



TALENT CITY COUNCIL
REGULAR COUNCIL MEETING MINUTES
TOWN HALL
October 5, 2016 – 6:45 P.M.

Study Session, Regular Council & TURA meetings are being digitally recorded and will be available on the City website

The City Council of the City of Talent will meet in Regular Session at 6:45 PM Wednesday, October 5th in the Town Hall, 206 E. Main Street. The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities, should be made at least 48 hours in advance of the meeting to the City Recorder at 541-535-1566, ext. 1012.

The City Council reserves the right to add or delete items as needed, change the order of the agenda, and discuss any other business deemed necessary at the time of the study session and/or meeting.

REGULAR COUNCIL MEETING- 6:45 PM

Anyone wishing to speak on an agenda item should complete a Public Comment Form and give it to the City Recorder. Public Comment Forms are located at the entrance to the meeting place. Anyone commenting on a subject not on the agenda will be called upon during the "Citizens Heard on Non-Agenda Items" section of the agenda. Comments pertaining to specific agenda items will be taken at the time the matter is discussed by the City Council.

1. Call to Order/Roll Call

The Council Meeting was called to order at 7:01 PM

2. Pledge of Allegiance

3. Community Announcements

- **Mayor Stricker spoke that the Harvest Festival was a success and thanked Staff.**
- **Exit 24 at Phoenix is near completion.**
- **The Together for Talent Enacting Ordinance will be considered the first draft on Oct. 19th. Thanked T4T for their work drafting the Ordinance.**

4. Public Hearings

Public hearings are conducted under a prescribed procedure depending on the topic. The presiding officer will conduct the hearing in accordance with those procedures which will allow for public input at the announced time.

4.1 Vacation of portion of alley right-of-way between S. First St. and S. Second St.

Community Development Director, Zac Moody gave a Staff report.

Council discussed reasons for the suggested vacation. Mr. Corrigan spoke that there are significant costs to the City to maintain. Council asked Staff to work on a map prioritizing which alleys to vacate.

Mayor Stricker opened the Public Hearing at 7:29 PM

Public Input:

Bonnie Rott- 312 South First St. Talent – Ms. Rott spoke that she feels the alley is important to keep and explained her reasons why. She doesn't feel that blight is an issue.

Mayor Stricker welcomed Commissioner Roberts.

Gerardo Angulo – Mr. Anguel spoke that he uses the alley to work on cars. He spoke to his reasons to keep the alley.

Thomas McLean – 306 S. First St. Talent – Mr. McLean spoke of issues in receiving the written notice regarding the vacation. The deadline to make comments was September 21st however he didn't get his notice until September 23rd. He spoke of the importance to keep the alley.

John Barger – 314 S. First St. Talent – Mr. Barger spoke that he is a long time resident of Talent. He spoke in favor of keeping the alley.

Mayor Stricker closed the Public Hearing at 7:45 PM

Mayor Stricker suggested to table the item until there is criteria for vacating alleys.

Councilor Wise suggested for Staff to create an Ordinance for beautification around alleys.

There was no motion and the Council gave unanimous consensus to table the item and directed Staff to develop criteria for vacating alleys and to look into beautification.

4.2 Ordinance 16-925-O, An Ordinance prohibiting the uncontrolled growth of noxious vegetation and repealing 14-873A-O.

Mr. Moody gave a Staff report. Mayor Stricker spoke that she thought this was to be pursued for fire mitigation not beautification. Mr. Corrigan spoke that it is for both. Council discussed exemptions.

Councilor Wise noted that Section 2 (6) ii it says “(2)(e)” and it should be “(2)(f)”.

Councilor Pederson spoke in concerns with lowering the height to 6 inches.

Mayor Stricker thanked Staff for their work on the Ordinance.

Mayor Stricker opened the Public Hearing at 8:27 PM

Public Input:

Josephine Warden -255 Colver Rd. #88, Talent – Ms. Warden spoke representing Bee City Subcommittee and Together for Talent Committee. She spoke in concern of the pollinators. She asked that Council not adopt this Ordinance until the Integrated Pest Management (IPM) is adopted.

