



Minutes of the Roanoke Rapids City Council

A regular meeting of the City Council of the City of Roanoke Rapids was held on Tuesday, May 2, 2017 at 5:15 p.m. in the Council Chambers at the Lloyd Andrews City Meeting Hall.

Present: Emery G. Doughtie, Mayor
Carl Ferebee, Mayor Pro Tem
Ernest C. Bobbitt)
Suetta S. Scarbrough)
Carol H. Cowen)
Wayne Smith)
Joseph Scherer, MPA, MS, City Manager
Gilbert Chichester, City Attorney
Traci Storey, City Clerk
Kathy Kearney, Deputy City Clerk/Human Resources Manager
Leigh Etheridge, Finance Director
Chuck Hasty, Police Chief
John Simeon, Parks & Recreation Director
Larry Chalker, Public Works Director
Mike Clements, Deputy Fire Chief

Council Members

Absent: Stacy Coggins, Fire Chief
Kelly Lasky, Planning & Development Director
Christina Caudle, Main Street Director

Mayor Doughtie called the meeting to order and opened the meeting with prayer.

Adoption of Business Agenda

Mayor Doughtie asked Council members about any known conflicts of interest with respect to the matters before them this evening.

There being no conflicts, motion was made by Councilwoman Cowen, seconded by Mayor Pro Tem Ferebee and unanimously carried to adopt the business agenda for May 2, 2017.

Unscheduled Public Comment

Kathleen Robinson

Ms. Robinson stated it was summer time and school was about to end so her Camp Save a Child was about to hit the ground running. She announced on May 20th she would be hosting an Open Fun Day that was free to everyone at Emry Park. She asked for everyone to come participate and show their support. She said the area was having trouble with drugs and gangs and the City had great police officers but we need to become a village. She stated she was asking local churches to participate in the camp as well this year. She said her prayer was some churches would come do vacation bible school there. She said it was going to be a place where children feel safe, have meals and to grow. She stated the school would be providing breakfast and lunch. She said she was looking for volunteers to come help out. She said she had 80 kids last year. She thanked the Parks & Recreation Department for providing a place to have the camps this year. She announced the first part of the camp (mid June – July) will be held at Emry Park and the second part would be held at Rochelle Park. She said she just found out that First Baptist Church just adopted that park and they were going to have some great things going on there. She stated we need to save our kids, we need to save our families and this camp was here to do that. She said she did not want anyone to think it was about her; it was about her Father. She said she did not want to glorify anything but if any of us want to save a child come to the Camp Save a Child. She said she wanted to have on-site field trips where people let the kids know what they do and what their job was all about. She said they also have children that have problems with reading and math; the more we show them love, the more they show love to each other. She gave her phone number and address if anyone who wanted to contact her with any questions, to volunteer or make donations. She said the camp starts June 13th at Emry Park, Monday-Thursday 9 a.m. to 4 p.m., Friday 9 a.m. – 1 p.m. She said the Open Fun Day was May 20th if anyone wanted to volunteer or if anyone wanted to pick up camp applications.

Approval of Council Minutes

Motion was made by Mayor Pro Tem Ferebee, seconded by Councilwoman Scarbrough and unanimously carried to approve the April 18, 2017 Regular Council Meeting Minutes as written.

Old Business

Chaloner Pool Survey Update

Parks & Recreation Director Simeon stated *Terracon Inc.* was a national engineering company that specialized in aquatic design and pool engineering services. He said on March 14th *Terracon Inc.* performed a condition survey of Chaloner pool that would give the City detailed information in regards to the overall structural integrity of the pool. He introduced professional, licensed engineer Jim Miller who was representing the City of Roanoke Rapids and he would provide Council with an analysis of the survey.

Mr. Miller gave a chronological order of the services he had provided to date.

