



**REGULAR MEETING OF FLORENCE CITY COUNCIL  
MONDAY, DECEMBER 12, 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 LaShonda NeSmith-Jackson and Councilman J. Lawrence Smith, II

**ALSO PRESENT**

Mr. Randall S. Osterman, City Manager; Mr. Scotty Davis, Deputy City Manager; Mr. James W. Peterson, Jr., City Attorney; 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 Ms. Keianna Benson and Curtis Graham of WBTW News Channel 13 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 December 12, 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**

Councilman Jebaily made a motion to adopt the minutes of the November 14, 2022 regular meeting, the November 21, 2022 Investiture Ceremony and the November 28, 2022 Special Meeting and Councilwoman NeSmith-Jackson seconded the motion. The minutes were unanimously adopted.

**PUBLIC HEARING**



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A Public Hearing was held to receive input on the amendment of the FY 2022-23 City of Florence budget. Mayor Ervin opened the public hearing at 1:02p.m. and being no comments, she closed the public hearing at 1:02pm.

**ELECTION OF MAYOR PRO TEMPORE**

Councilman Braddock made a motion to reappoint Councilman Jebaily as Mayor Pro Tempore and Councilwoman NeSmith-Jackson seconded the motion. Councilman Jebaily was reelected as Mayor Pro Tempore by unanimous vote.

**APPEARANCES BEFORE COUNCIL**

**Ms. Connie Anderson, Director – Florence Regional Airport**

Ms. Connie Anderson appeared before Council to provide an update on current plans and activities at the airport. Ms. Anderson said the only airline that currently serves the Florence Regional Airport is American Airlines and they have two incoming flights as well as two outgoing flights a day. Two jets service the airport, one being a fifty-five-passenger jet and the other being CRJ-700, which offers passengers first class service. Florence is currently only capturing 26.2% of the region’s travel market, with 73.8% of travelers in the region going to other airports. Ms. Anderson then summarized the impact COVID played on the airport, how they were able to survive and recover. The airport has hired a consultant to help pursue new air services and they have also hired a company to build a new website and create a marketing plan. The airport is seeing new development with the addition of two new corporate hangars and eight new T-hangars. New parking machines have been installed which have eliminated the need for a gate. Additionally, new signage will be installed.

Several Council members spoke of their support for the airport and encouraged residents to utilize the Florence airport for their travels.

Councilman Braddock asked how likely it is for Florence to become a hub for air package planes with direct fulfillment coming out of Florence. Ms. Anderson spoke of an agreement they’ve just signed with an electric company that will have electrically charged planes and the charging station will be completed in the next couple years, so there is something on the horizon. Councilman Braddock also asked if there is potential for the airport to see a second airline serving Florence. Ms. Anderson said this is part of the reason they’ve hired a consulting firm, but the airport needs more traffic in order to be appealing to other airlines.

**ORDINANCES IN POSITION**

**Bill No. 2022-35 – Second 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.**

Councilman Braddock made a motion to adopt Bill No. 2022-35 on second reading and Councilwoman Barnes seconded the motion.

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





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**Bill No. 2022-36 – Second Reading**

**An Ordinance to amend the City of Florence budget for Fiscal Year 2022-23.**

Pro tem Jebaily made a motion to adopt Bill No. 2022-36 on second reading and Councilwoman Barnes seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2022-36 was adopted.

**INTRODUCTION OF ORDINANCES**

**Bill No. 2022-01 – First Reading**

**An Ordinance adopting a redistricting plan for three single member districts of the City of Florence, South Carolina in accordance with the Federal Decennial Census of 2020.**

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

**Bill No. 2022-37 – First Reading**

**An Ordinance to amend the Design Guidelines for Downtown Florence, South Carolina and the Unified Development Ordinance.**

Pro tem Jebaily made a motion to pass Bill No. 2022-37 on first reading and Councilman McCall seconded the motion.

