \$500/day.	05/30/2025	05/30/2025	N/A	\$0.00	N/A	-102.0 Days	\$0.00
Reach 3 substantial completion. Liquidated damages \$500/day	12/15/2024	12/15/2024	N/A	\$0.00	N/A	-268.0 Days	\$0.00
Total Damages:							\$0.00

Summary

Current Approved Work:	\$8,248.00	Approved Work To Date:	\$280,101.72
Current Stockpile Advancement:	\$0.00	Stockpile Advancement To Date:	\$0.00
Current Stockpile Recovery:	\$0.00	Stockpile Recovery To Date:	\$0.00
Current Retainage:	\$412.40	Retainage To Date:	\$14,005.09
Current Retainage Released:	\$0.00	Retainage Released To Date:	\$0.00
Current Liquidated Damages:	\$0.00	Liquidated Damages To Date:	\$0.00
Current Adjustment:	\$0.00	Adjustments To Date:	\$0.00
Current Payment:	\$7,835.60	Payments To Date:	\$266,096.63
Previous Payment:	\$165,287.24	Previous Payments To Date:	\$258,261.03

Detailed Payment:

Coralville - Clear Creek - 0G1.132586 - PHASE 2

09/09/2025

Page 4 of 5

ENGINEER'S CERTIFICATION:

In accordance with the Contract Documents, based on on-site observations and the data comprising this Payment Application, the Construction Project Manager certifies to the City of Coralville that to the best of the Construction Project Manager's knowledge, information, and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and Contractor is entitled to payment of Amount Certified.

AMOUNT CERTIFIED: \$ 7,835.60 By: *Matthew Lyell* Date: 9/9/25

CONTRACTOR'S CERTIFICATION:

Contractor certifies that to the best of Contractor's knowledge, information and belief, the Work covered by this Payment Application has been completed in accordance with the Contract Documents, that all amounts have been paid by Contractor for Work for which payments were issued and payments received from the City of Coralville, and that the current payment applied herein is now due.

By: *[Signature]* Date: 9/3/20

CITY OF CORALVILLE REVIEW / APPROVAL:

By: _____ Date: _____



Bolton & Menk

Detailed Payment

Coralville - Clear Creek - 0G1.132586 - PHASE 2

Description Clearing and grubbing, seeding, tree planting, and erosion control for construction of a stream mitigation bank along Clear Creek and Becky's Creek

Payment Number 4

Pay Period 09/10/2025 to 02/02/2026

Prime Contractor HARDSCAPE SOLUTIONS OF IOWA

Payment Status Pending

Awarded Project Amount \$320,783.97

Authorized Amount \$297,558.97

Remarks BMI recommends final payment and retainage release. All contract work has been satisfactorily completed.

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
Section: 1 - Description										
0001	2010-B	AC	\$5,000.000	9.500	0.000	9.500	9.500	9.500	\$0.00	\$47,500.00
CLEARING AND GRUBBING, REACH 1										
0002	2010-B	AC	\$7,500.000	4.340	0.000	4.340	4.340	4.340	\$0.00	\$32,550.00
CLEARING AND GRUBBING, BECKY'S CREEK										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0003	2010-B	AC	\$7,500.000	1.710	0.000	1.710	1.710	1.710	\$0.00	\$12,825.00
CLEARING AND GRUBBING, REACH 3										
0004	8030-A	LS	\$6,500.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$6,500.00
TEMPORARY TRAFFIC CONTROL										
0005	9010-A	AC	\$1,075.000	13.170	0.730	12.440	13.170	13.170	\$784.75	\$14,157.75
CONVENTIONAL SEEDING, SEEDING AND MULCHING (BANKFULL)										
0006	9010-A	AC	\$1,685.000	15.630	0.000	15.630	15.630	15.630	\$0.00	\$26,336.55
CONVENTIONAL SEEDING, SEEDING AND MULCHING (BUFFER)										
0007	9010-A	AC	\$12,000.000	0.790	0.270	0.520	0.790	0.790	\$3,240.00	\$9,480.00
CONVENTIONAL SEEDING, SEEDING AND MULCHING (OXBOW)										
0008	9010-A	AC	\$1,800.000	5.000	1.300	3.700	5.000	5.000	\$2,340.00	\$9,000.00
CONVENTIONAL SEEDING, SEEDING AND MULCHING (STREAM BANK)										
0009	9010-A	AC	\$1,450.000	16.980	2.650	14.330	16.980	16.980	\$3,842.50	\$24,621.00
CONVENTIONAL SEEDING, SEEDING AND MULCHING (UNDERSTORY)										
0010	9010-E	LS	\$7,250.000	1.000	1.000	0.000	1.000	1.000	\$7,250.00	\$7,250.00
SEEDING WARRANTY										
0011	9030-A	EA	\$31.510	109.000	0.000	109.000	109.000	109.000	\$0.00	\$3,434.59
PLANTS, BARERoot, TREE PLANTING MIX B										
0012	9030-A	EA	\$26.690	730.000	0.000	730.000	730.000	730.000	\$0.00	\$19,483.70
PLANTS, BARERoot, TREE PLANTING MIX C										
0013	9030-A	EA	\$59.620	135.000	0.000	135.000	135.000	135.000	\$0.00	\$8,048.70
PLANTS, 1/2" CALIPER, TREE PLANTING MIX A										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0014	9030-A	EA	\$67.020	74.000	0.000	74.000	74.000	74.000	\$0.00	\$4,959.48
PLANTS, 1/2" CALIPER, TREE PLANTING MIX B										
0015	9030-A	EA	\$49.680	175.000	0.000	175.000	175.000	175.000	\$0.00	\$8,694.00
PLANTS, 1/2" CALIPER, TREE PLANTING MIX C										
0016	9030-999-A	EA	\$23.400	1,223.000	0.000	1,223.000	1,223.000	1,223.000	\$0.00	\$28,618.20
TREE GROW TUBE										
0017	9040-A-1	LS	\$100.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$100.00
SWPPP PREPARATION										
0018	9040-A-2	LS	\$3,000.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$3,000.00
SWPPP MANAGEMENT										
0019	9040-D-1	LF	\$1.750	0.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
FILTER SOCK, 9 INCH										
0020	9040-E	SY	\$1.300	0.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
TEMPORARY RECP, TYPE 3.B										
0021	11020-A	LS	\$31,000.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$31,000.00
MOBILIZATION										
Section Totals:									\$17,457.25	\$297,558.97
Total Payments:									\$17,457.25	\$297,558.97

