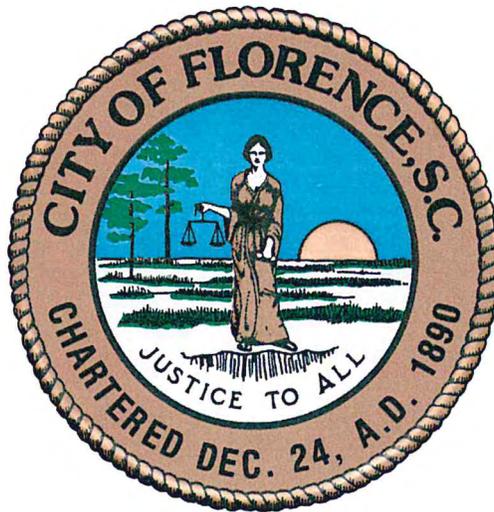


REGULAR MEETING
OF
FLORENCE CITY COUNCIL



COUNCIL CHAMBERS
324 W. EVANS STREET
FLORENCE, SOUTH CAROLINA

MONDAY
JANUARY 11, 2016
1:00 P.M.

REGULAR MEETING OF FLORENCE CITY COUNCIL

MONDAY, JANUARY 11, 2016 – 1:00 P.M.

CITY CENTER – COUNCIL CHAMBERS

324 W. EVANS STREET

FLORENCE, SOUTH CAROLINA

AGENDA

I. CALL TO ORDER

II. INVOCATION

III. APPROVAL OF MINUTES

December 14, 2015 – Regular Meeting

IV. HONORS AND RECOGNITIONS

RETIREMENT RECOGNITION

Jeffery Worthington – 25 years – January 29, 1990 – November 13, 2015

SERVICE RECOGNITIONS

Sandy Graham – 20 years – Public Works/Sanitation

Retha Brown – 10 years – General Services/Community Service

Robert Jordan – 10 years - Police

Alex Ussery – 10 years – Police

William Sessions – 10 years – Utilities/Waste Water Operations

V. APPEARANCES BEFORE COUNCIL

- a. *Mr. DeCar Brown, Boys and Girls Club – Will give an update of activities at the Boys and Girls Club.*
- b. *Mrs. Modestine Brody, Director of Resurrection Outreach Ministries – To give an update on their Homeless Program and the services they provide.*
- c. *Mr. Nathan Bryant, North Florence Neighborhood – Will speak about concerns of the North Florence community.*

VI. ORDINANCES IN POSITION

- a. **Bill No. 2015-38 – Second Reading**
An Ordinance to amend the budget for the City of Florence, South Carolina, for the fiscal year beginning July 1, 2015, and ending June 30, 2016.
- b. **Bill No. 2015-39 – Second Reading**
An Ordinance to amend the Planned Development District Ordinance for the Advanced Dental, Tax Map Number 90011-04-003 to expand and define the development plan.
- c. **Bill No. 2015-40 – Second Reading**
An Ordinance to annex and zone property located at 2494 Parsons Gate, said property being specifically designated in the Florence County Tax Records as Tax Map Parcel 01221-01-280.

VII. INTRODUCTION OF ORDINANCES

- a. **Bill No. 2016-01 - First Reading**
An ordinance authorizing the conveyance of the real estate making up a portion of the parcel designated as Tax Parcel 90073-15-001 in the records of the Florence County Tax Assessor to Stokes Properties V, LLC in exchange for the transfer to the City of a portion of the parcel designated as Tax Parcel 90073-15-018 in the records of the Florence County Tax Assessor in order to facilitate the construction of the new Stokes Eye Clinic and the related public parking in the downtown area as previously approved by Resolution 2015-12.
- b. **Bill No. 2016-02 – First Reading**
An Ordinance to provide for the issuance and sale of a not to exceed \$7,000,000 General Obligation Bond of 2016 of the City of Florence, South Carolina, to prescribe the purposes for which the proceeds shall be expended, to provide for the payment thereof, and other matters relating thereto.

VIII. REPORT TO COUNCIL

- a. **Appointments to Boards and Commissions**

IX. EXECUTIVE SESSION

- a. **Contractual/Legal Matter**

X. ADJOURN

**REGULAR MEETING OF FLORENCE CITY COUNCIL
MONDAY, DECEMBER 14, 2015 – 1:00 P.M.
CITY CENTER COUNCIL CHAMBERS
324 W. EVANS STREET
FLORENCE, SOUTH CAROLINA**

PRESENT: Mayor Wukela called the meeting to order at 1:00 p.m. with the following members present: Mayor Pro tem Buddy Brand; Councilman Robby Hill; Councilwoman Teresa Myers Ervin; Councilman Ed Robinson; and Councilman George Jebaily.

MEMBER ABSENT: Councilwoman Octavia Williams-Blake.

ALSO PRESENT: Drew Griffin, City Manager; Dianne M. Rowan, Municipal Clerk; James W. Peterson, Jr., City Attorney; Phillip Lookadoo, Director of Planning, Research and Development; Scotty Davis, Director of Community Services; Thomas Chandler, Director of Finance; Ray Reich, Downtown Development Manager; Chuck Pope, Director of Public Works; Michael Hemingway, Director of Utilities; Chief Allen Heidler, Florence Police Department; and Chief Randy Osterman, Florence Fire Department.

Notices of this regularly scheduled meeting were sent to the media and individuals requesting a copy of the agenda, informing them of the date, time and location of the meeting.

MEDIA PRESENT: Josh Lloyd of the Morning News was present for the meeting.

INVOCATION

Councilwoman Teresa Myers Ervin gave the invocation for the meeting. The Pledge of Allegiance to the American Flag followed.

APPROVAL OF MINUTES

Mayor Pro tem Brand made a motion to adopt the minutes of the October 19, 2015 Regular Meeting and the minutes of the November 9, 2015 Regular Meeting. Councilman Hill seconded the motion, which carried unanimously.

HONORS AND RECOGNITIONS

Service Recognitions

Mayor Wukela presented Gregory Allen a Certificate of Recognition for completing 25 years of service with the City of Florence.

Chuck Pope received a Certificate of Recognition from Mayor Wukela for completing 25 years of service with the City of Florence.

Travis Franks was presented a Certificate of Recognition by Mayor Wukela for completing 15 years of service with the City of Florence.

Mayor Wukela presented Hazle Wilson a Certificate of Recognition for completing 10 years of service with the City.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
DECEMBER 14, 2015 – PAGE 2**

Educational Recognition

On November 30, 2015, Justin Galloway passed his “C” Water Operator Certification Exam. Mayor Wukela presented Justin an Educational Recognition for this achievement.

APPEARANCES BEFORE COUNCIL

PRESENTATION OF THE CITY OF FLORENCE, SC COMPREHENSIVE ANNUAL FINANCIAL REPORT AND AUDITED FINANCIAL STATEMENTS BY THE INDEPENDENT CERTIFIED PUBLIC ACCOUNTING FIRM OF BURCH, OXNER, SEALE COMPANY, CPA’S, PA.

Mr. Tracy Huggins reported to Council that the General Fund budgeted revenues for the City of Florence for this year were \$27,280,400 and the actual revenues were \$27,702,931; a positive variance of \$422,531. The budgeted expenditures and net other financing sources were also \$27,280,400; leaving a net zero budget. Actual expenditures and net other financing sources were \$26,339,344; leaving a positive variance of \$941,056, therefore excess of revenues and other financing sources over expenditures in the General Fund are \$1,363,587. 60% of the General Fund revenues came from property tax credits, business licenses and franchise fees. Unassigned Fund Balance at year end was \$10,109,014; which is an increase of \$1,027,505. This Fund Balance represents 32% of the General Fund expenditures and the Fund Balance increased by 12% from last year. Enterprise Funds: Operating Revenues in those funds were \$34,829,415. The operating and non-operating expenses were \$31,251,747. Capital contributions of \$366,838; Net Transfers out of \$3,173,699; leaving a net income of \$770,807. An unmodified auditor’s opinion was issued. This audit includes the acquisition of the Timmonsville Water and Sewer Utility System and does not reflect that it had a negative impact on the City of Florence.

MR. TIM WATERS – TO REPORT ON REDEVELOPMENT PROJECT OPPORTUNITIES WITHIN THE CITY’S NEIGHBORHOOD REDEVELOPMENT AREAS.

Mr. Waters spoke to Council about the development of a food hub. Mr. Waters stated there are areas in Florence where the residents only have access to food from a convenience store. These convenience stores typically do not offer fresh and plentiful items to feed families. Mr. Waters stated the community is working to offer these residents an opportunity to healthy food. Mr. Waters has been in contact with a group that would bring a culinary arts college to downtown Florence that would make it possible to get a Culinary Arts Degree online. Mr. Waters also spoke about the development of a downtown healthy food market that would give 35,000 recipients access to healthy food located within walking distance of their home. An additional concept to consider is SC DHEC approved commercial kitchen rental suites. This would give individuals an opportunity to cook and market their own products. Mr. Waters discussed the concept of a SNAP recipient healthy training center. This is a center where cooking stations are created that would allow SNAP recipients to come in and learn to prepare healthy foods for their family.

Mr. Waters requested that a committee of staff and/or City Council members help him develop this project, in particular the application package. He would also like space in the Innovation Center that would provide a place for the committee to meet.

Councilman Jebaily stated that the vision for a grocery store in downtown Florence that was discussed with Mr. Waters 20 years ago has not changed and that the need for it is as strong as ever. Councilman Jebaily added that the marketplace has changed in terms of downtown today versus what it was 20 years ago and it is time to see if this can happen. Councilman Jebaily thanked Mr. Waters’ efforts

**REGULAR MEETING OF FLORENCE CITY COUNCIL
DECEMBER 14, 2015 – PAGE 3**

and his group's efforts with this project. Councilman Jebaily asked the City Manager if he would be able to work Mr. Waters to see what could be done with this proposal.

Mr. Drew Griffin, City Manager stated that Mr. Waters is speaking to a lot of the concepts that city staff has spoken to related to developing a food corridor district, the food deserts and alternative sources of food. Mr. Griffin added that to work with Mr. Waters and other partners would be a workable solution. Mr. Griffin added what Mr. Waters has spoken about is compatible with everything that city staff has talked about as it relates to downtown development, neighborhoods, transportation network, connectivity and creating a vibrant and community health oriented mission for our City. There is a committee of staff that is currently working on either the exact or a similar mission and there should be no problem to work with Mr. Waters on this.

Councilwoman Ervin stated the City of Spartanburg has already implemented this concept and the groundwork has already been laid. In order for this to work, it will take a commitment from Mr. Waters' group and from the City.

Councilman Robinson stated he is supportive of this plan and offered to help in any way.

Mayor Wukela stated this is obviously something that the City is very interested in and looks forward to working with staff and moving forward.

PUBLIC HEARING

A PUBLIC HEARING WILL BE HELD TO RECEIVE PUBLIC INPUT ON DESIGNATING PORTIONS OF DOWNTOWN AS A STATE CULTURAL DISTRICT.

Mr. Phillip Lookadoo, Director of Planning, Research and Development presented a Resolution to adopt a State Cultural District.

A Cultural District is a geographic area that has a concentration of cultural facilities, activities and assets. It is an area that may contain galleries, live performance venues, theaters, artist studios, museums, arts centers, arts schools, and public art pieces. A cultural district may also contain businesses like restaurants, banks or parks whose primary purpose is not arts, but that regularly make their spaces available to artists or create opportunities for the public to encounter the arts.

In creating the map of the proposed district, staff worked with the Executive Director of the Florence Regional Arts Alliance who also met with individuals from the South Carolina Arts Commission. 47 facilities were identified that met the criteria within that district. This proposed district runs North and South along Dargan Street and a Food Corridor District is proposed along the Baroody and Railroad Streets corridor.

In creating this district, one of the requirements is to hold a public hearing. Also required is to engage in community based planning activities and the creation of a steering committee. The application process requires the confirmation of the City's eligibility, which includes a site visit (this has already occurred), mapping the district and then submitting the application, which will be done subsequent to the adoption of the Resolution. Once the application is accepted, there are certain reporting requirements which include an annual report to the S.C. Arts Commission. The City will have to recertify once every five years. The process of recertification is automatic and includes a review of the annual reports by the S.C. Arts Commission staff that will assess the district's impact and continued viability for state designation.

Mayor Wukela declared the Public Hearing open at 1:37 p.m.

Mayor Wukela declared the Public Hearing closed at 1:39 p.m.

