

ITEM #: 13
 DATE: 11-12-24
 DEPT: PW

COUNCIL ACTION FORM

**SUBJECT: 2023/24 AMES PLAN 2040 SANITARY SEWER UTILITY INFRASTRUCTURE
 (265TH STREET EXTENSION)**

BACKGROUND:

This new program involves installation of public sanitary sewer infrastructure into the priority growth tiers shown in Ames Plan 2040. Installing the sanitary sewer system proactively opens the ability to develop land in the adopted growth tiers. **This project includes extending a new sanitary sewer along Ken Maril Road, 550th Avenue, and 265th Street.**

The City and Story County have agreed to the installation of a sanitary sewer on the county roadway. The attached 28E Agreement prepared by Story County has been reviewed and approved by the City of Ames staff and Legal Department.

On June 25, 2024, a professional services agreement contract with WHKS of Ames, Iowa was approved in the amount not to exceed \$273,300 for design. **WHKS and City staff have completed plans and specifications for this project, with an Engineer's Estimated Base Bid of \$3,073,557.26 to extend the sanitary sewer from the existing 66" sanitary sewer on Ken Maril Rd west to 550th Avenue, then south along 550th Ave from Ken Maril Rd to 265th Street. The add alternate in the amount of \$896,758.49 is included to extend the sanitary sewer along 265th Street west from 550th Ave to US Hwy 69.**

Funding Source	Available Revenue	Estimated Expenses
ARPA	\$3,381,981	
Construction (Base Bid)		\$ 3,073,557.26
Engineering/Administration		305,000.00
Total Base Bid	\$3,381,981	\$3,378,557.26
Construction (Add Alternate)		896,758.49
Total Base Bid & Add Alternate	\$3,381,981	\$4,275,315.75

The Base Bid or Base Bid and Add Alternate bid will be awarded based on the City's discretion and available revenue.

PUBLIC OUTREACH

Staff sent letters to all tenants/property owners and met with several tenants and property owners to obtain input regarding staging, construction timing, and special access needs. Comments were received and incorporated into the project design.

At the public meeting, it was clear there was a strong preference to avoid being annexed into the

City. Property owners requested assurances that this sewer project would not result in involuntary annexation. Staff explained that annexation would only occur at the time a property owner requests annexation, and that the City is not initiating an involuntary annexation of the whole area. Future annexation patterns will not be known until the City first receives a petition for annexation from a landowner. The City's Planning staff will be available to respond to questions and concerns about future annexation and can discuss details with individuals as needed.

ALTERNATIVES:

1. The City Council can approve the following:

- a. Approve the plans and specifications for the 2023/24 Ames Plan 2040 Sanitary Sewer Utility Infrastructure (265th Street Extension) project, setting December 4, 2024, as the bid due date and December 10, 2024, as the date of Public Hearing.
- b. Approve the agreement for City sanitary sewer installation on County roadway.

2. Direct staff to revise the project.

CITY MANAGER'S RECOMMENDED ACTION:

Approving these plans and specifications will extend public sanitary sewer infrastructure into priority tiers shown in the Growth Plan 2040. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

ATTACHMENT(S):

[Ames 2040 Plan Overview.pdf](#)
[Sanitary Sewer Agreement.pdf](#)