Mr. Clint Moore, Assistant City Manager of Development, said this request is being made by the Design Review Board along with City Staff to address the fee structure, approval thresholds, and security requirements for activity in the City's overlay districts. The amendments will allow for the threshold in which staff can issue administrative permits to increase from \$5,000 to \$15,000 to account for current construction costs; clarify permissible security measures, such as roll down bars, within the Design Guidelines; and adjust the application fee in order to encourage property owners to obtain necessary permits before work is done in the overlay districts.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2022-37 was passed on first reading.

**Bill No. 2022-38 – First Reading**

**An Ordinance to annex and zone Commercial General three parcels located at 401, 409, and 411 Pamplico Highway, identified as Florence County Tax Map Parcels 90109-01-002, 90109-01-003, and a portion of 90108-05-001.**

Councilman Smith made a motion to pass Bill No. 2022-38 on first reading and Councilman McCall seconded the motion.

Mr. Moore reported the request is being made in order to combine the parcels for commercial development. Water and sewer services are currently available.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2022-38 was passed on first reading.

**Bill No. 2022-39 – First Reading**

**An Ordinance to annex and zone General Residential, RG-2, the former Palms Golf Course identified as a portion of Florence County Tax Map Parcel 00751-01-049.**



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Councilman Braddock made a motion to pass Bill No. 2022-39 on first reading and Councilwoman NeSmith-Jackson seconded the motion.

Mr. Moore reported the lake portion of this property was annexed in 2021 and this request is to annex the remaining portion of the Palms Golf Course for residential development, which will consist of approximately 175 residential units with 8,000-10,000 square foot lots.

Planning Commission held a public hearing on this matter and voted unanimously to recommend the zoning designation of RG-2, pending annexation.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2022-39 passed on first reading.

**Bill No. 2022-40 – First Reading**

**An Ordinance to declare a portion of Florence County Tax Map Parcel 90078-01-006, specifically a thirty foot by three hundred- and thirty-nine-foot portion along the southern property line, as surplus and authorize the transfer of land to Joseph and Molly Roberts for the purposes of combining with Florence County Tax Map Parcel 90078-01-005.**

Councilwoman NeSmith-Jackson made a motion to pass Bill No. 2022-40 on first reading and Councilwoman Barnes seconded the motion.

Mr. Moore reported this matter was brought to staff's attention by the adjacent property owners due to the location of improvements having been made, prior to their ownership, that serves their residence but is located on City owned property. Such improvements include the driveway, retaining wall, and other landscaping. There is a City sewer line located on this parcel; however, conveyance of the portion of property has no impact on the maintenance and operation. Upon approval of this ordinance, an appraisal will be conducted to determine compensation.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2022-40 passed on first reading.

**INTRODUCTION OF RESOLUTIONS**

**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.**

Pro tem Jebaily made a motion to adopt Resolution No. 2022-34 and Councilwoman NeSmith-Jackson seconded the motion.

Mr. Kevin Yokim, Assistant City Manager of Finance/Administration, reported in 1997 Council approved an Ordinance to establish an E-911 fee for residential landlines. The purpose of the fee is to fund a portion of the county-wide 911 addressing system. The proposed Resolution will authorize the appropriation and continued use of the current E-911 fee as established by Ordinance in 1997 over the next seven years to fund the City's annual software fees for the addressing system and to offset a portion of the personnel costs for GIS and Addressing positions.

Council voted unanimously (7-0) in favor of the motion. Resolution No. 2022-34 was adopted.





**Resolution No. 2022-36**

**A Resolution and Conditional Grant and Development Agreement to provide an incentive for the development of new housing within east Florence as part of the ongoing Neighborhood Redevelopment Project.**

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.

**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.

**Housing Authority**

Councilwoman NeSmith-Jackson made a motion to appoint Thomas Porter. Without objection, Thomas Porter was appointed to the Housing authority for a term to begin immediately and expire on June 30, 2024.