Councilman Jebaily made a motion to adopt Resolution No. 2015-27. Mayor Pro tem Brand seconded the motion.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
DECEMBER 14, 2015 – PAGE 4**

Councilman Jebaily stated this is an exciting extension to what has been going on with the downtown area. The fact that the City of Florence is one of the leaders state-wide in adopting this Cultural District designation, speaks well of the City, City staff and working hand-in-hand with the members of the Florence Regional Arts Alliance. Councilman Jebaily commended the Arts Alliance for their efforts and bringing this to City Council. Councilman Jebaily asked Mr. Lookadoo to speak about how this is a business development opportunity for the City of Florence.

Mr. Phillip Lookadoo stated that based on his research in looking at downtown redevelopment and arts venues, he found that several years ago people would relocate to where the industry was because that is where the jobs would be. With today's economy it is becoming more of the industries locating where the talent is and the talent wants to locate, particularly the millennials and other young people, where there are things to do at night, where they can go to downtown and see a show or shop or spend time with friends. So it stands to reason that the more you can attract the talent to come into your community the easier job you have of attracting industry into your community and retaining local dollars in your community.

Mr. Lookadoo also explained the difference between the H-1 Historic Overlay District, which the City already has, and this State Cultural District. The H-1 Historic Overlay District is a zoning overlay district and the State Cultural District is a separate entity but is a tool that is used in downtown redevelopment.

Councilman Jebaily added that already having the Arts and Cultural Overlay District established was a basis that assisted the City in moving forward with the creation of the State Cultural District. Councilman Jebaily stated that clustering these types of venues in the downtown area was visionary and has enabled the City to move forward with this State Cultural District.

Councilwoman Ervin stated that from an earlier meeting, she understood that one of the factors of the State Cultural District was the possibility of having walking trails so people would be able to walk to certain cultural areas. Councilwoman Ervin asked if the area designated as the Cultural District has the potential for change or expansion.

Ms. Uschi Jeffcoat of the Florence Regional Arts Alliance stated it is the desire of the State Arts Commission for these districts to be pedestrian friendly. Ms. Jeffcoat added that she feels the district can be expanded and would not be completely set as originally proposed, due to the fact that the district will be up for recertification every five years.

Councilwoman Ervin asked that if in five years there were other cultural places that Council desired to add on to the Cultural District, would that action require another Ordinance to extend the District?

Mr. Jim Peterson, City Attorney responded that the process would probably be very similar but it would be accomplished with a Resolution that would require only one reading. Mr. Peterson added that if in two years it became logical to expand the district; it would be up to Council at that point to decide to expand the district.

Mr. Griffin added that as these kinds of designations are developed the district would be amended to reflect the changes.

City Council voted unanimously to pass Bill No. Resolution No. 2017-27.

ORDINANCES IN POSITION

BILL NO. 2015-32 – SECOND READING
AN ORDINANCE TO REPLACE, IN WHOLE, CHAPTER 3, ANIMALS AND FOWL WITH
CHAPTER 3, ANIMAL CARE AND CONTROL.

An Ordinance to replace, in whole, Chapter 3, Animals and Fowl with Chapter 3, Animal Care and Control was adopted, as amended, by Council on second reading.

Mayor Wukela stated Bill No. 2015-32 was passed on first reading and then deferred to an Ad Hoc Committee, chaired by Mayor Pro tem Brand for further review.

Mayor Pro tem Brand stated the Committee (Mayor Pro tem Brand, Councilman Hill and Councilwoman Williams-Blake) met with the City Attorney and City Manager and also with Jayne Boswell, Director of the Florence Area Humane Society regarding this proposed Ordinance.

Mayor Pro tem Brand made a motion to adopt, as amended, Bill No. 2015-32. Councilman Hill seconded the motion.

Councilman Robinson stated he was not in support of this Ordinance and feels that the laws that are in place are sufficient.

Bill No. 2015-32 was adopted on second reading, as amended by a vote of 5 in favor and 1 in opposition (Councilman Robinson).

BILL NO. 2015-37 – SECOND READING
AN ORDINANCE TO ZONE R-1, PENDING ANNEXATION, PROPERTY LOCATED AT 2305
W. FOXTAIL LANE, SAID PROPERTY BEING SPECIFICALLY DESIGNATED IN THE
FLORENCE COUNTY TAX RECORDS AS TAX PARCEL 90008-03-011.

An Ordinance to zone R-1, pending annexation, property located at 2305 W. Foxtail Lane, said property being specifically designated in the Florence County Tax Records as Tax Parcel 90008-03-011 was adopted by Council on second reading.

Mayor Pro tem Brand made a motion to adopt Bill No. 2015-37. Councilman Hill and Councilman Jebaily seconded the motion.

Bill No. 2015-37 was adopted unanimously.

INTRODUCTION OF ORDINANCES

BILL NO. 2015-38 – FIRST READING
AN ORDINANCE TO AMEND THE BUDGET FOR THE CITY OF FLORENCE, SOUTH
CAROLINA, FOR THE FISCAL YEAR BEGINNING JULY 1, 2015, AND ENDING JUNE 30,
2016.

An Ordinance to amend the budget for the City of Florence, South Carolina, for the fiscal year beginning July 1, 2015, and ending June 30, 2016 was passed on first reading.

Mayor Pro tem Brand made a motion to pass Bill No. 2015-38 on first reading. Councilman Hill seconded the motion.

Mr. Thomas Chandler, Director of Finance reported to Council that as in the past, the budget amendment is presented at this time for Council to authorize to amend re-appropriating funding from the fiscal year 2014-15 budget to the 2015-16 budget to complete projects and purchases that weren't finalized at the end of the year. There are some additional amendments included: some funding from SC DOT for street resurfacing projects not completed in FY 2014-2015; funding that was provided by

**REGULAR MEETING OF FLORENCE CITY COUNCIL
DECEMBER 14, 2015 – PAGE 6**

Florence County for the Dorothy Hines Nature Trail, not originally included in the FY 2015-2016 budget; as well as some additional funding in the Water and Sewer Utilities Enterprise Fund; the Hospitality Fund and some other matters that were not originally anticipated in the budget.

City Council voted unanimously to pass Bill No. 2015-38 on first reading.

BILL NO. 2015-39 – FIRST READING
AN ORDINANCE TO AMEND THE PLANNED DEVELOPMENT DISTRICT ORDINANCE FOR THE ADVANCED DENTAL, TAX MAP NUMBER 90011-04-003 TO EXPAND AND DEFINE THE DEVELOPMENT PLAN.

An Ordinance to amend the Planned Development District Ordinance for the Advanced Dental, Tax Map Number 90011-04-003 to expand and define the Development Plan was passed on first reading.

Mayor Pro tem Brand made a motion to pass Bill No. 2015-39 on first reading. Councilman Jebaily seconded the motion.

Mr. Phillip Lookadoo, Director of Planning, Research and Development reported that in December of 1986, City Council adopted an ordinance that annexed and zoned two lots (Tax Map Numbers 90011-04-003 and 004 and owned by Mr. Arnold J. Smith) to a Planned Development District. The properties were later combined into a single parcel.

The Ordinance allowed for the development of a commercial property that would front W. Palmetto Street and allow a rear setback of 8 feet.

The current owner of Tax Map Parcel 90011-04-003, Dr. Joe Griffin, Jr., would like to amend PDD Ordinance 1986-54 to update the development plan that would allow the building setbacks to be: rear of 8 feet, side of 5 feet and front of 35 feet. It would also allow the construction of the 1,700 square foot addition and allow the rezoning and combination of a 0.22 acre outparcel with the existing Planned Development parcel. A site plan has been submitted that further illustrates the site requirements for the development.

The applicant proposes that all other zoning requirements within the Planned Development District shall comply with the City of Florence Zoning Ordinance as defined under B-3 zoning.

All other regulations would remain the same as stated in Ordinance 1986-54.

On November 10, 2015 the Planning Commission held a public hearing on this matter. The Planning Commission members presented voted unanimously, 7-0, to recommend the Planned Development District amendment.

City Council voted unanimously to pass Bill No. 2015-39 on first reading.

BILL NO. 2015-40 – FIRST READING
AN ORDINANCE TO ANNEX AND ZONE PROPERTY LOCATED AT 2494 PARSONS GATE, SAID PROPERTY BEING SPECIFICALLY DESIGNATED IN THE FLORENCE COUNTY TAX RECORDS AS TAX MAP PARCEL 01221-01-280.

An Ordinance to annex and zone property located at 2494 Parsons Gate, said property being specifically designated in the Florence County Tax Records as Tax Map Parcel 01221-01-280 was passed on first reading.

Councilman Hill made a motion to pass Bill No. 2015-40 on first reading. Mayor Pro tem Brand seconded the motion.

Mr. Phillip Lookadoo, Director of Planning, Research and Development reported this request is being made by the property owner, Mr. Gregory A. May, to annex the property located at 2494 Parson's Gate, Tax Map Number 01221-02-280 into the City of Florence and zone the property to R-1, Single-

**REGULAR MEETING OF FLORENCE CITY COUNCIL
DECEMBER 14, 2015 – PAGE 7**

Family Residential District. The surrounding properties are zoned R-1, Single-Family Residential District.

The lot is currently the site of a single-family dwelling. City water and sewer services are currently available and there is no cost to extend utility services.

On November 10, 2015 the Planning Commission held a public hearing on this request. The Planning Commission members present voted unanimously, 6-0 to recommend the zoning request of R-1, Single-Family Residential District.

City Council voted unanimously to pass Bill No. 2015-40 on first reading.

INTRODUCTION OF RESOLUTIONS

RESOLUTION NO. 2015-26

A RESOLUTION TO AUTHORIZE THE SERVICE OF ALCOHOLIC BEVERAGES BY APPROVED GROUPS AND ORGANIZATIONS AT THE DR. EDDIE FLOYD FLORENCE TENNIS CENTER.

A Resolution to authorize the service of alcoholic beverages by approved groups and organizations at the Dr. Eddie Floyd Florence Tennis Center was adopted by Council.

Councilman Hill made a motion to adopt Resolution No. 2015-26. Councilman Jebaily seconded the motion.

Mr. Chuck Pope, Director of Public Works reported to Council that a request is being made to allow for the provision of alcoholic beverages for specific areas within the Tennis Center. Only organizations that are confirmed as non-profit, 501c3 or 501c4 would be eligible for permitting. An application process, much like what the Downtown District operates under, would be developed and then would be administered by the Recreation Division through the Parks and Beautification Commission for approval and permitting. This would be for an event-by-event basis and only for specific tennis related events.

In answer to a question from Councilman Robinson, Mr. Drew Griffin, City Manager explained that any person or group that is non-profit representing another City park facility could come before City Council and request a Resolution that would allow them the same provisions related to alcoholic beverages. The request would follow the same application process. Proof of insurance by the individual would be required and the City would be listed as an additional insured.

Councilwoman Ervin expressed her concerns regarding the close proximity of several churches to the Tennis Center. Mr. Griffin stated there are specific state laws that would govern this and those laws could be embodied into the City's policies.

Council voted unanimously to adopt Resolution No. 2015-26.

RESOLUTION NO. 2015-27

**A RESOLUTION OF THE FLORENCE CITY COUNCIL DESIGNATING PORTIONS OF DOWNTOWN AS A STATE CULTURAL DISTRICT.
(THIS RESOLUTION IS SPONSORED BY COUNCILMAN JEBAILY)**

A Resolution of the Florence City Council designating portions of downtown as a State Cultural District was adopted by Council.

Councilman Jebaily made a motion to adopt Resolution No. 2015-27. Mayor Pro tem Brand seconded the motion. The motion to adopt Resolution No. 2015-27 passed unanimously.

(Please see Public Hearing for discussion regarding this Resolution.)

RESOLUTION NO. 2015-28

A RESOLUTION AUTHORIZING THE EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF FLORENCE AND FLORENCE COUNTY, SOUTH CAROLINA TO CONSTRUCT, FURNISH AND EQUIP CERTAIN IMPROVEMENTS TO AND EXPANSION OF THE FLORENCE CIVIC CENTER TO PROMOTE THE TOURISM INDUSTRY AND ECONOMIC DEVELOPMENT IN THE CITY AND THE COUNTY.

A Resolution authorizing the execution of an Intergovernmental Agreement between the City of Florence and Florence County, South Carolina to construct, furnish and equip certain improvements to and expansion of the Florence Civic Center to promote the tourism industry and economic development in the City and the County was adopted by Council.

Mayor Pro tem Brand made a motion to adopt Resolution No. 2015-28. Councilman Hill seconded the motion.

