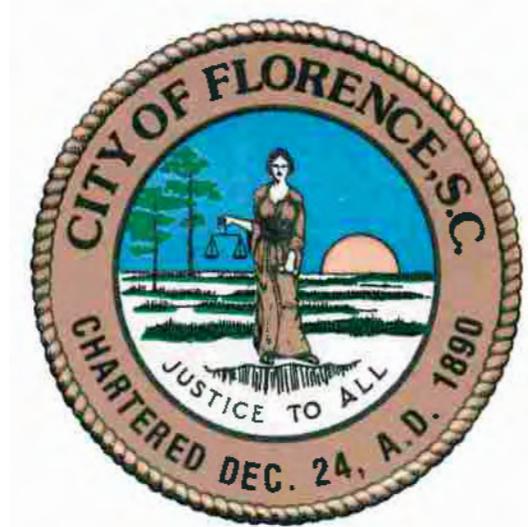


REGULAR MEETING
OF
FLORENCE CITY COUNCIL



COUNCIL CHAMBERS
324 W. EVANS STREET
FLORENCE, SOUTH CAROLINA

MONDAY
FEBRUARY 8, 2016
1:00 P.M.

REGULAR MEETING OF FLORENCE CITY COUNCIL

MONDAY, FEBRUARY 8, 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

January 11, 2016 – Regular Meeting

IV. HONORS AND RECOGNITIONS

RETIREMENT RECOGNITION

Tommy Sawyer – 46 years – November 8, 1969 – December 31, 2015

Charles A. Rogers – 30 years – August 26, 1985 – September 16, 2015

SERVICE RECOGNITIONS

Harry Epps – 25 years – Fire

Allan Joyner – 25 years – Fire

Amanda Pope – 20 years – Administration/City Manager's Office

Steven Allen – 15 years – Engineering

Michael Giles – 15 years – Fire

Otis Gowdy – 15 years – Police

EDUCATIONAL RECOGNITION

Justin Galloway – On January 8, 2016, Justin passed his "B" Water Operator Certification Exam.

V. **ORDINANCES IN POSITION**

a. Bill No. 2016-01 – Second 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 – Second 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.

VI. **INTRODUCTION OF ORDINANCES**

a. Bill No. 2016-03 – First Reading

An Ordinance to amend the General Fund Budget for the City of Florence, South Carolina, for the fiscal year beginning July 1, 2015, and ending June 30, 2016.

b. Bill No. 2016-04 – First Reading

An Ordinance to amend the Zoning Ordinance by adding section 2.22 to the existing Ordinance in order to create a Neighborhood Revitalization Overlay District associated with Neighborhood Revitalization Strategy and to provide for their enforcement and administration.

c. Bill No. 2016-05 – First Reading

An Ordinance to rezone the properties located at 108, 112, 406, 408, and 410 Vista Street and 303 Roughfork Street, said properties being specifically designated in the Florence County Tax Records as Tax Map Parcel 90084-07-016, 023, 024, 90084-08-008, 90099-01-014 and 016, from R-4 Multi-Family Residential to Neighborhood Revitalization Overlay District.

d. Bill No. 2016-06 – First Reading

An Ordinance to rezone the city block bordered by N. Coit Street to the East, NB Baroody Street to the North, N. McQueen Street to the West, and W. Evans Street. Tax Records as Tax Map Parcel 90073-15-001, 002, 004 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 018, 020, 021, 022, 023, 024, 026, 028, from B-3 General Commercial District to B-4 Central Commercial District.

VII. INTRODUCTION OF RESOLUTION

a. Resolution No. 2016-01

A Resolution to authorize a Memorandum of Understanding between the City, Florence School District One, and Francis Marion University initiating a cooperative effort to improve educational opportunities.

VIII. REPORT TO COUNCIL

a. Appointments to Boards and Commissions

IX. ADJOURN

**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**

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

MEMBER ABSENT: Councilman Robby L. Hill.

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 December 14, 2015 Regular Meeting. Councilman Jebaily seconded the motion, which carried unanimously.

HONORS AND RECOGNITIONS

Retirement Recognition

Cpl. Jeff Worthington was presented a Retirement Plaque by Mayor Wukela in honor of his retirement from the City of Florence. Cpl. Worthington served in the Police Department for 25 years from January 29, 1990 until he retired on November 13, 2015.

Service Recognitions

Mayor Wukela presented Sandy Graham a Certificate of Recognition for completing 20 years of service with the City of Florence.

Retha Brown received a Certificate of Recognition from Mayor Wukela for completing 10 years of service with the City of Florence.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
JANUARY 11, 2016 – PAGE 2**

Robert “Cody” Jordan was presented a Certificate of Recognition by Mayor Wukela for completing 10 years of service with the City of Florence.

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

William Sessions received a Certificate of Recognition from Mayor Wukela for completing 10 years of service with the City of Florence.

APPEARANCES BEFORE COUNCIL

MR. DECAR BROWN, BOYS AND GIRLS CLUB

Mr. DeCar Brown, Director of Operations for the Boys and Girls Club gave an update to Council on what is going on in the community and at the Boys and Girls Club. Approximately 1,091 kids are being served at the Boys and Girls Club. About 200 kids are being served just from North Vista Elementary School. Through a grant from the Department of Education, they are now able to offer one-on-one tutoring to some of the children. The club is serving about 25% teenagers from 4:00 p.m. until 7:30 p.m. The club averages about 220 kids each day. Some areas that the Boys and Girls Club focuses on are character, leadership, the arts, sports and fitness, life skill goals, academic success, and healthy life skills.

Mr. Brown spoke about the different grants that have been applied for. They include: A GRT Program that is a partnership with the Department of Juvenile Justice. Through this program, a job training program is offered to about 25 teenagers per year. These teens obtain employment skills and then the Club pays them through the DJJ funding. Another great program at the Club is one that is a partnership that provides one-on-one counseling. Also, this year the Club was able to receive a grant through a foundation in Charlotte, NC that allowed them to upgrade their technology. In addition, an Energy and Water Efficiency Grant through the Boys and Girls Club of America was attained. This will allow the Club to change out all of the lighting and install a digital thermostat. Hopefully the Club will see a savings of 25% with this Grant.

In closing, Mr. Brown stated that even though the Boys and Girls Club serves about 200 kids a day, there is still a major need for kids to be serviced in the afterschool hours.

Councilman Robinson agreed with Mr. Brown that there is a great need for a number of kids that are not being served. Also, Councilman Robinson feels that the Black children in the City of Florence are lacking and that things need to change and be more equitable in the City of Florence.

MRS. MODESTINE BRODY, DIRECTOR OF RESURRECTION OUTREACH MINISTRIES

Mrs. Brody, Director of Resurrection Outreach Ministries spoke to Council about working together to help her organization serve the hard to place homeless population. Mrs. Brody submitted the following recommendations to Council as suggestions of ways the City could partner with her. Mrs. Brody stated her ministry has a building that the City could possibly use as a “cold house” that would provide a place for the homeless to stay during the extremely cold nights. Other suggestions are: \$100,000 to be used for salaries for case managers and administrators; \$100,000 for a sprinkler system for their building; \$50,000 for utilities and supplies; \$15,000 for insurance; \$20,000 for sponsorships of 10 residents for a year; and the donation of a vehicle and building or property.

Councilman Robinson commended Mrs. Brody for her work with the homeless. Councilman Robinson stated he feels it is the City’s obligation to help; otherwise these people would be helpless and homeless on the streets of Florence.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
JANUARY 11, 2016 – PAGE 3**

Councilman Robinson made a motion that Council appoint staff to work with Mrs. Brody in finding means and ways of how the City can help her. Councilwoman Ervin seconded the motion.

Mayor Wukela asked if there was any objection from Council to allow staff to work with Mrs. Brody. There was no objection. Councilman Robinson's motion passed unanimously.

Councilwoman Williams-Blake recused herself from the vote due to the familial relationship between herself and Mrs. Brody.

Councilwoman Ervin stated that Mrs. Brody is always ready to help when called upon by members of Council or by a homeless person in need. Councilwoman Ervin stated when it comes to Mrs. Brody's history and service to the City of Florence; it should be the City's number one obligation to offer support. Councilwoman Ervin thanked Mrs. Brody for what she is doing.

MR. NATHAN BRYANT, NORTH FLORENCE NEIGHBORHOOD

Mr. Bryant appeared before Council to introduce his company, Anointing Hands Global. Some of the programs offered through Mr. Bryant's company are: a program that teaches young girls to have respect and dignity for themselves; a program for young men to teach them how to be respectful of young women and how to accept and handle responsibility; a program for fathers who are involved in the court system; and a program for young kids to teach them how to make and manage money. Mr. Bryant asked Council to help him to get his programs started. Mr. Bryant also offered to partner with the City to help in any way that he could.

