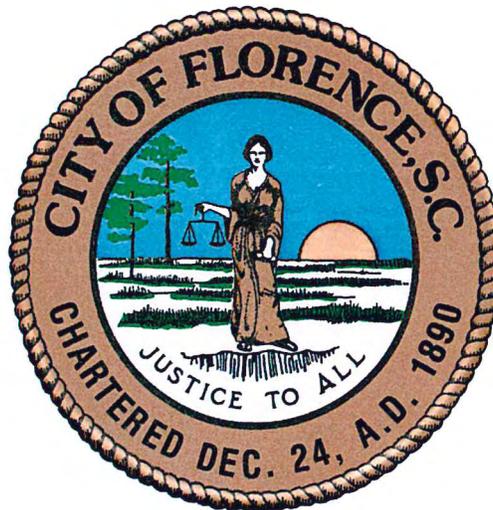


REGULAR MEETING
OF
FLORENCE CITY COUNCIL



COUNCIL CHAMBERS
324 W. EVANS STREET
FLORENCE, SOUTH CAROLINA

MONDAY
JANUARY 9, 2017
1:00 P.M.

REGULAR MEETING OF FLORENCE CITY COUNCIL

MONDAY, JANUARY 9, 2017 – 1:00 P.M.

CITY CENTER – COUNCIL CHAMBERS

324 WEST EVANS STREET

FLORENCE, SOUTH CAROLINA

I. CALL TO ORDER

II. INVOCATION

Pledge of Allegiance to the American Flag

III. APPROVAL OF MINUTES

December 12, 2016 – Regular Meeting

IV. HONORS AND RECOGNITIONS

SPECIAL RECOGNITION

Former City Councilman Robby Hill – November, 2012 – November, 2016

SERVICE RECOGNITIONS

Joseph Warnix – 20 years – Fire

V. APPEARANCE BEFORE COUNCIL

Ms. Madie Robinson, Executive Director of Pee Dee Healthy Start – to give a presentation on the Dannon Project.

VI. ORDINANCES IN POSITION

a. Bill No. 2016-48 – Second Reading

An Ordinance to amend the budget for the City of Florence, South Carolina, for the fiscal year beginning July 1, 2016, and ending June 30, 2017.

VII. INTRODUCTION OF ORDINANCES

- a. Bill No. 2017-01 – First Reading**
An Ordinance to rezone property being specifically designated in the Florence County Tax records as Tax Map Parcels 90117-10-022 and 90117-11-007 to Planned Development District and to amend Planned Development District Ordinance 2009-23.
- b. Bill No. 2017-02 – First Reading**
An Ordinance authorizing the conveyance of the real estate shown as Parcel 1 on the plat attached hereto as Exhibit “A”, said property being a portion of the property currently occupied by East Evans Street, to East Evans Hospitality, LLC for the construction of the Hyatt Place Hotel as previously approved in Resolution No. 2016-08.

VIII. REPORT TO COUNCIL

- a. A report from the evaluation committee on designating a bank to provide banking services to the City of Florence.**

IX. EXECUTIVE SESSION

- a. Contractual Matter**

X. ADJOURN

**REGULAR MEETING OF FLORENCE CITY COUNCIL
MONDAY, DECEMBER 12, 2016 – 1:00 P.M.
CITY CENTER – COUNCIL CHAMBERS
324 WEST EVANS STREET
FLORENCE, SOUTH CAROLINA**

CALL TO ORDER: Mayor Stephen J. Wukela called the regular meeting to order at 1:07 p.m. with the following members present: Mayor Pro tem Frank J. “Buddy” Brand; Councilwoman Teresa Myers Ervin; Councilwoman Octavia Williams-Blake; Councilwoman Pat Gibson-Hye Moore; Councilman George D. Jebaily; and Councilman Glynn F. Willis.

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

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

Mr. Josh Lloyd of the Morning News and Ms. Tonya Brown of WPDE TV-15 were 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 November 14, 2016 Regular Meeting. Councilwoman Ervin seconded the motion, which was approved unanimously.

SPECIAL RECOGNITION

Mayor Wukela announced that Councilwoman Ervin will be receiving an Honorary Degree from Francis Marion University during their winter commencement exercises. Mayor Wukela and Council congratulated Councilwoman Ervin on this honor.

ELECTION OF MAYOR PRO TEMPORE

Councilman Jebaily made a motion that Councilman Buddy Brand be nominated by acclamation to serve as Mayor Pro tempore. Councilwoman Ervin seconded the motion.

Councilwoman Moore made a motion to close the nominations. Councilman Willis seconded the motion.

Mayor Wukela declared by unanimous vote and by acclamation that Councilman Buddy Brand is re-elected to serve as Mayor Pro tempore.

HONORS AND RECOGNITIONS

SERVICE RECOGNITIONS

Mayor Wukela presented Sgt. William Joseph Nida a Certificate of Recognition for completing 15 years of service with the City of Florence Police Department.

Dana Avins received a Certificate of Recognition from Mayor Wukela for completing 15 years of service with City Court.

Samuel Barr was presented a Certificate of Recognition by Mayor Wukela in honor of completing 20 years of service with the Public Works Department of the City of Florence.

Lt. Mark Mims received a Certificate of Recognition from Mayor Wukela for completing 25 years of service with the Police Department.

EDUCATIONAL RECOGNITIONS

Faith Krepps was presented an Educational Recognition for earning her Bachelor of Science degree from Coker College on May 14, 2016.

Gary Hinson received an Educational Recognition for earning his Associate Degree in Applied Science from Florence-Darlington Technical College on May 5, 2016.

APPEARANCE BEFORE COUNCIL

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

Mr. Tracy Huggins reported to Council that this year's budgeted revenues for the General Fund were \$27,100,900; the actual revenues for the General Fund were \$27,961,115 for a positive variance of \$860,215. The budget expenditures for the General Fund were \$35,098,300; the actual expenditures were \$33,514,818 resulting in an actual under budget of \$1,583,482. The net other financing sources budgeted were \$7,997,400 leaving a zero net budget. The actual net other financing sources were \$7,895,871 leaving a variance of (\$101,529). Excess revenues actual this year over expenditures was \$2,342,168. 59% of general fund revenue (\$27,961,115) came from property tax credits, business licenses and franchise fees. The unassigned general fund balance is \$11,591,331; an increase of \$1,482,317 from the prior year. The unassigned general fund balance represents 35% of general fund expenditures. The General Fund balance increased 18% from the prior year.

The Enterprise Fund portion of the audit had operating revenues of \$35,745,226; operating expenses of \$22,998,727; net non-operating expenses of \$2,358,480; and net transfers out of \$4,593,644. This leaves a net income in the Enterprise Fund of \$5,794,375.

Mayor Pro tem Brand commended and thanked Mr. Griffin, Mr. Chandler and staff on their outstanding work on the budget.

MR. STEVEN C. SMITH, CHANCELLOR – TO MAKE A PRESENTATION REGARDING THE 400TH ANNIVERSARY OF AMERICA'S 1ST COLLEDGE.

Mr. Steven Smith appeared before Council and spoke about the 400th anniversary of America's first colledge, Henricus Colledge (1619) which later became the College of William and Mary. The National 400th Anniversary of the First Colledge will be held July 31, 2019.