Mr. Thomas Chandler, Director of Finance reported that in 1999 the City and the County entered into an agreement for the construction and operation and maintenance of the Florence City County Civic Center. Since that time the City and the County have equally shared the cost of the Civic Center's O & M and debt service for capital improvements. To promote tourism and economic development in Florence County and meet the needs for additional conference space at the Civic Center, the City and the County have agreed to a plan for improvement and expansion to the Civic Center. To finance the expansion of the improvements, at an estimated construction cost of \$15 million, Florence County will issue Accommodations Fee Revenue Bonds payable for 25 years beginning in May 2015 and ending in May 2040. As part of the County's issuance of these bonds, the City and the County must enter into an Intergovernmental Agreement in addition to the agreement that was signed in 1999. The agreement required by the new bond issuance maintains the spirit of the 1999 agreement specific to the responsibilities of the City and the County for the Civic Center. The new debt service payments have been structured so that the equal amounts paid by both the City and the County approximate the current debt service presently being paid by both the City and the County. By executing the Intergovernmental Agreement, the City agrees to continue its responsibilities for assisting with the O&M costs and with the expansion improvement project.

Mayor Pro tem Brand and Mr. Kendall Wall, Executive Director of the Civic Center spoke to the need for more meeting rooms and break-out space to accommodate events at the Civic Center.

Council voted unanimously to adopt Resolution No. 2015-28.

REPORT TO COUNCIL

APPOINTMENTS TO BOARDS AND COMMISSIONS

ACCOMMODATIONS TAX ADVISORY COMMITTEE

Councilwoman Ervin made a motion to nominate Mr. Glynn Willis to serve on the Accommodations Tax Advisory Committee. Mayor Pro tem Brand seconded the motion, which carried unanimously.

Mr. Glynn Willis was appointed to serve on the Accommodations Tax Advisory Committee for a term to begin immediately and end June 30, 2016.

CITY OF FLORENCE BOARD OF ZONING APPEALS

Councilwoman Ervin deferred her appointment to this Board.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
DECEMBER 14, 2015 – PAGE 9**

PARKS AND BEAUTIFICATION COMMISSION

Councilwoman Ervin deferred her appointment to this Commission.

Mayor Pro tem Brand deferred his appointment to this Commission.

Councilman Hill deferred his appointment to this Commission.

COUNCILMAN ROBINSON – CONSIDERATION OF THIRD CHRISTMAS HOLIDAY FOR CITY EMPLOYEES.

Councilman Robinson made a motion to approve a third Christmas holiday for City employees.

Currently the City will observe Thursday, December 24th and Friday, December 25th as Christmas holidays. If this motion is approved the City would add Monday, December 28th as a third Christmas holiday. Mayor Pro tem Brand seconded the motion, which carried unanimously.

EXECUTIVE SESSION

Mayor Pro tem Brand made a motion to enter into Executive Session to discuss negotiations incident to contractual arrangements and negotiations incident to matters for economic development and personnel matters. There was no objection.

Council entered into Executive Session at 2:30 p.m.

Mayor Wukela reconvened the regular meeting at 3:42 p.m.

Mayor Wukela stated Council discussed some contractual and economic development matters as well as a personnel matter involving the City Manager.

As relates to the personnel matter, Mayor Wukela made a motion that the City Manager receive a 4% merit increase beginning January 1, 2016. The motion was seconded by all members of council present and was approved unanimously.

As relates to the contractual and economic development matter, Mayor Wukela stated Council discussed the negotiations and purchase of two separate parcels of property.

Councilman Jebaily and Councilwoman Ervin made a motion to authorize the City Manager and the City Attorney to negotiate and execute those purchases. The motion carried unanimously.

OTHER BUSINESS

Councilman Jebaily, on behalf of Council wished everyone a Merry Christmas and Happy Holidays and a wish of peace to everyone.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
DECEMBER 14, 2015 – PAGE 10**

ADJOURN

There being no further business on the agenda, the meeting was adjourned at 3:45 p.m.

Dated this 11th day of January, 2016.

Dianne M. Rowan, Municipal Clerk

Stephen J. Wukela, Mayor

FLORENCE CITY COUNCIL MEETING

DATE: December 14, 2015
AGENDA ITEM: Ordinance – First Reading
DEPARTMENT/DIVISION: Finance

I. ISSUE UNDER CONSIDERATION

An amendment to the FY 2015-16 City of Florence Budget is presented to update the current year budget.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

No previous action has been taken on this ordinance.

III. POINTS TO CONSIDER

A. The objective of the proposed ordinance is to more closely align budgeted amounts with actual revenues and expenditures thereby eliminating or reducing significant variances between budgeted and actual amounts in both revenue and expenditure categories. Funds are being re-appropriated from fiscal year 2014-15 to 2015-16 in the General Fund, the Water & Sewer Utilities Enterprise Fund, the Hospitality Fund, and the Water & Sewer Equipment Replacement Fund to complete projects and purchases which were not finalized at the end of fiscal year 2014-15.

B. The General Fund budget is also being amended to provide for funding from the South Carolina Department of Transportation for Florence County Transportation Committee (CTC) street resurfacing projects not completed in FY 2014-15. The General Fund budget is being further amended to provide for funding from Florence County for the Dorothy Hines Nature Trail not included in the original FY 2015-16 budget. A portion of the funds already planned and included in the City's re-appropriation budget for this nature trail are being reclassified and appropriated as additional funding for the Pee Dee Regional Transportation Authority.

C. The Water and Sewer Utilities Enterprise Fund is being amended to provide funding from the Series 2015 Refunding Revenue Bond for issuance costs and offsetting bond proceeds to cover these costs that were not included the original FY 2015-16 budget.

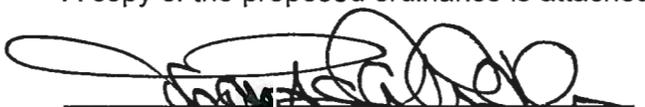
D. Additionally, the Hospitality Fund is being amended to provide funding from Unappropriated Reserve for Soccer Complex debt service closing and interest costs associated with the short-term general obligation debt anticipated to be incurred in March 2016 for construction of a soccer complex.

IV. STAFF RECOMMENDATION

Approve and adopt the proposed ordinance.

V. ATTACHMENTS

A copy of the proposed ordinance is attached.


Thomas W. Chandler
Finance Director


Andrew H. Griffin
City Manager

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE BUDGET FOR THE CITY OF FLORENCE, SOUTH CAROLINA, FOR THE FISCAL YEAR BEGINNING JULY 1, 2015, AND ENDING JUNE 30, 2016.

BE IT ORDAINED by the City Council of the City of Florence, South Carolina, in a meeting duly assembled and by the authority thereof that the budget for the City of Florence, South Carolina, for the fiscal year beginning July 1, 2015, and ending June 30, 2016, is hereby amended as follows:

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

100120-790000 Miscellaneous Grants is increased in the amount of \$113,300 to provide for funding from Florence County for Dorothy Hines Nature Trail (\$20,000), and from the SC Department of Transportation for Florence County Transportation Committee (CTC) street resurfacing projects (\$93,300).

100375-435010 From Unappropriated Reserve is funded in the amount of \$1,868,000 from fund balance.

Section 2. That the category of expenditures of the General Fund in said budget is hereby amended by the additional appropriations as follows:

10041200-580020 Office Furniture (City Court) is funded in the amount of \$1,000 to provide for the miscellaneous office furnishings.

10041200-580030 Office Equipment (City Court) is funded in the amount of \$1,500 to provide for a replacement shredder.

10042100-580010 Buildings & Fixed Equipment (Police) is funded in the amount of \$3,000 to provide for the purchase of a storage shed.

10042100-580030 Office Equipment (Police) is funded in the amount of \$3,200 to provide for the acquisition of cabinets for the Records Unit.

10042100-580060 Other Equipment (Police) is increased in the amount of \$23,000 to provide for downtown camera transmitter replacement (\$11,000) and in-car camera systems (\$12,000).

10042100-580070 Data Processing Equipment (Police) is funded in the amount of \$3,300 to provide for Criminal Investigation Unit software.

10042200-580010 Buildings & Fixed Equipment (Fire) is increased in the amount of \$95,000 to provide for Station 3 emergency generator (\$35,000), Station 4 exterior wall and roof repair (\$50,000), and Station 1 front pad repair (\$10,000).

FY 2015-2016 Budget Amendment Ordinance (continued)

- 10042200-580020 Office Furniture (Fire) is funded in the amount of \$3,000 to provide replacement of furnishings at fire stations.
- 10042200-580040 Auto Equipment (Fire) is funded in the amount of \$62,000 to provide for replacement training pickup truck # 258 (\$30,000) and replacement Deputy Chief vehicle # 261 (\$32,000).
- 10042200-580060 Other Equipment (Fire) is funded in the amount of \$70,000 to provide for the first of seven payments for the installment-purchase replacement of fifty-five air pack devices.
- 10043020-580040 Auto Equipment (Beautification & Facilities) is funded in the amount of \$76,000 to provide for the replacement of pickup truck # 321 (\$25,000), pickup truck # 361 (\$26,000), and pickup truck # 362 (\$25,000).
- 10043020-580060 Other Equipment (Beautification & Facilities) is funded in the amount of \$94,500 to provide for the replacement of mower # 370 (\$10,000); mower # 378 (\$10,000); mower # 951 (\$12,000); mower # 963 (\$12,000); trailer # 348 (\$3,000); stump grinder # 381 (\$40,000); an Ethernet switch (\$4,500); and HVAC tools and equipment (\$3,000).
- 10043022-580040 Auto Equipment (Sanitation) is funded in the amount of \$25,000 to provide for the replacement of a pickup truck # 400.
- 10043023-580040 Auto Equipment (Equipment Maintenance) is funded in the amount of \$65,000 to provide for the replacement of pickup truck # 477 (\$20,000) and pickup truck # 482 (\$45,000).
- 10043023-580060 Other Equipment (Equipment Maintenance) is funded in the amount of \$8,200 to provide for the replacement of a grease pump (\$1,500); a bumper jack (\$4,500); a transmission jack (\$1,000); and a Mentor Scan System upgrade (\$1,200).
- 10043024-580010 Buildings & Fixed Equipment (Recreation) is funded in the amount of \$10,000 to provide for parks signage.
- 10043024-580040 Auto Equipment (Recreation) is funded in the amount of \$56,600 to provide for the replacement of bus # 921.
- 10043024-580050 Facility Improvements (Recreation) is funded in the amount of \$69,700 for Timrod Park improvements (\$25,000); the Dorothy Hines Nature Trail (\$31,800); and HVAC units for Northwest Park and Levy Park(\$12,900).
- 10043024-890000 Miscellaneous Grants (Recreation) is increased in the

FY 2015-2016 Budget Amendment Ordinance (continued)

- amount of \$6,800 to provide for grant expenditures related to improvements at Lucas Park and Maple Park.
- 10043025-560070 Marketing and Promotions (Athletic Programs) is increased in the amount of \$96,000 to provide for Freedom Florence and Tennis Center marketing.
- 10043025-580050 Facility Improvements (Athletic Programs) is funded in the amount of \$167,700 for Tennis Center Maintenance Building (\$35,700); Freedom Florence Seating Canopy (\$20,000); Gymnastics Center roof replacement (\$64,000); and Tennis Center court resurfacing (\$48,000).
- 10043025-580060 Other Equipment (Athletic Programs) is funded in the amount of \$46,400 to provide for the replacement of trailer # 971 (\$2,400); ball field drag machine # 901 (\$12,000); and turf mower # 906 (\$32,000).
- 10049200-593020 Transit System (Community Programs) is increased in the amount of \$12,000 to provide for additional funding for the Pee Dee Regional Transit Authority bus route number 6 in South Florence.
- 10049300-594015 City Center (Non-Departmental) is increased in the amount of \$26,000 to provide for the General Fund portion of carpet replacement at the City Center.
- 10049300-594020 Contingency Fund (Non-Departmental) is increased in the amount of \$8,000 to provide for contingency funding for unanticipated General Fund projects, programs and/or other requirements in FY 2015-16.
- 10049300-594042 Ivanhoe Dr. Resurfacing (Non-Departmental) is funded in the amount of \$93,300 to provide for the remaining SCDOT CTC funding for the street resurfacing of 0.47 miles on Ivanhoe Drive.
- 10049300-594070 Management System Software (Non-Departmental) is increased in the amount of \$12,000 to provide funds for the General Fund portion of the Financial and HR management software conversion and implementation.
- 10049300-594105 McLeod Park Improvements (Non-Departmental) is funded in the amount of \$1,500 to provide for the completion of McLeod Park improvements.
- 10049300-594130 IT Upgrades (Non-Departmental) is funded in the amount of \$10,000 to provide funds for IT upgrades in the General Fund related to management system software implementation and development.
- 10049300-594140 Rail Trail – DHEC (Non-Departmental) is funded in the

FY 2015-2016 Budget Amendment Ordinance (continued)

amount of \$10,200 to provide for DHEC grant-funded trail system improvements.