Time Charges

Time Limit	Original Deadline	Authorized Deadline	Charges This Period	Damages This Period	Days Completed To Date	Days Remaining To Date	Damages To Date
Becky's Creek substantial completion. Liquidated damages \$500/day	12/15/2024	12/15/2024	N/A	\$0.00	N/A	0.0 Days	\$0.00
Project completion. Liquidated damages \$500/day.	05/30/2025	05/30/2025	N/A	\$0.00	N/A	0.0 Days	\$0.00
Reach 1 substantial completion. Liquidated damages \$500/day.	05/30/2025	05/30/2025	N/A	\$0.00	N/A	0.0 Days	\$0.00
Reach 3 substantial completion. Liquidated damages \$500/day	12/15/2024	12/15/2024	N/A	\$0.00	N/A	0.0 Days	\$0.00
Total Damages:							\$0.00

Summary

Current Approved Work:	\$17,457.25	Approved Work To Date:	\$297,558.97
Current Stockpile Advancement:	\$0.00	Stockpile Advancement To Date:	\$0.00
Current Stockpile Recovery:	\$0.00	Stockpile Recovery To Date:	\$0.00
Current Retainage:	\$872.86	Retainage To Date:	\$14,877.95
Current Retainage Released:	\$14,877.95	Retainage Released To Date:	\$14,877.95
Current Liquidated Damages:	\$0.00	Liquidated Damages To Date:	\$0.00
Current Adjustment:	\$0.00	Adjustments To Date:	\$0.00
Current Payment:	\$31,462.34	Payments To Date:	\$297,558.97
Previous Payment:	\$7,835.60	Previous Payments To Date:	\$266,096.63

ENGINEER'S CERTIFICATION:

In accordance with the Contract Documents, based on on-site observations and the data comprising this Payment Application, the Construction Project Manager certifies to the City of Coralville that to the best of the Construction Project Manager's knowledge, information, and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and Contractor is entitled to payment of Amount Certified.

AMOUNT CERTIFIED: \$ 31,462.34 By: *Matthew Dyer* Date: 2/2/2026

CONTRACTOR'S CERTIFICATION:

Contractor certifies that to the best of Contractor's knowledge, information and belief, the Work covered by this Payment Application has been completed in accordance with the Contract Documents, that all amounts have been paid by Contractor for Work for which payments were issued and payments received from the City of Coralville, and that the current payment applied herein is now due.

By: *Curt Richey* Date: February 3, 2026

CITY OF CORALVILLE REVIEW / APPROVAL:

By: _____ Date: _____

RESOLUTION NO. 2026-_____

RESOLUTION ACCEPTING THE CLEAR CREEK STREAM MITIGATION BANK
CONSTRUCTION AS COMPLETED.

WHEREAS, the City Council of the City of Coralville did by resolution on January 23, 2024, approve a bid from Peterson Contractors, Inc. for the Clear Creek Stream Mitigation Bank Construction for a not to exceed base bid of \$2,553,469.25; and

WHEREAS, the project has been accepted as completed in accordance with the plans and specifications at a final construction cost of \$2,728,895.43; and

WHEREAS, it is now necessary to accept the Clear Creek Stream Mitigation Bank Construction as completed.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Coralville, Iowa, that the Clear Creek Stream Mitigation Bank Construction is hereby accepted as completed.

BE IT FURTHER RESOLVED, the project's retainage of \$127,673.46 and will be paid in 30-days after the project is accepted as completed.

* * * * *

Passed and approved this 10th day of February, 2026.

Laurie Goodrich, Mayor

ATTEST:

Thorsten J. Johnson, City Clerk

RESOLUTION NO. 2026-_____

RESOLUTION ACCEPTING THE CLEAR CREEK STREAM MITIGATION BANK – FINAL SEEDING AND TREES AS COMPLETED.

WHEREAS, the City Council of the City of Coralville did by resolution on August 27, 2024, approve a bid from Hardscape Solutions of Iowa for the Clear Creek Stream Mitigation Bank – Final Seeding and Trees for a not to exceed base bid of \$320,783.97; and

WHEREAS, the project has been accepted as completed in accordance with the plans and specifications at a final construction cost of \$297,558.97; and

WHEREAS, it is now necessary to accept the Clear Creek Stream Mitigation Bank – Final Seeding and Trees as completed.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Coralville, Iowa, that the Clear Creek Stream Mitigation Bank – Final Seeding and Trees is hereby accepted as completed.

BE IT FURTHER RESOLVED, the project's retainage of \$14,877.95 and will be paid in 30-days after the project is accepted as completed.

* * * * *

Passed and approved this 10th day of February, 2026.

Laurie Goodrich, Mayor

ATTEST:

Thorsten J. Johnson, City Clerk

City of Coralville

MEMORANDUM



Date: 2/3/2026
To: Honorable Mayor Goodrich and City Council
From: Sean McCarty
Title: Head Golf Pro
CC: Sherri Proud, Kelly Hayworth
Re: Limited Employee Agreements for Brown Deer Maintenance Area

A review of the responsibilities and duties of the Golf Maintenance Coordinator position was conducted to assess whether the position should be changed back to a Golf Superintendent level position (was changed to a Coordinator in 2020 after a retirement in this area). In this review, staff also looked at salary trends of a Golf Superintendent position through the Iowa PGA. It was found that a Superintendent range in salary is from \$57,000 to \$91,000 and varies with course size and number of courses under the Superintendent. Courses similar in size and scope would fall between \$70,000-\$80,000. National average using the National PGA information is \$121,000 for a Golf Superintendent. I've found that the current course Maintenance Coordinator is performing duties as outlined in the past job description for a Superintendent and as listed in the attached proposed addenda for the Limited Employee Agreement. We'd like to stay competitive with our head maintenance position and retain current staff member in this position.

I recommend changing the current Limited Employee Agreement from a Golf Maintenance Position to a Head Golf Superintendent with an addenda for 2026. I recommend approving the attached addenda for the Limited Employee Agreement with Nick Leach for the period of 2026 at a base rate of \$72,000 for the year. This is the final year of a contract from 2024-2026 and will be considered for renewal in the fall of 2026 along with all Limited Employee Agreements at Brown Deer.

A review of responsibilities, leadership, work load, and deficiencies in maintenance operations was also conducted. It is my recommendation that the Golf Manager position in the budget be changed to a Golf Assistant Superintendent level position. At the current title and pay rate offered, the position has stood open for three years. A course mechanic in the Iowa PGA averages \$55,000. With this position also combining with Assistant Superintendent duties, I recommend a salary of \$64,000 as base yearly salary.