**A REPORT ON THE APPROPRIATIONS OF THE ACCOMMODATIONS TAX FUNDS FOR
FY 2016-2017. (REPORT TAKEN OUT OF ORDER)**

Councilman Glynn Willis recused himself from the discussions and voting on the recommendations of the Committee due to a possible conflict of interest. Prior to being elected to serve on City Council, Councilman Willis served on the board of the Accommodations Tax Advisory Committee.

Mr. Tim Norwood and Mr. Larry Smith appeared before Council to present the Accommodations Tax Committee recommendations for distribution of the 2016–2017 funds. The Committee is responsible for making recommendations to City Council for the expenditure of 65% of the Accommodations Tax funds that are received from the state but generated by the local hotel taxes. Based on state laws and city guidelines the committee carefully reviewed 28 organizations and events based on their past, present and future ability to bring tourist to our community and increase the overall quality of life for the citizens of Florence. In 2016 the Committee is projected to distribute \$505,000; an increase of \$117,000 from 2015. However, the committee received requests for over \$757,000. The committee was only able to fund approximately 67% of those requests. The Committee is confident that the allocations recommended are fiscally responsible investments back into our community. (The list of recommendations are attached and are incorporated into the minutes).

Councilman Jebaily recused himself from the voting in regards to the allocation for the South Carolina Pecan Festival. Councilman Jebaily serves on the S.C. Pecan Festival Committee.

Councilwoman Moore also recused herself from the voting in regards to the South Carolina Pecan Festival due to serving on the Committee.

Mayor Pro tem Brand recused himself from the voting in regards to the allocation for the Civic Center Commission due to serving on that Commission.

Mayor Pro tem Brand made a motion to approve the allocation as recommended by the Accommodations Tax Committee for the South Carolina Pecan Festival. Councilwoman Williams-Blake seconded the motion. Voting in favor was Councilwoman Ervin, Mayor Pro tem Brand, Mayor Wukela, and Councilwoman Williams-Blake. (Councilman Jebaily, Councilwoman Moore and Councilman Willis were recused from the voting).

Councilman Jebaily made a motion to adopt the allocation as recommended by the Accommodations Tax Committee for the Civic Center Commission. Councilwoman Ervin seconded the motion. Voting in favor was Councilman Jebaily, Councilwoman Ervin, Mayor Wukela, Councilwoman Williams-Blake and Councilwoman Moore. (Mayor Pro tem Brand and Councilman Willis were recused from the voting).

To the balance of the recommendations made by the Accommodations Tax Committee, with the exception of the Martin Luther King, Jr., Rally and March, Mayor Pro tem Brand made a motion to adopt the recommendations as presented. Councilwoman Moore seconded the motion. Voting in favor were Councilman Jebaily, Councilwoman Ervin, Mayor Pro tem Brand, Mayor Wukela, Councilwoman Williams-Blake and Councilwoman Moore. (Councilman Willis was recused from the voting).

Mr. Norwood reported that the original deadline for receiving Accommodations Tax applications was July 22, 2016. In response to several requests the City of Florence extended the deadline to September 2, 2016. During the extended filing period three additional requests were received: One from the PDRTA Hotel Shuttle and two separate requests to fund the Martin Luther King, Jr. March and Rally. The Committee heard all the requests, including the three that were received during the extended time period.

Following the proposals, with regards to the Martin Luther King, Jr. March and Rally, the Committee choose unanimously to fund the request made by Mr. Tim Waters group. The committee felt

**REGULAR MEETING OF FLORENCE CITY COUNCIL
DECEMBER 12, 2016 – PAGE 4**

this March and Rally was more diverse and inclusive of all the community. In addition, the Accommodations Tax Advisory Committee asked the two groups if they were willing to work with each other. Mr. Waters' group had offered to work with Mrs. Robison's group but they refused to participate with Mr. Waters' group. The Committee then asked Mrs. Robison's group, during their presentation, if they would work with Mr. Waters' group and they said they did not want to participate with anyone else.

Councilwoman Ervin, Councilwoman Williams-Blake and Councilwoman Moore were asked to lead a group out of their city council areas for the March. They have recused themselves from voting on this issue in the interest of avoiding an appearance of impropriety. Also Councilman Willis recused himself due to serving on the Committee prior to being elected to City Council.

Former City Councilman Billy D. Williams spoke in favor of the original March that was formed 18 years ago. This group favored continuing the March as in the past and next year look at what has been proposed by Mr. Waters' group. Councilman Williams stated that the original group is not interested in receiving any Accommodations Tax funds and requested that their application be withdrawn.

Mayor Wukela asked Councilman Williams if Council voted to approve the funding for Mr. Waters' group could the two groups come together. Councilman Williams stated they could.

Ms. Buquilla Cannon spoke in favor of the original March.

Mrs. Erica Robinson spoke in favor of the original March that was begun 18 years ago and would like for it to continue as it has in the past.

Mr. Tim Waters spoke to Council regarding his intentions of starting a second Martin Luther King, Jr. March. Mr. Waters stated he wanted to unite the City of Florence as best he could. He never intended to change the March. With the help of the Florence Police Department, Mr. Waters developed four routes that would meet and unite into one group. This would create a more inclusive and diverse march. Mr. Waters apologized for any confusion or controversy that he may have caused by proposing another March. It was never his intention to cause problems. Mr. Waters stated he would have no problem working with the Mrs. Robinson's group. Mr. Waters also withdrew his application for funding from the Accommodations Tax Committee.

On behalf of City Council, Councilman Jebaily extended Council's appreciation in the way that the two groups have come together to address this issue for this year and Councilman Jebaily encouraged the committee to reach out to Mr. Waters and to any other members for the 2018 march so that it can be a bigger, broader and more powerful event than it has been in the past. And to at least look at other ideas and ways that the message of Dr. King can be extended throughout the community and Councilman Robinson's legacy can be remembered and honored.

Mayor Wukela stated he understood that there were two requests made to the Accommodations Tax Advisory Committee for funding for the Martin Luther King, Jr. March and Rally and both requests have been withdrawn. Therefore there is no action required of City Council on this matter.

ORDINANCES IN POSITION

BILL NO. 2016-42 – SECOND READING

AN ORDINANCE AUTHORIZING THE TRANSFER OF LAND TO BARTH, BALLENGER & LEWIS HOLDINGS, LLC, SPECIFICALLY A PORTION OF TAX PARCEL 90086-02-004.

An Ordinance authorizing the transfer of land to Barth, Ballenger & Lewis Holdings, LLC, specifically a portion of Tax Parcel 90086-02-004 was adopted on second reading.

Mayor Pro tem Brand made a motion to adopt Bill No. 2016-42 on second reading. Councilwoman Williams-Blake seconded the motion.

Council voted unanimously to adopt Bill No. 2016-42.

REGULAR MEETING OF FLORENCE CITY COUNCIL
DECEMBER 12, 2016 – PAGE 5

BILL NO. 2016-43 – SECOND READING

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY FAMON V. AND NATALIE H. WHITFIELD, LOCATED AT 2667 ASCOT DRIVE, TAX MAP NUMBER 00098-01-073.

An Ordinance to annex and zone property owned by Famon V. and Natalie H. Whitfield, located at 2667 Ascot Drive, Tax Map Number 00098-01-073 was adopted on second reading.