Councilman Robinson thanked Mr. Bryant for coming before Council. Councilman Robinson feels that Florence has moved backwards as relates to racial relations and equitable opportunities for the Black community and that there is a desperate need for change.

ORDINANCES IN POSITION

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.

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 adopted on second reading.

Mayor Pro tem Brand made a motion to adopt Bill No. 2015-38 on second reading. Councilman Jebaily seconded the motion, which carried unanimously.

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.

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 adopted on second reading.

Mayor Pro tem Brand made a motion to adopt Bill No. 2015-39 on second reading. Councilwoman Williams-Blake seconded the motion, which carried unanimously.

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.

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 adopted on second reading.

Mayor Pro tem Brand made a motion to adopt Bill No. 2015-40 on second reading. Councilwoman Williams-Blake seconded the motion, which carried unanimously.

INTRODUCTION OF ORDINANCES

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.

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 90083-15-018 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 was passed on first reading.

Mayor Wukela stated this is the effectuation of Council's will as expressed in Resolution No. 2015-12.

Mayor Pro tem Brand made a motion to pass Bill No. 2016-01 on first reading. Councilman Jebaily seconded the motion.

City Council voted unanimously to pass Bill No. 2016-01 on first reading.

Mr. Jim Peterson, City Attorney explained that this is a phased process of properties being acquired and exchanged. This conveys the parcel that Stokes Properties need to actually construct the new building. It now gets into their hands all the property needed for their financing on the construction of the building. It also gets into the City's hands another portion of the property that will be used for the public parking in the area. As the other properties that are presently being leased are completed and the City reaches a point where those are available, then those properties will also be conveyed and that will bring about the final step. Staff does not anticipate needing any other action of Council.

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.

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 was passed on first reading.

Mayor Wukela stated Council has already approved a Memorandum of Understanding with the Drs. Bruce Lee Foundation with regards to the construction of a soccer complex, on the property formerly owned by Congressman Young on Highway 76, as well as for the construction of a basketball center. The purpose of this Ordinance is to provide for the upfront money for those funds that will be subsequently conveyed to the City by the Drs. Bruce Lee Foundation for the soccer complex as well as some \$750,000 additional dollars for the basketball center.

Councilman Jebaily made a motion to pass Bill No. 2016-02 on first reading. Councilwoman Williams-Blake seconded the motion.

Mr. Thomas Chandler, Director of Finance gave a report on the following:

Soccer Complex Funding:

On October 13, 2014, City Council authorized the execution of a Memorandum of Understanding between the City and the Drs. Bruce and Lee Foundation for the funding, construction, and operation of a new soccer complex.

On October 21, 2014 a Memorandum of Understanding between the City and the Foundation was signed and executed for these purposes.

The Memorandum of Understanding provides for the following:

1. The City will construct the soccer complex, a main access road, roads internal to the complex and parking for the complex.
2. 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.
3. The Foundation will provide the \$6 million funding at a rate of \$2 million per year from 2017 through 2019.
4. 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.

In addition to the funding provided for in the Memorandum of Understanding, 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.

Regional Gymnasium Facility Funding:

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.

On May 28, 2014 the City closed on the Series 2014 Hospitality Fee Revenue Bond with an interest rate of 3.42% for 20 years to finance the construction of a regional gymnasium facility.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
JANUARY 11, 2016 – PAGE 6**

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.

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.

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.

The General Obligation bond will provide for four-year financing to be repaid with funds to be received from the Foundation.

Mayor Wukela thanked the Drs. Bruce Lee Foundation for their generosity and the assistance they have provided in making both the soccer facility and the basketball center come to fruition, which will enhance the quality of life for the young people in this community and the community at large.

Councilman Robinson stated he does not feel that the soccer facility and the basketball center will enhance the quality of life for the young people. Councilman Robinson stated that education is what will enhance their lives and enable them to be competitive.

The motion passed unanimously.

REPORT TO COUNCIL

APPOINTMENTS TO BOARDS AND COMMISSIONS

CITY OF FLORENCE BOARD OF ZONING APPEALS

Councilwoman Ervin deferred her appointment to this Commission.

PARKS AND BEAUTIFICATION COMMISSION

Councilwoman Ervin deferred her appointment to this Commission.

Mayor Pro tem Brand deferred his appointment to this Commission.

Councilman Hill was not present for the meeting and in his absence Mayor Wukela requested that his appointment to this Commission be deferred.

EXECUTIVE SESSION

Mayor Pro tem Brand made a motion to enter into Executive Session for the purpose of discussing matters related to a potential location of an expansion of a business to be located in the downtown area as allowed under South Carolina Code Section 30-4-70 (a) (5).

There was no objection from Council to enter into Executive Session.

Council entered into Executive Session at 1:59 p.m.

Mayor Wukela reconvened the regular meeting at 2:52 p.m.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
JANUARY 11, 2016 – PAGE 7**

Mayor Wukela stated that no action was taken in Executive Session. City Council discussed the potential location of an expansion of a business to be located in a downtown area without taking any action.

ADJOURN

Councilman Jebaily made a motion to adjourn the meeting. There was no objection.

The meeting was adjourned at 2:53 p.m.

Dated this 8th day of February, 2016.

Dianne M. Rowan, Municipal Clerk

Stephen J. Wukela, Mayor

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

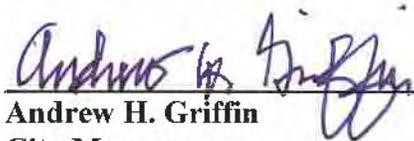
area under the terms and conditions of the Conditional Grant and Development Agreement previously authorized by Resolution 2015-12.

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

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

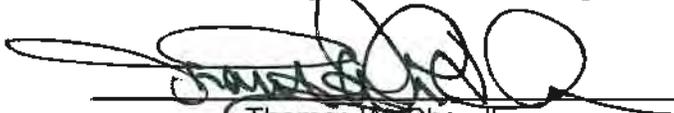
- A. Because funding for the soccer complex project and the façade redesign will be provided by the Bruce and Lee Foundation over a four-year period beginning in 2017, it will be necessary to issue a General Obligation Bond in an amount not exceeding \$7 million through 2020 to provide short-term funding 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

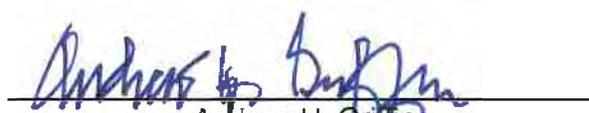
Approve and adopt of the proposed ordinance.

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 1

FINDINGS OF FACT

As an incident to the adoptinn 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 Constitutinn.

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 V

DISPOSITION OF PROCEEDS OF SALE OF THE BOND

Section 5.01. Disposition of Bond Proceeds including Temporary Investments

The proceeds derived from the sale of the Bond issued pursuant to this Ordinance shall be deposited in a Bond Account Fund for the City, and shall be expended and made use of as follows:

(a) any premium shall be applied to the payment of the first installment of principal of such Bond or in such fashion as State law permits;

(b) pending the use of Bond proceeds for the purposes authorized hereby, it shall be lawful for Council to cause such proceeds to be invested in Authorized Investments. Income earned from investments shall, in the discretion of Council, (1) be used to meet the debt service of the Bond, or (2) be retained by the City and used for the purposes for which the Bond is to issued under this Ordinance or for additional capital improvements of the City; provided, however, if federal law requires a rebate of certain earnings such rebate shall be made; and

(c) if any balance remains, it shall be held in a special fund and used to effect the retirement of the Bond authorized by this Ordinance; provided, however, that the purchaser of the Bond shall not be liable for the proper application of the proceeds thereof.

Provided, that the purchaser of the Bond shall not be liable for the proper application of the proceeds thereof.

