

MEMORANDUM

TO: MAYOR JENSEN AND BOROUGH ASSEMBLY
FROM: KARL HAGERMAN, UTILITY DIRECTOR 
SUBJECT: LAND EXCHANGE TO BENEFIT PUMPSTATION 4 PROJECT
DATE: 9/12/2023
CC: STEVE GIESBRECHT, BOROUGH MANAGER
DEBRA THOMPSON, BOROUGH CLERK
JODY TOW, FINANCE DIRECTOR

The Pumpstation 4 Force Main project has been in development for some time. Currently, the project has achieved 65% design completion by PND Engineers, with 95% completion scheduled to be achieved by the end of September. The project is anticipating a bid advertisement to start in late October with construction occurring next year.

However, one requirement of the project is to procure a portion of private land adjacent to the pump station in order to site the new wetwell and valve vault. As this station is particularly deep and is the second largest pump station in our system, it was not economically feasible to decommission the current pumps and replace them in the same footprint as the existing station. Utilizing vacant land adjacent to the station provides enough space for a deep excavation without impacting generator shed foundations and aids in the constructability of the project by eliminating a large expense for bypass pumping during the work.

The owner of the adjacent land is amenable to working with the Borough to make land available for the project. The manner in which the wastewater department would like to proceed is through a process of right of way vacation, followed by a major subdivision of Lot 10 (1320 N Nordic Drive) and conditional use permit to use the newly procured property for public utility purposes. The process is described in further detail below.

1. The Borough Assembly passes a motion approving of the concept of the land acquisition and moving forward with Ramona Street Right of Way Vacation – referring the issue to the Planning Commission.
2. The Planning Commission reviews the request for the right of way vacation and the dedication of the vacated right of way to Lot 10 at 1320 N Nordic Drive and provides recommendations to the Assembly. The Assembly will receive the recommendations and have the final decision insofar as the vacation of Borough property.
3. Concurrently with the vacation request, the Planning Commission would receive and consider a Major Subdivision application of Lot 10 to separate the land being requested for the new pump station. The Commission may approve of the subdivision under their authority without making recommendations to the Assembly.
4. Lastly, the WW department will seek a conditional use permit through the Planning Commission to site and operate utility infrastructure in a lot zoned for single family residential use.

The goal of this process is to acquire permanent Borough ownership of lands where the pump station will be located, to vacate right of way and increase the size of the private land owner's Lot 10 so that no substandard lot size will remain after the completion and to move overhead infrastructure to underground in the vicinity of the pump station by way of a utility easement on private property.

