



**REGULAR MEETING OF FLORENCE CITY COUNCIL
MONDAY, APRIL 12, 2021 – 1:00 P.M.
CITY CENTER – COUNCIL CHAMBERS
324 WEST EVANS STREET
FLORENCE, SOUTH CAROLINA
MEETING CONDUCTED THROUGH ZOOM VIDEO CONFERENCING**

MEMBERS PRESENT

Mayor Teresa Myers Ervin, Mayor Pro Tempore George Jebaily, Councilwoman Pat Gibson-Hye Moore, Councilwoman Lethonia Barnes, Councilman Chaquez T. McCall, Councilman Bryan A. Braddock and Councilman C. William Schofield.

ALSO PRESENT

Mr. Randall S. Osterman, City Manager; Mr. James W. Peterson, Jr., City Attorney; Mrs. Amanda P. Pope, Municipal Clerk; Mrs. Casey Moore, Assistant City Clerk; Mr. Scotty Davis, Deputy City Manager; Mr. Clint Moore, Assistant City Manager of Development; Mr. Kevin Yokim, Assistant City Manager of Administration/Finance; Chief Allen Heidler, Florence Police Department; Chief Shannon Tanner, Florence Fire Department; Mr. Michael Hemingway, Director of Utilities; Mr. Chuck Pope, Director of Public Works; Mr. Jerry Dudley, Director of Planning; and Mrs. Jennifer Krawiec, Human Resources Manager.

MEDIA PRESENT

Notices of this regular meeting of City Council were provided to the media and individuals requesting a copy of the agenda informing them of the date, location and time of the meeting.

CALL TO ORDER

Mayor Ervin called the April 12, 2021 regular meeting of Florence City Council to order at 1:05 p.m.

INVOCATION

Mayor Ervin gave the invocation for the meeting. The pledge of allegiance to the American Flag followed the invocation.

APPROVAL OF MINUTES

Pro tem Jebaily made a motion to adopt the minutes of the March 8, 2021 Regular City Council meeting and Councilwoman Barnes seconded the motion. The minutes were unanimously adopted.

ADDENDUM TO THE AGENDA

Resolution No. 2021-10

A Resolution to proclaim March 25, 2021 as Greek Independence Day.



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Pro tem Jebaily made a motion to add Resolution No. 2021-10 to the April 12, 2021 meeting agenda and Councilwoman Moore seconded the motion, which carried unanimously (7-0).

Pro tem Jebaily made a motion to adopt Resolution No. 2021-10 and Councilwoman Moore seconded the motion.

Pro tem Jebaily presented the Resolution to Mr. Jimmy Tassios, a representative of the Greek community in Florence.

Council voted unanimously (7-0) to adopt Resolution No. 2021-10.

MAYOR PRO TEMPORE GEORGE JEBAILY

Pro tem Jebaily spoke on the Mayor Pro Tempore position and said when he was elected to the Pro tem position in December, Councilman Schofield and Councilman Braddock were not present on the Council to represent District One and District Three. Pro tem Jebaily asked for their opinion on the matter. Mayor Ervin called a point of order, stating this item is not on the agenda for discussion as the public has not been properly notified. She said he can discuss the matter with the Councilmen outside the meeting and it can be added to next month's agenda if necessary.

APPEARANCE BEFORE COUNCIL

Mr. Irby Wilson, Pee Dee Coalition

Mr. Irby Wilson spoke to Council on Sexual Assault Awareness and Child Abuse Prevention month and services that are provided by the Coalition.

Councilman Braddock asked if the Coalition has seen an increase in numbers since COVID-19. Mr. Irby replied they have. Children have been out of school and it has resulted in an increase of child abuse cases. Councilman Braddock asked if funding has been made available through the CARES Act. He said they have received funding from the CARES Act, but they've also received cuts from the Victims of Crime Act.

Councilwoman Moore said she appreciates all the hard work the coalition is doing for the community.

Ms. Samantha Siegel, South Carolina Oceana Representative

Ms. Siegel appeared before Council to speak on single use plastics and their impact on the environment. Ms. Siegel said passing policies to reduce single use plastics is the most effective way to stop the flow into communities. She said 18 other South Carolina cities and towns have passed ordinances to reduce the use of plastics in their communities and asked Council to consider taking action to combat plastic litter in Florence.

PUBLIC HEARING

A public hearing will be held to receive input on the City of Florence Community Block Grant Budget for fiscal year 2021-2022.

Mayor Ervin opened the public hearing at 1:37 p.m.



