



**REGULAR MEETING OF FLORENCE CITY COUNCIL
MONDAY, NOVEMBER 14, 2022 – 1:00 P.M.
CITY CENTER – COUNCIL CHAMBERS
324 WEST EVANS STREET
FLORENCE, SOUTH CAROLINA**

MEMBERS PRESENT

Mayor Teresa Myers Ervin, Mayor Pro Tempore George Jebaily, Councilwoman Lethonia Barnes, Councilman Chaquez T. McCall, Councilman Bryan A. Braddock, Councilwoman Pat Gibson-Hye Moore and Councilman C. William Schofield.

ALSO PRESENT

Mr. Randall S. Osterman, City Manager; Mr. Scotty Davis, Deputy City Manager; Mr. James W. Peterson, Jr., City Attorney; Mrs. Casey Moore, Municipal Clerk; Mr. Clint Moore, Assistant City Manager of Development; Mr. Kevin Yokim, Assistant City Manager of Administration/Finance; Chief Allen Heidler, Florence Police Department; Chief Shannon Tanner, Florence Fire Department; Mrs. Jennifer Krawiec, Director of Human Resources; Mr. Jerry Dudley, Director of Planning; Mr. Michael Hemingway, Director of Utilities; Mrs. Amanda Pope, Director of Marketing/Communications and Municipal Services; and Mr. Chuck Pope, Director of Public Works.

MEDIA PRESENT

Mr. Chris Day of the Florence Morning News and Mrs. Tonya Brown of WPDE News Channel 15 were present for the meeting.

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

CALL TO ORDER

Mayor Ervin called the November 14, 2022 regular meeting of Florence City Council to order at 1:00 p.m.

INVOCATION

Mayor Ervin gave the invocation for the meeting. The pledge of allegiance to the American Flag followed the invocation.

APPROVAL OF MINUTES

Councilwoman Barnes made a motion to adopt the minutes of the October 10, 2022 regular meeting and Councilman Braddock seconded the motion. The minutes were unanimously adopted.

APPEARANCES BEFORE COUNCIL



**FLORENCE CITY COUNCIL
REGULAR MEETING – NOVEMBER 14, 2022**

Mayor Teresa Myers Ervin

Mayor Ervin presented a Proclamation to Councilwoman Moore acknowledging her profound impact to the community and notable contributions to the City of Florence. Mayor Ervin also presented a Key to the City to Councilwoman Moore for all that she has done, all she is doing, and all she will continue to do for the residents of Florence and for her efforts as founder of the SC Pecan Music and Food Festival. Mayor Ervin then presented Councilwoman Moore with a service award for her years of service on City Council representing District Two from August 1, 2016 to November 21, 2022.

Mayor Ervin also presented Councilman Schofield with a service award for his years of service on City Council representing District One from May 8, 2021 to November 21, 2022.

Ms. Clamentine Elmore, Executive Director – Housing Authority

Ms. Clamentine Elmore appeared before Council and presented Councilwoman Moore with an award of appreciation for her nine years of dedicated service on the Housing Authority Board of Commissioners from 1996 to 2005.

Ms. Elmore also provided an update on the Housing Authority and the Pine Street location. She said the Housing Authority aims to provide affordable housing and promote homeownership in the City. Ms. Elmore said a developer is with her today to discuss plans for the Pine Street location which will allow for more affordable housing opportunities for residents.

Pro tem Jebaily asked how many units are proposed. The developer responded approximately seventy units, configured of one, two and three bedrooms. Florence County caps at seventy units to qualify for the 9% program in South Carolina.

Councilman McCall inquired on the total investment amount for the project and the developer responded the costs for construction and development will be approximately \$17-18 million with the balance coming from tax credits and mortgage.

Councilwoman Moore asked if there will be rent to own opportunities and the developer said they have discussed this as an option. South Carolina does incentivize for homeownership with the tax credit program and they have been looking at this option for some of the Housing Authority's larger sites; however, this site will be all rental due to the site's size. Ms. Elmore clarified that more information on the rent to own and potential homeownership sites will be forthcoming.

ORDINANCES IN POSITION

Bill No. 2022-34 – Second Reading

An Ordinance to correct clerical errors made in the assignment of zoning designations during the adoption of the Unified Development Ordinance by correcting the City of Florence zoning atlas to reflect the correct zoning designations on affected parcels.

