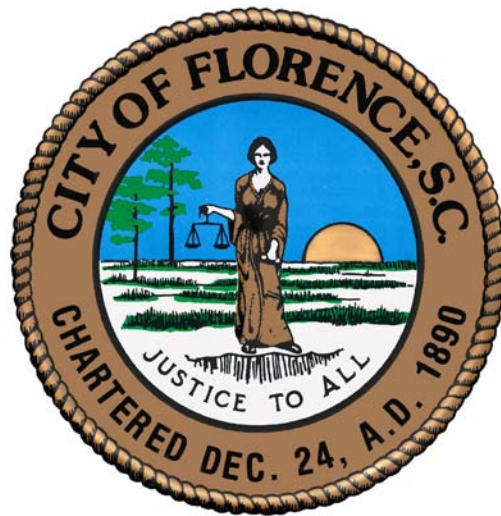


REGULAR MEETING
OF
FLORENCE CITY COUNCIL



COUNCIL CHAMBERS
ROOM 604, CITY-COUNTY COMPLEX
FLORENCE, SOUTH CAROLINA

MONDAY
APRIL 9, 2012
1:00 P.M.

REGULAR MEETING OF FLORENCE CITY COUNCIL

MONDAY, APRIL 9, 2012 - 1:00 P.M.

CITY-COUNTY COMPLEX, COUNCIL CHAMBERS, ROOM 604

FLORENCE, SOUTH CAROLINA

AGENDA

I. CALL TO ORDER

II. INVOCATION

Pledge of Allegiance

III. APPROVAL OF MINUTES

March 12, 2012 – Regular Meeting

IV. HONORS AND RECOGNITIONS

Citizen of the Month – Mr. John Gains

Retiree Recognitions

Ricky Kirkland – 34 years of service – February 2, 1978 – March 2, 2012

Archie Smith – 33 years of service – May 28, 1979 – February 29, 2012

Carlos Washington – 31 years of service – October 16, 1981 – March 16, 2012

Danny Wright – 31 years of service – October 16, 1981 – March 14, 2012

James Rodgers – 29 years of service – February 14, 1983 – March 14, 2012

Tim Clontz – 28 years of service – April 23, 1984 – March 16, 2012

Ted Hanna – 25 years of service – February 23, 1987 – February 29, 2012

Service Recognitions

Julie Duff – 25 years – Police Department

George Mack – 25 years – Police Department

Johnny Green – 15 years – Distribution Operations

Princess Benjamin – 15 years - Police Department

Ginny Rishkofski-Howle – 10 years – Police Department

Walter McLendon – 10 years – Police Department

Wendell Black – 10 years – Police Department

Al Wells – 10 years – Sanitation Department

Educational Recognition

Dan Prosser – Received his “C” Biological Wastewater Operator Certification.

V. APPEARANCE BEFORE COUNCIL

- a. *Mr. John Jebaily – Chairman Parks & Beautification Commission*
- b. *Ms. Fran Willis – Executive Director of Pee Dee Tourism – to request additional funding for the Dillon Welcome Center.*

VI. ORDINANCES IN POSITION

- a. **Bill No. 2012-13 – Second Reading**
An Ordinance approving amendments to existing loan agreements relating to City of Florence Water and Sewerage System Revenue Debt identified as South Carolina Drinking Water Revolving Fund Loan Numbers 3-003-99-2110001-02, 3-008-00-2110001-01 and 3-014-02-2110001-04 and South Carolina Water Pollution Control Revolving Fund Loan Number S1-121-09-378-19; to provide for certain changes to the debt service reserve fund funding requirements therein; and other matters relating thereto.
- b. **Bill No. 2012-14 – Second Reading**
An Ordinance amending an Ordinance entitled “An Ordinance Authorizing the Lease-Purchase Financing of Capital Projects to be Located in the City of Florence; Authorizing the City of Florence, South Carolina to Execute Documents Including the Base Lease by and Between the City of Florence, South Carolina and BB&T Governmental Finance and the Lease Agreement by and Between BB&T Governmental Finance and the City of Florence, South Carolina; and Other Matters Relating Thereto.”

VII. INTRODUCTION OF ORDINANCES

- a. **Bill No. 2011-24 – First Reading**
An Ordinance to rezone 616 South Coit Street, Tax Map #90088-07-038, from B-1, Limited Business to B-2, Convenience Business District.
- b. **Bill No. 2012-04 – First Reading**
An Ordinance to annex and zone property owned by Jim Stroud, 3084-3098 S. Cashua Drive.
- c. **Bill No. 2012 – 15 – First Reading**
An Ordinance to amend the Hospitality Fund Budget for the City of Florence, South Carolina, for the fiscal year beginning July 1, 2011 and ending June 30, 2012.

- d. **Bill No. 2012 – 16 – First Reading**
An Ordinance to annex and zone property owned by Eloise Hart, 2600 Ascot Drive.

VIII. INTRODUCTION OF RESOLUTION

- a. **Resolution No. 2012-10**
A Resolution in support of Teen Pregnancy Prevention Month
- b. **Resolution No. 2012-11**
A Resolution expressing the commitment of the City of Florence to fund a capital construction and operating expense for a basketball gymnasium/ youth activity center to be located within the north region of the City of Florence.

IX. ADJOURN

**REGULAR MEETING OF FLORENCE CITY COUNCIL
MONDAY, MARCH 12, 2012 - 6:00 P.M.
LAWSON-RAINS CHAPEL, FIRST PRESBYTERIAN CHURCH
700 PARK AVENUE
FLORENCE, SOUTH CAROLINA**

MEMBERS PRESENT: Mayor Wukela called the regular meeting to order at 6:02 p.m. with the following members present: Mayor Pro tem Buddy Brand; Councilwoman Teresa Myers Ervin; Councilman Steve Powers; Councilwoman Octavia Williams-Blake; and Councilman Glynn Willis.

Councilman Ed Robinson was not present for the meeting.

ALSO PRESENT: Mr. Drew Griffin, City Manager; Mrs. Dianne M. Rowan, Municipal Clerk; Mr. James W. Peterson, Jr., City Attorney; Mr. Chuck Pope, Director of Public Works; Mr. Thomas Chandler, Director of Finance; Mr. Ray Reich, Downtown Development Manager; Mr. Michael Hemingway, Director of Utilities; and Mr. Phillip Lookadoo, Director of Planning, Research and Development.

MEDIA PRESENT: Notices of this regular meeting of Florence City Council were sent to the media informing them of the date, time and location of the meeting. Mr. Tucker Mitchell of the Morning News was present for the meeting.

INVOCATION

Councilwoman Ervin gave the invocation for the meeting, which was followed by the pledge of allegiance to the American Flag.

APPROVAL OF MINUTES

Councilman Powers made a motion to adopt the minutes of the Regular Meeting of February 13, 2012. Mayor Pro tem Brand seconded the motion, which carried unanimously.

HONORS AND RECOGNITIONS

Mayor Pro tem Brand recognized Mrs. Peggy Key as the Citizen of the Month for March, 2012.

RECOGNITION OF RECREATION & PARKS ASSOCIATION STATE CHAMPIONS

Mr. Chuck Pope, Director of Public Works recognized the athletes in the Gymnastics, 2011 Dixie Youth Baseball Majors, Florence Track Club, Double Dutch Jump Rope Team, and the Florence Junior Football Team programs.

ORDINANCES IN POSITION

BILL NO. 2012-06 – SECOND READING

AN ORDINANCE TO AMEND THE CITY OF FLORENCE ZONING ORDINANCE, ARTICLE 2, SECTION 2.4, TABLE II.

An Ordinance to amend the City of Florence Zoning Ordinance, Article 2, Section 2.4, Table II was tabled.

Councilman Willis made a motion to table Bill No. 2012-06. Councilman Powers seconded the motion, which carried unanimously.

BILL NO. 2012-08 – SECOND READING

AN ORDINANCE AMENDING CHAPTER 9, ARTICLE V, SECTION 9-80 (C) OF THE CITY OF FLORENCE CODE OF ORDINANCES PERTAINING TO THE PER MONTH GARBAGE COLLECTION FEE.

An Ordinance amending Chapter 9, Article V, Section 9-80 (c) of the City of Florence Code of Ordinances pertaining to the per month garbage collection fee was adopted on second reading.

Councilman Powers made a motion to adopt Bill No. 2012-08 on second reading. Mayor Pro tem Brand seconded the motion, which carried unanimously.

BILL NO. 2012-09 – SECOND READING

AN ORDINANCE TO AMEND THE GENERAL FUND AND HOSPITALITY FUND BUDGETS FOR THE CITY OF FLORENCE, SOUTH CAROLINA, FOR THE FISCAL YEAR BEGINNING JULY 1, 2011 AND ENDING JUNE 30, 2012.

An Ordinance to amend the General Fund and Hospitality Fund Budgets for the City of Florence, South Carolina, for the fiscal year beginning July 1, 2011 and ending June 30, 2012 was adopted on second reading.

Councilman Willis made a motion to adopt Bill No. 2012-09 on second reading. Mayor Pro tem Brand seconded the motion, which carried unanimously.

BILL NO. 2012-10 – SECOND READING

AN ORDINANCE TO AMEND THE GENERAL FUND BUDGET FOR THE CITY OF FLORENCE, SOUTH CAROLINA, FOR THE FISCAL YEAR BEGINNING JULY 1, 2011 AND ENDING JUNE 30, 2012.

An Ordinance to amend the General Fund Budget for the City of Florence, South Carolina, for the fiscal year beginning July 1, 2011 and ending June 30, 2012 was adopted on second reading.

Councilman Willis made a motion to adopt Bill No. 2012-10 on second reading. Mayor Pro tem Brand seconded the motion, which carried unanimously.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
MARCH 12, 2012 – PAGE 3**

BILL NO. 2012-11 – SECOND READING
AN ORDINANCE TO REVISE CHAPTER 4 OF THE CITY CODE BY DELETING ARTICLE II ELECTRICAL AND ESTABLISHING ARTICLE II MAINTENANCE AND APPEARANCE CODE FOR DOWNTOWN FLORENCE.

An Ordinance to revise Chapter 4 of the City Code by deleting Article II Electrical and establishing Article II Maintenance and Appearance Code for downtown Florence was adopted on second reading.

Mayor Pro tem Brand made a motion to adopt Bill No. 2012-11 on second reading. Councilman Powers seconded the motion, which carried unanimously.

BILL NO. 2012-12 – SECOND READING
AN ORDINANCE AUTHORIZING THE FOURTH ADDENDUM TO THE LEASE WITH PALMETTO PETRO, LLC.

An Ordinance authorizing the fourth addendum to the lease with Palmetto Petro, LLC was adopted as amended on second reading.

Councilwoman Ervin made a motion to amend the Ordinance as passed on first reading with the amendments as noted on the addendum. Councilman Powers seconded the motion, which carried unanimously.

Councilman Powers made a motion to adopt Bill No. 2012-12 on second reading as amended. Mayor Pro tem Brand seconded the motion, which carried unanimously.

INTRODUCTION OF ORDINANCES

BILL NO. 2011-24 – FIRST READING
AN ORDINANCE TO REZONE 616 SOUTH COIT STREET, TAX MAP #90088-07-038, FROM B-1, LIMITED BUSINESS TO B-2, CONVENIENCE BUSINESS DISTRICT.

An Ordinance to rezone 616 South Coit Street, Tax Map #90088-07-038, from B-1, Limited Business to B-2, Convenience Business District was deferred.

Councilman Willis made a motion to defer Bill No. 2011-24 until the April, 2012 meeting. Councilwoman Ervin seconded the motion, which carried unanimously.

BILL NO. 2012-04 – FIRST READING
AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY JIM STROUD, 3084-3098 S. CASHUA DRIVE.

An Ordinance to annex and zone property owned by Jim Stroud, 3084-3098 S. Cashua Drive was deferred.

Mayor Wukela stated that Bill No. 2012-04 was deferred by Council in order to give the Planning Commission an opportunity to reconsider this request given the additional information provided to them with regard to compliance and non-compliance of the property. This issue will be on the March 13, 2012 Planning Commission meeting agenda for reconsideration.

Councilman Willis made a motion to defer Bill No. 2012-04. Councilman Powers seconded the motion, which carried unanimously.

BILL NO. 2012-13 – FIRST READING

AN ORDINANCE APPROVING AMENDMENTS TO EXISTING LOAN AGREEMENTS RELATING TO CITY OF FLORENCE WATER AND SEWERAGE SYSTEM REVENUE DEBT IDENTIFIED AS SOUTH CAROLINA DRINKING WATER REVOLVING FUND LOAN NUMBERS 3-003-99-2110001-02, 3-008-00-2110001-01 AND 3-014-02-2110001-04 AND SOUTH CAROLINA WATER POLLUTION CONTROL REVOLVING FUND LOAN NUMBER S1-121-09-378-19; TO PROVIDE FOR CERTAIN CHANGES TO THE DEBT SERVICE RESERVE FUND FUNDING REQUIREMENTS THEREIN; AND OTHER MATTERS RELATING THERETO.

An Ordinance approving amendments to existing loan agreements relating to City of Florence Water and Sewerage System Revenue Debt identified as South Carolina Drinking Water Revolving Fund Loan Numbers 3-003-99-2110001-02, 3-008-00-2110001-01 and 3-014-02-2110001-04 and South Carolina Water Pollution Control Revolving Fund Loan Number S1-121-09-378-19; to provide for certain changes to the debt service reserve fund funding requirements therein; and other matters relating thereto was passed on first reading.

