



Exterior

### **Seminole Water Tank Station**

**Location:** Northwest corner of 74<sup>th</sup> Avenue and 113<sup>th</sup> Street in Seminole

**Owner:** Pinellas County Utilities, a private utility enterprise

**Year constructed:** 1951

**Year decommissioned:** 2012

**Annual upkeep:** \$13,000

**Deferred Maintenance:** \$125,000  
(every 7-10 years)



Interior



## **Frequently Asked Questions (FAQs) Pinellas County Utilities Seminole Water Tank Station**

### **1. What is the Seminole Water Tank Station?**

*The Seminole Water Tank Station, formerly known as the Oakhurst Water Tank and Pump Station, was once part of water distribution infrastructure consisting of a water tank and pump operated by Pinellas County Utilities. It is located on Utility-owned property in the northwest corner of 74th Avenue and 113th Street in Seminole. The water tank station was built in 1951, used throughout several decades and taken out of service in 2012, when new utility technology made the station obsolete.*

### **2. Did taxpayer dollars pay for the land purchase and station construction?**

*No. Both the land purchase and water tank station were paid for by Pinellas County Utility customers, which span across the entire county, including areas outside of the City of Seminole. Customers of the utility pay monthly fees for the services, infrastructure and upkeep associated with the Utility.*

### **3. What is the county planning to do with the water tank station now that it is obsolete?**

*Following thoughtful deliberation of the station and its deteriorating state, the demolition bid received by the County on May 23, 2017 has been awarded. The contractor will begin mobilizing soon and the entire demolition project, including the removal of underground piping, is slated for completion by the end of November. This will ensure consistency with our commitment to responsibly manage our resources. Demolition will also prevent the structure from continuing to deteriorate and corrode with the potential to create a safety hazard.*

### **4. What are the plans for the property when the water tank station is eliminated?**

*Following demolition of the water tank station, Pinellas County Utilities would prepare the property for sale. That process entails declaring the property as surplus, securing an appraisal to set a minimum bid amount and marketing the property for sale.*

### **5. Can the County donate or sell the water tank station?**

*The County cannot donate or sell the water tank station because it is an asset that is owned by Pinellas County Utilities Water Fund, a separate utility enterprise which is funded by water utility customers. The same applies for the property on which the station is located.*

*In accordance with financial accountability standards, the Utility may sell infrastructure, land and/or assets that are no longer part of its active system, at market rates. In doing so, it is able to help keep utility rates affordable for its customers and invest the revenue toward system upkeep, operations and other critical services.*

**6. How much has the Utility saved its customers since discontinuing use of the water tank station?**

*By taking the water tank station out of service, implementing improvements at other facilities, and through energy efficient technologies, Pinellas County Utilities saves \$232,000 per year in electric costs and \$46,000 in labor, tools and materials. These are savings that the Utility can reinvest to maintain and improve the utility system for its paying customers. Demolition of the station will save an additional \$13,000 in annual maintenance costs and \$125,000 in deferred maintenance.*

**7. Can the Utility sell the water tank station and land below appraised value?**

*No. The Utility has a duty to be fiscally responsible to its customers and return the fair market value of any assets that are no longer required for service to the Utility's reserve fund. This helps offset operations, maintenance and capital reinvestment costs of maintaining a properly-functioning Utility system on behalf of its customers.*

**8. Have County and City of Seminole staff discussed the city's interest in acquiring the water tank station?**

*Yes. The County worked closely with the City of Seminole for several months to try to reach a reasonable and flexible lease agreement that was also in line with our standard terms and conditions for all leases. Unfortunately, that was not achieved and the City rejected the proposed lease from the County during its recent Council meeting.*