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**Roanoke Rapids City Council**

**August 14, 2012**

The regular meeting of the City Council of the City of Roanoke Rapids was held on the above date at 7:00 p.m. at the Lloyd Andrews City Meeting Hall.

Carl Ferebee, Mayor Pro Tem

Ernest C. Bobbitt)

Suetta S. Scarbrough)

Greg Lawson)

Carol H. Cowen)

Edward A. Wyatt, Interim City Manager

Lisa B. Vincent, MMC, City Clerk

Gilbert Chichester, City Attorney

Joseph Scherer, City Manager Designee

Emery G. Doughtie, Mayor

Mayor Pro Tem Ferebee called the meeting to order and Councilman Lawson opened the meeting with prayer.

**Adoption of Business Agenda**

Mayor Pro Tem Ferebee called Council’s attention to the Conflict of Interest statement in the agenda packet.

With no one indicating a conflict of interest with any of the items on the agenda, motion was made by Councilwoman Cowen, seconded by Councilwoman Scarbrough and unanimously carried to adopt the business agenda for August 14, 2012.

***Mayor Pro Tem Ferebee recognized new City Manager Joe Scherer and indicated the official introduction and swearing in will be done later in the meeting.***

**Approval of Council Minutes**

Motion was made by Councilman Bobbitt, seconded by Councilwoman Scarbrough and unanimously carried to approve Council Minutes dated July 3, 2012 (Work Session); July 10, 2012 (Regular Meeting) and July 19, 2012 (Special Meeting).

**City Council Appointments: Appointment to Library Advisory Committee**

A ballot vote was taken and the Clerk announced that Sandra Duncan received the

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unanimous vote for appointment to the Library Advisory Committee.

Motion was made by Councilwoman Cowen, seconded by Councilman Lawson and unanimously carried to appoint Sandra Duncan to the Library Advisory Committee.

**Request from Blair Investors, LLC for a Special Use Permit for a Wireless Communication Tower at 501 Jackson Street**

Mayor Pro Tem Ferebee pointed out that the testimony presented during the public hearing must be sworn. He asked that those signed up to speak be sworn by the City Clerk at this time.

The following individuals were sworn by the City Clerk: *Planning & Development Director Lasky, Steve Hill, Connie Hill, Jessie Bass, Dr. Hashmat Chaudhry, Craig Moseley, Dennis Blackmon, Evelyn Dawson and David King*.

Planning & Development Director Lasky presented slides of the site layout of 501 Jackson Street, slides of existing towers in the City and also slides of various views of the proposed tower under consideration. She then reviewed the following staff report with Council:

August 8, 2012

To: Mayor Doughtie & City Council Members

From: Kelly Lasky, Planning and Development Director/s/

**Reference: Special Use Permit Request for a 120-foot Wireless Communication Tower at 501 Jackson Street**

An Application for a Special Use Permit was submitted to the Planning & Development Department by Blair Investors, LLC, represented by David King, to install a 120-foot wireless communication tower and equipment shelter at 501 Jackson Street. The property located at 501 Jackson Street is located in the I-1 Industrial District. The use of the property for a wireless communication tower is a use that is permitted with the approval of a Special Use Permit.

The site for the US Cellular tower is proposed as a 100' x 100' lease area, located on the southwest side of the property. The proposed location of the tower is approximately 70 feet from the CSX Railroad easement. A 30-foot wide utility and ingress/egress easement extending approximately 315 feet from the lease area to Jackson Street will be provided. The 100' x 100' lease area will be enclosed by a 6-foot tall chain link fence.

If the wireless communication facility is developed as proposed, then US Cellular will be able to meet its increasing customer capacity needs and demands for “in-resident” coverage in Roanoke Rapids. The

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facility will assist in meeting the capacity needs but also improve the coverage within the surrounding downtown area and neighborhoods to the west of the proposed location.

The wireless tower is designed by a North Carolina Professional Engineer for US Cellular. The design and construction of the proposed wireless telecommunication facility will comply with all applicable structural engineering requirements. The facilities will be unstaffed and typically require one or two routine visits a month by a service technician.

The Council is now required to hold a public hearing followed by a final decision concerning this matter.

