



**SPECIAL MEETING OF CITY COUNCIL  
SEPTEMBER 6, 2018 – 4:00 PM  
MUNICIPAL COURTROOM  
GEORGETOWN, SOUTH CAROLINA**

**1. CALL TO ORDER**

Notice of this meeting has been made in accordance with the South Carolina Code of Laws as amended.

**MEMBERS PRESENT**

Mayor Brendon M. Barber, Sr.  
Mayor Pro Tempore Rudolph A. Bradley  
Council Member Sheldon A. Butts  
Council Member Tupelo Humes  
Council Member Carol R. Jayroe  
Council Member Al Joseph  
Council Member Clarence C. Smalls

**ALSO PRESENT**

Mr. Carey F. Smith, Interim City Administrator  
Ms. Ann U. Mercer, City Clerk  
Mr. Orlando Arteaga, Engineer  
Mrs. Debra Bivens, Director of Finance  
Mr. Tim Chatman, Streets and Sanitation Manager  
Mr. Will Cook, Water Utilities Director  
Chief Charlie Cribb, Georgetown Fire Department  
Mr. Alan Loveless, Director of Electric Utilities  
Chief Kelvin Waites, Georgetown Police Department  
Mr. Isaac Williams, Fleet Superintendent

**ABSENT**

Mrs. Elise Crosby, City Attorney  
Mrs. Suzanne Anderson, HR/Risk Manager  
Mr. Rick Martin, Building Official/Zoning Administrator

**MEDIA**

Georgetown Times - Akaya McElveen  
GAB News - Mr. Scott Harper

**2. ANNOUNCEMENT CONCERNING ELECTRONIC DEVICES**

Mayor Brendon M. Barber, Sr. called the Special Meeting of City Council to order at 4:00 PM and requested all cell phones or electronic devices be turned off or placed on mute, with the exception of first responders, so as to not interrupt the meeting.

**3. DISCUSS PEER REVIEW RESULTS OF CITY HALL BUILDING FOUNDATION.**

Mr. Smith stated in May the City retained Weatherly Structural Engineers to review the cost information relating to three options addressing the future of city hall. Mr. Smith referred Council to a letter dated May 22, 2018 from Mr. Ashleigh Weatherly listing his three options. The First option was to repair the existing building. Second option was to demolish the existing city hall building and construct a new building on site. The third option was to build a new city hall on a different site. At the May monthly workshop, Council agreed to support Option 2, the most economical solution at a cost of \$3.5 million. Moving forward, staff has been working with Weatherly Structural Engineers. In a letter dated June 11, 2018 the firm outlined the structural design services to be provided. Mr. Smith referred to an opinion letter from Weatherly Structural Engineers dated June 26, 2018 concerning city hall building foundation in which they outline their approach to demolishing the existing building and constructing a new building on the same site. *The project can be successfully accomplished by placing the existing building on pile foundations that will extend to the range of 50-60 feet below grade. These piles will then support concrete grade beams and a structural slab at grade. The grade beams will be approximately 30 inches square with the reinforced slab likely poured integral with the top of the grade beam. The slab will be conventionally reinforced and be 10 to 12 inches thick. The rest of the structure will then be supported from the grade beams and structural slab. The building will not rely on upper soils for support and will be totally safe with no concerns of movement in the upper soils causing concerns.* The Firm reviewed all geotechnical reports prior to making their recommendations. Mr. Smith said safety has always been the most important concern.

Mr. Smith stated a peer review analysis of Weatherly Structural Engineers' opinion letter and a report of geotechnical explorations prepared by GS2 Engineering dated November 10, 2016 was performed by Southern Consulting and Engineering. A copy of the report was provided in which it stated *the deep piles would extend down well below any of the reported voids noted in the GS2 report. Placing the tips of the pile foundation well below the erosion layer will help insure the piles are not negatively impacted by any future changes to the higher levels of soils. At the ground surface level and on top of the piles a heavily reinforced concrete foundation is being proposed. This reinforced concrete foundation would be supported by these deep pile elements and would not depend upon the near surface soils for support. A reinforced concrete foundation, as is being described, founded upon deeply placed piles can provide a stable and durable foundation and function well with complete independence of stable shallow soil conditions. Given the information available for this review, a deep pile foundation and reinforced concrete slab and grade beam system, as proposed by Mr. Weatherly, is consistent with the recommendations I (Anthony Austin) would propose.* It was pointed out there are issues that were not addressed in the documents provided. *Subsurface voids, as have been experienced, can result in minor grade changes and even sink holes. There are shallow voids noted in the GS2 report. These shallow voids, and to a lesser degree, the deeper voids can certainly cause near surface soil movements going forward. These movements can impact areas of paving, parking, landscaping, etc. that are independent of a pile foundation supported structure. It was*