Jim Thompson – 255 Colver Rd. #Talent – Mr. Thompson spoke regarding the IPM. He explained that if language needs to be added to the IPM please let him know and it will be brought to the Together for Talent Committee.

Mayor Stricker closed the Public Hearing at 8:34 PM

Councilor Wise questioned if a manicured lawn would be exempt from this Ordinance. Mr. Moody answered yes.

Councilor Abshire moved to adopt 16-925-O, An Ordinance prohibiting the uncontrolled growth of noxious vegetation and repealing 14-873A-O. Councilor Harrison seconded. Mayor Stricker repeated the motion. Discussion: Councilor Pederson spoke to his concerns with the suggested height. He also spoke regarding integrating the IPM. Councilor Wise suggested to amend the motion to raise the height to 8 inches. Councilor Abshire said no to the amendment. Motion on the table remained the same. Councilor Abshire, Councilor Wise and Councilor Harrison: YES. Councilor Collins and Councilor Pederson: NO. Motion passed 3/2.

5. Citizens Heard on Non-Agenda Items
Limited to 5 minutes or less per Mayoral discretion

None.

6. Public Presentations
Items that do not require immediate Council action, such as presentations, discussion of potential future action items. Time limited to 15 minutes per presentation unless prior arrangements have been made.

6.1 None

7. Consent Agenda

The consent agenda consists of items of a repeating or routine nature considered under a single action. Any Councilor may have an item on the consent agenda removed and considered separately on request.

7.1 Approval of Regular Council Meeting Minutes for September 21, 2016

Councilor Collins moved to approve the Council Minutes from September 21, 2016. Councilor Pederson seconded. Mayor Stricker repeated the motion. Discussion: None. All Ayes. Motion passed unanimously.

7.2 Civil Rights Ad-Hoc Committee appointments (*see attached*).

Mayor Stricker spoke that she would like to recommend appointment to: Gerlinde G. Smith, Dorian Hastings, Rachel Parks, Darian Slywka and Lynda C. Weinhold as Civil Right Ad-Hoc Committee Members and Michelle Glass as an alternate member.

Councilor Wise moved to approve the appointments recommended for the Ad-Hoc Committee for Civil Rights. Councilor Collins seconded. Mayor Stricker repeated the motion. Discussion: Councilor Pederson spoke that he would like to get applications sooner. All Ayes. Motion passed unanimously.

8. Regular Agenda

Citizens will be provided the opportunity to offer comments on action items after staff has given their report and if there is an applicant, after they have had the opportunity to speak. Action items are expected to result in motions, resolutions, orders, or ordinances.

8.1 Second Reading of Ordinance 16-924-O, an Ordinance vacating alley 20 feet in width to the east of lots 1-6, block 2, Wagner Butte addition to Talent, Oregon in the N.W. ¼, N.W. ¼ of section 26, T. 38S., R1.W., W.M. Jackson County.

Mr. Moody gave a Staff Report.

Councilor Wise moved to approve the second reading of Ordinance 16-924-O, an Ordinance vacating alley 20 feet in width to the east of lots 1-6, block 2, Wagner Butte addition to Talent, Oregon in the N.W. ¼, N.W. ¼ of section 26, T. 38S., R1.W., W.M. Jackson County. Councilor Pederson seconded. Discussion: None. All Ayes. Motion passed unanimously.

9. Information Items

9.1 Infrastructure Finance Authority Funding for the reservoir

City Manager, Tom Corrigan gave a Staff report. He gave a background on the reservoir. He showed the Council pictures of the Belmont Reservoir (*see attached*).

Mr. Corrigan asked Council for consensus to write a letter of interest.

Councilor Pederson moved to direct Staff to sign a letter of interest pursuing the funding. Councilor Collins seconded Mayor Stricker repeated the motion. Discussion: None. All Ayes. Motion passed unanimously.

10. City Manager & Other Department Reports

Items for discussion by the City Manager and Department Heads as needed.