He said Parks & Recreation Director Simeon contacted him just before March to come in and help with restoration of the Chaloner pool. He reported on March 1st he met Parks & Recreation Director Simeon and Mike Manning at the site to observe the pool. He said it was empty of water except for the diving area. He said he quickly observed a lot of cracks in the pool, rust marks and some holes. He added he could visibly see water seeping into the pool. He said the pool was a flat area but to the east of it there was a hill going up to Chaloner Middle School. He said there was ground water under the surface and as it elevates that water exerts a lot of pressure against the side walls of the pool. He said this makes cracks and leaks worse because the water finds its way into the concrete to the steel reinforcement and it rusts. He continued as it rusts, it expands and causes the concrete around it to fracture called spalling of the concrete. He stated he recognized that, but did not deem himself as a concrete expert; he was a design professional for building and site design improvements. He said he told Parks & Recreation Director Simeon and Mr. Manning then that they needed to examine the stability and integrity of the concrete. He said he had worked with a company called *Terracon*, they have three offices in North Carolina and offices throughout the United States. He said they were geotechnical people that investigate subsurface conditions and their technicians/specialists measure the quality of steel and building materials. He reported that day he contacted *Terracon* and on March 14th they met again at the site with Carl Bonner who is also a licensed professional engineer from the *Terracon* office near Greenville. He said Mr. Bonner quickly confirmed what he had found from his initial visit to the site. He said Mr. Bonner told them his firm could do testing of the concrete to determine what the condition was inside the concrete.

He said the whole reason for doing this was to determine whether the pool could be repaired to where it could be permitted for use again. He said Mr. Bonner made a proposal and Parks & Recreation Director Simeon made purchase order. He said on April 3rd, they met with Mr. Bonner to begin his process of testing the concrete. He said on April 12th they received the report and he reviewed the report. He said Council should have been provided copies of the report in their packet. He said it was a well written report which included why he was there, tests performed and the results of the tests. He said the report states the following: the pool was 60 years old; there were cracks and rust marks in concrete causing deterioration and ground water was getting into the concrete and rusting the reinforcement steel causing it to spall the concrete around the steel.

Mr. Miller reported *Terracon* took three core samples: 2 in the bottom of the pool and 1 in the north wall. He said the concrete around the rim of the pool called the coping was crushed or disintegrated which was caused by water finding its way into the top also called spalling. He said when concrete is spalled, it no longer has any strength to it.

He said one of the core samples that was taken at the shallow end of the pool proved that the concrete was okay. He said the next core sample toward the five foot depth area, he took a cross section where there was a crack and it truly showed a crack from the top of the concrete all the way to the bottom; a horizontal and vertical crack which was bad news. He said the third sample was taken in the north wall and the deterioration was worse there than it was in the floor. In fact where he took the core, there was an open hole/void where there was no concrete.

Mr. Miller said the report states the conditions observed were believed to be the conditions of the entire pool which reduces the structural integrity of the pool concrete. He said with this summation, Mr. Bonner's recommendation was to demolish the entire pool and replace it with a new pool. In addition, the pool as it stands did not meet any of the current code, handicap or safety requirements. He said along with a new pool the dressing/sanitary building is part of the requirements for a public swimming pool. He said the replacement pool must comply with the current rules for swimming pools which was a very detailed, 30 page document that also addresses the adjacent dressing room building and sanitary facilities. He said all public swimming pools must have dressing, toilet and shower facilities. He said the present pump room which is below grade in that building is also 60 years old and a lot of the pieces have been replaced and

it is essentially worn out. He said under the new code, a separate place would be required to store chemicals; they cannot be stored in the same room the treatment process is located.

Mr. Miller highlighted things addressed in the State Statute that the City would face with a new/replacement pool. He said they would need to qualify for a new pool operating permit. He said the Health Department inspector has come out and sited a number of requirements the current pool would not meet. He said the pool would be subject to a number of inspections once a pool was built and operational. He stated the design details were also addressed including the use and loading information. He said the existing pool at the large part was 75 feet x 35 feet and the depth was 3-1/2 feet to 5 feet which qualifies for a single slope. He stated a new pool must be eligible for handicap requirements. He continued that based on the measurements of the existing pool and the 15 square foot per occupant, the pool qualifies for maximum of 175 people. He said when the City looked at a new pool, it would be prudent to determine how many people would need to be accommodated when sizing the pool. He said the 9-1/2 feet or diving pool has to have 300 square feet per diving board.

He said there were water quality standards and it also requires trained operators. He said the greatest hazard with a pool today was suction hazards where water is sucked out of the pool to return to the chemical treatment system. He said there were special covers and protection. He said if someone was trapped in that suction, the pump motor has to stop and to some extent reverse the flow of water. He stated he says all this because a pool design was not simple; it was a unit structure made up of many components. He said once it was built, that was it.

