



**REGULAR MEETING OF FLORENCE CITY COUNCIL
MONDAY, JANUARY 9, 2023 – 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; 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 was 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 December 12, 2022 regular meeting and Councilman Smith seconded the motion. The minutes were unanimously adopted.



ORDINANCES IN POSITION

Bill No. 2022-37 – Second 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 adopt Bill No. 2022-37 on second reading and Councilwoman NeSmith-Jackson seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2022-37 was adopted.

Bill No. 2022-38 – Second 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.

Mayor Ervin said the applicants have requested that this item be deferred. Without objection, this item was deferred.

Bill No. 2022-39 – Second 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.

Pro tem Jebaily made a motion to adopt Bill No. 2022-39 on second reading and Councilwoman NeSmith-Jackson seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2022-39 was adopted.

Bill No. 2022-40 – Second 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.

Councilman Braddock made a motion to adopt Bill No. 2022-40 on second reading and Councilwoman NeSmith-Jackson seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2022-40 was adopted.

INTRODUCTION OF ORDINANCES

Bill No. 2023-01 – First Reading

An Ordinance to annex and zone NC-6.1 the parcel at 925 West Sumter Street, Florence County Tax Map Parcel 90060-07-002.

Councilwoman NeSmith-Jackson made a motion to pass Bill No. 2023-01 on first reading and Councilwoman Barnes seconded the motion.

Mr. Clint Moore, Assistant City Manager of Development, reported water and sewer services are currently available.



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Planning Commission held a public hearing on this matter and recommended the zoning designation of NC-6.1, pending annexation.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2023-01 was passed on first reading.

Bill No. 2023-02 – First Reading

An Ordinance to annex and zone DS the lot at 825 South Church Street, Florence County Tax Map Parcel 90105-01-007.

Councilman Smith made a motion to pass Bill No. 2023-02 on first reading and Councilwoman NeSmith-Jackson seconded the motion.

Mr. Moore reported the city recently purchased this property and is requesting the zoning designation of Destination and Select Use. City water service is currently available, but sewer service is not available.

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

Council voted unanimously (7-0) in favor of the motion. Bill No. 2023-02 was passed on first reading.

Bill No. 2023-03 – First Reading

An Ordinance to annex and zone OSR the lot at 833 South Church Street, Florence County Tax Map Parcel 90105-01-018.

Councilwoman NeSmith-Jackson made a motion to pass Bill No. 2023-03 on first reading and Pro tem Jebaily seconded the motion.

Mr. Moore reported the city recently purchased this property and is requesting the zoning designation of Open Space and Recreation. City water service is currently available, but sewer service is not available.

In partnership with the Drs Bruce and Lee Foundation, this property will be utilized by the City to extend the landscape gateway into Florence.

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

Pro tem Jebaily thanked staff for recognizing the opportunity to enhance and beautify this corridor.

Mayor Ervin thanked the Foundation for their partnership with the city.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2023-03 was passed on first reading.

Bill No. 2023-04 – First Reading

An Ordinance to abandon a sewer line and easement located on South Cashua Drive, Florence County Tax Map Parcel 00100-01-159.

Councilman Smith made a motion to pass Bill No. 2023-04 on first reading and Councilwoman Barnes seconded the motion.



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Mr. Moore reported this property is in front of Delmae Elementary along Cashua Drive. The property owner has made this request in order to make the property more marketable. The sewer line provides service to this parcel only and is not currently serving any active customers. The developer will remove the line and take it back to the property line so they will continue to have access to sewer. This will also allow for more flexibility in the development of the property. The associated easement will also be abandoned by the City since it is no longer needed for repairs and maintenance by the City.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2023-04 was passed on first reading.

Bill No. 2023-05 – First Reading

An Ordinance to abandon the City of Florence interest in right-of-way located on Power Street on the north side of Florence County Tax Map Parcel 00147-01-072.

Councilman McCall made a motion to pass Bill No. 2023-05 on first reading and Councilwoman NeSmith-Jackson seconded the motion.

Mr. Moore reported this request is in partnership with the School District. This is the location of the proposed construction of the new North Vista Elementary School. The school will utilize Power Street as an access point for kindergarten student drop-off, necessitating road upgrades to this existing portion of right-of-way. Currently, maintenance of Power Street is the responsibility of the City of Florence. Upon abandonment, FSD1 will obtain ownership and be responsible for future maintenance of this portion. The remainder of the rights-of-way and streets connected would continue to belong to the City.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2023-05 was passed on first reading.

INTRODUCTION OF RESOLUTIONS

Resolution No. 2023-01

A Resolution to congratulate the South Florence Bruins for winning the 2022 South Carolina Football State Championship.