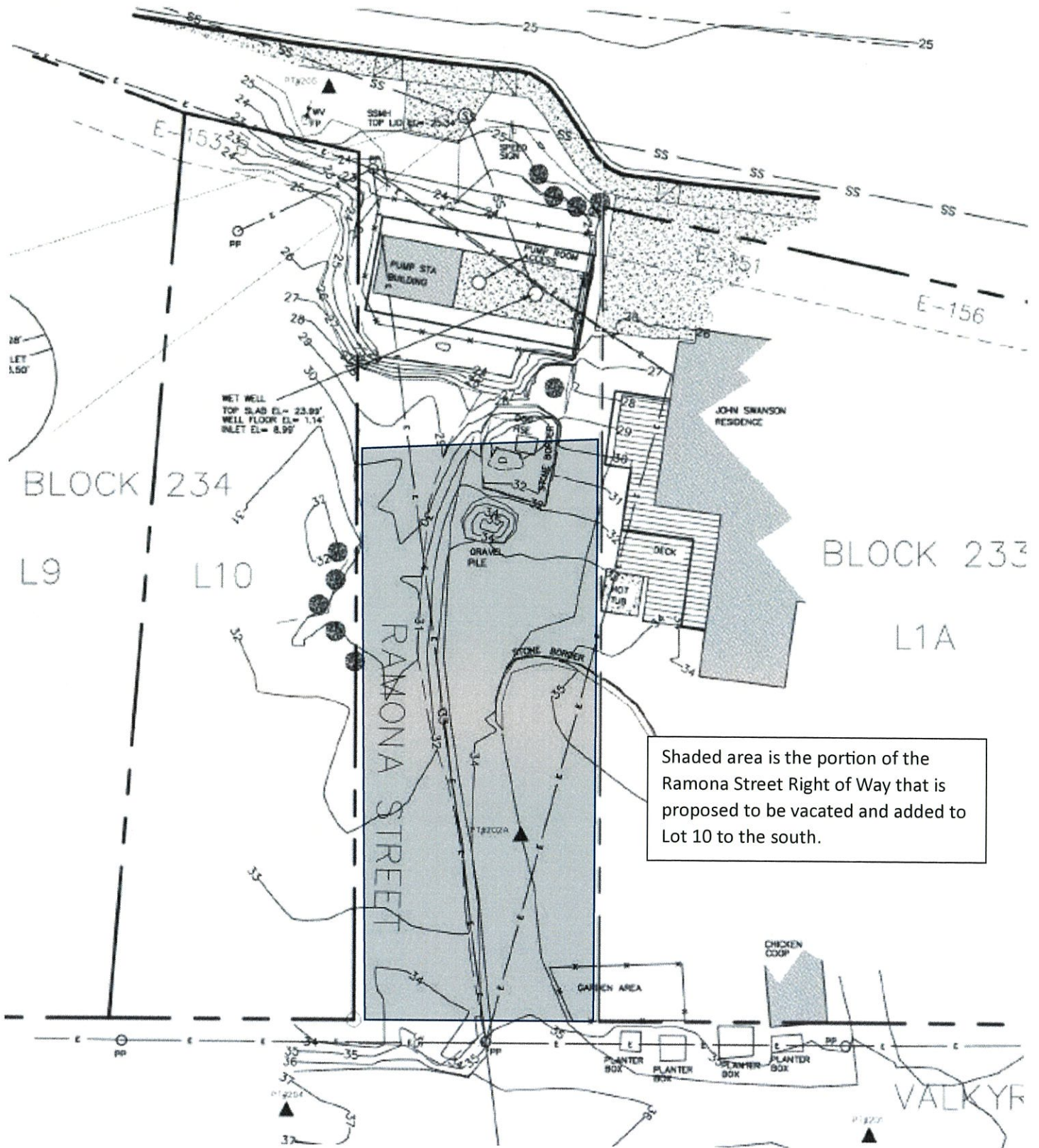
Sketches of the acquisition process are attached to this memo for clarity's sake.

If this land acquisition concept is acceptable to the Assembly, a suggested motion is provided below.