Mr. Miller said it was his commission to determine the existing condition of the pool and could it be used as a repaired pool. He said *Terracon*, who is a qualified company to make a decision, has decided that the pool is not in very good condition everywhere they looked. He stated if the City had any doubts about it, they could bring them back to do a more in depth inspection, but more than likely it would be a continuation of the same decision. He recommended the City determine what kind of pool they wanted such as the size, depth and the use of it. He said it was part of a recreation center so it was not the only thing there so it needs to compliment the other facilities there. He said they needed to come up with a conceptual (very simple) design that he could take to a legitimate pool designer. He said there were only about 6-8 that would qualify in the U.S. as top designers and if he gave them a sketch on a piece of paper, they could give some idea of the approximate cost of it. He said the cost was going to be the upmost concern. He said the conceptual design would give them a step with an order of

magnitude that they could get a cost estimate from a qualified firm. He said they would take that and then select a design firm under commission/fee payment to come up with a schematic design which was less than a preliminary design. He said this would be a drawing to scale like a picture that everyone would know what they were looking at. He stated this gives the City two chances at the costs of getting a pool back in there. He said once that was done, then the procedure can go to contract documents and the next step would be a preliminary design. He stated they then could get a more accurate estimate and still would have the option of adding to or subtracting. He said once you reach that step, they would be in at a point of no return because the designer would go to final drawings that have to be sealed. Mr. Miller said he would seal the part that was relative to local work. The pool designer would seal the drawings of the design of the swimming pool to comply with the requirements. He said those plans would go to the local inspection department for a building permit, the Health Department for an operational permit and they would qualify to take competitive bids. He said the City could then select a contractor and go under construction. He stated according to the rules, as the Engineer of Record for the City of Roanoke Rapids, he would need to be present in all the process and sign off on the final inspection before the pool could be occupied and operated.

Mayor Pro Tem Ferebee asked Mr. Miller if he fully agreed with *Terracon's* recommendation. Mr. Miller replied he did, they confirmed what he felt was going on to begin with. He shared a previous experience he had with a concrete building that he thought looked fine but hired a structural engineer to investigate. He said the engineer recommended the building be demolished and the wrecking ball hit the building once and the whole building collapsed. He said when concrete deteriorates, it has no more strength and it does not attach to the reinforcement anymore.

Mayor Pro Tem Ferebee stated the Council had a dollar value in relation to the reconstruction of the pool. He said in hearing that the City may have to go a different way, he has heard all kinds of dollar values. He asked Mr. Miller in general if he believed a pool, maybe not exactly like the one there now, could be built within that dollar figure the City has allocated. Mr. Miller replied he called Mr. Bonner with *Terracon* yesterday because they have a pool design group within the company. He asked Mr. Bonner since the City was their client could he call the designers and ask them to give a cost, off the record, of what it would cost to rebuild the pool. He said he was hoping Mr. Bonner would have gotten back with him before the meeting tonight, but he was not able to get that information yet. He said he also asked Mr. Bonner about a liner in the existing pool and he said a liner could be applied to the inside of the pool. He said a liner

could be sprayed in or it could be an epoxy; it amounts to a rubber liner inside the concrete. He said the problem faced with doing that was the concrete was leaking water from the ground and when it comes through, it would cause bulges in the liner. He said the liner would not adhere to it and was not a stiff, non-flexible material. He said Mr. Bonner said they could do it, but he did not recommend it because it would probably result in to something they wish they wouldn't have done.

Councilwoman Scarbrough asked if the pool was to be completely replaced where the current pool was located, what would prevent a new pool from succumbing to the same problems to the exterior due to ground water in a few years. Mr. Miller replied the advancement of technology for one and the pool was synonymous with an underground tank like a water treatment plant. He said the placement of the concrete has a lot do with the longevity of concrete. He said with high-strength concrete and the perfect placement of it, the concrete becomes a solid mass. He stated it should be able to withstand water on the outside as well as the inside. He said with water in the pool, it tends to offset the pressure forces from the outside. He stated the pool should never be drained for that reason. He said they could put drainage tile deep in the ground on the uphill side to divert the water coming down the hill to go around rather than against the pool. He added the pool could have some foundation perforated drain tiles.

Councilwoman Cowen asked if any of the other City pools were having these problems. Parks & Recreation Director Simeon replied that he was not aware of any and there were no visual problems at this time. Councilwoman Cowen asked if he had contacted those people that had built the other pools. Parks & Recreation Director Simeon replied no because the pool at T.J. Davis was built before his time as the director and he would have to do some research to see if that builder was still in business.