*not clearly stated that the flowing soil condition may be continuing. If the subsurface water conditions are such that continued soil is lost to subsurface erosion, then these subsurface voids will continue to occur and enlarge. It is obvious that a clear understanding of the ongoing risk to future void development should be a part of the future construction planning.*

It was decided to have a second peer analysis performed and Terracon Consultants was selected. Mr. Smith read from the Executive Summary page of their geotechnical engineering report. *This report presents the results of our geotechnical engineering services performed for the proposed town hall parking lot and wet well project located at 120 N Fraser Street in Georgetown, South Carolina.* Mr. Smith explained the wet well project has come to the surface because of the city hall project. It is included in the Capital Improvement Projects 3-5 years out; however, staff feels it may need to be addressed sooner. While their equipment was in place, Terracon performed testing to insure the wet well could be relocated across the street next to the pump station. *Based on the information obtained from our subsurface exploration, the site can be developed for the proposed project.* Five considerations were identified. Mr. Smith called Council's attention to the last two. *The new wet well can be supported on a mat foundation sized for an allowable bearing capacity of 1,250 psf. The results of the subsurface investigation within the existing parking area indicates that the ground can support a new parking lot.*

Currently the City has results from two engineering reports that provide support for the building foundation design on the existing city hall site and areas surrounding the building footprint including the parking lot and the proposed relocation site for the wet well. The findings, combined with Weatherly Structural Engineers cost information in comparison with the three options, concluded that demolishing the existing building and building a new city hall on that site is the most economical solution. Mr. Smith's recommendation is for Council to authorize staff to proceed with the bidding process for demolition. A project schedule of events indicating the major milestones from issuance of the RFP to the contract award were provided. Representatives from Terracon and Weatherly Structural Engineers were present to answer questions.

Council Member Smalls expressed concern with funding the wet well relocation. Mr. Smith said staff would have to find a way to fund the project through the utility system. The approximate cost is \$1.5 million. Mayor Pro Tempore Bradley inquired about the necessity. Mr. Will Cook stated the wet well was built in the 1950's and serves 75% of the service area in the City of Georgetown. He is concerned with what could happen with the current site being developed. Mayor Barber asked if he recommends Council considering the wet well in next year's budget. Mr. Cook affirmed.

When asked, Mr. Weatherly said the exact depth of the production pile will be determined when a test pile is installed. The depths may vary throughout the site. He also answered a question concerning longevity of the piles, stating the pile

systems will have an indefinite life span. Mr. Weatherly said the pile driving process should take 2 to 4 weeks and will not affect surrounding structures.

Mayor Barber said the basic concern has always been safety. The consensus of Council was to move forward with the RFP. When asked, Mr. Smith stated in order for the tipping fees to be waived, the county will salvage the materials.

**4. ADJOURNMENT**

**Motion to adjourn Special Meeting of City Council.**

Council Member Jayroe moved, seconded by Mayor Pro Tempore Bradley.

Mayor Barber called for the vote.

|                  |                                                           |
|------------------|-----------------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                               |
| <b>MOVER:</b>    | Carol R. Jayroe, Council Member                           |
| <b>SECONDER:</b> | Rudolph A. Bradley, Mayor Pro Tempore                     |
| <b>AYES:</b>     | Barber Sr., Bradley, Butts, Jayroe, Joseph, Humes, Smalls |

The Special Meeting of City Council adjourned at 4:42 pm.

Ann U. Mercer  
City Clerk

Date Approved: 11/15/18