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

CITY OF FLORENCE, SOUTH CAROLINA
 GENERAL OBLIGATION BONDS, SERIES 2016
 FOR SOCCER COMPLEX CONSTRUCTION
 FINANCING SCHEDULE

Dec-15							Jan-16						Feb-16						Mar-16								
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5						1	2		1	2	3	4	5	6			1	2	3	4	5
6	7	8	9	10	11	12	3	4	5	6	7	8	9	7	8	9	10	11	12	13	6	7	8	9	10	11	12
13	14	15	16	17	18	19	10	11	12	13	14	15	16	14	15	16	17	18	19	20	13	14	15	16	17	18	19
20	21	22	23	24	25	26	17	18	19	20	21	22	23	21	22	23	24	25	26	27	20	21	22	23	24	25	26
27	28	29	30	31			24	25	26	27	28	29	30/31	28	29						27	28	29	30	31		

DATE	TASK	RESPONSIBILITY
January 11	▪ First Reading of the Ordinance	HSB/City
Week of January 11	▪ Bank RFP Draft is circulated	FTA
Week of February 1	▪ Bank RFP is finalized	FTA
February 8	▪ Second Reading of the Ordinance	HSB/City
February 9	▪ Publish Notice of Sale & Notice of Adoption of the Ordinance ▪ 20 Day waiting period begins	HSB
February 9	▪ RFP distributed to banks	FTA
March 1	▪ 20 day waiting period ends	HSB
March 2	▪ Bank Bids Received	FTA
March 15	▪ Closing of Series 2016	Working Group

RESPONSIBILITY LEGEND:

Role	Entity	Defined
Issuer	City of Florence, SC	"City"
Bond Counsel	Haynsworth Sinkler Boyd, P.A.	"HSB"
Financial Advisor	First Tryon Advisors	"FTA"

VI. a.
Bill No. 2016-03
First Reading

FLORENCE CITY COUNCIL MEETING

DATE: February 8, 2016
AGENDA ITEM: Ordinance
DEPARTMENT/DIVISION: Finance

I. ISSUE UNDER CONSIDERATION

For City Council consideration is an ordinance to amend the FY 2015-16 City of Florence General Fund 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 amend the General Fund budget for FY 2015-16 to designate \$500,000 of the \$1,027,500 increase in the FY 2014-15 Unassigned Fund Balance. This additional appropriation will be used to fund the costs associated with a number of projects not included in the current FY 2015-16 budget. These projects include: 1) Cleanup of the Young Pecan property; 2) a Comprehensive Wage and Compensation Study; 3) a five-year update to the City's 2011 Comprehensive Plan as required by state law; and 4) contingency funding.

B. Based on a midyear review of projections in the General Fund for FY 2015-16, budget reductions are also proposed in certain revenue and expenditure line-items to ensure that the City maintains a realistic and balanced budget. The objective of the proposed ordinance is to more closely align budgeted amounts with anticipated revenues and expenditures, thereby eliminating or reducing significant variances between budgeted and actual amounts in both revenue and expenditure categories.

C. Additional grant funding will be recognized from the State Revolving Fund, Rural Development, Rural Infrastructure, and the State Transportation Infrastructure Bank for The Timmonsville Utilities Upgrade Fund in an amount of approximately \$2,600,000. These funds will be used for the expansion of construction related improvements to the Timmonsville utilities system from the initial projected amount of approximately \$12.5 million to approximately \$15 million.

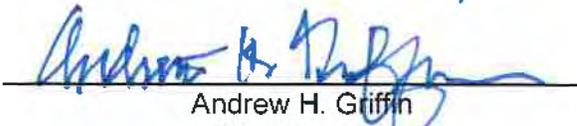
IV. STAFF RECOMMENDATION

Approve and adopt the proposed ordinance.

VI. 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 GENERAL FUND 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. A. That the revenues of the General Fund in said budget are hereby amended by the additional appropriation as follows:

100375-435010 From Unappropriated Reserve is funded in the amount of \$500,000 from fund balance.

B. That the revenues of the General Fund are further amended by revising line item appropriations in all categories for a net reduction in total General Fund revenues of \$280,000.

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

10049300-594020 Contingency Fund (Non-Departmental) is increased in the amount of \$500,000 to provide for contingency funding for the completion of projects in the General Fund not included in the original FY 2015-16 budget.

B. That the expenditures of the General Fund are further amended by revising certain departmental and non-departmental expenditures for a net reduction in total General Fund expenditures of \$280,000.

Section 3. Grant funding, in addition to the funding previously authorized, shall be accepted from the State Revolving Fund, Rural Development, Rural Infrastructure, and the State Transportation Infrastructure Bank for the Timmonsville Utilities Upgrade Fund in an amount of approximately \$2,600,000. These funds will be used for the expansion of improvements to the Timmonsville utilities system from the initial projected amount of approximately \$12.5 million to approximately \$15 million.

A summary of recommended revenue and expenditure net budget reductions by category and department noted in Sections 1B and 2B above is attached hereto, and is incorporated by reference as a permanent part of this Ordinance.

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

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:

Dianne Rowan
Municipal Clerk

MID-YEAR REVIEW SUMMARY				
FISCAL YEAR 2015-16				
100 GENERAL FUND				
REVENUES				
CATEGORY	CODE	CURRENT BUDGET	INCREASE/ (DECREASE)	ADJUSTED BUDGET
Property Taxes	100100	\$9,304,200	(\$100)	\$9,304,100
Licenses and Fees	100110	\$11,870,000	(\$240,000)	\$11,630,000
Governmental Reimbursements	100120	\$3,134,600	\$62,700	\$3,197,300
Charges for Services	100130	\$2,096,000	(\$22,500)	\$2,073,500
Fines and Forfeitures	100140	\$635,000	(\$198,500)	\$436,500
Investment Earnings	100300	\$22,000	\$10,000	\$32,000
Miscellaneous Revenues	100325	\$1,062,000	\$9,000	\$1,071,000
Other Funding Sources	100375	\$2,018,000	\$96,900	\$2,114,900
Transfers	100390	\$4,736,500	\$2,500	\$4,739,000
TOTAL REVENUES		\$34,878,300	(\$280,000)	\$34,598,300
EXPENDITURES				
DEPARTMENT	CODE	CURRENT BUDGET	INCREASE/ (DECREASE)	ADJUSTED BUDGET
City Council	41000	\$284,080	(\$1,810)	\$282,270
City Court	41200	\$642,500	(\$79,130)	\$563,370
City Manager	41300	\$392,900	(\$5,300)	\$387,600
Finance and Accounting	41501	\$812,070	\$9,300	\$821,370
HR/Risk Management	41600	\$541,040	\$13,530	\$554,570
Community Services	41900	\$310,300	\$0	\$310,300
Police	42100	\$10,174,570	(\$134,730)	\$10,039,840
Fire	42200	\$5,635,620	(\$79,430)	\$5,556,190
Beautification and Facilities	43020	\$2,703,480	(\$36,930)	\$2,666,550
Sanitation	43022	\$3,323,100	\$76,720	\$3,399,820
Equipment Maintenance	43023	\$535,090	(\$71,090)	\$464,000
Recreation Programs	43024	\$1,359,760	\$17,490	\$1,377,250
Athletic Programs	43025	\$1,589,940	(\$2,020)	\$1,587,920
Planning, Research and Development	46300	\$362,500	(\$9,900)	\$352,600
Other Employee Benefits	49000	\$542,650	\$8,500	\$551,150
General Insurance/Claims	49100	\$530,000	\$62,000	\$592,000
Community Programs	49200	\$362,000	\$0	\$362,000
Nondepartmental	49300	\$4,776,700	(\$47,200)	\$4,729,500
TOTAL EXPENDITURES		\$34,878,300	(\$280,000)	\$34,598,300
EXCESS REVENUES/(EXPENDITURES)		\$0	\$0	\$0

VI. b.
Bill No. 2016-04
First Reading

CITY OF FLORENCE COUNCIL MEETING

DATE: February 8, 2016

AGENDA ITEM: Ordinance for text addition to Zoning Ordinance
First Reading

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

An ordinance to amend the Zoning Ordinance by adding section 2.22 to create a Neighborhood Revitalization Overlay Zoning District in conjunction with efforts to implement the Neighborhood Revitalization Strategy, adopted by council, and to provide for their enforcement and administration.

II. POINTS TO CONSIDER:

- (1) The text amendment was prepared by the Planning, Research & Development Department after consideration of the City of Florence Neighborhood Revitalization Strategy.
- (2) City staff recommends the text amendment. This recommendation is based on the strategies and recommendations within the City of Florence Neighborhood Revitalization Strategy and Comprehensive Plan.

III. CURRENT STATUS/PREVIOUS ACTION TAKEN:

Planning Commission held a public hearing on January 12, 2016 regarding this matter. The Planning Commission voted unanimously (8-0) to recommend the text amendment.

IV. OPTIONS

City Council may:

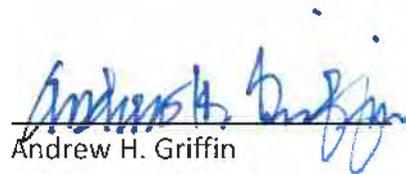
1. Approve the request as presented based on the information submitted.
2. Defer the request should additional information be needed.
3. Suggest other alternatives.
4. Deny the request.

