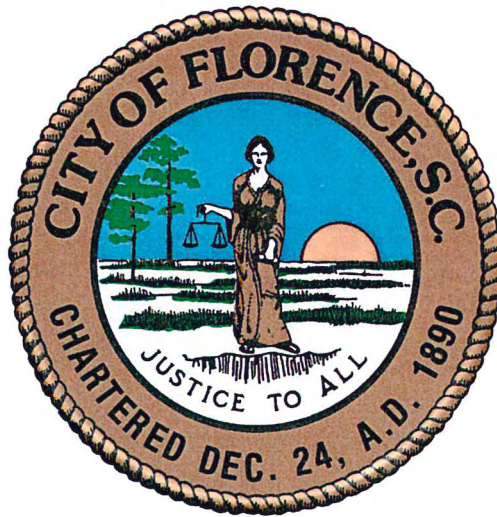


REGULAR MEETING
OF
FLORENCE CITY COUNCIL



COUNCIL CHAMBERS
324 W. EVANS STREET
FLORENCE, SOUTH CAROLINA

MONDAY
April 13, 2020
1:00 P.M.



**REGULAR MEETING OF FLORENCE CITY COUNCIL
MONDAY, APRIL 13, 2020 – 1:00 P.M.
CITY CENTER – COUNCIL CHAMBERS
324 WEST EVANS STREET
FLORENCE, SOUTH CAROLINA**

Due to COVID-19, this meeting will be conducted over Zoom Meetings

I. CALL TO ORDER

II. INVOCATION

Pledge of Allegiance to the American Flag

III. APPROVAL OF MINUTES

March 9, 2020 – Regular Meeting

March 13, 2020 – Special Meeting

IV. INTRODUCTION OF ORDINANCES

a. Bill No. 2020-10 – First Reading

An ordinance to annex and zone CG the parcels located at 305 Pamplico Highway, Florence County Tax Map Parcels 90108-01-001 and 90108-01-004.

b. Bill No. 2020-11 – First Reading

An ordinance to annex and zone NC-10 the parcel located at 1620 Third Loop Road, Florence County Tax Map Parcel 90031-02-005.

(The applicant has requested that this item be deferred.)

c. Bill No. 2020-12 – First Reading

An ordinance authorizing the issuance of Waterworks and Sewerage System Revenue Refunding Bonds.

d. Bill No. 2020-13 – First Reading

An emergency ordinance providing emergency procedures for public meetings of the City of Florence during the continuance of the Coronavirus epidemic.

V. INTRODUCTION OF RESOLUTION

a. Resolution No. 2020-08

A resolution designating April as Fair Housing Month.

b. Resolution No. 2020-09

A resolution to adopt the Community Development Block Grant budget for Fiscal Year 2020-2021.

VI. ADJOURN



**SPECIAL MEETING OF FLORENCE CITY COUNCIL
TUESDAY, MARCH 17, 2020 – 3:00 P.M.
CITY CENTER – COUNCIL CHAMBERS
324 WEST EVANS STREET
FLORENCE, SOUTH CAROLINA**

MEMBERS PRESENT

Mayor Stephen J. Wukela, Mayor Pro tem Frank J. “Buddy” Brand, Councilman George Jebaily, Councilwoman Teresa M. Ervin, Councilman Glynn F. Willis, and Councilwoman Pat Gibson-Hye Moore.

MEMBERS ABSENT

Councilwoman Octavia Williams-Blake

ALSO PRESENT

Mr. Andrew H. Griffin, City Manager; Mr. James W. Peterson, Jr., City Attorney; Mrs. Casey Moore, Assistant City Clerk; Mr. Scotty Davis, Deputy City Manager of Community Engagement; Mr. Kevin Yokim, Assistant City Manager of Administration/Finance; Chief Allen Heidler, Florence Police Department; Chief Randy Osterman, Florence Fire Department; Mr. Michael Hemingway, Director of Utilities; Mr. Chuck Pope, Director of Public Works; and Mr. Jerry Dudley, Director of Planning.

MEDIA PRESENT

Mr. Matthew Christian of the Morning News.

Notices of this regular meeting of City Council were provided to the media and individuals requesting a copy of the agenda informing them of the date, location and time of the meeting.

CALL TO ORDER

Mayor Wukela called the March 17, 2020 regular meeting of Florence City Council to order at 3:00 p.m.

INVOCATION

Councilwoman Teresa Myers Ervin gave the invocation for the meeting. The pledge of allegiance to the American Flag followed the invocation.

BRIEFING ON COVID-19 AND EMERGENCY ORDINANCE

Mr. Andrew Griffin, City Manager provided Council with an update on city operations in relation to COVID-19:



FLORENCE CITY COUNCIL
SPECIAL MEETING – MARCH 17, 2020

The Human Resources Department is closed to the public and all hiring is suspended through June 30, 2020. City Court will not hold jury trials or morning court until further notice, as directed from the SC Supreme Court. Utility billing will remain open; however, it is strongly encouraged to use alternative methods of payment such as drop box, by phone, by mail, online or automatic bank draft. Police activities, such as the Citizen's Police Academy, Citizen's Advisory Committee meetings, and the Police Explorer Scouting Program, have been suspended. Police have also suspended assistance and coverage of all Special Road Events until further notice. All Fire Stations are closed to the public and fire inspections have been suspended. Services provided by Public Works and Utilities will operate on regular schedule, but service schedules may be modified if deemed necessary. All City Recreation Services Department community centers will be closed until further notice, including all programs, classes, and rentals. All athletic programs, including games and practices, are canceled or postponed through April 12, 2020. Sports Tourism Events and Tournaments located at Pearl Moore Basketball Center, Florence Tennis Center, Florence Soccer Complex, and Freedom Florence have been cancelled through May 15, 2020. The Planning, Business License, and Building Department will remain open to the public; however, access will be restricted to customers with business directly related to the purchase of zoning compliance, business licenses and building permits. All downtown special events and festivals scheduled to take place in public plazas and on public roadways are cancelled or postponed until May 15, 2020.

Mr. Griffin stated the city has issued a Coronavirus pandemic policy and procedures for employees. The policy states employees will remain at least 3-6 feet apart; in-person meetings will be limited; in the event that the city center closes, full time employees will be compensated for lost time and employees have the option to take general leave if city offices stay open; employee travel to locations with identified cases of coronavirus is restricted and travel must be pre-approved; sick employees should not come to work and should use a telehealth option to be screened if they are experiencing symptoms consistent with the coronavirus.

Mr. Griffin noted the situation is constantly changing and directors have come up with an operational plan for each work group.

Councilwoman Moore asked if the tours for the Comprehensive Plan have been canceled, and Mr. Griffin replied the bus tours and activities associated with the Comprehensive Plan have all been postponed to a later date.

ORDINANCE NO. 2020-12

An Emergency Ordinance to temporarily suspend the normal operating procedures of the City of Florence City Council meetings and to authorize the Florence City Manager to develop and enact a plan in order to ensure continuity in the delivery of Government services in light of the COVID-19 outbreak; and matters related thereto.

Pro tem Brand made a motion to adopt the Emergency Ordinance and Councilwoman Ervin seconded the motion.

Mr. Jim Peterson, City Attorney explained a typical ordinance requires two readings; however, per city code, an emergency ordinance may be adopted on only one reading where public health and other emergency situations require. Additionally, an Emergency Ordinance requires a two-thirds vote of its members. This ordinance will be in effect for 60 days and will become void if the Governor lifts South Carolina's State of Emergency. Mr. Peterson explained the first part of the ordinance describes the state of affairs related to coronavirus, including mentioning that Gov. Henry McMaster has declared a state of emergency. The ordinance was designed to address Council meetings and other public meetings and put



FLORENCE CITY COUNCIL
SPECIAL MEETING – MARCH 17, 2020

in place provisions to allow Council to participate in telephone conferences; authorize the City Manager to waive deadlines within the code; and authorize the City Manager to change operations in order to respond appropriately.

Council voted unanimously (6-0) to adopt the Emergency Ordinance.

Councilwoman Moore inquired on employee pay in regard to the closing of the Community Centers. Mr. Griffin responded that Human Resources is currently working on a policy, but it is intended for employees to continue receiving pay.

ORDINANCES IN POSITION

Bill No. 2020-08 – Second Reading

An ordinance to abandon interest in a portion of the City of Florence sewer easement located on Florence County Tax Map Parcel 00236-01-001.

Pro tem Brand made a motion to adopt Bill No. 2020-08 on second reading and Councilwoman Ervin seconded the motion.

Council voted unanimously (6-0) to adopt Bill No. 2020-08.