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Mr. Jerry Dudley, Planning Director, reported in order to be eligible under the current CDBG Program Descriptions, projects must meet one of the following three national objectives: benefit low and moderate income persons; aid in the prevention or eliminations of slums or blight; and meet a need having a particular urgency. For FY 2021-22 the city will receive \$291,200.

CDBG monies have historically be used for redevelopment projects and down payment assistance. Sub-recipients that have previously been funded with CDBG funds include Manna house, My Brother’s Keeper, etc.

The proposed CDBG Budget for FY 2021-22 is as follows:

| | |
|-----------------------------|-------------------|
| Planning and Administration | \$ 55,300 |
| Emergency Rehabilitation | \$ 100,000 |
| Section 108 Loan Repayment | \$ 69,000 |
| Down Payment Assistance | \$ 40,000 |
| Demolition | <u>\$ 26,900</u> |
| Total | \$ 291,200 |

A virtual Public Hearing was held on March 4, 2021 regarding the CDBG budget to allow participation from the community. Requests received during the public meetings include: creating a community center/playground for teens/children on the southeast side of Florence; continuation of removing blighted/abandoned properties in the city; renovations to Levy Park Community Center; litter, trash, and debris pickup through the city; continuation for home rehab and repairs; faster service in repairing broken water mains and clogged storm drains; drainage problems in Northwest Florence; sidewalk extension on W. Sumter St. Cashua; assistance form homeless and their vaccinations; economic development training or incentives; addressing potholes and neighborhood lighting; continuation of down-payment assistance for home purchases; and examination of water bills.

In previous years, the CDBG budget has included sub-recipients Lighthouse Ministries, Manna House, My Brother’s Keeper and Salvation Army as part of the public service portion. Due to COVID-19, these sub-recipients were funded more substantially through CARES Act monies than they would have been under normal funding; therefore, staff is recommending these funds go towards down payment assistance and/or emergency rehabilitation.

CARES Act Funding (CDBG)

| | |
|------------------------|-------------------|
| My Brother’s Keeper | \$ 50,000 |
| Manna House | \$ 50,000 |
| Harvest Hope Food Bank | \$ 50,000 |
| Meals on Wheels | \$ 61,263 |
| Mercy Medicine | \$ 50,000 |
| Lighthouse Ministries | <u>\$ 212,331</u> |
| Total | \$ 473,594 |

Councilwoman Moore asked about the funding for the Barnes Street Activity Center and the Levy Park Youth Center. Mr. Dudley replied that is included in the Section 108 Loan Repayment and will be repaid in 3 years. Councilwoman Moore said the CDBG funding has continued to decrease over the years and asked if the city expects it to continue to decrease over the coming years. Mr. Scotty Davis, Deputy City Manager, approached the podium and said for approximately the last 10 years, the city has been told each



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year that the program will be cut from funding so there is no way to know if funding will be available each year.

Mayor Ervin inquired on the Planning and Administration line item within the CDBG budget. Mr. Davis said the city is allowed 20% from the total amount (\$291,200) to go towards planning and administration, but for several years now this money has been going towards neighborhood redevelopment from the direction of Council.

There being no public comment, Mayor Ervin closed the public hearing at 1:45 p.m.

ORDINANCES IN POSITION

Bill No. 2021-06 – Second Reading

An Ordinance to replace the existing Emergency Ordinance No. 2021-07 and to extend emergency measures put in place previously by Emergency Ordinance No. 2020-28, which consolidated Emergency Ordinance Nos. 2020-12, 2020-13 and 2020-20 in response to the COVID-19 emergency.

Councilwoman Moore made a motion to adopt Bill No. 2021-06 on second reading and Pro tem Jebaily seconded the motion.

Council voted unanimously (7-0) to adopt Bill No. 2021-06.

Councilwoman Moore asked Mayor Ervin to explain to the public the purpose of this ordinance. Mayor Ervin said this ordinance will extend the use of face coverings in public spaces.

Councilman Braddock asked when this ordinance will expire. Mayor Ervin said the mask ordinance will continue until further notification, but it can be terminated by either action from the Governor or City Council.

Bill No. 2021-07 – Second Reading

An Ordinance to annex and zone the parcel located at 1541 Palomar Parkway, identified as Florence County Tax Map Parcel 90113-01-067.

Councilwoman Moore made a motion to adopt Bill No. 2021-07 on second reading and Councilwoman Barnes seconded the motion.

Council voted unanimously (7-0) to adopt Bill No. 2021-07.

Bill No. 2021-09 – Second Reading

An Ordinance to rezone the parcel located at 607 Second Loop Road, identified as Florence County Tax Map Parcel 90079-03-008.