V. ATTACHMENTS:

- (1) Ordinance



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



Andrew H. Griffin
City Manager

ORDINANCE NO. 2016-_____

AN ORDINANCE TO ADD SECTION 2.22 NEIGHBORHOOD REVITALIZATION OVERLAY ZONING DISTRICT TO THE CITY OF FLORENCE ZONING ORDINANCE IN ORDER TO CREATE AN ADDITIONAL OVERLAY DISTRICT TO PROMOTE THE REDEVELOPMENT, RESTORATION AND REVITALIZATION WITHIN THE COMMUNITY:

WHEREAS, a Public Hearing was held in the City Center Council Chambers on January 12, 2016 at 6:30 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, The City of Florence wishes to revitalize an area that contains vacant properties and single family residential buildings within existing urban neighborhoods;

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 the provisions of the Zoning Ordinance applicable to the City of Florence be, and the same are hereby adding Section 2.22 et seq., which will read in whole as follows:

Sec. 2.22. Neighborhood Revitalization Overlay Zoning District

Sec. 2.22-1. Purpose and Intent.

In order to promote the stabilization of the surrounding neighborhoods of the downtown area of the City of Florence, it is in the City's best interest to establish an overlay zoning district that promotes and controls the redevelopment, restoration, preservation, and revitalization of the neighborhoods. The Neighborhood Revitalization Overlay Zoning District acts as a tool to help accomplish the goals that are set forth in the Florence Neighborhood Revitalization Plan. This tool will help attract new residents to the neighborhoods, and provide opportunities for existing residents and property owners. Per the Neighborhood Revitalization Plan, "The goal for these neighborhoods is comprehensive revitalization that enhances the overall desirability of Florence as a place to live, increases the City's regional competitiveness, sets the stage for catalytic development, and builds off of recent success."

Sec. 2.22-2. Establishment of a Neighborhood Revitalization Overlay Zoning District

In conformity with the Florence Downtown Overlay Districts, Planned Development Districts, and Open Space Development Districts, the Neighborhood Revitalization Overlay District shall be established on the official Zoning Map by the same procedure as for amendments (Article 9) and in accordance with the requirements of this section.

Sec. 2.22-3. Neighborhood Revitalization Overlay Zoning District – Boundary

The Neighborhood Revitalization Overlay Zoning District may be applied to individual or aggregated parcels that are within, adjacent or in close proximity to the catalyst projects as set forth in the Neighborhood Revitalization Strategy adopted by Florence City Council in December of 2014.

Sec. 2.22-4. Neighborhood Revitalization Overlay Zoning District Land Uses

All land uses allowed in the underlying zoning district are permitted within the Neighborhood Revitalization Overlay Zoning District.

Sec. 2.22-5. Neighborhood Revitalization Overlay Zoning District - Development Standards

1. Minimum Lot Area
The Minimum Lot Area (square feet) shall 3,500 square feet.
2. Minimum Lot Width
The Minimum Lot Width shall meet Section 2.5 Table III of the City of Florence Zoning Ordinance for the underlying zoning district.
3. Maximum Building Height
The Maximum Building Height shall meet the zoning standards in Section 2.5 Table III of the City of Florence Zoning Ordinance for the underlying zoning district.
4. Maximum Impervious Surface Ratio
The Maximum Impervious Surface Ratio shall be 50%.
5. Maximum Floor Area Ratio
The Maximum Floor Area Ratio shall be 0.50.
6. Minimum Setbacks
The minimum front yard setback shall be 15 feet (15').
The minimum side yard setback shall be 5 feet (5').
The minimum rear yard setback shall be 15 feet (15').

ADOPTED THIS _____ DAY OF _____, 2016

Approved as to form:

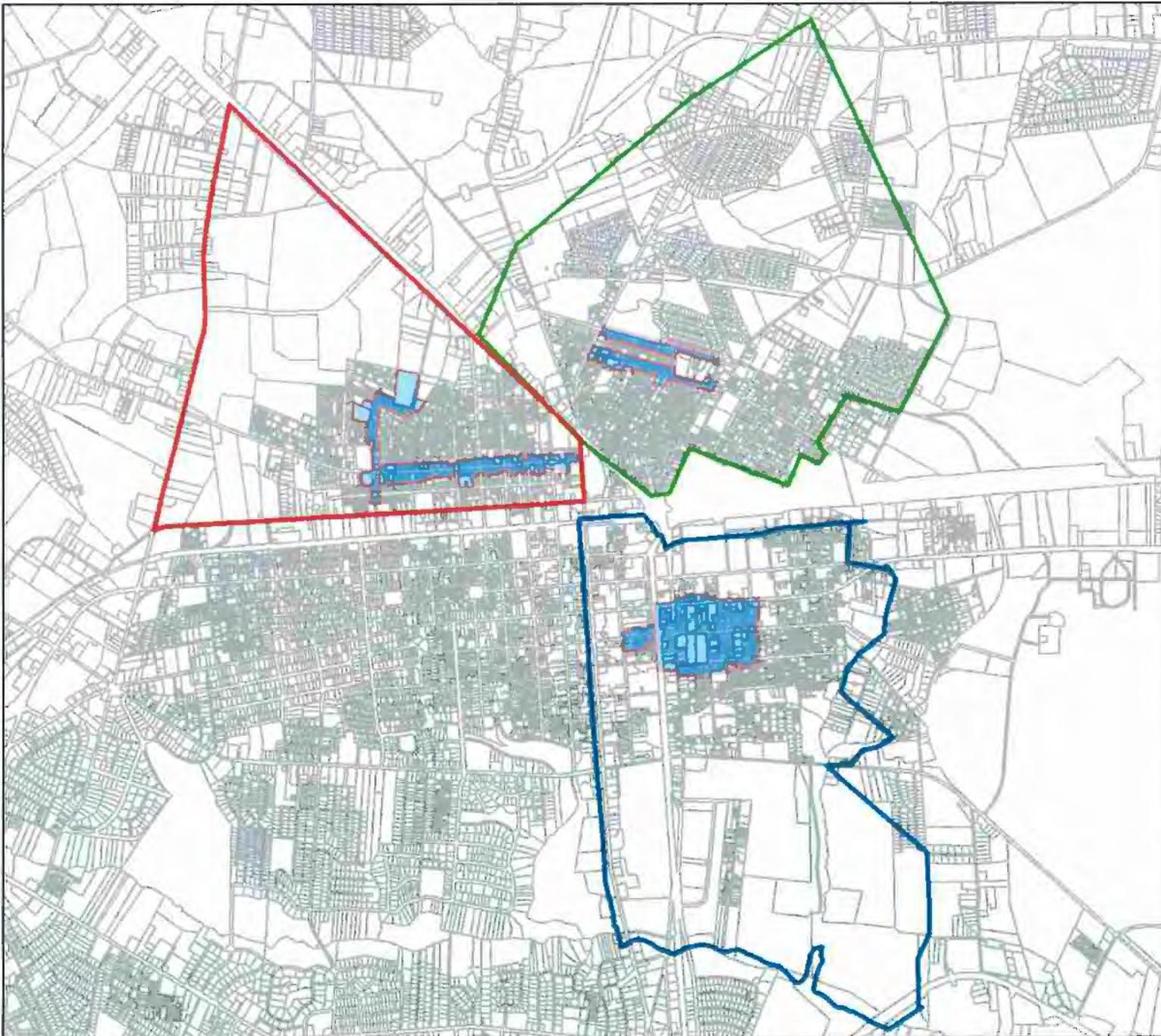
James W. Peterson, Jr.
City Attorney

Stephen J. Wukela,
Mayor

Attest:

Dianne M. Rowan
Municipal Clerk

Catalytic Project Areas



Legend

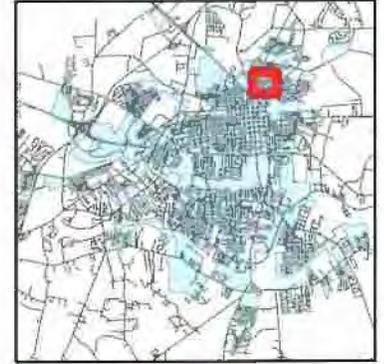
-  Project Areas selection
-  North West
-  North
-  East
-  Parcels



DISCLAIMER:
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North Neighborhood Catalytic Project Area



