



**REGULAR MEETING OF FLORENCE CITY COUNCIL
MONDAY, AUGUST 8, 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. Scotty Davis, Deputy City Manager; Mr. James W. Peterson, Jr., City Attorney; Mrs. Casey Moore, Municipal Clerk; 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; Mrs. Jennifer Krawiec, Director of Human Resources; Mr. Jerry Dudley, Director of Planning; 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. Chris Day of the Florence Morning News, Mrs. Tonya Brown of WPDE News Channel 15 and Mr. Curtis Graham of WBTW News Channel 13 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 August 8, 2022 regular meeting of Florence City Council to order at 1:04 p.m.

INVOCATION

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

ADDENDUMS TO THE AGENDA:

APPEARANCES BEFORE COUNCIL

A Proclamation to recognize the 100th birthday of Uneedia Deas.

Without objection, this item was added to the August 8, 2022 Regular Meeting agenda. (See below under “Appearances Before Council”.)



**FLORENCE CITY COUNCIL
REGULAR MEETING – AUGUST 8, 2022**

EXECUTIVE SESSION

To receive legal advice regarding an issue that has arisen since the development of the agenda.

Without objection, this item was added to the August 8, 2022 Regular Meeting agenda. (See below under “Executive Session”.)

“BEST OF THE PEE DEE” AWARD PRESENTATION

Without objection, this item was added to the August 8, 2022 Regular Meeting agenda.

APPROVAL OF MINUTES

Councilwoman Barnes made a motion to adopt the minutes of the July 11, 2022 regular meeting and Councilwoman Moore seconded the motion. The minutes were unanimously adopted.

APPEARANCES BEFORE COUNCIL

Mr. Gregg Robinson, CEO – Florence County Economic Development Partnership.

Mr. Gregg Robinson appeared before Council to make an introduction. Mr. Robinson has been with the Florence County Economic Development Partnership for less than 30 days and presented Council with a 90-day plan. Product availability, utilities, workforce and pro-business environment all play a role in international and national industry recruitment. Brand and image and gateway enhancements are important to industry prospects and the city is currently in the process of working on these improvements. Also important is having the product available to prospects. Improvements are being made to the industrial parks so that buildings and sites are ready and available. The goal is to raise the standard of living and improve the quality of life for all in Florence County.

Pro tem Jebaily spoke of downtown Florence and its importance in attracting industry to Florence and asked Mr. Robinson to elaborate. Mr. Robinson said an important aspect to business and industry when searching for a location is quality of life and satisfying management for the business. The time allotted to make an impactful first impression to prospective industry is short, so it is important they are left with a positive impression.

Proclamation Presentation

Mayor Ervin read a Proclamation to recognize the 100th birthday of Ms. Uneedia Deas and presented the Proclamation to the family of Ms. Deas. The family thanked Mayor Ervin and Council for presenting this proclamation.

“Best of the Pee Dee” Award Presentation

Pro tem Jebaily said he attended the “Best of the Pee Dee” event and received two awards on behalf of the City of Florence. Pro tem Jebaily and Councilwoman Moore presented Mr. Randy Osterman, City Manager, with the awards received. Florence After 5 won the “Best Outdoor Event” and the South Carolina Pecan Music and Food Festival won “Best Community Festival”.

ORDINANCES IN POSITION

Bill No. 2022-19 – Second Reading



FLORENCE CITY COUNCIL
REGULAR MEETING – AUGUST 8, 2022

An Ordinance to annex and zone CG the parcel located at 2640 West Palmetto Street and identified as Florence County Tax Map Parcel 90004-01-026.

Pro tem Jebaily made a motion adopt Bill No. 2022-19 on second reading and Councilwoman Moore seconded the motion.

Council voted unanimously (7-0) to adopt Bill No. 2022-19.

Bill No. 2022-21 – Second Reading

An Ordinance to annex and zone OSR the parcel located at 1300 East Palmetto Street, identified as Florence County Tax Map Parcel 90117-23-004.

Pro tem Jebaily made a motion to adopt Bill No. 2022-21 on second reading and Councilman McCall seconded the motion.

Council voted unanimously (7-0) to adopt Bill No. 2022-21.

INTRODUCTION OF ORDINANCES

Bill No. 2022-23 – First Reading

An Ordinance to amend the budget for the City of Florence, South Carolina, for the fiscal year beginning July 1, 2022 and ending June 30, 2023.

Councilwoman Moore made a motion to pass Bill No. 2022-23 on first reading and Pro tem Jebaily seconded the motion.

Mr. Kevin Yokim, Assistant City Manager of Finance/Administration, reported the proposed ordinance will amend the budget to appropriate funding for “early purchases” that were requested from department directors in the FY 2022-2023 budget, but were removed in order to balance the budget. Savings from the previous fiscal year will fund these purchases in the current year budget.