Councilwoman Barnes made a motion to adopt Bill No. 2022-34 on second reading and Pro tem Jebaily seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2022-34 was adopted on second reading.



INTRODUCTION OF ORDINANCES

Bill No. 2022-35 – First Reading

An Ordinance to annex and zone RG-3 approximately 325 acres identified as Florence County Tax Map Numbers 00072-01-007, 00072-01-020, 00072-01-022, 00072-01-024, 00072-01-025, 00072-01-026, 00072-01-030; and Darlington County Tax Map Numbers 169-00-01-026, 169-00-01-027, and 169-00-01-029.

Pro tem Jebaily made a motion to pass Bill No. 2022-35 on first reading and Councilman Braddock seconded the motion.

Councilman McCall made a motion to amend the motion to move Bill No. 2022-35 to Executive Session to receive legal advice and Councilwoman Moore seconded the motion. Council voted unanimously on the motion, as amended. Bill No. 2022-35 was moved to Executive Session for legal advice.

INTRODUCTION OF RESOLUTIONS

Resolution No. 2022-32

A Resolution to proclaim Friday, December 2, 2022 as Arbor Day in the City of Florence.

Councilman McCall made a motion to adopt Resolution No. 2022-32 and Councilwoman Moore seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Resolution No. 2022-32 was adopted.

Resolution No. 2022-33

A Resolution to recognize November as Acts of Kindness Month in the City of Florence.

Councilman McCall made a motion to adopt Resolution No. 2022-33 and Councilwoman Moore seconded the motion.

Resolution 2022-33 was read into record by Councilwoman Barnes.

Council voted unanimously (7-0) in favor of the motion. Resolution No. 2022-33 was adopted.

Resolution No. 2022-34

A Resolution to establish a multi-year budget to designate and authorize the use of E-911 funds for Fiscal Years beginning July 1, 2022 and ending June 30, 2029.

Mayor Ervin said staff has requested that this item be deferred. Without objection, this item was deferred.

Resolution No. 2022-35

A Resolution authorizing the execution of an Incentive Agreement with an economic development project; authorizing the execution of an Intergovernmental Agreement with Florence County regarding the acquisition of land pertaining to the economic development project; and other matters related thereto.

Mayor Ervin said this item is to be discussed in Executive Session. Without objection, this item will be discussed in Executive Session.



REPORTS TO COUNCIL

Appointments to Boards and Commissions

Mr. Scotty Davis, Deputy City Manager, presented the packet of appointments to Boards and Commissions to Council.

Parks and Beautification Commission

Pro tem Jebaily made a motion to appoint Josiellia Williams. Without objection, Josiellia Williams was appointed to the Parks and Beautification Commission for a term to begin immediately and expire on June 30, 2027.

Councilwoman Barnes made a motion to appoint Itisa Harley-Williams. Without objection, Itisa Harley-Williams was appointed to the Parks and Beautification Commission for a term to begin immediately and expire on June 30, 2024.

City-County Memorial Stadium Commission

Councilman McCall deferred his nomination for the Commission.

Public Safety Citizen's Review Board

Mayor Ervin deferred her nomination for the Board.

Appointment of Aesthetics Advisory Committee Chairperson

Mr. Davis said the initial chairperson for this committee must be appointed by Council. The Committee met and has recommended Ms. Leigh King as chair of the committee.

Councilman McCall made a motion to appoint Leigh King as chair of the Aesthetics Advisory Committee and Councilwoman Barnes seconded the motion. Council voted unanimously (7-0) in favor of the motion.

Appropriation of Accommodations Tax funds for FY2022/23

Mr. Yokim reported this matter was referred to the Finance, Audit and Budget Committee for additional review at last month's Council meeting. The Committee met and reviewed the recommendations and voted to recommend these appropriations be approved

Councilwoman Moore made a motion to approve the appropriation of Accommodations Tax funds for FY2022/23 as recommended and Councilman McCall seconded the motion.

Council voted unanimously (7-0) in favor of the motion. The list of recommendations is attached and made part of these minutes.

