



**REGULAR MEETING OF FLORENCE CITY COUNCIL
MONDAY, FEBRUARY 14, 2022 – 1:00 P.M.
CITY CENTER – COUNCIL CHAMBERS
324 WEST EVANS STREET
FLORENCE, SOUTH CAROLINA**

MEMBERS PRESENT

Mayor Teresa Myers Ervin, Mayor Pro Tempore George Jebaily, Councilwoman Lethonia Barnes, Councilwoman Pat Gibson-Hye Moore, 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. Casey Moore, Municipal 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. Jerry Dudley, Director of Planning; Mrs. Jennifer Krawiec, Director of Human Resources; Mr. Michael Hemingway, Director of Utilities; Mrs. Amanda Pope, Director of Marketing/Communications and Municipal Services; and Mr. Chuck Pope, Director of Public Works.

MEDIA PRESENT

Mr. Matthew Christian of the Florence Morning News, Mr. Carlos Flores of WPDE News and Ms. Lacey Lee of WBTW News were present for the meeting.

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

CALL TO ORDER

Mayor Ervin called the February 14, 2022 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

Councilwoman Moore made a motion to adopt the minutes of the January 10, 2022 Regular Meeting and Councilman Schofield seconded the motion. The minutes were unanimously adopted.

ADDENDUM TO THE AGENDA



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Mayor Ervin said there are two addendums to the agenda before Council for consideration.

Resolution No. 2022-07

A Resolution authorizing the Mayor and City Council to execute a Community Development Block Grant-Mitigation (CDBG-MIT) subrecipient agreement between the City of Florence and the South Carolina Office of Resilience to fund an infrastructure improvement project that will mitigate the impact of future disasters.

Without objection, Resolution No. 2022-07 was added to the agenda. (See action taken below under Introduction of Resolutions.)

Resolution No. 2022-08

A Resolution to support Autism Awareness and recognize All 4 Autism for their contributions in the City of Florence.

Without objection, Resolution No. 2022-08 was added to the agenda. (See action taken below under Introduction of Resolutions.)

APPEARANCE BEFORE COUNCIL

Ms. Betty Williamson, Resident

Ms. Betty Williamson appeared before Council to speak on abandoned homes in District One. Ms. Williamson lives next door to an abandoned house and requested assistance from Council. Mayor Ervin said the Codes Enforcement Division has a listing of homes that are scheduled for potential demolition and Council did approve of funds for demolition. In order to demolish homes, the city must have the property owner's permission and there is a process that must be followed.

Ms. Stephanie Bosch, Assistant Director – Florence County Economic Development Partnership

Ms. Stephanie Bosch appeared before Council to provide an update on the Florence County Economic Development Partnership. The role of the Florence County Economic Development Partnership is to recruit new industry to Florence and support existing industry. In 2021, it was announced that 700 new jobs will be added over the next five years, in addition to 97 million in new capital investment. Two major industries in the county have recently expanded: QVC distribution facility (360 new jobs) and Performance Food Service (150 new jobs). Santee Electric and Pee Dee Electric committed to new investment in infrastructure throughout the county and Innovative Construction Group has recently located to the Pee Dee Commerce Park. The City plays a key role in economic development as the water and wastewater provider for the majority of the industrial parks and through downtown revitalization. In February, 2020 Florence County Council approved the issuance of a \$22 million bond for economic development and is taking an active effort to invest in different industrial sites throughout all of Florence. Ms. Bosch thanked Council for their support in economic development in Florence. Pro tem Jebaily said Florence is seeking to bring in high-wage jobs, and asked Ms. Bosch to elaborate. Ms. Bosch said the Florence County average wage is approximately \$20/hour and the goal is to recruit at or above the county average.

Mr. James Kennedy, Resident

Mr. James Kennedy appeared before Council to speak on housing concerns. Mr. Kennedy said he understands there is approximately \$500,000 in funding to demolish vacant homes. The houses in these



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neighborhoods have character and are a depiction of where the community came from. Demolishing these homes would be destroying their identity. The homes should be remodeled and made into affordable housing. The community has had to fight for everything they have, and he pleaded with Council not to destroy the neighborhood. Mayor Ervin thanked Mr. Kennedy and said many of the things he is speaking of has been considered. She agreed that there is new home development, but homes are also being revitalized. However, it is not financially feasible to rehabilitate some of the homes. Councilman McCall said Council is making an effort to sustain the community, but it takes a long time for this to occur. The Community Redevelopment Committee took a bus tour of the community and the biggest complaint they heard from the community was regarding abandoned homes. The city will follow the process in contacting property owners to ask if they want help removing the homes. Councilwoman Barnes spoke, saying this money gives assistance to people that cannot afford to demolish the homes themselves.