Mayor Pro tem Brand made a motion to adopt Bill No. 2016-43 on second reading. Councilwoman Gibson-Hye Moore seconded the motion.

Bill No. 2016-42 was adopted by a unanimous vote.

BILL NO. 2016-44 – SECOND READING

AN ORDINANCE TO REZONE PROPERTIES IDENTIFIED AS TAX MAP NUMBERS 90030-01-002, 90030-02-001, AND 90030-02-009, PROPERTIES LOCATED ALONG ROSEDALE STREET, FROM PD, PLANNED DEVELOPMENT DISTRICT TO R-3, SINGLE-FAMILY RESIDENTIAL DISTRICT.

An Ordinance to rezone properties identified as Tax Map Number 90030-01-002, 90030-02-001, and 90030-02-009, properties located along Rosedale Street, from PD, Planned Development District to R-3, Single-Family Residential District was adopted on second reading.

Mayor Pro tem Brand made a motion to adopt Bill No. 2016-44 on second reading. Councilwoman Gibson-Hye Moore seconded the motion, which carried unanimously.

BILL NO. 2016-45 – SECOND READING

AN ORDINANCE TO REZONE PROPERTIES IDENTIFIED AS TAX MAP NUMBERS 00126-01-209 AND A PORTION OF TAX MAP NUMBER 00126-01-395, PROPERTIES LOCATED ALONG ALLIGATOR ROAD, FROM R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT TO R-3, SINGLE-FAMILY RESIDENTIAL DISTRICT.

An Ordinance to rezone properties identified as Tax Map Number 00126-01-209 and a portion of Tax Map Number 00126-01-395, properties located along Alligator Road, from R-1, Single-Family Residential District to R-3, Single-Family Residential District was adopted on second reading.

Mayor Pro tem Brand made a motion to adopt Bill No. 2016-45. Councilwoman Willis seconded the motion.

Council voted unanimously to adopt Bill No. 2016-45 on second reading.

BILL NO. 2016-46 – SECOND READING

AN ORDINANCE TO AMEND PLANNED DEVELOPMENT DISTRICT ORDINANCE 2009-23 SITE PLAN AND SIGNAGE PLAN.

An Ordinance to amend Planned Development District Ordinance 2009-23 Site Plan and Signage Plan was adopted on second reading.

Mayor Pro tem Brand made a motion to adopt Bill No. 2016-46. Councilwoman Gibson-Hye Moore seconded the motion.

Bill No. 2016-46 was adopted by unanimous vote of Council.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
DECEMBER 12, 2016 – PAGE 6**

BILL NO. 2016-47 – SECOND READING

AN ORDINANCE TO ABANDON INTEREST OF THE CITY OF FLORENCE IN RIGHTS-OF-WAY TO INCLUDE THE PORTIONS OF NORTH GRIFFIN STREET AND SOUTH GRIFFIN STREET BOUNDED ON THE SOUTH BY EAST CHEVES STREET AND ON THE NORTH BY DAY STREET.

An Ordinance to abandon interest of the City of Florence in rights-of-way to include the portions of North Griffin Street and South Griffin Street bounded on the South by East Cheves Street and on the North by Day Street was adopted on second reading.

Councilwoman Gibson-Hye Moore made a motion to adopt Bill No. 2016-47. Mayor Pro tem Brand seconded the motion, which carried unanimously.

INTRODUCTION OF ORDINANCES

BILL NO. 2016-48 – FIRST READING

AN ORDINANCE TO AMEND THE BUDGET FOR THE CITY OF FLORENCE, SOUTH CAROLINA, FOR THE FISCAL YEAR BEGINNING JULY 1, 2016, AND ENDING JUNE 30, 2017.

An Ordinance to amend the budget for the City of Florence, South Carolina, for the fiscal year beginning July 1, 2016, and ending June 30, 2017 was passed on first reading.

Councilman Jebaily made a motion to pass Bill No. 2016-48 on first reading. Councilwoman Ervin seconded the motion.

Mr. Thomas Chandler, Director of Finance reported to Council that as in the past a budget amendment ordinance is presented at this time of year to Council to re-appropriate or carry forward funding from the prior fiscal year, in this case FY 2015-2016 to the current fiscal year 2016-2017 to complete projects and purchases that were not finalized at the end of FY 2015-2016.

The General Fund Contingency budget is being amended to provide prorated funding for FY 2016-17 for the Building Inspections and Permits Department as well as funding for General Fund projects, programs, and requirements that have developed since the beginning of the fiscal year but were not incorporated in the original FY 2016-17 budget as adopted. These projects and requirements include Dargan Street incubator operations costs, Cheves Street parking deck operations and maintenance costs, BTC parking lease payments, PDRTA downtown shuttle service, and public information communications services.

Finally, the FY 2016-17 Hospitality Fund budget is being amended to provide \$250,000 funding for Civic Center capital expansion and improvement costs from Unappropriated Reserve. Funding in the amount of \$250,000 will also be included in the FY 2017-18 Hospitality Fund budget to provide additional funding for a total of \$500,000 for the Civic Center expansion. The City and County are equally sharing the cost of \$1 million in capital improvements. This funding is in addition and supplemental to the funding approved by City Council in December 2015, to be equally shared with Florence County, for \$15 million in Civic Center expansion and improvements, financed through the issuance of Accommodations Fee Revenue Bonds of Florence County, Series 2015.

Council voted unanimously to pass Bill No. 2016-48 on first reading.

REPORT TO COUNCIL

A REPORT ON DESIGNATING A BANKING SERVICES EVALUATION AND RECOMMENDATION COMMITTEE TO REVIEW THE RESULTS OF PROPOSALS REQUESTED TO PROVIDE THE CITY'S BANKING SERVICES FOR A FIVE YEAR PERIOD.

Mayor Wukela appointed Mayor Pro tem Brand (Chair), Councilwoman Ervin and Councilman Willis to an ad hoc committee to review applications and proposals for banking services and then in turn make a recommendation back to Council.

The current contract with Wells Fargo will expire January 31, 2017.

APPOINTMENT TO AGRICULTURAL COMMISSION

Councilman Jebaily made a motion to reappoint Mr. Jesse Adams to serve on the City-County Agriculture Commission. Mayor Pro tem Brand seconded the motion.

Council voted unanimously to reappoint Mr. Jesse Adams to the City-County Agriculture Commission.

Mr. Jesse Adams was reappointed to serve on the City-County Agriculture Commission for a term to begin immediately and end June 30, 2019.

EXECUTIVE SESSION

Mayor Wukela stated the following matters would be discussed in Executive Session: Discussion and negotiations incident to two proposed contractual arrangements pursuant to Section 30-4-70(a)(2) and negotiations incident to matters relating to a proposed economic development Section 30-4-70(a)(5). Also one matter with regard to employment, appointment, compensation, promotion, discipline or release of an employee pursuant to Section 30-4-70(a)(1); and a discussion of appointment of person to a public body pursuant to Section 30-4-70(a)(1).

Mayor Pro tem Brand made a motion to enter into Executive Session. There was no objection. Council entered into Executive Session at 2:51 p.m.

Mayor Wukela reconvened the meeting at 4:20 p.m.

Mayor Wukela stated Council took information on a variety of issues. No action was taken and no action was requested.