Councilwoman Cowen asked if they had looked at the area where the other pools were located to see if they were okay. Parks & Recreation Director Simeon said that the pool at T.J. Davis was raised up rather than the Chaloner pool which was sunk in. Mr. Miller asked the way they would know if the pool was leaking was the chemistry of the pool water. He said pools were treated with chlorine and other chemicals and that was the problem at Chaloner, they could not keep the chemistry of the water at the level it was supposed to be. He said the ground water was leaking in and even if they drained the pool, there would be 12 inches of ground water in the diving area the next day. He stated the incoming groundwater coming in was really the Chaloner pool's downfall.

Councilwoman Cowen said she asked these questions because she was from the Outer Banks and there were issues with a lot of the pools built on the ocean side of the highway because of salt water getting under the pools. She asked if the land at Chaloner was suitable for a pool. Mr. Miller said it was a matter of the quality of construction. Councilwoman Cowen stated she did not want the City to build a pool there if it would have the same problems in a short period of time. She wanted the City to have good, safe pool that will last. Mr. Miller said this would be a custom designed pool that was designed to withstand whatever comes. He said when things were done in the earth, the earth moves but a swimming pool cannot move or it cracks.

Councilman Bobbitt asked Mr. Miller if he and/or *Terracon* recommended raising the pool up and if so how high would it need to be raised to prevent leakage. Mr. Miller replied he did not think raising or lowering had anything to do with it; it's proper construction so that it won't leak. He said to equalize the pressure of the water by not letting the water get to the pool in the first place and by draining around it would alleviate any chance that it would come through. He said the walls would be at least 10 inches thick of concrete.

Mayor Doughtie asked Mr. Miller what kind of time frame he thought he would hear back from Mr. Bonner. Mr. Miller replied there was no time frame, he just made a complimentary telephone call because *Terracon* had an aquatic design group that does large pools. He said as with any engineering company, they could call for a cost of a building and tell them the size and they could come up with a pretty close cost. He said so as pool specialists, he asked Mr. Bonner to call his people to ask for a cost and he said he would get back to him as soon as he could.

Mayor Pro Tem Ferebee stated with hearing all they had today, he recommended Council have Mr. Miller move forward with getting some type of estimate back from *Terracon* so they could look at it. He said it sounded like different designs had different prices on them. He stated they could possibly get a replica design and then come up with something different if necessary to stay within the ballpark of what was allocated along with what the community was willing to help with. He recommended Council ask Mr. Miller to move forward with at least bringing back prices for a new pool including demolition.

Councilman Smith asked Mr. Miller if there had been any discussion between he and the City Manager or any Council members on figures on possibly what it would cost. Mr. Miller replied they met the other day and he ran some rough numbers based on cubic yards of concrete. He said he did not have any specific

number on the pool equipment such as the pumps, filters and distribution piping. He said he figured in some excavation and demolition of that and he came up with a little over \$200,000, which he thought was too low. He stated he told Mr. Ferebee he would not stand by it because it was just a two hour cost estimate and this was too serious of a subject to do it that way. He said that was why he thought it would be best to call *Terracon* because they had already spelled out what improvements the pool needed to have to meet the regulations. He said Mr. Bonner just needed to contact the pool design group and they should come back with a similar estimate but it would be coming from a reliable source. He said with that, the Council could decide if it was within the City's budget capabilities or not. He said if it was not, then they needed to pursue something more definite, maybe a different version of the pool, but they could decide on that strategy once they receive a number to work with.

Councilman Smith asked if that figure included the bathhouse or did it just include the pool. Mr. Miller replied that it did and before he came here today, he read the document in its entirety. He said it states the bathhouse and toilet facilities become a part of a new pool; they fall under the same specification as a new pool does. Councilman Smith asked if the existing bathhouse was up to standards. Parks & Recreation Director Simeon said they were not up to code because like the pool, they were grandfathered in.

Councilman Smith stated so if they build a new pool, they would have to build a new bathhouse and chemical storage building. Mr. Miller said the chemicals could be stored in an above ground shed, they just cannot be stored in the same room with the pump equipment.

Mayor Pro Tem Ferebee stated he felt Council should at least get some idea of the cost for demolition of the current pool and to replace the pool.

Councilman Smith stated he believed Council had already agreed on \$300,000.

Mayor Pro Tem Ferebee said that was the cost the Council came up with in relation to the repair, but they did not know what the cost would come back to in relation to a new pool. He said he thought Council would at least want to see the cost of the demolition of the current pool and construction of a new pool. He said if it goes over, then they may have to come up with another plan, but they should at least get a cost. Councilman Smith stated he had no problem with that.