Mr. Corrigan gave Department and City Reports:

- The paving on Front Street is half way done. All citizens in the area were informed. On Monday the sidewalk work will begin. The project is currently on budget and on schedule.
- Cantina Vita at the Depot will be closing. There is another renter who will be coming to Council soon for OLCC purposes.
- All 31 lights in the immediate area have been changed to LED lights. The next LED lights that will be changed will be the holiday light outlets.
- The Dollar General wrote a nice letter for Staff working with new development (*see attached*).
- The annual Leaf Drop will be on November 13th.
- On November 3rd the Police Department will be doing their survey involving City Staff. The first one will be at the Elementary School. They will be going around in groups door to door to address issues Citizens may have.
- The Day of the Dead Celebration will be on October 22nd.
- The Bubble Soccer at the Harvest Festival was a success.

- Mr. Corrigan attended the League of Oregon Cities (LOC) Conference last week.

11. Other Business

11.1

Mayor Stricker spoke regarding Committee/Commission/Council Misconduct. She spoke that she would like Staff to bring back a City Policy that states a definition of misconduct and the procedures if there is a violation. Once this is established she suggested this Policy be installed to all bylaws for Council/Commissions/Committees. Council agreed.

Mayor Stricker spoke regarding communications from Committees to Staff. She explained that Council directs the City Manager and Staff reports to the City Manager. She reminded all Councilors that Commissions/Committees must go through their liaison for recommendations. The recommendations then go to Council, from there Council directs Staff.

Mayor Stricker appointed herself to be the 2nd liaison to the Planning Commission. Council gave consensus to this appointment.

Mayor Stricker and Councilor Collins will be absent for the October 19th Council Meeting.

Mayor Stricker asked Mr. Corrigan to bring Council and update on CIP priorities for 2017-18 before the end of the year.

Mayor Stricker suggested to have a training session for all liaisons and chairs of Commissions/Committees. She spoke that this should be done annual. Council agreed. Dates were discussed for tentatively November or March.

12. Mayor and Councilor - Committee Reports and Councilor Comments

Rogue Valley Area Commission on Transportation – Mayor Stricker (alternate)

Together for Talent Committee – Councilor Collins

Metropolitan Planning Organization – Mayor Stricker & Councilor Cooke (alternate)

Planning Commission – Councilor Wise & Councilor Abshire (alternate)

Public Art Advisory Committee – Councilor McManus

Parks Commission – Mayor Stricker

Traffic Safety & Transportation Commission – Councilor Harrison

Rogue Valley Council of Governments – Councilor McManus & Mayor Stricker (alternate)

Talent Historical Society – Councilor Abshire

Harvest Festival Committee – Councilor McManus

Economic Development - Councilor Pederson & Councilor McManus

Chamber – Councilor Pederson

Councilor Collins announced she attended the Together for Talent Committee Meeting:

- Together for Talent received a copy of the draft ordinance with our attorney's comments. They agreed with most of the suggestions and are preparing for any questions.
- Weed team – The Parks and Recreation Commission is looking to Together for Talent to designate a weeding coordinator in order to commit to another year of hand weeding.
- Waste reduction - The zero waste efforts for Harvest Festival resulted in 25 gallons of food waste, 25 gallons of glass, 35 gallons of paper, cardboard, aluminum, and 45 gallons of bottles and cans. They are currently making efforts to work with local schools and Cathy Dorris is working on an art project using recycled materials.
- Clean Energy Team is in the finalization stages of the Clean energy plan.
- Mayor Stricker and Councilor Collins attended the SoCan networking breakfast where City officials throughout Jackson County were invited to participate in a summit like round table discussion. Shared resources and information for short and long term projections towards climate change policy was discussed.

Councilor Wise announced the Planning Commission had a work session on September 27th regarding housing needs analysis.

Councilor Harrison was appointed as liaison to the Traffic Safety and Transportation Commission.

City Recorder, Melissa Huhtala announced the Harvest Festival went well. A debriefing meeting will be soon. Mayor Stricker spoke that this would be discussed at the next Council Goals. Councilor Collins was appointed as liaison to the Harvest Festival Committee.

Councilor Pederson spoke that the Economic Development met and the Business Leaders Reception was discussed. He also announced that the Chamber met on September 15th and discussed Harvest Festival preparation.

