
MEMORANDUM

TO: PETERSBURG BOROUGH PLANNING COMMISSION
FROM: KARL HAGERMAN, UTILITY DIRECTOR 
SUBJECT: RECOMMENDATION FOR APPROVAL OF ASSEMBLY RESOLUTION 2023-18
DATE: 12/13/2023
CC: LIZ CABRERA, ECONOMIC DEVELOPMENT DIRECTOR
STEVE GIESBRECHT, BOROUGH MANAGER
DEBRA THOMPSON, BOROUGH CLERK
JODY TOW, FINANCE DIRECTOR

The wastewater department has made good progress toward finalizing the Pump Station 4 Replacement project land acquisition. The Assembly packet for December 18, 2023 includes a Resolution that approves the vacation of Ramona Street, as recommended by the Planning Commission. This memo provides some additional information and context to the resolution.

As part of the land acquisition process, the Borough Assessor researched and determined values for the land involved in the Pump Station 4 project. The parcels in question include a portion of the Ramona Street right of way, a subdivided portion of Lot 10 for siting of the new pump station (new Lot 10A), and a 20' utility easement that crosses Lot 10B. Assessments are stated below:

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| Portion of Ramona Street (Borough ownership) | \$59,000 |
| Lot 10A (Swanson ownership) | \$25,000 |
| Lot 10B 20' Utility Easement (Swanson ownership) | \$5,300 |
| Swanson Land Total | \$30,300 |

The Swanson's have been very gracious and helpful during the project discussions of what is needed to build this project with the least amount of cost to the department and impacts to the neighborhood. The land values of these three pieces indicate that on a strict land value basis, the Swanson family would owe the Borough \$28,700 to complete this deal. However, it has been the intent of the wastewater department from the outset of the project that a land acquisition take place without the need for money to change hands.

In keeping with that goal, I would like the Assembly to consider that this land deal is of greater value to the Borough due to the fact that alternative approaches to constructing the new pump station using the existing Ramona Street right of way increases costs dramatically. Due to the pump station depth, a large excavation behind the existing pump station would put the generator building and the Swanson's house at risk of foundation damage. Also, and potentially more costly would be the need to perform bypass pumping of all the wastewater flow around the construction site during the time period when the old station is demolished and piping is extended to the new station. Bypass pumping with pumps large enough to move the amount of water that flows to the station, and construction provisions to reduce risks to adjacent structures, was estimated to exceed \$100,000 during the project. Avoiding this cost, and the risk of damaging foundations in the project area, is easily accomplished by following through with the land acquisition.

As is the Assembly's right, the elected body can approve terms and conditions for land acquisitions and purchases. It is recommended that the Assembly approve the vacation of Ramona Street in exchange for procurement of Lot 10A and the utility easement across Lot 10B, and further to consider the avoidance of additional costs to the Pump Station 4 project, provided the land acquisition is completed, as full and proper reimbursement to the Borough in recognition of the Swanson's good will toward the project.

Thank you for your consideration.