Councilman Schofield made a motion to adopt Bill No. 2021-09 on second reading and Councilwoman Barnes seconded the motion.

Council voted unanimously (7-0) to adopt Bill No. 2021-09.



INTRODUCTION OF ORDINANCES

Bill No. 2021-08 – First Reading

An Ordinance to rezone three parcels located at 900 Oakland Avenue and 607 Maxwell Street, identified as Florence County Tax Map Parcels 90114-13-001, 90114-13-002, and 90114-13-013.

This item will be discussed in Executive Session.

Bill No. 2021-10 – First Reading

An Ordinance to amend the budget for the City of Florence, South Carolina, for the fiscal year beginning July 1, 2020 and ending June 30, 2021.

Councilwoman Moore made a motion to pass Bill No. 2021-10 on first reading and Councilwoman Barnes seconded the motion.

Mr. Kevin Yokim, Assistant City Manager, reported there are several projects that were budgeted within last year's fiscal year budget in the water and sewer construction fund that were not completed; therefore, any available funding went into unappropriated reserves. Staff desires to bring the funds back to the water and sewer construction fund in this fiscal year's budget in order to continue work on the projects.

Council voted unanimously to pass Bill No. 2021-10 on first reading.

INTRODUCTION OF RESOLUTIONS

Resolution No. 2021-08

A Resolution designating April as Fair Housing Month.

Councilwoman Moore made a motion to adopt Resolution No. 2021-08 and Councilman McCall seconded the motion.

Mr. Davis reported the city has been diligent in ensuring all citizens are treated fairly and equitable regarding housing. The city has worked with a number of agencies, including the Board of Realtors, and has provided training to realtors, as well as landlords and tenants.

Council voted unanimously (7-0) to adopt Resolution No. 2021-08.

Resolution No. 2021-09

A Resolution to amend the Conditional Grant and Development Agreement dated November 25, 2019 between the City of Florence and ASK Investments and Holdings, LLC.

This item will be discussed in Executive Session.

REPORTS TO COUNCIL

Appointments to Boards and Commissions

Housing Authority

Mayor Ervin nominated Elishann Redden to fill the unexpired term of Angela Myers, to expire June 30, 2022. Ms. Redden was appointed by unanimous consent.



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EXECUTIVE SESSION

Pro tem Jebaily made a motion to enter into Executive Session and Councilwoman Moore seconded the motion. Without objection, Council entered into Executive Session at 1:55 p.m. for a discussion of matters relating to a proposed economic development project and to receive legal advice regarding the rezoning of the 900 block of Oakland Avenue and 607 Maxwell Street.

Council reconvened Open Session at 3:11 p.m. and took action on the following items:

Resolution No. 2021-09

A Resolution to amend the Conditional Grant and Development Agreement dated November 25, 2019 between the City of Florence and ASK Investments and Holdings, LLC.

Pro tem Jebaily made a motion to adopt Resolution No. 2021-09 and Councilwoman Moore seconded the motion. Council voted unanimously (7-0) to adopt Resolution No. 2021-09.

Bill No. 2021-08 – First Reading

An Ordinance to rezone three parcels located at 900 Oakland Avenue and 607 Maxwell Street, identified as Florence County Tax Map Parcels 90114-130001, 90114-13-002, and 90114-13-013.

Mayor Ervin acknowledged Mr. Patel, the applicant who connected to the meeting through Zoom. Mr. Patel reiterated their intent for the property, which is to demolish the current building and construct a new convenience store. He further stated they are willing to sign an agreement that states their intent.

Mayor Ervin thanked Mr. Patel for working with the city and being patient on this process. She said Council has had extensive conversation regarding the request to rezone and they want to ensure their decision made will create an end product that will benefit the community.

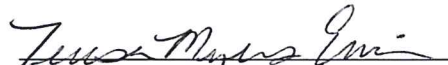
Pro tem Jebaily said he appreciates the interest in investment in this area that is historically depressed and it is Council's desire to ensure this is looked at comprehensively; therefore, Pro tem Jebaily made a motion for staff to prepare for Council possible modifications and amendments to the Unified Development Ordinance regarding the Conditional Uses within the city's zoning designations. The motion was seconded by Councilwoman Moore, which carried unanimously (7-0).

ADJOURN

Without objection, the April 12, 2021 Regular meeting of City Council was adjourned at 3:22 p.m.

Dated this 10th day of May 2021.


Amanda P. Pope, Municipal Clerk


Teresa Myers Ervin, Mayor