COMMITTEE REPORTS

Business Development Committee, Chaired by Pro tem Jebaily



**FLORENCE CITY COUNCIL
REGULAR MEETING – NOVEMBER 14, 2022**

Pro tem Jebaily reported that Project Urban Square is underway with demolition by the city and the developer and preliminary streetscape work is being completed for Coit Street. The Nofal building project is moving forward and will include a downstairs retail/office and the upper two floors will be housing. The Lost Cajun is expected to open soon at 95% completion. The Committee received a review of the third penny projects and the story map for the projects will be available on the city website soon. Discussion was continued on stormwater projects as well as utility construction projects. There was recommendation from the Committee to decrease the 10-year time frame to complete the asset management study; however, due to various limitations the time frame to complete the study cannot be decreased. Pro tem Jebaily said discussion regarding the old hotel site and expansion of the east Florence corridor continued. The Committee made a recommendation to form an ad hoc committee that would specifically look at the east Florence corridor.

Councilman Schofield made a motion that Council approve the formation of the ad hoc East Florence Gateway Study Committee to operate under the Business Development Committee with Pro tem Jebaily serving as its chair and Councilman McCall serving as its co-chair, whose purpose will be to study the east Florence corridor and provide ideas and recommendations for the redevelopment of that corridor. Further, the Business Development Committee will make recommendations regarding the makeup of the ad hoc committee and the nomination of its members, to be appointed by City Council. Councilwoman Barnes seconded the motion.

Councilwoman Moore spoke in opposition of the formation of an ad hoc committee prior to the new Councilmembers beginning their term. She also said the east Florence community organization should have a say in the committee.

Councilman McCall asked the City Attorney, Jim Peterson, what the process will be for all the city's ad hoc committees once the new Councilmembers are on board. He questioned if appointments to the ad hoc committee are made today, will they need to be redone once the new Council members take office at next month's meeting. Mr. Peterson said his understanding is that appointments to the committee are not being made today, only establishing the committee. The new Councilmembers will be on board by the time recommendations are considered. Mr. Peterson clarified that as the Council composition changes, ad hoc committee membership would need to be addressed. Mayor Ervin said Pro tem Jebaily and Councilman McCall were named to be chair and co-chair in the motion, making them part of the membership of the ad hoc committee. She inquired if these appointments would need to be considered at the next meeting also. Mr. Peterson said if the motion passes, those two names will be on the list for appointment recommendation at the next meeting. To clarify, Mayor Ervin said, if the motion passes, these two names will be on the committee until the committees are vacated and appointments are made next month when the new members are on board and Mr. Peterson said that is correct.

Councilwoman Moore said Council-elect Smith will be the representative for District Two and he should automatically be the chair of the ad hoc committee. Further, Mr. Kermit Moore is the president of the East Florence Community Organization and he should automatically be a member of the committee as well. She reiterated that she strongly opposed the formation of the ad hoc committee at this time.

Councilman McCall said he wants to see the corridor enhanced and the city moving forward, but he does not want this to be complicated. Councilman McCall then made a motion to amend the motion to remove himself from being named co-chair of the committee and Pro tem Jebaily seconded the motion.

Mayor Ervin asked the motion maker to consider withdrawing their motion until December. She said there is already the 76 Corridor Study Committee that has been in place since 2018 and already has plans laid out for the 76 gateway.



**FLORENCE CITY COUNCIL
REGULAR MEETING – NOVEMBER 14, 2022**

Pro tem Jebaily called the question and Mayor Ervin continued discussion. She said there are potential economic development funds identified for the east corridor improvements for this corridor and the community should have input.

Council voted unanimously (7-0) in favor of the motion to amend the motion and remove Councilman McCall as co-chair of the East Florence Gateway Study Committee.

Mayor Ervin opened the floor to public comment. Mr. Kermit Moore, President of the East Florence Community Organization, came forward. He said the community would like to have a say in what is done.

Pastor Henry Badie also came forward and suggested this be pushed back to next month to allow the new Councilmembers to begin and give opportunity to speak with and update the community with what is going on. The east Florence community should have a say in what is happening in east Florence.