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DECEMBER 12, 2016 – PAGE 8**

ADJOURN

Councilman Willis made a motion to adjourn the meeting. Councilwoman Moore seconded the motion, which carried unanimously.

The meeting was adjourned at 4:21 p.m.

Dated this 9th day of January, 2017.

Dianne M. Rowan, Municipal Clerk

Stephen J. Wukela, Mayor

**CITY OF FLORENCE, SC
ACCOMMODATIONS TAX REQUESTS, RECOMMENDATIONS AND APPROPRIATIONS REPORT
FISCAL YEAR 2016-17**

ORGANIZATION	Appropriated 2015-16	Requested 2016-17	Committee Recommended ¹	Appropriated 2016-17
A. 30% Funds for Tourism Promotion				
1. Florence Convention & Visitors Bureau	<u>\$179,000</u>	<u>\$195,000</u>	<u>\$209,000</u> ²	
B. 65% Funds				
1. Florence Regional Arts Alliance & Pee Dee Arts	\$8,900	\$19,500	\$12,700	
2. The Masterworks Choir, Inc.	\$3,700	\$5,000	\$4,100	
3. Florence Little Theatre	\$14,600	\$25,000	\$17,000	
4. Florence Symphony Orchestra	\$5,800	\$15,000	\$7,700	
5. Arts International Festival	\$15,100	\$40,000	\$17,300	
6. Sankofa Festival	\$4,500	\$10,000	\$5,500	
7. SC Dance Theatre	\$5,000	\$10,000	\$5,100	
8. Play Me I'm Yours Event	\$600	\$5,000	\$1,100	
9. Lucky Shamrock Festival	\$600	\$10,000	\$800	
10. Chili, Brews and BBQ Event	\$800	\$1,000	\$900	
11. Florence Museum	\$21,900	\$35,000	\$23,600	
12. Carolina Classic Basketball Tournament	\$5,700	\$8,000	\$6,800	
13. Freedom Florence & Florence Tennis Center	\$54,600	\$70,000	\$68,600	
14. Florence Convention & Visitors Bureau	\$89,900	\$150,000	\$112,300	
15. Florence Tennis Association	\$14,600	\$15,000	\$14,900	
16. South Carolina Pecan Festival	\$12,300	\$35,000	\$15,900	
17. Florence City-County Civic Center	\$71,600	\$90,000	\$81,600	
18. Florence International Basketball Tournament	\$11,400	\$25,800	\$15,300	
19. Car Haulers Parade	\$6,200	\$10,000	\$7,700	
20. Florence Area Sports Council	\$8,900	\$20,000	\$14,800	
21. Pee Dee Tourism Commission	\$14,300	\$20,000	\$17,100	
22. SC Senior Sports Classic	\$3,400	\$5,000	\$4,000	

**CITY OF FLORENCE, SC
ACCOMMODATIONS TAX REQUESTS, RECOMMENDATIONS AND APPROPRIATIONS REPORT
FISCAL YEAR 2016-17**

ORGANIZATION	Appropriated 2015-16	Requested 2016-17	Committee Recommended ¹	Appropriated 2016-17
23. Hwy 52 Frontage Road Beautification	\$2,900	\$10,000	\$6,100	
24. Eastern SC Heritage Region Project	\$4,100	\$10,000	\$5,200	
25. Fireball Run	\$3,200	\$0	\$0	
26. "Mara" Opera Workshop	\$0	\$9,225	\$3,200	
27. PDRTA Hotel Shuttle Service	\$0	\$88,492	\$32,300	
28. Martin Luther King March and Rally	\$3,400	\$12,000	\$0	
29. Martin Luther King March and Rally	<u>\$0</u>	<u>\$3,400</u>	<u>\$3,400</u>	
Total - 65% Funds	<u>\$388,000</u>	<u>\$757,417</u>	<u>\$505,000</u>	<u>\$0</u>

Note 1: Including carryover funds from FY 2015-16, it is anticipated that the amount available for distribution to the requesting agencies of "65% funds" will be approximately \$505,000. The "30% funds" for tourism promotion is estimated to be approximately \$209,000.

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

VI. a.
Bill No. 2016-48
Second Reading

FLORENCE CITY COUNCIL MEETING

DATE: December 12, 2016
AGENDA ITEM: Ordinance – First Reading
DEPARTMENT/DIVISION: Finance

I. ISSUE UNDER CONSIDERATION

An amendment to the FY 2016-17 City of Florence Budget is presented to update the current year budget.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

No previous action has been taken on this ordinance.

III. POINTS TO CONSIDER

A. The objective of the proposed ordinance is to more closely align budgeted amounts with actual revenues and expenditures thereby eliminating or reducing significant variances between budgeted and actual amounts in both revenue and expenditure categories. Funds are being re-appropriated from fiscal year 2015-16 to 2016-17 in the General Fund, the Water & Sewer Utilities Enterprise Fund, the Hospitality Fund, and the Water & Sewer Equipment Replacement Fund to complete projects and purchases which were not finalized at the end of fiscal year 2015-16.

B. The General Fund Contingency budget is being amended to provide prorated funding for FY 2016-17 for the Building Inspections and Permits Department as well as funding for General Fund projects, programs, and requirements that have developed since the beginning of the fiscal year but were not incorporated in the original FY 2016-17 budget as adopted. These projects and requirements include Dargan Street Incubator operations costs, Cheves St. parking deck operations and maintenance costs, BTC parking lease payments, PDRTA downtown shuttle service, and public information communications services.

C. The FY 2016-17 Hospitality Fund budget is being amended to provide \$250,000 funding for Civic Center capital expansion and improvement costs from Unappropriated Reserve. Funding in the amount of \$250,000 will also be included in the FY 2017-18 Hospitality Fund budget to provide additional funding for a total of \$500,000 for the Civic Center expansion. The City and County are equally sharing the cost of \$1 million in capital improvements. This funding is in addition and supplemental to the funding approved by City Council in December 2015, to be equally shared with Florence County, for \$15 million in Civic Center expansion and improvements, financed through the issuance of Accommodations Fee Revenue Bonds of Florence County, Series 2015.

IV. STAFF RECOMMENDATION

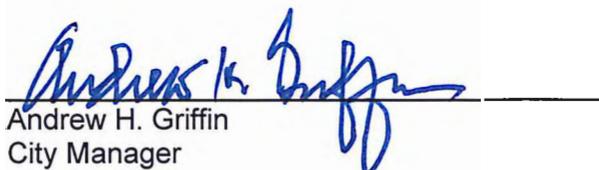
Approve and adopt the proposed ordinance.

V. ATTACHMENTS

A copy of the proposed ordinance is attached.



Thomas W. Chandler
Finance Director



Andrew H. Griffin
City Manager

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE BUDGET FOR THE CITY OF FLORENCE, SOUTH CAROLINA, FOR THE FISCAL YEAR BEGINNING JULY 1, 2016, AND ENDING JUNE 30, 2017

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, 2016, and ending June 30, 2017, is hereby amended as follows:

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

100375-435010 From Unappropriated Reserve is funded in the amount of \$3,447,650 from fund balance.

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

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

10041200-580030 Office Equipment (City Court) is funded in the amount of \$1,000 to provide for telephone headsets.

10042100-580060 Other Equipment (Police) is increased in the amount of \$12,500 to provide for a downtown patrol mobility vehicle.