Mr. Thomas Chandler, Director of Finance stated the first issue (Bill No. 2012-13) pertains to the four outstanding state revolving fund loans that the City has with the South Carolina State Loan Pool.

In October, 2011 City Council was informed of policy amendments provided by the SRF whereby the City had an opportunity to significantly lower the interest rates. The other policy amendment provided by SRF was a change to the debt service reserve fund requirement. Currently the debt service reserve fund requirement is one time the maximum debt service. The amount currently in reserve is in excess of \$1.9 million. Because the City maintains an “A” rating with Moody’s and Standard & Poore’s, the change in the policy allows the City to reduce that amount by half. The City would go from a debt service reserve of \$1.9 million to approximately \$1 million.

Mr. Charlton deSaussure, Jr., the City’s bond attorney reported that the amendment to the rate for the Veterans’ Park financing would change from 4.18% to 2.62%. The change to the debt service reserve fund requirement releases \$950,000 back to the City. Each of these is an indication of the good financial management that the City has maintained through the years.

Mayor Pro tem Brand thanked City staff and Mr. Thomas Chandler in particular, for their attention to the issues of the City and for achieving the solid financial status that the City has.

Councilman Willis made a motion to pass Bill No. 2012-13 on first reading. Councilman Powers seconded the motion, which carried unanimously.

BILL NO. 2012-14 – FIRST READING

AN ORDINANCE AMENDING AN ORDINANCE ENTITLED “AN ORDINANCE AUTHORIZING THE LEASE-PURCHASE FINANCING OF CAPITAL PROJECTS TO BE LOCATED IN THE CITY OF FLORENCE; AUTHORIZING THE CITY OF FLORENCE, SOUTH CAROLINA TO EXECUTE DOCUMENTS INCLUDING THE BASE LEASE BY AND BETWEEN THE CITY OF FLORENCE, SOUTH CAROLINA AND BB&T GOVERNMENTAL FINANCE AND THE LEASE AGREEMENT BY AND BETWEEN BB&T GOVERNMENTAL FINANCE AND THE CITY OF FLORENCE, SOUTH CAROLINA; AND OTHER MATTERS RELATING THERETO.”

An Ordinance amending an Ordinance entitled “An Ordinance authorizing the lease-purchase financing of capital projects to be located in the City of Florence; authorizing the City of Florence, South Carolina to execute documents including the base lease by and between the City of Florence, South Carolina and BB&T Governmental Finance and the lease agreement by and between BB&T

**REGULAR MEETING OF FLORENCE CITY COUNCIL
MARCH 12, 2012 – PAGE 5**

Governmental Finance and the City of Florence, South Carolina; and other matters relating thereto” was passed on first reading.

(Please refer to Bill No. 2012-13 for discussion of Bill No. 2012-14).

Councilman Willis made a motion to pass Bill No. 2012-14 on first reading. Councilman Powers seconded the motion, which carried unanimously.

INTRODUCTION OF RESOLUTIONS

RESOLUTION NO. 2012 – 07

A RESOLUTION DESIGNATING MAY 15, 2012 AS PEACE OFFICERS’ MEMORIAL DAY

A Resolution designating May 15, 2012 as Peace Officers’ Memorial Day was adopted by Council.

Councilwoman Ervin made a motion to adopt Resolution No 2012-07. Councilwoman Williams-Blake seconded the motion, which carried unanimously.

RESOLUTION NO. 2012 – 08

A RESOLUTION DESIGNATING MARCH 12 – 18, 2012 AS MULTIPLE SCLEROSIS AWARENESS WEEK

A Resolution designating March 12-18, 2012 as Multiple Sclerosis Awareness Week was adopted by Council.

Councilwoman Ervin made a motion to adopt Resolution No. 2012-08. Councilman Powers seconded the motion, which carried unanimously.

RESOLUTION NO. 2012 -09

A RESOLUTION TO DESIGNATE MARCH 25, 2012 AS GREEK INDEPENDENCE DAY

A Resolution to designate March 25, 2012 as Greek Independence Day was adopted by Council.

Councilwoman Ervin made a motion to adopt Resolution No. 2012-09. Mayor Pro tem Brand seconded the motion, which carried unanimously.

ADJOURN

Councilman Willis made a motion to adjourn the meeting. Councilwoman Ervin seconded the motion, which carried unanimously.

The meeting was adjourned at 6:40 p.m.

Dated this 9th day of April, 2012.

Dianne M. Rowan, Municipal Clerk

Stephen J. Wukela, Mayor

FLORENCE CITY COUNCIL MEETING

DATE: March 12, 2012
AGENDA ITEM: Ordinance – First Reading
DEPARTMENT/DIVISION: Finance

I. ISSUE UNDER CONSIDERATION

An Ordinance approving an amendment to the Loan Agreements relating to the City's water and sewerage system revenue debt with the South Carolina State Revolving Loan (SRF) Fund.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN


- A. The City of Florence has four outstanding SRF loans, issued in 1999, 2000, 2003, and 2009, for a variety of water and sewerage improvements.
- B. In October, 2011, SRF issued a Fiscal Year 2012 amendment to all prior SRF loan policies providing an opportunity through June 30, 2012 to lower the interest rate on outstanding SRF loans from the current rate to a rate of 2.25%. The City has taken advantage of the loan reduction for these loans, realizing savings over the life of the loans in excess of \$1.5 million.
- C. The amendment also provides that the debt service reserve fund requirement for entities with a Standard & Poor's and/or Moody's bond rating in the "A" category can be reduced to the level of one half of the maximum annual debt service instead of the current requirement for one times the current maximum annual debt service.
- D. City Council received information about these amendments in a memo dated October 28, 2011.

III. POINTS TO CONSIDER


- A. Currently, the City maintains on each of these loans the required debt service reserve of one times the maximum annual debt service. The total amount held in reserve for these four loans is \$1,902,796.
- B. With a Standard & Poor's rating of A+ and a Moody's rating of Aa2, the City qualifies for the reduction in annual debt service to one half of the maximum annual debt service as noted in II. C. above.
- C. The amended debt service reserve requirement will result in approximately \$1 million currently held in reserve for the SRF Loans being available to the City for water and sewer utility projects.
- D. The reduction to the debt service reserve requirement must be made by an ordinance adopted by City Council to amend the Loan Agreements for these outstanding loans.

IV. STAFF RECOMMENDATION

Approval and adoption of the proposed ordinance.



Thomas W. Chandler
Finance Director



Andrew H. Griffin
City Manager

AN ORDINANCE

APPROVING AMENDMENTS TO EXISTING LOAN AGREEMENTS RELATING TO CITY OF FLORENCE WATER AND SEWERAGE SYSTEM REVENUE DEBT IDENTIFIED AS SOUTH CAROLINA DRINKING WATER REVOLVING LOAN FUND LOAN NUMBERS 3-003-99-2110001-02, 3-008-00-2110001-01 AND 3-014-02-2110001-04 AND SOUTH CAROLINA WATER POLLUTION CONTROL REVOLVING FUND LOAN NUMBER S1-121-09-378-19; TO PROVIDE FOR CERTAIN CHANGES TO THE DEBT SERVICE RESERVE FUND FUNDING REQUIREMENTS THEREIN; AND OTHER MATTERS RELATING THERETO.

In connection with the adoption of this Ordinance, City Council ("City Council") of the City of Florence, South Carolina (the "City") makes the following findings of fact:

1. City Council 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").

2. Pursuant to the Bond Ordinance, as well as borrowing specific series ordinances, the City and the South Carolina Water Quality Revolving Fund Authority (the "Authority") have entered into the Loan Agreements described above (collectively, the "Agreements").

3. Each of the borrowings to which the Agreements relate are secured in part by Series specific Debt Service Reserve Funds in an amount equal to the maximum amount due on the Note issued under the respective Agreements during any full calendar year (the "Reserve Requirement"). The Authority has advised that the amount of the Reserve Requirement has been amended as generally described in the "FY 2012 AMENDMENT TO ALL PRIOR SRF LOAN POLICIES" dated October 3, 2011, attached hereto as Exhibit A (the "SRF Amendment").

4. The Authority is the Holder (as defined in the Bond Ordinance) of the borrowings to which the Agreements relate. The SRF Amendment constitutes the written consent contemplated by Section 12.02 of the Bond Ordinance to modify or alter the amount of the Reserve Requirement in the Agreements.

5. The result of the SRF Amendment is a reduction in the amount of the Reserve Requirement and as a consequence is advantageous to the City inasmuch as it will cause certain of the amounts held in the several Debt Service Reserve Funds to be released to the City.

6. Pursuant to the SRF Amendment, the City and the Project Sponsor are preparing the amendment to the Agreements to effect the action of the Authority described in Paragraph 3 above (the "Amendment to Loan Agreements").

7. City Council has determined to approve the Amendment to Loan Agreements and to authorize the appropriate City officials to enter into an amendment of each of the Agreements and to execute such documents and to take such action as may be necessary in connection therewith.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FLORENCE, SOUTH CAROLINA:

1. The Amendment to Loan Agreements in substantially the form attached hereto as Exhibit B is hereby approved, with such changes as the executing officer shall approve (his execution to

be conclusive evidence of such approval). The Amendment to Loan Agreements shall be evidenced by amendment to each of the Agreements, which amendments shall be executed on behalf of the City by the Mayor and attested by the City Clerk.

2. The Mayor and/or City Manager are authorized to take any further action as may be required in connection with the above purpose. The Mayor is further authorized to execute, in addition to each of the Agreements, such documents as may be necessary in connection with the Amendment to Loan Agreements, his execution thereof shall be conclusive evidence of the City's approval and authorization.

3. This Ordinance shall become effective upon its adoption.

DONE, RATIFIED AND ADOPTED this 9th day of April, 2012.

CITY OF FLORENCE, SOUTH CAROLINA

Mayor

Attest:

Clerk

**FY 2012 AMENDMENT TO ALL PRIOR SRF
LOAN POLICIES**

for

**STATE WATER POLLUTION CONTROL REVOLVING FUND
CWSRF**

and

**STATE DRINKING WATER REVOLVING LOAN FUND
DWSRF**

by

**SOUTH CAROLINA WATER QUALITY REVOLVING
FUND AUTHORITY**

Contents:

- I. Rationale
- II. Interest Rates
- III. Debt Service Reserve Fund

Note: Inquiries should be directed to the Office of Local Government, SC Budget and Control Board, which administers the SRF Funds for the Authority.

October 3, 2011

FY 2012 AMENDMENT TO ALL PRIOR SRF LOAN POLICIES

CWSRF - DWSRF

I. RATIONALE

Since 2008, extraordinary events of the sub-prime mortgage crisis and subsequent ripple effects on the economy and financial markets have resulted in significant changes in the municipal bond market. Such impacts include municipal credit rating criteria being revisited, changing market expectations on debt service reserve funds for some borrowers after the demise of most of the municipal bond insurance industry, modifications to some governing bond ordinances/resolutions to eliminate common debt service reserve funds and a mandatory reserve requirement for all parity debt, and historically low interest rates, particularly for short-to-mid term debt obligations.

It is due to these dramatically altered circumstances that the South Carolina Water Quality Revolving Fund Authority (Authority) is, by this action, retroactively authorizing a change of certain provisions of all prior Major Loan Policies for the Clean Water SRF (CWSRF) and Drinking Water SRF (DWSRF). The revisions relate to interest rates and debt service reserve funds on all currently outstanding SRF loans according to the following defined parameters.

II. INTEREST RATES

Interest rate reductions on existing Clean Water SRF (CWSRF) and Drinking Water SRF (DWSRF) loans are available during FY 2012 as a one-time opportunity until June 30, 2012 based on the following.

1. Any loan with a current interest rate or blended interest rate higher than 2.25% may have the interest rate reduced to the FY 2012 standard interest rate of 2.25%.
2. Such an interest rate change will re-amortize the outstanding principal balance at the lower rate for the remaining number of payments, but will not extend the term.
3. For any loan that has not reached its payment initiation date and is accruing interest on previously received disbursements at a higher interest rate, an interest rate change will not alter continued accrual of prior disbursements

at the higher interest rate. However, those disbursements made after a fully executed loan agreement amendment reducing the interest rate will accrue interest at the new rate.

4. If more than 20 years remain on the term of a DWSRF loan, the term will be shortened to the shortest remaining term possible without causing any material increase to annual debt service, unless the borrower requests an even shorter term.
5. Any interest rate reduction will only be effective at the beginning of a new repayment period and will only be accomplished through a fully executed amendment to the Loan Agreement.
6. For any change to occur, the borrower must send a letter requesting an interest rate reduction which must be received by the Office of Local Government no later than June 30, 2012, and such requests will be processed on a first-come, first served basis as expeditiously as staffing allows.

III. DEBT SERVICE RESERVE FUND REQUIREMENT

All prior revenue loans may conform to the FY 2012 Debt Service Reserve Fund (DSRF) requirements that are contained in the FY 2012 Major Loan Policies for each loan program and based on the following.