I recommend a Limited Employee Agreement for the Golf Assistant Superintendent focus on fleet management and maintenance of the Brown Deer equipment fleet as first role of responsibility with additional duties around turf maintenance and employee management. I would like to recommend Andy Russo for this position. Russo has twenty three years of experience in mechanics and is an avid golfer. He has stepped in to help maintain some of our

City of Coralville

MEMORANDUM

mowing equipment in the 2025 season and helped keep operations running with no down time on mowers instead of having to send out the equipment which could be a 7-10 day wait to get a piece of equipment back from the repair shop. The Limited Employee Agreement would be for remainder of 2026 at a salary of \$53,333 for the ten months (March – December) plus other benefits as listed on the attached Limited Employee Agreement. Another bonus of having Russo at Brown Deer would be assistance when there is time to support the parks department with mechanical needs.

Proud Comment:

These changes were planned as part of the FY26 Budget Adjustment presented to Council in August 2026 and are included in the FY27 staffing plan for Brown Deer. These changes are also prudent in recruiting and retaining knowledgeable and attentive staff to the maintenance operations at Brown Deer.

Brown Deer Golf Club

Addendum to Maintenance Coordinator Agreement dated December 19, 2023

Whereas an evaluation of duties of the Golf Maintenance Coordinator for Brown Deer has been conducted, and,

Whereas the duties and job knowledge are being met at a Head Golf Superintendent level for this limited employee agreement, and,

Whereas, the pay scale for a Golf Superintendent has been studied across Iowa and mid-west comparisons, it is the recommendation of Golf Pro, Sean McCarty, to move the Golf Maintenance Coordinator position to a Head Golf Superintendent position at Brown Deer Golf Club.

With this agreement, an addendum for the period of January 1 through December 31, 2026 will be attached to the agreement with Nick Leach, with the following terms and conditions:

Compensation: The Head Golf Superintendent shall be compensated hereunder as follows:

- a. \$72,000 to be paid as part of city bi-weekly payroll of \$3,000 during the period of January 1, 2026 through December 31, 2026 to be paid as part of the city bi-weekly payroll. All appropriate payroll taxes and IPERS contributions will be deducted and paid in accordance with payroll obligations.

Updated Duties of the Head Golf Superintendent: The Head Golf Superintendent shall:

- a. Oversee the development, planning, and implementation program for Brown Deer Golf Club through golf division staff.
- b. Advises Golf Pro concerning present, short-term, and long-range strategic planning efforts for golf course grounds, facility and equipment needs.
- c. Supervise and direct operations of the Brown Deer Maintenance operations including serving as the primary person running and staffing the maintenance area.
- d. Consult with the Head Golf Pro in preparation of the department budget, bids, maintenance contracts and capital needs and improvements.
- e. Interview and make recommendations for hiring of seasonal staff.
- f. Write prescriptive plans for the health of the golf turf and surrounding golf course acres.
- g. Develop and implement landscaping plans and wetland maintenance plans for those areas of Brown Deer Golf Club.

- h. Supervises snow removal of Brown Deer entrances, parking lots, sidewalks, and designated City-owned sidewalks and trails as assigned near Brown Deer.
- i. Identifies, prepares, and justifies annual budget requests including Capital Improvement and equipment replacement reserve funding requests for golf course maintenance to be presented to Golf Pro
- j. Assist with promoting the course in the community and while on duty including talking with golfers on the course about improvements and operations and with neighbors about any inquiries about golf maintenance operations.
- k. Assist with special promotions and events. Ensures that all promotions and events are carried out according to established procedures and guidelines. Ensures staff are aware of all promotions and pertinent information.
- l. Interview and recommend staff for hire in maintenance operations to Golf Pro.
- m. Assist with scheduling staff and supervising the setup of the course for events.
- n. Train maintenance staff in proper procedures for maintenance operations and document attendance of same trainings. Trainings to include modeling customer service interactions with golf patrons.
- o. Assist in supervising and evaluating all maintenance staff.
- p. Responsible for keeping accurate documentation, including but not limited to daily, individual, weekly, monthly, and seasonal reports for the City, the Iowa Department of Natural Resources, the US Army Corp of Engineers, and other regulatory bodies.
- q. Assure that maintenance shop is operated and maintained in safe and clean conditions including maintenance, monitoring equipment, keeping records, etc. Assure on course comfort stations are clean and maintained.
- r. Monitors budget print outs of all golf maintenance related expenses and revenues and report irregularities
- s. Processes invoices, maintain procurement card documentation and submission, and process payroll for golf maintenance division to be turned into the City Finance Department.
- t. Assist with the season's opening and closing procedures of the facility.
- u. Maintains inventory of maintenance equipment and provides a report yearly to Golf Pro on condition and replacement schedule.
- v. Notify the Golf Pro in advance if the Golf Maintenance Coordinator will be absent from the Pro Shop for two or more consecutive days.

Certifications and Licenses: the Golf Superintendent will maintain the following certifications or licenses:

1. Possession of a valid State of Iowa Driver's License.
2. Possession of a valid State of Iowa Pesticide Applicator's License.

3. Possess a Class B certification with the Iowa Golf Superintendent Association

If missing one of the above requirements, a 60 day period may be granted to obtain.

All other points of the December 19, 2023 agreement will remain in effect through December 31, 2026.

In witness whereof, the parties have executed this Addendum to the Limited Employee Services Agreement dated December 29, 2023 between Nick Leach and the City of Coralville on the date set forth above.

City of Coralville, Iowa

Nick Leach
Golf Superintendent

Laurie Goodrich, Mayor

READ & APPROVED:

Sherri Proud, Director of
Parks and Recreation

Sean McCarty, Head Golf Pro

The above foregoing Resolution _____ was introduced by Council Member _____ moved for its adoption. This motion was seconded by Council Member _____. After discussion, the following roll was called:

AYES:

NAYS:

ABSENT:

Whereupon the Mayor declared the motion duly carried and the Resolution duly adopted this 10th day of February, 2026.

Laurie Goodrich, Mayor

ATTEST:

Thorsten Johnson, City Clerk

Brown Deer Golf Club Golf Maintenance Coordinator Agreement

This agreement, executed this 19th day of December, 2023 between the City of Coralville, Iowa, ("City") and Golf Maintenance Coordinator, Nick Leach ("GMC"),

Whereas, the City as owner engaged in the operation and maintenance of a public facility identified as Brown Deer Golf Club ("Brown Deer"), and the City desires to engage a competent and qualified professional to assist in the maintenance operations of Brown Deer, and

Whereas, the GMP desires from the City the right to provide such services under a limited employee agreement and is a competent, qualified professional, willing and able to assist in managing the maintenance operation of said golf course on behalf of the City, and

Whereas, the GMP has a minimum of five years experience in golf course operations with supervisory experience and has obtained and will maintain a valid Iowa Driver's License and a Pesticide Applicator's License, and

Whereas, the GMC, under the direction of the Head Golf Professional, will assist in the planning and supervisory work for the care, maintenance, and development of grounds and equipment in a manner which addresses community needs and makes effective use of community resources while maximizing revenue.