ORDINANCES IN POSITION

Bill No. 2022-02 – Second Reading

An Ordinance to annex and zone 1146 Annelle Drive; identified as Florence County Tax Map Parcel 01794-03-010.

Councilman Schofield made a motion to adopt Bill No. 2022-02 on second reading and Councilwoman Moore seconded the motion.

Council voted unanimously (7-0) to adopt Bill No. 2022-02.

INTRODUCTION OF ORDINANCES

Bill No. 2021-12 – First Reading

An Ordinance to annex and zone a portion of Lake Oakdale and the Lake Oakdale dam, identified as a portion of Florence County Tax Map Parcel 00751-01-049.

Mayor Ervin stated the applicant has requested to withdraw this item from the agenda, with the possibility that the applicant may apply in the future.

Without objection, Bill No. 2021-12 has been withdrawn from the agenda.

Bill No. 2022-03 – First Reading

An Ordinance to amend the *Unified Development Ordinance* regarding portable donation receptacles.

Councilman Schofield made a motion to pass Bill No. 2022-03 on first reading and Pro tem Jebaily seconded the motion.

Mr. Jerry Dudley, Planning Director, reported this ordinance will add language to the Unified Development Ordinance (UDO) to address donation bins. Donation bins are defined as an unattended container, box, or similar device that is used for soliciting and collecting donations, including but not limited to: clothing, footwear, books, and other salvageable household goods. In 2016, this proposal went before Planning Commission and City Council and was added to the old zoning ordinance to address unattended donation bins. When the UDO was adopted, this language was not carried over. This language is the same language that was originally adopted. The proposed ordinance gives guidance on



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the location of donation bins, requires language specific to the ownership to be located on the bins, and gives Codes Enforcement a mechanism to address the receptacles and remove them if necessary.

Councilman Braddock said this initiative began by local non-profit agencies several years ago. Non-profits depend on donations from these bins to support their operations. Since the UDO did not include this language upon its adoption bins from out of state have resurfaced, taking resources from local agencies that support the community. Pro tem Jebailly thanked Councilman Braddock for bringing this to Council's attention several years ago.

Council voted unanimously (7-0) to pass Bill No. 2022-03.

Bill No. 2022-04 – First Reading

An Ordinance to rezone from NC-6.2 to NC-6.3 the parcel located at 706 Norfolk Street; identified as Florence County Tax Map Parcel 90100-03-001.

Mayor Ervin said the applicant has requested that this item be deferred. Without objection, this item was deferred.

Bill No. 2022-05 – First Reading

An Ordinance to call for a public referendum to be held at the general election in November, 2022, to determine whether or not to authorize the Department of Revenue to issue temporary permits for a period not to exceed twenty-four hours to allow for the sale of beer and wine at permitted off-premises locations without regard to the days or hours of sales in the City of Florence pursuant to South Carolina Code §61-6-2010.

Councilman Schofield made a motion to pass Bill No. 2022-05 on first reading and Councilwoman Barnes seconded the motion.

Mr. Jim Peterson, City Attorney, reported this ordinance would give citizens of the City the opportunity to vote in November at the general election on a referendum to determine whether or not to authorize the Department of Revenue to issue permits for the sale of beer and wine on Sundays at off-premises locations. In 2008, the city held a referendum, and the citizens of Florence chose to allow the Department of Revenue to issue permits to allow alcoholic drinks by the drink in restaurants on Sunday. Many surrounding communities, including Hartsville and Darlington, allow Sunday alcohol sales.

Councilman Braddock said he works with people struggling with addiction and there's a concern that allowing this will cause more drinking; however, only a daily personal relationship with Jesus Christ will keep individuals from drinking on a Sunday. He said he supports giving people the opportunity to choose and decide how they would like to govern themselves.

Mayor Ervin said she is not in favor of Sunday sales of alcohol but she is in favor of the citizens of Florence having the right to choose.

Council voted unanimously (7-0) to pass Bill No. 2022-05.

INTRODUCTION OF RESOLUTIONS

Resolution No. 2021-41



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A Resolution to allow the City of Florence to lease city-owned property located at 719 Walnut Street to the Pee Dee Community Action Agency Partnership as part of their homeless prevention program.

Mayor Ervin stated it is requested that this item be deferred. Without objection, this item was deferred.

Resolution No. 2022-05

A Resolution to designate additional public spaces within the City of Florence in which the possession, sale, service, consumption and distribution of beer and wine at special events may be permitted.

Councilman Schofield made a motion to adopt Resolution No. 2022-05 and Councilman McCall seconded the motion.