10042100-580070 Data Processing Equipment (Police) is funded in the amount of \$17,500 to provide for a Smart Board (\$6,000), a Smart Board laptop computer (\$1,900), an office desktop computer (\$1,300), in-car printers (\$4,300), and in-car scanners ((\$4,000).

10042200-580010 Buildings & Fixed Equipment (Fire) is increased in the amount of \$66,000 to provide for Station # 1 front pad repair (\$10,000) and Station # 4 exterior wall and roof repair (\$56,000).

10043020-580040 Auto Equipment (Beautification & Facilities) is increased in the amount of \$51,700 to provide for the replacement of pickup truck # 321 (\$25,000), and pickup truck # 362 (\$26,700).

10043020-580050 Facility Improvements (Beautification & Facilities) is funded in the amount of \$8,200 to provide for internet fiber installation to a portable office building (\$1,400), Beautification building up-fits (\$4,000), Sanitation building roof repairs (\$1,000), and Sign Shop office relocation to the Public Works facility (\$1,800).

10043020-580060 Other Equipment (Beautification & Facilities) is increased in the amount of \$26,000 to provide for the replacement of mower # 332 (\$10,000), mower # 371 (\$10,000); trailer # 348 (\$3,000), and bush hog # 976 (\$3,000).

10043022-580060 Other Equipment (Sanitation) is increased in the amount of \$3,500 to provide for recycling trailer repairs.

FY 2016-2017 Budget Amendment Ordinance (continued)

- 10043023-580040 Auto Equipment (Equipment Maintenance) is funded in the amount of \$65,000 to provide for the replacement of pickup truck # 477 (\$20,000) and pickup truck # 482 (\$45,000).
- 10043023-580060 Other Equipment (Equipment Maintenance) is funded in the amount of \$4,600 to provide for the replacement of a vehicle diagnostic scan system.
- 10043024-580040 Auto Equipment (Recreation) is funded in the amount of \$84,600 to provide for the replacement of vehicle # 900 (\$28,000), and bus # 921(\$56,600).
- 10043024-580050 Facility Improvements (Recreation) is funded in the amount of \$8,000 for HVAC units for Northwest Park and Levy Park.
- 10043024-890000 Miscellaneous Grants (Recreation) is funded in the amount of \$11,500 to provide for grant expenditures related to improvements at Lucas Park and Maple Park.
- 10043025-560070 Marketing and Promotions (Athletic Programs) is increased in the amount of \$96,000 to provide for Freedom Florence and Tennis Center marketing.
- 10043025-580040 Auto Equipment (Athletic Programs) is funded in the amount of \$25,000 to provide for the replacement of truck # 911.
- 10043025-580050 Facility Improvements (Athletic Programs) is increased in the amount of \$183,700 for Tennis Center Maintenance Building (\$51,000), Freedom Florence Seating Canopy (\$11,700), Gymnastics Center roof replacement (\$73,000), and Tennis Center court resurfacing (\$48,000).
- 10043025-580060 Other Equipment (Athletic Programs) is increased in the amount of \$81,400 to provide for the replacement of mower # 953 (\$35,000), trailer # 971 (\$2,500), mower # 952 (\$14,000), ball field drag machine # 901 (\$13,500), and turf mower # 906 (\$16,400).
- 10049200-593020 Transit System (Community Programs) is increased in the amount of \$112,250 to provide for improvements to the new PDRTA bus transfer station site on the corner of Irby and Darlington Streets (\$87,250), and funding for a PDRTA downtown shuttle route (\$25,000).
- 10049300-594007 Neighborhood Redevelopment (Non-Departmental) is increased in the amount of \$589,000 to account for FY 2014, 2015 and 2016 receipts (unused after fully funding FMU Health Sciences Building) that exceeded the estimated \$1 million collected for each of these three fiscal years from a designation of 50% of the revenues generated from the "County/Municipality Revenue Fund" portion of the Local Option Sales Tax, approved by City Council on July 8, 2013 in

FY 2016-2017 Budget Amendment Ordinance (continued)

Ordinance No.2013-17.

- 10049300-594013 Art Trail Gallery (Non-Departmental) is funded in the amount of \$598,500 to provide to provide for costs related to rehabilitation of property owned by the City located at 142 North Dargan Street to house the Art Trail Gallery.
- 10049300-594020 Contingency Fund (Non-Departmental) is increased in the amount of \$957,700 to provide funding for the Building Inspections and Permits Department (\$570,000) and contingency funding for General Fund projects, programs, and requirements that have developed (\$387,700) but were not included in the original FY 2016-17 budget as adopted.
- 10049300-594053 Brownfields Cleanup (Non-Departmental) is funded in the amount of \$200,000 to provide for cleanup of the Young Pecan brownfield property.
- 10049300-594090 BCRLF Loan Repayment (Non-Departmental) is increased in the amount of \$198,400 to provide funds for the payoff of BCRLF loan held by the Water and Sewer Utilities Enterprise Fund.
- 10049300-594130 IT Upgrades (Non-Departmental) is funded in the amount of \$10,000 to provide funds for IT upgrades in the General Fund related to management system software implementation and development.
- 10049300-594140 Rail Trail – DHEC (Non-Departmental) is funded in the amount of \$9,600 to provide for DHEC grant-funded trail system improvements.
- 10049300-598040 Downtown Promotions (Non-Departmental) is increased in the amount of \$25,000 to provide for downtown Christmas lighting.

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

- 200375-435010 From Unappropriated Reserve is funded in the amount of \$1,087,000 from unrestricted net assets.

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

- 20044041-580050 Facility Improvements (Wastewater) is increased in the amount of \$176,000 to provide for the Mars Hill Pump Station upgrade.
- 20044042-580050 Facility Improvements (Surface Water) is increased in the amount of \$659,000 to provide for the Surface Water Plant bulk chemical tanks replacement (\$175,000), force main installation (\$250,000), and replacement HVAC system (\$234,000).

FY 2016-2017 Budget Amendment Ordinance (continued)

- 20044043-580050 Facility Improvements (Ground Water) is increased in the amount of \$150,000 to provide for South Florence water treatment plant filter media replacement.
- 20044044-580060 Other Equipment (Distribution Operations) is funded in the amount of \$20,000 for the acquisition of GPS equipment.
- 20049300-594020 Contingency Fund (Non-Departmental) is increased in the amount of \$50,000 to provide for contingency funding for unanticipated water and sewer facilities maintenance and improvements required in FY 2016-17.
- 20049300-594070 Management System Software (Non-Departmental) is increased in the amount of \$22,000 to provide funds for the W/S Utilities Enterprise Fund portion of the Financial and HR management software conversion and implementation.
- 20049300-594130 IT Upgrades (Non-Departmental) is increased in the amount of \$10,000 to provide funds for IT upgrades in the W/S Utilities Enterprise Fund related to management system software implementation and development.

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

- 210375-435010 From Unappropriated Reserve is funded in the amount of \$306,000 from unrestricted net assets.

