

Staff Report

IRONS SUBDIVISION SEWER EXTENSION ALTERNATIVES

April 28, 2026

BACKGROUND:

The Irons Subdivision and the Ames Golf and Country Club (AGCC) are located north of Ames and west of Ada Hayden Park, adjacent the City's corporate limits. In spring 2025, when the City of Ames was in the process of annexing land north of Ames, the City Council elected to proceed with the annexation of what is known as the "Borgmeyer" property separately from annexation of properties within The Irons Subdivision and the AGCC.

Annexation of The Irons Subdivision and the AGCC was based upon previous covenants agreed to at the time of development of The Irons Subdivision that required annexation at the direction of City Council and for a future sanitary sewer line extension at the direction of City Council. **City Council accepted required annexation applications in May 2025 and deferred the annexation process until 2026.**

Additionally, City Council, at the request of some property owners in the Irons, directed Public Works staff to prepare cost estimates for a sanitary sewer line extension to serve the homes in the Irons. The Irons sewer extension is predicated on the development of the former Borgmeyer farm (known as the Greenbriar project) and the extension of sewer trunk line through the project to southern boundary of Irons Court. The intent of this process was to assist the property owners in understanding the options they would have to accomplish a sewer extension once the planned Greenbriar development occurs.

City staff used an email list of property owners in December 2025 to provide two alternatives for construction of the sewer line and associated cost estimates using City bid prices. Staff provided the same information to the AGCC board. Staff invited owners to a meeting with staff on January 14, 2026. The routes and estimates provided to the owners are attached. The January meeting included a staff overview of the two routes and the cost estimates. Eight property owners were present, some from each of the two HOAs, which are the townhomes and the single-family detached homes.

The main themes were about: 1) the costs of the project, 2) benefits of alignments, 3) why there was a need to do the project, 4) timing, 5) what sewer service line issues may exist, and 6) how costs would be allocated. A summary of the questions and responses from the January meeting is attached.

OPTIONS:

At the time of the platting of the Irons Subdivision a sanitary sewer easement was created through the project to allow for future service of the homes. The AGCC is not required to

connect to a sanitary sewer main by the current covenants because it was not known if it was feasible when the project was approved. However, the AGCC could choose to connect if it becomes feasible.

City staff evaluated one version utilizing the original easement and a second version with a different route generally to the rear of homes that would require new easements and cooperation of property owners. The estimates do not include individual costs to the owners for abandoning septic systems and connecting a service line to the new sewer main.

Option 1: New Rear Alignment

This new option has a lower projected overall cost compared to the original alignment. However, because the easements for this route do not exist it would require cooperation of owners to implement the alignment. The Rear Alignment generally has reduced costs of construction due to less disruption of paved streets and it generally provides a closer connection point for individual home service lines, but this will vary depending on the lot. Staff also noted the septic abandonment process is through Story County and does not involve the City of Ames. This option is also likely best suited to serve AGCC.

Rear Yard Alignment Cost Estimates

Site Prep/Restoration	\$37,300
Sewer Main	\$578,829
Replacement Paving	\$106,000
Mobilization/Survey/TC	\$71,000
City Eng./Admin/Inspection	\$158,624
Total	\$951,744

Option 2: Original Alignment

This option follows the original alignment and does not require new permanent easement. Costs are greater because of the increased area of pavement removal and replacement associated with this option. Service lines may be lengthier for many homes because services are generally in the rear of these homes and the sanitary sewer main in this option is adjacent to the street pavement.

Original Alignment Cost Estimates

Site Prep/Restoration	\$21,500
Sewer Main	\$624,425
Replacement Paving	\$513,125
Mobilization/Survey/TC	\$76,000
City Eng./Admin/Inspection	\$247,210
Total	\$1,483,260

STAFF COMMENTS:

Timing of an extension is not known at this time. The sewer extension to serve the Irons is dependent on the timing of the Greenbriar project to the south and their extension of the sewer

line through their property to the southern edge of the Irons Subdivision. **There are ongoing conversations with the Greenbriar developer, but it is not clear how quickly they would extend the sewer across the property. With that said, it would seem that the earliest that it could occur is FY 2027/28, but that has not been formally established.**

Actual construction of either alignment could be done privately by a contractor hired by the owners, subject to City review and inspection. Alternatively, the owners could approach the City and ask for the City to take on the project as a special assessment project. A special assessment process allocates the full costs proportionally to each property and includes a schedule for payment that is collected with property taxes, typically over 10-15 years. Staff believes any future proposal for a special assessment and allocation of costs should come from the property owners so the City Council would know what the support of the process is before initiating such a project.

There are no next steps planned at this time by the City. The property owners can work to create a plan for either alignment and work with staff on how to proceed with review of a specific proposal. Ultimately, the timing of requiring the sewer extension is at the discretion of the City Council.

ATTACHMENT(S):

[Irons Sanitary Sewer Meeting Notes Summary 1-14-26.pdf](#)

[Cost Estimates December 2025.pdf](#)

[Option 1 Rear Yard.pdf](#)

[Option 2 Original Easement.pdf](#)