10049300-594145 FMU Health Science Building (Non-Departmental) is increased in the amount of \$491,400 to account for 2014 receipts that exceeded the estimated \$1 million to be collected from a designation of 50% of the revenues generated from the "County/Municipality Revenue Fund" portion of the Local Option Sales Tax, approved by City Council on July 8, 2013 in Ordinance No.2013-17.

10049300-594160 Property Acquisitions (Non-Departmental) is funded in the amount of \$330,000 to provide for property acquisition of the 142 North Dargan Street building.

Section 3. That the category of revenues of the Water and Sewer Enterprise Fund in said budget is hereby amended by the additional appropriations as follows:

200325-430000 Miscellaneous Revenue is increased in the amount of \$50,000 from bond proceeds to offset issuance costs for the Series 2015 Refunding Revenue Bond that were not included the original FY 2015-16 budget.

200375-435010 From Unappropriated Reserve is funded in the amount of \$1,019,800 from unrestricted net assets.

Section 4. That the category of expenses of the Water and Sewer Enterprise Fund in said budget is hereby amended as follows:

20041506-550510 Meters, Parts & Supplies (Utilities and Licensing) is increased in the amount of \$22,000 to provide for additional iPerl meters.

20044041-580050 Facility Improvements (Wastewater) is increased in the amount of \$456,000 to provide for upgrades to the Lake Shor Pump Station (\$151,400); the Rosedale Pump Station (\$256,000); and the Williamson Road Pump Station (\$48,600).

20044042-580050 Facility Improvements (Surface Water) is increased in the amount of \$316,800 to provide for upgrades to the Surface Water Plant bulk chemical tanks replacement (\$66,800), and force main installation (\$250,000).

20044043-580050 Facility Improvements (Ground Water) is increased in the amount of \$56,000 to provide for South Florence water treatment plant filter media replacement.

20044044-580060 Other Equipment (Distribution Operations) is funded in the amount of \$20,000 for the acquisition of GPS equipment.

FY 2015-2016 Budget Amendment Ordinance (continued)

- 20044045-537000 Vehicle Repairs & Maintenance (Collection Operations) is increased in the amount of \$23,000 to provide for sewer equipment repairs.
- 20049300-594015 City Center (Non-Departmental) is increased in the amount of \$26,000 to provide for the W/S Utilities Enterprise Fund portion of carpet replacement at the City Center.
- 20049300-594020 Contingency Fund (Non-Departmental) is increased in the amount of \$50,000 to provide for contingency funding for unanticipated water and sewer facilities maintenance and improvements required in FY 2015-16.
- 20049300-594070 Management System Software (Non-Departmental) is increased in the amount of \$40,000 to provide funds for the W/S Utilities Enterprise Fund portion of the Financial and HR management software conversion and implementation.
- 20049300-594080 Special Projects (Non-Departmental) is increased in the amount of \$50,000 to provide funds to offset issuance costs for the Series 2015 Refunding Revenue Bond that were not included the original FY 2015-16 budget.
- 20049300-594130 IT Upgrades (Non-Departmental) is funded in the amount of \$10,000 to provide funds for IT upgrades in the W/S Utilities Enterprise Fund related to management system software implementation and development.

Section 5. That the category of revenues of the Water and Sewer Equipment Replacement Fund in said budget is hereby amended by the additional appropriations as follows:

- 210375-435010 From Unappropriated Reserve is funded in the amount of \$344,500 from unrestricted net assets.

Section 6. That the category of expenses of the Water and Sewer Equipment Replacement Fund in said budget is hereby amended by the additional appropriations as follows:

- 21041506-580070 Data Processing Equipment (Utilities and Licensing Equipment Replacement) is funded in the amount of \$40,000 to provide funding for the purchase of utility billing computer hardware.
- 21044040-580060 Other Equipment (Engineering Equipment Replacement) is increased in the amount of \$25,000 to provide funding for a fuel dispensing system.
- 21044041-580040 Auto Equipment (Wastewater Treatment Equipment Replacement) is increased in the amount of \$92,500 to provide funding for the replacement of boom truck # 774.

FY 2015-2016 Budget Amendment Ordinance (continued)

- 21044041-580060 Other Equipment (Wastewater Treatment Equipment Replacement) is increased in the amount of \$54,500 to provide funding for the replacement of backhoe # 733.
- 21044043-580060 Other Equipment (Ground Water Equipment Replacement) is funded in the amount of \$80,000 to provide funding for the replacement of and emergency generator.
- 21044044-580010 Buildings and Fixed Equipment (Distribution Operations Equipment Replacement) is funded in the amount of \$7,500 to provide funding for the purchase of a heat pump replacement.
- 21044044-580040 Auto Equipment (Distribution Operations Equipment Replacement) is increased in the amount of \$45,000 to provide funding for the purchase of replacement dump truck # 663.

Section 7. That the category of revenues of the Hospitality Fund in said budget is hereby amended by the additional appropriations as follows:

- 400375-435010 From Unappropriated Reserve is funded in the amount of \$100,000 from fund balance.

Section 8. That the category of expenditures of the Hospitality Fund in said budget is hereby amended by the additional appropriations as follows:

- 40049900-598045 Downtown Improvements (Hospitality Fund General Expenditures) is funded in the amount of \$15,000 for downtown beautification and improvements.
- 40049900-598049 Wayfinding Signage (Hospitality Fund General Expenditures) is funded in the amount of \$25,000 for the acquisition of wayfinding signage.
- 40049900-598075 Soccer Complex Debt Service (Hospitality Fund General Expenditures) is funded in the amount of \$60,000 for the closing costs and interest costs associated with the short-term general obligation debt to be incurred for construction of the soccer complex.

Section 9. That all ordinances or parts of ordinances in conflict or inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency or conflict.

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

FY 2015-2016 Budget Amendment Ordinance (continued)

ADOPTED THIS _____ DAY OF _____, 2016.

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela
Mayor

Attest:

Diane Rowan
Municipal Clerk

FLORENCE CITY COUNCIL MEETING

DATE: December 14, 2015

AGENDA ITEM: First Reading, Ordinance to Amend Planned Development District Ordinance 1986-54

DEPARTMENT/DIVISION: Planning, Research & Development

I. ISSUE UNDER CONSIDERATION

Request to amend Planned Development District Ordinance 1986-54.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

- (1) On November 10, 2015 Planning Commission held a public hearing on this matter. The Planning Commissioners voted unanimously, 7-0, to recommend the Planned Development District amendment.

III. POINTS TO CONSIDER

- (1) In December of 1986, City Council adopted an ordinance that annexed and zoned two lots (tax map numbers 90011-04-003 and 004 owned by Mr. Arnold J. Smith to a Planned Development District. The properties were later combined into a single parcel.
- (2) This ordinance allowed for the development of a commercial property that would front W. Palmetto Street and allow a rear setback of 8 feet. (Attachment 3).
- (3) The current owner of tax map parcel 90011-04-003, Dr. Joe Griffin, Jr., would like to amend PDD Ordinance 1986-54 to update the development plan; allow the building setbacks to be: rear of 8 feet, side of 5 feet, and front of 35 feet; allow the construction of the 1,700 square foot addition; and to allow the rezoning and combination of a 0.22 acre outparcel with the existing Planned Development parcel per the attached development plan (Attachment 4). A site plan has been submitted (Attachment 5) that further illustrates the site requirements for the development.
- (4) The applicant proposes that all other zoning requirements within the Planned Development District shall comply with the City of Florence Zoning Ordinance as defined under B-3 zoning.
- (5) All other regulations would remain the same as stated in Ordinance 1986-54.

IV. OPTIONS

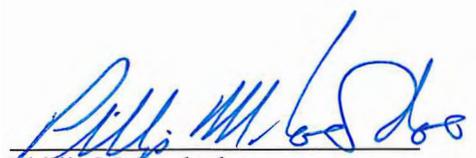
City Council may:

- (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.

V. PERSONAL NOTES

VI. ATTACHMENTS

- (1) Ordinance
- (2) Location Map
- (3) Ordinance 1986-54 and Support Documents
- (4) Proposed Site Plan

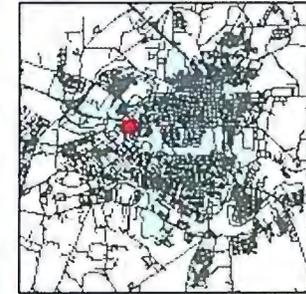
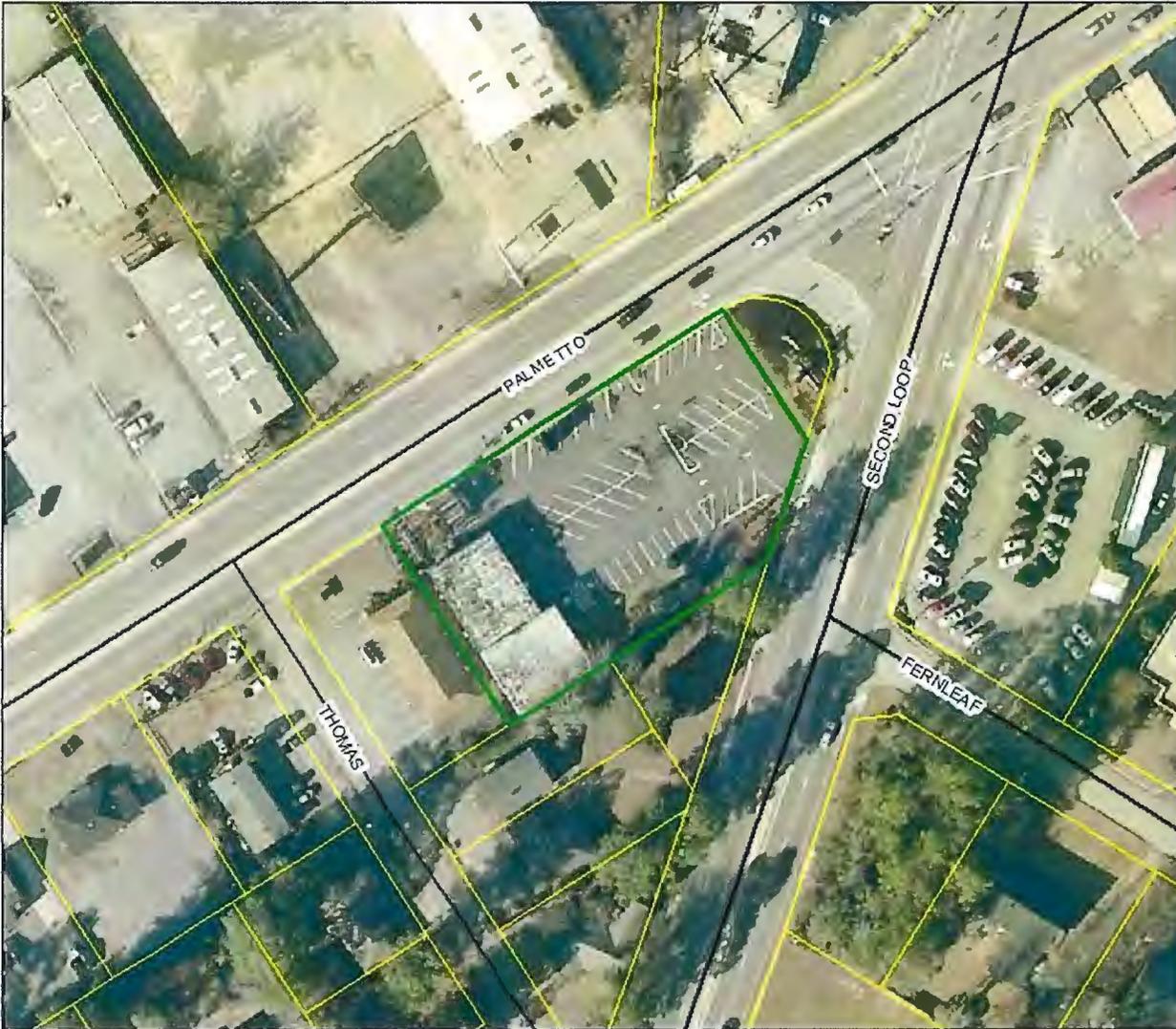


Phillip M. Lookadoo
Planning, Research, & Development Director



Andrew H. Griffin
City Manager

PC PDD Amendment Attachment A
Location Map 2214 West Palmetto



Legend

-  Proposed Parcel
-  Roads
-  Parcels



DISCLAIMER:
The City of Florence Department of Planning, Research, and Development data represented on this map is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Florence makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.