**The Planning and Development staff has made the following findings concerning this request:**

**1. The requested permit is within its jurisdiction according to the table of permissible uses; or**

*The requested permit is within its jurisdiction.*

**2. The application is complete; or**

*The application is complete.*

**3. If completed as proposed in the application, the development will comply with all requirements of the Land Use Ordinance; or**

*The Development will comply with all of the requirements of the Land Use Ordinance if completed as proposed in the application.*

**The following seven items were also considered when evaluating item #4 (a), (b), (c) and (d) that follows:**

1: ingress and egress to the lot and proposed structures, especially by pedestrians and automobiles, is safe and convenient in terms of access and traffic flow; and,

*This is probably true; the site has direct access to Jackson Street by a 30-foot wide access easement extending approximately 315 feet to the proposed US Cellular lease area. All ingress and egress will be required to comply with North Carolina State Building Codes. Traffic to and from the facility should not have an impact on parking and traffic as the facilities will be unstaffed and typically require one or two routine visits a month by a service technician.*

2: off-street parking and loading affects adjacent property (in terms of traffic generation, economic impact, noise, glare and odor) similar to uses permitted in that zoning district; and,

*This is probably true; currently this facility has available off-street parking and loading. The proposed use is expected to generate minimal traffic.*

3: refuse disposal affects adjacent property similar to uses permitted in that zoning district; and,

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*This is probably true; the proposed use should not increase the amount of refuse disposal.*

4: utilities are available; and,

*This is probably true; all utilities are currently available for the site. The facility has no plumbing. Existing overhead utilities are to remain undisturbed.*

5: the type, dimensions and character of screening and buffering satisfactorily screens adjacent property; and,

*This is probably true; the parcel of land is zoned I-1 and the use is allowed within the zoning district. The proposed tower lease area will be enclosed by a 6-foot tall chain link fence.*

6: signs and lighting affect adjacent property similar to uses permitted in that zoning district; and,

*This is probably true; all signage will require a sign permit. No outdoor lighting is proposed, with the exception of emergency conditions. The placement of any additional lighting will be reviewed to ensure no detrimental effect to adjoining property owners.*

7: required yards, open space and existing trees and other attractive and natural features of the land are preserved.

*This is probably true; the site is currently developed and the required setbacks will be met.*

Given the preceding, the Staff has made the following findings concerning this request:

**4: If completed as proposed, the development, more probably than not:**

(a) Will not materially endanger the public health or safety; or

*The staff has determined this is probably true; the proposed use will be located within an existing industrial facility and the structure will be engineered to meet required setbacks. The facility will be required to meet all governmental and industry safety guidelines. The applicant will comply with FCC and FAA rules concerning construction requirements, safety standards, interference protection, power and height limitations, and radio frequency standards. An assessment of the previously referenced seven items used to evaluate 4 (a), (b), (c) & (d) indicates no specific endangerment to the public health or safety that is not adequately addressed.*

(b) Will not substantially injure the value of the adjoining or abutting property; or

*The staff has determined this is probably true. The proposed use will not interfere with any household products. The applicant is licensed and regulated by the Federal*

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*Communications Commission (“FCC”), which imposes strict health, safety, and*

*interference standards. The design and construction of the proposed facility does not create any substantial adverse effects to the surrounding properties.*

(c) Will be in harmony with the area in which it is to be located; or

*The staff has determined this is probably true. Its use as proposed will be in harmony with the existing surrounding uses in the area based on the previously referenced seven items used to evaluate items 4 (a), (b), (c) & (d).*

(d) Will be in general conformity with the Comprehensive Development Plan, Thoroughfare Plan, or other plan officially adopted by the City Council.

*The staff has determined this is probably true. The Comprehensive Development Plan states the following policies should be considered:*

**Industrial Development**

4.1 Industrial development shall be encouraged in the City and surrounding area.

4.2 The City shall encourage a customer service and regulatory environment conducive to industrial development.

4.5 Light industrial uses may be located in urbanized areas to take advantage of available services and to minimize travel distances. Careful planning and design techniques shall be used to insure compatibility with surrounding areas.

4.8 The City will use innovative land planning techniques to insure that industrial development is accommodated in the City and surrounding area and that negative impacts to surrounding non-industrial areas are minimized.