Legend

- North Neighborhood
- Roads
- Parcels

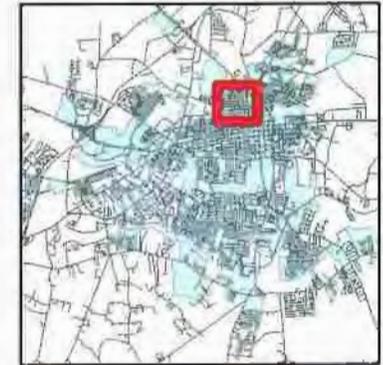
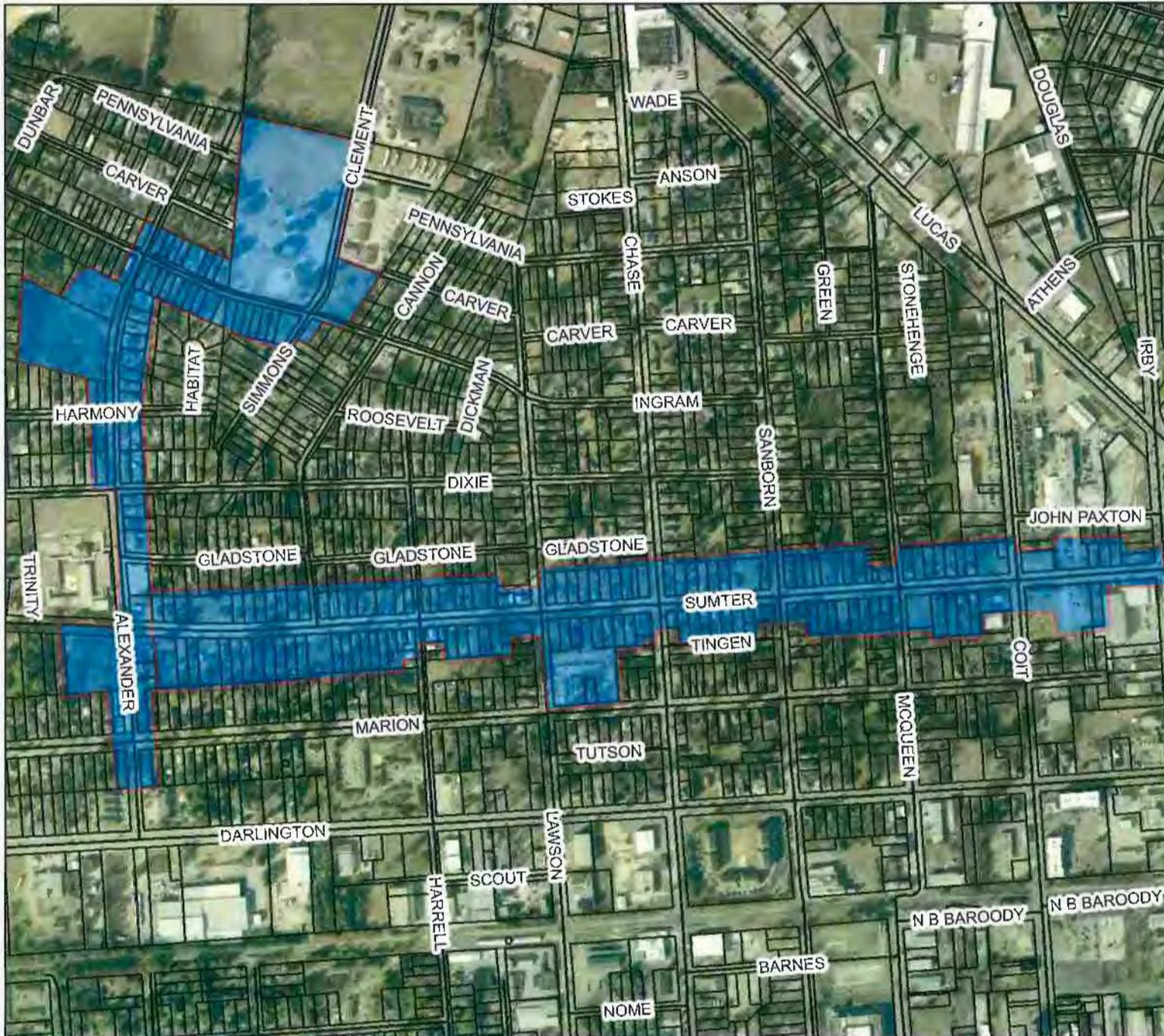


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400 200 0 400 Feet



North West Neighborhood Catalytic Project Area



Legend

- North West Neighborhood
- Roads
- Parcels

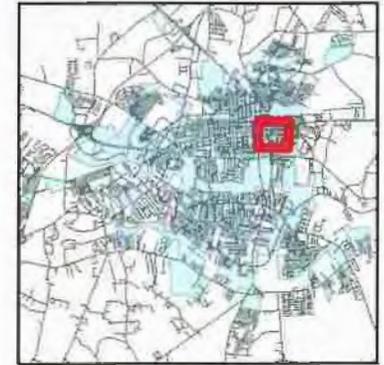
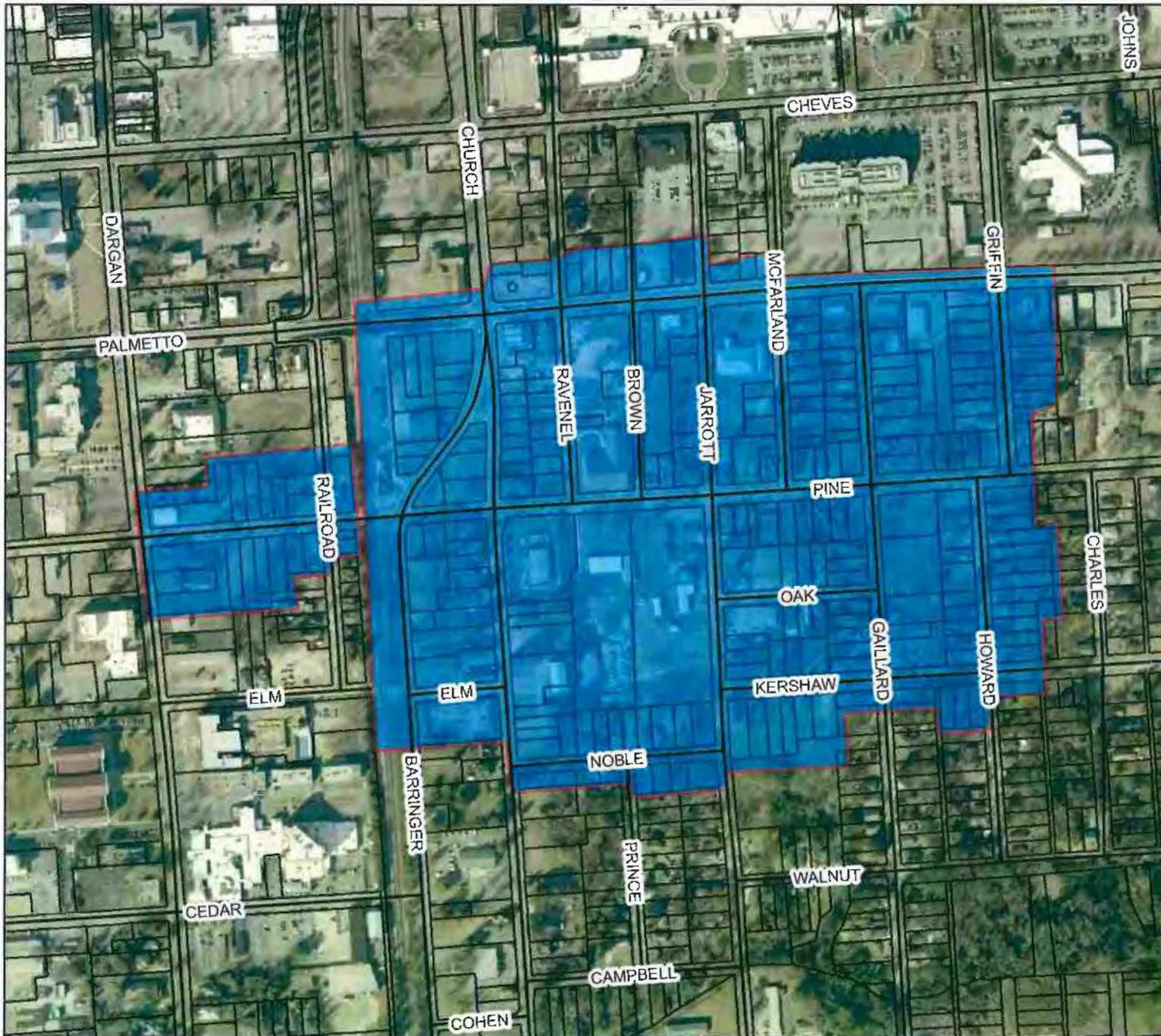


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400 200 0 400 Feet



East Neighborhood Catalytic Project Area

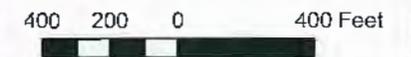


Legend

-  Roads
-  East Project Areas
-  Parcels



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CITY OF FLORENCE COUNCIL MEETING

DATE: February 8, 2016

AGENDA ITEM: Ordinance to amend Zoning Ordinance
First Reading

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

An ordinance to rezone the properties located at 108, 112, 406, 408, and 410 Vista Street and 303 Roughfork Street, said properties being specifically designated in the Florence County Tax Records as Tax Map Parcel 90084-07-016, -023, -024, 90084-08-008, 90099-01-014, and -016, from R-4 Multi-family residential to Neighborhood Revitalization Overlay District, contingent upon adoption of the Neighborhood Revitalization Overlay District.