1. The borrower's governing bond ordinance/resolution must allow usage of the DSRF provisions.
2. Any modification to DSRF requirements contained in an existing Loan Agreement may only occur through a properly executed amendment of such agreement that has been duly authorized by the borrower's adoption of an ordinance/resolution prepared by its bond counsel.
3. Any change to existing DSRF provisions of a Loan Agreement must be requested by the borrower in a letter submitted to the Office of Local Government.

_____ AMENDMENT TO LOAN AGREEMENT

between

SOUTH CAROLINA WATER QUALITY REVOLVING FUND AUTHORITY

and

THE CITY OF FLORENCE, SOUTH CAROLINA

Dated as of

_____, 2012

Relating to

South Carolina Drinking Water Revolving Loan Fund
[OR]
South Carolina Water Pollution Control Revolving Fund

Loan Number: _____

_____ **AMENDMENT TO LOAN AGREEMENT**

This _____ **AMENDMENT TO LOAN AGREEMENT** is entered into as of the ____ day of _____, 2012, between the **SOUTH CAROLINA WATER QUALITY REVOLVING FUND AUTHORITY** (the "*Authority*") and **THE CITY OF FLORENCE, SOUTH CAROLINA** (the "*Project Sponsor*"), in amendment of the Loan Agreement dated as of _____, 20____, as amended, between the Authority and the Project Sponsor (the "*Loan Agreement*") with respect to South Carolina Water Pollution Control Revolving Fund Loan No. _____ [OR] South Carolina Drinking Water Revolving Fund Loan No. _____ (the "*Loan*").

WITNESSETH:

WHEREAS, the Authority is authorized by Title 48, Chapter 5, Code of Laws of South Carolina, 1976, as amended (the "*Act*") to administer the South Carolina Water Pollution Control Revolving Fund and the State Drinking Water Revolving Loan Fund for the purpose of assisting Project Sponsors (as defined in the Act) in the construction of, among other things, public wastewater treatment and drinking water facilities; and

WHEREAS, pursuant to the Act and the terms of the Loan Agreement, and in order to finance the Project referred to in the Loan Agreement, the Authority extended the Loan to the Project Sponsor and, in connection therewith, the Project Sponsor delivered its Note (as defined in the Loan Agreement) to the Authority; and

WHEREAS, the Authority has adopted a Fiscal Year 2012 Amendment to all Prior Loan Policies (the "*Amended Loan Policies*"), which provide, among other things, for a reduction in certain circumstances of the debt service reserve requirements necessary to be maintained by borrowers in connection with loans made pursuant to the Act; and

WHEREAS, in accordance with the Amended Loan Policies, the Project Sponsor, which currently maintains published ratings by Standard & Poor's Rating Service and by Moody's Investors Services, Inc. of "A+" and "A1", respectively, on its publicly issued revenue bond obligations, desires to take advantage of its current ability to proceed under the Loan Agreement with a Reserve Requirement equal to one-half of the maximum amount due on the Note during any full calendar year, and, accordingly, the Project Sponsor and the Authority desire to cause the Loan Agreement to be amended to provide for the same, as well as to provide for the circumstances under which the Reserve Requirement may have to be subsequently funded;

NOW, THEREFORE, BE IT AGREED AS FOLLOWS:

The Project Sponsor and the Authority have determined to amend the Agreements as follows:

1. The following Section 3.6 is added to the Loan Agreement. In connection therewith, all existing Sections 3.6 through [3.14][3.15], inclusive, of the Loan Agreement are hereby renumbered as Sections 3.7 through [3.15][3.16], inclusive, including all subsections therein:

SECTION 3.6. Ratings from Rating Agencies. If the Reserve Requirement, as defined in Section 4.2.1 herein, is initially, or at any time during the term of the Loan, set at a level that is less than the maximum amount due on the Note during any full calendar year, the Project Sponsor shall submit to the Authority, no later than January 31 of each year, a copy of its latest long-term,

unenanced underlying rating, or affirmation thereof, on the System and/or any Parity Debt, as defined in Section 4.3.2 herein, from Standard & Poor's Rating Service, or its respective successors and assigns, ("S&P") or Moody's Investors Service, Inc., or its respective successors and assigns, ("Moody's"), and from each if both S&P and Moody's issued ratings. Additionally, the Project Sponsor shall immediately notify, and submit to, the Authority any commentaries, updated outlooks, CreditWatch placements, ratings downgrades, or other actions from S&P and/or Moody's with respect to the System and/or any Parity Debt.

2. Section 4.2 in each of the Agreements is deleted and the following substituted therefor:

SECTION 4.2. Establishment and Funding of Debt Service Reserve Fund.

4.2.1. The Project Sponsor shall establish, and there shall be maintained until payment in full of the Note, a Debt Service Reserve Fund to provide a reserve for payment of principal of and interest on the Note. Based on the Project Sponsor's receipt of a long-term, unenanced underlying rating on the System and/or any Parity Debt in the "A" category from S&P or Moody's, and from each if both S&P and Moody's issued ratings, and the submission of such to the Authority, the Debt Service Reserve Fund Requirement (the "Reserve Requirement") shall, on the effective date of this Amendment No. ____ [5 for 99 and 00 Loans, 6 for the 02 Loan and 4 for the 09 Loan] to the Agreement, equal one-half of the maximum amount due on the Note during any full calendar year and shall remain at such level subject to provisions of the following Section 4.2.2.

4.2.2. (a) The Project Sponsor fully complies with all requirements of Section 3.6 herein for annually submitting S&P/Moody's ratings/affirmations and for immediately providing any other rating agency actions related to the System and/or any Parity Debt, and all such ratings are maintained in the "A" category.

(b) If there is no longer any current rating or if either the S&P or Moody's rating is downgraded below the "A" category, the Reserve Requirement will immediately increase to the maximum annual amount due on the Note, and the Project Sponsor will be required to meet the new requirement within one year through twelve (12) equal monthly deposits, beginning in the month following any such downgrade or loss of the rating for the System and/or any Parity Debt.

(c) If the Project Sponsor should receive a long-term, unenanced underlying rating on the System and/or any Parity Debt in at least the "AA" or "Aa" category respectively from S&P or Moody's, and from each if both S&P and Moody's issue ratings, the Reserve Requirement may be reduced to zero with prior written approval of the Authority, subject to provisions comparable to (a) above. If either the S&P or Moody's rating is downgraded to an "A" category, the Reserve Requirement will immediately increase to the amount cited in Section 4.2.1 and the Project Sponsor will be required to meet the increased Reserve Requirement within six months through equal monthly deposits beginning in the month following any such downgrade. If there is no longer any current rating or if either the S&P or Moody's rating is downgraded below the "A" category, then the Project Sponsor shall comply with the provisions of (b) above.

4.2.3. The Debt Service Reserve Fund is intended to insure the timely payment of the principal of and interest on the Note. Money in the Debt Service Reserve Fund shall be used only to prevent a default in the payment of the Note, by reason of the fact that money in the Debt Service Fund is insufficient for such purposes.

4.2.4. The Project Sponsor shall deposit, or cause to be deposited, in the Debt Service Reserve Fund, if required to be established pursuant to provisions of this Section 4.2, funds in an amount, or investments permitted by Section 4.4.3 having a value, equal to the Reserve Requirement. In the event that the Reserve Requirement shall increase due to an increase in the Loan Amount pursuant to Section 1.4.2(c), the Project Sponsor shall immediately deposit, or cause to be deposited, in the Debt Service Reserve Fund, if required to be established, funds in an amount equal to such increase in the Reserve Requirement.

3. Section 4.3.3 is deleted and the following substituted therefor:

4.3.3. (a) In the event any amounts shall be withdrawn from the Debt Service Reserve Fund in order to provide for payment of any amounts due with respect to the Note, there shall be deposited in the Debt Service Reserve Fund not less than one-eleventh (1/11) of the amount of any such withdrawal and such deposits with respect to any such withdrawal shall begin in the month following such withdrawal and shall continue in each month thereafter until the amount on deposit in the Debt Service Reserve Fund shall equal at least the Reserve Requirement.

(b) In the event the Reserve Requirement for the Debt Service Reserve Fund is increased pursuant to any part of Section 4.2.2 herein, there shall be deposited in the Debt Service Reserve Fund not less than the monthly amount prescribed in Section 4.2.2 according to the circumstances applicable to the increased Reserve Requirement, and such deposits shall begin as required by Section 4.2.2 and shall continue in each month thereafter until the amount on deposit in the Debt Service Reserve Fund shall equal such increased Reserve Requirement.

(c) If the value of the Debt Service Reserve Fund is ever less than the Reserve Requirement, other than as provided in (a) or (b) above, there shall be deposited in the Debt Service Reserve Fund not less than one-eleventh (1/11) of an amount equal to the total Reserve Requirement deficiency, beginning in the month following such a determination. Such deposits shall continue to be made until the amount on deposit in the Debt Service Reserve Fund shall equal at least the Reserve Requirement.

4. All other terms and provisions of the Loan Agreement shall remain in full force and effect.

5. In accordance with the Amended Loan Policies and the aforesaid amendments, and based on the revenue bond ratings currently enjoyed by the Project Sponsor as recited above, the Authority will, promptly after the effective date of this _____ Amendment to Loan Agreement, direct The Bank of New York Mellon Trust Company, N.A., as custodian/trustee of the existing Debt Service Reserve Fund established pursuant to the Loan Agreement, to return funds on deposit therein to the Project Sponsor in such amount as will cause to remain in the Debt Service Reserve Fund one-half of the maximum amount due on the Note during any full calendar year.

6. This _____ Amendment to Loan Agreement shall be effective as of the date first above written.

IN WITNESS WHEREOF, the parties have executed this Amendment as of this ____ day of April, 2012.

CITY OF FLORENCE, SOUTH CAROLINA

By _____
Name: Stephen J. Wukela
Title: Mayor

Attest:

By _____
Its City Clerk

SOUTH CAROLINA WATER QUALITY
REVOLVING FUND AUTHORITY

By _____
Ashlie Lancaster, Interim Director, Office of
Local Government, South Carolina Budget and
Control Board

STATE OF SOUTH CAROLINA

COUNTY OF FLORENCE

I, the undersigned, Clerk of the City Council of the City of Florence, South Carolina, DO
HEREBY CERTIFY:

That the foregoing is a true, correct and verbatim copy of an Ordinance unanimously adopted by
the said City Council, having been read at two duly called and regularly held meetings at which a quorum
attended and remained throughout on each of March 12 and April 9, 2012.

That the said Ordinance is now in full force and effect and has not been modified, amended,
repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my Hand this 9th day of April, 2012.

Clerk

FLORENCE CITY COUNCIL MEETING

DATE: April 9, 2012
AGENDA ITEM: Ordinance – Updated for Second Reading
DEPARTMENT/DIVISION: Finance

I. ISSUE UNDER CONSIDERATION

An ordinance to amend an ordinance authorizing lease-purchase financing in the amount of \$3,000,000 to pay costs associated with constructing infrastructure for the Veterans' Memorial Park and the widening of Radio Road.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

- A. On June 30, 2006 the City entered into a fifteen-year lease-purchase financing in the amount of \$3,000,000 at an interest rate of 4.18% with BB&T to finance the construction of the Veterans' Memorial Park and the widening of Radio Road.
- B. Debt service for this financing is paid from the Hospitality Fund.

III. POINTS TO CONSIDER


- A. Because interest rates have declined since the issuance of the 2006 Lease-Purchase Financing and because this lease-purchase financing allows for prepayment of the loan, **BB&T has agreed to reduce the interest rate from 4.18% to 2.62% for the remaining term of the loan and allow for partial prepayment and a restructured amortization schedule for the remaining term of this borrowing. This reduction represents a decrease of 1.56 basis points in the interest rate.**
- B. Prepayment in the amount of \$500,000 will be made on the loan from funds received from the Drs. Bruce and Lee Foundation. These funds come from a portion of a \$1.5 million grant received by the City which represent a reimbursement to the City for the funds previously expended for the construction of a tennis activity center.
- C. **The effect of these changes will produce a savings for the Hospitality Fund of approximately \$130,000 over the life of the loan.**
- D. Amending the interest rate and amortization schedule on this financing requires the adoption of an amending ordinance for this lease-purchase financing.

IV. STAFF RECOMMENDATION

Adoption of the proposed amending ordinance.

V. ATTACHMENTS

Ordinance amending the 2006 Lease-Purchase Financing ordinance.


Thomas W. Chandler
Finance Director


Andrew H. Griffin
City Manager

AN ORDINANCE

AMENDING AN ORDINANCE ENTITLED "AN ORDINANCE AUTHORIZING THE LEASE-PURCHASE FINANCING OF CAPITAL PROJECTS TO BE LOCATED IN THE CITY OF FLORENCE; AUTHORIZING THE CITY OF FLORENCE, SOUTH CAROLINA TO EXECUTE DOCUMENTS INCLUDING THE BASE LEASE BY AND BETWEEN THE CITY OF FLORENCE, SOUTH CAROLINA AND BB&T GOVERNMENTAL FINANCE AND THE LEASE AGREEMENT BY AND BETWEEN BB&T GOVERNMENTAL FINANCE AND THE CITY OF FLORENCE, SOUTH CAROLINA; AND OTHER MATTERS RELATING THERETO."