Whereas, the public interest and welfare will be served, and the facilities of Brown Deer will be materially enhanced by entering into this limited employee services agreement.

Now therefore in consideration of mutual covenants, promises and agreements hereinafter set forth, it is agreed between the parties as follows:

1. Term: The City does hereby engage the management services of the Golf Maintenance Coordinator for that period of time commencing as of January 1, 2024 and ending December 31, 2026.
2. Services: During the Term of this Agreement, the GMC shall assist in managing the maintenance operations on behalf of the City under the direction of the Head Golf Pro.
3. Compensation: The Golf Maintenance Coordinator shall be compensated hereunder as follows:
 - a. \$53,000 to be paid as part of city bi-weekly payroll of \$2,038.46 during the period of January 1, 2024 through December 31, 2024 and: \$54,060 to be paid as part of the city bi-weekly payroll of \$2,079.23 during the period of January 1, 2025 through December 31, 2025; and \$55,141.20 to be paid as part of city bi-weekly payroll of \$2,120.82 during the period of January 1, 2026 through December 31, 2026. All appropriate payroll taxes and

IPERS contributions will be deducted and paid in accordance with payroll obligations.

- b. The GMC will be paid 1% commission on the sale of rental of Brown Deer leased motorized golf carts. Commission payments on commission payments are subject to payroll tax deductions and IPERS contributions. Payments will be made on the second council meeting of month for the previous month as applicable with these appropriate withholdings.
- c. \$9,000 will be added to the Golf Maintenance Coordinator limited employee agreement for the use by the Golf Maintenance Coordinator for health insurance premiums and \$600 for cell phone reimbursement for a total of \$9,600 per year. This will be paid as part of the payroll check with a gross amount added per paycheck of \$369.23 before payroll deductions.
- d. Additionally, the GMC, his wife and children shall be permitted to golf at Brown Deer free of charge.

4. DUTIES OF THE GOLF MAINTENANCE COORDINATOR: The Golf Maintenance Coordinator shall:

General

- a. Supervise and direct operations of the Brown Deer Maintenance operations including serving as the primary person running and staffing the maintenance area.
- b. Consult with the Head Golf Pro in preparation of the department budget, bids, maintenance contracts and capital needs and improvements.
- c. Interview and make recommendations for hiring of seasonal staff.
- d. Assist with promoting the course in the community and while on duty including talking with golfers on the course about improvements and operations and with neighbors about any inquiries about golf maintenance operations.
- e. Assist with special promotions and events. Ensures that all promotions and events are carried out according to established procedures and guidelines. Makes sure staff are aware of all promotions and pertinent information.
- f. Interview and recommend staff for hire in maintenance operations to Golf Pro.
- g. Assist with scheduling staff and supervising the setup of the course for events.
- h. Train maintenance staff in proper procedures for maintenance operations and document attendance of same trainings. Trainings to include modeling customer service interactions with golf patrons.
- i. Assist in supervising and evaluating all maintenance staff.
- j. Responsible for keeping accurate documentation, including but not limited to daily, individual, weekly, monthly, and seasonal reports for the City, the

Iowa Department of Natural Resources, the US Army Corp of Engineers, and other regulatory bodies.

- k. Assure that maintenance shop is operated and maintained in safe and clean conditions including maintenance, monitoring equipment, keeping records, etc. Assure on course comfort stations are clean and maintained.
- l. Assist with the season's opening and closing procedures of the facility.
- m. Maintains inventory of maintenance equipment.
- n. Notify the Golf Pro in advance if the Golf Maintenance Coordinator will be absent from the Pro Shop for two or more consecutive days.

4. II. DUTIES OF THE CITY: The City shall:

- a. Provide the maintenance building for use by the GMC in performing the duties hereunder.
- b. Furnish necessary facilities, equipment and inventory for the operation and maintenance of Brown Deer. GMC will work with Head Golf Pro and Director of Parks and Recreation on a yearly budget for operations and equipment. The budget will be approved by Coralville City Council.
- c. Assign seasonal city employees to assist in the operation and maintenance of Brown Deer. Employees' activities, while assigned to Brown Deer Golf Operations, are to be managed by the Golf Maintenance Coordinator under the direction of the Head Golf Pro.

5. RENEWAL: The City and the Golf Maintenance Coordinator (GMC) agree to commence negotiations for renewal of the Agreement no later than two months before expiration of the original Term of this Agreement, it being understood that neither party hereunder is obligated to renew the contents of this Agreement, and it being further understood that the Head Golf Pro shall commence written evaluation of the Brown Deer maintenance operations, including the GMC's ability to meet City's overall objective of providing the community with a positive golfing experience no later than two months before the end of the Term of this Agreement for purposes of determining whether a renewal of this Agreement is in the best interest of the City.

The City and the GMC agree that, in the event either party determines that said party either (a) does not intend to renew this Agreement, or (b) thinks that it is unlikely that said party be persuaded by the other party to renew this Agreement, this "disinterested" party should notify the other party to this Agreement of this position by no later than October 1, 2026 the absence of such a notification on or before October 1, 2026, both parties shall presume that there is a mutual interest in renewing this Agreement. Accordingly, in the absence

aforementioned notice required hereunder, both parties to this Agreement shall be requested to proceed forward with good faith negotiations of the terms of a renewal Agreement and continue and conclude such good faith negotiations on or before the date of expiration current Term of the Agreement on December 31, 2026. In the event one of the parties in this Agreement timely notifies the other party hereto of the party's disinterest in negotiation a renewal, the other party to this Agreement may nevertheless continue to address the renewal with the "disinterested" party hereto, but said "disinterested party" shall be under obligation to commence or continue good faith negotiations of the terms of a renewal Agreement.

6. TERMINATION OF AGREEMENT: This agreement shall terminate upon the occurrence of any of the following events:
 - a. Its normal expiration if not renewed.
 - b. The death of the Golf Maintenance Coordinator.
 - c. Physical disability of the Golf Maintenance Coordinator that incapacitates the Golf Maintenance Coordinator from performing the duties required by this Agreement.
 - d. Termination or resignation of the Head Golf Professional would result in a negotiation of new contract.
 - e. Just cause, including, without limitation, inattention to or neglect of duties and conduct detrimental to the best interest of Brown Deer and the City.
 - f. Transfer of course ownership by the City to another party.
 - g. Agreement of the parties.

7. INSURANCE: The Golf Maintenance Coordinator shall procure and maintain insurance for protection from claims of any person other than an employee of the Pro and from claims or damages because of injury to or destruction of property, including loss of use resulting therefrom for those services which are outside the Limited Employee Agreement. At the request of the City, the GMC shall name the City as an additional insured party on the GMC's general liability insurance policy. At the request of the City, the GMC shall give the City a certificate of insurance evidencing that the insurance required under this Agreement is in force, and the GMC shall immediately notify the City of any revocation or cancellation of any of the above-referenced insurance policies. Under this Limited Employee Agreement, the GMC is eligible and will be provided with Worker's Compensation Insurance for those services listed within the Limited Employee Agreement at Brown Deer Golf Club.