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

- 21041506-580070 Data Processing Equipment (Utilities and Licensing Equipment Replacement) is funded in the amount of \$40,000 to provide funding for the purchase of utility billing computer hardware.
- 21044040-580040 Auto Equipment (Engineering Equipment Replacement) is increased in the amount of \$25,000 to provide funding for the replacement of midsize utility vehicle # 600.
- 21044040-580060 Other Equipment (Engineering Equipment Replacement) is increased in the amount of \$20,000 to provide funding for a large format copier.
- 21044043-580060 Other Equipment (Ground Water Equipment Replacement) is increased in the amount of \$80,000 to provide funding for the replacement of and emergency generator.
- 21044044-580010 Buildings and Fixed Equipment (Distribution Operations Equipment Replacement) is funded in the amount of \$7,500 to provide funding for the purchase of a heat pump replacement.

FY 2016-2017 Budget Amendment Ordinance (continued)

21044044-580040 Auto Equipment (Distribution Operations Equipment Replacement) is funded in the amount of \$133,500 to provide funding for the purchase of replacement dump truck # 663 (\$65,000) and utility truck # 669 (\$68,500)..

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

400375-435010 From Unappropriated Reserve is funded in the amount of \$288,500 from fund balance.

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

40049900-531000 Professional Services (Hospitality Fund General Expenditures) is funded in the amount of \$15,000 to provide for branding consulting services.

40049900-598045 Downtown Improvements (Hospitality Fund General Expenditures) is funded in the amount of \$5,000 for downtown beautification and improvements.

40049900-598049 Wayfinding Signage (Hospitality Fund General Expenditures) is funded in the amount of \$18,500 for the acquisition of wayfinding signage.

40049900-598130 Civic Center (Hospitality Fund General Expenditures) is increased in the amount of \$250,000 to provide additional funding for Civic Center capital expansion and improvement costs. The City and County are equally sharing the cost of these additional capital improvements. Funding in the amount of \$250, 000 will also be included in the FY 2017-18 Hospitality Fund budget to provide an additional funding for a total of \$500,000 for the Civic Center expansion.

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

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

FY 2016-2017 Budget Amendment Ordinance (continued)

ADOPTED THIS _____ DAY OF _____, 2017.

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela
Mayor

Attest:

Diane Rowan
Municipal Clerk

FLORENCE CITY COUNCIL MEETING

DATE: January 9, 2017

AGENDA ITEM: An Ordinance to rezone property being specifically designated in the Florence County tax records as tax map parcels 90017-10-022 and 90117-11-007 to Planned Development District and to amend Planned Development District Ordinance 2009-23 site plan.

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to rezone property being specifically designated in the Florence County tax records as tax map parcels 90017-10-022 and 90117-11-007 to Planned Development District and to amend Planned Development District Ordinance 2009-23 site plan.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

- (1) Planning Commission held a public hearing on December 13, 2016 regarding this matter and voted unanimously (5-0) to recommend the proposed amendment.

III. POINTS TO CONSIDER

- (1) The property is currently zoned R-4, Multi-Family Residential Limited, and is currently the site of St. Anne Catholic Church. The larger parcel (90117-11-007) is the site of the parish church and the smaller parcel (90117-10-022) is the site of a small house that has been converted to classroom use.
- (2) The R-4 zoning district allows for churches; however, the parish has immediate plans to construct a multipurpose building and long term plans to enlarge the sanctuary. The setback, maximum floor area, and maximum impervious requirements of the R-4 zoning district are overly restrictive for the expansion.
- (3) The applicant is proposing to amend Planned Development Ordinance 2009-23 to include tax map parcels 90117-11-007 and 90117-10-022. The proposed site plan is attached (Attachment 4).
- (4) Development standards for the two parcels will replicate those of the overall Planned Development District (PDD) with the exception of the parking requirement (see enlarged inset of Attachment E). For Churches, the *City of Florence Zoning Ordinance* requires a parking ratio of 0.30 parks per seat in the main seating area, which is in agreement with the applicant's proposal. The parking requirements for the uses within the PDD will be fulfilled throughout the entirety of the PDD, to include both St. Anne's and McLeod Healthcare's parking lots.
- (5) The proposed site plan would meet proposed development standards.
- (6) The proposed uses allowed on the two parcels are:
 - a. Catholic Church and related buildings
 - b. Fellowship Hall with Commercial Kitchen
 - c. Religious education classrooms
 - d. St. Anne Parish office
 - e. Meditation garden
 - f. Playground
 - g. Outreach program to support low income families

- h. Infrastructure improvements (Roads, Parking, Utilities)
 - i. Open space, green space, streetscape improvements
 - j. Supporting facilities (Storage, yard maintenance equipment)
- (7) Representatives for McLeod Healthcare have stated that there are no foreseen problems with allowing the St. Anne Campus to join the existing PDD.

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.

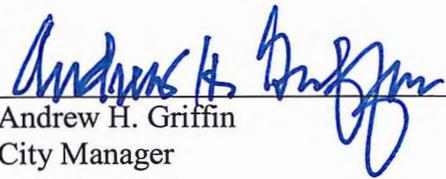
V. NOTES

VI. ATTACHMENTS

- (1) Ordinance
- (2) Location Map
- (3) Ordinance 2009-23
- (4) Proposed site plan for St. Anne Catholic Church

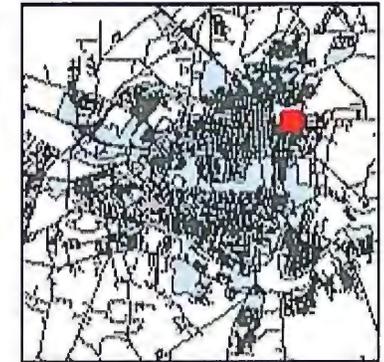


Jerry B. Dudley
Planning Manager



Andrew H. Griffin
City Manager

Attachment 2 Location Map 104 & 113 Kemp Street



Legend

- Proposed Parcels
- Address Points
- Roads
- Parcels



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



Attachment 3

ORDINANCE NO. 2009 - 23

AN ORDINANCE TO REZONE MULTIPLE PROPERTIES OWNED BY MCLEOD REGIONAL MEDICAL CENTER.

WHEREAS, a Public Hearing was held in Room 604 of the City-County Complex on July 14, 2009 at 6:30 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, an application by Design Strategies, was presented requesting an amendment to the City of Florence Zoning Atlas that the aforesaid properties be zoned PDD from B-1, B-2, B-3, and R-4:

The properties requesting zoning amendment are shown more specifically on attached map and spreadsheet (approximately 120.72 acres).

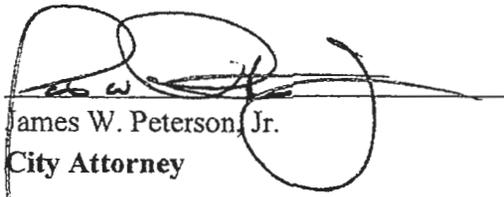
WHEREAS, Florence City Council concurs in the aforesaid application, findings and recommendations:

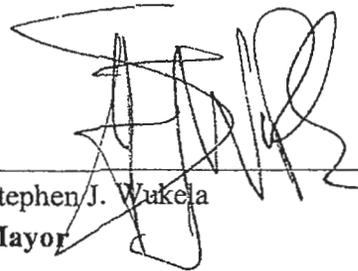
NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FLORENCE IN MEETING DULY ASSEMBLED AND BY THE AUTHORITY THEREOF:

1. That an Ordinance is hereby adopted by amending the Zoning Atlas of the City of Florence of the aforesaid property to PDD, Planned Development 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.