13. Adjournment

The City Council Meeting was adjourned at 9:30 PM

Respectfully submitted by:



City Recorder, Melissa Huhtala

Attest:



City Manager, Tom Corrigan

The City of Talent is an Equal Opportunity Provider

Note: This agenda and the entire agenda packet, including staff reports, referenced documents, resolutions and ordinances are posted on the City of Talent website (www.cityoftalent.org) in advance of each meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact TTY phone number 1-800-735-2900 for English and for Spanish please contact TTY phone number 1-800-735-3896.

APPLICATION FOR COMMISSION or COMMITTEE

City of Talent

110 East Main Street/PO Box 445

Talent, OR 97540

PH (541) 535-1566 FAX (541) 535-7423

Web: www.cityoftalent.org E-mail: talent@cityoftalent.org

1. I am applying for an appointment to a position on the following commission, committee, board or other body:

⇒⇒⇒ AD HOC COMMITTEE FOR PROPOSED RESOLUTION SUPPORTING MUSLIMS. ⇐⇐⇐

2. Name: GERLINDE G. SMITH

3. Mailing address: 1013 LITHIA WAY

City TALENT

State OR

Zip 97540

4. Residence address (if different)

City

State

Zip

5. Current occupation: RETIRED

(*NOTE * If retired or unemployed, state your general or past profession)

6. Phone number(s): Home: N/A Work: N/A Cell: 541-601-6791

Email: gardenintalent@gmail.com

Fax: N/A

7. How long have you lived in Talent?: 4 YEARS

If you do not know if you live inside the city limits or urban growth boundary, please view the official zoning map at City Hall

8. How long have you lived in Jackson County?: 4 1/2 YEARS

9. Are you an employee of the City of Talent, an occasional or potential contract employee, or have any other real or potential conflict of interest in working or serving in this capacity?

Yes _____ No If yes, please describe: _____

10. I believe that I am qualified for and should be considered for the above position(s) and should be considered for the following reasons: (Attach additional sheet if necessary).

I have visited 5 continents and resided in 4, encountering a variety of ethnicities, cultures and religions. Personally, I have always been warmly received and supported in my quest of integration with the exception of a few incidences in the USA; where it was deemed that I might take away jobs from US citizens and was even called a Nazi. My country of origin is Austria and for the record, my parents were part of the Resistance during WWII. 3 of my aunts and 1 uncle were exterminated by Hitler's henchmen because of their affiliation with the Social

11. Signature: Gertrude G Smith Date: 8/23/16

Democrats:

Currently with an unprecedented antagonism toward Muslims/Islam, both in the USA and other countries, I wish to contribute my efforts to support our Muslim brothers and sisters in our community and make them not only feel safe but welcome. Islam is the second largest world religion and not some cult.

G.S.

APPLICATION FOR COMMISSION or COMMITTEE

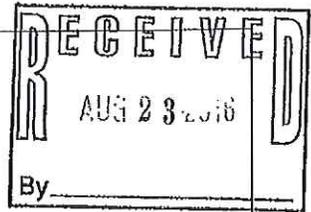
City of Talent

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Talent, OR 97540

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Web: www.cityoftalent.org E-mail: talent@cityoftalent.org



1. I am applying for an appointment to a position on the following commission, committee, board or other body:

⇒⇒⇒ AD Hoc Committee @ resolution supporting ^{Talent} Mosque ⇒⇒⇒

2. Name: DORIAN HASTINGS

3. Mailing address: P.O. Box 1477

City Talent

State OR

Zip 97540

4. Residence address (if different) 100 N. Pacific Hwy, #73

City Talent

State OR

Zip 97540

5. Current occupation: semi-retired; self-employed editorial
(*NOTE* If retired or unemployed, state your general or past profession)

6. Phone number(s): Home: ⁵⁴¹ 897-0875 Work: _____ Cell: (504) 615-4434

Email: d.hastings@juno.com Fax: _____

underscore

7. How long have you lived in Talent?: 2 yrs.

If you do not know if you live inside the city limits or urban growth boundary, please view the official zoning map at City Hall

8. How long have you lived in Jackson County?: 2 yrs

9. Are you an employee of the City of Talent, an occasional or potential contract employee, or have any other real or potential conflict of interest in working or serving in this capacity?