**Report from Mayor Teresa Myers Ervin**

Mayor Ervin said the City has had a good year and she is looking forward to entering the new year with partnerships and working with various Foundations and the County. Activity continues downtown with work being conducted on the Nofal building and activity with the old pharmacy. The Urban Square project is moving forward with demolitions along McQueen Street. Residents will hopefully be able to see some activity from the developer and construction of the parking deck in the new year. The City's community development and revitalization projects are going well with one home on Pine Street already being sold and the other under contract. The City is an award winning city, with awards from Main Street SC and the Joseph P. Riley award for Economic Development. Mayor Ervin stated the City is ending the year on a good note and acknowledged the recent announcement of the Envision project and the many entities that came together to help the project come to fruition.

**COMMITTEE REPORTS**

**Business Development Committee, Chaired by Pro tem Jebaily**

Pro tem Jebaily said the Committee discussed ongoing projects such as Urban Square and the site of the old motel. The Committee also received an update on the expenditure of the American Rescue Plan Act funds. The Committee decided to wait for appointment recommendations to the East Florence Ad Hoc



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Committee until Councilman Smith was on board; these recommendations will be presented at an upcoming meeting.

**Community Development Committee, Chaired by Councilwoman Barnes**

Councilwoman Barnes said reported the house on Howard Street has been sold as part of the Neighborhood Revitalization Plan. The Committee also received an update on the home demolitions. Having the necessary paperwork in order has slowed the process for some demolitions. Councilwoman Barnes clarified that the City is not taking these properties from the owners; the purpose for these demolitions is to help owners beautify their properties. The Committee will be on the upcoming Community Development Corporation's agenda to discuss a potential partnership. Councilwoman Barnes said the various stormwater projects were discussed and she asked Mr. Randy Osterman, City Manager, to provide updates regarding the stormwater projects.

Mr. Osterman said Council approved a \$0.50 increase in the stormwater fee collected during the budget process to go towards a list of projects along with a stormwater master plan. The City has moved forward with some projects, others are still in the engineering phase or seeking easements from property owners.

Pro tem Jebaily asked for clarification on the bond amount for these projects, as well as any grants. Mr. Osterman said an approximate \$7 million bond was issued, as well as approximately \$7 million matched in grant funding for a total of approximate \$14 million. The City is continuing to seek and apply for other stormwater grant funding as well. Pro tem Jebaily spoke of the maintenance of the stormwater system and the items that have been found in drains. He took the opportunity to remind citizens to all do our part to keep stormwater drains free and clear of litter, bricks, toys, et cetera that can enter the system.

Councilwoman NeSmith-Jackson asked when these projects started and how long they will last. Mr. Osterman replied activity began last week and how long they will last will depend upon on how the storm drains are treated or if additional problems arise, but the upgrades are intended to last over the next twenty years. Councilwoman NeSmith-Jackson asked if the \$14 million will cover engineering costs and the projects. Mr. Osterman said the money is to be used with in accordance with the list of projects that were presented when the stormwater fee was increased.

**Marketing and Public Relations Committee, Chaired by Councilman Braddock**

Councilman Braddock said they did not have a meeting but he'd like to make an announcement to congratulate the South Florence Bruins for winning the football State Championship. Mayor Ervin also said the team will be included in the upcoming Christmas Parade to celebrate their championship. The champions will also be recognized by the City during their January meeting.

**Finance, Audit and Budget Committee, Chaired by Councilman McCall**

Councilman McCall said there is no report today.

**REAPPOINTMENT OF CHAIR AND MEMBERS OF COUNCIL COMMITTEES**

**Business Development Committee**

Mayor Ervin opened the floor for chair nominations. Councilman Smith made a motion to reestablish the Business Development Committee and appoint Pro tem Jebaily as chair and Councilwoman NeSmith-





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Jackson seconded the motion. Council voted unanimously (7-0) to appoint Pro tem Jebaily as Chair of the Business Development Committee.

