

ITEM #: 8  
DATE: 12-23-25  
DEPT: PW

## COUNCIL ACTION FORM

**SUBJECT: 2021/22 STORMWATER DETENTION/RETENTION MAINTENANCE PROGRAM - (NORTHRIDGE HEIGHTS POND)**

### BACKGROUND:

This annual program provides for long-term maintenance of stormwater detention facilities within the City of Ames. These facilities provide regional stormwater detention and retention across the community.

**As a standard provision of developers' agreements, the City of Ames has responsibility for the long-term maintenance of many of these facilities in residential areas.** As these facilities age, sediment accumulates, volunteer vegetation becomes more prevalent, erosion occurs, and structures need to be improved. **The program location for this project was the Northridge Heights Pond.**

On April 9, 2024, City Council awarded the contract to Tallgrass Land Stewardship Co., of Waukee, Iowa in the amount of \$111,600. To date, staff and City Council have approved eight change orders totaling \$37,258.50. Change Order No. 9 (balancing), administratively approved by staff, resulted in an increase of \$3,537. The balancing change order reflects the actual measured quantities completed during construction. **Construction was completed in the amount of \$152,395.50.**

Revenue and expenses associated with this program are estimated as follows:

Description	Available Revenue	Expenses
21/22 Stormwater Det/Ret (Stormwater Utility Fund)	\$150,000.00	
Project Savings in Stormwater Utility Fund	50,000.00	
Construction (As Bid)		\$111,600.00
Change Orders (Previously approved)		40,795.50
Final Construction ( <b>This Council Action</b> )		152,395.50
Engineering/Administration		35,000.00
<b>TOTAL</b>	<b>\$200,000.00</b>	<b>\$187,395.50</b>

Remaining revenue will be returned to the Stormwater Utility Fund and prioritized for future stormwater projects.

### ALTERNATIVES:

1. Accept the 2021/22 Stormwater Detention/Retention Maintenance Program (Northridge Heights Pond) project as complete by Tallgrass Land Stewardship Co., of Waukee, Iowa, in the amount of \$152,395.50.
2. Direct staff to pursue changes to the project.

**CITY MANAGER'S RECOMMENDED ACTION:**

**This project has been completed in accordance with the approved plans and specifications.** Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.

**ATTACHMENT(S):**

[Project Map.pdf](#)