Attachment 3:

ORDINANCE # 86	RECORDING AT A
	THE OFFICE OF THE CITY OF FLORENCE
ON	<u>November 10, 1986</u>
2ND	<u>November 10, 1986</u>
3RD	<u>November 10, 1986</u>
COPY MAILED TO	
ON	

ORDINANCE # 86 54

AN ORDINANCE TO ANNEX AND ZONE THE PROPERTY OF MR. ARNOLD J. SMITH, 2210 & 2214 W. PALMETTO STREET BY AMENDING THE ZONING ATLAS OF THE CITY OF FLORENCE.

WHEREAS, A public hearing was held in room 604, City County Complex on October 28, 1986 at 7:00 p.m. before the City Planning Commission and notice of said hearing was duly given: and

WHEREAS, an application by Mr. Albert Smith was presented requesting an amendment to the City Zoning Atlas adding the zoning district classification of Planned Unit Development-Commercial shown on Tax Map 90- 011, Block 4, Parcel 3 & 4.

WHEREAS, an annexation petition was presented to the City Council by Mr. Arnold Smith that the aforesaid property be incorporated in the City limits of the City of Florence under the provisions of Section 5-3-20 of the 1976 Code of Laws of South Carolina; and zoned Planned Unit Development- Commercial and ;

WHEREAS, the City Council approves of the foresaid 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 entitled "Zoning Ordinance" adopted by the City of Florence on March 20, 1972 is hereby amended by adding the zoning classification of Planned Unit Development- Commercial the aforesaid property and incorporating it into the city limits of the City of Florence.
2. that this ordinance shall become effective seven days upon its approval and adoption by the City Council of the City of Florence and posting of this amendment in the official Zoning Atlas.

ADOPTED THIS 4th DAY OF November, 1986

Approved as to form:

James Bell
James Bell, City Attorney
Tim Meachem
Tim Meachem, Staff Attorney

Joe W. Pearce, Jr.
Joe W. Pearce, Jr., Mayor
John A. Sellers
John A. Sellers, Mayor Pro Tem

Ben Dozier
Ben Dozier, Councilman
James T. Schofield
James T. Schofield, Councilman

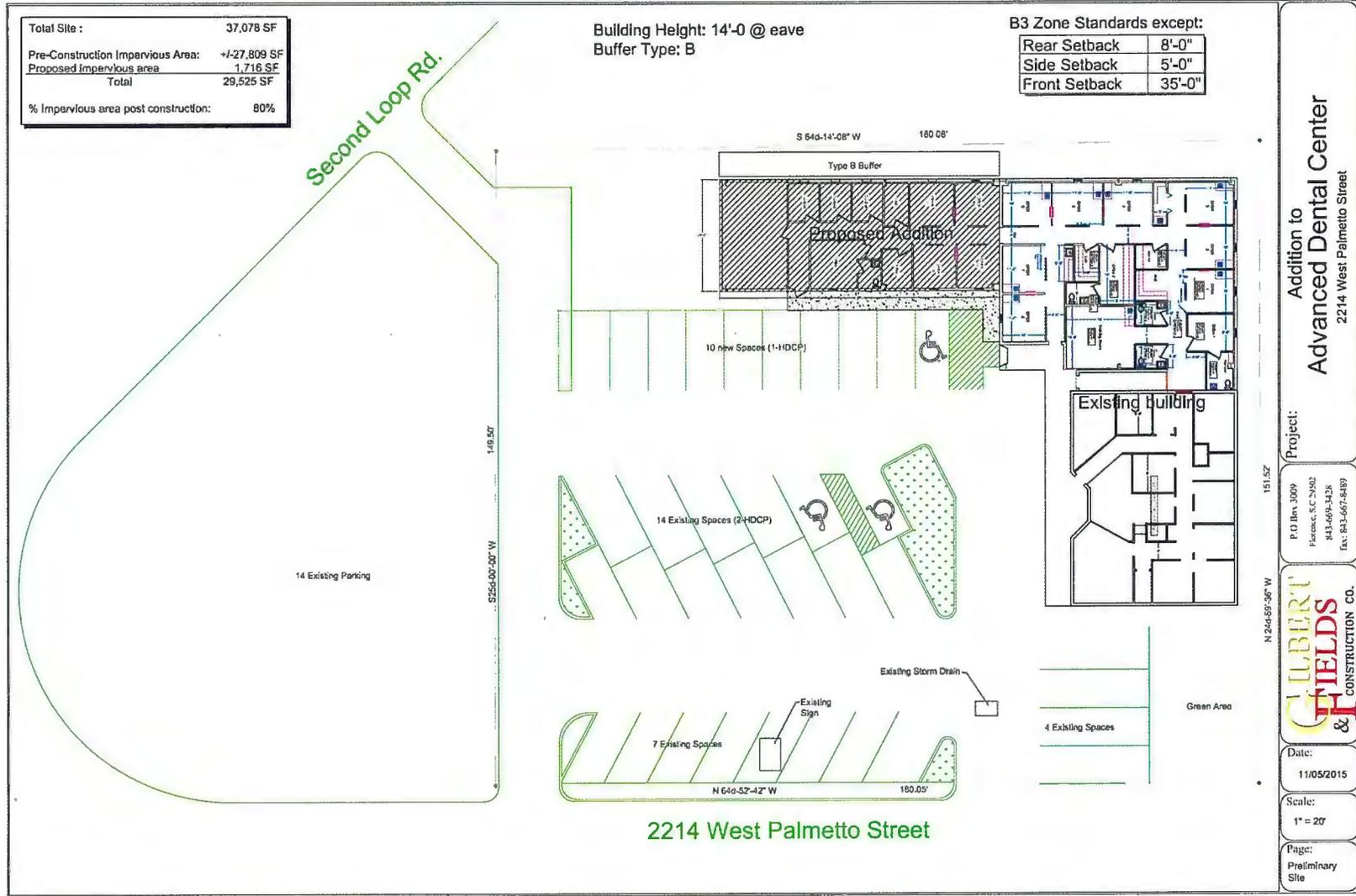
ATTEST:

K. Fred Samra
K. Fred Samra, Councilman

Joyce E. Wiggins
Joyce E. Wiggins
Municipal Clerk

Herbert G. Ham
Herbert G. Ham, Councilman
James L. Daniels
James L. Daniels, Councilman

Attachment 4:



ORDINANCE NO. 2015-_____

**AN ORDINANCE TO AMEND PLANNED DEVELOPMENT DISTRICT
ORDINANCE 1986-54**

WHEREAS, a Public Hearing was held in City Council Chambers on November 10, 2015 at 6:00 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, Dr. Joe Griffin, Jr. made application to amend Planned Development District Ordinance 1986-54 to update the development plan, construct a 1,700 square foot addition, establish new setbacks per the site plan, and allow for the rezoning and the combination of a 0.22 acre adjacent parcel on which the use of parking is established;

WHEREAS, all other zoning requirements, with exception to the building setbacks, within the Planned Development District shall comply with the City of Florence Zoning Ordinance as defined under B-3 zoning;

WHEREAS, the City of Florence Planning Commission voted unanimously, 6-0, to recommend the Planned Development District amendment;

WHEREAS, Florence City Council concurs in the aforesaid application, findings and recommendations:

Ordinance No. 2015-_____

Page 2 – December, 2015

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 Planned Development District Ordinance 1986-54 to update the development plan; allow the building setbacks to be: rear of 8 feet, side of 5 feet, and front of 35 feet; allow the construction of the 1,700 square foot addition; and to allow the aforementioned rezoning and combination of a 0.22 acre outparcel with the existing Planned Development parcel per the attached development plan; furthermore, all other zoning requirements within the Planned Development District shall comply with the City of Florence Zoning Ordinance as defined under B-3 zoning.
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 _____, 2015

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela,
Mayor

Attest:

Dianne M. Rowan
Municipal Clerk

FLORENCE CITY COUNCIL MEETING

DATE: December 14, 2015

AGENDA ITEM: Public Hearing and Ordinance to Annex and Zone Property Owned by Gregory A. May, TMN 01221-01-280

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to annex property located at 2494 Parson's Gate, Tax Map Number 01221-01-280, into the City of Florence and zone to R-1, Single-Family Residential District. The request is being made by the property owner, Gregory A. May.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

(1) On November 10, 2015 Planning Commission held a public hearing on this matter. The Planning Commission voted unanimously, 6-0 to recommend the zoning request of R-1, Single-Family Residential District.

III. POINTS TO CONSIDER:

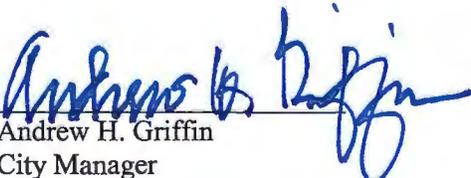
- (1) Request is being considered for first reading.
- (2) The lot is currently the site of a single-family dwelling.
- (3) City water and sewer services are currently available; there is no cost to extend utility services.
- (4) A Public Hearing for zoning was held at the November 10, 2015 Planning Commission meeting.
- (5) City Staff recommends annexation and concurs with Planning Commission's recommendation to zone the property R-1, Single-Family Residential District.

IV. PERSONAL NOTES:

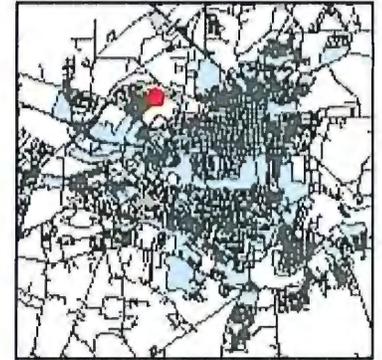
V. ATTACHMENTS:

- (1) Ordinance
- (2) Map showing the location of the property
- (3) Petition for Annexation form


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


Andrew H. Griffin
City Manager

Location Map 2494 Parsons Gate

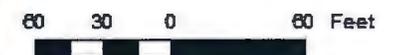


Legend

-  Proposed Parcel
-  Manhole
-  Gravity Main
-  Water Mains
-  Roads
-  City Limits
-  Parcels



DISCLAIMER:
The City of Florence Department of Planning, Research, and Development data represented on this map is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Florence makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.



STATE OF SOUTH CAROLINA)

PETITION FOR ANNEXATION

COUNTY OF FLORENCE)

Petition requesting Florence City Council to enact an Ordinance annexing the area described below, that area being the same property as shown by the map prepared by the City of Florence Planning, Research, and Development Department, attached and incorporated by reference herein:

The undersigned freeholder property owner(s) hereby respectfully certifies, petitions, and requests of the City Council of Florence as follows:

- 1. The petitioners are the sole owner(s) of real estate in the County of Florence, State of South Carolina which property lies adjacent and contiguous to the corporate limits of the City of Florence.
- 2. That the petitioner(s) desires to annex the property more particularly described below:

Florence County Tax Map 01221-01-280

- 3. Annexation is being sought for the following purposes:

★

Services (City)

- 4. That the petitioner(s) request that the City Council of Florence annex the above described property in accordance with subsection 31 of 5-3-150(3) of the Code of Laws of South Carolina for 1976, such section allowing the annexation of an area without the necessity of an election and referendum.

To the Petitioner: The following information needs to be completed for submittal to the City of Florence and other government agencies for records prior to and after annexation.

★

Total Residents	<u>6</u>
Race	<u>C</u>
Total 18 and Over	<u>3</u>
Total Registered to Vote	<u>3</u>

★

Date 10/1/15

Gregory G. King
Petitioner

Date _____

Petitioner

Certification as to ownership on the date of petition:	FOR OFFICIAL USE ONLY
Date <u>10/2/15</u>	<u>JSD</u>

ORDINANCE NO. 2015_____

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY GREGORY A. MAY, TMN 01221-01-280

WHEREAS, a Public Hearing was held in the Council Chambers on November 10, 2015 at 6:30 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, application by Gregory A. May, owner of TMN 01221-01-280, was presented requesting an amendment to the City of Florence Zoning Atlas that the aforesaid property be incorporated in the city limits of the City of Florence under the provisions of **Section 5-3-150(3) of the 1976 Code of Laws of South Carolina** and adding the zoning district classification of R-1, Single-Family Residential District:

The property requesting annexation is shown more specifically on Florence County Tax Map 01221, block 01, parcel 280 (0.52 acres).