Councilwoman NeSmith-Jackson made a motion to adopt Resolution No. 2023-01 and Councilman McCall seconded the motion.

Mr. Scotty Davis, Deputy City Manager, read the Resolution and Mayor Ervin presented it to the Bruins football team, coaches and Florence School District One Superintendent, Dr. Richard O'Malley.

Several Council members spoke and congratulated the Bruins on this accomplishment.

Council voted unanimously (7-0) in favor of the motion. Resolution No. 2023-01 was adopted.

Resolution No. 2023-02

A Resolution to proclaim January 29 – February 4, 2023 as Catholic Schools Week in the City of Florence.

Councilwoman NeSmith-Jackson made a motion to adopt Resolution No. 2023-02 and Councilman McCall seconded the motion.

Pro tem Jebaily read the Resolution and presented it to students, teachers and principal of Saint Anthony Catholic School.



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Students made comments on behalf of the school and thanked Council for honoring them with the Resolution.

Council voted unanimously in favor of the motion. Resolution No. 2023-02 was adopted.

Resolution No. 2023-03

A Resolution and Conditional Grant and Development Agreement to provide an incentive for the development of new housing within north 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. Davis 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.

Board of Zoning Appeals

Being no applicants, Councilman Smith deferred his nomination for the Board.

Design Review Board

Being no applicants, Councilman Braddock deferred his nomination for the Board.

Being no applicants, Pro tem Jebaily deferred his nomination for the Board.

Report from Mayor Teresa Myers Ervin

Mayor Ervin began by thanking City staff for their response to the water pressure situation that occurred on Christmas day and days following. Mayor Ervin said there will be a debriefing on how the situation was handled and if the city can do better in the future.

Mayor Ervin then provided an update on current projects and happenings in the City. Florence County Progress is moving forward to accommodate Envision and their needs as they prepare to break ground in Florence in May. Progress continues with Urban Square as well as the Jesse Wiles town home project on Pine Street. Additionally, the Florence Downtown Development Corporation received a small-town community grant from T-Mobile.



COMMITTEE REPORTS

Business Development Committee, Chaired by Pro tem Jebaily

Pro tem Jebaily said the Committee discussed the Envision project and its impact on the City and Pee Dee Region. From that discussion arose a conversation on the future needs of the Surface Water Treatment Plant to meet the needs of the facility. Pro tem Jebaily said the City was considering upgrading the plant to add 5 million gallons per day capacity; however, increased demands will require a 10 million gallon per day rehabilitation to the existing facility. The need for improvements and an increase in capacity to the wastewater system was also discussed. The improvements will increase capacity at the Wastewater Treatment Plant from 22 million gallons per day to 30 million gallons per day. The increases in capacity at both of these facilities is representative of the growth Florence is experiencing. The Committee also discussed the Jeffries Creek Sanitary Sewer Interceptor that runs through Jefferies Creek and the construction of a new interceptor within the public right-of-way of Second Loop Road and South Irby Street. Pro tem Jebaily also spoke of other projects to include the third penny repaving projects, the construction on town homes on NB Baroody Street, Urban Square and the construction of the parking deck and the old theater project on South Dargan Street. Also discussed at the Committee meeting was the downtown workforce and a walking trail they can utilize while on their lunch breaks, et cetera. Pro tem Jebaily invited Mr. Moore to the podium to speak on the “Downtown Loop.” Mr. Moore said a downtown loop has been developed and, with the help from a grant, they have been able to purchase sidewalk medallions to mark distances as well as signage to give direction. This project will begin moving forward this year.

Pro tem Jebaily also asked Mr. Moore to speak on the new interactive feature on the website. Mr. Moore said the Capital Improvements page has been added to the city’s website. From this page, users will be able to navigate through the Stormwater Master Plan, Stormwater Infrastructure Improvements and Third Penny Sales Tax Project pages. The page will be updated as other projects arise. Citizens are able to engage through the interactive portal to receive updates on the various projects and report stormwater/flooding concerns.

Pro tem Jebaily said appointments to the East Florence Gateway Study Committee were also discussed and these proposals are coming up on the agenda.

Community Development Committee, Chaired by Councilwoman Barnes

Councilwoman Barnes said she does not have anything to report today but she has received concerns from some residents. She said some people do not have social media accounts and asked Mr. Randy Osterman, City Manager, how we can be sure everyone is receiving important information from the City. Mr. Osterman said this was a problem during the recent water issue. He replied he doesn’t have a complete answer at this moment, but staff is currently working on a solution. Mayor Ervin said issuing press releases earlier and issuing them in conjunction with social media posts would be helpful.