The applicant has addressed the requisite questions, which must be answered by the City Council in the application. It is your obligation to insure each has been adequately addressed after hearing all parties prior to rendering your final decision.

**Staff Recommendation:** After a complete review of the information submitted to date by the applicant, it is the Staff’s opinion that the request satisfactorily meets the requirements of Section 151 – 54 of the Land Use Ordinance.

The Council has several options regarding this Special Use Permit application: (1) approval of the request as submitted; (2) denial of the request; (3) approval of the request, subject to certain stated conditions.

If this request is denied, the petitioner may not resubmit the request for a period of one (1) year, unless he can produce significant credible new information concerning the issue, after which he may be re-heard by

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the Council if it deems the new information significant in nature.

Councilwoman Scarbrough asked Ms. Lasky if she said the tower would not be as tall as the light poles shown in the photos.

Ms. Lasky explained that she said the tower would be a little taller than the light pole but would not be as tall as the smoke stack or water tower shown in the photos.

Councilwoman Scarbrough stated this is to improve cellular reception.

Ms. Lasky stated yes. She stated this is being proposed to improve the reception in the downtown district.

A public hearing having been advertised and proper notices having been given according to law, Mayor Pro Tem Ferebee opened the public hearing for comments.

Mr. Steve Hill of 615 Monroe Street, Roanoke Rapids, NC stated his main concerns are with David King and his facility. He stated Mr. King’s property has been an eyesore to the City and neighborhood for many years, and he is not even sure of his integrity. Mr. Hill stated there was an article in the newspaper saying that Mr. King would have to bring his mess up to standards or the building would be demolished. He asked where that would leave the lease of the cell tower if the building is torn down. Mr. Hill stated according to the slides, it would seem that the cell tower would be located somewhere in the 600 block. He stated if that is the case, when he looks out of his front window, he will be looking at the tower. Mr. Hill stated regardless of the condition of the property, he does not believe this would be good for his property value. He stated he has a lot of concerns with Interstate Storage itself, and those problems should be addressed before something else is added to the property. Mr. Hill stated this property is an eyesore and a hazard, and it seems like nothing is being done to upgrade it.

Mrs. Connie Hill of 615 Monroe Street, Roanoke Rapids, NC stated her concerns are the same as her husband’s concerns. She stated she has been looking at this property for quite some time. She stated she has done a lot of picture taking, investigating and talking with her son who is an environmental engineer. Mrs. Hill stated she has not pursued getting something done as she is waiting for the City to make its next move which is supposed to happen in September. She indicated that she has about 600 pictures of the property. She stated when they look outside, they see a building falling down around them. Mrs. Hill stated at one time, it was said that the building was not accessible. She stated that is not

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true. She stated it has been said that there are no pools of water on the property and that is not true. She stated there is a container at the back of the property which fills with water. Mrs. Hill stated Mr. King made a comment to some of the residents that if they pursued this issue, he would make sure that all of the surrounding properties were condemned. She stated she did not take kindly to Mr. King’s comment but has kept quiet because she sits on several City boards. Mrs. Hill stated before entering into something else for this property, let’s correct the situation there and then open up the property for other considerations. She stated she is not against a cell tower but does not want to look at one. Mrs. Hill stated when the cotton mill operated on this property, they maintained it and respected the community. She stated she cannot say that Interstate Storage has done that.

Mr. Jessie Bass of 510 Jackson Street, Roanoke Rapids, NC stated one of his major concerns is whether or not the cell tower will interfere with the wireless devices he has in his home. He stated if it is going to interfere with his reception, he will be very unhappy. Mr. Bass stated about two months ago he was sitting on his front porch with his two and a half year old grandson and his grandson told him that the building (referring to property at 501 Jackson Street) was broken and he needed to fix it. He stated if a two and a half year old can tell that a building needs fixing, the City should have something done about it. Mr. Bass stated several years ago he purchased a 1976 Ford Granada for the fender and hood and then parked the car on the street to sell. He stated the City came by and gave him 10 days to move it. Mr. Bass stated he had to give the car away instead of selling it, and Mr. King’s property looks a whole lot worse than that car.