Councilman Schofield made a motion to amend the original motion to send this item to the Finance, Audit and Budget Committee for review and Councilwoman Barnes seconded the motion.

Council voted unanimously (7-0) on the motion, as amended, to send this item to the Finance, Audit and Budget Committee for review.

Bill No. 2022-24 – First Reading

An Ordinance to amend the budget for the City of Florence, South Carolina, for the fiscal year beginning July 1, 2022 and ending June 30, 2023.

Councilwoman Moore made a motion to pass Bill No. 2022-24 on first reading and Councilman McCall seconded the motion.

Mr. Yokim reported the proposed ordinance will appropriate funding for “carry overs” that were funded in last year’s budget but were unable to be purchased for various reasons. These items will be carried forward and included in the current year budget.

Councilman Schofield made a motion to amend the original motion to send this item to the Finance, Audit and Budget Committee for review and Councilwoman Barnes seconded the motion.



Council voted unanimously (7-0) on the motion, as amended, to send this item to the Finance, Audit and Budget Committee for review.

Bill No. 2022-25 – First Reading

An Ordinance to rezone from PDD to AC a portion of the parcel located on Second Loop Road and identified as Florence County Tax Map Parcel 90030-02-007.

Councilman Braddock made a motion to pass Bill No. 2022-25 on first reading and Councilman Schofield seconded the motion.

Mr. Jerry Dudley, Planning Director, reported this matter was brought before Council previously but was withdrawn. At that time the rezoning was associated with an apartment complex. The property owner is bringing the proposal back in an attempt to clean up the zoning on the parcel. In 1989, an ordinance was passed that rezoned the rear portion of this property to Planned Development District (PDD) with the front portion being zoned Activity Center. There is currently no guidance for development for the portion of the lot zoned PDD. Planning Commission held a public hearing on this matter and voted unanimously to deny the rezoning. Instead, Planning Commission made a recommendation to the property owner to bring the matter back before Planning Commission as an amendment to the PDD that would allow some commercial development but protect the surrounding residential properties.

Mrs. Mary Jane Weir spoke in opposition of the request. The proposed zoning would allow for almost anything to be built and does not protect the surrounding residential properties.

Pro tem Jebaily asked for procedural clarification if Council voted against this matter. There was also an inquiry on if the property owner would have to wait a year to apply again. Mr. Dudley said the property owner will not have to wait a year because the request to amend the PDD is different than the request before Council today. Planning staff will assist the property owner with the application for the PDD amendment, which will go before Planning Commission prior to City Council.

Councilman Braddock asked how the split zoning of this parcel occurred. Mr. Dudley said records show this was one singular lot in 1989 when the rezoning to PDD occurred to the back third of the parcel, consistent with neighboring properties. Staff was unable to locate any documentation to support the PDD. Councilman Braddock asked if there is anything currently in place to prevent split zoning from occurring in the future. Mr. Dudley said split zoning could occur if areas of a parcel are defined by certain meets and bounds.

Councilman McCall made a motion to amend the current motion to deny the rezoning request and accept the recommendation of Planning Commission and Councilwoman Barnes seconded the motion. Council voted unanimously (7-0) on the amendment to the motion.

Council voted unanimously (7-0) on the motion to deny the rezoning request and accept the recommendation of Planning Commission to advise the property owner to pursue amendment to the PDD, as amended.

Ms. Weir spoke again and shared concerns with this going through the process again. Mr. Peterson clarified that the only way this comes before Council again is if the property owner submits a plan for the PDD portion of the parcel. This will initially go before Planning Commission and then City Council with a recommendation from Planning Commission. A PDD is acreage in which, as part of the formation of



FLORENCE CITY COUNCIL
REGULAR MEETING – AUGUST 8, 2022

the district, a detailed development plan is submitted that shows how the property is to be used, buffering, et cetera.

Bill No. 2022-26 – First Reading

An Ordinance to rezone from NC-6.2 to CR the parcels located at 505 and 507 East Pine Street and identified as Florence County Tax Map Parcels 90103-05-002 and 90103-05-012.

Mayor Ervin said the applicants have requested to withdraw this item from the agenda. Without objection, Bill No. 2022-26 was withdrawn.

Bill No. 2022-27 – First Reading

An Ordinance to annex and zone NC-6.1 the parcel located at 206 East Shenandoah Lane and identified as Florence County Tax Map Parcel 90113-01-050.

Councilman McCall made a motion to pass Bill No. 2022-27 on first reading and Councilwoman Barnes seconded the motion.

Mr. Dudley reported this property is the location of a single-family residence and water and sewer services are currently available. Planning Commission held a public hearing on this matter and voted unanimously to recommend the zoning request.

Council voted unanimously (7-0) to pass Bill No. 2022-27 on first reading.