Mrs. Amanda Pope, Director of Marketing, Communications and Municipal Services, reported the Resolution is in accordance with an ordinance approved in 2014 which allowed for the possession and consumption of beer and wine in certain limited public rights-of-way, parking lots, courtyards, laws, and plazas. Current permitted areas include rights-of-way and parking areas within the downtown redevelopment overlay district, West Evans Street Breezeway, James Allen Plaza, William H. Johnson Renaissance Dining Courtyard and the lawn outside the gate at the Florence Tennis Center. The purpose of the ordinance is to allow consumption of alcohol at events such as the Pecan Festival and Florence After Five. The city has developed new facilities where there is a desire for the allowance of alcoholic beverages for some events. This Resolution will authorize the service of alcoholic beverages at additional city properties to include City Center Market, Lawton-Chase House and lawn, Florence Soccer Pavilion and lawn, and the Florence Sports Complex Stadium.

Council voted unanimously (7-0) to adopt Resolution No. 2022-05.

Resolution No. 2022-06

A Resolution adopting the SC Municipal Association 2021-2022 Advocacy Initiatives.

Councilman McCall made a motion to adopt Resolution No. 2022-06 and Councilman Schofield seconded the motion.

Mr. Scotty Davis, Deputy City Manager, reported the 2021-2022 Advocacy Initiatives represent solutions to challenges that can be addressed through changes to state law. 2021-2022 Initiatives include broadband expansion, enclave annexation, law enforcement reform, code enforcement, abandoned buildings tax credits, local government fund, firefighter healthcare benefit plan, PTSD funding, zero millage, municipal capital projects penny, expansion of naloxone and Textiles Communities Revitalization Act.

Councilman McCall said two of these initiatives will be beneficial to Florence, one being enclave annexation. Enclave annexation will allow Florence to close the many doughnut holes throughout the City. Additionally, municipal capital projects penny will allow the city to grow by giving the people the opportunity to vote and approve capital projects in Florence.

Councilman Braddock asked for more detail on the law enforcement reform initiative. Mr. Davis said this initiative is supporting reform measures to aspects of law enforcement training and duties.

Council voted unanimously (7-0) to adopt Resolution No 2022-06.



Resolution No. 2022-07

A Resolution authorizing the Mayor and City Council to execute a Community Development Block Grant-Mitigation (CDBG-MIT) subrecipient agreement between the City of Florence and the South Carolina Office of Resilience to fund an infrastructure improvement project that will mitigate the impact of future disasters.

Councilman Schofield made a motion to adopt Resolution No. 2022-07 and Pro tem Jebaily seconded the motion.

Mr. Clint Moore, Assistant City Manager of Development, reported approximately \$3 million will be awarded for the N. Church and Oakland Project in the vicinity of North Church Street and Oakland Avenue and involves the upgrade of stormwater infrastructure to include pipe, inlets and junction boxes. Work should begin in approximately 12-18 months.

Pro tem Jebaily asked if this work will address the catch basins in this area where water goes nowhere. Mr. Moore replied the state did a project several years ago to include sidewalk improvement and street resurfacing. Due to funding, minimal stormwater improvements were able to be completed. This project will be completely geared towards infrastructure improvements to help address much of the standing water issues.

Councilman Schofield said Council recently passed a \$7 million bond for improvements and Oakland Avenue was included on the list of areas to be improved with those monies. He asked if the bond money will be added to the grant funding or will it free up funding to complete additional projects. Mr. Moore replied the surveying and engineering for the Oakland Avenue Project will begin soon. If the \$3 million grant is enough to cover the costs of the entire project, then the funds from the bond can go to other projects. This will be determined as they move through the project.

Council voted unanimously (7-0) to adopt Resolution No. 2022-07.

Resolution No. 2022-08

A Resolution to support Autism Awareness and recognize All 4 Autism for their contributions in the City of Florence.

Councilwoman Moore made a motion to adopt Resolution No. 2022-08 and Councilman Schofield seconded the motion.

Councilman Schofield read the Resolution and presented it to Jessica Brown, Executive Director of All 4 Autism. Ms. Brown said the Pee Dee is number four in the state of those with an autism diagnosis. She saw a need in the region for resources and support for those with autism and began All 4 Autism. Council thanked Ms. Brown for all she's doing with the community.

Council voted unanimously (7-0) to adopt Resolution No. 2022-08.

REPORTS TO COUNCIL

Appointments to Boards and Commissions

Mr. Davis presented the packet of appointments to Boards and Commissions to Council.



Board of Zoning Appeals

Councilman McCall deferred his appointment to this Board.

Construction & Maintenance Board of Adjustments and Appeals

Being no applicants, remaining appointments were deferred

Aesthetics Advisory Committee

Being no applicants, remaining appointments were deferred.

Resilience and Sustainability Advisory Committee

Being no applicants, remaining appointments were deferred.