Dr. Hashmat Chaudhry of 608A Jackson Street, Roanoke Rapids, NC stated his office is across the street from this property. He stated the smell from the parking lot is unpleasant. He stated dirt comes toward his office because of the trucks going in and out of the parking lot. Dr. Chaudhry stated some of his patients have complained about the “poopy” smell. He stated Mr. King has shown no regard for anyone else. He stated Mr. King stores junk and they have to smell it. Dr. Chaudhry stated Mr. King’s garbage blows onto his property during storms. He stated he does not see Mr. King cleaning up his property. Dr. Chaudhry asked why it is taking so long to take care of the property. He stated if someone was coming from out of town, you would not want to show them this property. He asked about what is being stored on the property. He asked if it is a fire hazard. He stated he is concerned about the danger to the public. Dr. Chaudhry stated he could say more about this property but the City needs to take care of this building and parking lot before talking about a cell tower. He stated he does not see a need for the cell

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tower. He stated people can call anywhere.

Mr. Craig Moseley of 628 Monroe Street, Roanoke Rapids, NC stated this proposed tower will almost be in his backyard. He stated he is already disappointed with what he sees outside. He asked if Mr. King would maintain the tower as he does the rest of the property.

Mr. Dennis Blackmon of 512 Jackson Street, Roanoke Rapids, NC stated it seems like this has turned into a bashing of David but people are tired of it. He stated Mr. King’s folks do clean and cut the grass. He stated he has not fussed a lot because Mr. King lets him take his dog onto the property. Mr. Blackmon stated there appears to be a lot of questions about this matter because the Planning & Development Director kept saying “probably” in her presentation. He stated his main concern is with the existing building.

Ms. Evelyn Dawson of 177 Trueblood Road, Weldon, NC stated she received a letter about the proposed tower that might possibly be erected at 501 Jackson Street. She stated she is the owner of Dawson & Sweat, and owns the Lynxx Building at 500 Jackson Street. Ms. Dawson stated this is the old “Chichester” building but is now the “Dawson” building. She stated she would like to know the possible negative health and environmental side effects of such a structure. Ms. Dawson stated she feels the tower might be a blight on a well-traveled area of the community.

Mr. David King of 111 Shell Drive, Roanoke Rapids, NC stated his first comment is that this is a quasi-judicial hearing about a cell tower. He stated the building issue was addressed in February and action has already been taken. He stated he is not here to debate that issue. Mr. King stated he is here as the landowner of a 100' x 100' piece of property for erecting a cell tower so US Cellular can improve the data coverage in the area. He stated the tower would serve a dead area in that part of town where there is a hole in cell coverage. Mr. King stated they investigated every single site and water tower in the area, including his own water tower, and none of those sites were suitable. He explained that the tower is very heavy. He stated the tower would be 120 feet tall and there would be no lights. He stated there has been some questions as to whether or not the triangle will be needed. Mr. King stated the tower will have to meet all FCC requirements and will not interfere with household appliances or police and fire band frequencies. He stated as far as maintenance of the site is concerned, that will be the responsibility of US Cellular. He stated there will be no employees, just a tower. Mr. King stated the tower should not

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impact the neighborhood.

There being no one else to speak, Mayor Pro Tem Ferebee declared the public hearing closed.

Motion was made by Councilman Lawson, seconded by Councilman Bobbitt and unanimously carried that items 1 – 3 of Section I are true based on the foregoing staff report dated August 8, 2012: (1) the requested permit is within its jurisdiction according to the table of permitted uses; (2) the application is complete and (3) if completed as proposed in the application, the development will comply with all requirements of the Land Use Ordinance.

Motion was made by Councilman Lawson, seconded by Councilman Bobbitt and unanimously carried that the following items 1 – 7 of Section II are true based on the foregoing staff report dated August 8, 2012: (1) ingress and egress to the property is safe and convenient in terms of access and traffic flow; (2) off-street parking and loading affects adjacent property similar to uses permitted in that zoning district; (3) refuse disposal affects adjacent property similar to uses permitted in that zoning district; (4) utilities are available; (5) the type, dimensions and character of screening and buffering satisfactorily screens adjacent property; (6) signs and lighting affect adjacent property similar to uses permitted in that zoning district; (7) required yards, open space, and existing trees and other attractive and natural features of the land are preserved.

