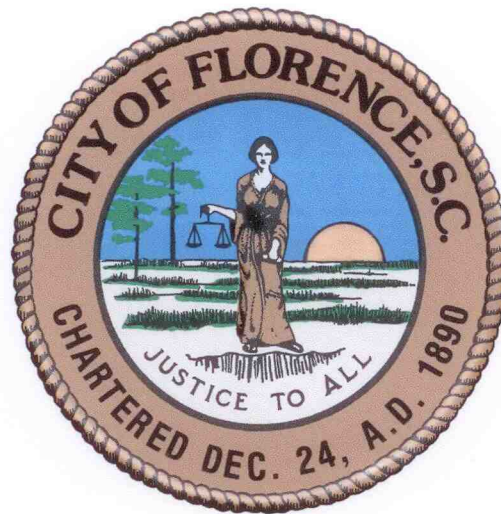


REGULAR MEETING  
OF  
FLORENCE CITY COUNCIL



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

MONDAY  
NOVEMBER 14, 2011  
1:00 P.M.

**REGULAR MEETING OF FLORENCE CITY COUNCIL**

**MONDAY, NOVEMBER 14, 2011 - 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**

*October 10, 2011 – Regular Meeting*

**IV. HONORS AND RECOGNITIONS**

*a. Citizen of the Month – Mrs. Juanita Mitchell*

*b. Service Recognitions*

*Carlos Washington – 30 years – Fire Department*

*Gloria Howard – 25 years – Police Department*

*Samuel Barr – 15 years – Sanitation Department*

*Tyrone Simon – 10 years – Urban Planning & Development*

**V. APPEARANCE BEFORE COUNCIL**

*a. Mr. Jeff Ronald – to propose the formation of a Labor & Consumer Fraud Commission.*

*b. Ms. Regina Huff, Ranger at Woods Bay – to make a presentation regarding Woods Bay.*

*c. Ms Denise Godwin – To request funding for the 2012 Legislative Day.*

*d. Mr. Jim Shaw, Florence School District 1 – to give a report on funding provided for Summer Youth Programs in the City of Florence.*

- e. *Southern Alliance for Clean Energy – to make a presentation to Council regarding the opportunities associated with offshore wind energy in S.C.*
- f. *Councilman Robinson would like to introduce the new Executive Director for the Pee Dee Regional Transportation Authority (PDRTA).*

## **VI. ORDINANCES IN POSITION**

- a. **Bill No. 2011-25 –Second Reading**  
*An Ordinance authorizing the City to lease that certain real property consisting of a house and lot in the City of Florence, State of South Carolina known as 510 N. McQueen Street, said lot being designated as Tax Parcel 90072-14-018 in the records of the Florence County Tax Assessor, to King of Kings Church of God to be used exclusively for housing a family in accordance with the Touching Lives/Homes of Hope Project.*

## **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. 2011-26 – First Reading**  
*An Ordinance to amend Code Section 2-24 MEETINGS, establishing that the deadline for agenda item requests for a regularly scheduled Monday meeting, shall be 5:00 p.m. on the Wednesday twelve days preceding the regularly scheduled meeting.*
- c. **Bill No. 2011-27 – First Reading**  
*An Ordinance making provision for the terms and conditions of an issue of Combined Waterworks and Sewerage System Refunding Revenue Bond, Series 2011, of the City of Florence, South Carolina, in the aggregate principal amount of not exceeding \$5,000,000 as authorized by a Bond Ordinance of the City of Florence adopted October 24, 1989; and other matters relating thereto.*
- d. **Bill No. 2011-28 – First Reading**  
*An Ordinance amending an Ordinance entitled “A First Supplemental Ordinance Providing for the Issuance and Sale of City of Florence, South Carolina, Stormwater System Revenue Bond, Series 2006, in the Principal Amount of \$4,000,000; and other matters relating thereto.”*

## **VIII. INTRODUCTION OF RESOLUTIONS**

- a. Resolution No. 2011-24**  
*A Resolution approving a grant to encourage the developer team to develop the downtown location of Hotel Florence and Victor's Bistro.*
- b. Resolution No. 2011-25**  
*A Resolution to declare the month of November as National Hospice and Palliative Care Awareness Month.*

## **IX. REPORTS TO COUNCIL**

- a. Appointments to Boards and Commissions**
  - *Accommodations Tax Advisory Committee (2010 appointment/reappointment)*
  - *Civic Center Commission (2010 appointment/reappointment)*
  - *Pee Dee Regional Airport Authority (2010 appointment/reappointment)*
  - *Civic Center Commission (New appointment created in October, 2011)*
- b. A report on designating a Banking Services Evaluation and Recommendation Committee to review the results of proposals requested to provide the City's banking services for a five year period.**

## **X. EXECUTIVE SESSION**

- a. Contractual Matter**
- b. Personnel Matter**



**REGULAR MEETING OF FLORENCE CITY COUNCIL  
MONDAY, OCTOBER 10, 2011 - 6:00 P.M.  
NORTHWEST PARK COMMUNITY CENTER, 801 CLEMENT STREET  
FLORENCE, SOUTH CAROLINA**

**MEMBERS PRESENT:** Mayor Wukela called the regular meeting to order at 6:00 p.m. with the following members present: Mayor Pro tem Buddy Brand; Councilwoman Teresa Myers Ervin; Councilman Steve Powers; Councilman Edward Robinson; Councilwoman Octavia Williams-Blake; and Councilman Glynn Willis.

**ALSO PRESENT:** Mr. Drew Griffin, City Manager; Mrs. Dianne M. Rowan, Municipal Clerk; Mr. James W. Peterson, Jr., City Attorney; Mrs. Darene Stankus, Director of Human Resources; Chief Anson Shells, Florence Police Department; Mr. Scotty Davis, Director of Community Services; Mr. Phillip Lookadoo, Director of Urban Planning and Development; Chief Randy Osterman, Florence Fire Department; and Mr. Chuck Pope, Director of Public Works.

**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 Teresa Myers Ervin gave the invocation for the meeting which was followed by the Pledge of Allegiance to the American Flag.

**APPROVAL OF MINUTES**

Mayor Pro tem Brand made a motion to approve the minutes of the September 12, 2011 Regular Meeting and the minutes of the September 21, 2011 Special Meeting. Councilman Powers seconded the motion, which carried unanimously.

**APPEARANCE BEFORE COUNCIL**

**MR. JOHN ISGETT – TO DISCUSS THE CITY’S SIGN ORDINANCE.**

Mr. Isgett was unable to attend this meeting and has requested that this item be deferred until the November 14, 2011 Regular Meeting.

**TO RECEIVE PUBLIC COMMENT**

The following citizens appeared before Council:

**Mr. Jadine Mack** – Spoke about concerns he has with events that are happening in his community. Mr. Mack is a resident of the Housing Authority.

**Ms. Vermelle Hendrick** – Lives at 930 W. Marion Street and is concerned about the stealing, break-ins and crime that is occurring in her neighborhood. Also, Ms. Hendrick asked if the City will be helping with getting people registered to vote or if there are any changes in the way voting has occurred in the past.

**REGULAR MEETING OF FLORENCE CITY COUNCIL  
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**Ms. Ernestine Rogers** – Ms. Rogers asked about what is being done with the abandoned houses in Florence. Ms. Rogers lives on W. Sumter Street and is concerned about the activities that occur in and near the abandoned houses.

**Ms. Geraldine Timmons** – Resides at 1209 Dixie Street. Ms. Timmons' concern is that there is confusion between the City and County over whether her residence is located within the City. Ms. Timmons stated her property was annexed some time ago and would like for the records to be updated to reflect that her residence is in the City limits. Ms. Timmons also requested more police presence in her area and asked if more could be done about the abandoned houses in her area.

**Ms. Evelene Leaf** – Asked what could be done about abandoned houses and overgrown lots. Ms. Leaf wanted to know if the City could clean up these properties to make these areas safer and more secure for senior citizens living by themselves.

**ORDINANCES IN POSITION**

**BILL NO. 2011-18 – SECOND READING**

**AN ORDINANCE TO AMEND SECTION 2-75 OF THE CITY CODE TO PROVIDE FOR TWO ADDITIONAL MEMBERS OF THE CITY-COUNTY CIVIC CENTER COMMISSION, ONE APPOINTED BY THE FLORENCE CITY COUNCIL AND ONE APPOINTED BY THE FLORENCE COUNTY COUNCIL.**

An Ordinance to amend Section 2-75 of the City Code to provide for two additional members of the City-County Civic Center Commission, one appointed by the Florence City Council and one appointed by the Florence County Council was adopted on second reading.

Mayor Pro tem Brand made a motion to adopt Bill No. 2011-18 on second reading. Councilman Willis seconded the motion.

Voting aye to adopt Bill No. 2011-18 was Mayor Wukela, Mayor Pro tem Brand, Councilman Powers, Councilman Robinson, Councilwoman Ervin and Councilman Willis.

Voting no was Councilwoman Williams-Blake.

**BILL NO. 2011-20 – SECOND READING**

**AN ORDINANCE TO AMEND THE 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 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.

Mayor Pro tem Brand made a motion to adopt Bill No. 2011-20 on second reading. Councilman Powers seconded the motion, which carried unanimously.

**BILL NO. 2011-21 – SECOND READING**

**AN ORDINANCE TO ANNEX AND ZONE PROPERTIES OWNED BY BYRD ESTATES, FLORENCE SCHOOL DISTRICT ONE, GARY BROWN, KEN AND GLORIA BROWN AND MICHAEL BROWN.**

An Ordinance to annex and zone properties owned by Byrd Estates, Florence School District One, Gary Brown, Ken and Gloria Brown, and Michael Brown was adopted on second reading.

**REGULAR MEETING OF FLORENCE CITY COUNCIL  
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Mayor Pro tem Brand made a motion to adopt Bill No. 2011-21 on second reading. Councilman Willis seconded the motion, which carried unanimously.

**BILL NO. 2011-23 – SECOND READING**

**AN ORDINANCE ADOPTING NEW CODE SECTIONS 2-200 THROUGH 2-207 IN ORDER TO PROVIDE FOR THE ESTABLISHMENT OF A DOWNTOWN ECONOMIC DEVELOPMENT INCENTIVE PROGRAM FOR THE CITY OF FLORENCE.**

An Ordinance adopting new code sections 2-200 through 2-207 in order to provide for the establishment of a Downtown Economic Development Incentive Program for the City of Florence was adopted on second reading.

Councilman Powers made a motion to adopt Bill No. 2011-23 on second reading. Councilwoman Williams-Blake seconded the motion.

Councilman Robinson asked for an explanation of the ordinance as relates to the incentives that will be given to potential investors.

Mr. Griffin, City Manager responded that this acts as the enabling ordinance that allows the City of Florence to give the process where incentives can be established for economic development activities that occur in the TIF District as well as the CDBG area. It sets the process and certain standards that a developer would have to meet. The minimum amount of money required by the investor for the Historic District would be \$250,000; the CDBG area is \$500,000 and in the other areas it is \$1,000,000. There will be an array of incentives developed that will be directed at the smaller, existing businesses, such as façade grants and low interest loans. City staff will be looking at infrastructure improvements that will work with small businesses for up to \$25,000.

Voting in favor of Bill No. 2011-23 was Mayor Wukela, Mayor Pro tem Brand, Councilwoman Ervin, Councilwoman Williams-Blake and Councilman Willis.

Voting in opposition to Bill No. 2011-23 was Councilman Robinson.

**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 on first reading.

Mr. Phillip Lookadoo, Director of Urban Planning and Development reported to Council that a rezoning request has been received for 616 South Coit Street, currently zoned B-1, Limited Business District to B-2, Convenience Business District. The B-2 rezoning request was made to permit a greater flexibility of uses at this location. This property is currently surrounded by B-1 and B-3 Zoning Districts. The request to rezone the property to B-2, Convenience Business District, is consistent with the recently adopted Future Land Use Map. Coit Street serves as a buffer between high-intensity commercial properties fronting Irby Street and the Timrod Overlay District.

The Planning Commission reviewed this request on September 13, 2011 and voted 6-2 to recommend rezoning the property to B-2, Convenience Business District.

Ms. Alicia Connelly, President of the Timrod Park Neighborhood Association spoke in opposition to the rezoning request and stated that it is in direct conflict with what the neighborhood is trying to accomplish. Ms. Connelly requested Council's careful consideration of their approval of this request.

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Mr. Gary Finklea, representative for the applicant, spoke in favor of the rezoning request. Mr. Finklea stated that there are more than adequate buffers in place in regards to the neighborhood. There are not a lot of differences between the B-1 and B-2 Zoning Designations and there are other laws, regulations and ordinances that will restrict the use of the property even if it is zoned B-2. In addition, this property falls within the Overlay District. The Design Review Board will not restrict use but it will restrict design guidelines. Therefore, there will not be anything placed there that is incompatible with the neighborhood.

Mr. Christopher Goss spoke to Council in opposition to the rezoning request. Mr. Goss does not want the B-2, Convenience Business District to encroach into the neighborhood. All properties that face Coit Street are zoned as B-1, Limited Business District.

Ms. Betty Faye Gregg, City of Florence Planning Commissioner, spoke to Council about her reasons for voting in opposition to this request. Ms. Gregg felt this issue should have gone to the Design Review Board first and not the Planning Commission.

Mr. Lookadoo reported that this issue will go before the Design Review Board later this week and will then come back to City Council for second reading in November.

Mr. Stephen Guyton spoke in opposition to the rezoning on Coit Street.

Councilman Powers made a motion to defer this issue. Councilman Willis seconded the motion.

The vote to defer was unanimous. (Councilwoman Williams-Blake recused herself from the vote due to a potential conflict of interest.)

**RECESS**

The meeting was recessed at 7:10 p.m. for a short break.

Mayor Wukela reconvened the meeting at 7:18 p.m.

**BILL NO. 2011-25 – FIRST READING**

**AN ORDINANCE AUTHORIZING THE CITY TO LEASE THAT CERTAIN REAL PROPERTY CONSISTING OF A HOUSE AND LOT IN THE CITY OF FLORENCE, STATE OF SOUTH CAROLINA KNOWN AS 510 N. MCQUEEN STREET, SAID LOT BEING DESIGNATED AS TAX PARCEL 90072-14-018 IN THE RECORDS OF THE FLORENCE COUNTY TAX ASSESSOR, TO KING OF KINGS CHURCH OF GOD TO BE USED EXCLUSIVELY FOR HOUSING A FAMILY IN ACCORDANCE WITH THE TOUCHING LIVES/HOMES OF HOPE PROJECT.**

An Ordinance authorizing the City to lease that certain real property consisting of a house and lot in the City of Florence, State of South Carolina known as 510 N. McQueen Street, said lot being designated as Tax Parcel 90072-14-018 in the records of the Florence County Tax Assessor, to King of Kings Church of God to be used exclusively for housing a family in accordance with the Touching Lives/Homes of Hope Project was passed on first reading.

At the September 12, 2011 City Council meeting, Council requested Mr. Jim Peterson, City Attorney to review the proposed lease provided by Reverend Clyde Odom and to format it into the standard City lease. The revised lease is before Council for consideration. The proposed lease had a 10 year lease and the revised lease is recommending a five year lease that will automatically renew for one additional term of five years.

Mayor Pro tem Brand made a motion to pass Bill No. 2011-25 on first reading. Councilwoman Williams-Blake seconded the motion, which carried unanimously.

**INTRODUCTION OF RESOLUTIONS**

**RESOLUTION NO. 2011-20**

**A RESOLUTION TO DECLARE OCTOBER AS NATIONAL DOMESTIC VIOLENCE AWARENESS MONTH.**

A Resolution to declare October as National Domestic Violence Awareness Month was adopted by Council.

Councilwoman Ervin made a motion to adopt Resolution No. 2011-20. Councilman Powers seconded the motion, which carried unanimously.

**RESOLUTION NO. 2011-21**

**A RESOLUTION TO DECLARE OCTOBER AS NATIONAL COLONIAL HERITAGE MONTH.**

A Resolution to declare October as National Colonial Heritage Month was adopted by Council.

Councilman Willis made a motion to adopt Resolution No. 2011-21. Councilwoman Ervin seconded the motion, which carried unanimously.

**RESOLUTION NO. 2011-22**

**A RESOLUTION IN SUPPORT OF PRESIDENT BARACK OBAMA'S JOBS BILL.**

A Resolution in support of President Barack Obama's Jobs Bill was adopted by Council.

Councilwoman Ervin made a motion to adopt Resolution No. 2011-22. Councilman Robinson seconded the motion.

Councilman Robinson presented the Resolution to Council.

Voting in favor of Resolution No. 2011-22 was Mayor Wukela, Councilwoman Ervin, Councilman Powers, Councilman Robinson and Councilwoman Williams-Blake.

Voting in opposition to Resolution No. 2011-22 was Mayor Pro tem Brand and Councilman Willis.

**RESOLUTION NO. 2011-23**

**A RESOLUTION TO REQUEST THE DEPARTMENT OF JUSTICE TO REJECT THE VOTER ID BILL.**

A Resolution to request the Department of Justice to reject the Voter ID Bill was denied by Council.

Councilman Robinson made a motion to adopt Resolution No. 2011-23. Councilwoman Ervin seconded the motion.

Councilman Robinson presented the Resolution to Council.

Councilwoman Williams-Blake asked Councilman Robinson if he would consider removing the following from the Resolution: "notwithstanding the fact that it has racial overtones". Councilwoman Williams-Blake stated she supported the Resolution and feels that the Bill is bad for the whole state regardless of race. She stated she felt this was more of an opinion than a fact.

Councilman Robinson stated he feels this bill will have a much more adversarial effect on African Americans and was not in favor of removing this language from the Resolution.

Councilwoman Ervin supported Councilwoman Williams-Blake's request.

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Voting in favor of the Resolution as presented was Mayor Wukela, Councilman Robinson, and Councilwoman Ervin.

Voting in opposition to the Resolution was Mayor Pro tem Brand, Councilman Willis, Councilwoman Williams-Blake and Councilman Powers.

**RESOLUTION NO. 2011-24**

**A RESOLUTION EXPRESSING THE COMMITMENT OF THE CITY OF FLORENCE TO FUNDING THE CAPITAL CONSTRUCTION EXPENSE FOR THE M.O.O.R.E. BASKETBALL AND YOUTH OUTREACH CENTER.**

A Resolution expressing the commitment of the City of Florence to funding the capital construction expense for the M.O.O.R.E Basketball and Youth Outreach Center was deferred by Council.

Councilwoman Ervin made a motion to adopt Resolution No. 2011-24. Mayor Wukela seconded the motion.

Councilman Robinson stated he is 100% for a complex but feels this is an issue that Council needs to discuss in a worksession. Councilman Robinson would like for all members of Council to have a opportunity to have their ideas heard regarding the facility and to discuss where the money will come from to build a gymnasium.

Councilman Robinson made a motion to defer this item and schedule a worksession in order to discuss it further.

Councilman Willis stated he is in favor of a new gym but is concerned that the proposed Resolution is not clear with how the proposed cost of \$5 million will be funded.

Councilwoman Williams-Blake stated this issue has been talked about for four years. Mr. Terry James and Mr. Danny Ellerbe attended the February 8, 2010 City Council meeting and requested that the City build a basketball facility. Councilwoman Williams-Blake stated she feels this is a step in the right direction but there is further work that needs to be done on this issue. She further stated that during FY 2010-2011 the City Council approved a budget that included a debt service capital millage and that the construction of a gym was discussed. Councilwoman Williams-Blake asked if this means there is a funding mechanism already in place or would taxes have to be raised to fund a gym and what are the City's options at this point?

Mr. Drew Griffin, City Manager responded there was a discussion regarding a gym but the only work toward that has been in concept. The Parks and Beautification Commission has placed a gym in their 5 year annual plan but there is no funding mechanism associated with this project. Mr. Griffin added that the principle option is for Council to direct staff to initiate the process either through the mechanism as stated in the Resolution or to direct staff to figure out how to build a gym that serves that population.

Mayor Pro tem Brand stated there is no question that City Council desires to do a project of this nature and that there is certainly a need. However, the funding is not in place. Mayor Pro tem Brand stated emphatically that he will not vote to raise taxes. He is however very much in favor of this project at some point in time. Mayor Pro tem Brand would also like to have a worksession on this matter.

Councilman Powers stated he supports having a basketball gymnasium in Florence but would like to see it done in the right way. The proposed Resolution is for Council to commit to raise taxes equal up to what it will take to raise \$5 million for construction of a facility. Councilman Powers feels this is totally the wrong way to do this project and agrees that a worksession is needed.