8. INDEMNIFICATION: The GMC agrees to indemnify, defend, save and hold the City, its officers, representatives, agents, contractors, subcontractors and

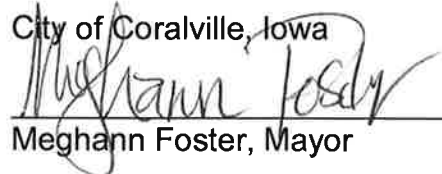
employees, harmless from any and all liability to third parties (including reimbursement of reasonable legal fees and costs) arising directly or indirectly from the negligent act, error or omission of the Golf Maintenance Coordinator in the performance of the Golf Maintenance Coordinator's duties hereunder.

9. RIGHT OF ACCESS AND CONTROL: The Golf Maintenance Coordinator expressly understands and agrees that the City, acting through the Director of Parks and Recreation, retains ultimate control of Brown Deer and, therefore, reserves the right to enter Brown Deer, the course and all buildings for the purpose of making alterations, improvements, and repairs, or to make periodic inspections.
10. PROCEDURES FOR ADDRESSING DISPUTES: in the event either party hereunder claims that provisions of the Agreement have been breached, prior to seeking to terminate this Agreement, a written notice of the breach shall be delivered, in person or by certified mail, return receipt requested, to the other party hereto, detailing the violations and requesting a conference. A conference between the Director, the Head Golf Pro and the Golf Maintenance Coordinator shall be scheduled no later than 10 days from the date of notice, and best efforts shall thereafter be made by the parties to reach an amicable solution. The conference time frame may be waived if agreed to in writing by both parties. Each party shall be entitled to have legal representation present. For purposes of this provision, the Director of Parks and Recreation is the official representative of the City to whom any such notice should be delivered.
11. SEVERABILITY: If any section, provision, or part of this Agreement shall be adjudged to be null, void, invalid or unenforceable, such adjudication shall not affect the validity of the Agreement as a whole or any section, provision or part thereof not adjudged null, void, invalid or unenforceable.

In witness whereof, the parties have executed this Limited Employee Services Agreement on the date set forth above.



 Nick Leach
 Golf Maintenance Coordinator

City of Coralville, Iowa


 Meghann Foster, Mayor

READ & APPROVED:



Sherri Proud, Director of
Parks and Recreation

Attest:

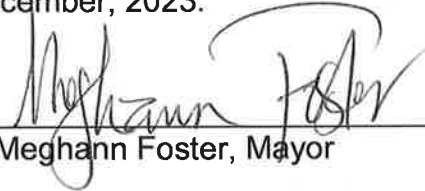


Thorsten Johnson, City Clerk

The above foregoing Resolution 2023- 214 was introduced by Council Member Knudsen moved for its adoption. This motion was seconded by Council Member Goodrich . After discussion, the following roll was called:

AYES: Gross, Huynh, Peterson, Goodrich, Knutson
NAYS: None
ABSENT: none

Whereupon the Mayor declared the motion duly carried and the Resolution duly adopted this 19th day of December, 2023.



Meghann Foster, Mayor

ATTEST:



Thorsten Johnson, City Clerk

**Brown Deer Golf Club
Golf Assistant Superintendent Agreement**

This agreement, executed this 10th day of February, 2026 between the City of Coralville, Iowa, (“City”) and Golf Assistant Superintendent, Andy Russo (“GAS”),

Whereas, the City as owner engaged in the operation and maintenance of a public facility identified as Brown Deer Golf Club (“Brown Deer”), and the City desires to engage a competent and qualified professional to assist in the maintenance operations of Brown Deer, and

Whereas, the GAS desires from the City the right to provide such services under a limited employee agreement and is a competent, qualified professional, willing and able to assist in managing the maintenance operation and maintaining the course equipment fleet of said golf course on behalf of the City, and

Whereas, the GAS has a minimum of five years experience in fleet maintenance operations with supervisory experience and has obtained and will maintain a valid Iowa Driver’s License and obtain and maintain a Pesticide Applicator’s License, and

Whereas, the GAS, under the direction of the Head Golf Superintendent, will assist in the planning and supervisory work for the care, maintenance, and development of grounds and equipment in a manner which addresses community needs and makes effective use of community resources while maximizing revenue.

Whereas, the public interest and welfare will be served, and the facilities of Brown Deer will be materially enhanced by entering into this limited employee services agreement.

Now therefore in consideration of mutual covenants, promises and agreements hereinafter set forth, it is agreed between the parties as follows:

1. Term: The City does hereby engage Andy Russo in the management services of an Assistant Golf Superintendent for that period of time commencing as of March 1, 2026 and ending December 31, 2026.
2. Services: During the Term of this Agreement, the GMC shall assist in managing the maintenance operations on behalf of the City under the direction of the Head Golf Superintendent.
3. Compensation: The Assistant Golf Superintendent shall be compensated hereunder as follows:
 - a. \$53,333.33 to be paid as part of city bi-weekly payroll of \$2,666.67 during the period of March 1, 2026 through December 31, 2026 All appropriate payroll

taxes and IPERS contributions will be deducted and paid in accordance with payroll obligations.

- b. The GAS will be paid 1% commission on the sale of rental of Brown Deer leased motorized golf carts Commission payments on commission payments are subject to payroll tax deductions and IPERS contributions. Payments will be made on the second payroll of the month for the previous month as applicable with these appropriate withholdings.
- c. \$750 per month will be added to the GAS limited employee agreement for the use by the GAS for health insurance premiums and \$50 per month for cell phone reimbursement for a total of \$8,000 under this agreement period. This will be paid as part of the payroll check with a gross amount added per paycheck of \$380.95 before payroll deductions.
- d. Additionally, the GAS, his wife and children shall be permitted to golf at Brown Deer free of charge.

4. DUTIES OF THE ASSISTANT GOLF: The Assistant Golf Superintendent shall:

Mechanical & Equipment Responsibilities

The Assistant Golf Superintendent will

- Oversee daily inspection, maintenance, and repair of all turf equipment (mowers, utility vehicles, tractors, sprayers, and small engines)
- Perform routine mechanical work including blade sharpening, reel grinding, hydraulic repairs, engine diagnostics, and preventative maintenance
- Maintain accurate maintenance and repair logs for all equipment
- Manage parts inventory, tools, and shop organization
- Coordinate with vendors and service representatives for specialized repairs
- Ensure compliance with safety standards and proper equipment operation
- Update Head Golf Superintendent on fleet conditions weekly.