II. POINTS TO CONSIDER:

- (1) The properties are currently zoned R-4, Multi-family Residential District, Limited.
- (2) The lots are currently occupied by single family housing or are currently vacant.
- (3) The properties will meet the dimensional requirements of the Neighborhood Revitalization Overlay District, upon adoption, per the City of Florence Zoning Ordinance.
- (4) The intent of this rezoning is to implement the Neighborhood Revitalization Overlay District to stabilize and revitalize the neighborhood by creating single family housing that is market driven within the City of Florence urban neighborhoods. This rezoning will permit the construction of new houses that will establish the character of the neighborhood, and support better opportunities for current property owners.
- (5) City Staff recommends the rezoning of the parcels to Neighborhood Revitalization Overlay District as requested. This recommendation is based on conformity with the proposed zoning and the future land use designation of the Comprehensive Plan, and the Florence Neighborhood Revitalization Strategy.

III. CURRENT STATUS/PREVIOUS ACTION TAKEN:

Planning Commission held a public hearing on January 12, 2016 regarding this matter. The Planning Commission voted unanimously (8-0) to recommend the rezoning.

IV. OPTIONS

City Council may:

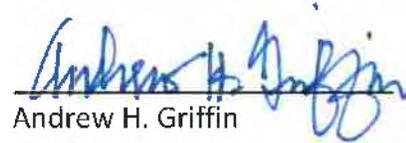
1. Approve the request as presented based on the information submitted.
2. Defer the request should additional information be needed.
3. Suggest other alternatives.
4. Deny the request.

V. ATTACHMENTS:

- (1) Ordinance
- (2) Location Map



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



Andrew H. Griffin
City Manager

ORDINANCE NO. 2016-_____

AN ORDINANCE TO REZONE THE PROPERTIES LOCATED AT 108, 112, 406, 408, AND 410 VISTA STREET AND 303 ROUGHFORK STREET, SAID PROPERTIES BEING SPECIFICALLY DESIGNATED IN THE FLORENCE COUNTY TAX RECORDS AS TAX MAP PARCEL 90084-07-016, -023, -024, 90084-08-008, 90099-01-014, AND -016, FROM R-4 MULTI-FAMILY RESIDENTIAL TO NEIGHBORHOOD REVITALIZATION OVERLAY DISTRICT.

WHEREAS, a Public Hearing was held in the City Center Council Chambers on January 12, 2016 at 6:30 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, the City of Florence made application to rezone the above properties, adding the Neighborhood Revitalization Overlay District to the R-4, Multi-family Residential zoning designation;

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

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

1. That an Ordinance is hereby adopted by amending the Zoning Atlas of the City of Florence for the aforesaid properties to Neighborhood Revitalization Overlay District.
2. That this Ordinance shall become effective seven days upon its approval and adoption by the City Council of the City of Florence and posting of this amendment in the official Zoning Atlas.

ADOPTED THIS _____ DAY OF _____, 2016

Approved as to form:

James W. Peterson, Jr.
City Attorney

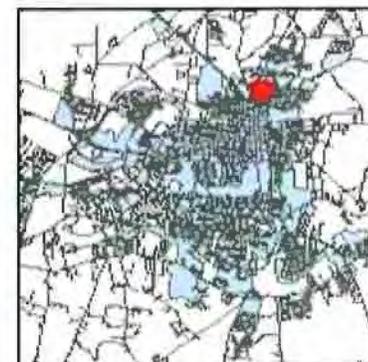
Stephen J. Wukela,
Mayor

Attest:

Dianne M. Rowan
Municipal Clerk

Attachment 2

Location Map: 108, 112, 406, 408, and 410 Vista Street; and 303 Roughfork Street



Legend

- Proposed Parcels
- Address
- Roads
- Parcels



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CITY OF FLORENCE COUNCIL MEETING

DATE: February 8, 2016

AGENDA ITEM: Ordinance to amend Zoning Ordinance
First Reading

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

An ordinance to rezone the city block bordered by N. Coit St to the East, NB Baroody St to the North, N McQueen St to the West, and W Evans St to the South said properties being specifically designated in the Florence County Tax Records as Tax Map Parcel 90073-15-001, -002, -004 -005, -006, -007, -008, -009, -010, -011, -012, -013, -014, -015, -016, -018, -020, -021, -022, -023, -024, -026, -028, from B-3 General Commercial District to B-4 Central Commercial District.

II. POINTS TO CONSIDER:

- (1) The properties are currently zoned B-3, General Commercial District.
- (2) The proposed zoning is B-4, Central Commercial District.
- (3) Adjacent properties are zoned B-3, General Commercial District; or zoned B-4, Central Commercial District.
- (4) City Staff recommends the rezoning of the parcel to B-4, Central Commercial District as requested. This recommendation is based on conformity with the future land use designation of the Comprehensive Plan, and trending development within this block.

III. CURRENT STATUS/PREVIOUS ACTION TAKEN:

Planning Commission held a public hearing on January 12, 2016 regarding this matter. The Planning Commission voted unanimously (8-0) to recommend the rezoning.

IV. OPTIONS

City Council may:

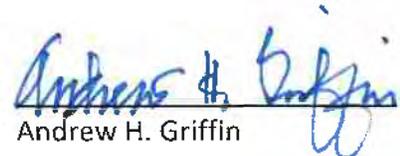
1. Approve the request as presented based on the information submitted.
2. Defer the request should additional information be needed.
3. Suggest other alternatives.
4. Deny the request.

V. ATTACHMENTS:

- (1) Ordinance
- (2) Location Map



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



Andrew H. Griffin
City Manager

ORDINANCE NO. 2016-_____

AN ORDINANCE TO REZONE THE CITY BLOCK BORDERED BY N. COIT ST TO THE EAST, NB BAROODY ST TO THE NORTH, N MCQUEEN ST TO THE WEST, AND W EVANS ST TO THE SOUTH, SAID PROPERTIES BEING SPECIFICALLY DESIGNATED IN THE FLORENCE COUNTY TAX RECORDS AS TAX MAP PARCEL 90073-15-001, -002, -004 -005, -006, -007, -008, -009, -010, -011, -012, -013, -014, -015, -016, -018, -020, -021, -022, -023, -024, -026, -028, FROM B-3 GENERAL COMMERCIAL DISTRICT TO B-4 CENTRAL COMMERCIAL DISTRICT.

WHEREAS, a Public Hearing was held in the City Center Council Chambers on January 12, 2016 at 6:30 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, the City of Florence Planning Commission made recommendation to rezone the above properties from B-3, General Commercial District to B-4, Central Commercial District;

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

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

1. That an Ordinance is hereby adopted by amending the Zoning Atlas of the City of Florence for the aforesaid properties to B-4, Central Commercial District.
2. That this Ordinance shall become effective seven days upon its approval and adoption by the City Council of the City of Florence and posting of this amendment in the official Zoning Atlas.

ADOPTED THIS _____ DAY OF _____, 2016

Approved as to form:

James W. Peterson, Jr.
City Attorney

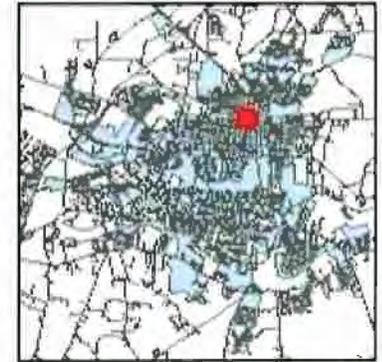
Stephen J. Wukela,
Mayor

Attest:

Dianne M. Rowan
Municipal Clerk

Attachment 2

Location Map: The City Block bordered by N Coit St., NB Baroody St., N McQueen St., and W Evans



Legend

-  Proposed Parcel
-  Road
-  Parcel



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CITY OF FLORENCE COUNCIL MEETING

DATE: February 8, 2016
AGENDA ITEM: Resolution No. 2016-01
DEPARTMENT/DIVISION: City Manager

I. ISSUE UNDER CONSIDERATION:

A Resolution to authorize a Memorandum of Understanding between the City, Florence School District One, and Francis Marion University initiating a cooperative effort to improve educational opportunities.