Councilwoman Ervin stated the issue of a gymnasium and youth center is not new to Council. Councilwoman Ervin requested that Council support a Resolution that gives management the opportunity to start seeking answers for possible funding. Councilwoman Ervin stated she would like for Council to schedule a worksession within the next 30-60 days.

**REGULAR MEETING OF FLORENCE CITY COUNCIL  
OCTOBER 10, 2011 – PAGE 7**

Mr. Danny Ellerbe stated he is in favor of a basketball facility and asked Council to do their responsibility and build a complex. He stated this is about bringing children into an environment with positive role models and not just about basketball.

Another resident suggested that Council come up with creative ways to find funding for the project and to maybe look at what other cities have done.

Mr. Lee Anderson stated this program will raise strong children and supports the basketball program.

Mr. Alexis Pipkins stated this will be an asset to the community. Mr. Pipkins is concerned that the County has not been mentioned as a prospective partner in the project. Mr. Pipkins stated he supports and encourages Councilwoman Ervin's request to have a worksession but would like to see a comprehensive session that involves the city, county, Florence School District One, Francis Marion University, the business community and The School Foundation. Mr. Pipkins stated that the programming piece is very important with this facility and feels that recreation and education go hand-in-hand.

Councilman Robinson made a motion to defer this in order to have a worksession. Councilman Ervin seconded the motion.

Councilwoman Ervin amended the motion that the worksession would occur within in the next 60 days and before the regular December City Council meeting. Councilman Robinson seconded the motion to amend.

Mayor Wukela stated that although the concern regarding the tax implication is a very sincere and important concern, he believes it is worth the money to get the project done. He stated he does not support delaying this project and feels the City should move forward urgently.

Council voted unanimously to defer this matter pending a worksession that will be held prior to the December regular meeting.

**REPORTS TO COUNCIL**

**APPOINTMENTS TO BOARDS AND COMMISSIONS**

**2010 APPOINTMENT/REAPPOINTMENT TO ACCOMMODATIONS TAX ADVISORY COMMITTEE BY COUNCILMAN POWERS.**

Councilman Powers requested that this item be deferred. There was no objection.

**2011 APPOINTMENTS/REAPPOINTMENTS TO VARIOUS BOARDS/COMMISSIONS**

**DESIGN REVIEW BOARD**

Councilwoman Ervin made a motion to appoint Mr. Gilbert K. Dozier to serve on the Design Review Board. Councilman Willis seconded the motion, which carried unanimously.

Mr. Gilbert K. Dozier was appointed to serve on the Design Review Board for a term to begin immediately and end June 30, 2015.

**ZONING BOARD OF APPEALS**

Councilwoman Williams-Blake made a motion to reappoint Mrs. Mary C. Hepburn to serve on the Zoning Board of Appeals. Mayor Pro tem Brand seconded the motion, which carried unanimously.

Mrs. Mary C. Hepburn was reappointed to serve on the Zoning Board of Appeals for a term to begin immediately and end June 30, 2014.

**A REPORT ON A POLICY TO NAME CITY OWNED PUBLIC BUILDINGS AND FACILITIES**

Mr. Drew Griffin, City Manager reported that a month or two ago there was a question as to how public buildings would be named within the City. After a review it was determined that there was not a solid process in place for naming public buildings. The only exception to that was within the Parks and Beautification Commission where the Commission is generally charged with making recommendations back to City Council. In consideration, staff thought that it would be a direct and forward way to ask the Planning Commission to take on that responsibility and when a public building needed to be named it would be referred either through staff or through Council to go before the Planning Commission. Staff is proposing a policy that sets that procedure in place. It is staff's recommendation that the Planning Commission, except in those cases where another commission is given that charge, be the recommending body back to Council. The only caveat is they give Council at least three names to choose from.

Mr. Griffin added that staff has the three names that have been submitted for consideration of the name for the Marion Street Fire Station and, upon adoption of the policy, staff will move forward with those three names.

Mayor Pro tem Brand made a motion to adopt the policy on naming public buildings and facilities. Councilwoman Williams-Blake seconded the motion, which carried unanimously

**A REPORT ON THE RECOMMENDATIONS OF THE ACCOMMODATIONS TAX ADVISORY COMMITTEE**

Mrs. Lyles C. Lyles, Chairman of the Accommodations Tax Advisory Committee, on behalf of the Committee, presented to Council the Committee's recommendations for the 24 requests that were received for distribution of the Accommodation Tax funds for FY 2011-2012 (a copy of the recommendations are attached and made a part of these minutes).

Councilwoman Williams-Blake made a motion to accept the recommendations as presented. Councilman Willis seconded the motion, which carried unanimously.

**ADJOURN**

Councilman Willis made a motion to adjourn the meeting. There was no objection. The meeting was adjourned at 8:38 p.m.

Dated this 14<sup>th</sup> day of November, 2011.

\_\_\_\_\_  
Dianne M. Rowan, Municipal Clerk

\_\_\_\_\_  
Stephen J. Wukela, Mayor



**CITY OF FLORENCE, SC  
ACCOMMODATIONS TAX REQUESTS AND APPROPRIATIONS REPORT  
FISCAL YEAR 2011-2012**

ORGANIZATION	Appropriated 2010-11	Requested 2011-12	Committee Recommended <sup>1</sup>	Appropriated 2011-12
<b>A. 30% Funds for Tourism Promotion</b>				
1. Florence Convention & Visitors Bureau	<u>\$126,000</u>	<u>\$135,000</u>	<u>\$138,000</u> <sup>2</sup>	
<b>B. 65% Funds</b>				
1. Florence Regional Arts Alliance	\$8,000	\$10,000	\$6,100	
2. The Masterworks Choir, Inc.	\$4,800	\$5,000	\$3,500	
3. Florence Little Theatre	\$12,200	\$15,000	\$11,100	
4. eBushua Foundation	\$4,800	\$10,000	\$3,100	
5. Florence Symphony Orchestra	\$6,800	\$10,000	\$6,100	
6. Florence Museum	\$5,000	\$5,000	\$4,800	
7. Arts International Festival	\$18,600	\$40,000	\$14,100	
8. Sankofa Festival	\$6,000	\$50,000	\$3,500	
9. SC Dance Theatre	\$4,600	\$5,000	\$3,900	
10. Carolina Classic Basketball Tournament	\$7,800	\$8,000	\$6,500	
11. Freedom Florence & Tennis Center	\$40,000	\$40,000	\$31,300	
12. Florence Convention & Visitors Bureau	\$73,700	\$110,000	\$76,500	
13. May Fly Air Show	\$0	\$26,000	\$19,900	
14. Florence Tennis Association	\$10,000	\$20,000	\$9,800	
15. Florence Pecan Festival	\$17,800	\$35,000	\$14,000	
16. Florence City-County Civic Center	\$49,000	\$89,250	\$46,400	
17. Florence International Basketball Tournament	\$12,000	\$16,500	\$11,100	
18. Car Haulers Parade	\$6,400	\$10,000	\$5,250	
19. Florence Area Sports Council	\$25,000	\$15,000	\$11,200	
20. Pee Dee Tourism Commission	\$12,500	\$20,000	\$10,900	
21. Martin Luther King March and Rally	\$0	\$7,500	\$1,400	
22. SC Senior Sports Classis	\$0	\$5,000	\$1,850	

CITY OF FLORENCE, SC  
 ACCOMMODATIONS TAX REQUESTS AND APPROPRIATIONS REPORT  
 FISCAL YEAR 2011-2012

ORGANIZATION	Appropriated 2010-11	Requested 2011-12	Committee Recommended <sup>1</sup>	Appropriated 2011-12
23 Pee Dee Arts	\$0	\$25,000	\$6,100	
24. Art Trail Gallery	\$0	\$5,000	\$1,600	
<b>Total -- 65% Funds</b>	<b><u>\$325,000</u></b>	<b><u>\$582,250</u></b>	<b><u>\$310,000</u></b>	<b><u>\$0</u></b>

**Note 1:** Including carryover funds from FY 2010-11, it is anticipated that the amount available for distribution to the requesting the agencies of "65% funds" will be approximately \$310,000. The "30% funds" for tourism promotion is estimated to be approximately \$138,000.

**Note 2:** The "30% funds" appropriation to the Florence Convention & Visitors Bureau includes \$15,000 designated specifically to the Civic Center for tourism marketing and promotion expenses, and an additional \$9,000 for a Business Development Fund to help promote the Civic Center for educational, religious, and other conferences.

FLORENCE CITY COUNCIL MEETING

DATE: October 10, 2011  
AGENDA ITEM: Ordinance  
DEPARTMENT/DIVISION: City Council

ISSUE UNDER CONSIDERATION: An Ordinance for Council's consideration that would authorize the City to lease property located at 510 N. McQueen Street to the King of Kings Church of God to be used in the Touching Lives/Homes of Hope Project.

CURRENT STATUS/PREVIOUS ACTION TAKEN:

1. Ms. Jean Sims appeared before Council at the September 12, 2011 City Council meeting on behalf of Reverend Clyde Odom to give an overview of the Touching Lives/Homes of Hope Project.
2. Reverend Odom is requesting that the City lease the property located at 510 N. McQueen Street to the King of Kings Church of God to be used in their Touching Lives/Homes of Hope Project.
3. The above referenced property is not currently occupied or being used.
4. A sample lease was presented for Council's consideration.
5. Council requested staff to investigate the request and to have the City Attorney evaluate the lease and, if necessary, modify the sample lease to meet the standard City lease agreement.

POINTS TO CONSIDER:

1. As required by the City Code of Ordinances, in order to lease city-owned property to the King of Kings Church of God, Council will need to adopt an Ordinance that will allow the City Manager to execute the necessary documentation to lease the property.
2. The initial lease would be for five (5) years and shall be automatically renewed for one additional term of five (5) years under the same terms and conditions.

ATTACHMENTS:

1. Proposed Ordinance
2. Proposed Lease

  
\_\_\_\_\_  
Andrew H. Griffin  
City Manager

**ORDINANCE NO. 2011-\_\_\_\_**

**AN ORDINANCE AUTHORIZING THE CITY TO LEASE THAT CERTAIN REAL PROPERTY CONSISTING OF A HOUSE AND LOT IN THE CITY OF FLORENCE, STATE OF SOUTH CAROLINA KNOWN AS 510 N. McQUEEN STREET, SAID LOT BEING DESIGNATED AS TAX PARCEL 90072-14-018 IN THE RECORDS OF THE FLORENCE COUNTY TAX ASSESSOR, TO KING OF KING CHURCH OF GOD TO BE USED EXCLUSIVELY FOR HOUSING A FAMILY IN ACCORDANCE WITH THE TOUCHING LIVES/HOMES OF HOPE PROJECT.**

**WHEREAS**, the above referenced parcel of land is owned by the City of Florence, but is not currently occupied or being actively used; and

**WHEREAS**, King of King Church of God has proposed a lease of said property so that it might use the home to house a family pursuant to its Touching Lives/Homes for Hope Project; and

**WHEREAS**, it is hereby determined that the leasing of said property for use in this program will accomplish the goal of the City to provide good and affordable housing to deserving but financially challenged families and is in the best interest of the City of Florence and to the benefit of the citizens of the City of Florence;

**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, pursuant to §5-7-260(6) of the South Carolina Code of Laws, as amended, and §2-26(8) of the Code of Ordinances of the City of Florence, the City Manager of the City of Florence is hereby authorized to execute the necessary documentation to lease the property described above, including but not limited to the Lease attached hereto as Exhibit "A".

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

**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



**ARTICLE IV**  
**Rental**

Lessee shall pay to Lessor during the term of Lease the amount of One and no/100 (\$1.00) Dollar per year in rent, the receipt of said rent being hereby acknowledged by Lessor.

**ARTICLE V**  
**Place of Payment and Notices**

Unless notified in writing to the contrary by the Lessor, all payments and notices hereunder by Lessee shall be made to the Lessor at:

Office of the City Manager  
City-County Complex  
180 N. Irby Street  
Florence, South Carolina 29501.

The address and contact for Lessee, Unless notified in writing to the contrary by the Lessee, shall be:

King of Kings Church of God

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

**ARTICLE VI**  
**Quiet Possession**

Lessor covenants and warrants that if Lessee discharges the obligation herein set forth to be performed by the Lessee, the Lessee shall have and enjoy during the term of this lease the quiet and undisturbed possession of the leased premises together with all appurtenances thereto without hindrance from the Lessor.

**ARTICLE VII**  
**Subletting Pursuant to the Touching Lives/Homes of Hope Project**

The Lessee may sublet the leased premises to a family pursuant to the Touching Lives/Homes of Hope Project without the written consent of the Lessor.

**ARTICLE VIII**  
**Taxes**

It is understood and agreed by and between the parties hereto that in each year during the term of this lease the Lessee shall be responsible for payment of any city and county ad valorem taxes due on said premises.

**ARTICLE IX**  
**Insurance**

Lessor will during the term of this lease, keep the building on the leased premises insured by a responsible and reputable insurance company against loss or damage by fire and extended coverage. Lessee shall be solely responsible for maintaining proper and adequate insurance upon the contents of said building and upon all its property located within the said building. Lessee shall further maintain general liability coverage with limits of not less than One Million and no/100 (\$1,000,000.00) Dollars, protecting itself and the Lessor herein from liability for injuries to persons or property which may occur upon the leased premises.

**ARTICLE X**  
**Improvements and Repairs**

Lessee shall keep and maintain the interior and exterior of said building including, but not limited to, wiring, plumbing, heating and air conditioning, the interior and exterior walls, equipment, and roof at its own expense and shall keep the same in good order and repair. All glass, including windows and doors, of the building shall be the responsibility of the Lessee. At the end of the lease term shall surrender such premises and improvements in good condition to the Lessor with normal wear and tear excepted.

**ARTICLE XI**  
**Damage and Destruction**

Should the whole or any part of the building or other improvements on the leased premises be partially or totally destroyed by fire or other cause, if Lessor determines that repair or replacement of the building is financially unwise and not in the best interest of either or both parties to this lease, the Lessor shall have the option of notifying the Lessee that it will not repair or replace the building and in such event this lease shall terminate as of the date of such damage or destruction.

**ARTICLE XII**  
**Indemnity**

Lessor shall not be liable to Lessee or to any other person for any personal injury, loss or damage to any personal property in or upon the leased premises and Lessee assumes all liability for or on account of any such injury, loss or damage and shall save the Lessor harmless therefrom.

**ARTICLE XIII**  
**Title to Improvements**

In the event of default or termination of this lease for any reason, either at the end of said lease or during the term of said lease, all improvements constructed upon the leased premises shall become the property of the Lessor.

**ARTICLE XIV**  
**Default**

Every provision of this lease is a condition and covenant on the part of the Lessee and Lessor and failure to comply with any of said provisions shall constitute default and shall give the Lessor the right of cancellation of this lease in the following manner:

- (a) Upon notice of Lessee's default in any other condition of this lease, the Lessor shall give the Lessee written notice of such default and if such default continues for a period of thirty (30) days following the receipt of said notice by the Lessee, the Lessor shall have the full right at its election to enter the leased premises and building thereon and take immediate possession thereof.
  
- (b) In the event the Lessee shall have filed against it or for it a petition in bankruptcy alleging insolvency for reorganization or for appointment of a receiver or any proceeding of a similar type the Lessor shall have the right to cancel this lease in the manner described heretofore as though a provision of this lease had been violated by the Lessee and default had occurred.

**ARTICLE XV**  
**Ordinances**

The Lessee shall at its own cost and expense, promptly observe and comply with all



laws, rules, orders, ordinances and regulations of the federal, state, and city government and any and all of their departments and bureaus including all environmental regulations, and will use no part of said premises in any manner so as to create a nuisance or for any unlawful purpose.

**ARTICLE XVI**  
**Paragraph Headings**

The headings used herein for each paragraph are used only for convenience and are not intended to explain the nature or contents of each paragraph.

**ARTICLE XVII**  
**No Estate in Land**

This contract shall create the relationship of landlord and tenant between the Lessor and Lessee; no estate shall pass out of the Lessor; the Lessee has only a usufruct, not subject to levy and sale.

**ARTICLE XVIII**  
**Holding over**

If the Lessee remains in possession after expiration of the terms hereof, with the Lessor's acquiescence and without any distinct agreement of parties, the Lessee shall be a tenant at will, and there shall be no renewal of this lease by operation of law.

**ARTICLE XIX**  
**Save Harmless**

The Lessee shall be liable for and shall hold the Lessor harmless in respect of damage or injury to the leased premises, or the person or property of the Lessor, or anyone else, if due to act of neglect of the Lessee or anyone under its control or its employ.

**ARTICLE XX**  
**Amendment**

It is hereby agreed that none of the terms or conditions of this lease may be changed or amended except by written agreement signed by all parties hereto.

**ARTICLE XXI**  
**Binding Effect**

All parties hereto agree that this lease shall be binding upon each respective party and their heirs, successors and assigns.

**ARTICLE XXII**  
**Entire Agreement**

This lease contains the entire agreement of the parties and no representations, inducements, promises or agreements, oral or otherwise, between the parties not embodied herewith shall be of any force or effect.

All rights, powers and privileges conferred hereunder upon the parties hereto shall be cumulative but not restrictive to those given by law.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals this \_\_\_\_\_ day of September, 2011.

**IN THE PRESENCE OF:**

**LESSOR:**  
City of Florence

\_\_\_\_\_

By: \_\_\_\_\_ (Seal)

\_\_\_\_\_  
(As to Lessor)

**IN THE PRESENCE OF:**

**LESSEE:**  
King of Kings Church of God

\_\_\_\_\_

By: \_\_\_\_\_ (Seal)

\_\_\_\_\_  
(As to Lessee)

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF FLORENCE )

PROBATE

PERSONALLY APPEARED before me \_\_\_\_\_  
and made oath that (s)he saw the within named City of Florence by its City Manager sign,  
seal and deliver the within written lease for the uses and purposes therein mentioned; and that  
the deponent with \_\_\_\_\_ witnessed the execution thereof.

\_\_\_\_\_

SWORN before me this \_\_\_\_ day  
of September, 2011.

\_\_\_\_\_  
Notary Public for South Carolina  
My Commission Expires: \_\_\_\_\_

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF FLORENCE )

PROBATE

PERSONALLY APPEARED before me \_\_\_\_\_  
and made oath that (s)he saw the within named King of Kings Church of God sign, seal and  
deliver the within written lease for the uses and purposes therein mentioned; and that the  
deponent with \_\_\_\_\_ witnessed the execution thereof.

\_\_\_\_\_

SWORN before me this \_\_\_\_ day  
of September, 2011.