Pro tem Jebaily appointed Councilwoman Barnes and Councilman Braddock to the Business Development Committee.

**Community Development Committee**

Mayor Ervin opened the floor for chair nominations. Pro tem Jebaily made a motion to reestablish the Community Development Committee and appoint Councilwoman Barnes as chair and, following appointment, Council immediately receive recommendations from the chair to appoint the other two members and Councilwoman NeSmith-Jackson seconded the motion. Council voted unanimously (7-0) to appoint Councilwoman Barnes as Chair of the Community Development Committee.

Councilwoman Barnes reappointed Councilman McCall and appointed Councilwoman NeSmith-Jackson to the Community Development Committee.

**Marketing and Public Relations Committee**

Mayor Ervin opened the floor for chair nominations. Councilwoman Barnes made a motion to reestablish the Marketing and Public Relations Committee and appoint Councilwoman NeSmith-Jackson as chair and, following appointment, Council immediately receive recommendations from the chair to appoint the other two members and Councilman Braddock seconded the motion. Council voted unanimously (7-0) to appoint Councilwoman NeSmith-Jackson as Chair of the Marketing and Public Relations Committee.

Councilwoman NeSmith-Jackson appointed Councilman Smith and Pro tem Jebaily to the Marketing and Public Relations Committee.

**Finance, Audit and Budget Committee**

Mayor Ervin opened the floor for chair nominations. Councilwoman NeSmith-Jackson made a motion to reestablish the Finance, Audit and Budget Committee and appoint Councilman McCall as chair and, following appointment, Council immediately receive recommendations from the chair to appoint the other two members and Councilman Braddock seconded the motion. Council voted unanimously (7-0) to appoint Councilman McCall as Chair of the Finance, Audit and Budget Committee.

Councilman McCall appointed Councilman Smith and Councilman Braddock to the Finance, Audit and Budget Committee.

**MAYORAL APPOINTMENT TO CITY-COUNTY CONFERENCE COMMITTEE**

Appointed to the City-County Conference Committee were Mayor Ervin, Councilman Smith, and Councilman Braddock.

**APPOINTMENTS TO EAST FLORENCE GATEWAY STUDY COMMITTEE**

Councilman Smith made a motion to defer consideration of these appointments and Pro tem Jebaily seconded the motion.



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Council voted unanimously (7-0) in favor of the motion. Appointments to the East Florence Gateway Study Committee were deferred

**EXECUTIVE SESSION**

Mayor Ervin said Council will be entering into Executive Session for negotiations incident to proposed contractual matters, to receive an input on legal matters and for a personnel matter.

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

Council resumed open session at 3:05 p.m. and took action on the following items:

**Bill No. 2022-01 – First Reading**

**An Ordinance adopting a redistricting plan for three single member districts of the City of Florence, South Carolina in accordance with the Federal Decennial Census of 2020.**

Councilwoman NeSmith-Jackson made a motion to table Bill No. 2022-01 until May in order for staff to set up workshops for Council and Councilwoman Barnes seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2022-01 was tabled until May.

**Resolution No. 2022-36**

**A Resolution and Conditional Grant and Development Agreement to provide an incentive for the development of new housing within east Florence as part of the ongoing Neighborhood Redevelopment Project.**

Councilman McCall made a motion to adopt Resolution No. 2022-36 and Pro tem Jebaily seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Resolution No. 2022-36 was adopted.

**COMMENTS BY NEWLY ELECTED COUNCILMEMBERS**

Councilwoman NeSmith-Jackson thanked the voters of District One for entrusting her with their vote and allowing her to represent the district.


Councilman Smith thanked the voters of District Two for allowing him to represent Florence and the district.

**ADJOURN**

Without objection, the December 12, 2022 Regular meeting of City Council was adjourned at 3:10 p.m.

Dated this 9<sup>th</sup> day of January 2023.

  
Casey C. Moore, Municipal Clerk

  
Teresa Myers Ervin, Mayor