Councilman Smith said as long as they stick within the \$300,000, but of course it would be brought to Council before any money was spent.

Councilwoman Scarbrough added they needed to have the total facts before making a decision.

Councilman Smith asked who was going to determine which companies to get the facts and costs of the pool. City Manager Scherer replied he, Mr. Miller and Parks & Recreation Director Simeon have discussed two or three companies; one in Virginia Beach along with *Terracon* and another one they would solicit estimates from.

Councilman Smith asked if anyone else was going to be in on it. City Manager Scherer replied no, right now this would be the preliminary estimates from professional companies to give them estimates on what it would cost for demolition and build a new pool.

Mayor Doughtie stated it appears they were looking at a replacement, if they decide to move forward with the project, based on cost. City Manager Scherer replied that was correct and he would bring that information back to Council.

Motion was made by Mayor Pro Tem Ferebee, seconded by Councilwoman Cowen and unanimously carried to request Project Engineer Jim Miller to bring back a cost estimate for demolition of the existing Chaloner pool and construction of a new pool.

New Business

Consideration of Dominion NC Power Right of Way Easement Agreement

Public Works Director Chalker stated Dominion NC Power has requested a 20 foot right of way easement across property owned by the City of Roanoke Rapids which was alongside Chockoyotte Park and 4th Avenue to install underground facilities. He said this was a typical right of way agreement and they had other agreements now as do other cities and towns in North Carolina. He requested Council consider a motion to approve the right of way agreement.

Motion was made by Councilman Smith, seconded by Councilman Bobbitt and unanimously carried to approve the Right of Way Agreement with Dominion NC Power and authorize the City Manager to execute the document.

City Manager's Report

City Manager Scherer reported he, Mayor Doughtie and Finance Director Etheridge just returned from the Local Government Commission Executive Board meeting where they considered the City's proposal submitted to them regarding the termination of the bond package of the Music & Entertainment District and issuing new bonds to help refinance the amount owed. He announced they approved the proposal as submitted so they will move forward with executing that agreement next week with Bank of America and the Local Government Commission. He stated they anticipate locking in the rates next Monday, May 8th and do the final close out of all the documents and swap termination on May 10th.

Councilman Smith asked if that meant on July 1st, the City would not have to pay the \$1 million. City Manager Scherer replied that was correct, they would have a quarterly payment schedule for both the taxable and tax exempt portions of the new proposal.

Councilwoman Cowen asked if Council could get hard copies of this information as it comes out. City Manager Scherer replied he would get that information to them.

City Manager Scherer reported the Police Department had very few incidents over the past weekend, with drug activity, fights at the carnival at Becker Village Mall and chasing down an impaired driver on a 4 wheel vehicle.

He said Public Works Director Larry Chalker has reached out to NCDOT for them to work with the Sanitary District to fix the Districts' poor road repairs on Roanoke Avenue, since it is a NCDOT highway. The repairs are starting to sink due to their incorrect backfill process.

City Manager Scherer said the Parks and Recreation Department is putting on several events at the Canal Museum this Saturday, to include a 5K Rockfish Run, several historical exhibits, small children activities and concessions whose proceeds benefit the RR Youth Baseball Association. Also, this Saturday, there is a classic car and motorcycle cruise-in at the Theatre for the benefit of Cruisin' for a Cure. On May 20th, there is a benefit concert for wounded veterans at the Theatre, with country music artist Colton James as the headliner. It is called Tribute to the Armed Forces Country Jam Featuring Colton James. Mr. James will be at the Veterans Museum tomorrow afternoon from 5:30 – 7:30 p.m. to

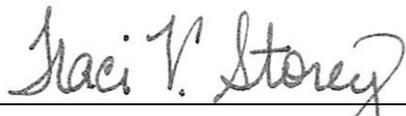
help give away 100 concert tickets to veterans. The Museum should be open with volunteers available to show people around and ask for memberships.

He said departments continue to operate under a spending limitation restriction to limit our use of undesignated funds for the rest of this fiscal year.

City Manager Scherer said he had looked at rescheduling the Council's tour of the City's facilities on May 16th, but he understands that is an issue with some folks so he will come up with a new plan for their opportunity to tour the facilities and get back to them.

<p>Other Business/Comments by Council Members</p>
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There being no further business, motion was made by Councilman Smith, seconded by Mayor Pro Tem Ferebee and unanimously carried to adjourn.



Traci V. Storey, City Clerk

Approved by Council Action on: May 16, 2017