\_\_\_\_\_  
Notary Public for South Carolina  
My Commission Expires: \_\_\_\_\_

FLORENCE CITY COUNCIL MEETING

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

DATE: October 10, 2011

AGENDA ITEM: First Reading, Ordinance to amend the Zoning Ordinance

DEPARTMENT/DIVISION: Urban Planning & Development

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**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:**

*On September 13, 2011, Planning Commission held a public hearing on this matter. Planning Commissioners recommended approval of Staff's recommendation, 6-2, to rezone the property to B-2, Convenience Business District.*

**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 recently adopted Future Land Use Map;*
- 4. Coit Street serves as a buffer between high-intensity commercial properties fronting Irby Street and the Timrod Park Overlay District.*


**IV. OPTIONS**

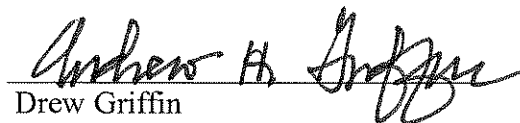
*City Council may:*

- 1. Approve the request as presented based on the information submitted.*
- 2. Defer the request should additional information be needed.*
- 3. Suggest other alternatives*
- 4. Deny the request.*

**IV. ATTACHMENTS**

- 1. Ordinance*
- 2. Staff Report*
- 3. Zoning, Future Land Use, and Coit St. Properties Maps*
- 4. Section 2.4, Table II of the Zoning Ordinance*
- 5. Site Pictures*

  
Phillip M. Lookadoo, AICP  
Urban Planning & Development Director

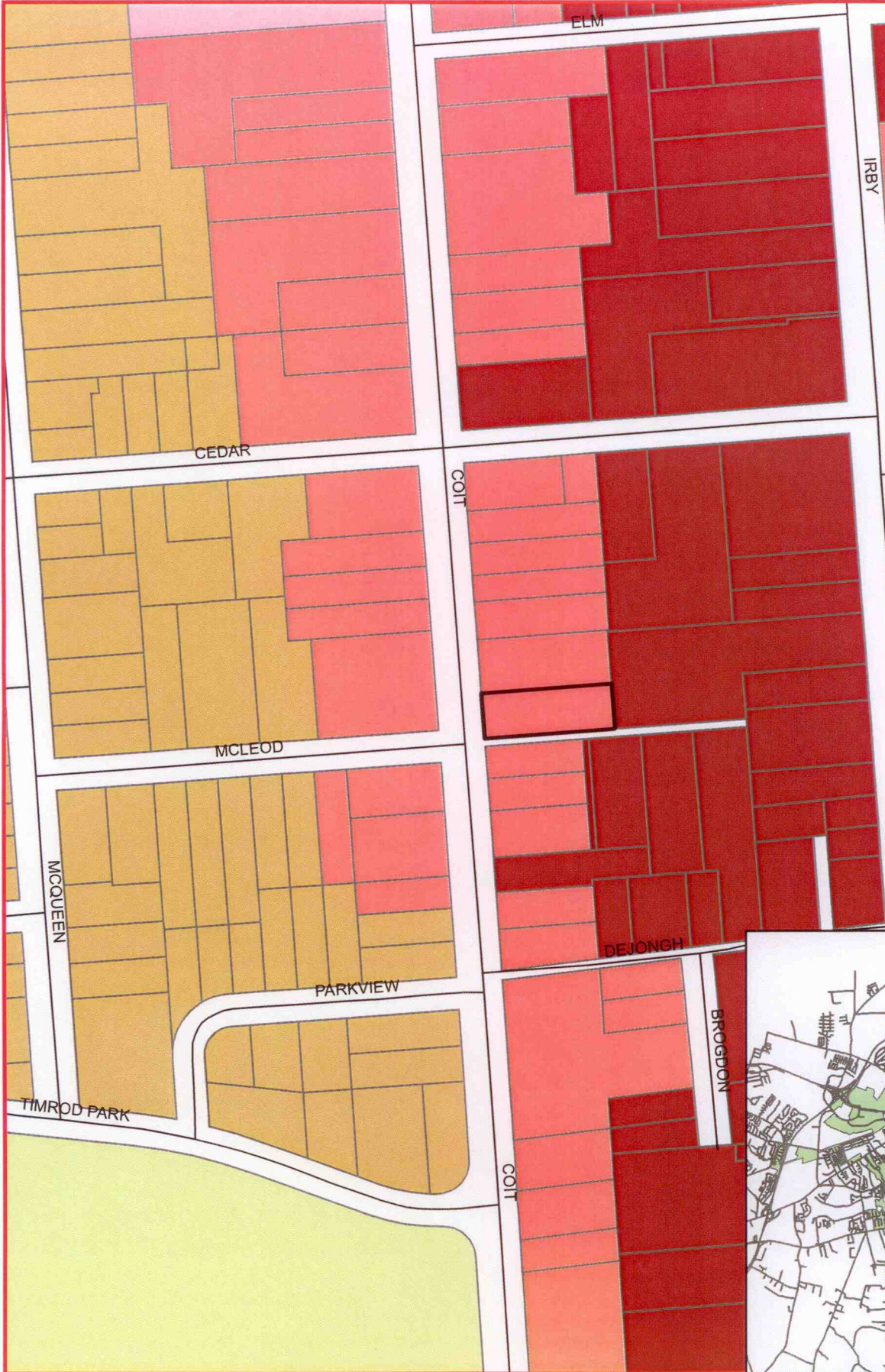
  
Drew Griffin  
City Manager



# ZONING MAP



Urban Planning &  
Development Department



**Legend**

- Re-zone request
- RoadSegment
- Parcels

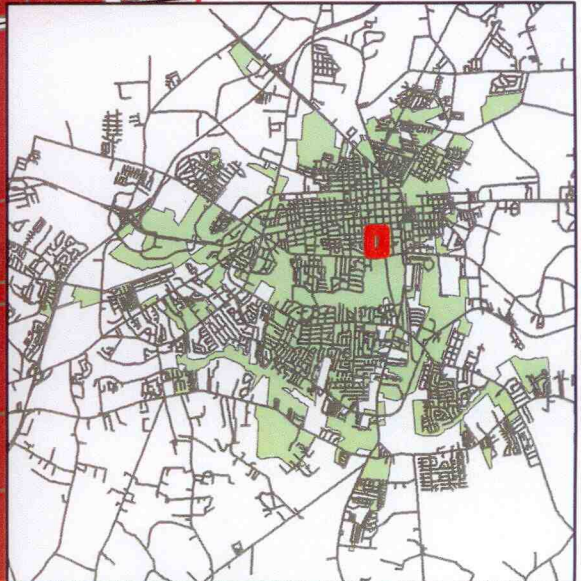
**Zoning**

**ZONECODE**

- B-1, LIMITED
- B-2, CONVENIENCE
- B-3 GENERAL
- B-4, CENTRAL
- B-5, OFFICE-LIGHT INDUSTRIAL
- B-6, INDUSTRIAL
- PD, PLANNED DEVELOPMENT
- R-1, SINGLE-FAMILY, LARGE LOTS
- R-2, SINGLE-FAMILY, MEDIUM LOTS
- R-3, SINGLE-FAMILY, SMALL LOTS
- R-4, MULTI-FAMILY, LIMITED
- R-5, MULTI-FAMILY
- RU-1, COMMUNITY
- RU-2, RESOURCE
- UNZONED

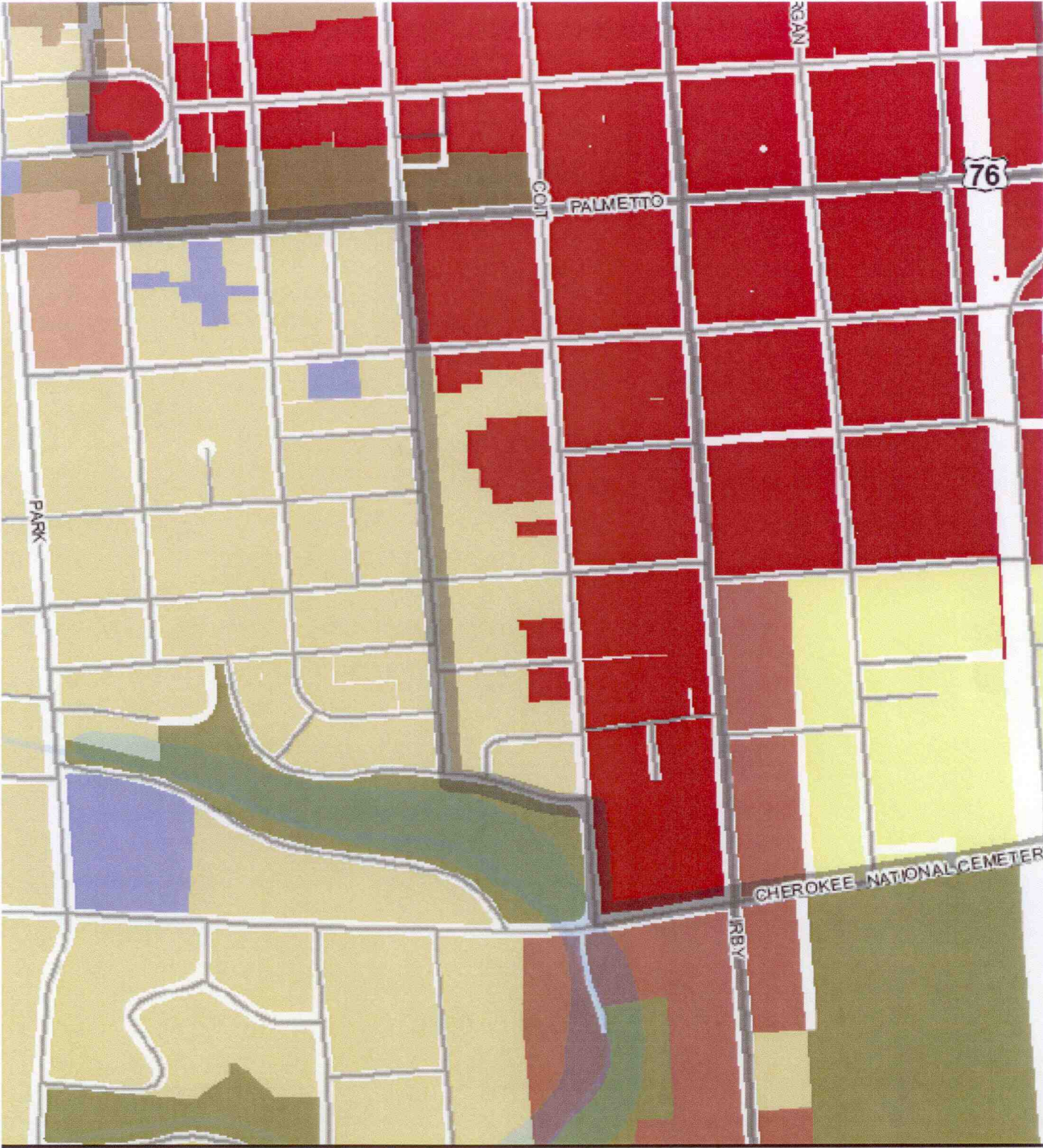
ORIGINAL PREPARATION  
This map was prepared by:  
City of Florence  
Urban Planning & Development Department

**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 information 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.



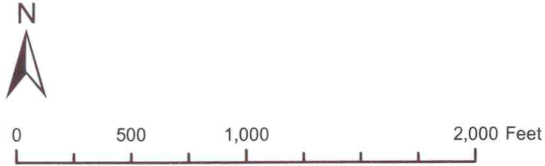
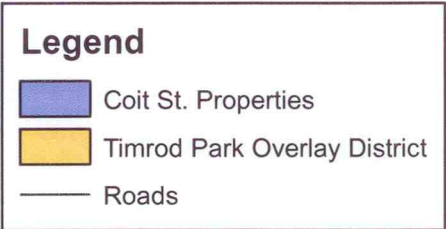
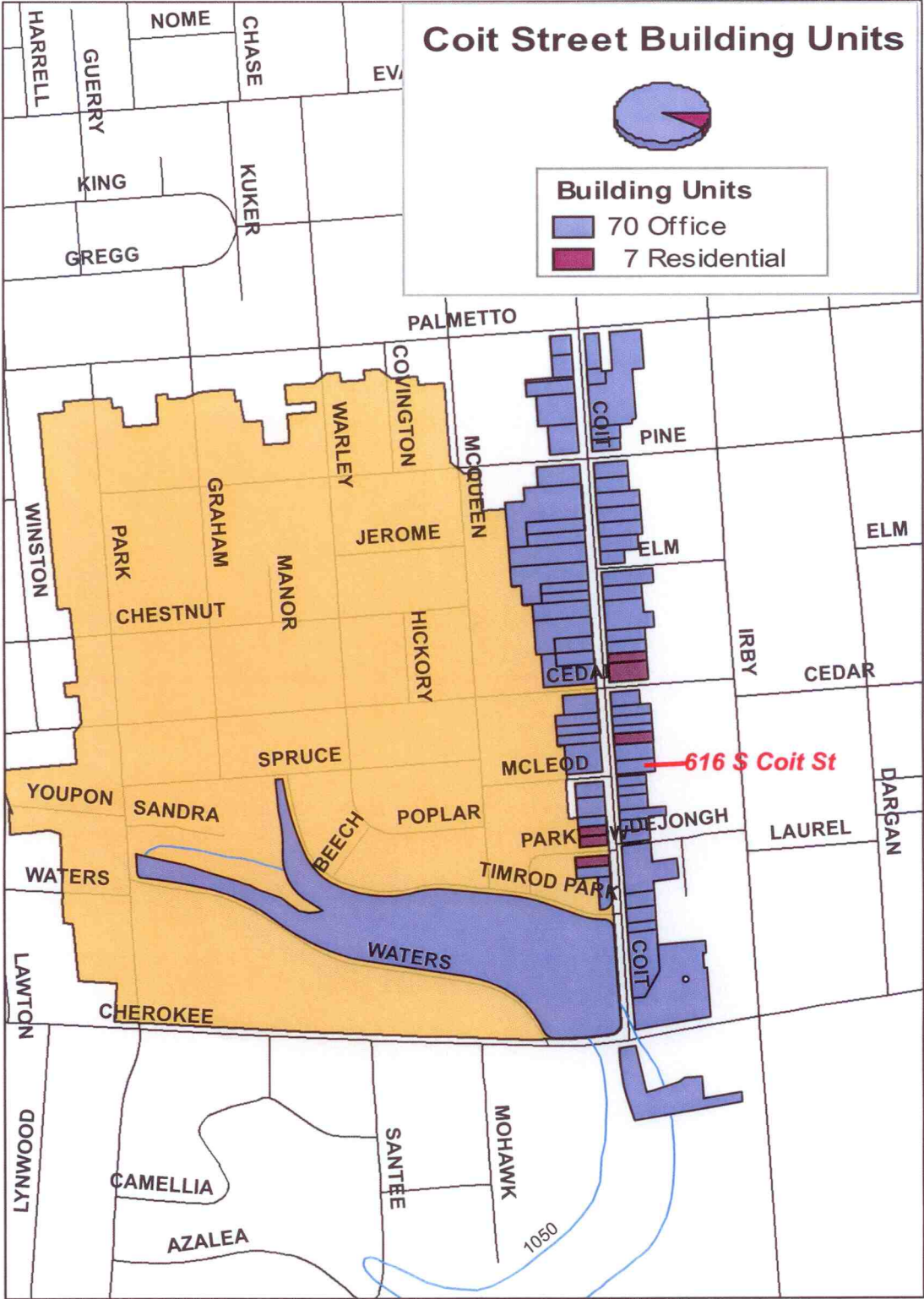


Future Land Use





# Coit St. Residential vs. Commercial Properties





**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
<b>Sector 11: Agriculture, Forestry, Fishing, and Hunting</b>										
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
<b>Sector 21: Mining</b>										
Mining	212	N	N	N	N	N	P	N	P	None
<b>Sector 22: Utilities</b>										
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
<b>Sector 23: Construction</b>										
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
<b>Sector 31-33: Manufacturing</b>										
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
<b>Sector 31-33: Manufacturing – cont'd</b>										
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
<b>Sector 42: Wholesale Trade</b>										
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
<b>Sector 44-45: Retail Trade</b>										
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
	<b>NAICS</b>	<b>B-1</b>	<b>B-2</b>	<b>B-3</b>	<b>B-4</b>	<b>B-5</b>	<b>B-6</b>	<b>RU-1</b>	<b>RU-2</b>	<b>Off-Street Parking</b>

											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
<b>Sector 48-49: Transportation Warehousing</b>											
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
<b>Sector 51: Information</b>											
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
<b>Sector 52: Finance &amp; Insurance</b>											
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
<b>Sector 53: Real Estate &amp; Rental &amp; Leasing</b>											
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
<b>Sector 53: Real Estate &amp; Rental &amp; Leasing</b>											
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
<b>Sector 54: Professional, Scientific, Technical Services – cont'd</b>											
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
<b>Sector 55: Management of Companies and Enterprises</b>											
Mgmt. Of Companies and Enterprises	551	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
<b>Sector 56: Administrative and Support and Waste Management and Remediation Services</b>											
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
<b>Sector 61: Educational Services</b>										
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
<b>Sector 62: Health Care and Social Assistance</b>										
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
<b>Sector 71: Arts, Entertainment, and Recreation</b>										
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
<b>Sector 71: Arts, Entertainment, and Recreation - cont'd</b>										
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

<b>Sector 72: Accommodation and Food Services</b>	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
<b>Sector 81: Other Services (except Public Administration)</b>										
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
<b>Sector 92: Public Administration</b>										
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	

<b>Residential Uses</b>											
<b>Site Built Dwellings</b>	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	
<b>Manufactured Dwellings</b>	NA										
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	
<b>Accessory Uses to Residential Uses</b>											
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	
<b>Accessory Uses to Residential Uses</b>											
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	
<b>Temporary Uses</b>											
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.





COLT RD  
MALEOD HWY

B. Chan Smith, P.C.

FOR LEASE

08/31/2011





The Law Office of  
E. CRAIG BROWN, P.C.

PARKING  
FOR  
WHISENHUNT  
AND  
MCKISSICK

08/31/2011





W McLEOD ALLEY 200

08/31/2011





616

08/31/2011





08/31/2011



# ZONING PETITION STAFF CHECKLIST

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PC#2011-10

September 13, 2011

## IDENTIFYING DATA

Name of Owner: Katmar Properties, LLC

Address: 616 South Coit Street

Tax Parcel Number(s): 90088-07-038

Proposed Zoning Change: B-2, Convenience Business District

Current Use: Vacant – previous use was law office

Proposed Use: Undetermined

## BACKGROUND

The applicant has submitted an application to rezone 616 South Coit Street from B-1, Limited Business District to B-2, Convenience Business District. The applicant, Gary Finklea, has been designated as the agent to represent the property owner's request. In the past, the property owner has been approached by others wanting to operate various businesses not permitted at that location because of the zoning district. Therefore, the applicant, on behalf of the property owner, has requested rezoning in order to allow a greater flexibility of uses. Currently, the property is vacant and is listed for sale.

Some permitted uses under the B-2 Zoning District not permitted in the B-1 Zoning District include limited retail uses, restaurants, beauty salons and barber shops, and dry cleaners. A complete list of allowable uses is included with this staff report.

## ZONING REQUIREMENTS

If the rezoning request were to be approved, additional zoning requirements would include compliance with the off-street parking and buffering regulations, and if necessary, interior upfit as required by the International Building Code.

## MISCELLANEOUS PROVISIONS

Is any portion of this property in floodplain? No

Are there any known zoning violations on this site? No

Tax records indicate the owner(s) is/are: Katmar Properties, LLC

This application is submitted by:            \_\_\_ the owner(s) listed above  
   X  an agent for the owner  
  \_\_\_ other

# ZONING PETITION STAFF CHECKLIST

## LAND USE PLAN CONFORMANCE

The Future Land Use Plan designates this parcel and the surrounding area as Downtown. A B-2 zoning district would conform to the Future Land Use Plan, as the Downtown designation is a proposed mixed-use district. See description below:

**Table 2.5: Florence Zoning Districts (from the Comprehensive Plan)**

<i>Future Land Use</i>	<i>Zoning District Name</i>	<i>Character</i>	<i>Description</i>
<i>Downtown Central</i>	<i>Central Business District (CBD)</i>	<i>Urban</i>	<i>Development, redevelopment, and reuse of residential, commercial, and mixed-use buildings downtown. Zoning regulations will include design standards for specific sub-areas referenced in the Downtown Master Plan as Cultural Campus, Irby Street Financial, and Cheves Street Hospitality.</i>

## ADDITIONAL CRITERIA FOR CONSIDERATION

1. What changes have, or are, occurring in the area to justify a change in zoning?

This area is largely in a state of transition. It primarily consists of professional office uses. Coit Street is a buffer between the high-intensity commercial properties fronting Irby Street and the Timrod Park Neighborhood. Properties along Coit Street are mostly zoned B-1, but there are a handful of lots zoned B-3. Two of these are in the vicinity of 616 South Coit; the others are closer to the Palmetto Street intersection.

2. What are adjacent properties zoned, and what are adjacent land uses?

<u>Direction</u>	<u>Zoning</u>	<u>Land Use</u>
North	B-1	Vacant
Northeast	B-3	Greyhound parking and loading
East	B-3	Greyhound parking and loading
Southeast	B-3	Church
South	B-1	Vacant lot for Whisenhunt parking
Southwest	B-1	Medical office
West	B-1	Construction office
Northwest	B-1	Construction office parking

## ZONING PETITION STAFF CHECKLIST

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3. What are development plans in the area – roads, schools, future commercial development, etc.?

There are no development plans currently on file for this area.

4. Is there a reason the current land use cannot continue to be feasible as it now exists?

The current land use is practical for the area.

5. List some potential uses under existing zoning.

The B-1 Zoning District currently permits by right florists, professional offices, and limited service uses. A complete list of uses has been included with this staff report, *Section 2.4 – Table II* of the Zoning Ordinance.

6. List some potential uses under proposed zoning.

Some uses that would be permitted under the B-2 Zoning District include limited retail, restaurants, automotive repair shops, beauty and barber shops, nail salons and dry cleaners.

7. Are any of these uses inappropriate for this location, and if so, why?

There may be some uses that could adversely impact the area with traffic congestion and other nuisances, but that would be restricted by off-street parking requirements that must be met for each potential use. Additionally, the purpose of the B-2 Zoning District is to meet expedient commercial and service needs generated by neighborhoods (see item 11 below).

8. What is applicant's stated reason for requesting zoning?

The applicant would like greater flexibility of uses. As of yet, a specific use has not been determined.