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FLORENCE, SOUTH CAROLINA, IN MEETING DULY ASSEMBLED:

WHEREAS, the City Council ("City Council") of the City of Florence, South Carolina (the "City"), did, on June 26, 2006, adopt an Ordinance titled "An Ordinance Authorizing the Lease-Purchase Financing of Capital Projects to be Located in the City of Florence; Authorizing the City of Florence, South Carolina to Execute Documents Including the Base Lease By and Between the City of Florence, South Carolina and BB&T Governmental Finance and the Lease Agreement By and Between BB&T Governmental Finance and the City Of Florence, South Carolina; and Other Matters Relating Thereto" (the "2006 Ordinance"); and

WHEREAS, a \$3,000,000 Lease-Purchase Financing of the City dated June 30, 2006 (the "Lease") was sold to Branch Banking & Trust Company, which entity subsumes BB&T Governmental Finance (the "Purchaser") pursuant to and in compliance with the 2006 Ordinance; and

WHEREAS, the Purchaser has agreed to allow the City to prepay the principal amount of \$500,000 due on the Lease and has also agreed to reduce the rate of interest on the Lease from 4.18% to 2.62% on the terms and conditions as described in the correspondence dated March 12, 2012 and attached hereto as Exhibit A; and

WHEREAS, the reduction in principal amount as well as the lowering of the interest rate benefits the City by reducing aggregate principal and interest expense to be paid on the Lease during a portion of the year 2012 and in each of the years 2013 through 2021; and

WHEREAS, the City has determined to apply \$500,000 of a total of a \$1,500,000 Grant it has received from the Drs. Bruce and Lee Foundation (the "Grant") to the prepayment of the Lease which sum represents a reimbursement to the City for funds previously expended for the capital project for which the Grant was received, the conditions of which have been fully satisfied by the City and therefore such sum may be used for the purpose described herein.

NOW, THEREFORE, City Council adopts this Ordinance to amend the 2006 Ordinance and the Lease as follows:

Section 1. Section 6.2 of the Project Lease is amended to change the rate of interest from 4.18% to 2.62%, which change in the rate of interest shall be effective as of April 10, 2012, or such other date as the City Manager and the Purchaser shall agree. Exhibit B of the Project Lease is amended to reflect the prepayment of \$500,000 of principal due on the Lease as well as the remaining payments due on the Lease to reflect the payment schedule resulting from the lower interest rate and reduced principal amount to be outstanding and, with such amendment, is attached hereto as Exhibit B. The Mayor is hereby authorized and directed to execute and deliver to the Purchaser an amendment to the Lease in the form attached hereto as Exhibit C (the "Amendment to Lease") and the Clerk is authorized and directed to attest the same, which

shall evidence the prepayment of principal as well as the reduction in the interest rate contemplated by this Ordinance.

Section 2. The Finance Director is authorized to take any further action as may be required in connection with the above amendments including, but not limited to, such filings as may be necessary with the United States Treasury Department, the Florence County Clerk of Court and the South Carolina State Treasurer's Office.

Section 3. All terms and provisions of the 2006 Ordinance, except as otherwise amended by this Ordinance, shall remain in full force and effect.

Section 4. This Ordinance shall become effective upon its adoption.

DONE, RATIFIED AND ADOPTED this 9th day of April, 2012.

CITY OF FLORENCE, SOUTH CAROLINA

Mayor

Attest:

Clerk

**Branch Banking & Trust Co.**

Governmental Finance

P.O. Box 714
Columbia, SC 29202
(803) 251-1328
Fax (803) 251-1329

March 12, 2012

Mr. Thomas Chandler
City of Florence
180 North Irby St.
City-County Complex BB
Florence, SC 29505

Dear Mr. Chandler:

Branch Banking and Trust Company ("BB&T"), is pleased to offer this proposal for the financing requested by The City of Florence. ("City").

- (1) **Project:** Refinancing of Unit 003, Veterans Park Improvements
- (2) **Amount To Be Financed:** \$1,602,425.57
- (3) **Interest Rates, Financing Terms and Corresponding Payments:**

We propose an interest rate change on this transaction to 2.62% with final maturity of 6/1/2021. The structure of the transaction will remain a lease purchase to be repaid with hospitality fees. The transaction must be deemed bank qualified. We understand that the City will be prepaying \$500,000 at closing.

The interest rate stated above is valid for a closing not later than 30 days after today

Closing of the financing is contingent upon completing documentation acceptable to BB&T.

The stated interest rates assume that transaction will be deemed bank qualified and that the City shall comply with IRS Code Sections 140, 141, 148 and 149(e). BB&T reserves the right to terminate its interest in this bid or to negotiate a mutually acceptable rate if the financing is not qualified tax-exempt financing.

(4) **Financing Documents:**

It will be the responsibility of the city to retain and compensate bond counsel to appropriately structure the transaction in accordance with state and federal statutes. All documentation must be deemed appropriate by BB&T.

BB&T appreciates the opportunity to make this financing proposal and requests to be notified within five days of this proposal should BB&T be the successful proposer.

BB&T shall have the right to cancel this offer by notifying the City of its election to do so (whether or not this offer has previously been accepted by the City) if at any time prior to the closing there is a material adverse change in the City's financial condition, if we discover adverse circumstances of which we are currently unaware, if we are unable to agree on acceptable documentation with the City or if there is a change in law (or proposed change in law) that changes the economic effect of this financing to BB&T. We reserve the right to negotiate and/or terminate our interest in this transaction should we be the successful proposer.

Please call me at 803-251-1328 with your questions and comments. We look forward to hearing from you.

Sincerely,


Branch Banking and Trust Company

Andrew G. Smith
Senior Vice President

BOND DEBT SERVICE

City of Florence, South Carolina
 Refunding of the Series 2006A (Scenario 2C)
 As of March 12, 2012

Dated Date 04/10/2012
 Delivery Date 04/10/2012

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
04/10/2012					
06/01/2012	31,395.00	2.620%	5,947.67	37,342.67	
06/30/2012					37,342.67
12/01/2012	5,263.23	2.620%	20,580.50	25,843.73	
06/01/2013	5,263.23	2.620%	20,511.55	25,774.78	
06/30/2013					51,618.51
12/01/2013	7,698.08	2.620%	20,442.60	28,140.68	
06/01/2014	7,698.07	2.620%	20,341.76	28,039.83	
06/30/2014					56,180.51
12/01/2014	100,885.89	2.620%	20,240.91	121,126.80	
06/01/2015	100,885.89	2.620%	18,919.31	119,805.20	
06/30/2015					240,932.00
12/01/2015	100,919.82	2.620%	17,597.70	118,517.52	
06/01/2016	100,919.83	2.620%	16,275.65	117,195.48	
06/30/2016					235,713.00
12/01/2016	106,369.11	2.620%	14,953.60	121,322.71	
06/01/2017	106,369.12	2.620%	13,560.17	119,929.29	
06/30/2017					241,252.00
12/01/2017	109,636.39	2.620%	12,166.73	121,803.12	
06/01/2018	109,636.39	2.620%	10,730.50	120,366.89	
06/30/2018					242,170.01
12/01/2018	115,792.44	2.620%	9,294.26	125,086.70	
06/01/2019	115,792.43	2.620%	7,777.38	123,569.81	
06/30/2019					248,656.51
12/01/2019	117,268.61	2.620%	6,260.50	123,529.11	
06/01/2020	117,268.62	2.620%	4,724.28	121,992.90	
06/30/2020					245,522.01
12/01/2020	121,681.71	2.620%	3,188.06	124,869.77	
06/01/2021	121,681.71	2.620%	1,594.03	123,275.74	
06/30/2021					248,145.51
	1,602,425.57		245,107.16	1,847,532.73	1,847,532.73

AMENDMENT NO. 1 TO THE \$3,000,000 LEASE-PURCHASE FINANCING
OF THE CITY OF FLORENCE, SOUTH CAROLINA

THIS AMENDMENT NO. 1 TO THE \$3,000,000 LEASE-PURCHASE FINANCING OF THE CITY OF FLORENCE, SOUTH CAROLINA (the "Amendment") is dated as of April 10, 2012, and is executed and delivered by the CITY OF FLORENCE, SOUTH CAROLINA (the "City") to BRANCH BANKING & TRUST COMPANY ("Lessor").

FACTUAL BACKGROUND:

A. The City Council of the City ("City Council"), on June 26, 2006, adopted an ordinance titled "An Ordinance Authorizing the Lease-Purchase Financing of Capital Projects to be Located in the City of Florence; Authorizing the City of Florence, South Carolina to Execute Documents Including the Base Lease By and Between the City of Florence, South Carolina and BB&T Governmental Finance and the Lease Agreement By and Between BB&T Governmental Finance and the City Of Florence, South Carolina; and Other Matters Relating Thereto" (the "2006 Ordinance"). Pursuant to the 2006 Ordinance, the City issued its \$3,000,000 Lease Financing dated June 30, 2006 (the "Lease"). City Council adopted an ordinance on April 9, 2012 amending the 2006 Ordinance (the "Amendatory Ordinance") which approved a prepayment of \$500,000 of the principal amount of the Lease and a reduction in the rate at which interest accrues on the Lease.

B. In connection with its adoption of the Amendatory Ordinance, the City has requested that the Lessor reduce the rate at which interest accrues on the Lease and that the Lessor permit prepayment of \$500,000 of the principal amount of the Lease, and the Lessor has agreed to such request in accordance with the terms and conditions of this Amendment and the Amendatory Ordinance.

NOW, THEREFORE, in consideration of the mutual promises contained hereinbelow, the sum of Five and No/100s (\$5.00) Dollars and other good and valuable consideration, the City hereby agrees as follows:

1. The definitions therein are incorporated into, and are an integral part of, this Amendment. Capitalized terms used, but not defined herein, shall have the meanings ascribed to such terms in the 2006 Ordinance and the Lease.

2. The Lease is amended by deleting the rate of interest of 4.18% set forth in the Lease and by substituting in its place the rate of 2.62%.

3. The Lease is also amended to reflect the prepayment of \$500,000 of principal due on the Lease as well as the remaining payments due on the Lease to reflect the payment schedule resulting from the lower interest rate and reduced principal amount to be outstanding.

4. Except as modified by this Amendment and the Amendatory Ordinance, the terms of the 2006 Ordinance and the Lease shall remain in full force and effect.

5. The execution of this Amendment and any documents as contemplated by this Amendment and the consummation of any transaction contemplated by this Amendment shall constitute a modification to the Lease and shall not be construed as a novation.

6. This Amendment shall be governed by the Laws of the State of South Carolina.

IN WITNESS WHEREOF, the City has executed this Amendment to be effective as of the day and year first written above.

CITY OF FLORENCE, SOUTH CAROLINA

Mayor

ATTEST:

Clerk

CONSENT AND ACCEPTANCE

The undersigned, as Lessor, hereby consents and agrees to this Amendment and the Amendatory Ordinance and accepts this Amendment.

BRANCH BANKING & TRUST COMPANY

By: _____

Name: Andrew G. Smith

Title: Senior Vice President

Date: April 10, 2012

STATE OF SOUTH CAROLINA

COUNTY OF FLORENCE

I, the undersigned, Clerk of the City Council of the City of Florence, South Carolina, DO
HEREBY CERTIFY:

That the foregoing is a true, correct and verbatim copy of an Ordinance unanimously adopted by
the said City Council, having been read at two duly called and regularly held meetings at which a quorum
attended and remained throughout on each of March 12 and April 9, 2012.

That the said Ordinance is now in full force and effect and has not been modified, amended,
repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my Hand this 9th day of April, 2012.

Clerk

FLORENCE CITY COUNCIL MEETING

VII. a.
Bill No. 2011-24
First Reading

DATE: April 9, 2012
AGENDA ITEM: First Reading, Ordinance to amend the Zoning Ordinance
DEPARTMENT: Planning, Research and Development

I. ISSUE UNDER CONSIDERATION

Request to rezone 616 South Coit Street, TM# 90088-07-038, from B-1, Limited Business District to B-2, Convenience Business District.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

1. A public hearing was held by Planning Commission on September 13, 2011.
2. Planning Commission, at the September 13, 2011 regular meeting, voted, 6-2, to recommend rezoning the property to B-2, Convenience Business District.
3. City Council deferred action on this item at the October 10, 2011 meeting to give the Design Review board the opportunity to consider the request for change in land use.
4. The Design Review Board, at their October 12, 2011 regular meeting, held a public hearing and voted 4-2 in favor of the request for change in land use.
5. City Council, at its November 14, 2011 regular meeting, deferred action on this item until it could consider a new zoning designation for transitional areas of the City.
6. City Council, at its January 9, 2012 regular meeting, gave first reading to Bill Number 2012-06, an ordinance to amend the zoning ordinance by including provisions to create the B-1A, Transitional Business District, zoning district.
7. First reading of Bill Number 2011-24, an ordinance rezone the property at 616 S. Coit Street has been deferred by City Council at each regular meeting since the November 2011 regular meeting.
8. City Council, at its March 12, 2012 meeting, tabled consideration of the B-1A zoning district and directed staff to work with neighborhoods in incorporating similar language into the proposed Unified Development Ordinance.

III. POINTS TO CONSIDER

1. The B-2 rezoning request was made to permit a greater flexibility of uses at this location.
2. This property is currently surrounded by B-1 and B-3 Zoning Districts.
3. The request to rezone the property to B-2, Convenience Business District, is consistent with the Future Land Use Map of the recently adopted comprehensive plan.
4. Coit Street serves as a buffer between high-intensity commercial properties fronting Irby Street and the Timrod Park Overlay District.
5. Staff, in accordance with the comprehensive plan, recommended approval of the request to rezone the property to B-2.