BUDGET WORK SESSION

The following agenda items will be discussed:

1. New Utility Rates
2. Police Vehicles
3. Fire Department Facilities
4. Stormwater Borrowing
5. Human Resources
6. Growth & Development
7. City Road Update
8. Proposed Bond Issue

NEW UTILITY RATES

Mr. Kevin Yokim, Assistant City Manager of Finance/Administration reported on the proposed 10-year water and sewer rates. Mr. Yokim said every ten years the City contracts with a third-party independent rate consultant to perform a comprehensive study of the City's utility rates. The City has contracted with Wildan Financial Services who has performed a comprehensive rate study of the City's utility rates for the next ten year period beginning July 1, 2020. This study included a thorough review of the City's current rates, revenue and expenses, utility system debt, and capital needs over the next ten years. Under the previous ten-year rate study, water rates were increased 2% per year and sewer rates were increased 3% per year. Under this new study, water and sewer rates will be increased only 1% each year for the first three years and then will increase 2% and 3%, respectively, per year. These increases will assist in funding the construction of a new wastewater treatment plant.



POLICE VEHICLES

Chief Allen Heidler, Florence Police Department reported on the Police vehicle replacement plan.

The Police Department is still in the process of returning to the pre-recession fleet of vehicles. Pre-recession, the City implemented a vehicle replacement program of 30 vehicles every 3 years. During the recession (FY 2011-12), the City leased or purchased 14 vehicles over a 4 year term (FY 2012-2015). Post-recession (FY 2015-16), the City leased/purchased 30 vehicles over a 4 year term (FY 2016-2019). The reduction of leases/purchases from 30 to 14 vehicles and from 3 to 4 year terms impacted the vehicle operational costs and vehicle replacement. In FY 2019-2020, 30 vehicles were purchased, 20 of which have been on order since November 2019 and the other 10 on order since January 2020. The City faced challenges when Ford halted production on the 20 vehicles in October 2019 in order to reconfigure the vehicles. Production for these 20 is expected to begin in May 2020. To return to the pre-recession vehicle replacement schedule and to further eliminate the impact of the Recession Vehicle Replacement, it is proposed to purchase 30 additional vehicles in FY 2020-21.

FIRE DEPARTMENT FACILITIES

Chief Randy Osterman, Florence Fire Department, reported on Fire Department Facilities.

It is still planned to relocate the Ben Dozier Fire Station to Jody Road and to construct an additional Fire Station in the West Palmetto Street/Ebenezer Road area. The property purchase for the Jody Road property is being finalized and the City is still in the process of obtaining property on West Palmetto/Ebenezer Road. Each Fire Station will have a construction cost of \$2.5 million, and does not include land cost. It is anticipated that both stations will complete construction by October 2021 and open in November 2021 to early 2022. Each station will require apparatus and equipment, as well as staffing. Apparatus and equipment cost is 1.1 million and personnel costs for 12 additional employees is \$654,570 annually.

Councilman Jebaily asked how City/County Fire Departments respond to calls in neighborhoods with jurisdictional boundaries or neighborhoods that consist of some residents in the City limits and others in the County. Chief Osterman said there are plans to improve response; however, currently it is typical for both jurisdictions to be dispatched.

Councilwoman Moore asked how frequently City boundaries are updated in GIS maps and Chief Osterman responded the maps are updated once annexation is approved by Council.

STORMWATER BORROWING

Mr. Michael Hemingway, Utilities Director reported on Stormwater borrowing and projects.

Below are the proposed future Stormwater projects.

Proposed Future Stormwater Projects	
Dargan & Elm Street	\$ 165,000.00
Cheves Street Underpass	\$ 200,000.00
Rebecca Street Outfall	\$ 240,000.00
Tarleton Estates	\$ 295,000.00



FLORENCE CITY COUNCIL
SPECIAL MEETING – MARCH 17, 2020

Malden Drive	\$ 310,000.00
Cannon Street Outfall	\$ 400,000.00
Oakland Avenue	\$ 410,000.00
Thomas Road Outfall	\$ 485,000.00
Timrod Park	\$ 500,000.00
St. Anthony's/College Park	\$ 515,000.00
Sandhurst West	\$ 585,000.00
*Wisteria	\$ 1,000,000.00
*Pennsylvania Street Outfall	\$ 1,525,000.00
TOTAL	\$ 6,630,000.00

The 2006 Stormwater Revenue Bond of \$4 million will be retired in 2021. An additional \$2 million dollars more than the 2006 Stormwater Revenue Bond will be required to complete all of the thirteen proposed projects (includes the Wisteria and Pennsylvania Street Outfall projects). This will necessitate an increase in the Stormwater Fee of \$0.50 per month per Estimated Residential Unit (ERU). An increase of \$0.25 per month per ERU will allow funding for twelve of the thirteen projects (includes the Wisteria, but not the Pennsylvania Street Outfall project). No increase will only provide revenue to complete eleven of the proposed 13 projects (does not include the Wisteria or Pennsylvania Street Outfall projects). The proposed date of the bond issue is January 2021.

Councilman Jebaily asked if these improvements will help flooding in areas. Mr. Griffin replied these improvements are not necessarily increasing the capacity of the storm drain system, will allow the water to run off quicker.

Councilwoman Ervin asked what the estimated timeline will be for the projects to be completed. Mr. Hemingway said from the time of borrowing to completion will be approximately 4-5 years.

HUMAN RESOURCES

Mr. Scotty Davis, Deputy City Manager of Community Engagement reported on pay changes to Police and Firefighter salaries.

The current starting salary for City of Florence Class I Police Officers is \$34,537.64 for certified and non-certified officers. The City has budgeted a salary increase in order to remain competitive with the area and to recruit and retain qualified officers. Effective April 1, 2020, starting salaries for City of Florence Class I Police Officers will be \$36,264.53 for non-certified officers and \$38,077.75 for certified officers. To retain current officers and avoid compression, all Police positions from Class I Police Officer to Lieutenant will be adjusted in this April 1 reclassification.

The current starting salary for City of Florence Firefighters is \$31,326.66. The City has budgeted a salary increase in order to remain competitive with the area and to recruit and retain qualified firefighters. Effective April 1, 2020, starting salaries for City of Florence Firefighters will be \$32,892.99. To retain current firefighters and avoid compression, all Fire positions from Firefighter to Captain will be adjusted in this April 1 reclassification.

GROWTH & DEVELOPMENT

Mr. Jerry Dudley, Planning Director reported on the 2020 Census and challenges in regard to population estimates.



**FLORENCE CITY COUNCIL
SPECIAL MEETING – MARCH 17, 2020**

Below are recent City of Florence census population counts/estimates:

2010 U.S.Census	37,056
2015 U.S. Census estimate	37,894
2018 U.S. Census estimate	37,625

The 2018 census estimate saw a decrease in the population from 2015 indicating a decline in growth. This led Planning Department staff to submit a “Census Challenge.” The U.S. Census Bureau offers an opportunity for governmental units to challenge their official estimates through the Population Estimates Challenge Program. Under this program, a governmental unit may challenge their population estimate by submitting additional data to the Census Bureau for evaluation. After review of the additional data from the City, the 2018 census population increased from 37,625 to 38,065.

Additionally, City of Florence staff has estimated the population to be approximately 44,425. This estimate is based on residential growth and annexation and assumes 2.45 individuals per household, with the city having 19,745 households.

Having an accurate census count is important and provides a number of benefits to the community such as Federal Funding, Economic Development, Congressional Representation (number of House seats), and Local Funding (millage caps).

Census outreach efforts include the 2020 Florence Area Complete Count Committee, speaking to residents, media, banners, door-hangers, and providing Complete Count Stations at various Community Centers.

CITY ROAD UPDATE

Mr. Dudley gave an update to City roads.

Below is the Pavement Surface Evaluation and Rating (PASER) for City of Florence Roads:

10 – Excellent	(36 roadways)
9 – Excellent	(37 roadways)
8 – Very Good	(40 roadways)
7- Good	(48 roadways)
6 – Good (Resurfacing recommended)	(76 roadways)
5 – Fair	(59 roadways)
4 – Fair	(28 roadways)
3 – Poor (Full depth patching)	(14 roadways)
2 – Very Poor	(4 roadways)
1 – Failed (Total reconstruction)	(0 roadways)

The City of Florence currently maintains approximately 110 miles of road way. There are 46 roadways with a rating of 4 or less (12 miles for a total cost of \$8.5 million of improvements), 135 roadways with a rating of 5 or 6 (28 miles for a total cost of \$21 million of improvements), and 150 roadways with a rating of 7 or better that do not currently require improvement.



**FLORENCE CITY COUNCIL
SPECIAL MEETING – MARCH 17, 2020**

PROPOSED BOND ISSUE

Mr. Yokim reported on the proposed bond issue.

An installment purchase revenue bond (IPRB) in the amount of \$31,500,000 is planned in November 2020 for the proposed projects:

Project Urban Square	\$	19,500,000
Sports Complex		5,000,000
Two new fire stations		5,000,000
Carolina Theater		<u>2,000,000</u>
Total	\$	31,500,000

Discussions are currently underway with the City's financial advisor regarding accelerating the issuance of this bond to take advantage of the current drop in interest rates, as well as refunding various other borrowings, such as \$15,000,000 in SRF loans.

