

## CITY COUNCIL STUDY SESSION MINUTES

February 28, 2011

Mayor Vierra called the Study Session to order at 6:05 p.m. with the following in attendance:

**ROLL CALL:** Councilmembers Durossette, Ochoa, Mayor Vierra

**EXCUSED:** Councilmember Lane

### DISCUSSION ITEMS

#### 1. Water Tank Evaluation Report and Request for Direction.

Bryan Briggs, Redevelopment & Economic Development Manager presented the staff report.

The Ceres Water Tank is located near the northwest corner of 6<sup>th</sup> Street and Lawrence Street and was constructed in 1934. For over 50 years, the structure was a critical component of the City's water supply system providing 50,000 gallons of water storage but is no longer being used as part of the water system. Although the tank is not being used as part of the water system, the Water Tank remains a significant and iconic landmark for the City.

In order to preserve the character of the Water tank it is necessary the tank be repainted. However before proceeding with the repainting, it was determined that a thorough analysis of the structure be completed in order to determine that the existing corrosion that has been visually identified by City Engineering staff has not compromised the structural integrity of the water Tank.

On September 27, 2010, the Redevelopment Agency authorized Cornerstone Structural Engineering Group to conduct a structural evaluation of the water tank. The analysis is complete. The report has concluded that the tank is in relatively good condition for a structure built in 1934 but is clearly seeing the effects of age; if left in the current condition without work to correct the ongoing corrosion, the structural integrity will continue to degrade.

Council was presented with three alternatives:

1. Move forward with the restoration and repainting at a cost of approximately \$450,000.00.
2. Remove/relocate the Water Tank at a cost of approximately \$20,000.
3. Replace the Water Tank with one of equal size at a cost of approximately \$800,000.00.

### COUNCIL DIRECTION

After some discussion, Council felt that they did not want to risk moving forward with the project until we know how the State Budget will affect Redevelopment funds. The Water Tank is currently not being used. If we put in one that could be utilized by the City it would need to be a 1.5 million gallon tank and substantially more expensive than \$800,000.00. Council determined that the project is not a necessity.

## **2. Fourth Street Parking Lot Report and Request for Direction.**

Bryan Briggs, Redevelopment & Economic Development Manager presented the staff report.

In 2009, the Redevelopment Agency purchased two properties on the corner of Fourth and North and the structures on the properties were removed. The justification for approval of these actions was to remediate blighting conditions on the properties and to provide temporary overflow parking for the Ceres Community Center.

On July 9, 2010, the Ceres Redevelopment Agency and GDR Engineers executed a Professional Services Agreement to perform design, engineering and project management services related to the construction of the Community Center overflow parking lot/public gathering place.

Staff and GDR prepared three potential project alternatives for review by the Redevelopment Agency Board. The alternatives range from a full scope project that meets the goals of the Redevelopment Agency, Planning and Engineering Departments to a significantly scaled back alternative that only addresses the drainage and blacktop of the properties

### Alternative One \$427,996.49

Alternative One includes the construction of a new parking lot where the current temporary direct parking lot exists. Alternative One also includes repaving the alley behind the proposed new parking lot with porous asphalt, repaving of the existing public parking lot on the corner of Fourth and North Streets, which is experiencing considerable deferred maintenance and significant degradation of the surface asphalt.

Alternative One also includes the construction of a new French drain being proposed to correct significant drainage issues in this sector of the City. This alternative proposes new decorative street lights as recommended by the Downtown Specific Plan and required curbs and sidewalks along Fourth and North Streets and security lights and landscaping in the interior island and along the exterior boundary of the lots.

### Alternative Two (\$307,692.08)

Alternative Two is a scaled back version of Alternative One; it realizes \$120,304.41 in savings by removing the porous asphalt in the alley. These improvements are being recommended by the Engineering Department as a test case to determine if the maintenance aspect of this type of asphalt would allow it to be used on a wider scale in the City. Alternative Two realizes further savings by deferring the installation of decorative streetlights along Fourth and North Streets as recommended by the Downtown Specific Plan and eliminates the landscaping for the project. Although this alternative would realize substantial savings, the design elements removed for this alternative are required by the City's planning and engineering specifications for development.

### Alternative Three (\$192,098.88)

Alternative Three realizes another \$115,592.20 in savings by reducing the size of the French drain being proposed in Alternative One by 102'. This reduction will put a greater burden on the drainage system in that area, which may result in increased wear and tear on the existing asphalt in the alley and parking lots. This alternative eliminates the refurbishment of the existing municipal parking lot at 2761 Fourth Street. This lot has experienced significant wear and tear and has begun to deteriorate in some areas. Although, the lot may be able to be repaired, the lot is in need of rehabilitation.

COUNCIL DIRECTION

Council directed staff to move forward with Alternative One for \$427,996.49. The Community Center is the nicest facility in the City and Council was willing to risk moving forward with the project even though we do not know how the State Budget will affect Redevelopment funds. This project is a necessity. The current lots adjacent to the Community Center are in very bad shape and continue to deteriorate. This project will compliment the Center nicely and provide much needed lighting for that corner. Council determined this project to be a necessity.

There being no further business, Mayor Vierra adjourned the Study Session at 6:35 p.m.

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Chris Vierra, Mayor

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Cindy Heidorn, CMC, City Clerk