Yes _____ No If yes, please describe: _____

10. I believe that I am qualified for and should be considered for the above position(s) and should be considered for the following reasons: (Attach additional sheet if necessary).

~~I originated the resolution, with input from a member of citizens, and for~~

I first contacted the mosque and met with board members to see how we in Talent could best support them in this time of bigotry and hate. I and several other Talent citizens formulated the resolution that was presented to the council this summer

11. Signature:

Dorian Hastings

Date:

Aug 22, 2016

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Talent, OR 97540

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1. I am applying for an appointment to a position on the following commission, committee, board or other body:

⇒⇒⇒ Civil rights committee ⇐⇐⇐

2. Name: Rachel Parks

3. Mailing address: 300 Blackberry Ct
City Talent State OR Zip 97540

4. Residence address (if different) _____
City _____ State _____ Zip _____

5. Current occupation: Draper/Tailor (OSF)
(*NOTE* If retired or unemployed, state your general or past profession)

6. Phone number(s): Home: _____ Work: _____ Cell: 801-556-6665
Email: lady.parks@gmail.com Fax: _____

7. How long have you lived in Talent?: 5 yrs
If you do not know if you live inside the city limits or urban growth boundary, please view the official zoning map at City Hall

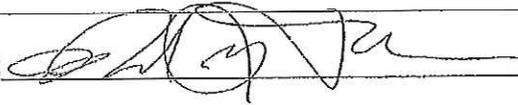
8. How long have you lived in Jackson County?: 8 yrs

9. Are you an employee of the City of Talent, an occasional or potential contract employee, or have any other real or potential conflict of interest in working or serving in this capacity?
Yes _____ No X If yes, please describe: _____

10. I believe that I am qualified for and should be considered for the above position(s) and should be considered for the following reasons: (Attach additional sheet if necessary).

I have a passion for D&I (Diversity & Inclusion) work. I am part of a workgroup for the Oregon Shakespeare Festival's Costume Shop that facilitated creating a group agreement for how we treat each other while working in our space. I'm also part of a subcommittee working on a Code of Conduct / Code of Ethics for the entire organization. D&I work is a lifelong journey; I still have a long way to go, but feel I can bring some experience to the table.

11. Signature:



Date:

8/31/10

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Talent, OR 97540

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1. I am applying for an appointment to a position on the following commission, committee, board or other body:

⇒⇒⇒ Civil Rights ⇐⇐⇐

2. Name:

C. Michelle Glass

3. Mailing address:

360 Blackberry Ct

City

Talent

State

OR

Zip

97540

4. Residence address (if different)

Same

City

State

Zip

5. Current occupation:

Nonprofit Management

(*NOTE * If retired or unemployed, state your general or past profession)

6. Phone number(s): Home:

Work:

541 772 4029

Cell:

541 292 8201

Email:

C.michelle.glass@gmail.com

Fax:

7. How long have you lived in Talent?:

4 years

If you do not know if you live inside the city limits or urban growth boundary, please view the official zoning map at City Hall

8. How long have you lived in Jackson County?:

22 years

9. Are you an employee of the City of Talent, an occasional or potential contract employee, or have any other real or potential conflict of interest in working or serving in this capacity?

Yes

No

X

If yes, please describe:

10. I believe that I am qualified for and should be considered for the above position(s) and should be considered for the following reasons: (Attach additional sheet if necessary).

As a local resident, mother of someone committed to community building I am ~~was~~ committed to being involved and participating in the tough but necessary conversations in our town. I also have a background in equity and inclusion work which I believe would be an asset to this process.