ADJOURN

Without objection, the Special meeting of City Council was adjourned at 4:50 p.m.

Dated this 13th day of April, 2020.

Amanda P. Pope, Municipal Clerk

Stephen J. Wukela, Mayor



**REGULAR MEETING OF FLORENCE CITY COUNCIL
MONDAY, MARCH 9, 2020 – 1:00 P.M.
CITY CENTER – COUNCIL CHAMBERS
324 WEST EVANS STREET
FLORENCE, SOUTH CAROLINA**

MEMBERS PRESENT

Mayor Stephen J. Wukela, Mayor Pro tem Frank J. “Buddy” Brand, Councilman George Jebaily, Councilwoman Teresa M. Ervin, Councilman Glynn F. Willis, Councilwoman Octavia Williams-Blake and Councilwoman Pat Gibson-Hye Moore.

ALSO PRESENT

Mr. Andrew H. Griffin, City Manager; Mr. James W. Peterson, Jr., City Attorney; Mrs. Amanda Pope, Municipal Clerk; Mrs. Casey Moore, Assistant City Clerk; Mr. Scotty Davis, Deputy City Manager of Community Engagement; Mr. Clint Moore, Assistant City Manager of Development; Mr. Kevin Yokim, Assistant City Manager of Administration/Finance; Chief Allen Heidler, Florence Police Department; Chief Randy Osterman, Florence Fire Department; Mr. Michael Hemingway, Director of Utilities; Mr. Chuck Pope, Director of Public Works; and Mr. Jerry Dudley, Director of Planning.

MEDIA PRESENT

Mr. Matthew Christian of the Morning News.

Notices of this regular meeting of City Council were provided to the media and individuals requesting a copy of the agenda informing them of the date, location and time of the meeting.

CALL TO ORDER

Mayor Wukela called the March 9, 2020 regular meeting of Florence City Council to order at 1:02 p.m.

INVOCATION

Councilwoman Teresa Myers Ervin gave the invocation for the meeting. The pledge of allegiance to the American Flag followed the invocation.

APPROVAL OF MINUTES

Pro tem Brand made a motion to adopt the minutes of the February 10, 2020 Regular City Council meeting and Councilwoman Ervin seconded the motion. The minutes were unanimously adopted.



**FLORENCE CITY COUNCIL
REGULAR MEETING – MARCH 9, 2020**

HONORS AND RECOGNITIONS

RETIREMENT RECOGNITIONS:

Mayor Wukela recognized Nelson Lee for 21 years of service with the City of Florence in Beautification and Facilities. Nelson began his career on October 14, 1998 and retired on November 1, 2019.

Mayor Wukela recognized Adgie Kelly for 46 years of service with the City of Florence in Equipment Maintenance. Adgie began his career on July 16, 1973 and retired on December 31, 2019.

Mayor Wukela recognized Gloria Howard for 33 years with the City of Florence Police Department. Gloria began her career on October 20, 1986 and retired on December 31, 2019.

Mayor Wukela recognized Lieutenant Chuck Hobgood for 26 years with the City of Florence Police Department. Chuck began his career on January 19, 1993 and retired on November 25, 2019.

SERVICE RECOGNITIONS:

Mayor Wukela recognized Jose Guzman for 15 years of service with the City of Florence. Jose began his career on March 14, 2005.

Mayor Wukela recognized Monroe Givens for 10 years of service with the City of Florence. Monroe began his career on March 1, 2010.

APPEARANCE BEFORE COUNCIL

**Minister Marcus Simmons and Pastor Henry Badie – My Brother’s Keeper Shelter
To request assistance for the provision of food and supplies and the acquisition of a building.**

Pastor Henry Badie presented the history of My Brother’s Keeper. My Brother’s Keeper was formed on February 18, 2019 by four local churches in the east Florence area with a goal to provide the community with food every day of the week.

Minister Marcus Simmons reported they had over 33,000 meals served last year. They are requesting assistance from the city and the community for additional funding for food, supplies and a location for storage. Also requested is a greater City police presence at the meals.

Councilwoman Moore thanked My Brother’s Keeper for their efforts and noted the importance of the program to the community.

Councilman Jebaily asked how My Brother’s Keeper collaborates with other entities (Manna House, Harvest Hope, House of Hope, etc.) within the community. Minister Simmons replied they frequently collaborate with Harvest Hope for necessary supplies. Additionally, Minister Simmons has met with the Board of the Manna House and has hopes for collaboration in the future.

Councilwoman Ervin asked if My Brother’s Keeper is active on the Mayor’s Coalition and Pastor Badie replied they are. Councilwoman Ervin thanked Pastor Badie and Minister Simmons for their service.



FLORENCE CITY COUNCIL
REGULAR MEETING – MARCH 9, 2020

Mayor Wukela stated, through the Mayor's Coalition, Council has asked all the different organizations addressing homelessness come together with a collaborative program that involves them all. The Mayor encouraged the group to continue their participation in the Mayor's Coalition, as funding for these various organizations is provided by the city through this program.

ORDINANCES IN POSITION

Bill No. 2020-07 – Second Reading

An ordinance to execute a lease agreement to lease to the Children's Museum of the Pee Dee property and facilities at Freedom Florence.

Pro tem Brand made a motion to adopt Bill No. 2020-07 on second reading and Councilwoman Ervin seconded the motion.

Council voted unanimously (7-0) to adopt Bill No. 2020-07.

INTRODUCTION OF ORDINANCES

Bill No. 2020-08 – First Reading

An ordinance to abandon interest in a portion of the City of Florence sewer easement located on Florence County Tax Map Parcel 00236-01-001.

Councilwoman Moore made a motion to pass Bill No. 2020-08 on first reading and Councilman Willis seconded the motion.

Mr. Clint Moore, Assistant City Manager of Development reported the abandonment of the portion of existing sewer line and easement is due to the development of Niagra Bottling Company where it is in conflict with the proposed building. The City will relocate the sewer line along Florence Harllee Boulevard to provide access to the property

Council voted unanimously (7-0) to pass Bill No. 2020-08.

INTRODUCTION OF RESOLUTIONS

Resolution No. 2020-07

A resolution to recognize February 9, 2020 as Scouting in the United Methodist Church Day and celebrate the 100th anniversary of Scouting in the United Methodist Church.

Councilman Willis made a motion to adopt Resolution No. 2020-07 and Councilman Jebaily seconded the motion.

Councilman Willis read the Resolution and presented it to the Boy Scouts in attendance.

Council voted unanimously (7-0) to adopt Resolution No. 2020-07.



**FLORENCE CITY COUNCIL
REGULAR MEETING – MARCH 9, 2020**

EXECUTIVE SESSION

Without objection, Council entered into Executive Session at 1:44 p.m. for the receipt of legal advice.

Council reconvened the regular session at 2:25 p.m.

No action was taken by Council.

ADJOURN

Without objection, the Regular meeting of City Council was adjourned at 2:27 p.m.

Dated this 13th day of April, 2020.

Amanda P. Pope, Municipal Clerk

Stephen J. Wukela, Mayor

FLORENCE CITY COUNCIL MEETING

DATE: April 13, 2020

AGENDA ITEM: Ordinance to Annex and Zone CG two parcels owned by Hugh Willcox and John Deberry, located at 305 Pamplico Highway; TMNs 90108-01-001 and 90108-01-004.

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to annex two parcels located at 305 Pamplico Highway, Tax Map Numbers 90108-01-001 and 90108-01-004, into the City of Florence and zone them Commercial General (CG).

II. CURRENT STATUS AND PREVIOUS ACTION TAKEN:

- (1) On February 11, 2020, the City of Florence Planning Commission held a public hearing on TMN 90108-01-001. The Planning Commission voted 7-0 to recommend the zoning designation of Commercial General (CG) pending annexation approval.
- (2) On March 10, 2020, the City of Florence Planning Commission held a public hearing on TMN 90108-01-004 and voted 9-0 to recommend the zoning designation of Commercial General (CG) pending annexation approval.

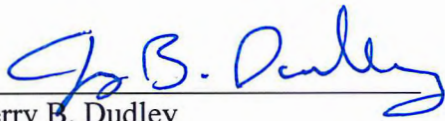
III. POINTS TO CONSIDER:

- (1) This request is being considered for first reading.
- (2) The properties seeking annexation are in the County and are unzoned.
- (3) An abandoned commercial building is currently on the parcel.
- (4) The proposed use is a gas station and convenience store. The existing building will be demolished, and the site is to be redeveloped.
- (5) The proposed zoning, pending annexation, is Commercial General (CG).
- (6) City water service is available; however, sewer service is located on the opposite side of Church Street. The applicant will incur the cost to install a private lift station and extend a force main to the City's existing manhole.
- (7) City staff recommends the annexation and concurs with Planning Commission's recommendation to zone the two parcels: Commercial General (CG).