Mayor Ervin stated it would be best to wait until next month when appointments are being made to committees. If a chair is approved today, who would also be a committee member, the appointment would have to be reconsidered again in December once the new Councilmembers are on board. She expressed concern with the attempt to push this through before the new members begin their terms. Mayor Ervin requested that this item be placed on the agenda again next month for consideration. The new members of Council should have the opportunity to be voted upon as chair of the committee.

Pro tem Jebaily called the question and Mayor Ervin continued discussion. She said this ad hoc committee does not need to be placed under another committee. The committee should report to the whole of Council. There is no need to rush the establishment of this committee today, it can be done at next month's meeting. Pro tem Jebaily called the question again.

Mayor Ervin said the question has been called but other members have requested to speak. She asked Mr. Peterson to clarify parliamentary procedure. Mr. Peterson said once the question has been called, the chair then calls for a vote on the pending motion and the pending motion has been amended. Mr. Peterson clarified that a call for the question terminates discussion from members that have already spoken, but still allows for discussion from members that haven't had the opportunity to speak. Having not had the opportunity to speak, Councilman Braddock made a motion to amend the current motion, as amended, to appoint Mr. Kermit Moore as co-chair of the East Florence Gateway Study Committee and Pro tem Jebaily seconded the motion. Council voted unanimously (7-0) on the motion to amend the current motion, as amended, to name Mr. Kermit Moore as the co-chair of the committee.

Council voted 5-2 on the motion, as amended, to approve the formation of the ad hoc East Florence Gateway Study Committee to operate under the Business Development Committee with Pro tem Jebaily serving as its chair and Mr. Kermit Moore serving as its co-chair, whose purpose will be to study the east Florence corridor and provide ideas and recommendations for the redevelopment of that corridor. Voting against the motion were Councilwoman Moore and Mayor Ervin.

Community Development Committee, Chaired by Councilwoman Barnes

Councilwoman Barnes said there is nothing to report at this time.

Marketing and Public Relations Committee, Chaired by Councilman Braddock



**FLORENCE CITY COUNCIL
REGULAR MEETING – NOVEMBER 14, 2022**

Councilman Braddock reported the committee received a report on an annexation and marketing strategy at the last meeting. Current growth and trajectories indicate the city will get the goal of 50,000 residents. The committee also decided not to pursue the All-America City designation at this time as their theme for this year was not a good fit for the city. Councilman Braddock said the November committee meeting will be deferred until new Councilmembers are on board.

Finance, Audit and Budget Committee, Chaired by Councilman McCall

Councilman McCall said the committee reviewed the monthly financial report and had discussion regarding the opioid settlement. They also reviewed the Accommodations Tax Committee's recommendations that Council voted on earlier in this meeting.

EXECUTIVE SESSION

Mayor Ervin said Council will be entering into Executive Session to receive legal advice regarding an annexation request, for a discussion of a proposed Economic Development Project and to receive legal advice related to an intergovernmental agreement, to receive an update on legal matters, and a personnel matter.

Without objection, Council entered into Executive Session at 2:20 p.m.

Council resumed open session at 3:23 p.m. and took action on the following items:

Bill No. 2022-35 – First Reading

An Ordinance to annex and zone RG-3 approximately 325 acres identified as Florence County Tax Map Numbers 00072-01-007, 00072-01-020, 00072-01-022, 00072-01-024, 00072-01-025, 00072-01-026, 00072-01-030; and Darlington County Tax Map Numbers 169-00-01-026, 169-00-01-027, and 169-00-01-029.

Pro tem Jebaily made a motion to pass Bill No. 2022-35 on first reading and Councilman Braddock seconded the motion.

Mr. Clint Moore, Assistant City Manager of Development, reported this annexation includes approximately 245 acres in Florence County and 57 acres in Darlington County. The proposed zoning of these parcels is RG-3 with approximately 6,000 square foot lots. Once developed, these properties will receive all city services, to include fire, police and sanitation; however, EMS service, tax collection and voter registration will be addressed later as the property develops.

Councilman McCall inquired on the proposed phases of development. Mr. Moore said this development will be approximately 800-900 homes built out over 14 phases.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2022-35 was passed on first reading.

Resolution No. 2022-35

A Resolution authorizing the execution of an Incentive Agreement with an economic development project; authorizing the execution of an Intergovernmental Agreement with Florence County regarding the acquisition of land pertaining to the economic development project; and other matters related thereto.