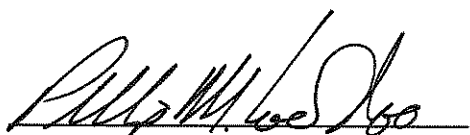
6. Deferral of this item, as referred to in Number Seven (7) above, was given to give City Council, through planning commission, staff and residents, time to adequately review the proposed B-1A, Transitional Zoning District.

IV. OPTIONS

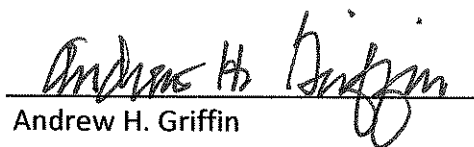
1. Rezone the property as requested or;
2. Deny the request and direct staff to consider the nature of the request, related to transitional areas of the city, in the drafting of the Unified Development Ordinance.

IV. ATTACHMENTS

1. Ordinance
2. Section 2.4, Table II of the Zoning Ordinance



Phillip M. Lookadoo, AICP
Urban Planning & Development Director



Andrew H. Griffin
City Manager

Section 2.4 Table II: Schedule of Permitted and Conditional Uses and Off-Street Parking Requirements for Business & Rural Districts

	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	RU-2	Off-Street Parking Requirements
Sector 11: Agriculture, Forestry, Fishing, and Hunting										
Agricultural Production, crops	111	P	P	P	N	P	P	P	P	None
Agricultural Production, Livestock, animals	112									
Livestock, except feedlots	112111	N	N	N	N	N	N	P	P	None
Feedlots	112112	N	N	N	N	N	N	N	P	None
Poultry & eggs	1123	N	N	N	N	N	N	N	P	None
Animal specialties	1129	N	N	N	N	N	N	N	P	None
Horses & other equine	11292	N	N	N	N	N	N	P	P	None
General Farms	11299	N	N	N	N	P	P	P	P	None
Fishing, Hunting, Trapping	1141-2	N	N	P	N	N	P	P	P	None
Agricultural Services	115	N	N	N	N	N	N	P	P	None
Forestry	11531	N	N	P	N	P	P	P	P	1.0 per 1,000 s.f. GFA
Sector 21: Mining										
Mining	212	N	N	N	N	N	P	N	P	None
Sector 22: Utilities										
Electric, gas, & sanitary services	221									
Electric	2211									
Generation	22111	N	N	N	N	N	P	N	N	1.0 per 500 s.f. GFA
Transmission	22112	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Natural gas distribution	2212	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Water supply systems	22131									
Storage/Treatment	22131	N	N	P	N	P	P	P	P	1.0 per 500 s.f. GFA
Transmission	22131	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Sewerage systems	22132									
Collection	22132	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Treatment	22132	N	N	P	N	P	P	N	P	1.0 per 500 s.f. GFA
Steam & Air Conditioning supply	22133	N	N	P	N	P	P	N	N	1.0 per 500 s.f. GFA
Sector 23: Construction										
Bldg. Construction – general contract & operative builders	233	N	N	P	N	N	P	N	N	1.0 per 1,000 s.f. GFA
Heavy construction other than building construction-contractors	234	N	N	P	N	N	P	N	N	1.0 per 1,000 s.f. GFA
Special Trade Contractors	235	N	N	P	N	N	P	N	N	1.0 per 1,000 s.f. GFA
Sector 31-33: Manufacturing										
Food	311	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Beverage & Tobacco	312	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Textile mill products	313	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Textile Product Mills	314	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Apparel	315	N	N	N	N	P	P	N	P	1.0 per 500 s.f. GFA
Leather & allied products	316	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Wood products	321	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Paper & allied products	322	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Petroleum products	324	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Chemical products	325	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA

	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	RU-2	Off-Street Parking Requirements
Sector 31-33: Manufacturing – cont'd										
Plastic & Rubber	326	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Nonmetallic Mineral products	327	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Primary Metal Industry	331	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Fabricated metal products	332	N	N	N	N	P	P	N	P	1.0 per 500 s.f. GFA
Machinery	333	N	N	N	N	P	P	N	P	1.0 per 500 s.f. GFA
Computer & Electronic Products	334	N	N	N	N	P	P	N	P	1.0 per 500 s.f. GFA
Electrical equipment, Appliances & components	335	N	N	N	N	P	P	N	P	1.0 per 500 s.f. GFA
Transportation equipment	336	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Furniture & related products	337	N	N	P	N	P	P	N	P	1.0 per 500 s.f. GFA
Misc. manufacturing Indus.	339	N	N	N	N	P	P	N	P	1.0 per 500 s.f. GFA
Sector 42: Wholesale Trade										
Wholesale trade-durable goods	421	N	N	P	P	P	P	N	P	1.0 per 5,000 s.f. GFA
Recycle materials (Sec. 3.12)	42193	N	N	N	N	N	C	N	N	1.0 per 5,000 s.f. GFA
Wholesale trade-nondurable goods	422	N	N	P	P	P	P	N	P	1.0 per 5,000 s.f. GFA
Sector 44-45: Retail Trade										
Motor vehicle & parts	441	N	N	P	P	N	N	N	N	1.0 per 600 s.f. GFA
Automotive dealers	4411	N	N	P	P	N	N	N	N	1.0 per 600 s.f. GFA
Other motor vehicle dealers	4412	N	N	P	P	N	N	N	N	1.0 per 600 s.f. GFA
Automotive parts	4413	N	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Furniture & home furnishings	442	N	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Electronics & Appliances	443	N	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Building materials, garden supplies	444									
Building materials & supplies	4441	N	N	P	N	N	N	P	N	1.0 per 1,000 s.f. GFA
Paint & wallpaper	44412	N	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Hardware stores (Sec. 3.13)	44413	N	P	P	P	N	N	C	N	1.0 per 350 s.f. GFA
Lawn & garden equipment & supplies stores	4442	N	P	P	P	P	P	P	P	1.0 per 350 s.f. GFA
Food stores (3.13)	445	N	P	P	P	N	N	C	N	1.0 per 350 s.f. GFA
Beer, Wine, & Liquor stores (Sec 3.13)	4453	N	N	P	P	N	N	C	N	1.0 per 350 s.f. GFA
Health & Personal care (Sec. 3.13)	446	N	P	P	P	N	N	C	N	1.0 per 350 s.f. GFA
Gasoline stations	447	N	P	P	P	N	N	P	P	1.0 per 600 s.f. GFA
Truck stops	44719	N	N	P	N	N	N	N	N	1.0 per 600 s.f. GFA
Clothing & accessory stores	448	N	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Sporting goods, Hobbies, Books, & Music	451	N	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
General Merchandise, except pawn shops & flea markets (Sec. 3.13)	452	N	P	P	P	N	N	C	N	1.0 per 350 s.f. GFA
Miscellaneous retail	453	N	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Used merchandise, except pawn shops & flea markets (Sec. 3.13)	4533	N	P	P	P	N	N	C	N	1.0 per 350 s.f. GFA
Flea Markets	4533	N	N	P	N	N	N	P	N	1.5 per stall
Retail not elsewhere classified except grave monuments, fireworks, sexually oriented businesses	4539	N	N	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Manufactured home dealers	45393	N	N	P	N	N	N	N	N	1.0 per 600 s.f. GFA
Fireworks	453998	N	N	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Gravestones, monuments	443998	N	N	P	N	N	P	N	N	1.0 per 500 s.f. GFA
	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	RU-2	Off-Street Parking

											Requirements
Miscellaneous retail	45399	N	N	P	N	N	N	N	N	N	1.0 per 350 s.f. GFA
Non-store retailers	454	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Fuel Dealers	45431	N	N	P	N	N	P	N	N	N	1.0 per 500 s.f. GFA
Sector 48-49: Transportation Warehousing											
Air Transportation	481	N	N	P	N	P	P	N	N	N	1.0 per 250 s.f. GFA
Rail Transportation	482	N	N	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Truck Transportation	484	N	N	P	P	P	P	N	N	N	1.0 per 500 s.f. GFA
Transit and ground passenger transportation	485	N	N	P	P	P	P	N	N	N	1.0 per 500 s.f. GFA
Scenic & Sightseeing Transportation	487	P	P	P	P	P	P	N	N	N	1.0 per 500 s.f. GFA
Support Activities for Transportation	488	N	N	P	P	P	P	N	N	N	1.0 per 500 s.f. GFA
U.S. Postal Service	491	P	P	P	P	P	P	P	P	P	1.0 per 350 s.f. GFA
Couriers & Messengers	492	P	P	P	P	P	P	N	N	N	1.0 per 500 s.f. GFA
Warehousing & Storage	493	N	N	P	P	P	P	P	P	P	1.0 per 1,000 s.f. GFA
Sector 51: Information											
Publishing Industries	511	N	P	P	P	P	P	N	P	N	1.0 per 500 s.f. GFA
Motion pictures & Sound Industries	51	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Motion picture theaters	512131	N	P	P	P	N	N	N	N	N	1.0 per 5 seats
Broadcasting & Telecommunications	513	N	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Communication Tower & Ant. (Sec. 3.11)	5131	N	C	C	C	C	C	C	C	C	None
Info. Services & Data Processing	514	N	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Libraries	51212	P	P	P	P	P	N	P	N	N	1.0 per 350 s.f. GFA
Sector 52: Finance & Insurance											
Banks	521	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Credit Intermediation	522	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Pawn Shops	522298	N	N	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Security & commodity contracts, financial investments	523	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Insurance Carriers & related activities	524	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Funds, Trust, & other financial vehicles	525	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Sector 53: Real Estate & Rental & Leasing											
Real Estate	531	P	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Mini-warehouses	53113	N	N	P	P	P	P	N	N	N	1.0 per storage units
Rental & Leasing Services	532	N	N	P	P	P	P	N	N	N	1.0 per 500 s.f. GFA
Video tape rental (Sec. 3.13)	53223	N	P	P	P	N	N	C	N	N	1.0 per 350 s.f. GFA
Sector 53: Real Estate & Rental & Leasing											
Professional, Scientific, Technical Svcs.	541	N	P	P	P	P	N	P	N	N	1.0 per 300 s.f. GFA
Display advertising – Signs	54185	See Article V									
Legal services	5411	P	P	P	P	P	N	P	N	N	1.0 per 350 s.f. GFA
Engineering, accounting, research management & related services	5412-9	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Tax return prep. service	541213	P	P	P	P	N	N	P	N	N	1.0 per 500 s.f. GFA
Sector 54: Professional, Scientific, Technical Services – cont'd											
Photographic studios, portraits	54192	P	P	P	P	N	N	N	N	N	1.0 per 300 s.f. GFA
Veterinary Services	54194	N	N	P	N	N	P	P	P	P	1.0 per 1,000 s.f. GFA
Sector 55: Management of Companies and Enterprises											
Mgmt. Of Companies and Enterprises	551	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Sector 56: Administrative and Support and Waste Management and Remediation Services											
Administrative & support services	561	P	P	P	P	P	P	P	P	P	1.0 per 750 s.f. GFA

	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	RU-2	Off-Street Parking Requirements
Landscape services	56173	N	P	P	N	P	P	P	P	1.0 per 1,000 s.f. GFA
Refuse systems (Sec. 3.14)	562	N	N	C	N	N	C	N	C	1.0 per 500 s.f. GFA
Sector 61: Educational Services										
Educational Services	6117	P	P	P	P	N	N	N	N	1.0 per 200 s.f. GFA
Elementary Schools	6111	P	P	P	P	N	N	P	P	2.0 per classroom plus 5 admin. Spaces
Secondary Schools	6111	P	P	P	P	N	N	P	P	5.0 per classroom plus 10 admin. Spaces
Jr. Colleges, Colleges, Universities, professional schools	6112-3	P	P	P	P	P	P	N	N	5.0 per classroom plus 2 per admin. Office
Business schools, Computer, & Management Training	6114-5	P	P	P	P	P	P	N	N	5.0 per classroom plus 2 per admin. Office
Other schools and instruction	6116	P	P	P	P	P	P	N	N	5.0 per classroom plus 2 per admin. Office
Education Support Services	6117	P	P	P	P	P	P	N	N	1.0 per 200 s.f. GFA
Sector 62: Health Care and Social Assistance										
Ambulatory Health Care Services	62	P	P	P	P	P	N	N	N	1.0 per 150 s.f. GFA
Medical & dental laboratories	6215	N	N	P	P	P	P	N	N	1.0 per 500 s.f. GFA
Home health care services	6216	P	P	P	P	P	N	P	N	1.0 per 500 s.f. GFA
Hospitals	622	N	N	P	P	P	N	N	N	0.7 per bed
Nursing & residential care facilities	623	P	P	P	P	P	N	P	P	0.4 per bed
Nursing Care Facilities	623	N	N	P	N	N	N	P	P	1.0 per 500 s.f. GFA
Community Care for Elderly	623	P	P	P	P	P	N	P	P	0.4 per bed
Social Services	624	N	N	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Individual & Family Social Services	6241	N	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Community, Food & Housing & Emergency & Relief services	6242	N	N	P	P	P	N	N	N	
Rehabilitation services	6243	N	N	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Day care services	6244	P	P	P	P	P	P	P	P	1.0 per 200 s.f. GFA
Sector 71: Arts, Entertainment, and Recreation										
Performing Arts & Spectator Sports	711	N	N	P	P	N	N	N	N	1.0 per 300 s.f. GFA
Performing Art Companies	7111	P	P	P	N	N	N	N	N	1.0 per 200 s.f. GFA
Spectator Sports	7112	N	N	P	P	N	N	N	N	By individual review
Museums, Historical sites, & Similar Institutions	712	P	P	P	P	N	N	N	N	1.2 per 1,000 s.f. GFA
Sector 71: Arts, Entertainment, and Recreation – cont'd										
Amusement, Gambling, & Recreation	713	N	N	P	N	N	N	N	N	By individual review
Amusement Parks & Arcades	71311	N	N	P	N	N	N	N	N	By individual review
Coin operated amusement, cash payouts more than 5 machines (Sec. 3.17)	7132	N	N	C	N	N	N	N	N	1.0 per 200 s.f. GFA
Golf courses & Country Clubs	71391	N	N	P	N	P	P	N	P	5.0 per hole
Marinas	71392	N	N	N	N	P	P	P	P	1.0 per slip
Public parks & playgrounds	71394	P	P	P	P	P	P	P	P	1% land area
Physical fitness facilities	71394	N	P	P	P	P	P	N	N	1.0 per 300 s.f. GFA
Bowling centers	71395	N	N	P	P	N	N	N	N	5.0 per lane
Coin operated amusement non-cash payouts	71399	N	P	P	P	N	N	N	N	1.0 per 200 s.f. GFA
All other Amusement & Recreational Industries	71399	N	N	P	N	N	N	N	N	1.0 per 200 s.f. GFA