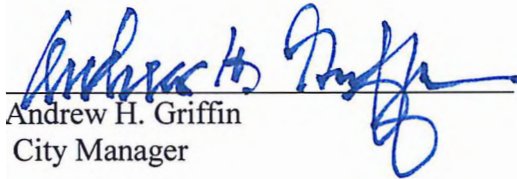
IV. PERSONAL NOTES:

V. ATTACHMENTS:

- A) Ordinance
- B) Vicinity Map
- C) Annexation Petition



Jerry B. Dudley
Planning Director



Andrew H. Griffin
City Manager

ORDINANCE NO. 2020- _____

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY HUGH WILLCOX AND JOHN DEBERRY LOCATED AT 305 PAMPLICO HIGHWAY; TMN 90108-01-001 AND 90108-01-004.

WHEREAS, Public Hearings were held in the Council Chambers on February 11, 2020 and March 10, 2020 at 6:00 P.M. before the City of Florence Planning Commission and notice of said hearings was duly given;

WHEREAS, application by Johnny Rishmawi, option holder of TMNs 90108-01-001 and 90108-01-004, to be zoned CG, was presented requesting an amendment to the City of Florence Zoning Atlas that the aforesaid properties be incorporated into the city limits of the City of Florence under the provisions of **Section 5-3-150(3) of the 1976 Code of Laws of South Carolina** and add the zoning district classification of Commercial General (CG);

The properties requesting annexation are shown more specifically as Florence County Tax Map 90108, block 01, parcel 001 (0.740889 acre), and Florence County Tax Map 90108, block 01, parcel 004 (0.293583 acre).

Any portions of public rights-of-way abutting the above described properties will also be included in the annexation.

WHEREAS, Florence City Council concurs in the aforesaid application, findings and recommendations:

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FLORENCE IN MEETING DULY ASSEMBLED AND BY THE AUTHORITY THEREOF:

1. That an Ordinance is hereby adopted annexing into the City Limits of the City of Florence the aforesaid property and amending the Zoning Atlas to the aforesaid zoning classification.
2. That this Ordinance shall become effective seven days upon its approval and adoption by the City Council of the City of Florence and posting of this amendment in the official Zoning Atlas.

EXECUTED ON ONE (1) ADDITIONAL PAGE

ADOPTED THIS _____ DAY OF _____, 2020

Approved as to form:

James W. Peterson, Jr.
City Attorney



Stephen J. Wukela,
Mayor

Attest:

Amanda P. Pope
Municipal Clerk

Vicinity Map - 305 Pamplico Highway



- Legend**
-  City Limits
 -  Parcels



DISCLAIMER:
 The City of Florence Department of Planning, Research, and Development data represented on this map is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Florence makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.



Attachment C: Annexation Petition

STATE OF SOUTH CAROLINA)
COUNTY OF FLORENCE)

PETITION FOR ANNEXATION

Petition requesting Florence City Council to enact an Ordinance annexing the area described below, that area being the same property as shown by the map prepared by the City of Florence Planning, Research, and Development Department, attached and incorporated by reference herein:

The undersigned freeholder property owner(s) hereby respectfully certifies, petitions, and requests of the City Council of Florence as follows:

- 1. The petitioners are the sole owner(s) of real estate in the County of Florence, State of South Carolina which property lies adjacent and contiguous to the corporate limits of the City of Florence.
- 2. That the petitioner(s) desires to annex the property more particularly described below:

Florence County Tax Map

90108-01-004
90108-01-004

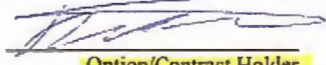
Will combine

- 3. Annexation is being sought for the following purposes:

City services

- 4. That the petitioner(s) request that the City Council of Florence annex the above described property in accordance with subsection 31 of 5-3-150(3) of the Code of Laws of South Carolina for 1976, such section allowing the annexation of an area without the necessity of an election and referendum.
- 5. The owners shall have the right to withdraw this petition for annexation in the event that the option/contract holder for the property does not close on the sale of the property prior to the second reading of the Ordinance to annex and zone said property. Second reading will not occur until after the closing on the sale of the property pursuant to the above referenced contract/option.

Date 2-19-2020



Option/Contract Holder

The City of Florence acknowledges that the owners shall have the right to withdraw this petition for annexation in the event that the option/contract holder for the property does not close on the sale of the property prior to the second reading of the Ordinance to annex and zone said property.

Date _____

City Manager

To the Petitioner: The following information needs to be completed for submittal to the City of Florence and other government agencies for records prior to and after annexation.

Total Residents	<u>0</u>
Race	<u>-</u>
Total 18 and Over	<u>-</u>
Total Registered to Vote	<u>-</u>

FLORENCE CITY COUNCIL MEETING

DATE: April 13, 2020

AGENDA ITEM: An ordinance authorizing the issuance of Waterworks and Sewerage System Revenue Refunding Bonds

DEPARTMENT: Finance

I. ISSUE UNDER CONSIDERATION

For City Council consideration is an ordinance authorizing the issuance and sale of Revenue Refunding Revenue Bonds ("the Bonds") in an estimated amount of \$15,217,000. The proceeds of the Bonds will be used to refund the outstanding balance of three State Revolving Fund (SRF) Loans issued in 2000, 2003, and 2009, and other matters relating thereto.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

- A. The economic impact of the COVID-19 novel corona virus has resulted in the reduction of long-term interest rates.
- B. The City of Florence has three outstanding SRF loans with a total outstanding balance of approximately \$15,400,000 at an average interest rate of 2.28%.

III. POINTS TO CONSIDER

- A. The City's financial advisor has indicated that these loans could be refunded by issuing refunding revenue bonds and that the rate on these bonds may approximate 1.60%, saving the City approximately \$450,000 on a net present value basis over the remaining life of the Bonds.
- B. Based on the timetable outlined in the attached financing schedule, the Bonds are scheduled to close on May 15, 2020.
- C. The Bonds will mature on April 1, 2031.
- D. Adoption of an ordinance authorizing the issuance of the Bonds is required prior to the issuance and sale of these bonds.

IV. STAFF RECOMMENDATION

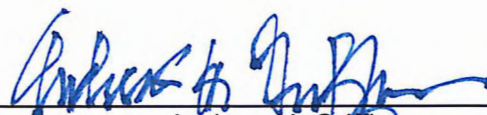
Staff recommends approval and adoption of the proposed ordinance to provide for the issuance of the Bonds, and other matters related thereto.

V. ATTACHMENTS

- A. An Ordinance authorizing the issuance of the Bonds.
- B. The financing schedule for the borrowing.



Kevin Yokim
Assistant City Manager



Andrew H. Griffin
City Manager

A SERIES ORDINANCE

MAKING PROVISION FOR THE TERMS AND CONDITIONS OF AN ISSUE OF COMBINED WATERWORKS AND SEWERAGE SYSTEM REFUNDING REVENUE BONDS OF THE CITY OF FLORENCE, SOUTH CAROLINA, IN THE ORIGINAL PRINCIPAL AMOUNT OF NOT EXCEEDING \$15,500,000 AS AUTHORIZED BY A BOND ORDINANCE OF THE CITY OF FLORENCE, SOUTH CAROLINA, ADOPTED OCTOBER 24, 1989, AS AMENDED; AND OTHER MATTERS RELATING THERETO.

SERIES ORDINANCE

STATE OF SOUTH CAROLINA

WHEREAS, the City Council ("**City Council**") of the City of Florence (the "**City**") has made general provision for the issuance of Combined Waterworks and Sewerage System Revenue Bonds through the means of an ordinance entitled "AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF COMBINED WATERWORKS AND SEWERAGE SYSTEM REVENUE BONDS OF THE CITY OF FLORENCE, SOUTH CAROLINA, AND OTHER MATTERS RELATING THERETO," adopted on October 24, 1989, as amended (the "**Bond Ordinance**"); and

WHEREAS, it is provided in and by the Bond Ordinance that, upon adoption of a "Series Ordinance" there may be issued one or more series of Bonds for the purpose of providing funds for improvements and extensions to the Combined Waterworks and Sewerage System of the City (the "**System**") or to refund bonds payable from the revenues of the System; and

WHEREAS, the revenues derived from the System are now hypothecated and pledged to the payment of the following:

- a) the outstanding installments of a \$6,210,343 State Drinking Water Fund Loan dated May 10, 2000.
- b) the outstanding installments of a \$2,473,955 State Drinking Water Fund Loan dated January 30, 2003.
- c) the outstanding installments of a \$18,808,277 South Carolina Water Quality Revolving Fund Loan dated June 25, 2009.
- d) the outstanding installments of an original issue of \$10,428,518 South Carolina Water Quality Revolving Fund Loan dated April 18, 2013.
- e) the outstanding installments of an original issue of \$3,817,741 South Carolina Water Quality Revolving Fund Loan dated September 23, 2013.
- f) the outstanding installments of an original issue of \$6,111,310.18 Waterworks and Sewerage System Junior Lien Revenue Bond dated March 10, 2014.
- g) the outstanding installments of an original issue of not exceeding \$1,750,566 plus capitalized interest, if any, South Carolina Water Quality Revolving Fund Loan dated September 11, 2014;
- h) the outstanding installments of an original issue of \$2,702,347.56 Combined Waterworks and Sewerage System Refunding Revenue Bond, Series 2015, dated July 15, 2015;
- i) the outstanding installments of an original issue of \$14,405,000 Combined Waterworks and Sewerage System Refunding Revenue Bonds, Series 2016, dated November 9, 2016;
- j) the outstanding installments of an original issue of \$9,055,000 Special Obligation Bonds (Florence Downtown Redevelopment Project Area), Taxable Series 2016A, dated November 9, 2016, additionally secured by a junior lien pledge of System revenues;

k) the outstanding installments of an original issue of \$26,515,000 Special Obligation Bonds (Florence Downtown Redevelopment Project Area), Series 2016B, dated November 9, 2016, additionally secured by a junior lien pledge of System revenues;

l) the outstanding installments of an original issue of not exceeding \$2,260,938 plus capitalized interest, if any, South Carolina Drinking Water Revolving Fund Loan dated June 14, 2018;

m) the outstanding installments of an original issue of not exceeding \$5,730,149 plus capitalized interest, if any, South Carolina Water Pollution Control Revolving Fund Loan dated June 14, 2018; and

n) the outstanding installments of an original issue of \$68,590,000 Combined Waterworks and Sewerage System Refunding and Capital Improvement Revenue Bonds, Series 2019, dated October 3, 2019.

WHEREAS, the obligations described at (a) through (e), (g), (h), (i), (l), (m) and (n) are hereinafter referred to as the "**Parity Bonds**;" and

WHEREAS, the City has determined that a savings in debt service requirements may be achieved through the refunding of the obligations described at (b), (c) and (d) (the "**Refunded Bonds**"); and

WHEREAS, the City finds that the Series 2020 Bond (as defined herein) may be issued on a parity with the Parity Bonds pursuant to Section 4.02(A)(6) of the Bond Ordinance; and

WHEREAS, it has been determined that not exceeding \$15,500,000 is required in order to provide funds for (i) the refunding of the Refunded Bonds; and (ii) costs related to the financing and providing necessary reserves; and

WHEREAS, by reason of the foregoing, it has been determined to adopt this ordinance as a "Series Ordinance" in accordance with the terms and provisions of the Bond Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FLORENCE, IN MEETING DULY ASSEMBLED:

ARTICLE I

DEFINITIONS AND AUTHORITY

Section 1.01. Definitions.

All terms which are defined in Section 2.02 of the Bond Ordinance shall have the same meanings in this Series Ordinance as such terms are prescribed to have in the Bond Ordinance.

Section 1.02. Authority for Series Ordinance.

This Series Ordinance is adopted pursuant to the provisions of the Bond Ordinance.

ARTICLE II

AUTHORIZATION AND TERMS OF THE SERIES OF BONDS

Section 2.01. Conditions Precedent to Issuance of Series of Bonds.

The Bond Ordinance provides that a Series Ordinance shall be adopted with respect to each Series of Bonds which Series Ordinance shall express the approval of City Council to the issuance of a Series of Bonds and City Council's agreement to abide by the terms, provisions and agreements set forth in the Bond Ordinance and shall specify and determine:

- 1) As prescribed by Section 6-17-60 of the Enabling Act, the then period of usefulness of the System;
- 2) The Date or Dates of Issue of such Series of Bonds;
- 3) The precise principal amount of the Series of Bonds;
- 4) The specific purposes for which the proceeds of such Series will be used;
- 5) The title and designation of the Bonds of such Series and manner of numbering and lettering, and the denomination or denominations of the Bonds of such Series;
- 6) The date or dates of maturity and the amounts thereof;
- 7) The interest rate or rates, or the manner of determining such rate or rates, of the Bonds of such Series;
- 8) The time for the payment of interest on the Bonds in such Series and the Record Date;
- 9) The redemption price or redemption prices and the redemption date or redemption dates and other terms of redemption (if any) applicable to any of the Bonds of such Series for such payments;
- 10) The Registrar for such Bonds if other than the Trustee;
- 11) The portion of such Series that are serial Bonds and that are term Bonds, if any, including the amount and date of each mandatory redemption or sinking fund installment, if any, required by such Series Ordinance to be paid for the retirement of any such Bonds;
- 12) The portion of such Series that are Capital Appreciation Bonds, if any, including the time for payment of such Capital Appreciation Bonds in order to address the information requested in paragraphs (7) and (8) above.
- 13) Any other applicable redemption requirement for the Bonds of such Series and the method of satisfying the same;
- 14) The manner in which Bonds of such Series are to be sold and provisions for the sale thereof;
- 15) The form or forms for the Bonds of each Series;

- 16) That the then applicable Reserve Requirement has been or will be met;
- 17) The disposition of the proceeds of the sale of the Bonds of such Series and the manner of their application; and
- 18) Any other provisions deemed advisable by the City not in conflict with or in substitution for the provisions of the Bond Ordinance and the Series Ordinance relating to the Bonds of such Series.

Section 2.02. Findings, Determinations, Agreements and Covenants.

Pursuant to the provisions of the Bond Ordinance described in Section 2.01 above, it is hereby found and determined that, and the City hereby covenants and agrees, as applicable:

- 1) The useful life of the System is found to be 40 years.
- 2) The Date of Issue of the Bond whose issuance is provided for herein (the "**Series 2020 Bond**") is to be the date of delivery of the Series 2020 Bond.
- 3) The Series 2020 Bond shall be in the original principal amount of not exceeding \$15,500,000.
- 4) The proceeds of the Series 2020 Bond shall be used to provide moneys which will be sufficient (i) to redeem the Refunded Bonds; and (ii) to pay certain costs and expenses relating to the issuance of the Series 2020 Bond.
- 5) The Series 2020 Bond shall be designated City of Florence, South Carolina, Combined Waterworks and Sewerage System Refunding Revenue Bond, Series 2020 (or such other designation as shall be set forth in a certificate to be signed by the Mayor) and shall be issued in registered form. The Series 2020 Bond shall be numbered and lettered in such way as to maintain a proper record thereof and will be issued in the form of a single bond.
- 6) The Mayor of the City is hereby authorized and empowered to determine the aggregate principal amount of the Series 2020 Bond, the payment dates and sums of such principal amount; the interest rate or rates for the Series 2020 Bond (provided that such rate of interest shall not exceed 1.70%), the redemption provisions and any such other information as may be necessary to effect the issuance of the Series 2020 Bond, all as shall be set forth in a certificate to be signed by the Mayor and included with this Ordinance in the records of City Council.
- 7) The interest rate on the Series 2020 Bond is as set forth in paragraph 6 above.
- 8) Interest on the Series 2020 Bond shall be payable as set forth in a certificate to be signed by the Mayor and included with this Ordinance in the records of City Council.
- 9) The Series 2020 Bond shall be subject to redemption as determined by the Mayor and shall be set forth in a certificate to be signed by the Mayor and included with this Ordinance in the records of City Council.
- 10) The Registrar for the Series 2020 Bond shall be the Trustee under the Bond Ordinance.

11) The Series 2020 Bond shall be sold, upon consultation with First Tryon Advisors as Financial Advisor, at competitive sale. The Mayor is hereby authorized to negotiate the award of the Series 2020 Bond to an entity which, in determination of the Mayor, offers the terms most favorable to the City.

12) The Series 2020 Bond shall be substantially in the form attached hereto as Exhibit A.

13) The proceeds of the Series 2020 Bond shall be applied as set forth in a certificate to be signed by the Mayor and included with this Ordinance in the records of City Council.

14) City Council hereby authorizes the issuance of the Series 2020 Bond and agrees to abide by all of the terms, provisions and agreements set forth in the Bond Ordinance and, pursuant to Section 16.01 of the Bond Ordinance, the City irrevocably elects to redeem the Refunded Bonds.

15) City Council hereby approves the issuance of the Series 2020 Bond in substantially the form attached hereto as Exhibit A.

16) The City finds that the provisions of Section 4.02(A) and (B) of the Bond Ordinance may be satisfied permitting the Series 2020 Bond to be issued on a parity with the outstanding Parity Bonds.

17) City Council hereby authorizes the Mayor to take such further action as may be necessary to effect the issuance of the Series 2020 Bond.

DONE, RATIFIED AND ADOPTED THIS 11th day of May, 2020.

