



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



Exterior



Interior

**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:** \$13,500

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

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

*The Seminole Water Tank Station, also known as the Seminole water tower, 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 them 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 What is the county planning to do with the water tank station now that it is obsolete?**

*Because the structure is no longer functional or needed for utility service, the county intends to decommission it to avoid ongoing maintenance costs and prevent the structure from continuing to deteriorate and corrode with the potential to create a safety hazard. Demolition of the water tank station is planned for the summer of 2017.*

**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, 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 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.*

**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 City of Seminole has made the County aware of its interest in acquiring the water tank station. In accordance with Pinellas County Utilities' financial duty to its customers, the County has advised that the City of Seminole may consider purchasing the water tank station at fair market value. The County has also offered an installment purchase plan to spread the cost over several years in an effort to assist the city in its consideration.*

**9. Would the County consider deferring demolition?**

*No. The County is not considering a deferral plan for the demolition due to the ongoing operating costs and potential safety hazards associated with continuing to keep the station as it stands.*