Sector 72: Accommodation and Food Services	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	RU-2	Off-Street Parking Requirements
Accommodations	721									
Hotels & motels	72111	N	N	P	P	P	N	N	N	1.0 per rental unit
Bed and Breakfast inns (Sec. 3.3)	721191	C	N	P	P	P	N	C	C	1.5 per bedroom
Camps & recreational vehicle parks	721191	N	N	C	N	N	N	N	C	Not applicable
Rooming & boarding houses, dormitories, group housing	72121	N	N	P	N	N	N	N	N	1.0 per bedroom
Eating Places	7221-3	N	P	P	P	P	P	P	N	1.0 per 150 s.f. GFA
Drinking Places (Sec. 3.20)	7224	N	N	C	C	N	N	N	N	1.0 per 150 s.f. GFA
Sector 81: Other Services (except Public Administration)										
Auto repair & maintenance (Sec. 3.13)	8111	N	N	P	P	N	N	C	N	1.0 per 500 s.f. GFA
Car washes (multiple bays)	811192	N	N	P	N	N	N	N	N	None
Other Repair (Sec. 3.13)	8112-4	N	P	P	P	N	P	C	N	1.0 per 350 s.f. GFA
Shoe repair, shoe shine shops	81143	N	P	P	P	N	N	N	N	1.0 per 300 s.f. GFA
Personal & Laundry services	812									
Personal Care Services	81221	N	P	P	P	N	N	P	N	2.5 per chair basin
Tattoo Facilities (Sec. 3.23)	812199	N	N	C	N	N	N	N	N	1.0 PER 150 s.f. GFA
Funeral Homes & Services	81221	P	P	P	P	N	N	N	N	5.0 plus 1.0 per 2 seats main assembly
Cemeteries	81221	N	N	P	N	N	N	P	P	None
Crematories	81222	N	N	N	N	N	P	N	N	1.0 per 500 s.f. GFA
Laundry & Dry Cleaning Services	8123	N	N	P	P	N	P	N	N	1.0 per 500 s.f. GFA
Coin operated laundries/dry cleaning	81231	N	P	P	P	N	N	P	N	1.0 per 250 s.f. GFA
Pet Care	81291	N	N	P	N	N	P	P	P	1.0 per 1,000 s.f. GFA
Automotive parking lots & garages	81293	N	P	P	P	P	P	N	N	None
Sexually oriented business (Sec. 3.15)	81299	N	N	C	N	N	N	N	N	1.0 per 350 s.f. GFA
All other personal services	81299	N	P	P	P	N	N	N	N	1.0 per 300 s.f. GFA
Religious, fraternal, professional, political, civic, business organizations	813	P	P	P	P	P	P	P	P	1.0 per 250 s.f. GFA
Religious Organizations	81211	P	P	P	P	P	P	P	P	1.0 per 350 s.f. GFA
All Other Organizations	8132-9	N	P	P	P	N	N	N	N	1.0 per 500 s.f. GFA
Sector 92: Public Administration										
Executive, legislative, & general govt.	921	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Justice, public order & safety	922	N	N	P	P	P	P	N	P	1.0 per 350 s.f. GFA
Courts	92211	N	N	P	P	N	N	P	P	1.0 per 350 s.f. GFA
Police Protection	82212	P	P	P	P	P	P	P	P	1.0 per 350 s.f. GFA
Correctional institution	92214	N	N	P	P	N	P	N	P	1.0 per jail cell, plus 1.0 per 250 s.f. GFA
Fire Protection	92216	P	P	P	P	P	P	P	P	4.0 per bay
Administration of human resources	923	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Ad. of environ. Quality & housing prog.	924-5	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Administration of economic programs	926	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Space Research & Technology	927	N	N	P	P	P	P	N	N	
National Security & Internal Affairs	928	N	N	P	P	P	P	N	N	

Residential Uses										
Site Built Dwellings	NA									
	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	RU-2	Off-Street Parking Requirements
Single-family detached	NA	P	P	P	N	N	N	P	P	None
Duplex	NA	N	N	N	N	N	N	P	N	2.0 spaces per unit
Multi-family, apts. (Sec. 3.19)	NA	N	N	P	C	P	N	N	N	1.5 spaces per unit
Rooming & Boarding houses	72131	N	P	P	P	N	N	N	N	1.0 spaces per bedroom
Manufactured Dwellings										
Residential designed (Sec. 3.4)	NA	N	N	N	N	N	N	C	C	2.0 spaces per unit
Standard designed (Sec. 3.4)	NA	N	N	N	N	N	N	C	C	2.0 spaces per unit
Mobile Homes (Sec. 3.5)	NA	N	N	N	N	N	N	N	N	2.0 spaces per unit
Modular Homes	NA	P	P	P	N	N	N	P	P	2.0 spaces per unit
Accessory Uses to Residential Uses										
Bathhouses & cabanas	NA	P	P	P	N	NA	NA	P	P	None
Domestic animal shelters	NA	P	P	P	N	NA	NA	P	P	None
Non-commercial greenhouses	NA	P	P	P	P	NA	NA	P	P	None
Private garage & carport	NA	P	P	P	P	NA	NA	P	P	None
Storage building	NA	P	P	P	P	NA	NA	P	P	None
Swimming pool, tennis courts	NA	P	P	P	P	NA	NA	P	P	None
Auxiliary shed, workshop	NA	P	P	P	N	NA	NA	P	P	None
Home occupation (Sec. 3.8)	NA	P	P	P	P	NA	NA	C	C	None
Horticulture, gardening	NA	P	P	P	P	NA	NA	P	P	None
Family day care home	NA	P	P	P	P	NA	NA	P	P	None
Satellite dishes, etc.	NA	P	P	P	P	NA	NA	P	P	None
Accessory Uses to Residential Uses										
Buildings, structures	NA	P	P	P	P	P	P	P	P	None
Open storage (Sec. 3.18)	NA	N	N	C	N	C	C	C	N	None
Temporary Uses										
All Temporary Uses (Sec. 3.9)	NA	C	C	C	C	C	C	C	C	None

Notes:

- a. Off street parking is not required in the B-4 District.

ORDINANCE NO. 2011-_____

AN ORDINANCE TO REZONE 616 South Coit Street, TM# 90088-07-038, from B-1, Limited Business to B-2, Convenience Business District:

WHEREAS, a Public Hearing was held in Room 603 of the City-County Complex on September 13, 2011 at 6:30 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, the property owner made application to rezone 616 South Coit Street from B-1, Limited Business to B-2, Convenience Business District;

WHEREAS, the rezoning request was made to allow a greater flexibility of uses;

WHEREAS, Planning Commission recommended rezoning the property to B-2, Convenience Business District.

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 by amending the Zoning Atlas of the City of Florence for the aforesaid property to B-2, Convenience Business District.
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.

ADOPTED THIS _____ DAY OF _____, 2011

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela,
Mayor

Attest:

Dianne M. Rowan
Municipal Clerk

CITY OF FLORENCE
CITY COUNCIL MEETING

VII. b.
Bill No. 2012-04
First Reading

DATE: April 9, 2012

AGENDA ITEM: Bill Number 2012-04

DEPARTMENT/DIVISION: City of Florence Planning, Research, & Development Department

I. ISSUE UNDER CONSIDERATION:

Request to annex and zone 3084-3098 S. Cashua Drive from unzoned to R-5 Multi-Family Residential District, pending annexation into the City of Florence. Tax Map 00101-01-021.

II. POINTS TO CONSIDER:

- 1) An inspection of the site to determine compliance with City of Florence residential zoning districts and land development regulations revealed various nonconformities zoning and development ordinances. These nonconformities are illustrated in the attached compliance matrix.
- 2) The structures are built, from a building code perspective, to town home standards as per letter submitted by applicant's agent.
- 3) Water and Sewer services are available, no associated extension costs.
- 4) Planning Commission approved a motion (7-0), at their March 13, 2012 regular meeting regarding two issues:
 - a) City Council's request to review new information related to as built condition of the property
 - i) Report that the R-5, Multi-Family Zoning District would create the least amount of non-conformities.
 - b) Land Use
 - i) Reaffirm their recommendation of R-4, Multi-Family, Limited.
- 5) If this development had been submitted for approval under City of Florence Development codes it would not have been approved.

III. CURRENT STATUS/PREVIOUS ACTION TAKEN:

- (1) The initial public hearing for rezoning was held at the December 13, 2012 Planning Commission meeting.
- (2) Action was deferred at the January 9, 2012 City Council meeting to receive more information regarding the site as built.
- (3) City Council, at their February 13, 2012 regular meeting, referred the matter to the Planning Commission to review as built information related to conformance to City zoning districts.
- (4) Planning Commission reviewed as built information presented by staff and took action as noted in number four (4) under "Points to Consider" of this report.

IV. OPTIONS:

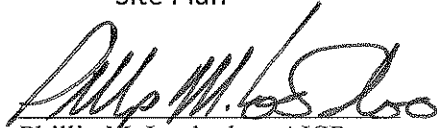
City Council may:

- (1) Approve the annexation request and zone the property as requested in the application; R-5, Multi-Family Residential District (Option: Do not include the adjacent Waterford Drive right-of-way).
- (2) Approve the annexation request and zone the property as recommended by Staff; R-3, Single Family Residential District (Option: Do not include the adjacent Waterford Drive right-of-way).
- (3) Approve the annexation request and zone the property as recommended by Planning Commission; R-4, Multi-Family Residential District, Limited (Option: Do not include the adjacent Waterford Drive right-of-way).
- (4) Deny the annexation request based on non-compliance with City of Florence Zoning and Development Ordinances.

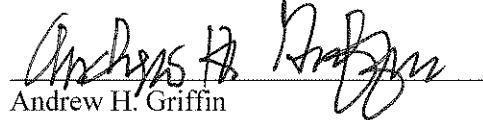
V. ATTACHMENTS:

Compliance Matrix

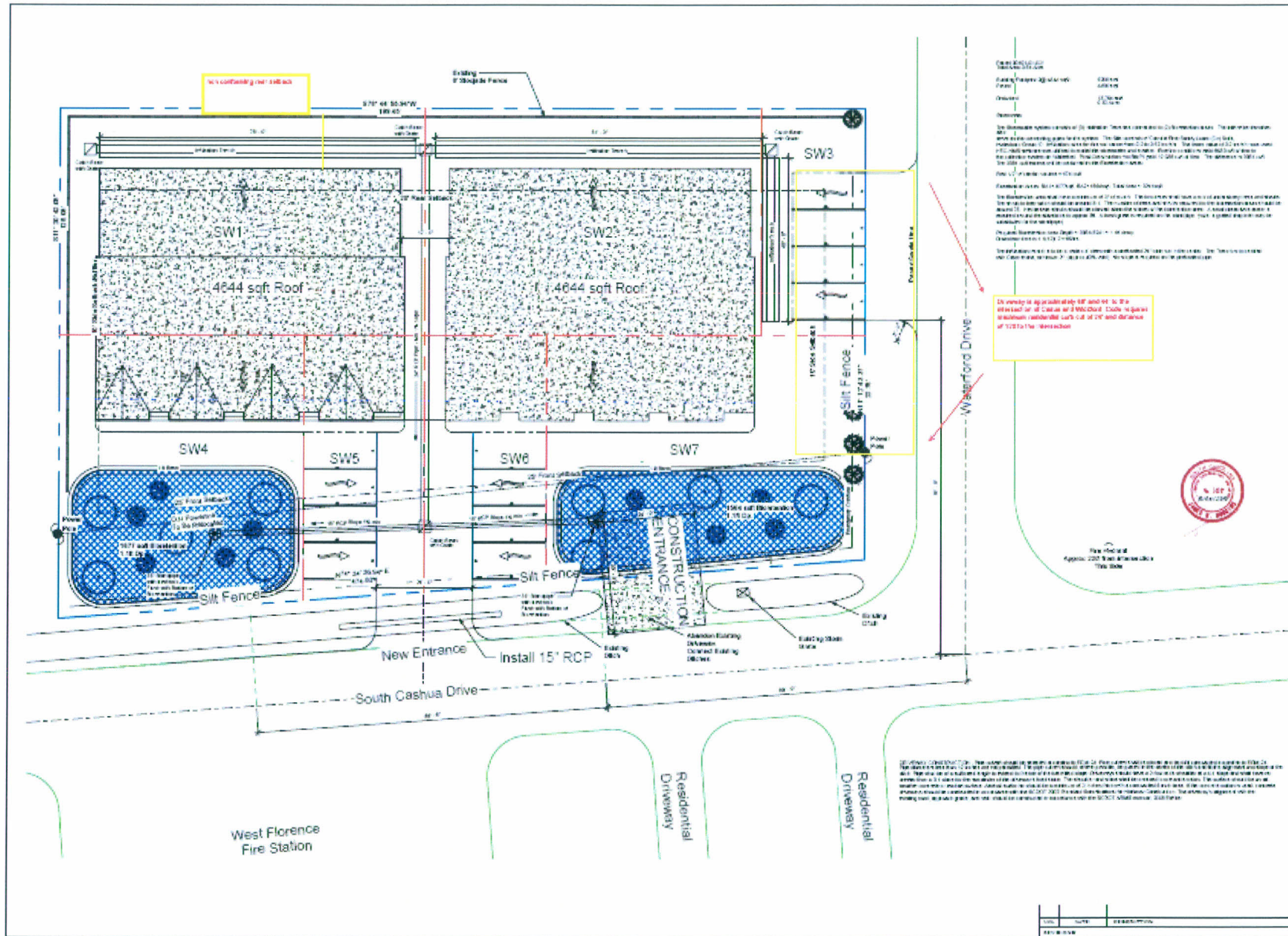
Site Plan



Phillip M. Lookadoo, AICP
Planning, Research, & Development Director



Andrew H. Griffin
City Manager



1. The stormwater system consists of (1) separate basins for stormwater collection. The stormwater basins are located in the SW1 and SW2 buildings. The basins are located in the SW1 and SW2 buildings. The basins are located in the SW1 and SW2 buildings. The basins are located in the SW1 and SW2 buildings.

In vicinity of SW3 and SW4 to be affected by all cases of Waterford Drive require minimum 10' setback each side of 15" and distance of 10' to the structure



CASHUA TOWNHOMES
 CASHUA STREET

James W. Huggins, P.E.
 PROFESSIONAL ENGINEER
 No. 1077
 State of Florida

PROJECT NO. 2024-001
 SHEET NO. 1 OF 1

DATE: 10/15/2024
 SCALE: AS SHOWN

PROJECT: CASHUA TOWNHOMES
 LOCATION: CASHUA STREET, WEST FLORENCE FIRE STATION

0000

Development as built versus R-5 Zoning regulations and City Development regulations		Quadrplex
Dev Standards	As Built	R-5
Parking Spaces	Conforming	12
90 deg Parking Dimension	Non-conforming	9x19
Setbacks F/S/R	30/10/ Non-conforming	25/5/20
Driveway Width	Non-conforming	24'
Driveway proximity to intersection	Non-conforming	120
Building Separation	Non-conforming	none
Impervious Ratio	Non-conforming	70%

FLORENCE CITY COUNCIL MEETING

DATE: April 9, 2012
AGENDA ITEM: Ordinance
DEPARTMENT/DIVISION: Finance

I. ISSUE UNDER CONSIDERATION

Amendment to the FY 2011-12 City of Florence Hospitality Fund Budget.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

City Council has given first reading approval to an ordinance reducing the interest rate and providing for a partial prepayment of the 2006 Radio Drive/Veterans Park lease-purchase financing to produce a debt savings for the Hospitality Fund of approximately \$130,000 for the life of the loan.

III. POINTS TO CONSIDER

The objective of the proposed ordinance is to amend the Hospitality Fund budget for FY 2011-12 to include revenue from unappropriated reserves and offsetting debt service expenditures to provide for the partial prepayment of the 2006 Radio Drive/Veterans Park lease-purchase financing in the amount of \$500,000. These funds come from a portion of a \$1.5 million Drs. Bruce and Lee Foundation grant received by the City in 2011 as reimbursement for funds previously expended by the City for the construction of a tennis activity center.

IV. STAFF RECOMMENDATION

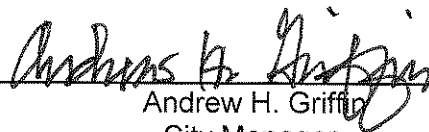
Approval and adoption of the proposed ordinance.

VI. ATTACHMENTS

Copy of the proposed ordinance.



Thomas W. Chandler
Finance Director



Andrew H. Griffin
City Manager

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE HOSPITALITY FUND BUDGET FOR THE CITY OF FLORENCE, SOUTH CAROLINA, FOR THE FISCAL YEAR BEGINNING JULY 1, 2011 AND ENDING JUNE 30, 2012

BE IT ORDAINED by the City Council of the City of Florence, South Carolina, in a meeting duly assembled and by the authority thereof that the budget for the City of Florence, South Carolina, for the fiscal year beginning July 1, 2011 and ending June 30, 2012, is hereby amended as follows:

Section 1. That the revenues of the Hospitality Fund in said budget is hereby amended by the additional appropriations as follows:

400375-435010 Unappropriated Reserves is increased in the total amount of \$500,000 from reservation of fund balance from the prior fiscal year.

Section 2. That the expenditures of the Hospitality Fund in said budget is hereby amended by the additional appropriation as follows:

400-598050 Radio Drive/Veterans Park Debt Service (Hospitality Fund Expenditures) is increased in the amount of \$500,000 to provide funding for the partial prepayment of the 2006 Radio Drive/Veterans Park lease-purchase financing.

Section 3. That all ordinances or parts of ordinances in conflict or inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency or conflict.

This Ordinance shall become effective immediately upon its approval and adoption by the City Council of the City of Florence.

ADOPTED THIS _____ DAY OF _____, 2012.

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela
Mayor

Attest:

Diane Rowan
Municipal Clerk

CITY OF FLORENCE COUNCIL MEETING

DATE: April 9, 2012

AGENDA ITEM: Ordinance
First Reading

DEPARTMENT/DIVISION: City of Florence Planning, Research, & Development
Department

I. ISSUE UNDER CONSIDERATION:

Request to annex and zone 2600 Ascot Dr. (Windsor Forest Subdivision) from unzoned to R-1 Single Family Residential District, pending annexation into the City of Florence. Tax Map 01221-01-166. The request is being made by the owner, Eloise Hart.

II. POINTS TO CONSIDER:

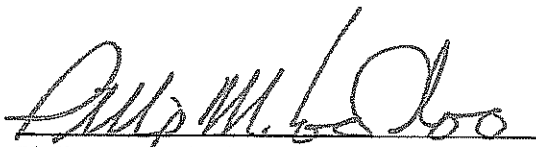
- (1) Request is being considered for first reading.
- (2) Water and Sewer services are already available, no cost to extend utility services.
- (3) A Public Hearing for rezoning was held at the March 13, 2012 Planning Commission meeting. No one was present to voice concerns or support the request.
- (4) Planning Commission members voted 7-0 to recommend the zoning request of R-1 single Family Residential District.
- (5) City Staff recommends annexation and concurs with Planning Commission's recommendation to zone the property R-1 Single Family Residential District.

III. CURRENT STATUS/PREVIOUS ACTION TAKEN:

- (1) No previous action has been taken by City Council on this request.

IV. ATTACHMENTS:

- (1) Ordinance and map showing the location of the property.


Phillip M. Lookadoo, AICP
Planning, Research, & Development Director


Drew Griffin
City Manager

ORDINANCE NO. 2012 _____

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY ELOISE HART, 2600 ASCOT DR.

WHEREAS, a Public Hearing was held in Room 603 of the City-County Complex on March 13, 2012 at 6:30 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, an application by Eloise Hart, owner of 2600 Ascot Drive was presented requesting an amendment to the City of Florence Zoning Atlas that the aforesaid properties be incorporated in 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 adding the zoning district classification of R-1, Single Family Residential District:

The properties requesting annexation are shown more specifically on Florence County Tax Map 01221, block 01, parcel 166. (0.56 Acres)

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

WHEREAS, Florence City Council concur 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 by amending the Zoning Atlas of the City of Florence and annexing the aforesaid properties to R-1, Single Family Residential District and incorporating them into the City Limits of the City of Florence
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.

ADOPTED THIS _____ DAY OF _____, 2012

Approved as to form:

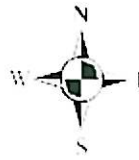
James W. Peterson, Jr.
City Attorney

Stephen J. Wukela,
Mayor

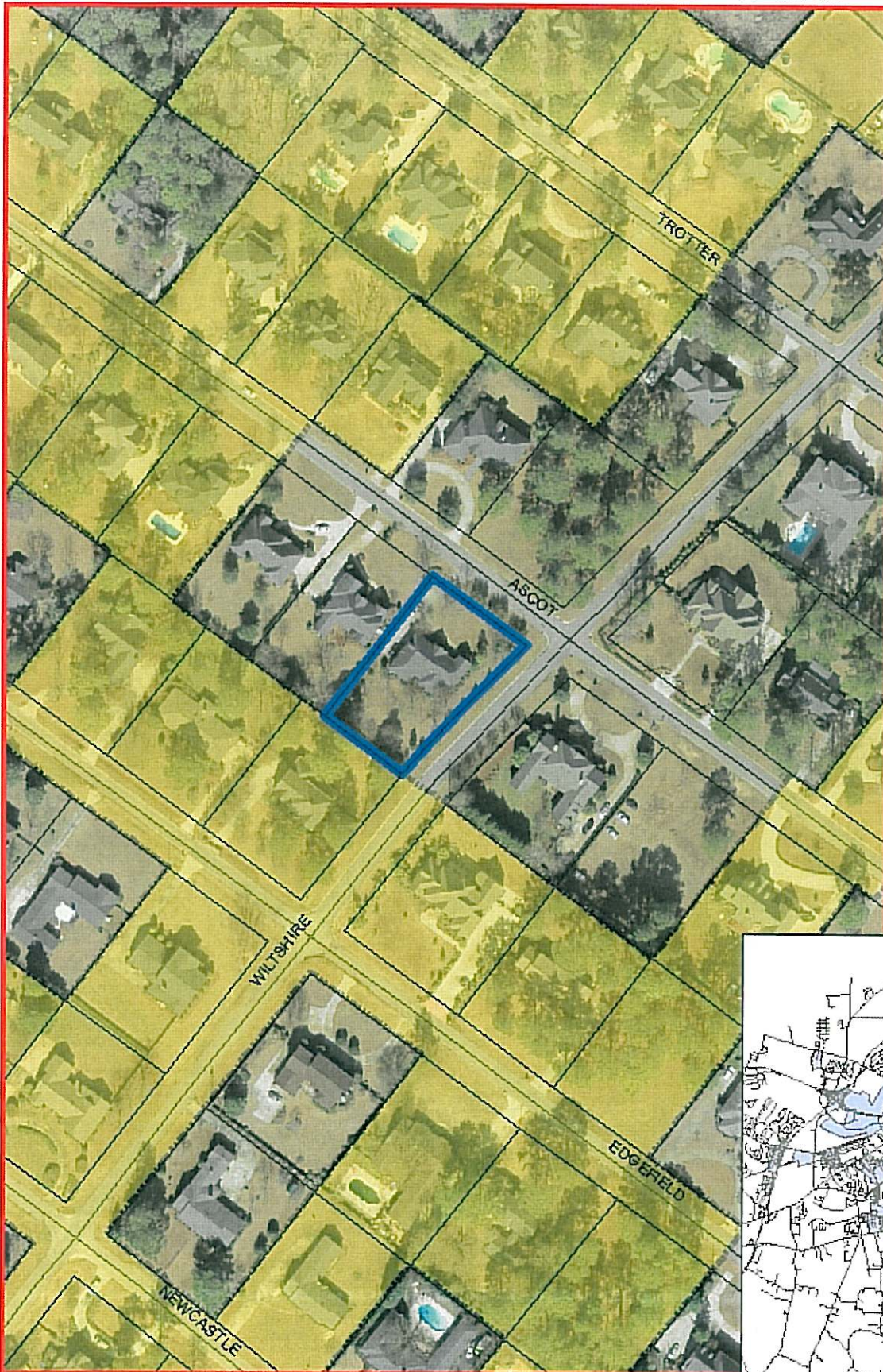
Attest:

Dianne Rowan
Municipal Clerk

Location Map 2600 Ascot Dr.