11. Signature:

Christina M. Glass

Date:

08/26/2016

APPLICATION FOR COMMISSION or COMMITTEE

City of Talent

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Talent, OR 97540

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Web: www.cityoftalent.org E-mail: talent@cityoftalent.org

1. I am applying for an appointment to a position on the following commission, committee, board or other body:

⇒⇒⇒ Talent Muslim Resolution Committee ←←←

2. Name: Darian Slywka

3. Mailing address: 282 Rockfellow Pl

City Talent State OR Zip 97540

4. Residence address (if different)

City State Zip

5. Current occupation: Industrial Engineering - Area Manager - Western North America
(*NOTE* If retired or unemployed, state your general or past profession)

6. Phone number(s): Home: 541-622-9277 Work: Cell: 541-622-9277
Email: itsmedarian@gmail.com Fax:

7. How long have you lived in Talent?: 3 Years

If you do not know if you live inside the city limits or urban growth boundary, please view the official zoning map at City Hall

8. How long have you lived in Jackson County?: 4.5 Years

9. Are you an employee of the City of Talent, an occasional or potential contract employee, or have any other real or potential conflict of interest in working or serving in this capacity?

Yes No If yes, please describe:

10. I believe that I am qualified for and should be considered for the above position(s) and should be considered for the following reasons: (Attach additional sheet if necessary).

I have an approach to sensitive issues based on facts, data and common sense values. I have

sat on numerous committees before, understand Robert's Rules of Order, managing projects and

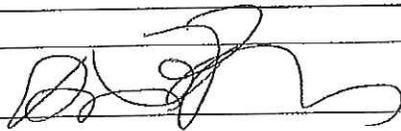
people that may come from different perspectives, life experiences and social economic backgrounds.

I currently manage over 100 individuals and 13 partner organizations that allow me to have a unique understanding.

I also have no preconceived agenda, no hatred toward any group, don't subscribe to any one specific religious or spiritual ideology. Moreover, I generally take a neutral stance on topics involving religion and politics.

I am also a dual citizen, (Canadian and American) and have lived in areas with diverse social backgrounds and can apply much of this life experience to working toward a sound resolution.

11. Signature:



Date:

8/31/2016

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Talent, OR 97540

PH (541) 535-1566 FAX (541) 535-7423

Web: www.cityoftalent.org E-mail: talent@cityoftalent.org

1. I am applying for an appointment to a position on the following commission, committee, board or other body:

⇒⇒⇒ ADVISOR ON MEDICAL REPAIRS ⇐⇐⇐

2. Name:

LYNDA C WENHOLD

3. Mailing address:

235 GIBSON ST

City

TALENT

State

OR

Zip

97540

4. Residence address (if different)

City

State

Zip

5. Current occupation:

RETIRED COACH R.E

(*NOTE* If retired or unemployed, state your general or past profession)

6. Phone number(s): Home:

Work:

Cell:

541 944 2376

Email:

Fax:

7. How long have you lived in Talent?:

SINCE 1990

HOUSTON RD

SINCE 2001 - JACKSON

If you do not know if you live inside the city limits or urban growth boundary, please view the official zoning map at City Hall

8. How long have you lived in Jackson County?:

SINCE 1944

9. Are you an employee of the City of Talent, an occasional or potential contract employee, or have any other real or potential conflict of interest in working or serving in this capacity?

Yes

No

If yes, please describe:

- * ALWAYS INTERESTED CIVIL RIGHTS
- * FEELS STRONGLY ABOUT THIS ISSUE REGARDING ANY MINORITY
- * BOARDS PRIOR 2004 - CRISIS INTERVENTION - SOU FOUNDATION N.W. SEASONAL
- * INTEREST LIES W/WORKING FOR UNDER SERVED



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CITY OF TALENT, OREGON

VISUAL INSPECTION OF BELMONT SOUTH RESERVOIR





Prepared For:

City of Talent
PO Box 445
110 East Main St.
Talent, OR 97540

Prepared By:

DN Tanks, Inc.
351 Cypress Lane
El Cajon, CA 92022





Executive Summary

The objective for the cursory inspection was to provide a preliminary report on the condition of the wall on the Cities Belmont South Reservoir. The cursory inspection was limited to the exterior wall and included sounding representative portions of the gunite cover-coat for delaminated areas and exploring areas of concern where hollow or delaminated gunite was observed. The exterior wall was inspected from the ground; exploration was accomplished by removing small areas of the gunite by hand to expose the structural strands or prestressing for inspection. All areas of inspection were apparent since the gunite cover coat had already delaminated and partially exposed the steel strands and one anchor location. The inspection was all conducted from ground level to approximately 8' of the wall height. I was also able to observe some of the roof from the embankment next to the tank. No interior inspection was conducted due to the tank was still in service