9. (a) What will be the benefits to the surrounding properties?

The proposed may allow some uses that could be beneficial to the area.

- (b) What will be the detriments to the surrounding properties?

The proposed change may also allow some uses that could be detrimental to the area.

10. Is a traffic study required for this petition?

## ZONING PETITION STAFF CHECKLIST

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The rezoning application does not meet the requirements of a traffic study as stated in the Land Development and Subdivision Ordinance, Article 5.1-G.

11. What does the purpose statement of the proposed zoning district say?

*B-2 Convenience Business District: The intent of this district is to meet the commercial and service needs generated by nearby residential areas. Goods and services normally available in these districts are of the "convenience variety." The size of this district should relate to surrounding residential markets and the location should be at or near major intersections, in proximity to and/or on the periphery of residential areas.*

12. Will this proposal meet the intent of the above purpose statement?

Staff recommends that this property be rezoned. The B-2 Zoning District would meet the intended purpose statement above. It would also meet the intent of the Downtown Future Land Use Designation, and would allow a greater number of uses that can serve the abutting neighborhood. Additionally, B-2 zoning complements the transition that has already occurred in the area without hampering any residential properties that may remain.

Please note the following included with this staff report: Zoning Map, Future Land Use Map, Coit St. vs. Commercial Properties Map, *Section 2.4, Table II: Schedule of Permitted and Conditional Uses of the City of Florence Zoning Ordinance* and site pictures.

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:**

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James W. Peterson, Jr.  
**City Attorney**

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Stephen J. Wukela,  
**Mayor**

**Attest:**

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Dianne M. Rowan  
**Municipal Clerk**

FLORENCE CITY COUNCIL MEETING

DATE: November 14, 2011

AGENDA ITEM: Amendment to Code Section 2-24 Meetings.

DEPARTMENT/DIVISION: City Council

ISSUE UNDER CONSIDERATION:

An ordinance to amend Section 2-24 Meetings , of the City Code of Ordinance establishing that the deadline for agenda item requests for a regularly scheduled Monday meeting, shall be 5:00 p.m. on the Wednesday twelve days preceding the regularly scheduled meeting. No other changes to the Ordinance are proposed.

CURRENT STATUS/PREVIOUS ACTION TAKEN:

1. Ordinance No. 2009-25, adopted on September 14, 2009, among other things, set the deadline for agenda item requests for a regularly scheduled Monday meeting is 1:00 p.m. on the Wednesday immediately preceding the regularly scheduled meeting.
2. This is the initial request to consider amending the deadline for agenda item requests.

POINTS TO CONSIDER:

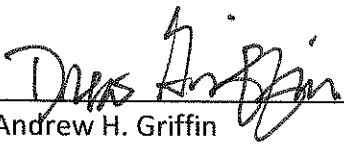
1. This amendment would effectively shift the "final" Agenda as well as the Agenda Packet back one week. This shift should allow up to one week for review and discussion of matters placed before City Council.
2. This action is recommended to improve efficiency and timeliness in the development, review and presentation of material as well as improve communication between City staff and Council.
3. As a matter of procedure, City staff shall communicate a reminder to Council regarding the deadline for agenda item requests.

STAFF RECOMMENDATION:

Staff recommends the adoption of the proposed amendments.

ATTACHMENTS:

Copy of the proposed amendment.

  
\_\_\_\_\_  
Andrew H. Griffin  
City Manager

ORDINANCE NO. 2011 - \_\_\_\_\_

**AN ORDINANCE TO AMEND CODE SECTION 2-24 MEETINGS, establishing that the deadline for agenda item requests for a regularly scheduled Monday meeting, shall be 5:00 p.m. on the Wednesday twelve days preceding the regularly scheduled meeting.**

**WHEREAS**, S.C. Code Ann. §5-7-250 (1976) establishes that council shall determine its own rules and order of business, and §5-7-260 establishes that any change in the administrative code shall be done by ordinance; and

**WHEREAS**, council is desirous of improving the efficiency, review and presentation of materials that are to be presented before council.

**NOW, THEREFORE, BE IT ORDAINED** By the Mayor and Council of the City of Florence that Section 2-24 of the City Code for Florence, South Carolina which currently reads as follows:

**Section 2-24 Meetings.**

(b) *Agenda*. Matters to be considered by council at a regular or special meeting shall be placed on a written agenda prepared by the city manager, distributed to the media, and publicly posted by the municipal clerk at least twenty-four (24) hours prior to the meeting. The deadline for agenda item requests for a regularly scheduled Monday meeting is 1:00 p.m. on the Wednesday immediately preceding the regularly scheduled meeting. If the a scheduled meeting is not on Monday, then the deadline for agenda item requests is 1:00 p.m. on the day that is three (3) business days prior to the meeting. Matters not on the agenda may be considered upon request of a member unless two (2) members object.

Shall be amended to read:

**Section 2-24 Meetings.**

(b) *Agenda*. Matters to be considered by council at a regular or special meeting shall be placed on a written agenda prepared by the city manager, distributed to the media, and publicly posted by the municipal clerk at least twenty-four (24) hours prior to the meeting. The deadline for agenda item requests for a regularly scheduled Monday meeting is **5:00 p.m. on the Wednesday twelve days prior to** the regularly scheduled meeting. If the a scheduled meeting is not on Monday, then the deadline for agenda item requests is 1:00 p.m. on the day that is three (3) business days prior to the meeting. Matters not on the agenda may be considered upon request of a member unless two (2) members object.

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

**ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.**

\_\_\_\_\_  
**Stephen J. Wukela**  
**Mayor**

**Approved as to form:**

**Attest:**

\_\_\_\_\_  
**James W. Peterson Jr.**  
**City Attorney**

\_\_\_\_\_  
**Dianne M. Rowan**  
**Municipal Clerk**

**FLORENCE CITY COUNCIL MEETING**

**DATE:** November 14, 2011  
**AGENDA ITEM:** Ordinance – First Reading  
**DEPARTMENT/DIVISION:** Finance

**I. ISSUE UNDER CONSIDERATION**

A Series Ordinance to make provision for the terms and conditions of a Combined Water and Sewer System Refunding Revenue Bond, authorized by the Bond Ordinance of the City of Florence adopted October 24, 1989, as amended in the approximate amount of \$5,000,000.

**II. CURRENT STATUS/PREVIOUS ACTION TAKEN**

A. On October 3, 2002, the City issued a fifteen-year revenue bond in the amount of \$8,360,000 at an interest rate of 3.8% with payments of interest only for the first 5 years. These bonds were issued to acquire the Florence County water and sewer system as part of the 2002 Consolidation Agreement between the City and the County.

B. On November 5, 2003, the City issued a fifteen-year revenue bond in the amount of \$2,000,000 at an interest rate of 3.9%. These bonds were issued to extend the sewer collection system to three existing neighborhoods and to construct both the Savannah Grove and Hoffmeyer Road regional pump stations.

C. On October 28, 2011 Council received from staff a memo pertaining to the possible refinancing of these two bond issues.

**III. POINTS TO CONSIDER**

A. Interest rates have declined since the issuance of the Series 2002 and 2003 Revenue Bonds and, due to the financial strength of the City's Water and Sewer System, a debt service reserve fund is no longer expected to be required for the City's revenue bond issues.

B. As a result of the rate decline and the System's financial strength, the City expects to refinance the 2002 and 2003 borrowings at a lower rate of interest and expects to apply the debt service reserve funds for those issues to the refinancing.

C. The effect of such refinancing and application of the reserve funds to reduce the amount and length of the borrowing would produce cash flow savings for the system of approximately \$400,000.

D. Staff is working with the City's financial advisor and bond attorney to obtain competitive bank proposals within for possible refinancing of these bond issues based on the timetable outlined in the attached Financing Schedule.

E. Refinancing of these two bond issues requires the adoption of a Series 2011 Refunding Revenue Bond ordinance.

#### IV. STAFF RECOMMENDATION

Adoption of the proposed ordinance to enact an ordinance refunding the 2002 and 2003 revenue bond to achieve lower interest rates and related debt service savings.

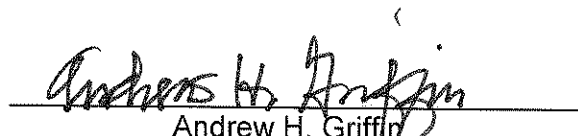
#### V. ATTACHMENTS

A. Series 2011 Refunding Revenue Bond Financing Schedule.

B. Series 2011 Refunding Revenue Bond Ordinance.



Thomas W. Chandler  
Finance Director



Andrew H. Griffin  
City Manager

**City of Florence, SC  
Financing Schedule  
Refunding Revenue Bonds, Series 2011**

<b>Date</b>	<b>Event</b>	<b>Responsible Party</b>
November 10, 2011	Distribute RFPs to Banks	City, FA
November 14, 2011	First Reading of Bond Ordinance	City, BC
December 1, 2011	Receive RFPs from Banks	All
December 2, 2011	Award bonds to Lowest Bidder	City
December 12, 2011	Second Reading of Bond Ordinance	City, BC
December 14, 2011	Bond Closing	All

**Key:** City: City of Florence    BC: Bond Counsel    FA: Financial Advisor



A SERIES ORDINANCE

MAKING PROVISION FOR THE TERMS AND CONDITIONS OF AN ISSUE OF COMBINED WATERWORKS AND SEWERAGE SYSTEM REFUNDING REVENUE BOND, SERIES 2011, OF THE CITY OF FLORENCE, SOUTH CAROLINA, IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT EXCEEDING \$5,000,000 AS AUTHORIZED BY A BOND ORDINANCE OF THE CITY OF FLORENCE ADOPTED OCTOBER 24, 1989; AND OTHER MATTERS RELATING THERETO.

SERIES ORDINANCE

STATE OF SOUTH CAROLINA

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

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

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

- (1) the outstanding installments of an original issue of \$2,779,488 South Carolina Drinking Water Revolving Loan Fund Loan dated May 10, 1999 (the "Bonds of 1999").
- (2) the outstanding installments of an original issue of \$6,000,000 State Drinking Water Fund Loan dated May 10, 2000 (the "Drinking Water Fund Loan of 2000").
- (3) the outstanding installments of an original issue of \$4,000,000 South Carolina Infrastructure Revolving Loan Fund Loan dated May 10, 2000 (the "Infrastructure Revolving Fund Loan of 2000").
- (4) the outstanding installments of an original issue of \$8,360,000 Combined Waterworks and Sewerage System Acquisition Revenue Bond, Series 2002, dated October 3, 2002 (the "Bonds of 2002").
- (5) the outstanding installments of an original issue of \$2,517,834 State Drinking Water Fund Loan dated January 30, 2003 (the "Drinking Water Fund Loan of 2003").
- (6) the outstanding installments of an original issue of \$2,000,000 Combined Waterworks and Sewerage System Revenue Bond, Series 2003B, dated November 5, 2003 (the "Bonds of 2003").
- (7) the outstanding installments of an original issue of not exceeding \$18,868,479 plus accrued interest, if any, South Carolina Water Quality Revolving Fund Loan dated June 25, 2009 (the "Bond of 2009");
- (8) the outstanding installments of an original issue of \$31,005,000 Combined Waterworks and Sewerage System Refunding Revenue Bonds, Series 2010A, dated May 4, 2010 (the "Bond of 2010A");
- (9) the outstanding installments of an original issue of \$67,995,000 Combined Waterworks and Sewerage System Capital Improvement Revenue Bonds, Series 2010B (Build America Bonds – Taxable Series), dated May 4, 2010 (the "Bond of 2010B"); and

WHEREAS, the obligations described in (4) and (6) above are hereinafter referred to as the "Refunded Bonds." The obligations described above at (1) through (9), inclusive, are hereinafter referred to as the "Parity Bonds;" and

WHEREAS, the City has determined that a savings in debt service requirements may be achieved through the refunding of the Refunded Bonds; and

WHEREAS, it has been determined that not exceeding \$5,000,000 may be required in order to provide funds for the refunding of the Refunded Bonds and costs related to the financing and providing necessary reserves; and

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

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

## ARTICLE I

### DEFINITIONS, AUTHORITY, AMENDMENTS TO BOND ORDINANCE

#### Section 1.01. Definitions.

All terms which are defined in Section 1.01 of the Bond Ordinance shall have the same meanings in this Series Ordinance as such terms are prescribed to have in the Bond Ordinance.

#### Section 1.02. Authority for Series Ordinance.

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

## ARTICLE II

### AUTHORIZATION AND TERMS OF THE SERIES OF BONDS

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

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

- 1) As prescribed by Section 6-17-60 of the Enabling Act, the then period of usefulness of the System;
- 2) The Date or Dates of Issue of such Series of Bonds;
- 3) The precise principal amount of the Series of Bonds;

- 4) The specific purposes for which the proceeds of such Series will be used;
- 5) The title and designation of the Bonds of such Series and manner of numbering and lettering, and the denomination or denominations of the Bonds of such Series;
- 6) The date or dates of maturity and the amounts thereof;
- 7) The interest rate or rates, or the manner of determining such rate or rates, of the Bonds of such Series;
- 8) The time for the payment of interest on the Bonds in such Series and the Record Date;
- 9) The redemption price or redemption prices and the redemption date or redemption dates and other terms of redemption (if any) applicable to any of the Bonds of such Series for such payments;
- 10) The Registrar for such Bonds if other than the Trustee;
- 11) The portion of such Series that are serial Bonds and that are term Bonds, if any, including the amount and date of each mandatory redemption or sinking fund installment, if any, required by such Series Ordinance to be paid for the retirement of any such Bonds;
- 12) The portion of such Series that are Capital Appreciation Bonds, if any, including the time for payment of such Capital Appreciation Bonds in order to address the information requested in paragraphs (7) and (8) above.
- 13) Any other applicable redemption requirement for the Bonds of such Series and the method of satisfying the same;
- 14) The manner in which Bonds of such Series are to be sold and provisions for the sale thereof;
- 15) The form or forms for the Bonds of each Series;
- 16) That the then applicable Reserve Requirement has been or will be met;
- 17) The disposition of the proceeds of the sale of the Bonds of such Series and the manner of their application; and
- 18) Any other provisions deemed advisable by the City not in conflict with or in substitution for the provisions of the Bond Ordinance and the Series Ordinance relating to the Bonds of such Series.

Section 2.02. Findings, Determinations, Agreements and Covenants.

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

- 1) The useful life of the System is found to be 40 years.
- 2) The Date of Issue of the Bond whose issuance is provided for herein (the "Series 2011 Bond") is to be the date of delivery of the Series 2011 Bond.

3) The Series 2011 Bond shall be in the original principal amount of not exceeding \$5,000,000. The final principal amount shall be set forth in a certificate to be signed by the Mayor and included with this Ordinance in the records of City Council.

4) The proceeds of the Series 2011 Bond shall be used, subject to the provisions of paragraphs 6 and 12 below, to provide moneys which will be sufficient to defease the Refunded Bonds; to make provision for satisfying the Reserve Requirement; and to pay certain costs and expenses relating to the issuance of the Series 2011 Bond.

5) The Series 2011 Bond shall be designated City of Florence, South Carolina, Combined Waterworks and Sewerage System Refunding Revenue Bonds, Series 2011 and shall be issued in book-entry form. The Series 2011 Bond shall be numbered and lettered in such way as to maintain a proper record thereof and will be issued in the form of a single bond per each maturity.

6) The Mayor of the City is hereby authorized and empowered to determine the aggregate principal amount of the Series 2011 Bond, the principal amount of each maturity of the Series 2011 Bond, the interest rates for the Series 2011 Bond, the Series 2011 Bond to be subject to mandatory and optional redemption and the redemption prices of the Series 2011 Bond subject to optional redemption and shall be set forth in a certificate to be signed by the Mayor and included with this Ordinance in the records of City Council.

7) Interest on the Series 2011 Bond shall be payable on March 1 and September 1 of each year commencing March 1, 2012, at which time interest from the date of delivery shall be due, to the Registered Holder thereof as of the Record Date. The Record Dates for the Series 2011 Bond shall be February 15 and August 15 of each year.

8) Such of the Series 2011 Bond as the Mayor shall determine pursuant to paragraph (6) above shall be subject to mandatory redemption at the redemption price equal to the principal amount of the Series 2011 Bond to be redeemed, together with interest accrued from the date of redemption, in the years and in the amounts determined by the Mayor and shall be set forth in a certificate to be signed by the Mayor and included with this Ordinance in the records of City Council.

9) The Registrar for the Series 2011 Bond shall be the Trustee under the Bond Ordinance.

10) The Series 2011 Bond shall be sold to \_\_\_\_\_, who at public sale offered the lowest interest cost to the City (the "Purchaser") on the terms set forth in attached Exhibit A.

11) The Series 2011 Bond shall be substantially in the form attached hereto as Exhibit B.

12) The proceeds of the Series 2011 Bond shall be applied as set forth in a certificate to be signed by the Mayor and included with this Ordinance in the records of City Council.

13) City Council hereby authorizes the issuance of the Series 2011 Bond and agrees to abide by all of the terms, provisions and agreements set forth in the Bond Ordinance and, pursuant to Section 16.01 of the Bond Ordinance, the City irrevocably elects to redeem the Refunded Bonds.

14) City Council hereby approves the issuance of the Series 2011 Bond attached hereto as Exhibit B.



15) The City finds that the provisions of Section 4.02(B) may be satisfied permitting the Series 2011 Bond to be issued on a parity with the outstanding Parity Bonds.

16) City Council hereby authorizes the Mayor to take such further action as may be necessary to effect the issuance of the Series 2011 Bond.

DONE, RATIFIED AND ADOPTED THIS 12<sup>th</sup> day of December, 2011.

(SEAL)

\_\_\_\_\_  
Mayor, City of Florence, South Carolina

Attest:

\_\_\_\_\_  
Clerk, City of Florence, South Carolina

First Reading: November 14, 2011

Second Reading: December 12, 2011

EXHIBIT A

(FORM OF BOND)  
(FACE OF BOND)

CITY OF FLORENCE, SOUTH CAROLINA  
COMBINED WATERWORKS AND SEWERAGE SYSTEM  
REFUNDING REVENUE BOND, SERIES 2011

No. \_\_\_\_\_

<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Date of Issue</u>	<u>CUSIP</u>
	March 1, _____	_____, 2011	

Registered Owner:

Principal Amount: \_\_\_\_\_ Dollars (\$ \_\_\_\_\_)

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

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

Both the principal of and interest on this Bond, as the same shall become due, are payable solely from the revenues derived from the operation of the Combined Waterworks and Sewerage System of the City (the "System") as described herein. This Bond shall not in any event constitute an indebtedness of the City within the meaning of any provision, limitation or restriction of the Constitution or statutes of the State

of South Carolina (the "State"). The City is not obligated to pay this Bond, or the interest hereon, save and except from revenues derived from the operation of the System.

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

This Bond will bear interest from the later of the date of delivery or the date to which interest has been paid immediately preceding the authentication date hereof, unless the authentication date hereof is a March 1 or September 1, in which event, this Bond will bear interest from the earlier of such authentication date or the date to which interest has last been paid; provided that if the authentication date hereof precedes March 1, 2012, or if the City shall fail to pay interest on March 1, 2012, then this Bond will bear interest from the date of delivery. Interest on this Bond is payable on March 1 and September 1 of each year beginning March 1, 2012, at which time interest from the date of delivery will be due. The interest so payable on any March 1 or September 1 will be paid to the person in whose name this Bond is registered at the close of business on the February 15 or August 15 immediately preceding such March 1 or September 1 (the "Record Date").

The maturities are due on September 1 in the respective principal amounts as set forth in the following table:

<u>Due</u> <u>September 1</u>	<u>Amount</u>
2012	\$1,023,000
2013	1,014,000
2014	1,004,000
2015	995,000
2016	727,000
2017	163,000

This Bond is issued pursuant to and in accordance with the Constitution and statutes of the State of South Carolina (the "State"), including particularly Chapter 17, Title 6, Code of Laws of South Carolina 1976, as amended, an ordinance duly adopted by the City Council of the City of Florence ("Council") on October 24, 1989, as amended by an ordinance (the "Series Ordinance") duly adopted by Council on December 12, 2011 (as so amended, the "Bond Ordinance") (the Bond Ordinance and the Series Ordinance are hereinafter collectively referred to as the "Ordinances") for the purpose of defeasing the outstanding \$5,010,000 of an original issue of \$8,360,000 Combined Waterworks and Sewerage System Acquisition Revenue Bond, Series 2002, dated October 3, 2002 and the outstanding \$1,125,000 of an original issue of \$2,000,000 Combined Waterworks and Sewerage System Revenue Bond, Series 2003B, dated November 5, 2003, [to satisfy the Reserve Requirement with respect to the bonds and to pay certain costs incidental to the issuance of the Bond].

