

Memorandum

To: Honorable Mayor and City Council, City of Princeton

From: Jenn Edison, PE, City Engineer, WSB

Date: April 27, 2023

Re: Conduct Public Hearing and Order the Project for the Industrial Park Street and Utility Extension

The proposed Industrial Park Expansion is a 46-acre parcel located in the southwest quadrant of County Road 31 and 21st Avenue South intersection. In 2021, the previous 8-acre Aero Business Park was combined with the 46-acre parcel and re-platted as part of a new Industrial Park Expansion, and in 2022 the parcel was again re-platted due to interest from a Princeton business owner to relocate to the Industrial Park but needed a larger lot than what was originally platted.

Final design included the construction of over 2,000-ft of two-lane urban roadway with curb and gutter and storm sewer. The pavement is designed to meet a 10-ton roadway to support heavy trucking from business development.

Sanitary sewer and watermain will be extended from the existing mains in 21st Avenue South to serve the developing lots, and the watermain will also be connected to the existing watermain in County Road 31 to provide the new Industrial Park with a “looped” system for water quality and fire protection.

Streetlights will also be installed through the road corridor, and a conduit system will be extended for the future installation of fiber optic services.

The total project cost is estimated at \$1,842,026. Funding for these improvements will consist of assessments to benefitting properties, utility trunk funds, and other City designated funds.

	Sanitary Sewer Trunk	Watermain Trunk	City Funds	Assessments	Total
Sanitary Sewer	\$55,611		\$148,791	\$148,792	\$353,194
Watermain		\$83,417	\$186,507	\$186,507	\$456,431
Bituminous Trail			\$28,735	\$29,070	\$57,805
Lighting			\$84,565	\$85,953	\$170,518
Street /Storm Sewer			\$401,905	\$402,173	\$804,078
TOTAL	\$55,611	\$83,417	\$850,503	\$852,495	\$1,842,026

A presentation of the feasibility report will occur at the Public Hearing. This project has already been authorized by the City Council and has been noticed to the property owners according to State Statute Chapter 429.

Recommendation

Staff recommend conducting the Public Hearing and Ordering the Project.