Visual Inspection Summary

The inspection took place on January 20, 2016 and was performed by Mr. Mark Moore of DN Tanks (CTS Division). Present was Mr. Chance Metcalf with the City of Talent. The Talent Belmont South Reservoir is partially buried with approximately 3-12 feet of differential backfill. The tank is located on Belmont Road and appears to be 1.5 MG. Please note, no structural evaluations were performed or requested at this time by the City.

After reviewing As-Build drawings provided by the client, in their offices, the reservoir appears to have a diameter of 115' and 19' in height. The roof appears to be made of pre-casted segmental prestressed concrete panels supported by a large column in the center of the tank. The column, according to the drawings has a corbel that supports the interior edge of the roof panel. The walls are constructed of reinforced concrete with the corewall thickness of approximately 8". From my exterior inspection the wall appears to be circumferentially post-tensioned.



I observed galvanized strands at what would appear to be an anchor or stressing location at the top of the wall. This was likely where hydraulic ram was used to apply force to the strand, thus placing the concrete in circumferential compression. The strands were then coated by hand applied gunite to protect the system from corrosion. The gunite coverage in the areas of inspection would indicate approximately 1" of coverage over the prestressing. It was obvious, based on the areas exposed, that the exterior surface of the corewall was not prepared properly for the gunite to make a mechanical bond. If the gunite is not bonded to the corewall there is an opportunity for moisture to penetrate and allow corrosion to propagate.

When reviewing the drawings at the client's office, no indication was given on the type of prestressing system or force applied. The walls of the Belmont South Tank showed vertical and alligator pattern cracking in the gunite. Along the cracks in the gunite, efflorescence was observed which could indicate moisture migrating from the exterior, or possible moisture migrating from the interior of the tank. Efflorescence occurs as water flowing into the concrete and can carry minerals to the surface (the make-up of efflorescence is lime and calcium, components in Portland cement). When the water dries or evaporates it leaves behind the minerals. In general, efflorescence is an indication of cracking in the gunite cover coat but not necessarily an indication of overall poor performance or that a the tank is leaking.



Exterior Visual Inspection: Belmont South Tank

- Present at the top of the wall, on the west side, is a small area of gunite delamination exposing two strands with obvious corrosion at the anchor location.
- Inspection of the wall found several areas of delaminated gunite based on the hollow or drummy sounds. Based on my observation I would estimate that over 50% of the gunite has no little bond to the corewall.
- Even though corrosion is not found on the limited strand surface that was observed, the corrosion on the anchors was extensive. These types of systems typically fail due to corrosion at the wedge anchor “jacking” locations.

The roof based on the review of the drawings and from our inspection has many joints between the pre-cast segmental roof sections. We have observed on other inspections with similar types of roof systems that exterior water can pass through the roof joint material at the construction joints. A location of delamination and exposed prestressing at the top of the wall was likely caused to bonding of the gunite to the underside of the roof. As the wall or roof expands and contracts, the gunite could break or delaminate at these locations.

Recommendations

- It is our recommendation that the reservoir receive a structural evaluation. Since it appears that the tank was built in the 1970's it is highly unlikely that the tank would meet current seismic codes. DN Tanks would be happy to recommend Consultants that can evaluate your reservoir and provide valuable information that could possibly help provide direction for the reservoirs future service.
- Based on information provided in the dive report completed by Liquid Engineering, The vent should be replaced.
- The roof should receive a proper coating to keep exterior moisture from entering the water supply.

Mr. Stricker and Mr. Corrigan,

I would like to commend you and your exemplary staff over the past number of months they have been helping us with our approvals and permits. They have been patient, helpful and attentive to our questions and our project and we very much appreciate that. Thank you for allowing us to work with all of you! We are very excited to become an integral part of this community.

Thank you,

John J. Shields | Senior Design Manager



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