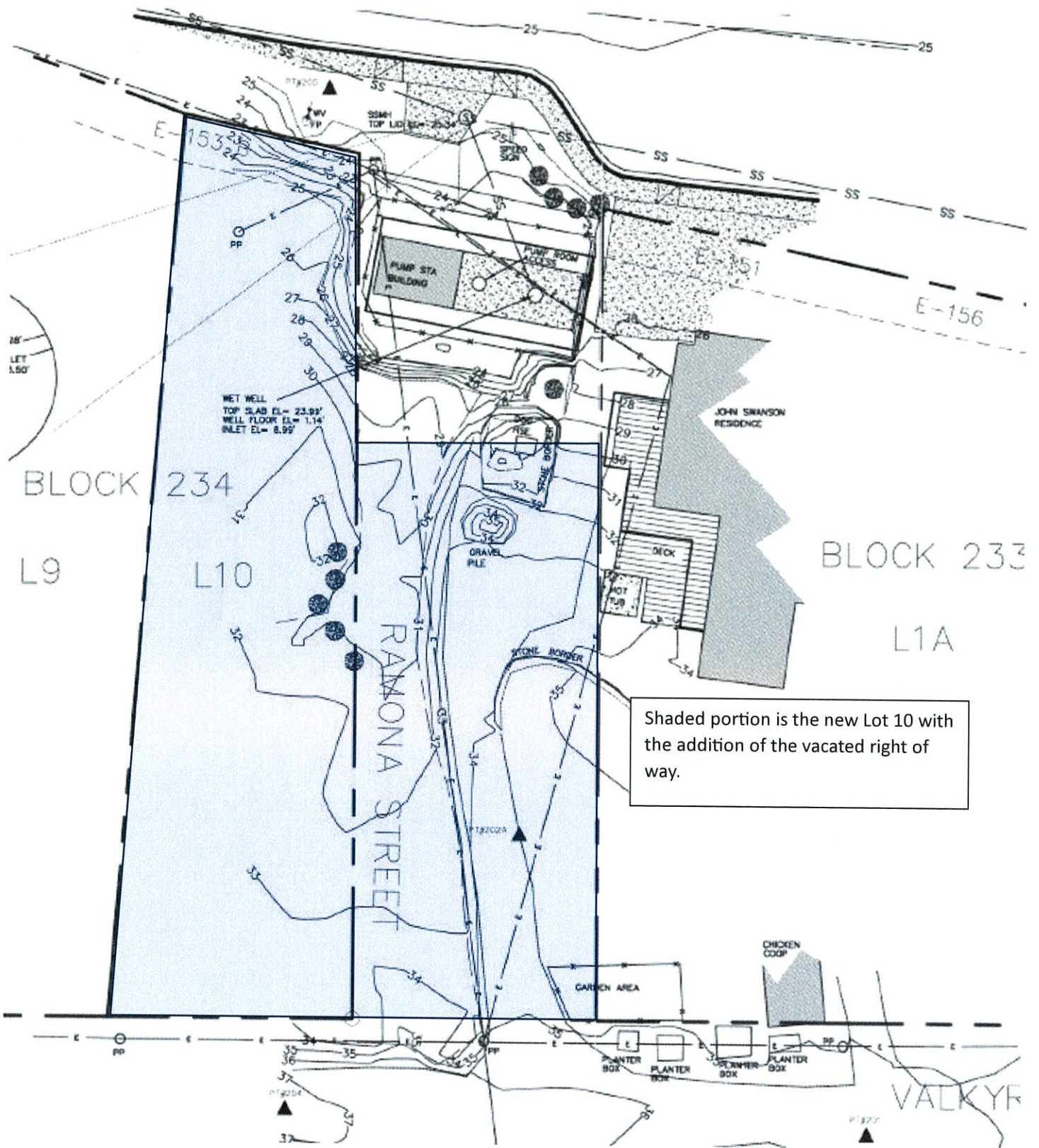
“I move to approve the concept for land acquisition for the Pump Station 4 project and to allow the wastewater department to move forward with applications to the Planning Commission for vacation of portions of the Ramona Street right of way and to seek land for the pump station via a major subdivision of Lot 10 at 1320 N Nordic Drive.”

Thank you for your consideration.

