

COUNCIL ACTION FORM

SUBJECT: Sanitary Sewer Extension Analysis for North Growth Expansion Area

BACKGROUND:

On March 1, 2016 the City Council reviewed a staff report concerning approximately 300 acres of land between the current North Growth and Northwest Allowable Growth Area. The City Council had asked for the assessment of the City's current policies and the Ames Urban Fringe Plan in response to a discussion of future growth from September 2015 and in response to an interest of the Dankbar property to consider annexation and development within the City. At that time staff reviewed the policies for development and changes to the Fringe Plan that were needed to consider annexation of the Gap Area. Staff also provided preliminary findings concerning sanitary sewer capacity limitations to serve this additional area and that no additional growth could be accommodated by the current system that exists to the south of the Gap Area.

At the conclusion of the discussion about development in the Gap Area, City Council directed staff to add to the Planning and Housing Department work plan a project to pursue amendments to the Ames Urban Fringe Plan to allow for future annexation of the Gap Area lands.

City Council also discussed what growth options may exist further to the north of Cameron School Road or even for land north of 190th Street. City Council discussed this idea in the context of what scale of sanitary sewer improvements may be needed to serve the Gap Area, as well as any other potential expansion north. **City Council then directed staff to return with a scope for a sanitary sewer evaluation for growth in the Gap Area and further to the north.**

The Public Works Department has contacted the City's current sanitary sewer engineering consultant, Veenstra and Kimm, and received a preliminary estimate to analyze the sanitary sewer capacity service area (between Cameron School Road and 180th Street) and potential environmental constraints (document review) related to extension of sanitary sewer trunk line in the Squaw Creek basin. This study would cost approximately \$18,000 and would be approximately 4 months from the execution of a contract.

Currently, no funds have been allocated for this type of study. If the Council decides to move ahead with the study in FY 2016/17, this work would have to be funded from the available balance in the Sanitary Sewer Fund.

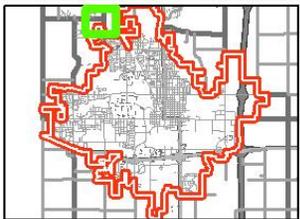
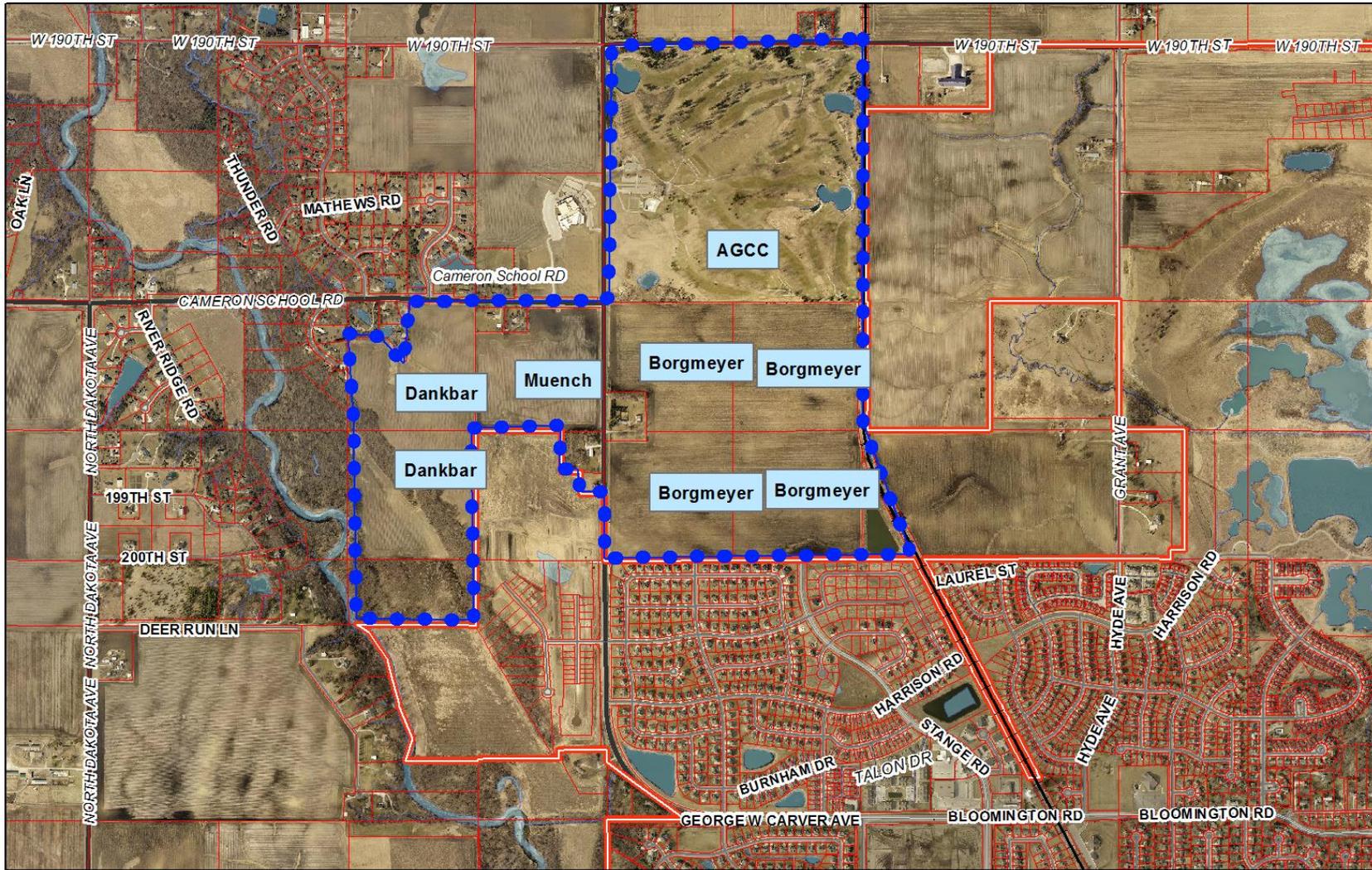
ALTERNATIVES:

1. Motion to direct staff to begin an assessment of a sanitary sewer extension and system capacity to serve growth north of the City and east of Squaw Creek at a cost not to exceed \$18,000.
2. Motion to direct staff to defer evaluation of sanitary sewer capacity for further growth north of the Gap Area until the LUPP update.
3. Motion to direct staff to not initiate further sanitary sewer analysis for growth north of the Gap Area and have the developers of land within the Gap Area provide for sanitary sewer infrastructure needs at their cost.

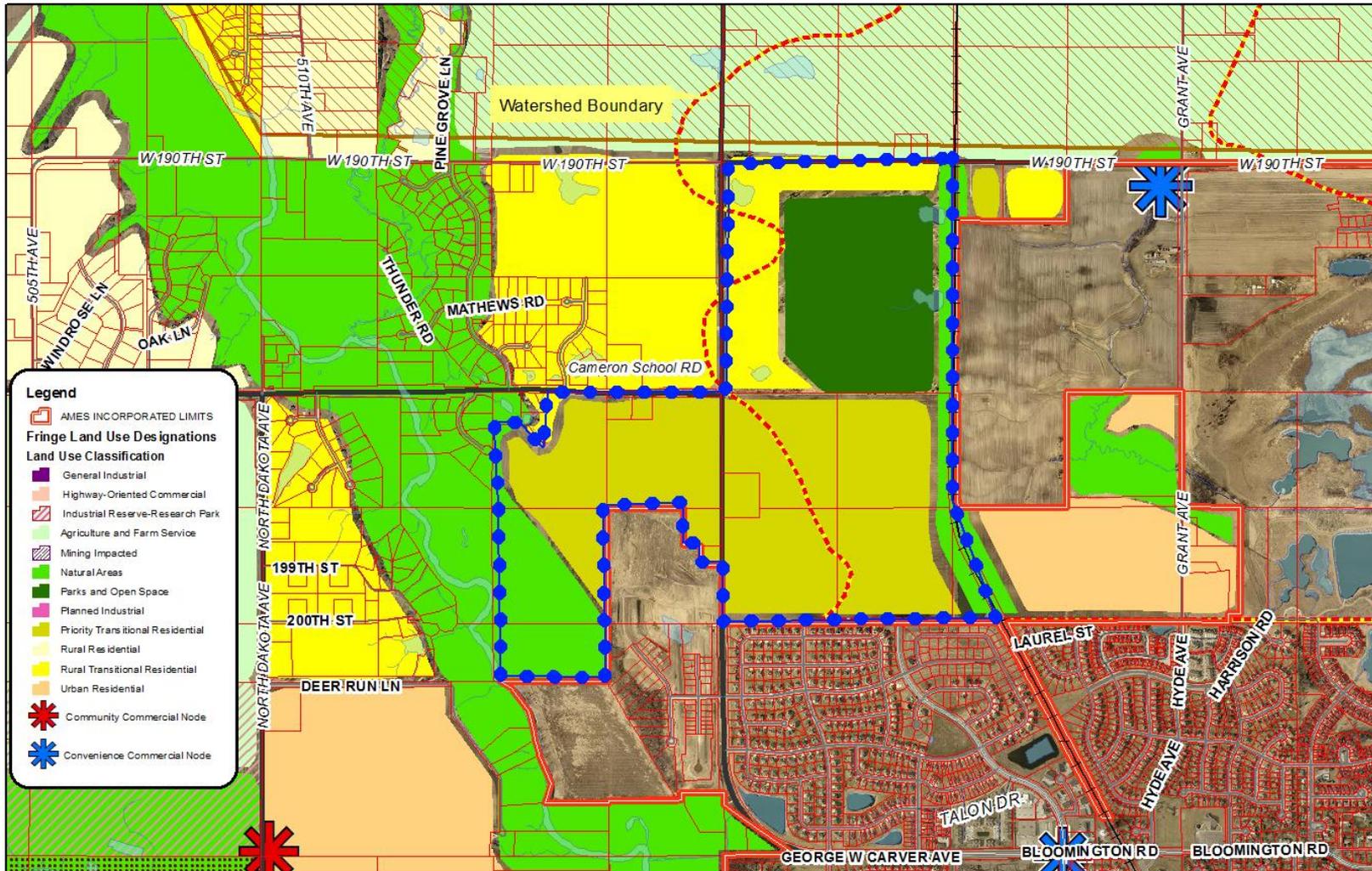
MANAGER'S RECOMMENDED ACTION:

Staff has brought the scope of sewer analysis back for Council review as was previously directed. The scope of work considers a new trunk line extension going north to serve development. The scope of work also would look at downstream impacts to the sewer system from further intensification to the north. Additionally, to understand the feasibility of the trunk line extension, the assessment would also include a general review of environmental constraints to a trunk line extension. **Assuming the City Council still wants to consider land beyond the gap area for potential development in the City, it is the recommendation of the City Manager that the City Council take this first step and approve Alternative #1.** This action will authorize a sanitary sewer assessment for a cost not to exceed \$18,000.

It should be emphasized that once these sewer costs are known, the Council then will have to decide when the City staff should initiate an analysis needed for a LUPP change for the gap area and beyond.



Northern Growth Gap Area



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