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

The Bond will be issued on a parity with the City's outstanding \$\_\_\_\_\_ of eight issues and any Additional Bonds hereafter issued.

The City has covenanted to continuously operate and maintain the System and fix and maintain such rates for the services and facilities furnished by the System as shall at all times be sufficient (a) to provide for the payment of the expenses of the administration and operation and such expenses for maintenance of the System as may be necessary to preserve the same in good repair and working order, (b) to provide for the punctual payment of the principal of and interest on the Bonds and all Junior Lien Bonds, (c) to maintain the Debt Service Fund and thus provide for the punctual payment of the principal of and interest on the Bonds, (d) to maintain each Debt Service Reserve Fund in the manner prescribed in the Ordinances, (e) to build and maintain a reserve for depreciation of the System, for contingencies and for improvements, betterments and extensions to the System other than those necessary to maintain the same in good repair and working order, and (f) to discharge all obligations imposed by the Enabling Act and the Ordinances.

For the payment of the principal of and interest on the Bond, there are hereby irrevocably pledged that portion of the Revenues which remain after paying the cost of the operation and maintenance of the System; and a lien upon such Revenues has been granted to the Holders of the Bond.

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

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

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

The Bond is not subject to redemption prior to maturity.

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



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

CITY OF FLORENCE, SOUTH CAROLINA

(SEAL)

By \_\_\_\_\_  
Mayor, City of Florence, South Carolina

Attest:

By \_\_\_\_\_  
Finance Director, City of Florence,  
South Carolina

CERTIFICATE OF AUTHENTICATION

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

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

\_\_\_\_\_  
Authorized Signatory

Date:

ASSIGNMENT

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

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

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

Date: \_\_\_\_\_

Signature Guaranteed:

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

STATE OF SOUTH CAROLINA

COUNTY OF FLORENCE

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

That the foregoing constitutes a true, correct and verbatim copy of an Ordinance adopted by City Council. The Ordinance was read at two public meetings of City Council held on November 14 and December 12, 2011. An interval of at least six days occurred between each reading. At each meeting, a quorum of City Council was present and remaining present throughout the meeting.

The Ordinance is now in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my Hand this 12<sup>th</sup> day of December, 2011.

---

Clerk

FLORENCE CITY COUNCIL MEETING

VII. d.  
Bill No. 2011-28  
First Reading

DATE: November 14, 2011  
AGENDA ITEM: Ordinance – First Reading  
DEPARTMENT/DIVISION: Finance

**I. ISSUE UNDER CONSIDERATION**

An ordinance to amend the first supplemental ordinance providing for the issuance of a Stormwater System Revenue Bond, Series 2006 in the amount of \$4,000,000 to pay costs associated with expanding and improving the City's Stormwater Utility system.

**II. CURRENT STATUS/PREVIOUS ACTION TAKEN**

- A. On June 30, 2006 the City issued a fifteen-year revenue bond in the amount of \$4,000,000 at an interest rate of 4.18% with BB&T. This bond was issued for the construction of a number of major stormwater improvement projects throughout the City.
- B. On October 28, 2011 Council received a memo pertaining to possible refinancing of this 2006 revenue bond issue.

**III. POINTS TO CONSIDER**

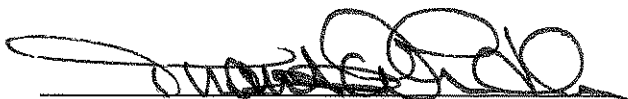
- A. Because interest rates have declined since the issuance of the Series 2006 Stormwater Revenue Bond issue, BB&T has agreed to reduce the interest rate for the remaining term of the loan. The final interest rate will be confirmed by second reading of the ordinance.
- B. The effect of such interest rate reduction will likely produce a cash flow savings for the system of in excess of \$200,000.
- C. Amending the interest rate on this bond issue requires the adoption of an amending ordinance for the Series 2006 Stormwater System Revenue Bond.


**IV. STAFF RECOMMENDATION**

Adoption of the proposed amending ordinance.

**V. ATTACHMENTS**

Ordinance amending the Series 2006 Stormwater System Revenue Bond.

  
\_\_\_\_\_  
Thomas W. Chandler  
Finance Director

  
\_\_\_\_\_  
Andrew H. Griffin  
City Manager

AN ORDINANCE

AMENDING AN ORDINANCE ENTITLED "A FIRST SUPPLEMENTAL ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF CITY OF FLORENCE, SOUTH CAROLINA, STORMWATER SYSTEM REVENUE BOND, SERIES 2006, IN THE PRINCIPAL AMOUNT OF \$4,000,000; 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 "A First Supplemental Ordinance Providing for the Issuance and Sale of City of Florence, South Carolina, Stormwater System Revenue Bond, Series 2006, in the Principal Amount of \$4,000,000; and Other Matters Relating Thereto" (the "First Supplemental Ordinance"); and

WHEREAS, a \$4,000,000 Stormwater System Revenue Bond, Series 2006, of the City (the "Bond") was sold to Branch Banking & Trust Company (the "Purchaser") pursuant to and in compliance with the First Supplemental Ordinance; and

WHEREAS, the Purchaser has agreed to reduce the rate of interest on the Bond from 4.18% to \_\_\_\_\_% on the terms and conditions as described in the correspondence dated \_\_\_\_\_, 2011 and attached hereto as Exhibit A; and

WHEREAS, the Purchaser, in the letter to be attached as Exhibit A, may request an amendment to the redemption provisions for the Bond which, if requested, may be addressed herein at second reading; and

WHEREAS, the reduction in interest rate benefits the City by reducing interest expense to be paid on the Bond during a portion of the year 2011 and in each of the years 2012 through 2021.

**NOW, THEREFORE,** City Council adopts this Ordinance to amend the First Supplemental Ordinance and the Bond as follows:

Section 1. Section 2 of the First Supplemental Ordinance is amended to change the rate of interest from 4.18% to \_\_\_\_\_%, which change in the rate of interest shall be effective as of the date of Amendment to Bond described below and the acceptance thereof by the Purchaser. The Mayor of City Council is hereby authorized and directed to execute and deliver to the Purchaser an amendment to the Bond in the form attached hereto as Exhibit B (the "Amendment to Bond") and the Clerk is authorized and directed to attest the same, which shall evidence this 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 First Supplemental 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 12<sup>th</sup> day of December, 2011.

CITY OF FLORENCE, SOUTH CAROLINA

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
Clerk

EXHIBIT A



AMENDMENT NO. 1 TO THE \$4,000,000 STORMWATER SYSTEM  
REVENUE BOND, SERIES 2006, OF THE CITY OF FLORENCE, SOUTH CAROLINA

THIS AMENDMENT NO. 1 TO THE \$4,000,000 STORMWATER SYSTEM REVENUE BOND, SERIES 2006, OF THE CITY OF FLORENCE, SOUTH CAROLINA (the "Amendment") is dated as of December 14, 2011, and is executed and delivered by the CITY OF FLORENCE, SOUTH CAROLINA (the "City") to BRANCH BANKING & TRUST COMPANY ("Bondholder").

FACTUAL BACKGROUND:

A. The City Council of the City ("City Council"), on June 26, 2006, adopted a general ordinance titled "An Ordinance Authorizing and Providing for the Issuance of the City of Florence, South Carolina, Stormwater System Revenue Bonds, and Other Matters Pertaining Thereto; Prescribing the Form of Revenue Bonds Issued Hereunder; Covenanting as to the Revenues and the Fixing, Establishment, and Collection of Fees and Other Charges With Respect to the Stormwater Management System; Pledging the Revenues and Other Funds to the Payment of the Principal of and Interest on the Bonds; and Making Other Covenants and Agreements in Connection With the Foregoing" (as amended the "General Bond Ordinance"). Pursuant to the General Bond Ordinance, City Council on June 26, 2006, adopted an ordinance titled "A First Supplemental Ordinance Providing for the Issuance and Sale of City of Florence, South Carolina, Stormwater System Revenue Bond, Series 2006, in the Principal Amount of \$4,000,000; and Other Matters Relating Thereto" (the "First Supplemental Ordinance" and together with the General Bond Ordinance and the hereinafter defined Amendatory Ordinance, the "Ordinances"). Pursuant to the Bond Ordinance and the First Supplemental Ordinance, the City issued its \$4,000,000 Stormwater System Revenue Bond, Series 2006, dated June 30, 2006 (the "Bond"). City Council adopted an ordinance on December 12, 2011 amending the First Supplemental Ordinance (the "Amendatory Ordinance") which approved a reduction in the rate at which interest accrues on the Bond.

B. In connection with its consideration of the Amendatory Ordinance, the City has requested that the Bondholder reduce the rate at which interest accrues on the Bond, and the Bondholder 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 Ordinances and the Bond.

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

3. Except as modified by this Amendment and the Amendatory Ordinance, the terms of the Ordinances and the Bond shall remain in full force and effect.

4. 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 Bond and shall not be construed as a novation.

5. 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

CERTIFICATE OF AUTHENTICATION

The Bond (as amended by this Amendment) is one of the Bonds of the Series described in the within mentioned Ordinances.

THE BANK OF NEW YORK MELLON TRUST  
COMPANY, N.A., as Bond Registrar

By: \_\_\_\_\_  
Authorized Agent

Authentication Date: \_\_\_\_\_

CONSENT AND ACCEPTANCE

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

BRANCH BANKING & TRUST COMPANY

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

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 November 14 and December 12, 2011.

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 12<sup>th</sup> day of December, 2011.

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Clerk

**FLORENCE CITY COUNCIL MEETING**

**DATE:** November 14, 2011

**AGENDA ITEM:** Resolution

**DEPARTMENT/DIVISION:** City Manager

**I. ISSUE UNDER CONSIDERATION**

A Resolution to approve a grant to encourage and facilitate the development of a hotel and restaurant in downtown Florence.

**II. CURRENT STATUS/PREVIOUS ACTION TAKEN**

- A. On July 22, 2011 City Council adopted Resolution No. 2011-13 authorizing the execution of a Conditional Grant Agreement providing funds in an amount not to exceed \$425,000 for the Downtown Hospitality Group, LLC ("the Developers") to acquire ownership of property located at 122, 124, and 126 West Evans Street for the development of a 53 room hotel and a 180 seat restaurant.
- B. The estimated cost for the hotel and restaurant development project is \$5.6 million.
- C. Expressing the need for a set of criteria and requirements for granting downtown development incentives, City Council directed staff to provide for Council consideration an ordinance establishing a Downtown Economic Development Incentive Program that set forth the conditions, guidelines, and minimum requirements for approval of downtown development incentives.
- D. City Council gave first reading approval on September 12, 2011 and second reading approval on October 10, 2011 to an ordinance establishing a Downtown Economic Development Incentive Program for the City of Florence.

**III. POINTS TO CONSIDER**

- A. In conjunction with the property acquisition incentive authorized in Resolution No. 2011-13, the Developers also requested that the City consider removing the three above referenced parcels from the City's TIF district to accommodate their pursuit of certain property tax credits through the creation of a Multi-County Business Park.
- B. Following numerous discussions and due consideration, City Council determined that it would be in the City's best interest to maintain the TIF boundaries as originally adopted and offer the Developers an alternative incentive to provide for seven annual grant payments equivalent to 85% of net property taxes for tax years 2014 through 2020.
- C. At the direction of City Council staff has developed a Resolution and Conditional Grant Agreement for Council consideration that provides for the 7-year grant payments incentive as an alternative to the Multi-County Business Park concept.

**III. POINTS TO CONSIDER (continued)**

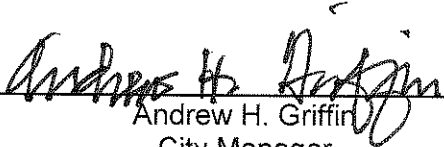
D. Specific stipulations of the proposed incentive are detailed in the Resolution and Conditional Grant Agreement.

**IV. STAFF RECOMMENDATION**

Staff stands ready to carry out Council's action.

**V. ATTACHMENTS**

Proposed Resolution and Conditional Grant Agreement.

  
\_\_\_\_\_  
Andrew H. Griffin  
City Manager



## RESOLUTION NO. 2011-

### A RESOLUTION APPROVING A GRANT TO ENCOURAGE THE DEVELOPER TEAM TO DEVELOP THE DOWNTOWN LOCATION OF HOTEL FLORENCE AND VICTOR'S BISTRO.

**Incident to adoption of this Resolution, City Council ("Council") makes the following findings of fact:**

1. Pursuant to Sections 2-200 through 2-207 of the Code of Ordinances for Florence, Council has recognized and authorized the granting of economic development incentives for projects in the downtown area and has established criteria and requirements to be utilized in addressing requests for such incentives.
2. Over the last several months, private investors (the "Developer Team" have approached the City to request support in connection with a proposed \$5,600,000.00 investment consisting of a fifty-three bed hotel and a restaurant with seating capacity for one hundred and eighty individuals to be located in the heart of the downtown historic area (the "Project").
3. The Developer Team has further advised that the Project is expected to generate numerous construction jobs and approximately 100 permanent jobs and increase the assessed value by more than 26 times over the current values. Thus, in addition to being a tremendous asset to the ongoing efforts to revitalize downtown, it would also generate significant revenue to the utility fund of the City of Florence over the future years of use as well as the tax base of the City, Florence County and Florence County School District No. 1 as well as create employment opportunities for our citizens.
4. The Project is located in the center of the H-1 Historic District and, is the first major private investment proposed for the Historic District since the initiation of the redevelopment efforts downtown and it demonstrates the optimism of the Developer Team in the ultimate success of the downtown redevelopment efforts.

5. As reflected by earlier action of this Council through the approval of the Comprehensive Plan and the Master Plan for the redevelopment of the downtown area, the downtown redevelopment effort is an essential and highly beneficial process for the City.
6. Council is mindful of the criteria set forth by the South Carolina Supreme Court in *Byrd v. Florence County* in determining when industrial development constitutes a public purpose. In that case, as further developed in *Nichols v. South Carolina Research Authority*, the South Carolina Supreme Court formulated a four-point standard to include (1) the ultimate goal or benefit to the public, (2) whether public or private parties will be the primary beneficiaries, (3) the speculative nature of the project and (4) the probability that the public interest will be ultimately served.
7. While recognizing that the provision of incentives to private developers has some benefit to the private developers, the purpose of this incentive is to benefit the citizens of the City by encouraging revitalization and redevelopment of the downtown area thereby bringing about great positive direct economic impact upon the City, indirect economic impact upon the City by attracting additional businesses, investment and patronage into the downtown, and through enhancing quality of life and enjoyment issues by restoring the historic downtown area of Florence. Council has therefore applied the four-part test formulated by the Supreme Court to the Project and has determined that points 1 and 2 are satisfied as described in paragraphs 3, 4 and 8 herein.
8. The Project proposed by the Developer Team, while certainly involving risk from their standpoint, carries with it assurances of success to the City since the Developer Team has a proven ability to restore historic buildings within the local community in an economically feasible manner. In addition, with respect to factors 3 and 4 of the *Nichols* test, Council has determined to provide the requested financial support over a period of seven years on the condition that the Project continues to meet all performance and use criteria in order to remove any speculative nature of the undertaking and to ensure that the public interest will be served.
9. The benefit to the public greatly outweighs the private benefit, and this Council is convinced that the utilization of these funds, which will largely be recouped over future years through utility services purchased, will serve great public purpose.

10. As repeatedly stated in both the City's Comprehensive Plan and the Master Plan for downtown revitalization, the provision of significant incentives to encourage investment in downtown properties is essential for the success of these programs.
11. Based on the descriptions of the project provided and the assurances that the Project will involve the development of a restaurant and hotel project with total square footage in excess of 35,000 square feet, restaurant seating for 180 individuals, private dining rooms and meeting facilities, and 53 hotel rooms at a total project cost in excess of \$5,000,000.00, the provision of incentives by the City meets all of the requirements and criteria set out in Section 2-205 and 2-206 of the City Code and is necessary, warranted and in the best interest of the citizens of Florence.

**NOW, THEREFORE, BASED UPON THE FINDINGS OF FACT SET OUT ABOVE, IT IS HEREBY RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF FLORENCE, SOUTH CAROLINA AS FOLLOWS:**

a. The City hereby approves a conditional grant of funds to the Developer Team in an annual amount equal to 85% of the net property tax paid (after all credits) by the Developer Team on the premises described herein per year for seven years beginning on February 1, 2015, the terms and conditions of the grant being set out in detail in the Conditional Grant Agreement attached hereto as Exhibit "A" and incorporated herein by reference. The conditions contained in the Conditional Grant Agreement are intended to remove any speculative nature from the Project and also to ensure the probability that the public interest will be primarily served.

b. The City Manager is hereby authorized and directed to proceed with the execution of the Conditional Grant Agreement and other such documentation as may be necessary to carry out the actions authorized herein.

AND IT IS SO RESOLVED this \_\_\_\_ day of November, 2011.

APPROVED AS TO FORM:

\_\_\_\_\_  
JAMES W. PETERSON, JR.  
City Attorney

\_\_\_\_\_  
STEPHEN J. WUKELA  
Mayor

ATTEST:

\_\_\_\_\_  
DIANNE M. ROWAN  
Municipal Clerk





that the development meets the eligibility criteria and has therefore specifically authorized this agreement.

4. The project proposed by the Developer Team meets all eligibility criteria and other factors of consideration regarding the Program in the following particulars:

- a. The project is located in the downtown TIF district;
- b. The project is located in the Historic Overlay District which makes up a portion of and is included in the downtown TIF district;
- c. The hotel and restaurant project is identified as a tourism-related business;
- d. The overall project anticipates a capital investment of approximately \$5,600,000;
- e. The proposed investment increases the taxable value of the real estate involved by more than \$3,000,000;
- f. The Project will generate significant governmental fees in the form of water and sewer taps, building permits, and business license fees;
- g. The Project will generate a very significant incremental increase in the net property taxes paid on the property in amounts anticipated to exceed \$80,000 upon completion of the project;

- h. The project is anticipated to generate significant hospitality fee accommodations tax;
- i. The project is anticipated to create 100 new jobs in the downtown area, and the developer team represents that the jobs will pay a living wage;
- j. Recognition is given to the developer team's prior significant development contributions to the downtown TIF district in the form of the recent successful renovation and leasing of the old Florence Library.
- k. The project is of great importance to the redevelopment of the Historic District in that it represents the first very large private investment in the area and involves the type project that should have a very significant impact on the value of and the redevelopment of surrounding properties in the Historic District.

#### **Statement of Agreement**

For and in consideration of the mutual representations, promises and agreements contained herein, the parties hereto agree as follows:

1. The Developer Team agrees to obtain and hold ownership of the properties necessary for the completion of the project, said properties being commonly identified as the "Cosmos Building" located at 126 W. Evans St. and as "Jones-Smith/Chou" located at 122 and 124 W. Evans St.

2. The Developer Team agrees to develop, construct and complete the hotel and restaurant project in substantial compliance with the drawings, descriptions and representations set out in the presentation attached hereto as Exhibit "A" and incorporated herein by reference, said project to involve a minimum project cost of \$5,000,000.00.

3. The Developer Team agrees that it will complete the property acquisition needed, obtain the required Certificate of Appropriateness from the Design Review Board, obtain the required Building Permits from Florence County, and begin significant construction activity on the project by no later than eighteen (18) months after date of the initial funding of the grant.<sup>1</sup> In the event that the Developer Team shall fail to meet this deadline, it agrees to, at the request of the City, either immediately convey the real estate and the improvements described in Paragraph 1 above to the City, free and clear of all liens and encumbrances or refund the monies received under this grant in full.

4. The Developer Team agrees that it will complete construction of the above described project, obtain the Certificate of Compliance from the Downtown Planning Coordinator, and obtain the required Certificate of Occupancy from Florence County by no later than December 31, 2013.

5. As authorized by Resolution No. 2011-\_\_\_, the City will pay to the Developer Team an annual grant incentive to complete the project, the payments to be made in seven annual increments beginning on February 1, 2015, provided the Developer Team has successfully acquired the Certificate of Occupancy for the project by no later

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<sup>1</sup> The term "significant construction activity" is defined as the expenditure of at least \$1,000,000.00 by the Developer Team on construction of the project excluding expenditures for property acquisition or design and development costs.

than December 31, 2013. The annual payments of the grant will follow the schedule and will be in the amounts calculated as set out below:

<b>Date of Annual Grant</b>	<b>Calculation of Payment</b>
February 1, 2015	85% of Net Property Tax for Tax Year 2014
February 1, 2016	85% of Net Property Tax for Tax Year 2015
February 1, 2017	85% of Net Property Tax for Tax Year 2016
February 1, 2018	85% of Net Property Tax for Tax Year 2017
February 1, 2019	85% of Net Property Tax for Tax Year 2018
February 1, 2020	85% of Net Property Tax for Tax Year 2019
February 1, 2021	85% of Net Property Tax for Tax Year 2020

6. The Developer Team shall furnish information upon request of the City so that the City is able to monitor annually the development during the incentive period.