Turf & Course Maintenance

Under the direction of the Head Golf Superintendent, Assistant Golf Superintendent will,

- Assist in daily maintenance and long-term conditioning of greens, tees, fairways, roughs, and practice areas

- Implement agronomic programs including mowing schedules, irrigation, fertilization, aerification, topdressing, and pest management
- Monitor turf health and identify disease, insect, or stress issues; assist in corrective actions
- Ensure course setup meets playability and tournament standards
- Maintain bunkers, cart paths, water features, and landscaping areas

Irrigation & Infrastructure

Under the direction of the Head Golf Superintendent, Assistant Golf Superintendent will,

- Assist with operation, troubleshooting, and repair of irrigation systems (pumps, valves, heads, controls)
- Monitor water usage and assist with conservation and efficiency practices
- Help maintain drainage systems and course infrastructure

Staff Supervision & Training

- Supervise and assist maintenance staff as assigned
- Train employees on proper equipment operation, safety procedures, and maintenance practices
- Assist with scheduling, task delegation, and quality control

Safety & Compliance

- Enforce safety procedures for equipment operation and chemical handling
- Assist in compliance with local, state, and federal regulations related to pesticide use, equipment operation, and environmental stewardship
- Maintain a clean, safe, and organized maintenance facility

Administrative & Communication

- Recommend equipment purchasing, and maintenance planning
- Communicate effectively with the Superintendent regarding course conditions, equipment needs, and staff performance
- Provide support during tournaments, special events, and emergency situations

Additional Duties

- Serve as Acting Superintendent in their absence when required
- Work early mornings, weekends, holidays, and in varying weather conditions
- Perform other duties as assigned to support overall course operations

5. DUTIES OF THE CITY: The City shall:
- a. Provide space in the maintenance building for use by the GAS in performing the duties hereunder.
 - b. Furnish necessary facilities, equipment and inventory for the operation and maintenance of Brown Deer. GAS will work with Head Golf Superintendent and Head Golf Pro on a yearly budget for operations and equipment. The budget will be approved by Coralville City Council.
 - c. Assign seasonal city employees to assist in the operation and maintenance of Brown Deer. Employees' activities, while assigned to Brown Deer Golf Operations, are to be managed by the Head Superintendent and Assistant Golf Superintendent Coordinator under the direction of the Head Golf Pro.
6. RENEWAL: The City and the Assistant Golf Superintendent (GAS) agree to commence negotiations for renewal of the Agreement no later than two months before expiration of the original Term of this Agreement, it being understood that neither party hereunder is obligated to renew the contents of this Agreement, and it being further understood that the Head Golf Superintendent shall commence written evaluation of the Brown Deer maintenance operations, including the GAS's ability to meet City's overall objective of providing the community with a positive golfing experience no later than two months before the end of the Term of this Agreement for purposes of determining whether a renewal of this Agreement is in the best interest of the City.

The City and the GAS agree that, in the event either party determines that said party either (a) does not intend to renew this Agreement, or (b) thinks that it is unlikely that said party be persuaded by the other party to renew this Agreement, this "disinterested" party should notify the other party to this Agreement of this position by no later than October 1, 2026 the absence of such a notification on or before October 1, 2026, both parties shall presume that there is a mutual interest in renewing this Agreement. Accordingly, in the absence aforementioned notice required hereunder, both parties to this Agreement shall be requested to proceed forward with good faith negotiations of the terms of a renewal Agreement and continue and conclude such good faith negotiations on or before the date of expiration current Term of the Agreement on December 31, 2026. In the event one of the parties in this Agreement timely notifies the other party hereto of the party's disinterest in negotiation a renewal, the other party to this Agreement may nevertheless continue to address the renewal with the "disinterested" party hereto, but said "disinterested party" shall be under obligation to commence or continue good faith negotiations of the terms of a renewal Agreement.

7. TERMINATION OF AGREEMENT: This agreement shall terminate upon the occurrence of any of the following events:
- a. Its normal expiration if not renewed.
 - b. The death of the Golf Assistant Superintendent.
 - c. Physical disability of the Golf Assistant Superintendent that incapacitates the Golf Assistant Superintendent from performing the duties required by this Agreement.
 - d. Termination or resignation of the Head Golf Superintendent would result in a negotiation of new contract.
 - e. Just cause, including, without limitation, inattention to or neglect of duties and conduct detrimental to the best interest of Brown Deer and the City.
 - f. Transfer of course ownership by the City to another party.
 - g. Agreement of the parties.
8. INSURANCE: The Golf Assistant Superintendent shall procure and maintain insurance for protection from claims of any person other than an employee of the Golf Superintendent and from claims or damages because of injury to or destruction of property, including loss of use resulting therefrom for those services which are outside the Limited Employee Agreement. At the request of the City, the GAS shall name the City as an additional insured party on the GAS's general liability insurance policy. At the request of the City, the GAS shall give the City a certificate of insurance evidencing that the insurance required under this Agreement is in force, and the GAS shall immediately notify the City of any revocation or cancellation of any of the above-referenced insurance policies. Under this Limited Employee Agreement, the GAS is eligible and will be provided with Worker's Compensation Insurance for those services listed within the Limited Employee Agreement at Brown Deer Golf Club.
9. INDEMNIFICATION: The GAS agrees to indemnify, defend, save and hold the City, its officers, representatives, agents, contractors, subcontractors and employees, harmless from any and all liability to third parties (including reimbursement of reasonable legal fees and costs) arising directly or indirectly from the negligent act, error or omission of the GAS in the performance of the GAS duties hereunder.
10. RIGHT OF ACCESS AND CONTROL: The Golf Assistant Superintendent expressly understands and agrees that the City, acting through the Director of Parks and Recreation, retains ultimate control of Brown Deer and,

therefore, reserves the right to enter Brown Deer, the course and all buildings for the purpose of making alterations, improvements, and repairs, or to make periodic inspections. Any changes to structures or additions of permanent equipment will be approved by the Director of Parks and Recreation.

11. PROCEDURES FOR ADDRESSING DISPUTES: in the event either party hereunder claims that provisions of the Agreement have been breached, prior to seeking to terminate this Agreement, a written notice of the breach shall be delivered, in person or by certified mail, return receipt requested, to the other party hereto, detailing the violations and requesting a conference. A conference between the Head Golf Pro, the Head Golf Superintendent and the Golf Assistant Superintendent shall be scheduled no later than 10 days from the date of notice, and best efforts shall thereafter be made by the parties to reach an amicable solution. The conference time frame may be waived if agreed to in writing by both parties. Each party shall be entitled to have legal representation present. For purposes of this provision, the Director of Parks and Recreation is the official representative of the City to whom any such notice should be delivered.