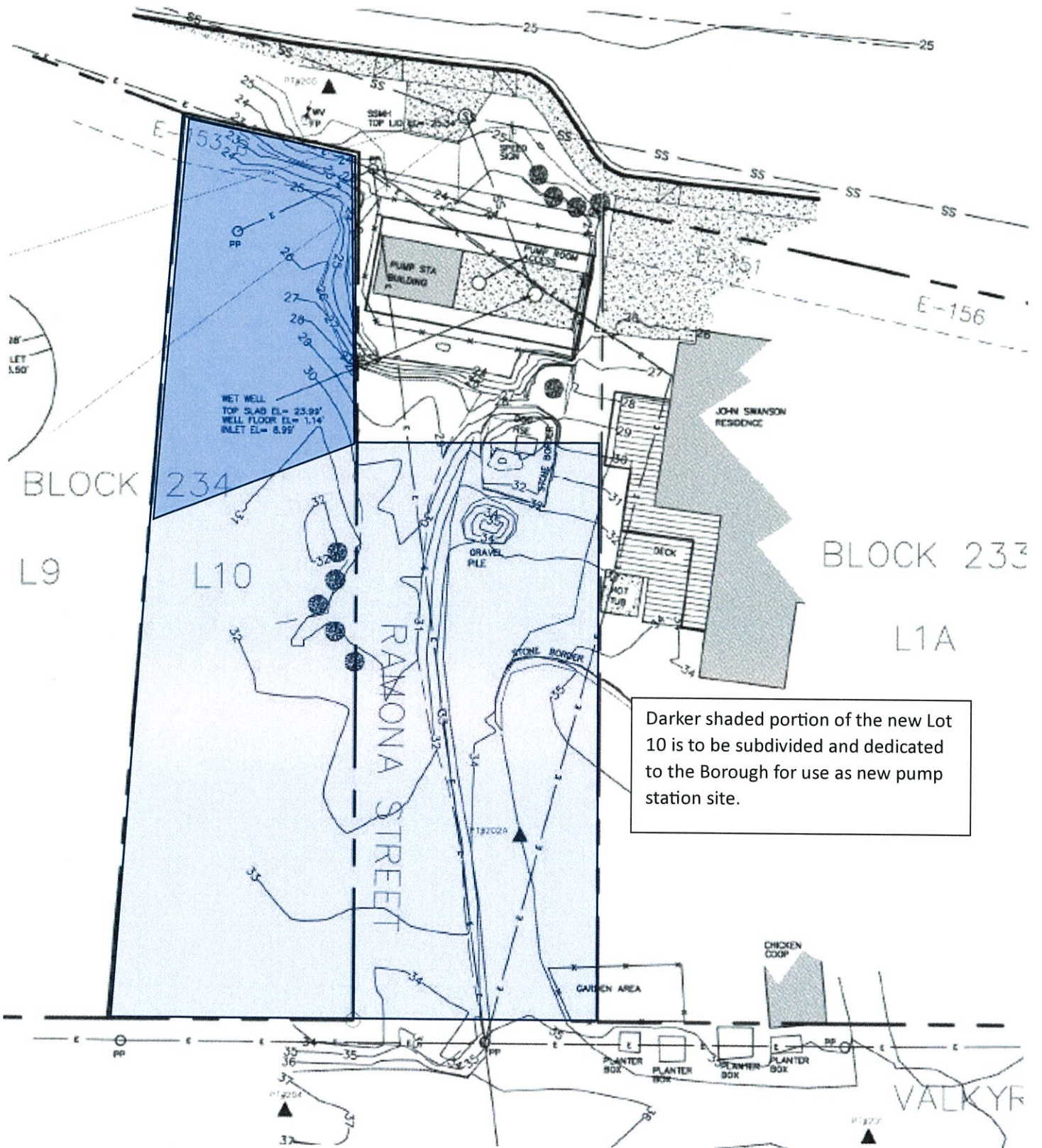
Petersburg Wastewater Department – PS 4 Land Acquisition Proposal - Ramona Street Vacation.
Approximate location. Not to scale.
K. Hagerman 9.11.23



Petersburg Wastewater Department – PS 4 Land Acquisition Proposal – Dedication of Vacated Ramona St to Lot 10. Approximate location. Not to scale.
K. Hagerman 9.11.23



Petersburg Wastewater Department – PS 4 Land Acquisition Proposal – Subdivision of Lot 10 for pump station. Approximate location. Not to scale.
K. Hagerman 9.11.23



Petersburg Wastewater Department – PS 4 Land Acquisition Proposal – Subdivision of Lot 10 for pump station with utility easement. Approximate location. Not to Scale.
K. Hagerman 9.11.23