Mayor Pro Tem Ferebee pointed out that if any of the motions in Section III are found not to be true, the request cannot be approved.

Councilman Lawson asked City Attorney Chichester if the motions in Section III have to be unanimous.

Mr. Chichester stated no, the vote on each motion does not have to be unanimous but all four motions have to pass in order to grant the request.

Motion was made by Councilman Lawson that it is true that if completed as proposed, the development, more probably than not, will not materially endanger the public health or safety.

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Mayor Pro Tem Ferebee called for a second to the motion on the floor. There being no second, Mayor Pro Tem Ferebee asked City Attorney Chichester to elaborate on how Council needs to proceed.

City Attorney Chichester stated the motion dies for lack of a second and Council does not need to proceed.

There being no second to the motion, Mayor Pro Tem Ferebee indicated that the motion died for lack of a second. He stated based on that, the request is denied.

Mayor Pro Tem Ferebee asked Ms. Lasky to explain to Mr. King what happens at this point.

Ms. Lasky stated without the second to the motion, the voting has concluded and City Council is not to proceed further with review of the application. She stated Mr. King has to wait one year before submitting the same request.

**Housing Rehabilitation Contract Award for the CDBG Contingency Program (Henry Street Revitalization Area Project)**

Planning & Development Director Lasky reviewed the following staff report with Council:

**MEMORANDUM**

TO: Ed Wyatt, Interim City Manager

FROM: Kelly Lasky, Planning & Development Director/s/

RE: **Rehabilitation Contract Award for the Henry Street CDBG-Contingency Project**

DATE: August 8, 2012

A housing rehabilitation bid opening was held at 1:00 p.m. on August 3, 2012 for the Henry Street CDBG-Contingency Program Project. Contractors submitted sealed bids for the housing rehabilitation activities of residential structures located at 1003 Henry Street, 1005 Henry Street, 1011 Henry Street, and 1013 Henry Street.

The City of Roanoke Rapids will award the contract for housing rehabilitation activities to the bidder submitting the lowest lump sum bid.

Grant Administrator Chris Hilbert of Holland Consulting Planners will provide a recommendation to City Council and recommend a contract to the low bidder. Any award is contingent on approval of substantial rehabilitation by the Department of Commerce.

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**Requested Action**

The Planning & Development Department recommends awarding the rehabilitation contract for the Henry Street CDBG project to the low bidder.

Ms. Lasky pointed out that at this time, they are not making a recommendation on 1013 Henry Street. She referred to the revised bid tabulation as follows:

**FINAL BID TABULATION FORM**

**PROJECT: Roanoke Rapids FY2011 CDBG-CONTINGENCY BID OPENING DATE: August 3, 2012**

**PRELIMINARY BID SUMMARY (RA.07) REVIEWED/TABULATED BY: Chris Hilbert, HCP, Inc.**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **CASE**  **FILE #** | **ADDRESS** | **ACTUAL BID**  **(TABULATED)** | **CONTRACTOR** | **RECOMMENDED**  **AWARD (√)** | **COMMENTS** |
| 2 | 1003 Henry Street  Roanoke Rapids, NC | $ 91,700 | Billy Earp & Son |  | Low Bidder, Contingent on DOC Approval |
| $124,778 | The Davis Company |  |
| $ 84,516 | Hager Construction | √ |
| 3 | 1005 Henry Street  Roanoke Rapids, NC | $ 90,345 | Billy Earp & Son |  | Low Bidder, Contingent on DOC Approval |
| $131,608 | The Davis Company |  |
| $ 83,246 | Hager Construction | √ |
| 6 | 1011 Henry Street  Roanoke Rapids, NC | $ 88,620 | Billy Earp & Son | √ | Low Bidder, Contingent on DOC Approval |
| $117,623 | The Davis Company |  |
| $ 90,236 | Hager Construction |  |
| 7 | 1013 Henry Street  Roanoke Rapids, NC | $ 82,170 | Billy Earp & Son |  | Not recommended at this time. |
| $121,408 | The Davis Company |  |
| $ 88,308 | Hager Construction |  |

Ms. Lasky stated Chris Hilbert with Holland Consulting Planners is present tonight if Council has any questions.