Mr. Davis said Council is tasked with appointing the first chair of the Resilience and Sustainability Advisory Committee. Seven of the nine members of this Committee have been appointed and the Committee has had their first meeting. Three committee members have indicated they desire to chair the committee and these names have been provided to Council for consideration. Councilwoman Moore made a motion to nominate Reverend Leo Woodberry as the chair and Mayor Ervin seconded the motion. Councilman Schofield then made a motion to defer nominations due to having just received the list of names before the meeting. Mayor Ervin asked Mr. Peterson to clarify parliamentary procedure. Mr. Peterson said procedurally Council should vote on the motion to defer, and if it fails then vote on nominations. Councilman Braddock seconded the motion to defer. Councilman McCall asked if the Committee would be hindered by the deferral. Mr. Davis said once the Chairperson is appointed, that individual will appoint a vice-chair and a secretary. Until the Chair is appointed, staff will work in those capacities.

Council voted 5-2 in favor of the motion to defer nominations until the next meeting, with Councilwoman Moore and Mayor Ervin voting nay.

Councilman Chavez McCall

To discuss Council Committees.

Councilman McCall said he desires to start a budget and finance committee in order for Council to have a better understanding of the budget and finance process. Under the Council-Manager form of government, the City Manager prepares and presents the budget to Council, who then adopts the budget. Councilman McCall said he recently attended the Municipal Association's Legislative Action Day where he spoke with councilmembers from other municipalities who found that a budget and finance committee was beneficial to their organization. Mayor Ervin asked Councilman McCall if he had prepared any documents pertaining to this committee for Council's review, to which Councilman McCall replied he did not. Mayor Ervin said the Municipal Association offers courses for elected officials that may help them understand the process if they choose to attend. Mayor Ervin asked that Councilmembers meet with Mr. Kevin Yokim, Assistant City Manager of Finance/Administration, if they need a better understanding of the budgeting process. If there is further understanding needed after meeting with Mr. Yokim, then establishing the committee can be revisited at that time.

Councilman Braddock said the other Council committees (Business Development Committee, Community Development Committee and Marketing and Public Relations Committee) were established



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by motion and asked Mr. Peterson to confirm if that were the case. Mr. Peterson confirmed those committees were established by motion.

Councilman McCall said the other council committees were not created in writing. Mayor Ervin said the other committees were formed from a work session Council attended. Council also receives a monthly financial report from the City and if Council has questions, they can contact Mr. Yokim or Mr. Osterman. She again requested information on this committee in writing so Council has the opportunity to review it before a vote. She does not feel the need to vote and establish a committee when there's no guidelines in place.

Councilman Braddock said this proposal is not to undermine the City Manager or Finance Director, he simply wants a reporting board to report monthly on the financials from a Council perspective. Councilman Braddock made a motion to establish a Finance, Audit, and Budget Committee to review matters related to City finances, internal and external audit and budget, and to report to council on a monthly basis and Councilman Schofield seconded the motion. Pro tem Jebaily made a motion to amend the motion to appoint Councilman McCall as the Chair of the committee and Councilman Schofield seconded the motion. Council voted unanimously (7-0) on the motion to amend.

Council voted 5-2 in favor of the motion to form the Finance, Audit, and Budget Committee, as amended, with Mayor Ervin and Councilwoman Moore voting nay.

[BREAK: 3:10 – 3:22]

COMMITTEE REPORTS

Business Development Committee, Chaired by Pro tem Jebaily

Pro tem Jebaily said the committee met and had various discussions on the needs of the city, as well as how the city can partner with other entities and work together. They addressed a number of topics including the corridors, stormwater issues and traffic impacts with certain developments. Hannah Davis, Downtown Development Manager, attended the committee meeting and gave a presentation on population and growth in the City. They also discussed the website and how the City can make it more informative and user-friendly.

Community Development Committee, Chaired by Councilwoman Barnes

Councilwoman Barnes said the Community Development Corporation (CDC) has been established and Board members have been appointed. One member indicated they were unable to fulfill the duties of the Board and this position will need to be replaced. Councilwoman Barnes made a motion to appoint Terrance Thomas to the Board and Councilwoman Moore seconded the motion. Council voted unanimously (7-0) to appoint Terrance Thomas to the CDC Board.

Marketing and Public Relations Committee, Chaired by Councilman McCall

Councilman McCall reported conversations continued on annexations into the City with the goal to reach 50,000 population utilizing a smart growth approach.

EXECUTIVE SESSION

Mayor Ervin said Council will be entering into Executive Session for a personnel matter. Without objection, Council entered into Executive Session at 3:30 p.m.



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Council resumed Open Session at 3:40 p.m. Councilman McCall said the evaluation committee met regarding the City Manager's evaluation. Councilman McCall made a motion to increase the City Manager's salary as discussed in Executive Session and Pro tem Jebaily seconded the motion. The motion carried unanimously (7-0).


ADJOURN

Without objection, the February 14, 2022 Regular meeting of City Council was adjourned at 3:43 p.m.

Dated this 14th day of March 2022.



Casey C. Moore, Municipal Clerk



Teresa Myers Eryn, Mayor