Urban Planning &
Development Department

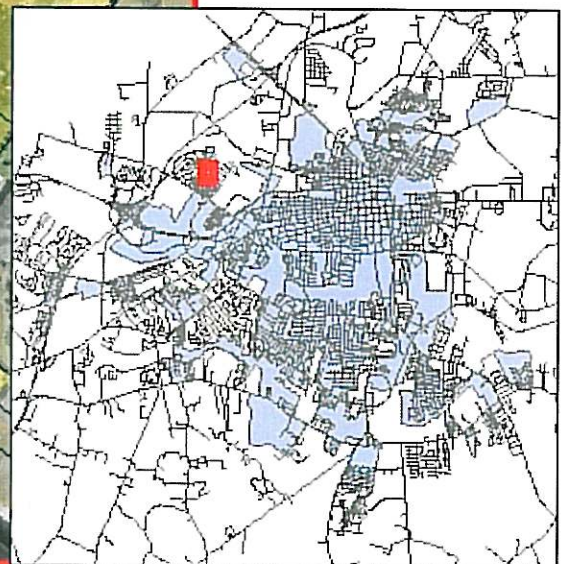


Legend

- Calling Request
- City Limits

ORIGINAL PREPARATION:
This map was prepared by:
City of Florence
Urban Planning & Development Department

DISCLAIMER:
The City of Florence Urban Planning and Development Department data represented on this map or plan 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.



FLORENCE CITY COUNCIL MEETING

DATE: April 9, 2012

AGENDA ITEM: Introduction of Resolution

DIVISION/DEPARTMENT: City Council

I. ISSUE UNDER CONSIDERATION

A Resolution requesting City Council to declare the month of May as Teen Pregnancy Prevention Month in the City of Florence.

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

RESOLUTION NO. 2012-10

A RESOLUTION IN SUPPORT OF TEEN PREGNANCY PREVENTION MONTH

- WHEREAS,** teen pregnancies have far-reaching consequences that adversely affect the health, education and economic future of South Carolina's young people; and
- WHEREAS,** in 2010, more than 6,000 young girls, ages 15-19 gave birth in our state; and
- WHEREAS,** teen birth rates in South Carolina decreased by 26% between 2000-2010; and
- WHEREAS,** teen birth rates in South Carolina decreased by 13% between 2009-2010, the lowest teen birth rate for girls ages 15-19 ever recorded in South Carolina; and
- WHEREAS,** however, the progress in teen birth rate reductions that save South Carolina taxpayers an estimated \$127 million in 2008 alone should not suggest decreases in investment and commitment to this issue; and
- WHEREAS,** Teen Pregnancy Prevention Month is an opportunity for parents, teens, educators, program providers, faith based organizations, local elected leaders and statewide policymakers to work together to reduce and prevent teen pregnancy in South Carolina.

BE IT THEREFORE RESOLVED that the Council of the City of Florence affirms on this day April 9, 2012, its dedication to the future success of its young people and the prevention of teen pregnancy and is proud to declare May as Teen Pregnancy Prevention Month in the City of Florence, South Carolina.

RESOLVED THIS 9th DAY OF MARCH, 2012.

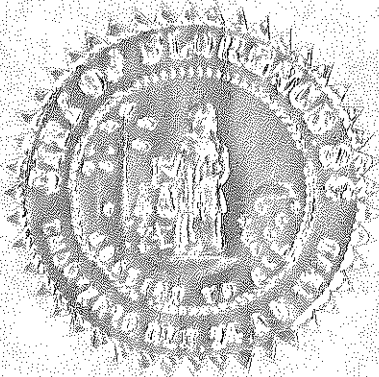
Approved as to form:

JAMES W. PETERSON, JR.
CITY ATTORNEY

STEPHEN J. WUKELA
MAYOR

ATTEST:

DIANNE M. ROWAN
MUNICIPAL CLERK



**VIII. b.
Resolution
No. 2012-11**

FLORENCE CITY COUNCIL MEETING

DATE: April 9, 2012

AGENDA ITEM: Resolution

DEPARTMENT/DIVISION: City Council

ISSUE UNDER CONSIDERATION: To give consideration to a Resolution committing the City of Florence to fund through new sources of revenue a capital construction and operating expense for a basketball/youth activity center.

CURRENT STATUS/PREVIOUS ACTION TAKEN:

1. On February 8, 2010, representatives of the Florence Youth Basketball League (a City sponsored league), appeared before Council and requested that the City consider funding the construction of a basketball gym that will accommodate the league's present and future needs.
2. During a City Council Meeting held on March 8, 2010, the Parks and Beautification Commission presented the annual plan which included the future construction of a basketball gym (five year goal) in support of the Florence Youth Basketball League.
3. On October 10, 2011, City Council considered a Resolution which committed the City of Florence to fund a capital construction expense for a basketball gym and youth outreach center. Following deliberation, City Council adopted a motion to defer action on the Resolution and called for a work session to receive additional information regarding the proposed basketball and youth outreach center.
4. On November 16, 2012, a work session was held and City Council approved a motion directing staff to meet with community stakeholders and discuss with them the purpose, goals, costs, location, financing and any other issues regarding the use and/or construction of a basketball and youth outreach center for the City of Florence.
5. On January 5, 2012, a work session was held to discuss priorities for the City. During that meeting Council directed staff to report back to Council regarding a basketball gym/youth center within a three month time frame.
6. No other official action has been taken.

POINTS TO CONSIDER:

1. For the proposed project and other like projects state law allows the City to raise millage in the following two ways:
 - a. Operations – A compromise resulting from the Point of Sale Legislation allows local governments to “bank” or use in one year – up to the previous three years’ total increases plus the current years’ increase. This change in the law would allow the City to apply an additional 12 mills for operational purposes.

- b. Debt Service – Without a referendum debt limit capacity for local government is limited to 8% of the Taxable Assessed Value of property. Eight percent of the City’s assessed value equals \$12,727,000. To date the City has obligated \$5,345,000 of the \$12,727,000 debt limit capacity. Therefore there is \$7,382,000 of debt capacity available to the City. The millage required to borrow \$7,300,000 approximates 4.5 mills.
2. Following Council directive, city staff has met and discussed with the primary stakeholders and given thought to the issues surrounding the purpose, goals, objectives, costs, location, financing and construction of a basketball/youth center for the City of Florence. To that end the following options were given consideration:
 1. Build a “premier” basketball/youth center focused on championship style seating and orientation.
 2. Build a “recreational” basketball/youth center focused on playing surfaces vs. building.
 3. Build additional gyms at existing park facilities or at other locations within the Community.
 4. Lease existing facilities from churches and or schools within the Florence Community.
 5. Upgrade existing facilities currently used by the City or expand existing facilities owned by the School District.
3. In our discussions with the user groups they generally supported either Option 1 or 2. Their principle concern was to have enough courts to conduct a variety of indoor sports within the basketball/youth center which included holding tournaments associated with traveling basketball. At a minimum the City league program needed two additional basketball courts to meet their current and future need. At a minimum the traveling basketball program needed three additional basketball courts to meet their current and future need. All proposed programs included mentoring or other similar youth development programming options.
4. In general terms, the user groups did not support Options 3, 4, or 5. It was felt by the groups that by not having a single facility for programmed activities that significant issues would be realized relative to scheduling, transportation, scale of the facility, and that the park locations would not be appropriate as to the proposed uses.
5. Option 3 has the primary benefit of extending gym space and programming opportunities within the current park system. This Option would also result in investment at the neighborhood level.
6. Financing considerations:

Borrowing amount:	\$7,382,000 (amount of City’s remaining 8% capacity per FY11 audit)
Term:	15 years
Per mill value:	\$150,000
Interest rate:	2.76% (rate as provided by City’s Financial Advisor and is based on assumptions and is subject to change based on time of issue)

Mills required: 4.5
Annual debt service: \$675,000
Operational Costs: \$150,000 to \$300,000 (dependent on size and location)
Mills required: 1 to 2 mills

Note: Annual debt service and mills required are subject to the size and scope of project approved.

7. Location considerations:

From discussions, four sites have predominately been put forward as proposed locations for the construction of a basketball/youth center. The four sites are discussed below:

North Vista Elementary School: This site was generally eliminated since it is our understanding that it is the intent of Florence School District 1 (FSD1) to construct on site a new elementary school. It is also our understanding that they will continue to use the existing school during the construction phase of the new elementary school. Given these proposed uses it would not be practical to consider constructing an additional facility at this site.

Williams Middle School: At this site on lands owned by FSD1 two areas were considered. The first area consists of approximately 6 acres which is suitable size to construct a basketball/youth center. However, this area is currently used by the Williams Middle School for their track and football program. Therefore it was eliminated from further consideration. The second area consist of approximately 1.9 acres and is located immediately northeast of the school parking lot. While this site is suitable for the basketball/youth center building. Additional areas would have to be developed for parking which would include all the existing parking areas used by the School. This site is bounded to the north and east by residential areas and its visibility and accessibility may be problematic. This site could be developed dependent upon acceptable agreements between FSD1 and the City.

Barnes Street Recreational Facility: This site is currently owned by the City of Florence and at time of its purchase and development a basketball gym facility was considered as a future development option. There are currently 1.26 acres of available lands owned by the City for the construction of a basketball/youth center. However, the City would need to purchase additional lands to develop needed parking. With the purchase of additional property the Barnes Street facility could be developed for the stated purpose. The continued development of this site would foster a campus like environment for the City's Parks and Recreation Department.

Bush Recycling Facility: This site is currently owned by the City of Florence and from the time of purchase and clean-up was targeted as a Catalyst Project Site for downtown redevelopment. While this property is of size and configuration for a basketball/youth center (6 acres) it is not visible from the street. To bring the site to its fullest potential as a catalyst project site additional property would need to be purchased.

8. Building considerations:

There have been four building layouts considered for the proposed basketball/youth center. The building types are discussed below:

Building Type 1 – A single court premier basketball/youth center facility focused on championship-style seating and orientation.

Square feet	--	29,000 total building area – includes classrooms
Seating	--	1,000 permanent seats (bleacher style)
Parking	--	375 spaces
Land requirement	--	2.2 acres
Cost (estimated)	--	\$6,500,000

Building Type 2 – A double court premier basketball/youth center facility focused on championship-style seating and orientation.

Square feet	--	29,200 total building area – includes classrooms
Seating	--	600 permanent & roll out seats (bleacher style)
Parking	--	400 spaces
Land requirement	--	2.75 acres
Cost (estimated)	--	\$6,500,000

Building Type 3 – A double court recreational basketball facility focused on multi-use with roll out seating during tournament play.

Square feet	--	23,000 total building area -- no classrooms
Seating	--	400 roll out (bleacher style)
Parking	--	150 spaces
Land requirement	--	2 acres
Cost (estimated)	--	\$4,000,000

Building Type 4 – A three court recreational basketball/youth center focused on more floor space with roll out seating during tournament play.

Square feet	--	45,000 total building area – includes classrooms
Seating	--	500 roll out (bleacher style)
Parking	--	300 spaces
Land requirement	--	2.75 acres
Cost (estimated)	--	\$7,000,000

STAFF RECOMMENDATION:

Staff is ready to carry out Council's action.

ATTACHMENTS:

Copy of Resolution No. 2012 – 11

A handwritten signature in black ink, appearing to read "Andrew H. Griffin". The signature is written in a cursive style with a large, stylized "G" at the end.

Andrew H. Griffin
City Manager

RESOLUTION NO. 2012 - 11

A RESOLUTION EXPRESSING THE COMMITMENT OF THE CITY OF FLORENCE TO FUND CAPITAL CONSTRUCTION OF AND OPERATING EXPENSE FOR A BASKETBALL GYMNASIUM/YOUTH ACTIVITY CENTER TO BE LOCATED WITHIN THE NORTH REGION OF THE CITY OF FLORENCE.

- WHEREAS,** the City Council recognizes and acknowledges that youth programming is an important component of the services provided by the City of Florence; and
- WHEREAS,** the City Council recognizes that sports related activities particularly when combined with academic tutoring and mentoring in association with other related youth activities provides participants a positive sense of self; and
- WHEREAS,** the City Council is desirous of continuing to provide facilities and programs that coach young people in the positive aspect of community, life and responsibility;

NOW, THEREFORE, BE IT RESOLVED, BY MAYOR AND CITY COUNCIL OF THE CITY OF FLORENCE, SOUTH CAROLINA, as follows:

1. The City hereby commits to fund, primarily through new sources of revenue, the construction of a basketball gymnasium/youth activity center and the operating budget for said center provided that the total costs of said construction and operations does not exceed an annual cost of \$900,000 (4.5 mills capital and 1.5 mills operations) to the City. This capital construction and operating budget shall be expressly for the construction and operation costs associated with a basketball gymnasium/youth activity center which shall be located within the north region of the City of Florence. The north region for stated purpose shall be an area defined as north of Evans Street and further restricted to the municipal limits of the City of Florence.
2. The City Council hereby directs the City Manager to continue to work with agencies or partners who may be interested in assisting in the construction, location, and/or operation of the basketball gymnasium/youth center. The final location for the basketball gymnasium/youth center shall be evaluated by the City Manger but shall be approved by Council.

3. The City Council hereby directs the City Manager to prepare documents necessary for the approval of the Council to arrange a funding mechanism for the capital and operation cost of the facility including, as necessary, any millage assessment, bond issuance, or other approved funding mechanism.

AND IT SO RESOLVED, this ____ day of _____, 2012.

APPROVED AS TO FORM:

JAMES W. PETERSON, JR.
CITY ATTORNEY

STEPHEN J. WUKELA
MAYOR

ATTEST:

DIANNE M. ROWAN
MUNICIPAL CLERK