7. The total incentive amount being paid through the grant shall not be greater than the value received by the City and delivered from the capital investment during the term of the incentive. Nothing herein shall be deemed a pledge of the City's full faith, credit, and taxing power, and nothing herein shall be a general obligation pledge of the City within the meaning of Article X of the South Carolina Constitution.

8. The City may increase or decrease the amount of the incentive based upon the actual development and the real property values as determined through the monitoring process described above, and the City may adjust the payment schedule accordingly based upon any increase or decrease in the amount of incentive.

9. If at any time during the incentive period the use made of the development does not meet the eligibility criteria, the City shall deem this agreement null and void.

10. In the event that the development is sold during the incentive period, the grant payments described herein shall immediately end unless the City consents to the assignment of the grant.

11. The background statement set out above and the presentation describing the project attached hereto as Exhibit A and incorporated herein by reference are included in the terms of this agreement.

12. This Conditional Grant Agreement expresses the entire agreement and all promises, covenants, and warranties between the parties hereto. It can be changed only by a subsequently written instrument signed by both parties. The benefits and obligations shall inure to and bind the parties hereto and their heirs, assigns, successors, executors, or administrators. Whenever used, singular shall include plural, and use of any gender shall include all.

13. The provisions of this Conditional Grant Agreement are severable, and if any one or more of the provisions, sentences, clauses, sections or parts hereof shall be held or deemed to be or shall, in fact, be inoperative or unenforceable or invalid, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable or invalid in any other case or circumstance.

This Agreement is executed this \_\_\_\_ day of \_\_\_\_\_, 2011.

CITY OF FLORENCE

DEVELOPER TEAM  
Downtown Hospitality Group, LLC

By: \_\_\_\_\_  
Andrew H. Griffin  
City Manager

By: \_\_\_\_\_

By: \_\_\_\_\_

**EXHIBIT A**  
**To Conditional Grant Agreement**

**Presentation Presented By Developer Team**



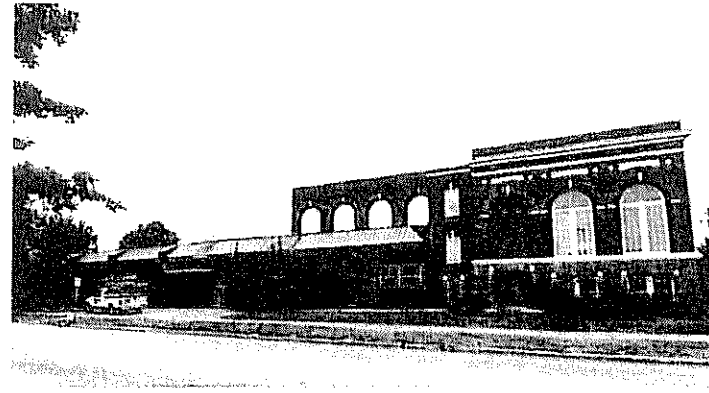
# Hotel Florence & Victor's Bistro



# Developer Team:

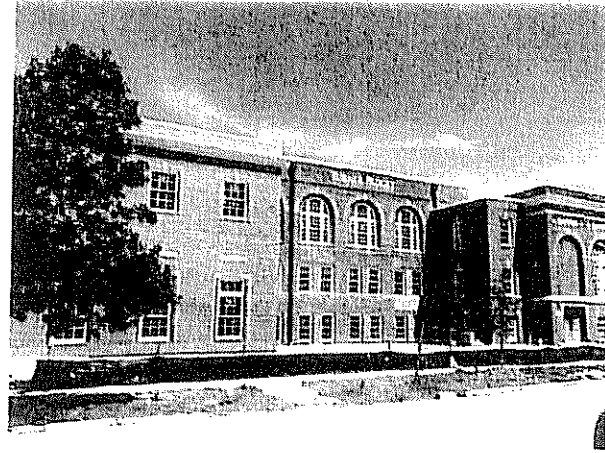
- Pearce Land Company, Chris Scott
- Randy Key
- Ben Zeigler
- Victor's Bistro- Tim Norwood
- Raines Development Group, Inc.:  
David, Grey & Mark Raines

# Recent Success: Library on Irby St.



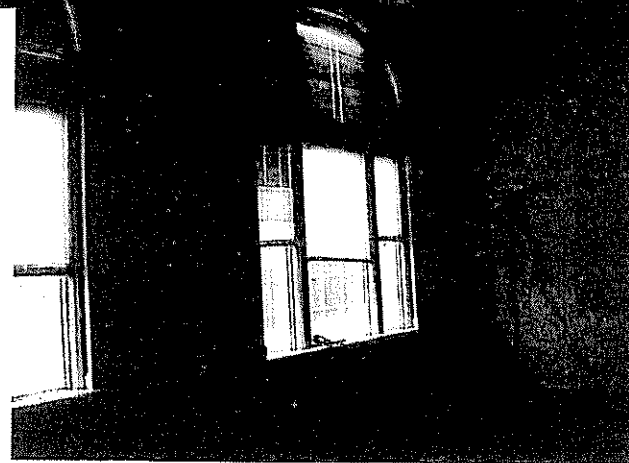
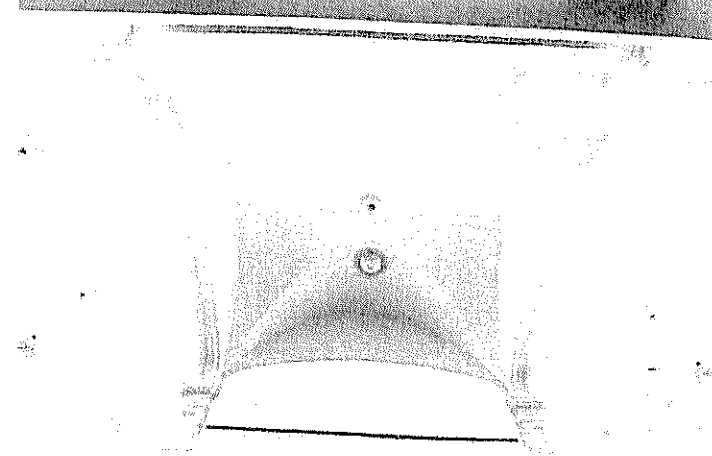
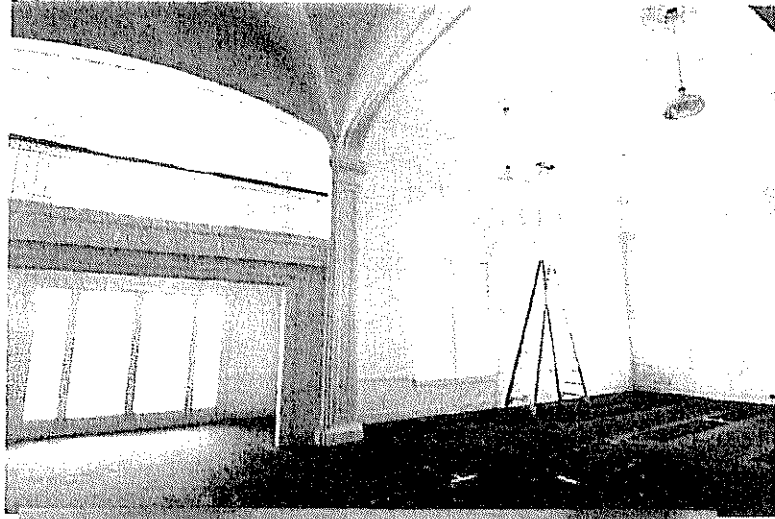
Before Restoration and Renovations

# Recent Success: Library on Irby St.



Current photos ....post restoration and renovations

# Recent Success: Library on Irby St.



Before Restoration and Renovations

# Recent Success: Library on Irby St.



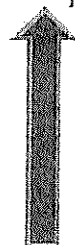
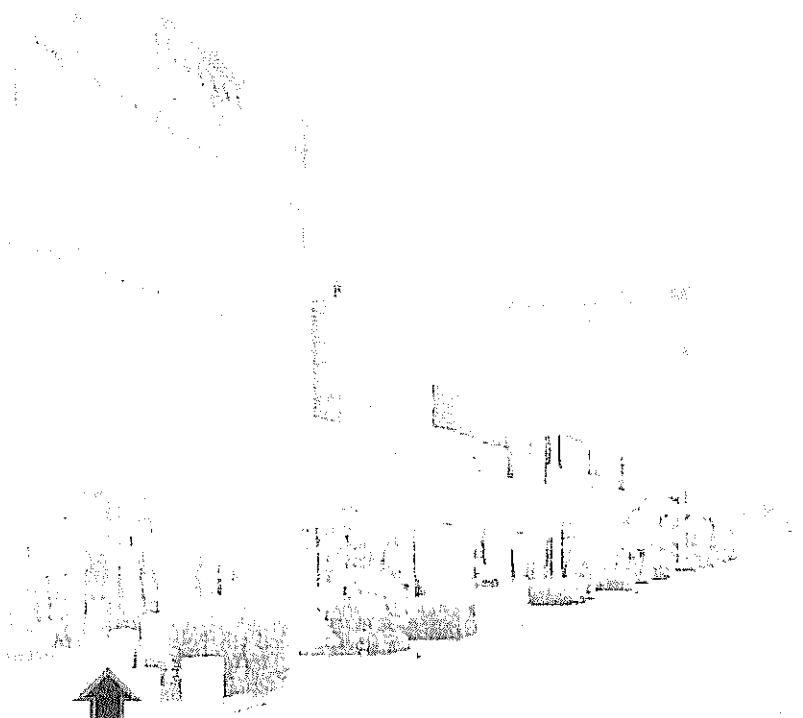
Current photos ....post restoration and renovations



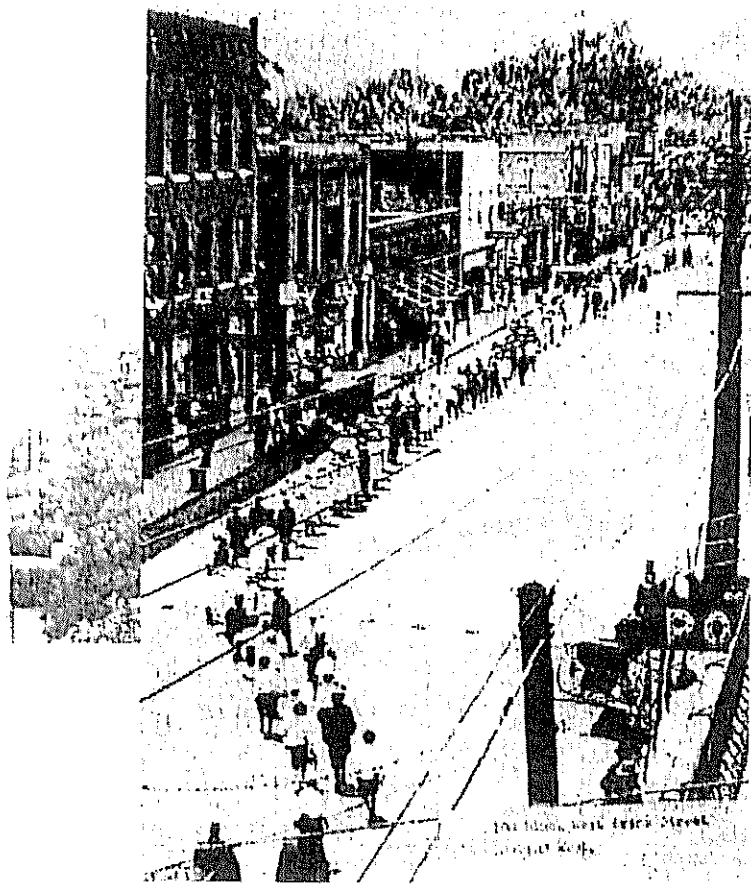
# Hotel Florence & Victor's Bistro



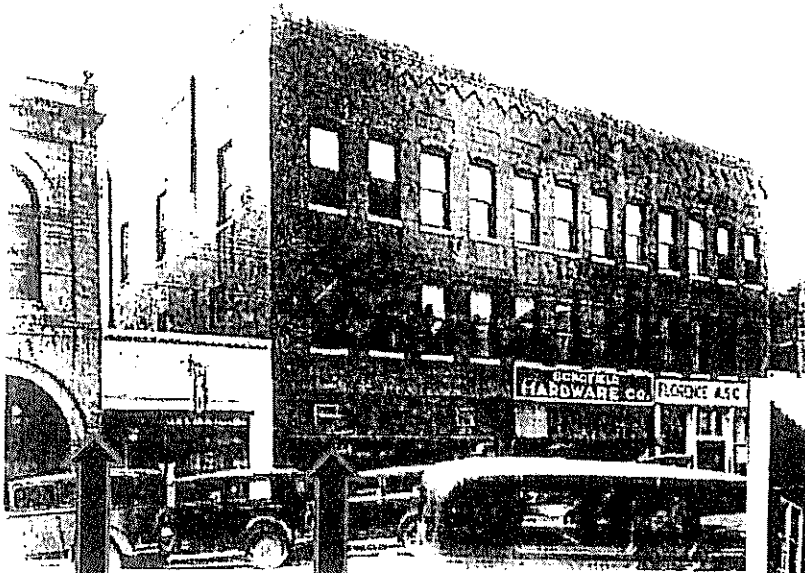
# Remember Florence's bustling downtown?