Councilman Bobbitt asked about the timeframe to have the work complete.

Mr. Hilbert stated for substantial rehabilitation, it will take about 30 days to receive approval from the Department of Commerce. He stated once construction has started, it is estimated to take 60 to 90 days. He stated it is likely that all three will be done at the same time. Mr. Hilbert stated they are trying to get all of the houses done before the end of the year.

Motion was made by Councilman Lawson, seconded by Councilwoman Cowen and unanimously carried to award the housing rehabilitation contracts for the FY 2011 CDBG-Contingency (Henry Street Revitalization Project), contingent upon approval from the Department of Commerce, as follows: *1003 Henry Street, Hager Construction in the amount of $84,516; 1005 Henry Street, Hager Construction in the amount of $83,246 and 1011 Henry Street, Billy Earp & Son in the amount of $88,620.*

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***Councilwoman Scarbrough stated she sincerely wanted to thank everyone for coming tonight and hopes they will return when there is not a “hot-button” issue on the agenda. She thanked those that said what needed to be said.***

**Consideration of Resolution Declaring 1999 KME Fire Ladder Truck as Surplus Property and Authorizing Sale by Upset Bid**

Finance Director Hite stated in your packet tonight are two documents pertaining to the sale of the 1999 KME Fire Ladder Truck. She stated the first document is an Apparatus Purchase Contract received from Brindlee Mountain Fire Apparatus. She stated this company has extended a contract offer to purchase the Fire Ladder Truck for $120,000. Ms. Hite stated the second document is Resolution No. 2012-09 authorizing the sale of this vehicle. She stated the Fire Department is requesting to have the current Ladder Truck declared surplus property which would allow us to advertise for upset bids. Ms. Hite pointed out that this vehicle is slated for replacement in this year’s budget. She stated $480,000 is appropriated from loan proceeds and $120,000 is appropriated from the sale of the truck. She explained that two separate motions need to be made referencing each document.

Motion was made by Councilman Bobbitt, seconded by Councilwoman Scarbrough and unanimously carried to adopt the following resolution:

**RESOLUTION AUTHORIZING THE SALE**

**OF**

**CERTAIN PERSONAL PROPERTY**

**WHEREAS,** the City Council of the City of Roanoke Rapids desires to dispose of certain surplus property of the City;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Roanoke Rapids that:

1. The following described property is hereby declared surplus to the needs of the City:

**1999 KME 75' Fire Ladder Truck, VIN #1K9AF6481XN058869**

2. The City Manager is authorized to receive on behalf of the City Council sealed bids for the purchase of the above described property.

**ADOPTED** this 14th day of August, 2012.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Carl Ferebee, Mayor Pro Tem

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ATTEST:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Lisa B. Vincent, City Clerk

Motion was made by Councilman Bobbitt, seconded by Councilwoman Cowen and unanimously carried to authorize the City Manager to execute the purchase contract with Brindlee Mountain Fire Apparatus.

**City Manager Reports**

Interim City Manager Wyatt stated before getting into his reports, he would like say that it is staff’s intention to proceed with the purchase of the fire ladder truck. He stated the funds have been appropriated for this purchase. Mr. Wyatt stated he did not want to bring this to Council until the theatre lease agreement was concluded which certainly puts us on a better financial footing. He stated unless staff is instructed otherwise, they will proceed with the purchase.