II. POINTS TO CONSIDER:

1. As Council is aware, discussions have been ongoing relating to an exciting initiative and partnership between Florence School District One (FSD1), the City and Francis Marion University (FMU), all public entities, in a cooperative effort to improve educational opportunities while enhancing livability and continuing revitalization efforts in the downtown area and the surrounding neighborhoods.
2. A significant facilitating factor in the revitalization efforts has been the establishment of a Tax Increment Financing District (TIF) which allows the taxes generated by the increases in assessed value within the TIF District to be utilized and dedicated to needed improvements within the district. The current TIF will conclude with tax year 2026.
3. Within the downtown area and the surrounding neighborhoods, FSD1 owns three facilities in need of revitalization, and it has developed exciting plans to utilize those facilities in a manner that will greatly benefit educational opportunities for students in this entire area.
4. The combination of these circumstances presents the background for a cooperative effort between these public entities to enhance educational opportunities and continue revitalization efforts.
5. In order to generate a financing mechanism for the revitalization of the educational facilities owned by FSD1 described below and for additional improvements within the TIF district, FSD1 agrees to work cooperatively with the City to extend the current TIF ordinance's application to the taxes generated by FSD1 through tax year 2046 as allowed by the applicable provisions of the South Carolina Code of Laws.

6. The City agrees to utilize a portion of the funding generated through the extension of the TIF to provide to FSD1 the amount of \$12,000,000.00 for the needed restoration and improvements needed for the FSD1 properties known as the McClenaghan High School property and the Poynor facility located in the TIF District.
7. FSD1 agrees to use the funding provided through the TIF as described above for agreed upon improvements to the FSD1 properties known as the McClenaghan High School property and the Poynor facility located in the TIF District. In addition, FSD1 agrees to utilize other funding available to it to do a complete revitalization of the Beck Center located in the neighborhoods adjacent to the TIF District. It is agreed that these projects will be completed within the next five (5) years.
8. The above described use of TIF generated funding is a proper and lawful use of such funds under the applicable laws of South Carolina.
9. FSD1 and FMU agree to explore the possibilities of developing magnet high school curricula for arts and health sciences, as well as the possibilities of developing extended community education offerings, in the downtown area within the next five (5) years.
10. The Memorandum of Understanding attached hereto as Exhibit "A" is designed to outline the cooperative efforts to be undertaken by the three public entities involved in order to facilitate the accomplishment of the goals set forth therein, and its execution is in the best interest of the citizens of the City of Florence.

III. STAFF RECOMMENDATION:

Staff recommends approval and execution of the Memorandum of Understanding.

IV. ATTACHMENTS:

1. Resolution 2016-01
2. Exhibit A to Resolution 2016-01.



Andrew H. Griffin
City Manager

RESOLUTION NO. 2016-01

A RESOLUTION TO AUTHORIZE A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY, FLORENCE SCHOOL DISTRICT ONE, AND FRANCIS MARION UNIVERSITY INITIATING A COOPERATIVE EFFORT TO IMPROVE EDUCATIONAL OPPORTUNITIES.

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

1. Discussions have been ongoing relating to an exciting initiative and partnership between Florence School District One (FSD1), the City and Francis Marion University (FMU), all public entities, in a cooperative effort to improve educational opportunities while enhancing livability and continuing revitalization efforts in the downtown area and the surrounding neighborhoods.
2. The plan to revitalize Florence's downtown area and the surrounding neighborhoods is moving forward and gaining momentum due to the significant contributions of many individuals and entities, both public and private.
3. A significant facilitating factor in the revitalization efforts has been the establishment of a Tax Increment Financing District (TIF) which allows the taxes generated by the increases in assessed value within the TIF District to be utilized and dedicated to needed improvements within the district. The current TIF will conclude with tax year 2026.
4. Through important construction projects in the downtown area by FMU, the County of Florence, and the Florence Little Theater, the downtown area has become a center for arts, cultural, and educational opportunities.
5. Within the downtown area and the surrounding neighborhoods, FSD1 owns three facilities in need of revitalization, and it has developed exciting plans to utilize those facilities in a manner that will greatly benefit educational opportunities for students in this entire area.

6. The combination of these circumstances presents the background for a cooperative effort between these public entities to enhance educational opportunities and continue revitalization efforts.
7. In order to generate a financing mechanism for the revitalization of the educational facilities owned by FSD1 described below and for additional improvements within the TIF district, FSD1 agrees to work cooperatively with the City to extend the current TIF ordinance's application to the taxes generated by FSD1 through tax year 2046 as allowed by the applicable provisions of the South Carolina Code of Laws.
8. The City agrees to utilize a portion of the funding generated through the extension of the TIF to provide to FSD1 the amount of \$12,000,000.00 for the needed restoration and improvements needed for the FSD1 properties known as the McClenaghan High School property and the Poynor facility located in the TIF District.
9. FSD1 agrees to use the funding provided through the TIF as described above for agreed upon improvements to the FSD1 properties known as the McClenaghan High School property and the Poynor facility located in the TIF District. In addition, FSD1 agrees to utilize other funding available to it to do a complete revitalization of the Beck Center located in the neighborhoods adjacent to the TIF District. It is agreed that these projects will be completed within the next five (5) years.
10. The above described use of TIF generated funding is a proper and lawful use of such funds under the applicable laws of South Carolina.
11. FSD1 and FMU agree to explore the possibilities of developing magnet high school curricula for arts and health sciences, as well as the possibilities of developing extended community education offerings, in the downtown area within the next five (5) years.
12. The Memorandum of Understanding attached hereto as Exhibit "A" is designed to outline the cooperative efforts to be undertaken by the three public entities involved in order to facilitate the accomplishment of the goals set forth therein, and its execution is in the best interest of the citizens of the City of Florence.

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

a. The City Manager and Mayor are hereby authorized to execute the Memorandum of Understanding attached hereto as Exhibit "A" and incorporated herein by reference.

b. The City Manager is hereby authorized and directed to proceed with the execution of the Memorandum of Understanding and proceed with the necessary steps to carry out the agreement set forth in the Memorandum of Understanding.

AND IT IS SO RESOLVED this ____ day of February, 2016.

APPROVED AS TO FORM:

JAMES W. PETERSON, JR.
City Attorney

STEPHEN J. WUKELA
Mayor

ATTEST:

DIANNE M. ROWAN
Municipal Clerk

EXHIBIT A

Memorandum of Understanding (MOU) Between Florence School District One, the City of Florence and Francis Marion University

This is an agreement between Florence School District One, hereinafter called “**FSD1**,” the City of Florence, hereinafter called “**City**”, and Francis Marion University hereinafter called “**FMU**”, this agreement being for and in consideration of the mutual premises contained herein.

I. Statement of Purpose

The purpose of this MOU is to identify in general the roles and responsibilities of each party as they relate to an exciting initiative and partnership between **FSD1**, the **City** and **FMU** in a cooperative effort to improve educational opportunities while enhancing livability and continuing revitalization efforts in the downtown area and the surrounding neighborhoods.

II. Background

The plan to revitalize Florence’s downtown area and the surrounding neighborhoods is moving forward and gaining momentum due to the significant contributions of many individuals and entities, both public and private. A significant facilitating factor in the revitalization efforts has been the establishment of a Tax Increment Financing District (TIF) which allows the taxes generated by the increases in assessed value within the TIF District to be utilized and dedicated to needed improvements within the district. The current TIF will conclude with tax year 2026. In addition, through important construction projects in the downtown area by **FMU**, the County of Florence, and the Florence Little Theater, the downtown area has become a center for arts, cultural, and educational opportunities. Within the downtown area and the surrounding neighborhoods, **FSD1** owns three facilities in need of revitalization, and it has developed exciting plans to utilize those facilities in a manner that will greatly benefit educational opportunities for students in this entire area. The combination of these circumstances presents the background for a cooperative effort between the **City**, **FSD1**, and **FMU** to enhance educational opportunities and continue revitalization efforts.