12. SEVERABILITY: If any section, provision, or part of this Agreement shall be adjudged to be null, void, invalid or unenforceable, such adjudication shall not affect the validity of the Agreement as a whole or any section, provision or part thereof not adjudged null, void, invalid or unenforceable.

In witness whereof, the parties have executed this Limited Employee Services Agreement on the date set forth above.

City of Coralville, Iowa

Andy Russo
Golf Assistant Superintendent

Laurie Goodrich, Mayor

READ & APPROVED:

Attest:

Sherri Proud, Director of
Parks and Recreation

Thorsten Johnson, City Clerk

Sean McCarty, Head Golf Pro

Nick Leach
Head Golf Superintendent

The above foregoing Resolution _____ was introduced by Council Member _____ moved for its adoption. This motion was seconded by Council Member _____. After discussion, the following roll was called:

AYES:

NAYS:

ABSENT:

Whereupon the Mayor declared the motion duly carried and the Resolution duly adopted this 11th day of February, 2026.

Laurie Goodrich, Mayor

ATTEST:

Thorsten Johnson, City Clerk

Andy Russo bio

Andy has been the head mechanic for McComis Lacina Construction for 23 years now. Andy has been doing some Volunteer work for us the last few years for when we have had pieces of equipment go down and we need the equipment up and running ASAP. Not only has he saved us a ton of money by repairing equipment, but he helped us get back to the course to keep up our course conditions for our golfing patrons. With how many golfers we are serving nowadays we don't have much leniency for our equipment to go down. If we had to send equipment back to a manufacturer to be repaired, it usually takes a week.

Andy is a golf fanatic and wants to get into working on a course and learning more aspects of the business. From learning irrigation and to being a spray tech. He knows a lot about golf courses and could be a big asset to our facility, especially since our course is only going to keep getting busier. Nick Leach will need all the help he can to keep the course in great condition.

RESOLUTION NO. 2026-_____

RESOLUTION APPROVING AN ADDENDUM TO THAT CERTAIN BROWN DEER GOLF CLUB GOLF MAINTENANCE COORDINATOR AGREEMENT WITH NICK LEACH.

WHEREAS, the City Council of the City of Coralville did approve by resolution on December 19, 2023 a Brown Deer Golf Club Golf Maintenance Coordinator Agreement with Nick Leach; and

WHEREAS, the City Council of the City of Coralville did heretofore determine that it is necessary and desirable to change the current Agreement with Nick Leach from a Golf Maintenance Coordinator position to a Head Golf Superintendent to match the duties they are performing and to stay competitive with other courses; and

WHEREAS, Nick Leach is qualified and capable of supplying the services of Head Golf Superintendent for a period of January 1, 2026 through December 31, 2026; at a base rate of \$72,000 for the year; and

WHEREAS, accordingly, an Addendum to that certain Brown Deer Golf Club Golf Maintenance Coordinator Agreement which will end on December 31, 2026 has heretofore been prepared by the City Attorney's Office and the Director of Parks and Recreation and presented to the City Council for review and approval; and

WHEREAS, under the proposed agreement, Nick Leach would render professional services for one year and will be considered for renewal in the fall of 2026 along with all Limited Employee Agreements at Brown Deer Golf Club; and

WHEREAS, said Addendum to the Golf Maintenance Coordinator Agreement now needs to be executed on behalf of the City; and

WHEREAS, both the Director of Parks and Recreation and the City Administrator have recommended approval of said agreement; and

WHEREAS, it would be in the best interests of the City of Coralville to enter into said Addendum to the Golf Maintenance Coordinator Agreement.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Coralville, Iowa, that the aforementioned Addendum to the Brown Deer Golf Club Golf Maintenance Coordinator Agreement be and same is hereby approved.

BE IT FURTHER RESOLVED that the Mayor is hereby authorized and directed to execute said Agreement on behalf of the City of Coralville. Further, the Director of Parks and Recreation is directed to proceed with the implementation of the terms thereof.

Passed and approved this 10th day of February, 2026.

Laurie Goodrich, Mayor

ATTEST:

Thorsten J. Johnson, City Clerk

RESOLUTION NO. 2026-_____

RESOLUTION APPROVING AN ADDENDUM TO THAT CERTAIN BROWN DEER GOLF CLUB GOLF ASSISTANT SUPERINTENDENT AGREEMENT WITH ANDY RUSSO.

WHEREAS, the City Council of the City of Coralville has deemed it necessary and desirable to have a Golf Assistant Superintendent focusing on Fleet management and maintenance of the Brown Deer equipment fleet as a first role responsibility with additional duties around turf maintenance and employee management and to rectify work load and deficiencies in maintenance operations due to a position remaining vacant for three years; and

WHEREAS, Andy Russo is qualified and capable of supplying the services of Golf Assistant Superintendent for a period of March through December of 2026; at a salary of \$53,333 for the 10 months; and

WHEREAS, accordingly, that certain Brown Deer Golf Club Assistant Golf Superintendent Agreement which will end on December 31, 2026 has heretofore been prepared by the City Attorney's Office and the Director of Parks and Recreation and presented to the City Council for review and approval; and

WHEREAS, under the proposed agreement, Andy Russo would render professional services for ten months and will be considered for renewal in the fall of 2026 along with all Limited Employee Agreements at Brown Deer Golf Club; and

WHEREAS, said Assistant Superintendent Agreement now needs to be executed on behalf of the City; and

WHEREAS, both the Director of Parks and Recreation and the City Administrator have recommended approval of said agreement; and

WHEREAS, it would be in the best interests of the City of Coralville to enter into said Assistant Golf Superintendent Agreement.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Coralville, Iowa, that the aforementioned Brown Deer Golf Club Assistant Golf Superintendent Agreement be and same is hereby approved.

BE IT FURTHER RESOLVED that the Mayor is hereby authorized and directed to execute said Agreement on behalf of the City of Coralville. Further, the Director of Parks and Recreation is directed to proceed with the implementation of the terms thereof.

Passed and approved this 10th day of February, 2026.

Laurie Goodrich, Mayor

ATTEST:

Thorsten J. Johnson, City Clerk

City of Coralville

MEMORANDUM



Date: 2/5/2026

To: Mayor Laurie Goodrich
Hai Huynh
Katie Freeman
Mike Knudson
Royce Peterson
Rich Vogelzang

From: Kelly Hayworth

Title: City Administrator

Re: Coralville Community Recreation Center Construction Manager @ Risk

The City Attorney, Park & Recreation Director, and I have reviewed the CM@R process for the Coralville Recreation Center project and recommend rejecting all proposals and restart the process from the beginning

The February 10, 2026, agenda includes a resolution to reject all proposals and restart the process with a notice of intent to use the CM@R process for this project.