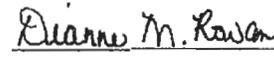
ADOPTED THIS 14th DAY OF September 2009.

Approved as to form:

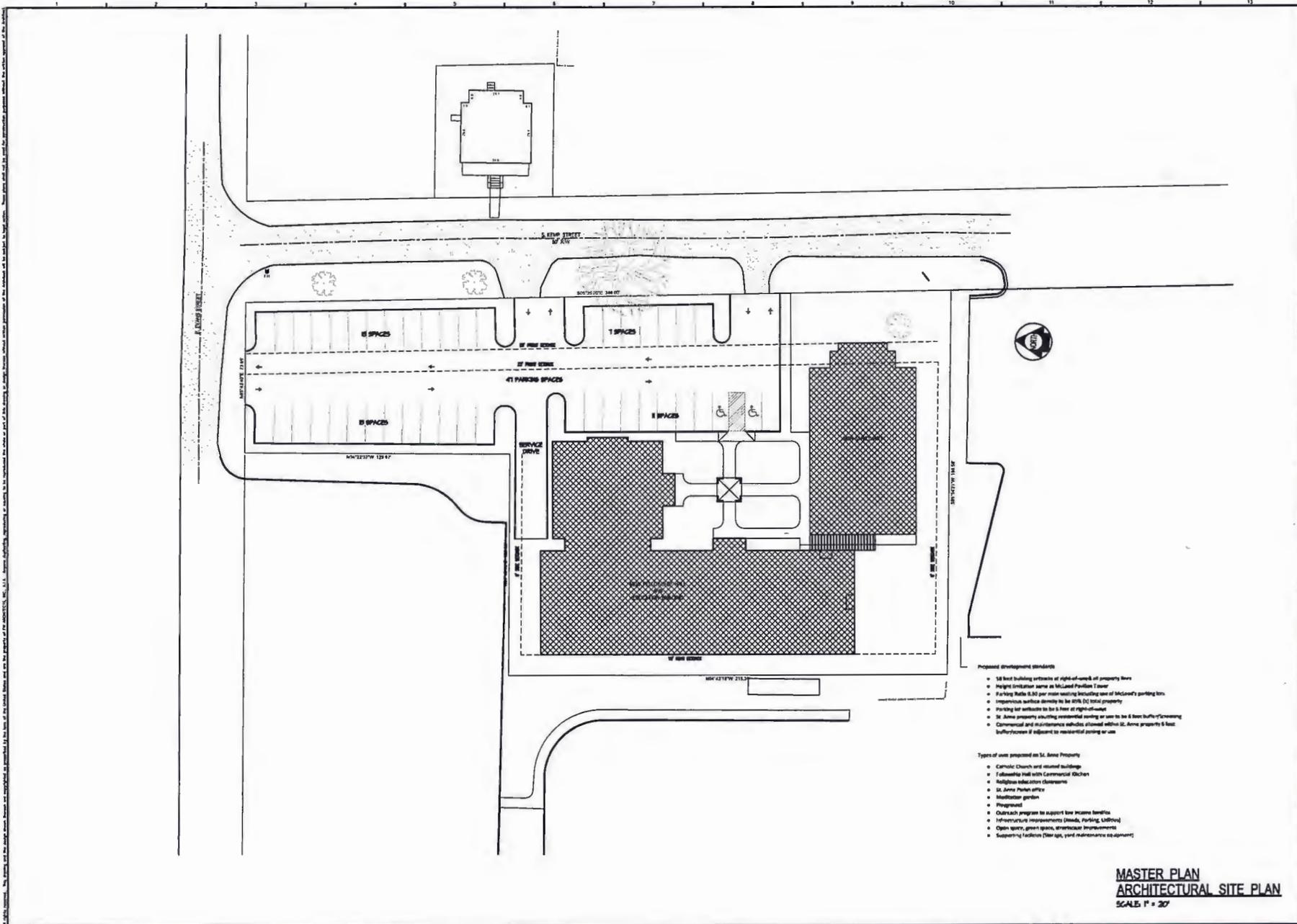

James W. Peterson, Jr.
City Attorney


Stephen J. Wukela
Mayor

Attest:


Dianne M. Rowan
Municipal Clerk

APPROVED ON FIRST READING AT A
MEETING OF FLORENCE CITY COUNCIL
DATE 8-10-2009
ADOPTED ON SECOND READING
DATE 9-14-2009
COPY TO L. Shaw



- Proposed development standards
- 30 foot building setbacks at right-of-way of property lines
 - Height limitation same as McLeod Pavilion Tower
 - Parking Ratio 0.50 per main building including use of adjacent parking lots
 - Impervious surface density to be 50% of total property
 - Parking lot setbacks to be 5 feet at right-of-way
 - St. Anne property resulting essential meeting or use to be 5 foot buffer/Screen
 - Commercial and maintenance vehicles allowed within St. Anne property 5 foot buffer/Screen if adjacent to residential parking or use

- Types of uses proposed on St. Anne Property
- Catholic Church and related buildings
 - Fellowship hall with Commercial kitchen
 - Religious education classrooms
 - St. Anne Parish office
 - Multi-story garden
 - Playground
 - Outreach program to support low income families
 - Infrastructure improvements (Drains, Parking, Lighting)
 - Open space, green space, architectural treatments
 - Supporting facilities (Clear signs, yard maintenance equipment)

**MASTER PLAN
ARCHITECTURAL SITE PLAN**
SCALE: 1" = 20'

REVISIONS

A NEW FELLOWSHIP HALL AND CLASSROOM BUILDING
SAINT ANNE CATHOLIC CHURCH
113 SOUTH KEMP STREET
FLORENCE, SOUTH CAROLINA



**F W
ARCHITECTS,
INC. AIA**
ARCHITECTURE
PLANNING
INTERIORS

1300 WEST EVANS STREET
P.O. BOX 2301
FLORENCE, SC 29503
Phone: (843) 666-2881
Fax: (843) 666-8088
www.fwa-arch.com

MEMBER OF THE AMERICAN
INSTITUTE OF ARCHITECTS

DATE
AUGUST, 2016
COMMISSION NO.
1612
DRAWING NO.
AS-1.00

SHEET DESCRIPTION
ARCHITECTURAL
SITE PLAN

Draw: RAN ECH: MP

Attachment 4: Proposed Site Plan (Enlarged Inset with Development Standards)

Proposed development standards

- 10 foot building setbacks at right-of-way& all property lines
- Height limitation same as McLeod Pavilion Tower
- Parking Ratio 0.30 per main seating including use of McLeod's parking lots
- Impervious surface density to be 85% (X) total property
- Parking lot setbacks to be 6 feet at right-of-ways
- St. Anne property abutting residential zoning or use to be 6 foot buffer/Screening
- Commercial and maintenance vehicles allowed within St. Anne property 6 foot buffer/screen if adjacent to residential zoning or use

Types of uses proposed on St. Anne Property

- Catholic Church and related buildings
- Fellowship Hall with Commercial Kitchen
- Religious education classrooms
- St. Anne Parish office
- Meditation garden
- Playground
- Outreach program to support low income families
- Infrastructure improvements (Roads, Parking, Utilities)
- Open space, green space, streetscape improvements
- Supporting facilities (Storage, yard maintenance equipment)

ORDINANCE NO. 2017-_____

AN ORDINANCE TO REZONE PROPERTY BEING SPECIFICALLY DESIGNATED IN THE FLORENCE COUNTY TAX RECORDS AS TAX MAP PARCELS 90117-10-022 AND 90117-11-007 TO PLANNED DEVELOPMENT DISTRICT AND TO AMEND PLANNED DEVELOPMENT DISTRICT ORDINANCE 2009-23.