Interim City Manager Wyatt stated he would be remiss not to thank City Attorney Gilbert Chichester for bringing the lease agreement for the theatre to a conclusion. He stated this represented many weeks and months of work and he exercised great restraint under a great deal of pressure, and we all appreciate the fine work he has done in carrying out this important project for the community. Mr. Wyatt stated he would also be remiss not to thank Finance Director MeLinda Hite for working through the very complicated nuances of dealing with Bank of America and Davenport & Company. He stated an awful lot of back office work went into this. Mr. Wyatt stated he would especially like to thank Parks & Recreation Director John Simeon who had the task of opening and operating the theatre so we could have nice events, including Saturday night’s performance. He stated this has not been an easy job but we all felt that having the theatre open and viable would make it more marketable. Mr. Wyatt stated he also appreciates Public Works Director Larry Chalker for his help at the theatre. He stated Larry’s technical knowledge of the extremely expensive equipment in the theatre has been invaluable. Mr. Wyatt stated he would also like to thank City Clerk Lisa Vincent for her work in concluding the theatre contract. He stated you will see a continued effort associated with the transition of the theatre. He stated Joe Scherer has jumped right in and will be coordinating this effort as the new City Manager. Mr. Wyatt stated he would like to stress the importance of having the matters with the theatre handled administratively. He stated we had a great meeting today with two of the four principals that will be leasing the theatre, and we prevailed upon them to work with us in bringing this transition to a successful conclusion. Mr. Wyatt pointed out these two individuals will be here for a number of months nursing their investment.

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Mr. Wyatt stated he has taken the liberty of outlining a few things that are key items to be addressed and certainly the first one deals with the transition of the theatre. He stated this information has been provided to Mr. Scherer along with identifying the key staff members to work with him.

Mr. Wyatt stated the City has had excellent service from Fire Chief Corbet who will be retiring this month. He stated he has worked very hard building a team and addressing a number of issues when he first arrived here. Mr. Wyatt stated professional development has been his key emphasis and we wish him the best. He stated he is sure that along the line, he will find himself involved in fire service in some way.

Mr. Wyatt commended the Mayor and each Council member for their dedication to the community, especially with the challenges in recent years. He stated he wishes the public could appreciate the unselfishness and generosity shown to the community that each member loves and is devoted to serving. Mr. Wyatt stated he would like to thank the Mayor and Council from the bottom of his heart for allowing him to serve them for the last year. He stated he cannot go without mentioning the pleasure it has been working with the management team. He stated it is amazing how they do such an outstanding job and provide such a high level of service with a minimum number of employees. Mr. Wyatt stated it has been a pleasure working with each one of these highly professional individuals.

Mayor Pro Tem Ferebee stated to Mr. Wyatt, on behalf of the Mayor, City Council and employees, that we are grateful for the fine job he did here. He stated he wished he could think of all of those adjectives that he uses. He stated we appreciate Mr. Wyatt stepping in to serve us in our time of need. Mayor Pro Tem Ferebee stated the new City Manager will have some large shoes to fill.

**Introduction of New City Manager/Swearing In of New City Manager**

Mayor Pro Tem Ferebee stated, in the absence of Mayor Doughtie and on behalf of the City Council members, he is most pleased to formally introduce to you Joseph Scherer as the City’s new City Manager. He stated he will be sworn in by City Clerk Lisa Vincent after he provides a brief overview of his biographical sketch.

Mayor Pro Tem Ferebee indicated that Mr. Scherer comes to the City from Nelsonville, Ohio in which he served as City Manager for five years. He stated much of his work in Nelsonville parallels the type of activities, programs and projects that we have here in

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Roanoke Rapids. He stated this includes grantsmanship, main street involvement, extensive City and County cooperation and administering extremely tight and challenging budgets. Mayor Pro Tem Ferebee stated additionally, Mr. Scherer served four years as administration director for the City of Chillicothe, Ohio, and assumed many key administrative responsibilities there in the field of personnel, purchasing and budgeting. He stated prior to Mr. Scherer’s municipal career, he served for 20 years in the US Army and retired with the rank of Lieutenant Colonel. He stated during his service, he was awarded a MS Degree in Logistics and also obtained an MPA at Ohio University. He stated Joe has been greatly engaged personally in the community life of Nelsonville and he has both a daughter and son.

Mayor Pro Tem Ferebee stated it is his pleasure to introduce to you Mr. Joseph Scherer who Ms. Vincent will swear in at this time.

The Oath of Office was administered to Mr. H. Joseph Scherer by City Clerk Vincent, and was signed by both.

City Manager Scherer thanked the Council for selecting him. He stated he is ready to move forward with implementing the Council’s priorities and moving Roanoke Rapids back to where it used to be as one of the premier cities in the state.

There being no further business, motion was made by Councilman Bobbitt, seconded by Councilman Lawson and unanimously carried to adjourn.



September 11, 2012