

ITEM #: 18
DATE: 02-27-24
DEPT: Elec

COUNCIL ACTION FORM

SUBJECT: ACCEPTANCE OF ELECTRIC UTILITY EASEMENTS FROM IOWA STATE UNIVERSITY

BACKGROUND:

The City's electric utility relies on easements from property owners to provide reliable electric service to the utility's customers throughout the community. Iowa State University is developing a mixed-use entertainment district called CY-Town, located between Jack Trice Stadium and the Iowa State Center facilities adjacent Lincoln Way. Most of the existing facilities within this area are retail customers of the City's electric utility. It is anticipated that the buildings and other developments that are constructed in the CY-Town project will also become retail customers of the City's electric utility.

Due to the existing and anticipated demands for electricity in this area, and to ensure the level of reliability that the electric utility customers expect, it is planned that four separate electric distribution routes will serve this area. Two of the lines will connect to CY-Town from the Vet Med Substation, and two will connect from the Mortensen Road Substation. This redundancy provides for the area to be served even in the event of a fault or maintenance at either substation or on either of the lines connecting each substation to CY-Town.

Several of the electric lines that will serve CY-Town are already in place, although portions of them that cross ISU property are not in recorded easements. Following discussions with ISU staff, easement documents have been prepared that address five specific locations.

These five easements are located as follows (see attached map):

- East of University Blvd, between S. 4th Street and Vet Med Substation
- South side of S. 4th Street, between Beach Avenue and University Blvd
- Mortensen Rd, between State Avenue and Welch Avenue
- Vet Med Substation
- North side of US Highway 30, between University Blvd and Vet Med Substation

The first four of the above easement does not reflect a relocation of the existing electric lines. The fifth easement along the north side of US Highway 30 is adjacent to an existing electric line that is situated in the DOT right-of-way. DOT has indicated that this line may not be modified to intensify its use. Therefore, relocation of the line onto ISU property is necessary.

The proposed easements are attached. Staff from Iowa State University Facilities Planning & Management is supportive of the easements. Normally, Council action is not required to accept easements. However, ISU has requested that the City Council accept the easements prior to obtaining approval from the Board of Regents. The easements are on the Board of Regents agenda for the February 28, 2024.

It is important to emphasize that one additional easement, near the Southwest Athletic Complex,

is still under discussion between City and ISU staff. Staff anticipates bringing that easement to Council at a later date.

ALTERNATIVES:

1. Approve the attached Electric Utility Easements on State of Iowa property in order to provide normal and backup service to Cy-Town as well as other ISU electric load in the vicinity.

It should be remembered that the easements will not become in effect until approved by the State Board of Regents.

2. Do not approve the Electric Utility Easements on State of Iowa property and direct Electric Services' staff to find an alternate routes to provide service to Cy-Town.

CITY MANAGER'S RECOMMENDED ACTION:

The Cy-Town project has been designed to receive service from Ames Electric Services Department. Establishing these easements will enable the Electric Services Department to meet that commitment. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.

ATTACHMENT(S):

[2024-01-22.Easement_City of Ames_East of University_Proposed Final.pdf](#)

[2024-01-22.Easement_City of Ames_Mortensen_Proposed Final.pdf](#)

[2024-01-22.Easement_City of Ames_Vet Med Substation_Proposed Final.pdf](#)

[2024-01-22.First Amendment Easement for Electrical Lines_Proposed Final.pdf](#)

[2024-01-29.Easement_City of Ames_Highway 30_Proposed Final.pdf](#)

[Easements from ISU - Feb 2024.pdf](#)