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

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 annexing into the City Limits of the City of Florence the aforesaid property and amending the Zoning Atlas to the aforesaid zoning classifications.**
- 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 _____, 2015
Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela,
Mayor

Attest:

Dianne M. Rowan
Municipal Clerk

FLORENCE CITY COUNCIL MEETING

DATE: January 11, 2016
AGENDA ITEM: General Obligation Bond Ordinance
DEPARTMENT: Finance

I. ISSUE UNDER CONSIDERATION

An Ordinance that provides for the sale and issuance of a General Obligation Bond not to exceed \$7,000,000 to finance, over a period of four years, the construction of a soccer complex and additional funding for the regional gymnasium facility façade redesign.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

A. Soccer Complex Funding

1. On October 13, 2014, City Council authorized the execution of a Memorandum of Understanding between the City and the Drs. Bruce and Lee Foundation (“the Foundation”) for the funding, construction, and operation of a new soccer complex.
2. On October 21, 2014 a Memorandum of Understanding (MOU) between the City and the Foundation was signed and executed for those purposes.
3. The MOU provides for the following:
 - a. The City will construct the soccer complex, a main access road, roads internal to the complex, and parking for the complex.
 - b. The sources of funding include \$6,000,000 from the Foundation and \$1,040,000 from proceeds of the countywide one-cent Sales Tax Referendum passed in 2013, for a total of \$7,040,000.
 - c. The Foundation will provide the \$6 million funding at a rate of \$2 million per year from 2017 through 2019.
 - d. The City will provide funding from the Water and Sewer Enterprise Fund to construct the water and sewer infrastructure for the soccer complex as well as provide for future access to water and sewer services on adjacent undeveloped tracts of land.
4. In addition to the funding provided for in the MOU, the City requested and received a \$50,000 grant in October 2015 from the South Carolina Department of Parks, Recreation and Tourism to be used for soccer complex construction costs.

B. Regional Gymnasium Facility Funding

1. On May 12, 2014 City Council gave second reading approval to an ordinance authorizing financing through a Series 2014 Hospitality Fee Revenue Bond in the principal amount of \$4,605,000 for regional recreational facility/gymnasium construction.

General Obligation Bond Ordinance – Page 2

2. On May 28, 2014 the City closed on the Series 2014 Hospitality Fee Revenue Bond with an interest of 3.42% for 20 years to finance the construction of a regional gymnasium facility.
3. Following development of the original facility design, the Bruce and Lee Foundation agreed to grant additional funding in the amount of \$750,000 for the gymnasium in the year 2020.
4. The additional funding is being granted to the City by the Foundation to cover the costs of a gymnasium façade redesign that incorporates enhanced architectural features including additional brick veneering, a raised entrance, and other finishes and improvements.

III. POINTS TO CONSIDER

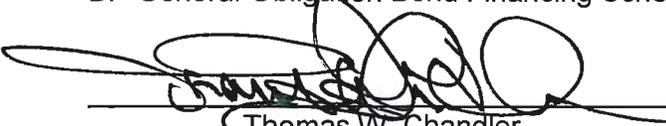
- A. Because funding for the soccer complex project and the façade redesign will be provided by the Bruce and Lee Foundation over a four-year period beginning in 2017, it will be necessary to issue a General Obligation Bond in an amount not exceeding \$7 million through 2020 to provide short-term funding for the construction and redesign projects.
- B. The General Obligation bond will provide for four-year financing to be repaid with funds to be received from the Foundation.
- C. Staff is currently working with the City’s financial advisor and bond attorney to obtain competitive bank proposals for a General Obligation Bond based on the timetable outlined in the attached Financing Schedule.
- D. The General Obligation Bond ordinance authorizes the City Manager to award the Bond to the bid which in the sole determination of the City is in its best interest taking into consideration such factors as net interest rate, redemption provisions, and administrative and other costs of the bidder required to be borne by the City.
- E. Adoption of a General Obligation Bond ordinance is required prior to the issuance and sale of bonds to provide financing over a four-year period for the construction of the soccer complex and for additional costs of the regional gymnasium facility façade redesign.

IV. STAFF RECOMMENDATION

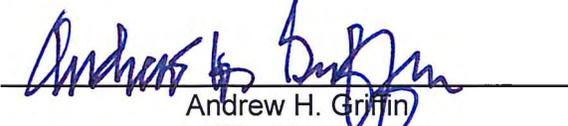
Approve and adopt of the proposed ordinance.

V. ATTACHMENTS

- A. An ordinance to provide for the sale and issuance of a general obligation bond not to exceed \$7,000,000 to finance, over a period of four (4) years, construction of a soccer complex and additional funding for the regional gymnasium facility façade redesign.
- B. General Obligation Bond Financing Schedule



Thomas W. Chandler
Finance Director



Andrew H. Griffin
City Manager

AN ORDINANCE

TO PROVIDE FOR THE ISSUANCE AND SALE OF A NOT TO EXCEED \$7,000,000 GENERAL OBLIGATION BOND OF 2016 OF THE CITY OF FLORENCE, SOUTH CAROLINA, TO PRESCRIBE THE PURPOSES FOR WHICH THE PROCEEDS SHALL BE EXPENDED, TO PROVIDE FOR THE PAYMENT THEREOF, AND OTHER MATTERS RELATING THERETO.

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

ARTICLE I

FINDINGS OF FACT

As an incident to the adoption of this Ordinance, and the issuance of the bond provided for hereby, the City Council of City of Florence, South Carolina ("Council"), the governing body of the City of Florence, South Carolina (the "City"), finds that the facts set forth in this Article exist, and the statements made with respect thereto are true and correct.

Section 1.01. Objectives of Borrowing

Council is authorized by the provisions of Sections 5-21-210 to 5-21-500, inclusive, Code of Laws of South Carolina, 1976, as amended (the "Municipal Bond Act") to issue general obligation bonds of the City for any corporate purpose of the City. Section 14 of Article X of the Constitution provides that a City may issue general obligation debt for a purpose which is a public purpose and a corporate purpose of the City.

Council has determined that it is appropriate to raise sufficient moneys by the issuance of a general obligation bond to defray the cost of acquisition, construction and equipping of a municipal soccer complex and improvements to its regional recreational facility initially funded from the proceeds of a \$4,605,000 Hospitality Fee Revenue Bond, Series 2014 (collectively, the "Project"). The Project is a public and corporate purpose of the City within the meaning of the Municipal Bond Act and Section 14 of Article X of the Constitution.

Section 1.02. Decision to Issue the Bond

On the basis of the foregoing, Council has determined to issue a General Obligation Bond of 2016 in the principal amount not to exceed \$7,000,000 (the "Bond"), the proceeds of which will be used to defray the cost of the Project and the cost of issuance of the Bond.

Section 1.03. Recital of Applicable Constitutional Provisions

Section 14 of Article X of the South Carolina Constitution provides that a city may incur general obligation indebtedness without referendum if such indebtedness, together with then outstanding indebtedness subject to the limitation, does not exceed 8% of the assessed value of all taxable property in the City. The final assessed value of all taxable property for the fiscal year ended June 30, 2015, in the City is \$164,421,419. Eight percent of this sum equals \$13,153,714. The City has outstanding indebtedness chargeable to the 8% limit in the principal amount of \$4,258,515. Consequently, the City may incur the general obligation indebtedness for the Project authorized herein without referendum.

Section 1.04. Ability to Meet Requirements of Certain State and Federal Requirements

The City will take such action as is necessary to preserve the exclusion from gross income for federal income tax purposes of interest earned on the Bond which, when issued, is determined to be exempt from federal income tax.

Pursuant to Section 11-1-85, Code of Laws of South Carolina, 1976, as amended, the City shall file an independent audit with a central repository and to file with a central repository event specific information within thirty days of an event adversely affecting more than five percent of revenue or its tax base.

ARTICLE II

DEFINITIONS AND CONSTRUCTION

Section 2.01. Definitions

As used in this Ordinance unless the context otherwise requires, the following terms shall have the following respective meanings:

"Authorized Investments" means (a) any one or more of the investments now or hereafter permitted by applicable State law, including but not limited to Section 6-5-10 or 11-1-60, Code of Laws of South Carolina, 1976, as amended, and the South Carolina Pooled Investment Fund.

"Authorized Officer" means the Mayor, the City Manager, the Finance Director, the Clerk of City Council and any other officer or employee of the City designated from time to time as an Authorized Officer by ordinance or resolution of Council, and when used with reference to any act or document also means any other person authorized by ordinance or resolution of Council to perform such act or sign such document.

"Bond" means the Bond of the City authorized by this Ordinance.

"Bond Payment Date" means each March 1 or September 1 on which interest on the Bond shall be payable or on which both the Principal Installment and interest shall be payable on the Bond.

"City" means the City of Florence, South Carolina.

"City Council" or "Council" means the City Council of the City of Florence, South Carolina, the governing body of the City or any successor governing body of the City.

"City Request" means a written request of the City signed by an Authorized Officer.

"Ordinance" means this Ordinance as the same may be amended or supplemented from time to time in accordance with the terms hereof.

"Person" means an individual, a partnership, a corporation, a trust, a trustee, an unincorporated organization, or a government or an agency or political subdivision thereof.

"Principal Installment" means, as of any date of calculation, the principal amount of the Bond due on a specified date.

"Purchaser" shall mean the successful purchaser of the Bond.

ARTICLE III

ISSUANCE OF THE BOND

Section 3.01. Ordering the Issuance of the Bond

Pursuant to the provisions of the Municipal Bond Act, and for the purpose of obtaining funds to defray the cost of the Project and the cost of issuance of the Bond, there shall be issued a not exceeding \$7,000,000 general obligation bond of the City.

Section 3.02. Maturity Schedule of the Bond

The Bond shall be dated as of the date of delivery, and shall mature on the dates and in the principal amounts hereafter set forth. The Bond shall bear interest at such rates of interest as shall, at the sale of the Bond, reflect the lowest net interest cost to the City, at a price of not less than par. Interest on the Bond shall be payable semiannually on March 1 and September 1 of each year commencing September 1, 2016, until payment of the principal thereof. The Bond shall be payable at the principal office of the successful purchaser of the Bond (the "Purchaser"). The Purchaser will purchase the Bond for its own portfolio and not with the intent of reoffering the Bond to the general public.

The Bond shall be in the denomination of not exceeding \$7,000,000, shall be numbered R-1, and shall be initially payable to the order of the successful purchaser or registered assigns. The Bond shall mature on September 1 in annual series as follows:

<u>September 1</u>	<u>Principal Amount</u>
2017	\$2,050,000
2018	2,100,000
2019	2,100,000
2020	750,000

The City reserves the right to increase or decrease the principal amount of the Bond maturing in any year by up to 20%. The Bond of each maturity, as adjusted, will bear interest at the same rate specified by the successful bidder for the Bond of that maturity. Nevertheless, the award of the Bond will be made to the bidder whose proposal produces the lowest net interest cost solely on the basis of Bond offered, without taking into account any adjustment in the amount of the Bond pursuant to this paragraph.

The Mayor of the City is hereby authorized and empowered to determine the final principal amount of the borrowing, the serial maturities and if the Bond is to be subject to mandatory and optional redemption and the redemption price of the Bond subject to optional redemption, and the interest rate for each maturity, all as shall be set forth in a certificate to be signed by the Mayor and included with this Ordinance in the records of City Council.

Section 3.03. Medium of Payment; Form of the Bond

(a) The Bond shall be payable as to Principal Installment and interest at the rate(s) per annum determined at the sale of the Bond (on the basis of a 360 day year of twelve 30-day months) in any coin or currency of the United States of America which at the time of payment is legal tender for the payment of public and private debts.

(b) The Bond and the form of assignment thereon shall be substantially in the form thereof set forth in Exhibit A hereto with any omissions, insertions and variations which may be authorized or permitted by or consistent with this Ordinance.

The Bond shall be a negotiable instrument and shall express the purpose for which it is authorized, executed and delivered and any other statements or legends which may be required by law.

Section 3.04. Execution

The Bond shall be executed in the name and on behalf of the City by the manual signature of an Authorized Officer or Officers, with its corporate seal (or a facsimile thereof) impressed, imprinted or otherwise reproduced thereon, and attested by the manual signature of its City Clerk or other Authorized Officer (other than the officer or officers executing such Bond). The Bond bearing the signature of any Person authorized to sign the Bond at the time such Bond was so executed shall bind the City notwithstanding the fact that his or her authorization may have ceased prior to the authentication and delivery of such Bond.

