

## MINUTES OF THE SPECIAL MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

MAY 23, 2024

The Special Meeting of the Ames City Council was called to order by Mayor John Haila at 1:37 p.m. on the 23<sup>rd</sup> day of May, 2024, pursuant to law. As it was impractical for the Council Members to attend in person, Council Members Bronwyn Beatty-Hansen, Amber Corrieri, Tim Gartin, and Anita Rollins joined the meeting electronically. Council Member Gloria Betcher, Council Member Rachel Junck, and *ex officio* Emily Boland were absent.

**HOME PROGRAM LOAN DOCUMENTS FOR THE SALE OF LOT 27 IN THE BAKER SUBDIVISION:** Housing Coordinator Vanessa Baker-Latimer presented the loan documents and supplemental materials for the sale of Lot 27 in the Baker Subdivision to Townhomes at Creekside, LLLP. The supplemental materials included the statement of work, project schedule, development budget, restrictive covenants, rent limits, mortgage, promissory note, and loan repayment schedule. These documents are required for the HOME Program in order to move forward with the sale of Lot 27; however, she highlighted that the sale is contingent upon the City receiving its Release of Funds notification from the U.S. Department of Housing and Urban Development (HUD).

Moved by Beatty-Hansen, seconded by Gartin, to adopt Resolution No. 24-277 approving the HOME Loan documents including Exhibits A-I with Townhomes At Creekside LLLP, in conjunction with the construction of thirty-eight (38) HOME Assisted Low-Income Housing Tax Credit (LIHTC) multi-family housing units on Lot 27 in the Baker Subdivision contingent upon the City receiving its Release of Funds notification from HUD.

Roll Call Vote: 4-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**ENGINEERING SERVICES CONTRACT AND CHANGE ORDER NO. 4 FOR CONSTRUCTION SERVICES FOR COMPLIANCE WITH THE U.S. ENVIRONMENTAL PROTECTION AGENCY'S (EPA) COAL COMBUSTION RESIDUALS (CRR) STANDARD:** Director of Electric Services Donald Kom explained that the City holds a contract with SCS Engineers for specialized services related to U.S. EPA's CCR rule to help the City comply with several near-term reporting requirements for the ash pond. He emphasized that compliance with the CRR must be completed by April 2026, at which point the ash pond site will become a closed-in-place landfill.

Director Kom furthered that in October 2022, SCS Engineers was awarded a contract to complete the design and produce plans and specifications for the bidding, permitting, and related services to reconfigure the ash pond site. He noted three change orders that were approved administratively before presenting the fourth change order for consideration. Change Order No. 4 would engage SCS Engineers to provide construction observation service, construction documentation, prepare the necessary CCR construction compliance reports for Iowa Department of Natural Resources and EPA, and perform other construction related services.

Council Member Rollins noted increased liability protection as part of the contract. Director Kom provided confirmation, highlighting that staff worked with SCS Engineers to draft a contract that

meets the needs of the City and the contractor. Mayor Haila inquired about the payment method for the contract. Assistant Director of Electric Services Curtis Spence shared that the contract will be billed to the change order through invoices for time and materials.

Moved by Gartin, seconded by Beatty-Hansen, to adopt Resolution No. 24-278 approving Engineering Services Contract and Change Order No. 4 in the amount of \$431,500 to SCS Engineers of Clive, Iowa, to provide additional consulting services to complete the construction, compliance documentation, construction certification, and related services necessary to modify and reconfigure the ash site to comply with the provisions of U.S. EPA's coal combustion residuals (CCR) rule.

Roll Call Vote: 4-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**COUNCIL COMMENTS:** Council Member Gartin invited the community to attend and participate in the Memorial Day events starting at 10:30 a.m. on Monday, May 27, 2024.

**DISPOSITIONS OF COMMUNICATION TO COUNCIL:** Mayor Haila noted that there were two items to consider. The first item was from Vern Hawkin, Ames NAACP Branch President, regarding Juneteenth Celebration Sponsorship.

Moved by Beatty-Hansen, seconded by Corrieri, to place the item on a future agenda.

Vote on Motion: 3-0-1, Rollins abstaining due to conflict of interest. Motion declared carried.

A letter from Dan Culhane, President and CEO of the Ames Chamber of Commerce, concerning a relocation endorsement to the Iowa Economic Development Authority was the second item.

Moved by Gartin, seconded by Beatty-Hansen, to place the item on a future agenda.

Vote on Motion: 4-0. Motion declared carried unanimously.

**ADJOURNMENT:** Moved by Beatty-Hansen, seconded by Rollins, to adjourn the meeting at 1:47 p.m.

Vote on Motion: 4-0. Motion declared carried unanimously

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Carly M. Watson, Deputy City Clerk

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John A. Haila, Mayor

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Renee Hall, City Clerk