Marketing and Public Relations Committee, Chaired by Councilwoman NeSmith-Jackson

Councilwoman NeSmith-Jackson said getting information to the public was also discussed at this Committee meeting. She said the City should be proactive in getting important information out to residents and visitors of Florence. She spoke of a City app or other platform to aid in mass communications to notify people of information such as boil water advisories. Staff is researching some possibilities for the City and Councilwoman NeSmith-Jackson asked Mrs. Amanda Pope, Director of Marketing/Communications and Municipal Services, to provide an update. Mrs. Pope said staff is



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researching some mechanisms to enhance communications with the public. There are several companies that offer technologies such as web chat, text chat/alerts and push notifications.

Finance, Audit and Budget Committee, Chaired by Councilman McCall

Councilman McCall said the committee received a report from the City's external auditor at their last meeting, with a full report to be presented to City Council at their February meeting. The Committee also discussed the opioid settlement and how much the City is set to receive and staff is working on the application process. An investment policy was also presented by staff at the meeting. The Committee will have a recommendation ready for Council at their next meeting.

APPOINTMENT TO EAST FLORENCE GATEWAY STUDY COMMITTEE

Councilman Braddock made a motion to establish the East Palmetto Corridor Ad Hoc Committee with the following members: City Councilman George Jebaily, Chairman; City Councilman Lawrence Smith, Vice-Chair; State Representative Terry Alexander; County Councilman Waymon Mumford; County Councilman William Schofield; Kermit Moore, Ex. Officio as President of the East Florence Community Association; Holly Beaumier, Executive Director of Florence Convention and Visitors Bureau; Josiellia Williams, Commissioner, City of Florence Parks and Beautification Commission; and Mindy Taylor Chairman, City of Florence Resilience and Sustainability Advisory Committee and Councilwoman Barnes seconded the motion.

Mayor Ervin said members were already appointed to this Committee at the November meeting and asked if this motion is to redo the committee makeup. Appointments to the Committee were to be made in December; however, this was deferred by Council at this time. Councilman Braddock said he understood from the November meeting that the Committee would need to be reestablished due to the makeup of Council changing. Mr. Jim Peterson, City Attorney, approached the podium to clarify. He said the vote in November established the Committee and did not clarify the makeup other than the two co-chairs. At that time the co-chairs were Pro tem Jebaily and Mr. Kermit Moore.

Councilman Smith made a motion to discuss this in Executive Session in order to receive legal advice and Councilman McCall seconded the motion. Council voted unanimously (7-0) in favor of the motion. This item will be discussed in Executive Session.

MAYORAL APPOINTMENT TO FLATS COMMITTEE

Mayor Ervin appointed Councilwoman NeSmith-Jackson to the FLATS Committee.

EXECUTIVE SESSION

Mayor Ervin said Council will be entering into Executive Session for negotiations incident to proposed contractual matters, to receive an update on legal matters, for a personnel matter and for legal advice related to appointments to the East Florence Gateway Study Committee.

Without objection, Council entered into Executive Session at 2:10 p.m.

Council resumed open session at 3:10 p.m. and took action on the following items:



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Resolution No. 2023-03

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

Pro tem Jebaily made a motion to adopt Resolution No. 2023-03 and Councilman McCall seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Resolution No. 2023-03 was adopted.

APPOINTMENT TO JUDICIAL REVIEW COMMITTEE

Mayor Ervin said a personnel matter was discussed in Executive Session. She then appointed Councilman McCall as Chair, Councilman Braddock and Councilwoman NeSmith-Jackson to the Judicial Review Committee. The Committee will be looking at information regarding the hiring of a City Attorney either by contract or salaried employee. Mayor Ervin asked staff move forward with advertisement and the request for proposals for this position.

APPOINTMENT TO EAST FLORENCE GATEWAY STUDY COMMITTEE

The current motion on the floor, made by Councilman Braddock and seconded by Councilwoman Barnes, is to establish the East Palmetto Corridor Ad Hoc Committee with the following members: City Councilman George Jebaily, Chairman; City Councilman Lawrence Smith, Vice-Chair; State Representative Terry Alexander; County Councilman Waymon Mumford; Council Councilman William Schofield; Kermit Moore, Ex. Officio as President of the East Florence Community Association; Holly Beaumier, Executive Director of Florence Convention and Visitors Bureau; Josiellia Williams, Commissioner of the City of Florence Parks and Beautification Commission; and Mindy Taylor, Chairman of the City of Florence Resilience and Sustainability Advisory Committee.

Council voted unanimously (7-0) in favor of the motion.


ADJOURN

Without objection, the January 9, 2023 Regular meeting of City Council was adjourned at 3:12 p.m.

Dated this 13th day of February 2023.



Casey C. Moore, Municipal Clerk



Teresa Myers Ervin, Mayor