



DRAFT

**THE MEETING FOR THE PLANNING COMMISSION BOARD HELD ON MAY 17, 2021,
AT 7:00 P.M., AT THE CITY HALL COUNCIL CHAMBERS**

The meeting was called to order at 7:00 P.M., by Dan Erickson. Members present were Eldon Johnson, Scott Moller, Andrea Gerrard, and Victoria Hallin (per Zoom). Staff present were Mary Lou DeWitt (Comm. Dev. Zoning Specialist), Stephanie Hillesheim (Comm. Dev. Manager), and Michele McPherson (per Zoom).

APPROVAL OF MINUTES OF REGULAR MEETING ON FEBRUARY 22, 2021

HALLIN MOVED, SECOND BY JOHNSON, TO APPROVE THE MINUTES OF FEBRUARY 22, 2021. UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED.

AGENDA ADDITIONS / DELETIONS:

HALLIN MOVED, SECOND BY GERRARD, TO APPROVE THE AGENDA. UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED.

PUBLIC HEARING: None

OLD BUSINESS: None

NEW BUSINESS:

A. WSB Sewer Comp Plan Presentation

Jonathan Christensen, representative from WSB Engineering presented the Comprehensive Plan Sanitary Sewer System. Christensen said that he will give an overview of the Sewer Comprehensive Plan. This plan provides an inventory of the City's existing sanitary sewer facilities, an evaluation of the existing facilities, a plan to expand the existing trunk construction costs for the proposed improvements. The Plan was developed using data; as-builts, development extents, wastewater flow data, and lift station pump test data as of May, 2020. This is a planning and budget tool for the City where we need capacity available and growth. The recommended future trunk sanitary sewer system improvements were based on the development extents from the City of Princeton Draft 2020 Comprehensive Land Use Plan, planning discussions with City staff, and wastewater flow projections.

The existing area that the City provides sanitary sewer service has been divided into four sewer districts. Each sewer district was also divided into sub-districts. The existing sanitary sewer system and future development plans will change over time and could develop differently from this plan in certain areas. Future wastewater flows will increase as the population grows and development occurs. Growth projects have been developed in accordance with the City of Princeton Draft 2020 Comprehensive Plan. The Future Land Use Plan also provides

development area to meet the City's growth needs. Growth rates will continually change with time and the trunk sewer system depends on the development of specific areas at specific locations. The future sewer districts include areas in neighboring Townships so the trunk sewer system is sized to allow the option to serve these areas with municipal sewer in the future.

Erickson asked Christensen if they had included in the study the existing system and upgrades that need to be done. There is some of the City's infrastructure that is ready to collapse.

Christensen said yes, they did check that out. The north lift station is due for some upgrades. Even if the capacity is not increased it needs an upgrade. They did an inventory of the existing pipe materials and ages. Those that were installed before the 1970's are good candidates for a new lining or replacement. They have taken an inventory of the current system too and proposed improvements and expansion. The phasing of the improvements would first accommodate short term development. This would help with the short-term growth.

Erickson asked on the line for 21st Avenue where the new Industrial Park is going, would additional capacity be needed now or how much more development could go in there.

Hillesheim said there is still enough capacity for now. It will need upsizing in the future and that will be looked at in the future when the EDA grants are available.

Christensen said a 10-inch line would go west for about a half mile to a mile. Part of the capacity would be consideration of the lift stations running at full pumping rate. There is room for increase and we will keep it monitored for future growth.

Hallin asked on upsizing the pumps, are the pipes increased also.

Christensen said possibly. It would have to be looked at with a Feasibility Study. You do not always have to upsize the pipes and would need to be looked at for each location. In some instances, they will install two different pipes to handle growth in advance and can be switched over to a larger forcemain.

Erickson asked if the cost for phase one upgrades includes replacing the roads also.

Christensen said only for sanitary sewer upgrades. Streets would cost more. The population would need to be quadrupled before the system needs to be upgraded. That would need to be many years.

Hallin asked on the sanitary phasing is relating to the expansion to the south of Princeton.

Hillesheim said yes. She asked if McPherson has anything to add.

McPherson said she is just listening to the presentation.



Erickson is happy to see a plan is in place.

McPherson said the City will get a copy of the counties CIP or Highway Plan for the next five years and will keep in touch with them on that.

Christensen thanked the Planning Commission Board for their time on the presentation.

COMMUNICATION AND REPORTS: None

HALLIN MOVED, SECOND BY MOLLER, TO ADJOURN THE MEETING. UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED. THE MEETING ADJOURNED AT 7:39 P.M.

ATTEST:

Dan Erickson, President

Mary Lou DeWitt, Comm. Dev. Zoning Specialist