Cosmos -126



# West Evans Street in its prime

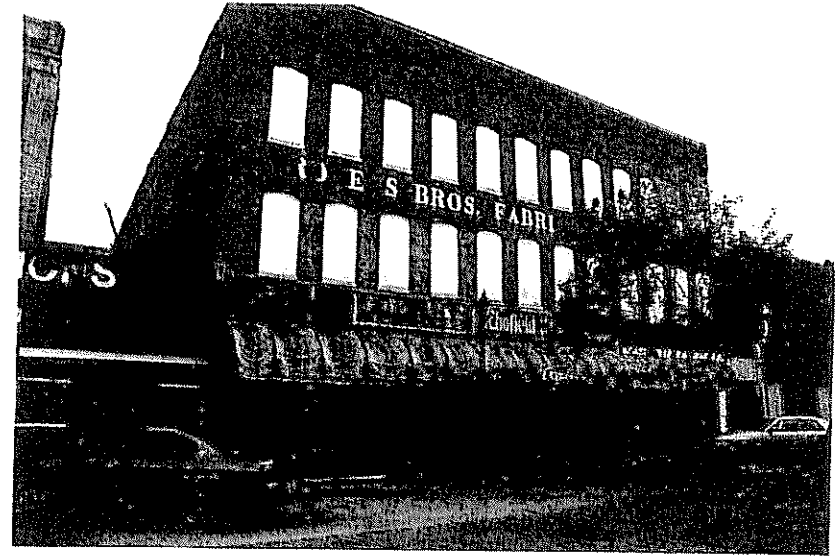


Cosmos -126

Jones-Smith/Chou -122/124

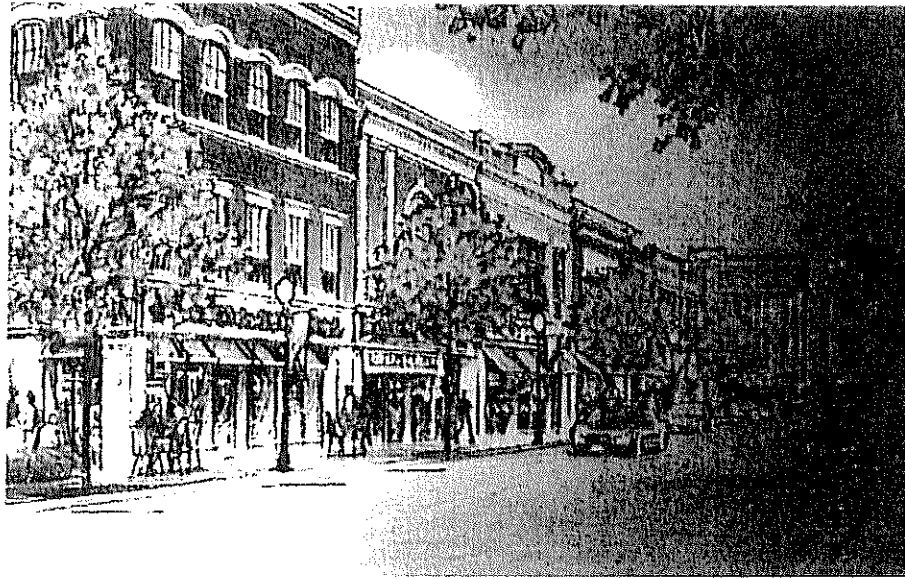


# Current Photos:

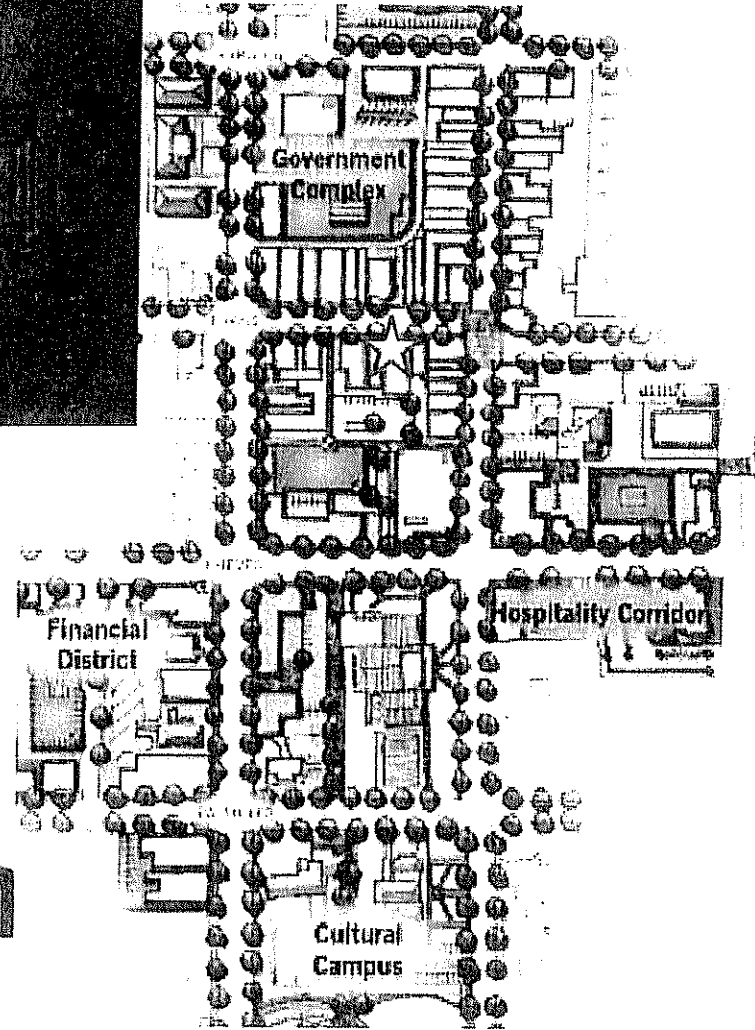


# 1/4 mile radius of 122/124/126 W. Evans Street



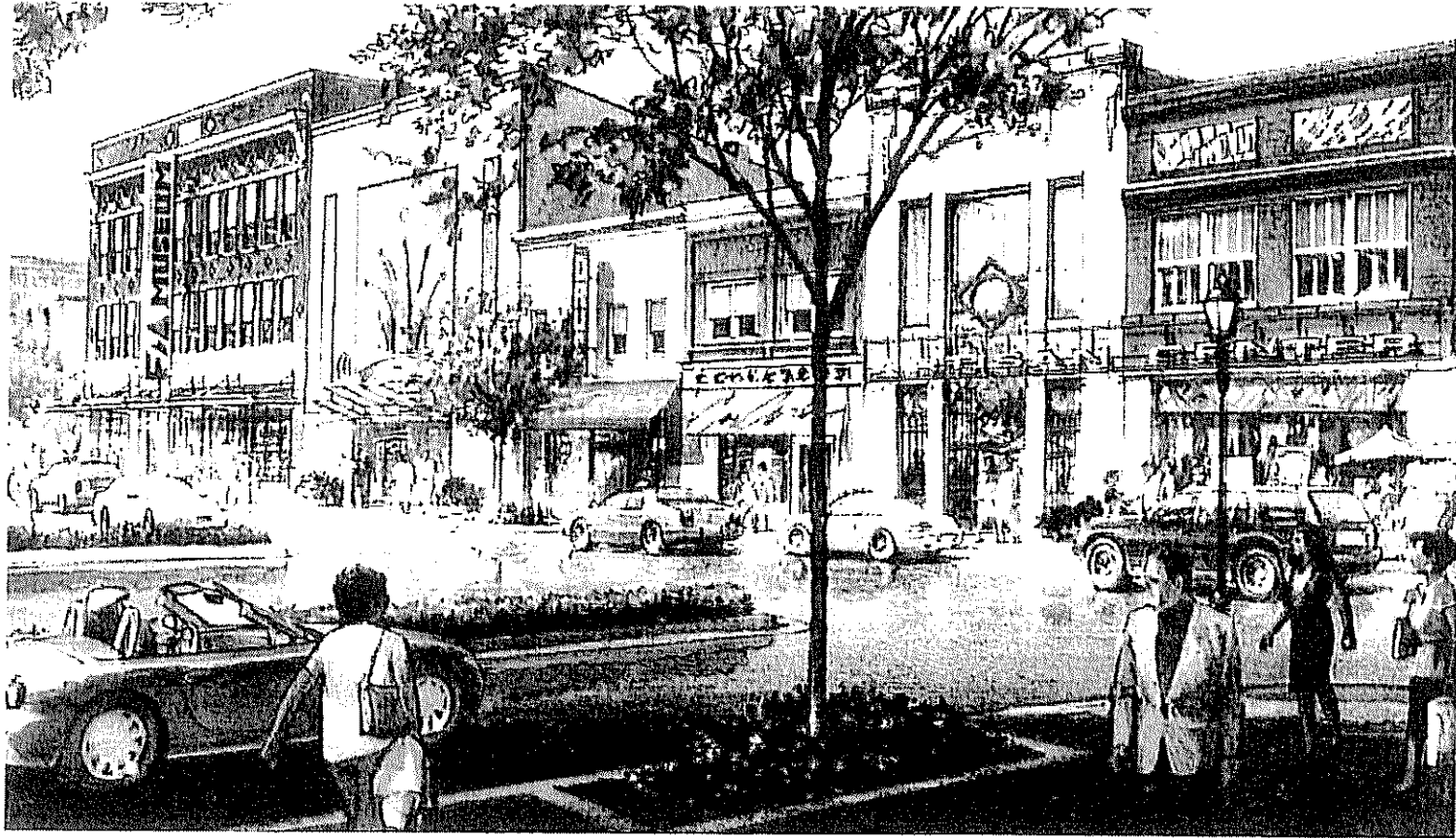


# Downtown Florence Master Plan



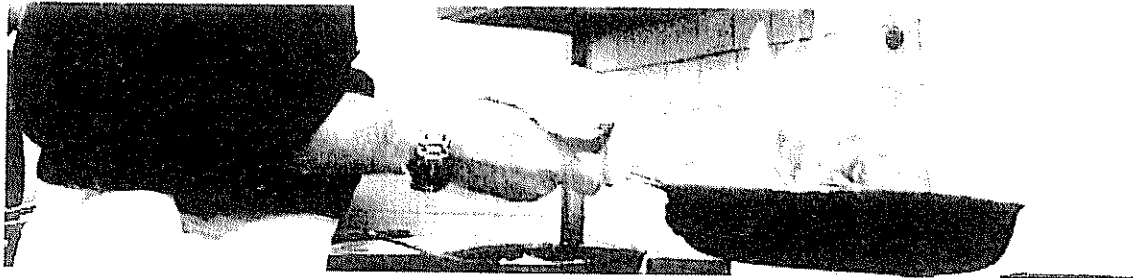
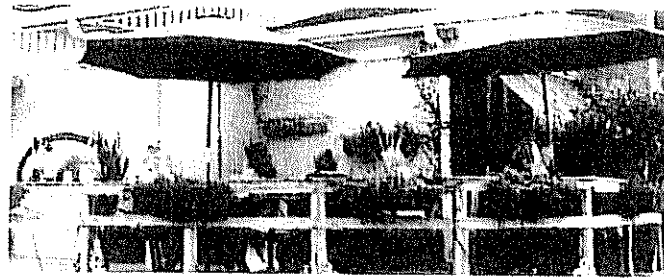


# The Vision.....



# Victor's

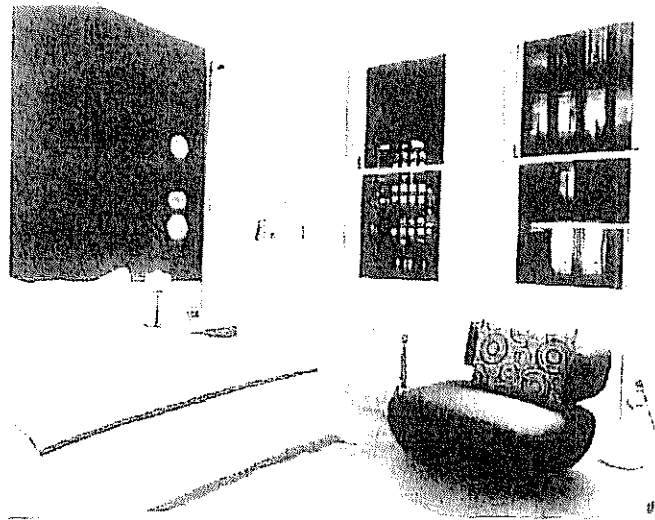
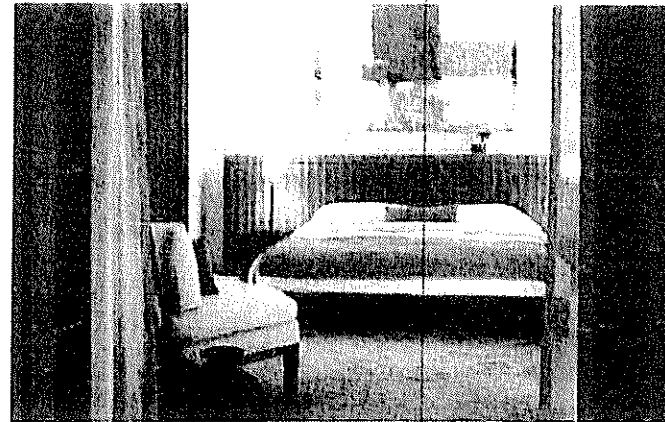
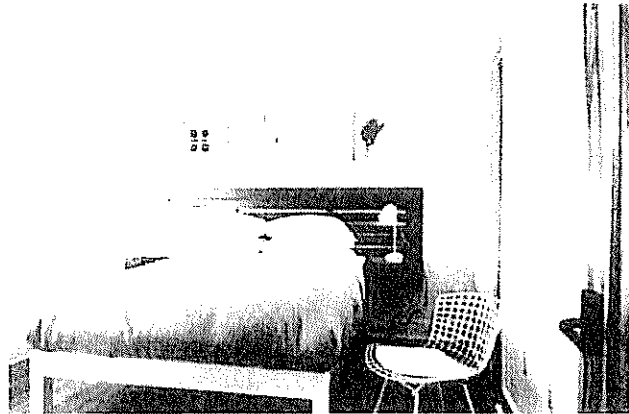
BISTRO & GARDEN ROOM

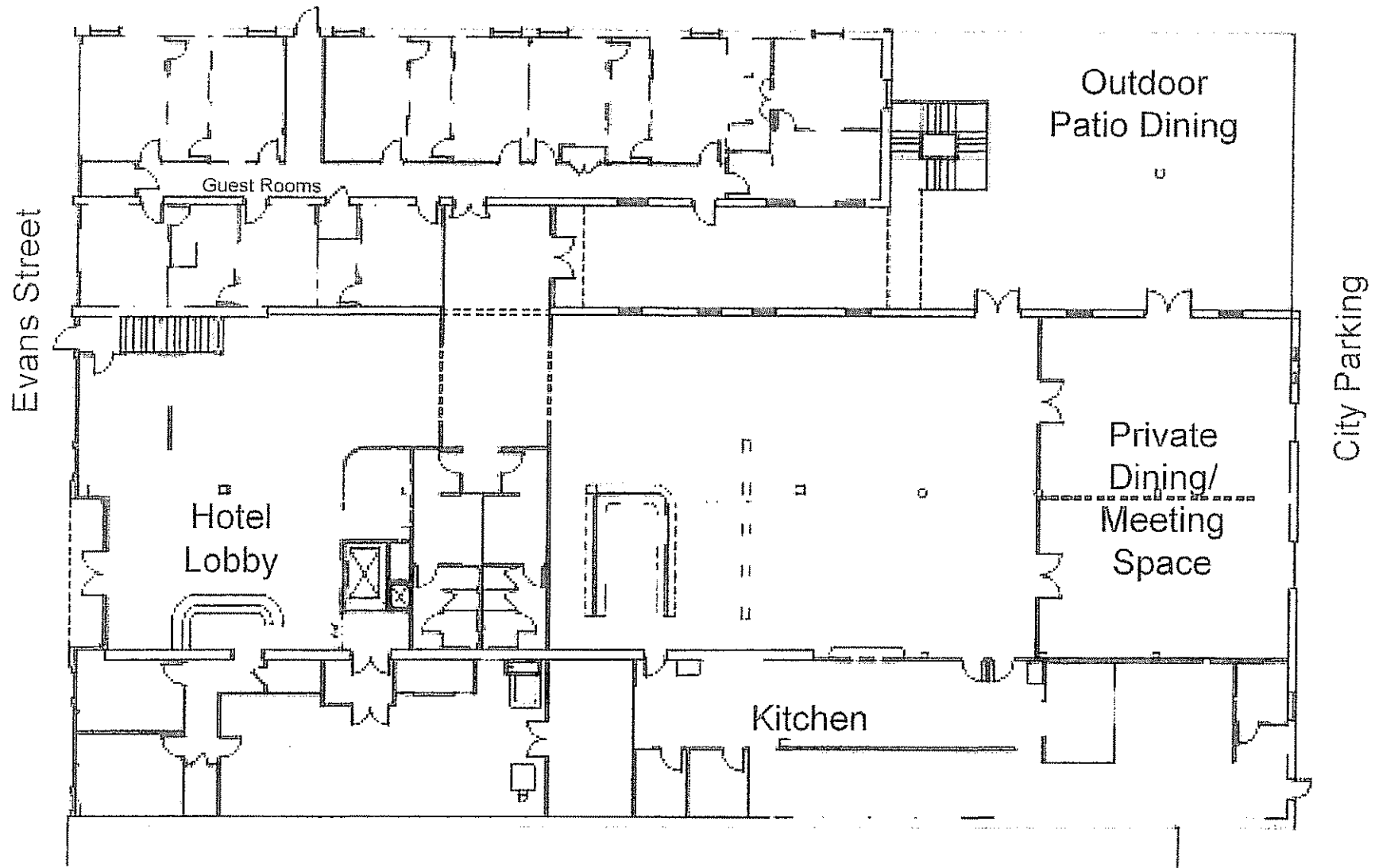


# Hotel Florence



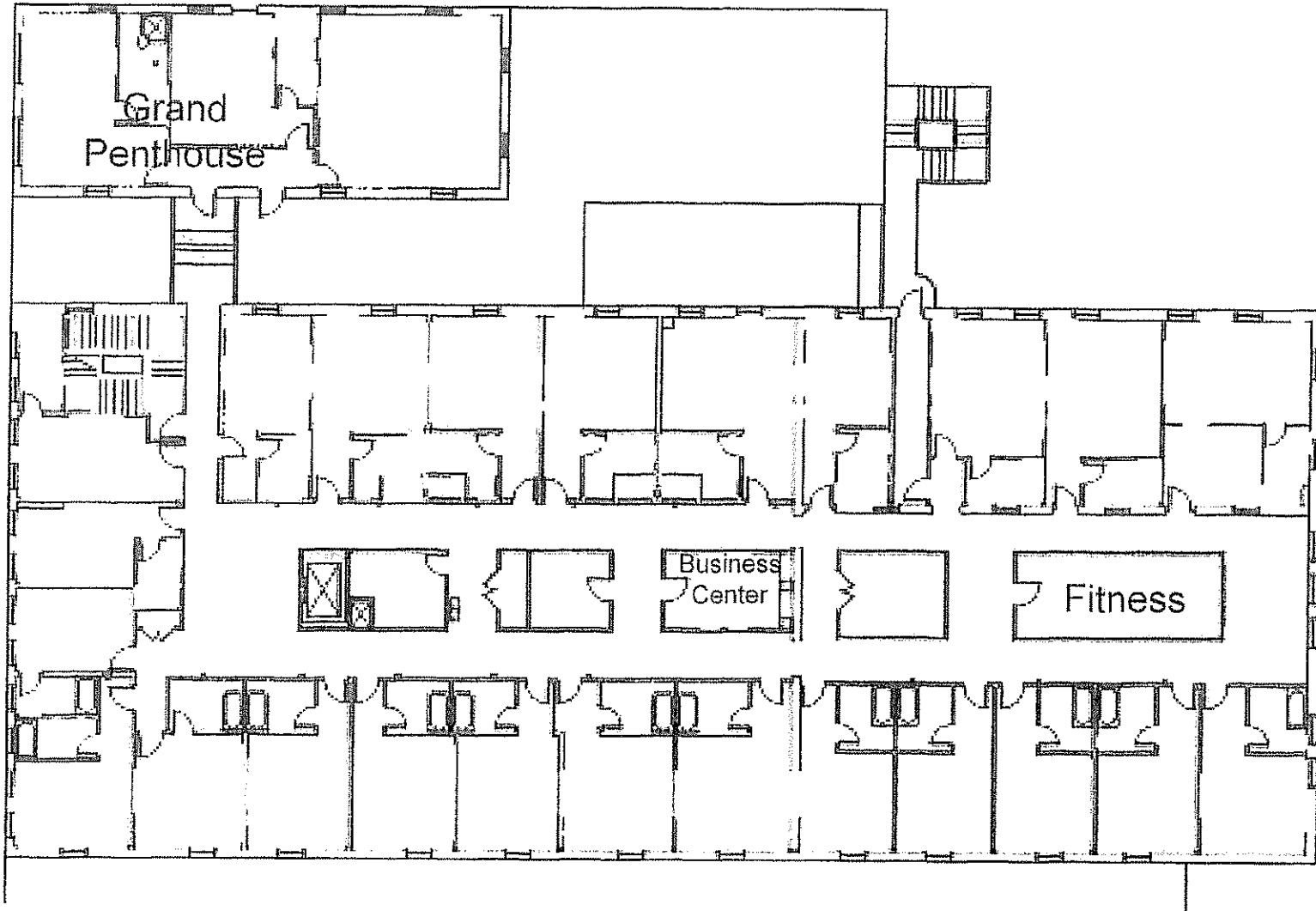
# Hotel Florence





FIRST FLOOR PLAN

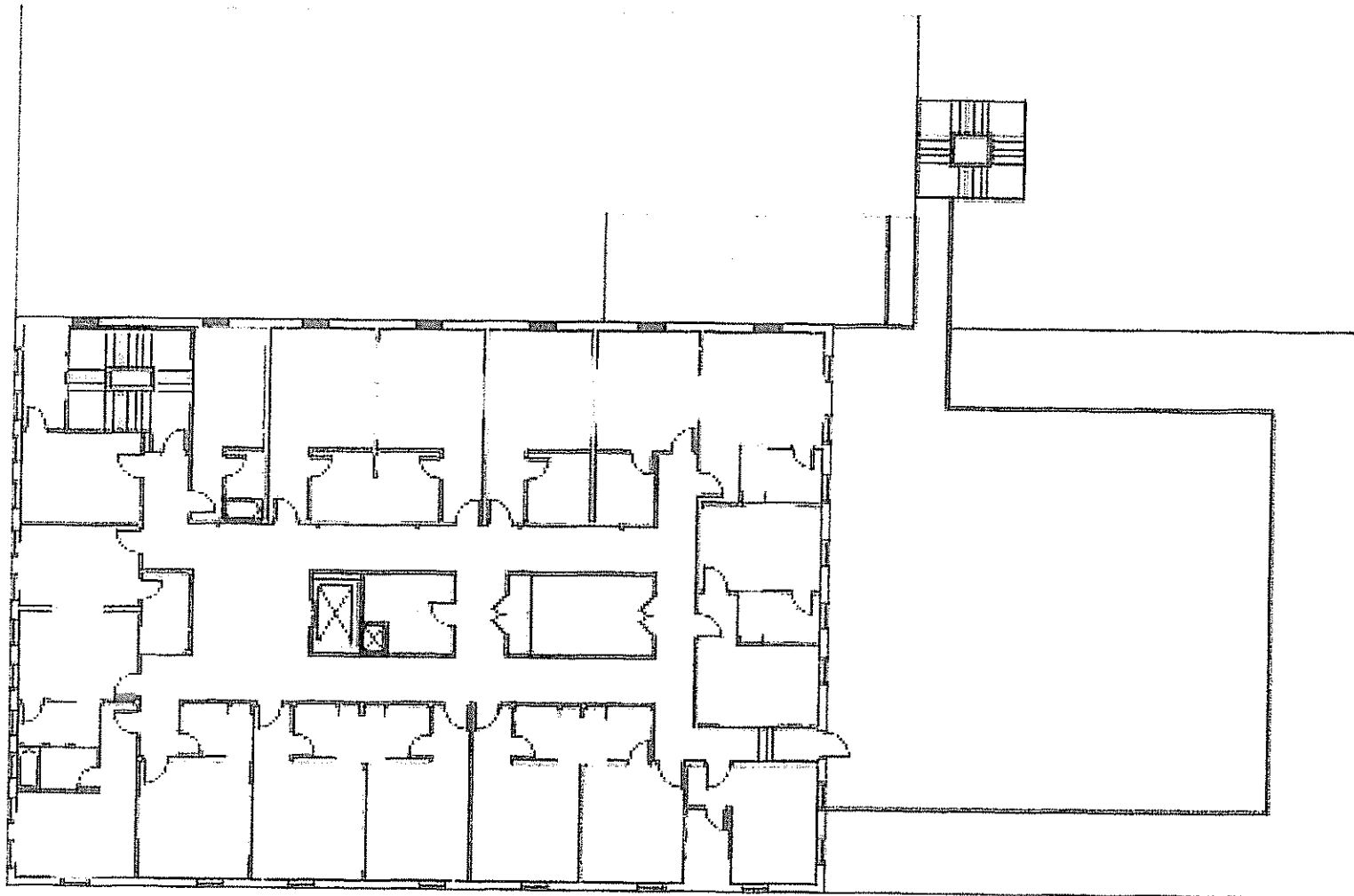
Evans Street



SECOND FLOOR PLAN



Evans Street



FLOOR PLAN



Hotel Florence & Victor's  
Project Summary & Cost:

Space: Restaurant 7,200 s.f. Hotel 28,350 s.f.

Total Space 35,550 s.f.

Restaurant Seating- 140 indoor & 40 outdoor

Private Dining Rooms/ Meeting Facility- 2 rooms, 1,550 s.f.

Hotel Rooms- 53

**Total Project Cost \$5,604,000**

## Direct Economic Impact:

- 1- Renovation Expenses (\$5.6 million estimated cost)
- 2- Hiring 100 new employees (Hotel-25, Victor's- 75)
- 3- Restaurant and hotel suppliers
- 4- Contractors

## Expected Spin Off Economic Impact:

- 1- Attracting additional businesses downtown
- 2- Attracting local patronage in downtown
- 3- Attracting additional developers

## Incentivizing Downtown Investments:

- Project's level of investment and job creation qualifies it for County tax incentives.
- County to designate project and any other qualifying projects in Downtown Historic District in a Multi-County Business Park through which County will grant project Special Source Revenue Credits (SSRCs) equal to 85% of total annual property taxes for 7 years.
- After 7 years SSRCs go away and all taxing entities receive full amount of taxes generated by the project investment.