Section 3.05. Payments Due on Saturdays, Sundays and Holidays

In any case where the Bond Payment Date or the date fixed for redemption of the Bond shall be a Saturday or Sunday or shall be, at the place designated for payment, a legal holiday or a day on which banking institutions are authorized by law to close, then payment of interest on or Principal Installment of the Bond need not be made on such date but may be made on the next succeeding business day not a Saturday, Sunday or a legal holiday or a day upon which banking institutions are authorized by law to close, with the same force and effect as if made on the Bond Payment Date or the date fixed for redemption, and no interest shall accrue for the period after such date.

Section 3.06. Tax Exemption in South Carolina

Both the Principal Installment and interest on the Bond shall be exempt from all State, county, municipal, school district, and all other taxes or assessments of the State of South Carolina, direct or indirect, general or special, whether imposed for the purpose of general revenue or otherwise, except inheritance, estate, transfer or certain franchise taxes.

Section 3.07. Order of Tax Levy to Pay Principal and Interest of the Bond

For the payment of the Principal Installment and interest on the Bond as the same respectively mature, the full faith, credit and taxing power of the City are hereby irrevocably pledged, and there shall be levied and collected annually a tax on all taxable property in the City, sufficient to pay the Principal Installment and interest on such Bond as they respectively mature, and to create such sinking fund as may be necessary therefore.

Section 3.08. Notice to Finance Director to Levy Tax

The Finance Director of the City shall be notified of this issue of Bond and directed to levy and collect, respectively, upon all taxable property in the City, to the extent necessary after taking into account such other funds as may be available, an annual tax sufficient to meet the payment of the Principal Installment and interest on the Bond, as the same respectively mature.

ARTICLE IV

SALE OF THE BOND

Section 4.01. Determination of time to Receive Bids – Form of Notice of Sale

The Bond shall be sold at public sale, at not less than par and accrued interest to the date of delivery. Bids shall be received at a time and on a date to be selected by the City Manager. The Bond shall be advertised for sale as required by the Municipal Bond Act, which notice, in substantially the form attached hereto as Exhibit B, shall appear not less than seven days before the date set for sale.

Section 4.02. Award of the Bond

Upon the receipt of bids for the Bond, the City Manager shall award the Bond to the bid which in the sole determination of the City is in its best interest taking into consideration such factors as net interest rate, redemption provisions and administrative and other costs of the bidder required to be borne by the City. The right is reserved to reject all proposals and to waive technicalities. In the event all bids are rejected, the City is authorized to negotiate the sale of the Bond as permitted at Section 11-27-40(9)(c) of the South Carolina Code.

ARTICLE VI

FEDERAL TAX CONSIDERATIONS

Section 6.01. Compliance with the Internal Revenue Code of 1986

The City will comply with all requirements of the Code in order to preserve the tax-exempt status of the Bond, including without limitation, the requirement to file the information report 8038-G with the Internal Revenue Service. In this connection, the City covenants to execute any and all agreements, certificates and other documentation as it may be advised by bond counsel will enable it to comply with this Section, and such agreements, certificates and other documentation may be executed by an Authorized Officer and by the Finance Director of the City or either of them.

The City hereby represents and covenants that it will not take any action which will, or fail to take any action which failure will, cause interest on the Bond to become includable in the gross income of the holder thereof for federal income tax purposes pursuant to the provisions of the Code and regulations promulgated thereunder in effect on the date of original issuance of Bond. Without limiting the generality of the foregoing, the City represents and covenants that:

(a) All property provided by the net proceeds of the Bond will be owned by the City in accordance with the rules governing the ownership of property for federal income tax purposes.

(b) The City shall not permit the proceeds of the Bond or any facility financed with the proceeds of the Bond to be used in any manner that would result in (a) ten percent (10%) or more of such proceeds being considered as having been used directly or indirectly in any trade or business carried on by any natural person or in any activity carried on by a person other than a natural person other than a governmental unit as provided in Section 141(b) of the Code, or (b) five percent (5%) or more of such proceeds being considered as having been used directly or indirectly to make or finance loans to any person other than a governmental unit as provided in Section 141(c) of the Code.

(c) The City is not a party to nor will it enter into any contracts with any person for the use or management of any facility provided with the proceeds of the Bond that do not conform to the guidelines set forth in Revenue Procedure 97-13, as may be subsequently modified by applicable pronouncements of the United States Treasury Department.

(d) The City will not sell or lease any property provided by the Bond to any person unless it obtains the opinion of nationally recognized bond counsel that such lease or sale will not affect the tax exemption of the Bond.

(e) The Bond will not be federally guaranteed within the meaning of Section 149(b) of the Code. The City has not entered into any leases or sales or service contract with any federal government agency and will not enter into any such leases or contracts unless it obtains the opinion of nationally recognized bond counsel that such action will not affect the tax exemption of the Bond.

ARTICLE VII

MISCELLANEOUS

Section 7.01. Severability of Invalid Provisions

If any one or more of the covenants or agreements provided in this Ordinance should be contrary to law, then such covenant or covenants or agreement or agreements shall be deemed severable from the remaining covenants and agreements, and shall in no way affect the validity of the other provisions of this Ordinance.

Section 7.02. Successors

Whenever in this Ordinance the City is named or referred to, it shall be deemed to include any entity, which may succeed to the principal functions and powers of the City, and all the covenants and agreements contained in this Ordinance or by or on behalf of the City shall bind and inure to the benefit of said successor whether so expressed or not.

Section 7.03. Ordinance to Constitute Contract

In consideration of the purchase and acceptance of the Bond by those who shall purchase and hold the same from time to time, the provisions of this Ordinance shall be deemed to be and shall constitute a contract between the City and the Purchaser from time to time of the Bond, and such provisions are covenants and agreements with such Purchaser which the City hereby determined to be necessary and desirable for the security and payment thereof. The pledge hereof and the provisions, covenants, and agreements herein set forth to be performed on behalf of the City shall be for the equal benefit, protection, and security of the purchaser of the Bond.

Section 7.04. Effective Date

This Ordinance shall take effect immediately upon second reading of City Council and shall supersede any prior inconsistent ordinances or resolutions.

Section 7.05. Direction to Publish

The Clerk of the City Council of the City is hereby directed to publish at the appropriate time notice to comply with the provisions of Paragraph 8 of Section 11-27-40, Code of Laws of South Carolina, 1976, as amended, the form of which is attached hereto as Exhibit C.

Section 7.06. Filing of Copies of Ordinance

Copies of this Ordinance shall be filed in the office of Council, the office of the Clerk of Court for Florence County (as a part of the Transcript of Proceedings) and at the office of the Clerk of City Council as Registrar.

DONE IN MEETING DULY ASSEMBLED, this 8th day of February, 2016.

CITY OF FLORENCE, SOUTH CAROLINA

By _____
Mayor

Attest:

Clerk

First Reading: January 11, 2016
Second Reading: February 8, 2016

(FORM OF BOND)

No. R-1

UNITED STATES OF AMERICA
STATE OF SOUTH CAROLINA
CITY OF FLORENCE
GENERAL OBLIGATION BOND OF 2016

THE CITY OF FLORENCE, SOUTH CAROLINA (the "City") acknowledges itself indebted and for value received hereby promises to pay, solely as hereinafter provided, to _____ or registered assigns, the total aggregate principal amount of \$_____ in the amounts and on the maturity dates stated below and to pay interest on such principal amounts at the interest rate of ____% (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 amounts shall be discharged:

<u>September 1</u>	<u>Principal Amount</u>
2017	
2018	
2019	
2020	

Interest on the Bond shall be payable semiannually on March 1 and September 1 of each year commencing September 1, 2016, until payment of the principal thereof. The principal of, redemption premium, if any, and interest on the Bond are payable in any coin or currency of the United States of America which at the time of payment is legal tender for the payment of public and private debts.

The Bond is issued pursuant to and in accordance with the Constitution and Statutes of the State of South Carolina, including particularly the provisions of the Act, codified as Sections 5-21-210 to 5-21-500, inclusive, Code of Laws of South Carolina, 1976, as amended, and the Ordinance.

Certain capitalized terms used herein and not otherwise defined shall have the meanings ascribed thereto in the Ordinance. Certified copies of the Ordinance are on file in the office of the Clerk of the City Council of the City as Registrar and in the office of the Clerk of Court of Florence County, South Carolina.

For the prompt payment hereof, both principal and interest, as the same shall become due, the full faith, credit and taxing power of the City are irrevocably pledged.

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 of South Carolina, 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 issuable only as a fully registered Bond. This Bond is transferable at the office of the Clerk of the City Council of the City.

[The Bond shall be subject to redemption, at the option of the City, on and after September 1, 20__, in whole at any time or in part on any March 1 or September 1, at par plus accrued interest to the date fixed for redemption.]

It is hereby certified and recited that all conditions, acts and things required by the Constitution and Statutes of the State of South Carolina to exist, be performed or happen precedent to or in the issuance of this Bond, exist, have been performed and have happened, 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, and that provision has been made for the allocation, on an annual basis, of sufficient tax revenues to provide for the punctual payment of the principal of and interest on this Bond.

IN WITNESS WHEREOF, the City of Florence, South Carolina has caused this Bond to be signed by its Mayor and its corporate seal to be hereunto reproduced and attested to by its Clerk.

(SEAL)

CITY OF FLORENCE, SOUTH CAROLINA

By: _____
Mayor

Attest:

Clerk

AT THE REQUEST of the holder, the within bond has been registered as to principal and interest in accordance with the provisions contained therein.

<u>DATE OF REGISTRATION</u>	<u>NAME OF REGISTERED HOLDER</u>	<u>SIGNATURE OF CLERK OF CITY COUNCIL</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

OFFICIAL NOTICE OF SALE
NOT EXCEEDING \$7,000,000
CITY OF FLORENCE, SOUTH CAROLINA
GENERAL OBLIGATION BOND OF 2016

SEALED PROPOSALS, addressed to the undersigned, will be received by the City Council of the City of Florence ("City Council") until _____, local time, _____, 2016, at which time said proposals will be publicly opened in City Council Chambers, 324 W. Evans Street, Florence, South Carolina 29501, for the purchase of not exceeding \$7,000,000 CITY OF FLORENCE, SOUTH CAROLINA, GENERAL OBLIGATION BOND OF 2016. The Bond shall be issued as a single fully registered bond and shall be dated as of the date of delivery which is expected to be _____, 2016.

THE BOND will bear interest at the rate or rates of interest to be named by the successful bidder, and will be payable on the dates and in the principal amounts hereafter set forth. Interest on the Bond shall be payable semiannually on March 1 and September 1 of each year commencing September 1, 2016, until payment of the principal thereof.

<u>September 1</u>	<u>Principal Amount</u>
2017	\$2,050,000
2018	2,100,000
2019	2,100,000
2020	750,000

The City reserves the right to increase or decrease the principal amount of the Bond maturing in any year by up to 20%. The Bond of each maturity, as adjusted, will bear interest at the same rate specified by the successful bidder for the Bond of that maturity. Nevertheless, the award of the Bond will be made to the bidder whose proposal produces the lowest net interest cost solely on the basis of Bond offered, without taking into account any adjustment in the amount of the Bond pursuant to this paragraph.

Both principal and interest will be payable in any coin or currency of the United States of America which is, at the time of payment, legal tender for the payment of public and private debts. Principal of and interest on the Bond, when due, shall be payable at the designated office of the successful bidder.

The terms of prepayment of the Bond prior to maturity will be negotiated by the Mayor with the successful purchaser.

BIDDERS are invited to name a single rate of interest which the Bond is to bear, and, unless all bids are rejected, the Bond will be awarded to the bidder offering to take it at the lowest net interest cost to the City, provided that any premium offered must be paid in cash as a part of the purchase price.

Interest cost will be determined by deducting premium, if any, from the aggregate of interest on the Bond from the date of its delivery. The right is reserved to reject all proposals, but no auction sale will be conducted. The right is reserved to waive irregularities in any bid. Bids will be accepted or rejected by 3:00 p.m. (prevailing local time) on the day of the sale.

NO PROPOSAL for the purchase of less than the entire Bond, or at a price of less than par and accrued interest to the date of delivery, will be considered.

THE BOND will be a General Obligation Bond of the City, payable, both as to principal and interest, from an ad valorem tax upon all taxable property in the City, without limitation as to rate or amount.

PURCHASERS will be furnished with the printed Bond and (i) an opinion of Haynsworth Sinkler Boyd P.A., Attorneys and Counselors at Law, Charleston, South Carolina, concerning (a) the valid and binding nature of the Bond and (b) the exemption of interest on the Bond from Federal and South Carolina taxation on the date of such opinion, a copy of which opinion will be attached to the Bond, and (ii) with the usual closing proofs, which will include (a) a certificate that there is no litigation threatened or pending to restrain the issuance or sale of the Bond.

