

**COUNCIL ACTION FORM**

**SUBJECT: NORTH SUNSET RIDGE SANITARY SEWER (798 N. 500<sup>th</sup> AVENUE)**

**BACKGROUND:**

The City Council approved a contract rezoning agreement for adoption of the Master Plan for North Sunset Ridge Subdivision (the site - 798 N. 500<sup>th</sup> Avenue) on July 26, 2022. **It will be necessary to construct an oversized 12” sanitary sewer through the North Sunset Ridge Subdivision to serve the land to the west that is designated for future growth in Ames Growth Plan 2040. The contract rezoning agreement includes a cost sharing provision for this sewer where the developer paid for the project design and will pay for a proportionate share of the construction based upon the equivalent costs of a standard 8” sanitary sewer. The remaining construction expenses are considered “oversizing” costs for the City and will be financed through by American Rescue Plan Act funds.**

The proposed project will consist of the installation of 3,500 linear feet of 12” sanitary main. **Due to parts of the sanitary sewer line (aprox. 340 linear feet) being through a parcel in the county, staff has been working with Story County to obtain a conditional use permit as required by their land development (zoning) codes.**

The conditional use permit is for an area approximately 50 x 340 feet. City and County staff walked the area to inventory resources and found it to be heavily wooded with other high quality plant materials. The proposed project would require tree removal of approximately 100 4-inch caliper or larger trees. Story County has indicated to staff that with more than a 15% disturbance of the parcel area for the sewer project they could require up to 6 to 1 tree mitigation for replanting of trees with 2.5-inch caliper canopy trees.

Tree mitigation could cost up to \$180,000 based upon the tree size and depending on the mitigation 6 to 1 ratio. Additionally, this magnitude of tree planting would be difficult to implement due to lack of area for planting of new trees where the sewer line is planned. **To avoid as much tree removal as possible, a bid alternate is included in the plans and specifications for directional drilling under the majority of the trees.** However, some trees would selectively be removed to get equipment to the trunk-line sewer for new manhole placement at the connection point.

Staff will evaluate the cost effectiveness of the directional drilling option before a recommendation is made to the City Council. If the City Council finds the directional drilling alternative to be too costly, or inappropriate for this type of project, the staff will work with the County staff to finalize an appropriate tree mitigation plan. It should be noted

that if tree mitigation is ultimately required it, will be accomplished separately from the contract for the construction of sanitary sewer line.

Bolton & Menk has completed plans and specifications for this contract. Revenue and expenses associated with this project are estimated as follows:

	<b>Available Revenue</b>	<b>Estimated Expenses</b>
Hunziker Development Funds (per Agreement)	\$604,725	
American Rescue Plan Act Funds	\$1,065,000	
<b>Construction (this project) – Base Bid</b>		\$ 730,220.00
<b>Construction (this project) – Bid Alternate</b>		\$ 31,689.00
Engineering/Administration (overall total)		\$ 76,190.00
	<b>\$1,669,725</b>	<b>\$ 838,099.00</b>

**ALTERNATIVES:**

1. Approve the plans and specifications for the North Sunset Ridge Sanitary Sewer project and establish December 14, 2022, as the date of letting and December 20, 2022, as the date for report of bids.
2. Direct staff to revise the project.

**MANAGER’S RECOMMENDED ACTION:**

This project advances the City of Ames commitment to provide infrastructure for new land development as established in the Ames Growth Plan 2040. This project was designed in accordance with the latest standards, and the Engineer’s estimate is within the identified funding from the American Rescue Plan Act and Hunziker Development.

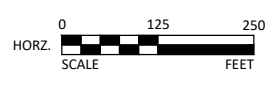
Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

NOTES:  
 1. LOTS SHOWN ARE FUTURE AND FOR REFERENCE ONLY  
 2. STREET LAYOUT SHOWN FOR FUTURE AND FOR REFERENCE ONLY

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DESIGNED	REV	DESCRIPTION	DATE
TLB			
TLB			
GAB			
CLIENT PROJ. NO.		0A1.126400	

CITY OF AMES		SHEET <b>M1.01</b>
NORTH SUNSET RIDGE		
OVERALL LAYOUT		