## Hotel Florence Property Tax Revenue:

- Current owner is paying \$2,657 / yr in property tax
  - Proposed 7 Year SSRC developer would be paying the following:
    - Year 1- 2012: \$14,214 (536% increase over current revenue-year 1)
    - Year 8- 2019: \$86,802 (3,276% increase over current revenue-year 8)
    - Year 10- 2021: \$88,547
    - Year 15- 2026: \$93,063
    - Year 20- 2031: \$97,810
    - Year 25- 2036: \$102,800
    - Year 30- 2041: \$108,044
- 30 Year anticipated total property tax revenue: **\$2,325,294**



## Developer's Requests:

- 1) City make formal request to the County to form 'Multi-County Business Park' and grant Developer 85% SSRC for 7 years
- 2) Water and Sewer upgrades as needed
- 3) Amend downtown zoning to permit alcohol sales
- 4) Expedite permits and inspections with no additional cost
- 5) Provide parking variances
- 6) Provide advertising and marketing
- 7) Provide sanitation/trash services at reduced rates
- 8) Façade Improvement Grant \$25,000
- 9) Commitment to improve landscape and lighting downtown
- 10) \$425,000 for property acquisition

"A combination hotel and restaurant is, in my opinion, the most strategic and potentially energizing investment that can be made in a redeveloping downtown area. As we have seen in Greenville with both the Hyatt on one end of Main Street and the Poinsett Hotel on the other, a hotel brings hundreds of people downtown each day, creates 24 hour street activity, which gives confidence to others to invest around it, and a restaurant component only intensifies the energy that a hotel creates. Greenville's two hotel projects have been critically important to the success of our downtown, and the returns that the City and other businesses have enjoyed as a result of the City's support of those projects are so great that they are difficult to quantify."

Knox H. White,  
Mayor, City of Greenville

## Hotel Florence & Victor's Bistro

**Chris Scott,**

Pearce Land Company, LLC, 662-0401, [chris@pearcelandcompany.com](mailto:chris@pearcelandcompany.com)

**Tim Norwood,**

Victor's Bistro, 292-8850, [Tim\\_Norwood@adp.com](mailto:Tim_Norwood@adp.com)

**Grey Raines,**

Raines Development Group, Inc., 468-2800, [grey.raines@marriott.com](mailto:grey.raines@marriott.com)



**FLORENCE CITY COUNCIL MEETING**

**DATE:** November 14, 2011

**AGENDA ITEM:** Introduction of Resolution

**DEPARTMENT/DIVISION:** City Council

**I. ISSUE UNDER CONSIDERATION**

A Resolution to declare the month of November 2011 as  
“National Hospice and Palliative Care Awareness Month”

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

## RESOLUTION NO. 2011-25

- WHEREAS,** hospice and palliative care offer the highest quality services and support to patients and family caregivers facing serious and life-limiting illness; and
- WHEREAS,** skilled and compassionate hospice and palliative care professionals—including physicians, nurses, social workers, therapists, counselors, health aides, and clergy—provide comprehensive care focused on the wishes of each individual patient; and
- WHEREAS,** through pain management and symptom control, caregiver training and assistance, and emotional and spiritual support, allowing patients to live fully up until the final moments, surrounded and supported by the faces of loved ones, friends, and committed caregivers; and
- WHEREAS,** the provision of quality hospice and palliative care reaffirms our belief in the essential dignity of every person, regardless of age, health, or social status, and that every stage of human life deserves to be treated with the utmost respect and care; and
- WHEREAS,** hospice and palliative care providers encourage all people to learn more about options of care and to share their wishes with family, loved ones, and their healthcare professionals.

**NOW, THEREFORE, BE IT RESOLVED,** that in recognition of the important work done by hospice and palliative care organizations, the City Council of the City of Florence, South Carolina, hereby declares the month of November, 2011 to be:

## NATIONAL HOSPICE & PALLIATIVE CARE AWARENESS MONTH

in Florence, South Carolina and encourage citizens to increase their understanding and awareness of care at the end of life and to observe this month with appropriate activities and programs.

**AND IT IS SO RESOLVED,** this 14<sup>th</sup> day of November, 2011.

**APPROVED AS TO FORM:**

\_\_\_\_\_  
JAMES W. PETERSON, JR.  
CITY ATTORNEY

\_\_\_\_\_  
STEPHEN J. WUKELA  
MAYOR

**ATTEST:**

\_\_\_\_\_  
DIANNE M. ROWAN  
MUNICIPAL CLERK

**IX. a.**  
**Appointments to**  
**Boards & Commissions**

**FLORENCE CITY COUNCIL MEETING**

**DATE:** November 14, 2011

**AGENDA ITEM:** Report to Council

**DEPARTMENT/DIVISION:** City Council

**I. ISSUE UNDER CONSIDERATION**

Appointments/Reappointments to the:

- Accommodations Tax Advisory Committee (2010 appointment/reappointment)
- Civic Center Commission (2010 appointment/reappointment)
- Pee Dee Regional Airport Authority (2010 appointment/reappointment)
- Civic Center Commission (New appointment created in October, 2011)



**APPOINTMENTS TO BOARDS AND COMMISSIONS FOR THE MONTH OF NOVEMBER, 2011**

	District 1	District 2	District 3	At-Large 1	At-Large 2	At-Large 3	Mayor
	Ervin	Robinson	Brand	Willis	Wms-Blake	Powers	Wukela
Accommodations Tax Advisory Committee						X	
					Deferred 9-12-2011		
City-County Civic Center Commission				X		X	X
			New Appointment			Deferred 6-14-2010	
Pee Dee Regional Airport Authority	X						
	Deferred 6-14-2010						

## ACCOMMODATIONS TAX ADVISORY COMMITTEE

7 Members	Initial Appt.	Term	Exp.Date		Qualifications	Notes
Henry H. Hepburn	July 1, 2006	3 years	6/30/2012		General	
Sylvia A. Perkins	Dec. 16, 1996	3 years	6/30/2012		Hospitality/Lodging	
Margaret Nash	July 1, 2006	3 years	6/30/2012		General	
Steven Doulaveris	Oct. 19, 1998	3 years	6/30/2013		Hospitality	
David Frazier, Jr.	Oct. 11, 2004	3 years	6/30/2010		Hospitality	<b>Would like to be reappointed</b>
Lyles C. Lyles	Mar. 14, 2011	3 years	6/30/2013		Hospitality/Lodging	
Benjamin Woods	Nov. 8, 1993	3 years	6/30/2011		Cultural	<b>Would like to be reappointed</b>

Four (4) of the seven (7) members are to be designated as hospitality industry representatives, two (2) of which must be from the lodging sector of the hospitality industry of the municipality receiving the revenue. One member must be designated from the cultural organizations of the municipality or county receiving the revenue.

Terms of office are for three (3) years.

CITY OF  
FLORENCE

● SC ●

May 5, 2010

Mr. David Frazier, Jr.  
111 Kuker Street  
Florence, SC 29501

Dear Mr. Frazier:

Our records indicate that your term on the Accommodations Tax Advisory Committee will expire on June 30, 2010. Please indicate by marking the appropriate blank below if you are interested in being considered for reappointment to this Committee. Please return this letter to our office and keep the enclosed copy for your records.

We appreciate your past service to the City of Florence and would welcome your continued service.

If you have any questions, please feel free to contact me.

Sincerely,

*Dianne M. Rowan*

Dianne M. Rowan  
Municipal Clerk

I would like to continue to serve on the Accommodations Tax Advisory Committee.

I do not want to serve on the Accommodations Tax Advisory Committee.

*David Frazier*  
Mr. David Frazier, Jr.



APPLICATION FOR BOARDS AND COMMISSIONS  
CITY OF FLORENCE  
SOUTH CAROLINA

Board or Commission for which you are applying: <i>City Accomodation's Tax Advisory Committee</i>			
Your Name (Last, First, Middle) <i>PATTERSON, Chad M.</i>		County <i>Florence</i>	Council District
Residential Address <i>820 Gregg Ave</i>	City <i>Florence</i>	State <i>South Carolina</i>	Zip Code <i>29501</i>
Mailing Address	City	State <i>South Carolina</i>	Zip Code
Your Occupation - Title <i>GENERAL MANAGER</i>	Business Phone <i>843-432-1500</i>	Residence Phone <i>843-409-4631</i>	
Employer Name <i>RALDEX Hospitality / Holiday Inn Express</i>		E-Mail Address <i>chad@raldex.com</i>	
Employer Address <i>3440 W. Radio Dr.</i>	City <i>Florence</i>	State <i>South Carolina</i>	Zip Code <i>29501</i>

General Qualifications

Are you a resident of the City?  Yes  No How Long? \_\_\_\_\_

Why would you like to serve?

*I would like to be a part of helping Florence grow in the AREAS that our tax would be most beneficial*

Do you presently serve on any Commissions/ Boards of the City/ County/ State? If so, please list:

*NO*

Have you formerly served on any Commissions/ Boards of the City/ County/ State? If so, please list:

*NO*

Are you currently in a position of responsibility with an organization or board that has received or is seeking funding from the City of Florence? If so, list the position and date:

*NO*

Are you involved in any Community Activities? If so, please list:

*Florence Innkeepers Association  
Maple Park Neighborhood Assoc*

What are your goals and objectives if appointed to the Commission/Board?

*To help the city of Florence reach their goals in the development of our area.*

I certify that the information above is true and correct. Information on this form will be considered public information.

*[Signature]*  
Signature

*10/8/11*  
Date

RETURN COMPLETED FORM TO:

Office of the City Clerk  
City of Florence, City County Complex AA,  
180 N. Irby Street, Florence, SC 29501  
Fax: 843-665-3110

FOR OFFICE USE ONLY

Received:	<i>10-13-2011</i>
Appointed to:	
Date:	

## CITY-COUNTY CIVIC CENTER COMMISSION

13 Members (5 Appointments)	Initial Appt.	Term	Exp.Date	Qualifications	Notes
Peggy McLean, Chmn.	July 1, 2006	4 yrs.	6/30/2010		Would like to be reappointed
Patricia Muldrow	July 1, 2006	4 yrs.	6/30/2010		Would like to be reappointed
Roy Ann Jolley	May 9, 2005	4 yrs.	6/30/2012		Second Term
Ann Scott	July 1, 2008	4 yrs.	6/30/3012		
Vacancy					
Mayor's Designee					
Councilman Brand					

Composed of thirteen (13) voting members and one (1) ex-officio, non-voting member. The voting members shall be as follows: Five (5) members shall be residents of the City of Florence, appointed by Florence City Council; five (5) members shall be residents of Florence County, appointed by Florence County Council. The Florence City Mayor and Florence County Council Chairman or their council designee, with the approval of the respective council; shall also serve as voting members. After appointment, the commission shall recommend to the City and County Councils the thirteenth (13th) member to serve a four (4) year term. The ex-officio, non-voting member shall be the Civic Center Director .

Terms of office for voting members appointed by the Florence City Council and the Florence Council shall be for four (4) years. The terms of office for the Florence City Mayor and the Florence County Council Chairman shall be perpetual to the person holding that position. Members shall be eligible to serve on the commission for two (2) consecutive terms.



**CITY OF FLORENCE  
BOARDS AND COMMISSIONS**

**NOMINATION FORM**

**CITY-COUNTY CIVIC CENTER COMMISSION**

Councilmember: Steve Powers

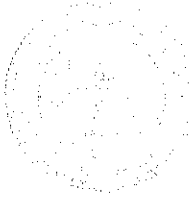
Nominee: Patricia Muldrow (Reappointment)

Alternate #1: Kelvin Mitchell

Alternate #2: \_\_\_\_\_

CITY OF  
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OFFICE OF THE CITY MANAGER  
CITY-COUNTY COMPLEX AA  
180 NORTH IRBY STREET  
FLORENCE, SC  
29501-3456  
PHONE (843) 665-3113  
FAX (843) 665-3110

May 5, 2010

Ms. Patricia Muldrow  
520 Prince Street  
Florence, SC 29501

Dear Ms. Muldrow:

Our records indicate that your term on the Civic Center Commission will expire on June 30, 2010. Please indicate by marking the appropriate blank below if you are interested in being considered for reappointment to this Commission. Please return this letter to our office and keep the enclosed copy for your records.

We appreciate your past service to the City of Florence and would welcome your continued service.

If you have any questions, please feel free to contact me.

Sincerely,

*Dianne M. Rowan*

Dianne M. Rowan  
Municipal Clerk

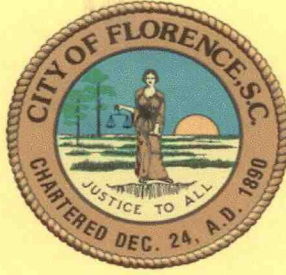
I would like to continue to serve on the Civic Center Commission.

I do not want to serve on the Civic Center Commission.

*Patricia Muldrow*  
Ms. Patricia Muldrow

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**CITY OF FLORENCE  
BOARDS AND COMMISSIONS**

**NOMINATION FORM**

**City County Civic Center Commission**

**Councilmember:** MAYOR WUKELA

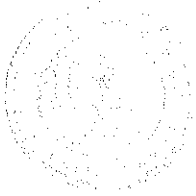
**Nominee** Peggy McLean

**Alternate #1:** \_\_\_\_\_

**Alternate #2:** \_\_\_\_\_

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OFFICE OF THE CITY MANAGER  
CITY-COUNTY COMPLEX AA  
180 NORTH IRBY STREET  
FLORENCE, SC  
29501-3456  
PHONE (843) 665-3113  
FAX (843) 665-3110

May 5, 2010

Mrs. Peggy McLean  
1340 Cottingham Road  
Florence, SC 29505

Dear Mrs. McLean:

Our records indicate that your term on the Civic Center Commission will expire on June 30, 2010. Please indicate by marking the appropriate blank below if you are interested in being considered for reappointment to this Commission. Please return this letter to our office and keep the enclosed copy for your records.

We appreciate your past service to the City of Florence and would welcome your continued service.

If you have any questions, please feel free to contact me.

Sincerely,

*Dianne M. Rowan*

Dianne M. Rowan  
Municipal Clerk

I would like to continue to serve on the Civic Center Commission.

I do not want to serve on the Civic Center Commission.

*Mrs. Peggy McLean*  
Mrs. Peggy McLean

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APPLICATION FOR BOARDS AND COMMISSIONS  
CITY OF FLORENCE  
SOUTH CAROLINA

Board or Commission for which you are applying:  
City / County Civic Center Commission

Your Name (Last, First, Middle) <u>Fryer Sam J III</u>	County <u>Florence</u>	Council District <u>03</u>	
Residential Address <u>1110 Southwood Court</u>	City <u>Florence</u>	State <u>South Carolina</u>	Zip Code <u>29505</u>
Mailing Address	City	State <u>South Carolina</u>	Zip Code
Your Occupation - Title <u>District Behavior Specialist</u>	Business Phone <u>673-1172</u>	Residence Phone <u>629-8372</u>	
Employer Name <u>Florence School District I</u>	E-Mail Address <u>sfryer@fsd1.org</u>		
Employer Address <u>319 S. Dargan St</u>	City <u>Florence</u>	State <u>South Carolina</u>	Zip Code <u>29506</u>

**General Qualifications**

Are you a resident of the City?  Yes  No How Long? 10 years

Why would you like to serve?

To educate myself and support the community by serving in a capacity that would allow me to influence events in our community.

Do you presently serve on any Commissions/ Boards of the City/ County/ State? If so, please list:

None

Have you formerly served on any Commissions/ Boards of the City/ County/ State? If so, please list:

None

Are you currently in a position of responsibility with an organization or board that has received or is seeking funding from the City of Florence? If so, list the position and date:

None

Are you involved in any Community Activities? If so, please list:

Church as well as community organizations, Queens Helping Hands, New Vision Baptist & St. James Baptist Churches

What are your goals and objectives if appointed to the Commission/Board?

To learn more about events and cultural activities that we can bring to the community.

I certify that the information above is true and correct. Information on this form will be considered public information.

Signature

Sam J Fryer III

Date

January 14, 2010

**RETURN COMPLETED FORM TO:**

Office of the City Clerk  
City of Florence, City County Complex AA,  
180 N. Irby Street, Florence, SC 29501  
Fax: 843-665-3110

**FOR OFFICE USE ONLY**

Received:	<u>1-14-2010</u>
Appointed to:	
Date:	

## PEE DEE REGIONAL AIRPORT AUTHORITY

9 Members (2 Appointments)	Initial Appt.	Term	Exp.Date	Qualifications	Notes
Tom Kinard	June 30, 2006	4 yrs.	6/30/2010		First Term, would like to be reappointed
Randall E. Gelzer, Sr.	July 1, 2008	4 yrs.	6/30/2012		First Term

Composed of nine (9) members. Two (2) members must be residents of the City of Florence appointed by the Governor upon recommendation of the Florence City Council. Three (3) members must be residents of the County of Florence appointed by the Governor upon the recommendation of the Florence County Council. Two (2) members must be residents of each of the counties of Marion and Dillon appointed by the Governor upon the recommendation of the respective County Councils. No member shall serve more than two (2) four(4) year terms.

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OFFICE OF THE CITY MANAGER  
CITY-COUNTY COMPLEX AA  
180 NORTH IRBY STREET  
FLORENCE, SC  
29501-3456  
PHONE (843) 665-3113  
FAX (843) 665-3110

May 5, 2010

Mr. Tom Kinard  
405 Merlin Place  
Florence, SC 29505

Dear Mr. Kinard:

Our records indicate that your term on the Pee Dee Regional Airport Authority will expire on June 30, 2010. Please indicate by marking the appropriate blank below if you are interested in being considered for reappointment to this Commission. Please return this letter to our office and keep the enclosed copy for your records.

We appreciate your past service to the City of Florence and would welcome your continued service.

If you have any questions, please feel free to contact me.

Sincerely,

*Dianne M. Rowan*  
Dianne M. Rowan  
Municipal Clerk

I would like to continue to serve on the Pee Dee Regional Airport Authority.

I do not want to serve on the Pee Dee Regional Airport Authority.

*Tom Kinard*  
Mr. Tom Kinard

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**FLORENCE CITY COUNCIL MEETING**

**DATE:** November 14, 2011  
**AGENDA ITEM:** Banking Services Evaluation and Recommendation Committee  
**DEPARTMENT/DIVISION:** Finance

**I. ISSUE UNDER CONSIDERATION**

Designation of a Banking Services Evaluation and Recommendation Committee to review the results of proposals requested from banks located within the City of Florence to provide the City's banking services for a five-year contract period.

**II. CURRENT STATUS/PREVIOUS ACTION TAKEN**

- A. The City of Florence contracts its banking services with a local bank selected through a request-for-proposal (RFP) process.
- B. On January 22, 2007, City Council selected Wachovia Bank (currently Wells Fargo) to provide banking services to the City of Florence.
- C. This selection was based on the recommendation of an Evaluation Committee composed of three members of City Council appointed by the Mayor.
- D. The present contract with Well Fargo expires on January 31, 2012.

**III. POINTS TO CONSIDER**

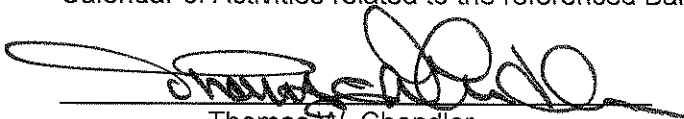
- A. On October 25, 2011 Requests for Proposals were submitted to banks located within the Florence city limits to provide the City's banking services for a five-year contract period beginning February 1, 2012 and ending January 31, 2017.
- B. The deadline for submitting these proposals is November 25, 2011.
- C. Criteria used in analyzing the proposals will include monthly service fees, compensating balance requirements, and average annual interest rates. Additional criteria for analysis will include, but are not limited to, Community Reinvestment Act (CRA) performance, governmental references, total bank deposits within the City, customer accessibility, and net annual interest earnings potential.
- D. The process for selection has in the past included a recommendation to City Council by the Evaluation and Recommendation Committee to approve a proposing bank that, in the committee's determination, can provide the best possible banking services for the most competitive associated cost.

**IV. STAFF RECOMMENDATION**

Staff recommends that a committee of council members be selected to: a) evaluate banking services proposals, and b) make a recommendation to City Council for final bank selection.

**V. ATTACHMENTS:**

Calendar of Activities related to the referenced Banking Service RFP and bank selection by City Council.



Thomas W. Chandler  
Finance Director



Andrew H. Griffin  
City Manager

**City of Florence, SC  
Banking Services RFP  
For 2012 Five-Year Contract  
Beginning February 1, 2012**

**Calendar of Activities**

1. October 25, 2011: Request Proposals from area banks for banking services
2. November 14, 2011: Appointment of Bank Services RFP Evaluation Committee by Mayor
3. November 25, 2011: Deadline for receiving banking services RFPs
4. December 1-5, 2011: Review meeting(s) of Bank Services RFP Evaluation Committee
5. December 12, 2011: Designation of provider of banking services by City Council
6. February 1, 2011: Five-year banking services contract begins