EACH BID must include a statement by the bidder stating that the bidder intends to purchase the Bond for its own portfolio and not with the present intent of reoffering the Bond to the general public.

EACH BID shall be enclosed in a sealed envelope and marked "**PROPOSAL FOR CITY OF FLORENCE GENERAL OBLIGATION BOND**" and be directed to the undersigned. No good faith check is required. **Facsimile bids will not be accepted.**

THE BOND is being offered by the City, when, as, and if issued, and subject to the delivery of the approving opinion as to legality of Haynsworth Sinkler Boyd P.A., Charleston, South Carolina, as Bond Counsel. It is anticipated by the City that the Bond will be available for delivery within fifteen days after the occasion of its award against payment in federal or other immediately available funds.

THERE IS no official bid form.

EACH BID shall be conditioned in accordance with this Notice of Sale.

Mayor
City of Florence, South Carolina

NOTICE OF ADOPTION OF ORDINANCE
AUTHORIZING NOT EXCEEDING \$7,000,000 GENERAL OBLIGATION BOND OF 2016
OF THE CITY OF FLORENCE, SOUTH CAROLINA

Notice is hereby given that by Ordinance effective February 8, 2016, the City Council of the City of Florence has made provision for the issuance and sale of a not exceeding \$7,000,000 General Obligation Bond of 2016.

The proceeds of the Bond will be used to defray the cost of acquisition, construction and equipping of a municipal soccer complex and improvements to its regional recreational facility initially funded from the proceeds of a \$4,605,000 Hospitality Fee Revenue Bond, Series 2014 and to pay the cost of issuance of the Bond.

Notice is further given that the provisions of Section 5-17-20, Code of Laws of South Carolina, 1976, as amended, permitting the filing of a petition seeking a referendum to effect the repeal of the foregoing Ordinance will not be applicable unless as provided by paragraph 8 of Section 11-27-40, Code of Laws of South Carolina, 1976, as amended, notice of intention to seek such a referendum be filed by not less than five qualified electors with either the Office of the Clerk of Court of Florence County and with the City Clerk of the City of Florence within twenty days from the date of publication of this Notice.

By order of the City of Florence.

Mayor, City of Florence, South Carolina

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 January 11 and February 8, 2016.

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 ____ day of February, 2016.

Clerk of the City Council of Florence, South Carolina

FLORENCE CITY COUNCIL MEETING

DATE: January 6, 2016

AGENDA ITEM: An ordinance authorizing the conveyance of the real estate making up a portion of the parcel designated as Tax Parcel 90073-15-001 in the records of the Florence County Tax Assessor to Stokes Properties V, LLC in exchange for the transfer to the City of a portion of the parcel designated as Tax Parcel 90073-15-018 in the records of the Florence County Tax Assessor in order to facilitate the construction of the new Stokes Eye Clinic and the related public parking in the downtown area as previously approved by Resolution 2015-12.

DEPARTMENT/DIVISION: City Manager and City Attorney

I. ISSUE UNDER CONSIDERATION:

The conveyance of a portion of the real estate making up the parcel designated as tax parcel 90073-15-001 in the records of the Florence County Tax Assessor to Stokes Properties V, LLC in exchange for the transfer to the City of a portion of the parcel designated as Tax Parcel 90073-15-018 in the records of the Florence County Tax Assessor in order to facilitate the construction of the new Stokes Eye Clinic and the related public parking in the downtown area as previously approved by Resolution 2015-12.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

(1) The City has established facilitating and encouraging the relocation of the Stokes Eye Clinic to the downtown area under the terms and conditions of the Conditional Grant and Development Agreement previously authorized by Resolution 2015-12 is in the best interest of the citizens of the City of Florence.

(2) This ordinance brings about an exchange of the lots owned by the parties in order to carry out the terms of the Conditional Grant and Development Agreement.

(3) In the future, additional properties will be conveyed to the City in accordance with the terms of the Conditional Grant and Development Agreement.

III. POINTS TO CONSIDER:

(1) This exchange of property consummates the next step in the previously approved plan for facilitating and encouraging the relocation of the Stokes Eye Clinic to the downtown

area under the terms and conditions of the Conditional Grant and Development Agreement previously authorized by Resolution 2015-12.

IV. STAFF RECOMMENDATION:

Staff recommends that City Council adopt the proposed ordinance authorizing the City Manager to execute the deed conveying the aforementioned property to Stokes Properties V, LLC.

V. ATTACHMENTS:

Proposed ordinance with attached Exhibit A.



Andrew H. Griffin
City Manager

ORDINANCE NO. 2016-

AN ORDINANCE AUTHORIZING THE CONVEYANCE OF THE REAL ESTATE MAKING UP A PORTION OF THE PARCEL DESIGNATED AS TAX PARCEL 90073-15-001 IN THE RECORDS OF THE FLORENCE COUNTY TAX ASSESSOR TO STOKES PROPERTIES V, LLC IN EXCHANGE FOR THE TRANSFER TO THE CITY OF A PORTION OF THE PARCEL DESIGNATED AS TAX PARCEL 90073-15-018 IN THE RECORDS OF THE FLORENCE COUNTY TAX ASSESSOR IN ORDER TO FACILITATE THE CONSTRUCTION OF THE NEW STOKES EYE CLINIC AND THE RELATED PUBLIC PARKING IN THE DOWNTOWN AREA.

WHEREAS, after due consideration, the City has concluded that it is in the public interest that the land described as Tract 2 on Exhibit "A" attached hereto be conveyed to Stokes Properties V, LLC, in exchange for Tract 4 on Exhibit "A" in order to facilitate and provide incentive for the location of the new Stokes Eye Clinic complex in the downtown area of the City subject to the terms and conditions set forth in detail in the Conditional Grant and Development Agreement authorized by Resolution No. 2015-; and

WHEREAS, it is has been previously determined by Council that the conveyance of said property to Stokes Properties V, LLC in order to facilitate and provide incentive for the location of the new Stokes Eye Clinic complex in the downtown area under the terms and conditions set forth in the Conditional Grant and Development Agreement regarding the project is in the best interest 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 deed and other documentation in order to carry out the exchange of property and convey title to the property described as Tract 2 on Exhibit "A" attached hereto to Stokes Properties V, LLC under the terms and conditions set forth in the Conditional Grant and Development Agreement in order to facilitate and provide incentive for the location of the new Stokes Eye Clinic complex in the downtown area.

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 _____, 2016.

Approved as to form:

JAMES W. PETERSON, JR.
City Attorney

STEPHEN J. WUKELA
Mayor

Attest:

DIANNE M. ROWAN
Municipal Clerk

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

FLORENCE CITY COUNCIL MEETING

DATE: January 11, 2016

AGENDA ITEM: Report To Council / Boards & Commissions

DEPARTMENT/DIVISION: City Council

I. ISSUE UNDER CONSIDERATION:

Council will consider nominations for City Boards and/or Commissions.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

There are two boards or commissions that have either a vacancy or an expired term as of June 30, 2015.

III. ATTACHMENTS

Spreadsheet of Council Nominations to Boards and Commissions
Letters from board members indicating if they want to continue to serve
Applications received

SCHEDULE OF COUNCIL NOMINATIONS TO BOARDS AND COMMISSIONS - January 2016

	District 1	District 2	District 3	At-Large 1	At-Large 2	At-Large 3	Mayor	
	Ervin	Robinson	Brand	Jebaily	Wms-Blake	Hill	Wukela	
City of Florence Zoning Board of Appeals	X							Scott Kozacki
Parks and Beautification Commission	X		X			X		Vacancy; Vacancy; Vacancy

City of Florence Board of Zoning Appeals

Current Board Member

Status

**Councilmember to
make appointment**

Scott Kozacki

Did not return letter

Councilwoman Ervin

Attachments:

Letters of interest from current board member
Applications received



CITY ADMINISTRATION

TEL: (843) 665-3113

FAX: (843) 665-3110

May 20, 2015

Mrs. Kathryn Wilcox
802 Cherokee Road
Florence, SC 29501

Dear Mrs. Wilcox:

Our records indicate that your term on the City of Florence Board of Zoning Appeals will expire June 30, 2015. City Council will begin making appointments to the various boards and commissions at the July 2015 meeting. Please indicate by marking the appropriate blank below if you are interested in being considered for reappointment or if you wish to discontinue serving on this committee. Please sign and return this letter to our office in the enclosed envelope as soon as possible.

We appreciate your past service to the City of Florence.

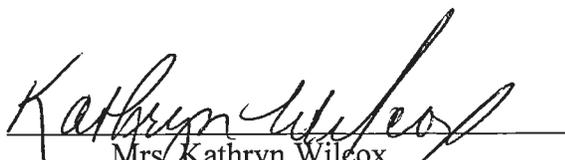
If you have any questions, please feel free to contact me.

Sincerely,


Drew Griffin
City Manager

I would like to continue to serve on the City of Florence Board of Zoning Appeals.

I do not want to serve on the City of Florence Board of Zoning Appeals.


Mrs. Kathryn Wilcox



APPLICATION FOR BOARDS AND COMMISSIONS
CITY OF FLORENCE
SOUTH CAROLINA

Board or Commission for which you are applying: <i>City of Florence Zoning Board of Appeals</i>			
Your Name (Last, First, Middle) <i>JONES, ELIJAH T.</i>	County <i>Florence</i>	Council District <i>1</i>	
Residential Address <i>912 Kenley Hall</i>	City <i>FLORENCE</i>	State <i>South Carolina</i>	Zip Code <i>29501</i>
Mailing Address <i>Same</i>	City <i>Same</i>	State <i>South Carolina</i>	Zip Code <i>Same</i>
Your Occupation - Title <i>Small Business Owner</i>	Business Phone <i>843-673-0790</i>	Residence Phone <i>843-992-7664</i>	
Employer Name <i>SonShine Mgmt. Systems, Inc.</i>	E-Mail Address <i>elijah.jones@smsflo.com</i>		
Employer Address <i>1340 Celebration Blvd Unit C</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? *23 yrs. County Resident for 30 years*

Why would you like to serve?
I believe I have a great perspective as a home owner and business owner in the City of Florence to help move our community forward to be an excellent place for generations to come to call home.

Do you presently serve on any Commissions/Boards of the City/ County/ State? If so, please list:
Have applied to County Commissions without appointment

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:
*Active on a public charter school board - Virtus Academy
Active in downtown events from time to time.*

What are your goals and objectives if appointed to the Commission/Board?
To keep our community a desirable area for current and future residents to call home and cultivate new business and housing opportunities for developing areas.

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

Signature *[Signature]*

Date *1 Dec 2014*

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>12-1-2014</i>
Appointed to:	
Date:	



APPLICATION FOR BOARDS AND COMMISSIONS
CITY OF FLORENCE
SOUTH CAROLINA

Board or Commission for which you are applying: City of Florence Zoning Board of Appeals			
Your Name (Last, First, Middle) Brown, Jr. L. Winfield		County Florence	Council District 2
Residential Address 410 Poplar St		City Florence	State South Carolina
			Zip Code 29501
Mailing Address 410 Poplar St		City Florence	State South Carolina
			Zip Code 29501
Your Occupation - Title Psychology Instructor		Business Phone 843 661 8069	Residence Phone 843 661 6182
Employer Name Florence Darlington Tech. College		E-Mail Address wbrown12@sc.rr.com	
Employer Address PO Box 100548		City Florence	State South Carolina
			Zip Code 29502

General Qualifications

Are you a resident of the City? Yes No How Long? **35 years**

Why would you like to serve?

Want to be part of the process. Zoning is an important part of how a city grows and there needs to be reasonableness applied in any proposed "exception"

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:

Yes. Member/Secy. treasurer of Timrod Park Neighborhood Assoc.; participate in Keep Florence Beautiful; Volunteer with Florence Area Humane Society

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

Help ensure that "special exception" is really that and that interpretation of ordinances are consistent

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

Signature **W/B**

Date **3/15/15**

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:	3-16-2015
Appointed to:	
Date:	

Parks and Beautification Commission

<u>Current Board Member</u>	<u>Status</u>	<u>Councilmember to make appointment</u>
Vacancy	Mr. Gabriel resigned	Councilwoman Ervin
Vacancy	Mrs. Helen Sims resigned	Councilman Brand
Vacancy	Mrs. Vanessa Murray resigned	Councilman Hill

Attachments:

Letters of interest from current board member
Applications received