

**CITY COUNCIL STUDY SESSION
MINUTES**

August 8, 2011

Vice Mayor Lane called the Study Session to order at 6:08 p.m. with the following in attendance:

ROLL CALL: Council Members Durossette, Lane, Ochoa, Mayor Vierra (Arrived at 6:15)

DISCUSSION ITEMS

1. Water Tank Evaluation Report and Request for Direction

Bryan Briggs, Economic Development/Redevelopment Manager presented the staff report. Mr. Briggs stated that this item was considered by the Redevelopment Agency Board on February 28, 2011. In the time since this item was considered on February 28th the state has enacted legislation that included provisions to eliminate redevelopment agencies in California. The legislation also included other provisions to reinstate agencies that agree to participate in an alternative "voluntary" redevelopment program. After conducting tax increment and expenditure projections it staff is recommending that the Agency Board elect to participate in the voluntary state redevelopment program. Due to new information that was not available when this item was initially heard, staff is requesting that the Agency consider this item at this time and provide direction.

The Ceres Water Tank is located near the northwest corner of 6th Street and Lawrence Street and was constructed in 1934. For over 50 years, this structure was a critical component of the City's water supply system providing 50,000 gallons of water storage.

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. The Water Tank is clearly visible to travelers on State Route 99, throughout the surrounding community and serves as a vivid reminder of the history and character of the City's downtown area.

The Downtown Specific Plan has identified the water tank as a critical attribute of any downtown marketing efforts as it is a link to Ceres past and is one of the few existing cultural resources that ought to be used to promote the Agency's economic development and marketing efforts.

In order to preserve the character of the Water Tank, it is necessary the tank be repainted. However, before proceeding with 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 Agency authorized Cornerstone Structural Engineering Group to conduct a structural evaluation of the Water Tank. The analysis is complete and a detailed report has been prepared to delineate the findings of the analysis. 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. In addition, the analysis did find several deficiencies in addition to the noted corrosion. The evidence of the noted deficiencies leads to the need to conduct additional investigations prior to moving forward on the repainting project.

Staff is Requesting Council Consider the Following Options:

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 felt that the option of restoration and repainting the water tower is not a viable option. The tank would still not be useable. Ideally we would want to replace the Water Tank with a large 1.5 million gallon tank and possibly relocate it so that it could be used as storage for the Water Department. At \$800,000 the Council felt there are other projects of more importance right now.

COUNCIL DIRECTION

Council directed staff to take no action for now.

There being no further business, Mayor Vierra adjourned the study session at 6:30 p.m.

Chris Vierra, Mayor

Cindy Heidorn, CMC
City Clerk