**FLORENCE CITY COUNCIL
REGULAR MEETING – NOVEMBER 14, 2022**

Councilwoman Moore made a motion to approve Resolution No. 2022-35 as discussed in Executive Session and Councilman Schofield seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Resolution No. 2022-35 was adopted.


COMMENTS

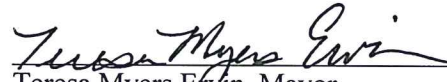
Councilmembers each expressed their gratitude towards Councilwoman Moore and Councilman Schofield for their service to the City of Florence.

ADJOURN

Without objection, the November 14, 2022 Regular meeting of City Council was adjourned at 3:38 p.m.

Dated this 12th day of December 2022.


~~Casey C. Moore, Municipal Clerk~~, Acting
Amanda P. Pope


~~Teresa Myers Eryn, Mayor~~

**CITY OF FLORENCE, SC
ACCOMMODATIONS TAX REQUESTS, RECOMMENDATIONS AND APPROPRIATIONS REPORT
FISCAL YEAR 2022-23**

ORGANIZATION	Appropriated 2021-22	Requested 2022-23	Committee Recommended ¹	Appropriated 2022-23
A. 30% Funds for Tourism Promotion				
1. Florence Convention & Visitors Bureau	<u>\$273,000</u>	<u>\$300,000</u>	<u>\$300,000</u>	
B. 65% Funds				
1. Florence Regional Arts Alliance & Pee Dee Arts	\$11,300	\$18,000	\$16,600	
2. The Masterworks Choir, Inc.	\$3,600	\$0	\$0	
3. Florence Little Theatre	\$12,100	\$0	\$0	
4. Florence Symphony Orchestra	\$4,100	\$10,000	\$8,400	
5. Arts International Festival	\$10,900	\$0	\$0	
6. Sankofa Festival	\$4,000	\$10,000	\$7,400	
7. SC Dance Theatre	\$5,400	\$0	\$0	
8. Lucky Shamrock Festival	\$600	\$0	\$0	
9. Kickin' Chicken Wing and Chili Cookoff	\$1,900	\$5,000	\$4,300	
10. Florence Museum	\$27,800	\$45,000	\$42,200	
11. Carolina Classic Basketball Tournament	\$7,200	\$15,400	\$13,500	
12. Freedom Florence, FTC, Soccer Complex & Gym	\$58,500	\$65,000	\$62,200	
13. Florence Convention & Visitors Bureau	\$191,500	\$250,000	\$242,000	
14. Florence Tennis Association	\$16,200	\$20,000	\$19,200	
15. South Carolina Pecan Festival	\$21,800	\$30,000	\$27,000	
16. Florence Center	\$117,600	\$150,000	\$148,700	
17. Florence International Basketball Tournament	\$12,000	\$30,000	\$24,400	
18. Car Haulers Parade	\$7,100	\$10,000	\$8,600	
19. Florence Area Sports Council	\$19,500	\$25,000	\$23,600	
20. Pee Dee Tourism Commission	\$16,900	\$20,000	\$19,200	
21. SC Senior Sports Classic	\$3,400	\$4,000	\$4,100	
22. Hwy 52 Frontage Road Beautification	\$14,000	\$60,000	\$43,600	

**CITY OF FLORENCE, SC
ACCOMMODATIONS TAX REQUESTS, RECOMMENDATIONS AND APPROPRIATIONS REPORT
FISCAL YEAR 2022-23**

ORGANIZATION	Appropriated 2021-22	Requested 2022-23	Committee Recommended ¹	Appropriated 2022-23
23. Wilson High Alumni Assn Homecoming Event	\$51,100	\$120,000	\$66,600	
24. Eastern South Carolina Mustang Club	\$3,500	\$5,000	\$4,800	
25. Florence County Parks & Recreation	\$0	\$15,000	\$13,600	
Total - 65% Funds	<u>\$622,000</u>	<u>\$907,400</u>	<u>\$800,000</u>	<u>\$0</u>

Note 1: Including carryover funds from FY 2021-22, it is anticipated that the amount available for distribution to the requesting agencies of "65% funds" will be approximately \$800,000. The "30% funds" for tourism promotion is estimated to be approximately \$300,000.00.

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