WHEREAS, a Public Hearing was held in City Council Chambers on December 13 at 6:30 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given, and;

WHEREAS, William Bennett, on behalf of St. Anne Catholic Church, made application to rezone properties identified as tax map numbers 90117-10-022 and 90117-11-007, properties located at 104 and 113 South Kemp Street, from R-4, Multi-Family Residential to Planned Development District, and;

WHEREAS, William Bennett, on behalf of St. Anne Catholic Church, made application to amend Planned Development District Ordinance 2009-23 to include properties identified as tax map numbers 90017-10-022 and 90017-11-007 and update the development plan to include expansion to the existing church, and;

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 property to PD, Planned Development District.
2. That an Ordinance is hereby adopted by amending Planned Development District Ordinance 2009-23 to update the development plan with the attached site plan to allow the aforementioned expansion of St. Anne Catholic Church.
3. 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.

EXECUTED ON ONE (1) ADDITIONAL PAGE

ADOPTED THIS _____ DAY OF _____, 2017

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 5, 2017

AGENDA ITEM: An ordinance authorizing the conveyance of the real estate shown as Parcel 1 on the plat attached to the ordinance as Exhibit "A", said property being a portion of the property currently occupied by East Evans Street, to East Evans Hospitality, LLC for the construction of the Hyatt Place hotel as previously approved in Resolution 2016-08.

DEPARTMENT/DIVISION: City Manager and City Attorney

I. ISSUE UNDER CONSIDERATION:

The conveyance of the real estate described as Parcel 1 on Exhibit "A" to the ordinance and incorporated herein by reference, said land being surplus land to the City since that portion of East Evans Street is being relocated to the North in order to accomplish the realignment of the intersection of Evans Street and Dargan Street for the construction of the new Hyatt Place hotel as previously approved in Resolution 2016-08 which resulted in the Conditional Grant Agreement and Development Agreement entered into and signed on April 11, 2016.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

(1) The City has acquired parcels of land relocated to the North of the existing run of East Evans Street in order to accomplish the realignment of the intersection of Evans Street and Dargan Street.

(2) On April 11, 2016, City Council passed Resolution No. 2016-08 which resulted in the Conditional Grant Agreement and Development Agreement entered into and signed on April 11, 2016 to facilitate and incentivize the development of the new Hyatt Hotel project.

III. POINTS TO CONSIDER:

(1) The process of moving this section of East Evans Street to realign the intersection of Evans Street and Dargan Street is currently being completed.

(2) East Evans Hospitality, LLC has agreed, as a condition of the Conditional Grant Agreement, that the land will be used for the sole purpose of for the construction of the Hyatt Place hotel.

(3) Development of this property will serve as an important facilitator for further redevelopment in the downtown area as previously determined by City Council.

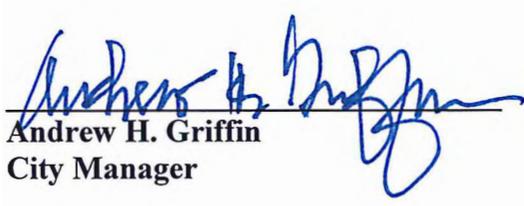
(4) The parcels transferred will remain subject to the limitations of any current easements and grant requirements.

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 East Evans Hospitality, LLC for the construction of the Hyatt Place hotel.

V. ATTACHMENTS:

Proposed ordinance.



Andrew H. Griffin
City Manager

ORDINANCE NO. 2017-_____

AN ORDINANCE AUTHORIZING THE CONVEYANCE OF THE REAL ESTATE SHOWN AS PARCEL 1 ON THE PLAT ATTACHED HERETO AS EXHIBIT "A", SAID PROPERTY BEING A PORTION OF THE PROPERTY CURRENTLY OCCUPIED BY EAST EVANS STREET, TO EAST EVANS HOSPITALITY, LLC FOR THE CONSTRUCTION OF THE HYATT PLACE HOTEL AS PREVIOUSLY APPROVED IN RESOLUTION 2016-08.

WHEREAS, after due consideration, the City has concluded that the land described on Exhibit "A" attached hereto and incorporated herein by reference, said land being surplus land to the City since that portion of East Evans Street is being relocated to the North in order to accomplish the realignment of the intersection of Evans Street and Dargan Street; and

WHEREAS, it is has been previously determined by Council in Resolution 2016-08 and the Conditional Grant Agreement approved thereby that the conveyance of said property to East Evans Hospitality, LLC for the purpose of the development of the Hyatt Place Hotel 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 deeds and other documentation in order to convey title to the property described as Parcel 1 on the plat attached hereto to East Evans Hospitality, LLC for the purpose of the development of the Hyatt Place Hotel.

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 _____, 2017.

Approved as to form:

JAMES W. PETERSON, JR.
City Attorney

STEPHEN J. WUKELA
Mayor

Attest:

DIANNE M. ROWAN
Municipal Clerk

**VIII. a.
Report To Council
Banking Services**

FLORENCE CITY COUNCIL MEETING

DATE: January 9, 2017
AGENDA ITEM: Banking Services for Proposed Five Year Contract
DEPARTMENT/DIVISION: Finance

I. ISSUE UNDER CONSIDERATION

For Council consideration is the designation of a bank to provide banking services to the City of Florence for a five-year contract period beginning February 1, 2017 and ending January 31, 2022. The City of Florence currently contracts its banking services to a local bank through the request-for-proposal process. Local banks are given the opportunity to submit proposals to meet all appropriate criteria and provide the services that best meet the needs and requirements of the City.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

Proposals were received by the City from four banks and were reviewed by members of the banking services evaluation and recommendation committee. The committee was composed of three members of City Council appointed at the December 12, 2016 regular council meeting for the purpose of reviewing and evaluating bank proposals received.

III. POINTS TO CONSIDER

- A. On October 25, 2016 request-for-proposal (RFP) packages were mailed to thirteen (13) banks located within the city limits of Florence to provide cash management banking services to the City of Florence for a five-year contract period.
- B. Timely proposals were received from First Citizens Bank, PNC, TD Bank, and Wells Fargo.
- C. Each of these banks meets the requirements and qualifications outlined in the request for proposals to contract with the City of Florence.
- D. The evaluation and recommendation committee met on January 3, 2017 to review and evaluate the banking services proposals received.
- E. Criteria used in analyzing and evaluating the banking services proposals included: 1) number of bank branches within the City limits; 2) total bank deposits within the City; 3) governmental references; 4) Community Reinvestment Act (CRA) performance rating; 5) average annual interest rate; 6) monthly service fees; and 7) earnings credit rate.

IV. STAFF RECOMMENDATION

A recommendation to City Council will be presented by the chairperson of the evaluation committee.



Thomas W. Chandler
Finance Director



Andrew H. Griffin
City Manager