Mayor, City of Florence, South Carolina

Attest:

Clerk, City of Florence, South Carolina

First Reading: April 13, 2020
Second Reading: May 11, 2020

(FORM OF BOND)

CITY OF FLORENCE, SOUTH CAROLINA
COMBINED WATERWORKS AND SEWERAGE SYSTEM
REFUNDING REVENUE BOND, SERIES 2020

No. R-__

<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Date of Issue</u>
_____ %	August 1, 20__	_____, 2020

Registered Owner:

Principal Amount:

THE CITY OF FLORENCE, SOUTH CAROLINA (the "**City**") acknowledges itself indebted and for value received hereby promises to pay, solely from the sources and as hereinafter provided, to the Registered Owner named above or registered assigns, the Principal Amount outstanding on the Maturity Dates stated above, unless this Bond shall have been redeemed prior thereto as hereinafter provided, upon presentation and surrender of this Bond at the corporate trust office of The Bank of New York Mellon Trust Company, N.A. (the "**Trustee**") in the City of East Syracuse, State of New York, and to pay interest on such Principal Amount at the Interest Rate stated above (calculated on the basis of a 360-day year of twelve 30-day months), until the obligation of the City with respect to the payment of such Principal Amount shall be discharged.

Both the principal of and interest on this Bond, as the same shall become due, are payable solely from the Net Earnings (as defined in the Ordinances described herein) derived from the operation of the Combined Waterworks and Sewerage System of the City (the "**System**") as described herein. This Bond shall not in any event constitute an indebtedness of the City within the meaning of any provision, limitation or restriction of the Constitution or statutes of the State of South Carolina (the "**State**"). The City is not obligated to pay this Bond, or the interest hereon, save and except from Net Earnings derived from the operation of the System.

THIS BOND HAS BEEN ISSUED UNDER THE PROVISIONS OF TITLE 6, CHAPTER 17, CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED, AND DOES NOT CONSTITUTE AN INDEBTEDNESS OF THE CITY WITHIN STATE CONSTITUTIONAL PROVISIONS (OTHER THAN ARTICLE X, SECTION 14, PARAGRAPH 10 OF THE SOUTH CAROLINA CONSTITUTION AUTHORIZING OBLIGATIONS PAYABLE SOLELY FROM SPECIAL SOURCES NOT INVOLVING REVENUES FROM ANY TAX OR LICENSE). THIS BOND AND THE BONDS OF THE SERIES OF WHICH IT IS ONE SHALL NOT CONSTITUTE A DEBT OF THE CITY, NOR A CHARGE, LIEN OR ENCUMBRANCE, LEGAL OR EQUITABLE, UPON ANY PROPERTY OF THE CITY OR ON ANY INCOME, RECEIPTS OR REVENUES THEREOF, OTHER THAN THE AFORESAID NET EARNINGS OF THE SYSTEM PLEDGED THERETO. NO RECOURSE SHALL BE HAD FOR THE PAYMENT OF THIS BOND OR THE INTEREST THEREON AGAINST THE GENERAL FUND OF THE CITY AND NEITHER THE CREDIT NOR THE TAXING POWER OF THE CITY SHALL BE DEEMED TO

BE PLEDGED THERETO. THE FULL FAITH, CREDIT AND TAXING POWERS OF THE CITY ARE NOT PLEDGED TO THE PAYMENT OF THE PRINCIPAL OF OR INTEREST ON THIS BOND.

This Bond shall not be valid or obligatory for any purpose until the Certificate of Authentication hereon shall have been duly executed by the Registrar, initially the Trustee.

Principal on this Bond is payable on August 1 in each of the years and in the amounts as follows:

<u>Year</u>	<u>Principal Amount</u>
-------------	-------------------------

[This Bond is subject to redemption prior to maturity, at the option of the City, on and after August 1, ____, at par plus interest accrued to the redemption date.]

Interest hereon shall be payable by check or draft mailed at the times provided herein from the office of the Registrar to the person in whose name this Bond is registered on the Record Date at the address shown on the registration books. The principal of and interest on this Bond are payable in any coin or currency of the United States of America which at the time of payment is legal tender for the payment of public and private debts.

This Bond is issued pursuant to and in accordance with the Constitution and statutes of the State of South Carolina (the "**State**"), including particularly Chapter 17, Title 6, Code of Laws of South Carolina 1976, as amended (the "**Enabling Act**"), an ordinance duly adopted by the City Council of the City of Florence ("**Council**") on October 24, 1989, as amended by series ordinances duly adopted by Council on April 12, 2010 and December 12, 2011 (collectively, the "**Bond Ordinance**"), as supplemented by an ordinance (the "**Series Ordinance**") duly adopted by Council on May 11, 2020 (the Bond Ordinance and the Series Ordinance are hereinafter collectively referred to as the "**Ordinances**") for the purpose of providing funds necessary to refund certain outstanding bonds of the System secured by a pledge of System revenues.

Certain capitalized terms used herein and not otherwise defined shall have the meanings ascribed thereto in the Ordinances. Certified copies of the Ordinances are on file in the office of the Trustee and in the office of the Clerk of Court for Florence County, South Carolina.

The Bond will be issued on a parity with the City's outstanding Parity Bonds (as defined in the Series Ordinance) and any Additional Bonds hereafter issued.

The City has covenanted to continuously operate and maintain the System and fix and maintain such rates for the services and facilities furnished by the System as shall at all times be sufficient (a) to provide for the payment of the expenses of the administration and operation and such expenses for maintenance of the System as may be necessary to preserve the same in good repair and working order,

(b) to provide for the punctual payment of the principal of and interest on the Bonds and all Junior Lien Bonds, (c) to maintain the Debt Service Fund and thus provide for the punctual payment of the principal of and interest on the Bonds, (d) to maintain each Debt Service Reserve Fund in the manner prescribed in the Ordinances, (e) to build and maintain a reserve for depreciation of the System, for contingencies and for improvements, betterments and extensions to the System other than those necessary to maintain the same in good repair and working order, and (f) to discharge all obligations imposed by the Enabling Act and the Ordinances.

For the payment of the principal of and interest on the Bonds, there are hereby irrevocably pledged the Net Earnings of the System; and a lien upon such Net Earnings has been granted to the Holders of the Bonds.

This Bond and the interest hereon are exempt from all State, county, municipal, school district, and all other taxes or assessments imposed within the State, direct or indirect, general or special, whether imposed for the purpose of general revenue or otherwise, except inheritance, estate, transfer or certain franchise taxes.

This Bond is transferable, as provided in the Bond Ordinance, only upon the registration books of the City kept for that purpose by the Trustee or other registrar, by the Holder hereof in person or by his duly authorized attorney, upon (a) surrender of this Bond and an assignment with a written instrument of transfer satisfactory to the Trustee duly executed by the Holder hereof or his duly authorized attorney and (b) payment of the charges, if any, prescribed in the Bond Ordinance. Thereupon a new Bond or Bonds of the same aggregate principal amount, maturity and interest rate shall be issued to the transferee in exchange therefor as provided in the Bond Ordinance. The City, the Trustee and any Registrar may deem and treat the person in whose name this Bond is registered as the absolute owner hereof for the purpose of receiving payment of or on account of the principal or redemption price hereof and interest due hereon and for all other purposes.

For every exchange or transfer of the Bonds, the City or the Trustee or Registrar, as the case may be, may make a charge sufficient to reimburse it for any tax, fee or other governmental charge required to be paid with respect to such exchange or transfer.

It is hereby certified and recited that all conditions, acts and things required by the Constitution and statutes of the State to exist, be performed or happen precedent to or in the issuance of this Bond, exist, have been performed and have happened, and that the amount of this Bond, together with all other indebtedness of the City, does not exceed any limit prescribed by such Constitution or statutes.

IN WITNESS WHEREOF, CITY OF FLORENCE, SOUTH CAROLINA, has caused this Bond to be signed by the manual signature of the Mayor of the City, its seal to be reproduced hereon and the same to be attested by the manual signature of the Assistant City Manager of the City.

CITY OF FLORENCE, SOUTH CAROLINA

(SEAL)

By _____
Mayor, City of Florence, South Carolina

Attest:

By _____
Assistant City Manager, City of Florence,
South Carolina

CERTIFICATE OF AUTHENTICATION

This Bond is the Bond of the Series described in the within mentioned Bond Ordinance.

THE BANK OF NEW YORK MELLON TRUST
COMPANY, N.A., TRUSTEE

Authorized Signatory

Date: _____, 2020

ASSIGNMENT

FOR VALUE RECEIVED the undersigned hereby sells, assigns and transfers unto

(please print or type name and address of Transferee and Social Security or other identifying number of Transferee)

the within Bond and all rights and title thereunder, and hereby irrevocably constitutes and appoints attorney to transfer the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

Date: _____

Signature Guaranteed:

STATE OF SOUTH CAROLINA

COUNTY OF FLORENCE

I, the undersigned, Clerk of the City Council of the City of Florence, South Carolina ("**City Council**"), DO HEREBY CERTIFY:

That the foregoing constitutes a true, correct and verbatim copy of an Ordinance adopted by City Council. The Ordinance was read at two public meetings of City Council held on April 13 and May 11, 2020. An interval of at least six days occurred between each reading. At each meeting, a quorum of City Council was present and remaining present throughout the meeting.