III. Cooperative Agreement

A. In order to generate a financing mechanism for the revitalization of the educational facilities owned by **FSD1** described below and for additional improvements within the TIF district, **FSD1** agrees to work cooperatively with the **City** to extend the current TIF ordinance’s application to the taxes generated by **FSD1** through tax year 2046 as allowed by the applicable provisions of the South Carolina Code of Laws.

B. The **City** agrees to utilize a portion of the funding generated through the extension of the TIF to provide to **FSD1** the amount of \$12,000,000.00 for the needed

restoration and improvements needed for the **FSD1** properties known as the McClenaghan High School property and the Poynor facility located in the TIF District.

C. **FSD1** agrees to use the funding provided through the TIF as described above for agreed upon improvements to the **FSD1** properties known as the McClenaghan High School property and the Poynor facility located in the TIF District. In addition, **FSD1** agrees to utilize other funding available to it to do a complete revitalization of the Beck Center located in the neighborhoods adjacent to the TIF District. It is agreed that these projects will be completed within the next five (5) years.

D. **FSD1** and **FMU** agree to explore the possibilities of developing magnet high school curricula for arts and health sciences, as well as the possibilities of developing extended community education offerings, in the downtown area within the next five (5) years.

IV. Effective Date and Signature

This MOU shall be effective upon the signature of the parties authorized officials. It shall be in force from the date of execution until modified or terminated. The parties indicate agreement with this MOU by their signatures.

Florence School District One

City of Florence

By: _____

By: _____

February ____, 2016

February ____, 2016

Francis Marion University

By: _____

February ____, 2016

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

FLORENCE CITY COUNCIL MEETING

DATE: February 8, 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 three boards or commissions that have either a vacancy or an expired term.

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 - February 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 Planning Commission							X	Vacancy - B. Kelley resigned

City of Florence Board of Zoning Appeals

<u>Current Board Member</u>	<u>Status</u>	<u>Councilmember to make appointment</u>
Scott Kozacki	Would like to be reappointed	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

Mr. Scott Kozacki
712 Prince Alston Cove
Florence, SC 29501

Dear Mr. Kozacki:

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.

Mr. Scott Kozacki



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,

A handwritten signature in blue ink that reads "Drew Griffin".

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.

A handwritten signature in black ink that reads "Kathryn Wilcox".

Mrs. Kathryn Wilcox



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) JONES, ELIJAH T.	County Florence	Council District 1	
Residential Address 912 Kenley Hall	City Florence	State South Carolina	Zip Code 29501
Mailing Address Same	City	State South Carolina	Zip Code
Your Occupation - Title Small Business Owner	Business Phone 843-673-0790	Residence Phone 843-992-7664	
Employer Name SonShine Mgmt. Systems, Inc.	E-Mail Address elijah.jones@smsflo.com		
Employer Address 1340 Celebration Blvd Unit C	City Florence	State South Carolina	Zip Code 29501

General Qualifications

Are you a resident of the City? Yes No How Long? **2-3 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: Date: **1 Dec 2014**

RETURN COMPLETED FORM TO:
Office of the City Clerk
City of Florence, City County Complex AA,
180 N. Lily Street, Florence, SC 29501
Fax: 843-665-3110

FOR OFFICE USE ONLY

Received:	12-1-2014
Appointed to:	
Date:	



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>Brown, Jr. L. Winfield</i>		County <i>Florence</i>	Council District <i>2</i>
Residential Address <i>410 Poplar St</i>		City <i>Florence</i>	State <i>South Carolina</i>
			Zip Code <i>29501</i>
Mailing Address <i>410 Poplar St</i>		City <i>Florence</i>	State <i>South Carolina</i>
			Zip Code <i>29501</i>
Your Occupation - Title <i>Psychology Instructor</i>		Business Phone <i>843 661 8069</i>	Residence Phone <i>843 661 6182</i>
Employer Name <i>Florence-Darlington Tech. College</i>		E-Mail Address <i>LBrown12@SC-RR.com</i>	
Employer Address <i>PO Box 100548</i>		City <i>Florence</i>	State <i>South Carolina</i>
			Zip Code <i>29502</i>

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 their needs to be reasonable applied. Did 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:	<i>3-16-2015</i>
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



APPLICATION FOR BOARDS AND COMMISSIONS
CITY OF FLORENCE
SOUTH CAROLINA

Board or Commission for which you are applying: Parks and Beautification Board			
Your Name (Last, First, Middle) McCown, Martha L.	County Florence	Council District 5 th District	
Residential Address 3412 Marlinton Road	City Florence	State South Carolina	Zip Code 29505
Mailing Address Same As Above	City	State South Carolina	Zip Code
Your Occupation Title- Management Team Retired From GE Health Care, Florence, SC	Business Phone	Residence Phone (843) 407-7122	
Employer Name General Electric Health Care	E-Mail Address		
Employer Address 3001 West Radio Drive	City Florence	State South Carolina	Zip Code 29501

General Qualifications

- Are you a resident of the City? **Yes** No How Long? Born in Florence

Why would you like to serve?

I want to serve because I am interested in contributing to the growth and development of Florence.

Do you presently serve on any Commissions/ Boards of the City/ County/ State? If so, please list:
I am not currently serving on many Commissions/Boards.

Have you formerly served on any Commissions/ Boards of the City/ County/ State? If so, please list:
I have not served on any passed Commissions/Boards

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:
United Negro College Fund (UNCF) Advisory Board since 1990 acting Florence County Co- Chair

Are you involved in any Community Activities? If so, please list:
American Red Cross Disaster Response Team
Poll Manager – South Carolina Election
GE Health Care- Retirement Advisory Board

What are your goals and objectives if appointed to the Commission/Board?
My goals and objectives is to be an asset to the Board by utilizing my work experience and skills to help improve our City and Florence County..

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

Martha L. McCown
Signature

01-20-2016
Date

RETURN COMPLETED FORM TO:
Office of the City Clerk
City of Florence, City Center
324 West Evans Street
Florence, SC 29501
Phone: 843-665-3113 Fax: 843-665-3110

FOR OFFICE USE ONLY

Received:	Jan. 20, 2016
Appointed to:	
Date:	



APPLICATION FOR BOARDS AND COMMISSIONS
CITY OF FLORENCE
SOUTH CAROLINA

Board or Commission for which you are applying:			
Parks and Beautification			
Your Name (Last, First, Middle)		County	Council District
Foster, Thomasina Elaine		Florence	
Residential Address		City	State Zip Code
1114 Lewis Lane		Florence	South Carolina 29506
Mailing Address		City	State Zip Code
PO Box 15072		Quinby	South Carolina 29506
Your Occupation - Title		Business Phone	Residence Phone
Production Associate		(843)-667-9799	(843) 665-6613
Employer Name		E-Mail Address	
GE Healthcare		tefoster72@aol.com	
Employer Address		City	State Zip Code
3001 Radio Drive		Florence	South Carolina 29506

General Qualifications

Are you a resident of the City? Yes ___ No How Long? .63

Why would you like to serve?

I would like to give service to the city I reside in and to help promote growth for our city.

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

Presently serve on the Pal's Little League Board

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:

American Heart Walk, Little League Baseball, Harvest Hope Food, American Cancer Society

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

My objective would be to help improve the environment and facilities used by our youth and others.

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

Thomasina Foster
Signature

December 13, 2015
Date

RETURN COMPLETED FORM TO:

Office of the Municipal Clerk
 City of Florence, City Center
 324 West Evans Street
 Florence, SC 29501
 Phone: 843-665-3177 Fax: 843-665-3110

FOR OFFICE USE ONLY

Received:	
Appointed to:	
Date:	

City of Florence Planning Commission

Current Board Member

Status

**Councilmember to
make appointment**

Vacancy

Mr. Brian Kelley resigned

Mayor Wukela

Attachments:

Letters of interest from current board member
Applications received



January 12, 2016

Mr. Phillip Lookadoo
Director, City of Florence Planning, Research, and Development
518 South Irby Street
Florence, SC 29501

Dear Phillip,

This letter is to inform you that I must resign as a member of the City of Florence Planning Commission, effective immediately. It has been my pleasure to serve on the commission. However, with my recent purchase of a residence outside of the City of Florence, I have no choice but to step down.

I wish the commission only the best for the future, and regret any inconvenience my resignation may cause.

Sincerely,

A handwritten signature in black ink that reads 'Brian Kelley'. The signature is fluid and cursive, with the first name 'Brian' and last name 'Kelley' clearly legible.

Brian Kelley
President & CEO

C: Rohby Hill, Florence City Council
Drew Chaplin, Chairman, City of Florence Planning Commission

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