

ITEM # 186  
DATE: 02-10-09

**COUNCIL ACTION FORM**

**SUBJECT: AMES COMMUNITY DEVELOPMENT PARK SUBDIVISION, 4<sup>TH</sup>  
ADDITION PUBLIC IMPROVEMENT PLANS (SOUTH BELL AVENUE)**

**BACKGROUND:**

The proposed subdivision lies south of Ames Community Development Park Subdivision, 3<sup>rd</sup> Addition and north of Dayton Park Subdivision, 5<sup>th</sup> Addition along S. Bell Avenue. The area was recently established as an Urban Renewal Area and Tax-Increment Financing (TIF) District for the specific purpose of the development of this subdivision. The subdivision will include fourteen lots created by the final plat. The lots will range in size from about 1.3 acres to 5.3 acres.

The project consists of connecting S. Bell Avenue (approximately 1,314 feet in length) and constructing two cul-de-sac streets (each approximately 350 feet in length) east of S. Bell Avenue. Included with this project is the installation of City sanitary sewer, storm sewer, and water mains. Public improvement plans also include conduit, handholes, and footings for street lights. Installation of the street light poles and luminaires will be coordinated by the Electric Department.

The developer's consultant, WHKS & Co., has completed plans and specifications with estimated construction costs of \$842,000. This estimate includes approximately \$2,500 of infrastructure construction that will be funded from the General Obligation Bonds for this project, but cannot use TIF funding since the project area falls outside of the TIF district boundary. Engineering and construction administration expenses are estimated in the amount of \$100,000.

**ALTERNATIVES:**

1. Approve the Ames Community Development Park Subdivision, 4<sup>th</sup> Addition, Public Improvement Plans by establishing March 4, 2009, as the date of letting and March 10, 2009, as the date for report of bids.
2. Reject the project.

**MANAGER'S RECOMMENDED ACTION:**

This project will use TIF money to expand the amount of available industrial land in the City of Ames. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the Ames Community Development Park Subdivision, 4<sup>th</sup> Addition, Public Improvement Plans by establishing March 4, 2009, as the date of letting and March 10, 2009, as the date for report of bids.