The Ordinance is now in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my Hand this ____ day of May, 2020.

Clerk

CITY OF FLORENCE, SOUTH CAROLINA
COMBINED WATERWORKS AND SEWERAGE SYSTEM REFUNDING REVENUE BOND, SERIES 2020

FINANCING SCHEDULE

Mar-20							Apr-20							May-20						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7				1	2	3	4						1	2
8	9	10	11	12	13	14	5	6	7	8	9	10	11	3	4	5	6	7	8	9
15	16	17	18	19	20	21	12	13	14	15	16	17	18	10	11	12	13	14	15	16
22	23	24	25	26	27	28	19	20	21	22	23	24	25	17	18	19	20	21	22	23
29	30	31					26	27	28	29	30			24/31	25	26	27	28	29	30

DATE	TASK	RESPONSIBILITY
March 13	Distribute Preliminary Savings Numbers and Draft Bank RFP to Working Group	FA
March 13	Distribute 1 st Draft of Series Ordinance	BC
March 19	Working Group Call to Review Documents	Working Group
March 27	Distribute RFP to Banks	FA
April 10	Receive Bank Bids	Working Group
April 13	City Council Meeting - 1 st Reading of Series Ordinance	City / BC
May 11	City Council Meeting - 2 nd Reading of Series Ordinance	City / BC
May 14	Pre-Closing	Working Group
May 15	Closing	Working Group

City Council meets the 2nd Monday of each month.

LEGEND:

Role	Entity	Defined
Issuer	City of Florence	"City"
Bond / Disclosure Counsel	Haynsworth Sinkler Boyd	"BC"
Financial Advisor	First Tryon Advisors	"FTA"
Bank	TBD	"B"
Trustee	Bank of New York Mellon	"T"

FLORENCE CITY COUNCIL MEETING

DATE: April 13, 2020
AGENDA ITEM: Emergency Ordinance
DEPARTMENT/DIVISION: City Council

I. ISSUE UNDER CONSIDERATION

An ordinance providing emergency procedures for public meetings of the City of Florence during the continuance of the Coronavirus epidemic.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

- A. On March 13, 2020, the Governor of the State of South Carolina issued an Executive Order declaring a State of Emergency based on a determination that the 2019 Novel Coronavirus poses an actual or imminent public health emergency for the State
- B. On March 23, 2020, the Governor issued an Executive Order authorizing law enforcement officers of the State, or any political subdivision thereof "to prohibit or disperse any congregation or gathering of people, unless authorized or in their homes, in groups of three (3) or more people, if any such law enforcement official determines, in their discretion, that any such congregation or gathering of people poses, or could pose, a threat to public health."
- C. The President, the Governor, and public health authorities have all recommended observance of social distancing, including the maintenance of safe zones of at least six feet between individuals.
- D. On March 17, 2020 City Council adopted Ordinance No. 2020-12 as an emergency ordinance to begin the response to the COVID-19 crisis and to put into place some protocols for conducting meetings during the continuance of the COVID-19 crisis by telephone or other electronic means

III. POINTS TO CONSIDER

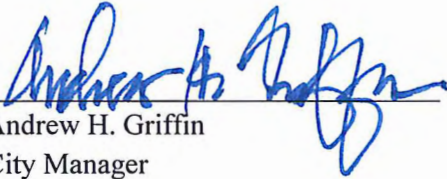
- A. The City has determined that conducting meetings in the ordinary course and in the usual manner would create a public health hazard by involving a gathering of more than three people and in which minimum social distancing could not be reliably observed.

- B. The emergency ordinance will allow the City to more fully and completely establish protocols for conducting meetings during the continuance of the COVID-19 crisis by telephone or other electronic means.

- C. The emergency ordinance may be adopted on only one reading where public health and other emergency situations require. Additionally, an emergency ordinance requires a two-thirds vote of its members and will expire on the sixty-first day following the date of its enactment.

IV. ATTACHMENTS

Proposed emergency ordinance



Andrew H. Griffin
City Manager

ORDINANCE NO. 2020-_____

AN ORDINANCE PROVIDING EMERGENCY PROCEDURES FOR PUBLIC MEETINGS OF THE CITY OF FLORENCE DURING THE CONTINUANCE OF THE CORONAVIRUS EPIDEMIC.

WHEREAS, on March 13, 2020, the Governor of the State of South Carolina issued Executive Order No. 2020-08, declaring a State of Emergency based on a determination that the 2019 Novel Coronavirus (“COVID-19”) poses an actual or imminent public health emergency for the State of South Carolina;

WHEREAS, also on March 13, 2020, the President of the United States declared that the COVID-19 outbreak in the United States constitutes a national emergency, which began on March 1, 2020;

WHEREAS, the President’s Coronavirus Guidelines for America recommend avoidance of social gatherings in groups of more than ten people;

WHEREAS, on March 23, 2020, the Governor issued Executive Order 2020-13, which authorizes law enforcement officers of the State, or any political subdivision thereof “to prohibit or disperse any congregation or gathering of people, unless authorized or in their homes, in groups of three (3) or more people, if any such law enforcement official determines, in their discretion, that any such congregation or gathering of people poses, or could pose, a threat to public health;”

WHEREAS, the President, the Governor, and public health authorities have all recommended observance of social distancing, including the maintenance of safe zones of at least six feet between individuals;

WHEREAS, the City of Florence (the “City”) is required to meet in public in order to discharge its official duties;

WHEREAS, the City has determined that conducting meetings in the ordinary course and in the usual manner would create a public health hazard by involving a gathering of more than three people and in which minimum social distancing could not be reliably observed;

WHEREAS, the South Carolina Freedom of Information Act (“SC FOIA”) defines “meeting” as “the convening of a quorum of the constituent membership of a public body, whether corporal or by means of electronic equipment, to discuss or act upon a matter over which the public body has supervision, control, jurisdiction or advisory power,” S.C. Code § 30-4-20(d) (emphasis added);

WHEREAS, the South Carolina Attorney General has opined that “in the absence of a statute requiring it to meet physically in a certain place, [SC FOIA] authorizes a public body to meet by means of a telephone conference call so long as the public body complies with the other provisions of the South Carolina Freedom of Information Act,” *Op. S.C. Att’y Gen.*, 2007 WL 1651329, at 2 (May 18, 2007); *see also Op. S.C. Att’y Gen.*, 2012 WL 3875118 (August 28, 2012);

WHEREAS, the City Council of the City of Florence (the “Council”) previously adopted Ordinance No. 2020-12 as an emergency ordinance to begin the response to the COVID-19 crisis and to put into place some protocols for conducting meetings during the continuance of the COVID-19 crisis by telephone or other electronic means;

WHEREAS, the City Council of the City of Florence (the “Council”) now desires to adopt a model ordinance to more fully and completely establish protocols for conducting meetings during the continuance of the COVID-19 crisis by telephone or other electronic means;

WHEREAS, S.C. Code § 5-7-250(d) provides that “[t]o meet public emergencies affecting life, health, safety or the property of the people, council may adopt emergency ordinances; but such ordinances shall not levy taxes, grant, renew or extend a franchise or impose or change a service rate. Every emergency ordinance shall be enacted by the affirmative vote of at least two-thirds of the members of council present. An emergency ordinance is effective immediately upon its enactment without regard to any reading, public hearing, publication requirements, or public notice requirements. Emergency ordinances shall expire automatically as of the sixty-first day following the date of enactment;” and

WHEREAS, this Ordinance has been approved by at least two-thirds of the Councilmembers present at the meeting in which it was considered;

NOW, THEREFORE, be it ordained by the City Council of the City of Florence as follows:

Section 1. Remote Meetings During the COVID-19 Crisis. The provisions of this Section shall apply to Council and to any and all boards, commissions, committees, or other subsidiary, related, or delegated bodies of the City (collectively, “Boards and Commissions”). For a period beginning on the date of enactment of this Ordinance and continuing until the sixty-first day following such enactment (the “Emergency Term”), the Council and all of its Boards and Commissions shall be entitled to conduct all regular and special meetings by telephone or other electronic means, provided that:

- a) Members attending by electronic means shall be able to hear any and all comments made by the public, staff, and other council members;
- b) All public participants and attendees, staff, and other members shall be able to hear the comments, motions, and votes of the members attending such meeting by electronic means;
- c) Other than establishing the electronic connections, there shall be no communications among the members attending electronically, unless such communication is part of the meeting and can be heard by all public participants or attendees; and
- d) The comments, motions, and votes of the members attending electronically shall be recorded in the minutes of the meeting.

