

ITEM #:	42
DATE:	06-09-26
DEPT:	P&H

COUNCIL ACTION FORM

SUBJECT: OUTLINE OF ANNEXATION SCHEDULE FOR THE AMES GOLF AND COUNTRY CLUB AND ADJACENT THE IRONS SUBDIVISION RESIDENTIAL PROPERTIES

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 covenants agreed to at the time of development of The Irons Subdivision that required annexation of AGCC and The Irons Subdivision properties at the direction of City Council as a condition of developing in the County before property could be annexed to the City. At the May 13, 2025 meeting, Council accepted the requested annexation applications from property owners, including the AGCC, and determined that the annexation process would proceed in 2026.

Complete annexation applications have been received from 20 property owners representing 143.12 acres and 21 of the 39 parcels in the planned annexation area (see the attached map showing the annexation area and consenting property owners). The consenting territory is approximately 93% of the intended annexation area.

As part of accepting the annexation applications, City Council indicated that a transition of taxes would apply to the annexed properties, including both consenting and non-consenting property owners. The City Council agreed to a 3-year transition of City tax levies as a reduction of 75%, 50%, and 25%.

As part of the annexation application discussion there was an additional issue of future sanitary sewer installation that is a requirement of the covenants as well. This future sewer extension is at the cost of the property owners within the Irons Subdivision and its timing for construction is at the direction of City Council. City Council recently reviewed options for serving the residences at the April 28 meeting. City staff reported back on two feasible options for routing of a sewer extension. **Staff also noted the the extension would not be feasible until the Greenbriar development to the south completed a sewer extension to Irons Court, which staff estimated would not occur until 2028 at the earliest.**

At the meeting, no one option was identified as preferred by either HOA or a majority of property owners. City Council accepted the report and no further action is anticipated until such time as The Irons property owners indicate their preference for the alignment of the

sewer extension. **The annexation process does not directly tie to the planned sewer extension; they are independent decisions as one is not dependent on the other.**

City staff has created a schedule that conforms to State law notification and hearing processes. The schedule, as presented, would result in the completion of the annexation of the properties before the end of 2026. This means that by January 2027, all the properties would be within the City.

Key Dates(Tentative):

- June 9 (this meeting): City Council directs staff to proceed
- June 17: Consultation Meeting with Township Trustees (Franklin) and Story County
- July 28: City Council Hearing for Approval of Annexation
- September 9: State City Development Board Meeting for Application Completeness
- October 7: State City Development Board Hearing for Approval of Annexation
- November 7: 30 Day waiting period expires, State notifies County of final approval

Upon annexation, the properties will remain as Midland electric customers and stay on septic systems until completion of a future sewer extension. While the AGCC would remain a Xenia water customer, the residential properties will ultimately transition to City of Ames water. The water territory buyout for the residential properties by the developer was completed prior to Final Plat and Xenia has been serving the homes in the interim until City water can be extended to the properties.

ALTERNATIVES:

1. Direct staff to proceed with the annexation schedule outlined above.
2. Direct staff to proceed with a different annexation schedule.

CITY MANAGER'S RECOMMENDED ACTION:

City staff has proposed an annexation schedule based upon City Council's direction from May 2025 to proceed with annexation of the AGCC and The Irons Subdivision. Although all property owners within the annexation area are required by the current covenants to voluntarily annex at the direction of the City Council, 61% (or 20 out of the 33) of the property owners representing 93% of the annexation territory submitted applications. Because of this, the annexation will be considered an 80/20 annexation process under state law. The proposed 80/20 annexation conforms to the State law requirements of including nonconsenting properties by creating more uniform boundaries of the City upon annexation. Therefore, it is the recommendation of the City Manager that the City Council approve Alternative No. 1.

ATTACHMENT(S):

[Annexation Area Map.pdf](#)