We have discussed this with our partners in the project at the Iowa City Public School System and they are in agreement with this recommendation.

Please let me know if you have any questions regarding this agenda item. Thank you.

RESOLUTION NO. 2026- _____

RESOLUTION REJECTING ALL PROPOSALS FOR THE CORALVILLE RECREATION CENTER AND INDOOR POOL PROJECT.

WHEREAS, the City Council of the City of Coralville previously evidenced its intent to use the Construction Manager at Risk delivery method to construct the Coralville Recreation Center and Indoor Pool Project (the “Project”); and

WHEREAS, the City issued a Request for Proposals (“RFP”) dated October 5, 2025, to five (5) selected firms from its previously issued Request for Qualifications; and

WHEREAS, the RFP reserved the right to reject all proposals; and

WHEREAS, the city administration hereby recommends that the City Council reject all proposals and once again start the process of selecting a Construction Manager at Risk for the Project pursuant to Section 26A of the Code of Iowa.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Washington, Iowa, that the aforementioned proposals received for the Project be and the same are hereby rejected. Further, the city administration is hereby directed to restart the process to select a Construction Manager at Risk for the Project.

Passed and approved this 10th day of February, 2026.

Laurie Goodrich, Mayor

ATTEST:

Thorsten J. Johnson, City Clerk

RESOLUTION NO. 2026-_____

RESOLUTION AUTHORIZING OF A NOTICE OF INTENT TO ENTER INTO A GUARANTEED MAXIMUM PRICE CONTRACT PURSUANT TO SECTION 26A OF THE CODE OF IOWA FOR THE CORALVILLE RECREATION AND AQUATICS CENTER PROJECT.

WHEREAS, pursuant to Iowa Code Chapter 26A, a governmental entity is required to publicly disclose the intent to enter into a guaranteed maximum price contract and the governmental entity's selection criteria in a relevant contractor plan room service available with statewide circulation, a relevant construction lead generating service with statewide circulation, and on an internet site sponsored by the governmental entity or a statewide association that represents the governmental entity at least fourteen (14) days prior to publishing a request for statement of qualifications; and

WHEREAS, following the requirements of Chapter 26A of the Code of Iowa, the Parks and Recreation Director has prepared a Notice of Intent ("NOI") and a Request for Qualifications to procure a Construction Manager at Risk ("CmaR") process for the Coralville Recreation and Aquatics Center Project (the "Project"); and

WHEREAS, the City, via Resolution dated February 10, 2026, previously rejected all proposals received for the Project and intends to start the process again for the Project; and

WHEREAS, city administration is again requesting authorization to issue the NOI to enter into a guaranteed maximum price contract, including the governmental entity's selection criteria and proceed with the process of securing a guaranteed maximum price contract in strict compliance with Chapter 26A of the Code of Iowa.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Coralville, Johnson County, Iowa, that:

1. That the Parks and Recreation Director is hereby authorized to issue a NOI to enter into a guaranteed maximum price contract for the Project, including the City's selection criteria.

2. That the Parks and Recreation Director and city administration are hereby authorized to proceed in compliance with Chapter 26A, including specifically the issuance of a Request for Qualifications ("RFQ") and for selected entities, a Request for Proposals ("RFP") for the Project, including the process of securing a guaranteed maximum price contract in compliance with Chapter 26A of the Code of Iowa.

Passed and approved this 10th day of February, 2026.

Laurie Goodrich, Mayor

ATTEST:

Thorsten J. Johnson, City Clerk

City of Coralville Treasurer's Report



Below is a listing of the City of Coralville's cash balances as of December 31, 2025.

Fund	Beginning Balance as of 12/01/2025	Total Debits (increases)	Total Credits (decreases)	Ending Balance as of 12/31/2025
GENERAL	\$19,613,748	\$2,654,922	\$3,420,557	\$18,848,113
ROAD USE	\$5,083,471	\$522,612	\$683,145	\$4,922,939
SPECIAL REVENUES	(\$7,724,152)	\$772,590	\$639,095	(\$7,590,658)
DEBT SERVICE & SPECIAL ASSESSMENT	\$769,854	\$247,353	\$927,606	\$89,601
PROJECT FUNDS	(\$12,303,679)	\$564,376	\$753,123	(\$12,492,426)
WATER ENTERPRISE	\$5,059,215	\$1,052,411	\$764,487	\$5,347,139
WASTEWATER ENTERPRISE	\$8,095,057	\$542,001	\$469,071	\$8,167,987
TRUST & AGENCY	\$1,114,985	\$38,027	\$10,102	\$1,142,911
PERPETUAL CARE	\$133,734	\$0	\$0	\$133,734
PARKING	\$7,108,353	\$895,325	\$591,539	\$7,412,139
SOLID WASTE	\$180,298	\$175,248	\$115,843	\$239,703
TRANSIT	\$278,088	\$149,750	\$199,878	\$227,961
STORM WATER	\$1,903,947	\$103,346	\$148,794	\$1,858,499
HOTEL	\$4,450,956	\$5,473	\$499,540	\$3,956,888
	\$33,763,875	\$7,723,433	\$9,222,779	\$32,264,529

ERIC H. WESSAN
SOLICITOR GENERAL



1305 E. WALNUT ST.
DES MOINES, IA 50319
515-281-5164
www.iowaattorneygeneral.gov

IOWA DEPARTMENT OF JUSTICE
OFFICE OF THE ATTORNEY GENERAL

City of Coralville City Council
Coralville City Hall
1512 7th St.
Coralville, IA 52241
Sent by email
January 20, 2025

Kevin Olson
City Attorney
1512 7th St.
Coralville, IA 52241

Dear City of Coralville City Council:

The Iowa Attorney General's Office has reviewed your response and proposed remedial measures. *First*, the Attorney General recognizes that your official City policies reflect and conform with Iowa Code Chapter 27A. *Second*, we appreciate your confirming compliance with all immigration detainer requests made by the federal government.

As relevant to the City's contract mentioned in the Complaint, we have reviewed Section 1.11 and agree that it requires both parties to the agreement to comply with all federal, state, and local laws. That includes both State and federal immigration laws. We agree that removing the challenged statement relating to "Strict Access" from the City website and removing Section 427.4.1(d) from Policy 427 will resolve the pending complaint in full.

When the City Council notifies the Attorney General's Office that the policy amendment is complete, the complaint will be closed and considered resolved with no need for further action. We respectfully request that you change the policy in the next 30 days.

We look forward to your confirmation and to prompt resolution of this matter. Your response may be directed to the Attorney General's Office care of Solicitor General Eric Wessan (eric.wessan@ag.iowa.gov).

Sincerely,

Eric H. Wessan

Eric H. Wessan