Collectively, these conditions are referred to as the "Participation Requirements."

Section 2. Physical Presence Not Required to be Counted as Part of a Quorum. The provisions of this section shall apply to Council and to all of its Boards and Commissions. During the Emergency Term, and notwithstanding any other provision of applicable State or local law, a member attending a meeting of Council or any of its Boards and Commissions by telephone or electronic means in compliance with the Participation Requirements, whether physically present or not, shall be counted as present in determining the quorum for such meeting.

Section 3. Extension of Emergency Term. In accordance with the meeting protocols contained in Section 1 and 2 hereof, Council may extend the Emergency Term by resolution for one or more additional terms, each of no more than sixty days, provided that the aggregate term of the Emergency Term, including all such extensions, does not exceed six months.

ADOPTED THIS _____ DAY OF _____, 2020.

Approved as to form:

JAMES W. PETERSON, JR.
City Attorney

STEPHEN J. WUKELA
Mayor

Attest:

AMANDA POPE
Municipal Clerk

FLORENCE CITY COUNCIL MEETING

**V. a.
Resolution
No. 2020-08**

DATE: April 13, 2020
AGENDA ITEM: Resolution
DEPARTMENT/DIVISION: Community Services

I. ISSUE UNDER CONSIDERATION

A resolution to proclaim April as Fair Housing Month.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

The Fair Housing Act of 1968 (FHA) is also known as Title VIII of the civil rights act of 1968. Congress passed the act in an effort to impose a comprehensive solution to the problem of unlawful discrimination in housing based on race, color, sex, national origin, or religion. The Fair Housing Act has become a central feature of modern Civil Rights enforcement, enabling persons in the protected classes to rent or own residential property in areas that were previously segregated. The Department of Housing and Urban Development (HUD) is charged with enforcement of the act. It issues regulations and institutes investigations into discriminatory housing practices.

III. POINTS TO CONSIDER

- 1) It is illegal under the Fair Housing Act to discriminate in the sale or rental of a dwelling because of the disability of (1) the buyer or renter, (2) a person who will reside in the dwelling after it is sold or rented, or (3) any person associated with the buyer or renter. It is not illegal, however, to refuse to rent or sell housing to an individual, with or without a disabling condition, whose tenancy would constitute a direct threat to the health or safety of other individuals or whose tenancy would result in substantial physical damage to the property of others. Newly constructed multi-family dwellings must be designed so that the public and common-use portions are accessible to people with disabilities.
- 2) The Fair Housing Act prohibits discriminatory advertising practices in the sale or rental of housing. Advertising may not disclose a "preference, limitation or discrimination" based on any of the protected categories of persons. The media company that runs an offensive advertisement or other statement may be held liable, as may the advertiser. Subtle advertising strategies, such as the selective use of minority-identified media for the marketing of segregated and over-priced housing to minorities, and the use of code words, such as "exclusive"

neighborhood, in the text of the realty classified advertisements, violate the act. The law reaches unpublished statements including discriminatory expressions and conduct, such as a landlord's instruction to his rental agent, superintendent, or other employees that they should either not rent to blacks or that they should give a preference to whites or certain ethnic groups.

- 3) The Fair Housing Act sought to end a practice called "blockbusting": the practice by realtors of frightening homeowners by telling them that people who are members of a particular race, religion, or other protected class are moving into their neighborhood and that they should expect a decline in the value of their property. The purpose of this scheme is to get homeowners to sell out at a deflated price. In alleged blockbusting cases, the courts have focused on what was heard, rather than what was said. Even in the absence of wrongful intent by the real estate salesman, or explicit reference to a protected class, liability will attach if the reasonable homeowner believes that the salesman is trading on his assumed fear of minorities to stimulate that homeowner to list his house for sale.

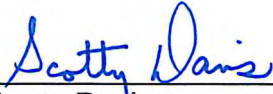
IV. STAFF RECOMMENDATION

Sign the resolution.

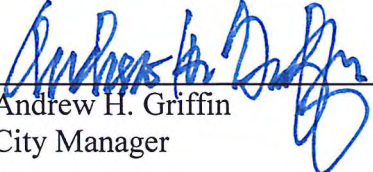
V. PERSONAL NOTES:

VI. ATTACHMENTS

Fair Housing Resolution



Scotty Davis
Deputy City Manager



Andrew H. Griffin
City Manager

(STATE OF SOUTH CAROLINA)
()
(CITY OF FLORENCE)

RESOLUTION 2020-__

WHEREAS, Title VIII of the Civil Rights Act of 1968, prohibits discrimination in housing and declares it a national policy to provide for fair housing in the United States; and

WHEREAS, The principle of Fair Housing is not only national law and national policy, but a fundamental human concept and right for all Americans; and

WHEREAS, National Fair Housing Law, during the month of April, provides an opportunity for all Americans to recognize that the issue of fair housing continues to be a problem for many families of all races and that complete success can only be accomplished with the help and cooperation of all Americans; and

WHEREAS, The City of Florence in its commitment to Fair Housing, proclaim the Month of April as Fair Housing Month, and urge all of our citizens to join in this effort to reaffirm our individual commitment to support the practice and the spirit of the Fair Housing Law.

NOW, THEREFORE BE IT RESOLVED, the City Council of the City of Florence, South Carolina do hereby proclaim the month of April as

“Fair Housing Month”

RESOLVED THIS __ DAY OF _____, 2020.

Approved as to form:

JAMES W. PETERSON, JR.
CITY ATTORNEY

STEPHEN J. WUKELA
MAYOR

ATTEST:

AMANDA P. POPE
MUNICIPAL CLERK

FLORENCE CITY COUNCIL MEETING

DATE: April 13, 2020
AGENDA ITEM: Resolution
DEPARTMENT/DIVISION: General Services

I. ISSUE UNDER CONSIDERATION

A resolution to adopt the Community Development Block Grant budget for fiscal year 2020-2021.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

The City of Florence will receive **\$274,133** in Community Development Block Grant funding for FY 2020-2021. Staff met with community members and neighborhood leaders to gather input on the use of these funds. Staff informed Council of all of the community funding requests that were received.

III. POINTS TO CONSIDER

- A. The City of Florence will receive **\$274,133** in Community Development Block Grant funding for FY 2020-2021. This represents an increase of **\$9,384** from last year's allocation of **\$264,749**.
- B. City staff held public meetings to receive input on the Community Development Block Grant funding at the following times and locations:
 - Feb. 03, 2020 6:30 pm - House of God Keith Dominion Church
 - Feb. 04, 2020 6:30 pm - New Harvest Presbyterian Church
 - Feb. 06, 2020 5:00 pm - Boys and Girl Club
 - Feb. 12, 2020 6:00 pm - Levy Park
 - Feb. 13, 2020 6:00 pm - Maxwell Baptist Church
 - Feb. 18, 2020 6:00 pm - Northwest Community Center
 - Feb. 25, 2020 3:00 pm - City Council Chambers
- C. CDBG funding can only be used to meet three national objectives: aid in the elimination of slum and blight; benefit to low-moderate income persons; and meeting a need having particular urgency.

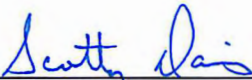
IV. STAFF RECOMMENDATION

Approve and adopt the CDBG budget as presented.

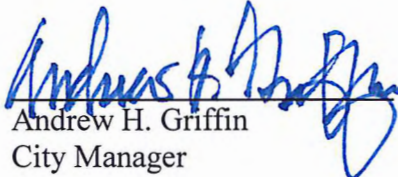
V. PERSONAL NOTES:

VI. ATTACHMENTS

2020-2021 CDBG Budget Resolution



Scotty Davis
Deputy City Manager



Andrew H. Griffin
City Manager

Resolution No. 2020 - ____

**RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF FLORENCE, SOUTH CAROLINA**

WHEREAS, the City of Florence is an Entitlement City as defined by the United States Department of Housing and Urban Development; and

WHEREAS, the City of Florence will receive **\$274,133** in Community Development Block Grant funding from the United States Department of Housing and Urban Development for fiscal year 2020-2021; and

WHEREAS, the City of Florence is required by the United States Department of Housing and Urban Development to approve and adopt a Community Development Block Grant budget;

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Florence, South Carolina in a meeting duly assembled do hereby adopt the following Community Development Block Grant budget for fiscal year 2020-2021:

Planning and Admin	\$ 54,800
Recreational Improvements – Sect. 108	\$ 107,000
Emergency Rehabilitation	\$ 73,333
Lighthouse Ministries	\$ 7,000
Manna House	\$ 7,000
My Brother’s Keeper	\$ 18,000
Salvation Army	\$ 7,000
TOTAL	<u>\$ 274,133</u>

ADOPTED, this 13th day of April, 2020.

Approved as to form:

James W. Peterson, Jr.
City Attorney

Steven J. Wukela
Mayor

Attest:

Amanda P. Pope
Municipal Clerk