Bill No. 2022-28 – First Reading

An Ordinance to annex and zone AC and OSR the parcels located at 2507 West Palmetto Street and identified as Florence County Tax Map Parcels 00100-01-002 and 00100-01-147.

Mayor Ervin said staff has requested that this item be deferred. Without objection, Bill No. 2022-28 was deferred.

Bill No. 2022-29 – First Reading

An Ordinance to annex and zone NC-6.1 the parcel located at 3350 Clark Branch Road and identified as Florence County Tax Map Parcel 00098-01-002.

Councilman Schofield made a motion to pass Bill No. 2022-29 on first reading and Councilwoman Moore seconded the motion.

Mr. Dudley reported a sketch plan for a twelve single family homes came before Planning Commission concurrent with the proposed zoning and Planning Commission voted unanimously to approve the sketch plan and recommend the zoning.

Council voted unanimously (7-0) to pass Bill No. 2022-29.

INTRODUCTION OF RESOLUTIONS

Resolution No. 2022-22

A Resolution to reallocate \$28,000 of the City of Florence's 2020-2021 CDBG Coronavirus Aid, Relief, and Economic Security Act (CARES Act) budget.



**FLORENCE CITY COUNCIL
REGULAR MEETING – AUGUST 8, 2022**

Councilman McCall made a motion to adopt Resolution No. 2022-22 and Councilwoman Moore seconded the motion.

Mayor Ervin said this matter was heard before the Finance, Audit and Budget Committee and asked for comment from the Chairman, Councilman McCall. Councilman McCall said the Committee recommends following staff's recommendation to reallocate the funds to the Manna House.

Council voted unanimously (7-0) to adopt Resolution No. 2022-22.

Resolution No. 2022-25

A Resolution to recognize National Health Center Week.

Councilwoman Moore made a motion to adopt Resolution No. 2022-25 and Councilman McCall seconded the motion.

Mayor Ervin read the Resolution and presented it to Mr. Ken Burgess and Mrs. Nicole Echols of HopeHealth.

Several members of Council spoke of the benefits of HopeHealth as a community health center and for all they do for the community.

Council voted unanimously (7-0) to adopt Resolution No. 2022-25.

REPORTS TO COUNCIL

Appointments to Boards and Commissions

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

Construction and Maintenance Board of Adjustments and Appeals

Being no applicants, Mayor Ervin deferred nominations for this Board.

Parks and Beautification Commission

Being no applicants, Pro tem Jebaily deferred nominations for this Board.

Pee Dee Regional Airport Authority

Mayor Ervin made a motion to appoint Robert Ware. By unanimous consent, Robert Ware was appointed to the Pee Dee Regional Airport Authority to fill the unexpired term of Kerstin Nemec, with a term to expire on June 30, 2024, pending affirmation of appointment from the Governor's Office.

Aesthetics Advisory Committee

Councilwoman Moore made a motion to appoint Shelanda Deas. By unanimous consent, Shelanda Deas was appointed to the Aesthetics Advisory Committee with a term to begin immediately and expire on June 30, 2024.



**FLORENCE CITY COUNCIL
REGULAR MEETING – AUGUST 8, 2022**

Mayor Ervin made a motion to reappoint Joey Robinson. By unanimous consent, Joey Robinson was reappointed to the Aesthetics Advisory Committee with a term to begin immediately and expire on June 30, 2025.

Public Safety Citizen's Review Board

Pro tem Jebaily deferred nominations for this Board.

COMMITTEE REPORTS

Business Development Committee, Chaired by Pro tem Jebaily

Pro tem Jebaily said Mr. Michael Hemingway, Utilities Director, and Mr. Clint Moore, Assistant City Manager of Development, gave a presentation at the last meeting and provided the committee with an update on infrastructure needs and development in the City. The next meeting will include an update from the Director of the Pee Dee Regional Airport.

Community Development Committee, Chaired by Councilwoman Barnes

Councilwoman Barnes said the committee continued discussion on ideas to unify and better the community and ways to bring the community together but they do not have any recommendations at this time.

Marketing and Public Relations Committee, Chaired by Councilman Braddock

Councilman Braddock said the Committee met with Jeff Siegler, founder of Revitalize, or Die, a civic pride consulting firm, via Zoom Conference Call. The Committee discussed with Mr. Siegler ways to increase civic pride in the community. Some items to consider include: put the needs of citizens and business owners first, promote a message of Florence keeps getting better therefore we keep getting better, focus on relentless improvements in the community, mix in emotion with messaging and bring hanging floral baskets to the city.

Mayor Ervin mentioned civic responsibility and said a civility pledge was part of the Municipal Association's annual meeting and she read the pledge. The Municipal Association recommended the pledge be utilized at the beginning of Council meetings and Mayor Ervin suggested the committee look into perhaps incorporating the pledge into meetings.

Finance, Audit and Budget Committee, Chaired by Councilman McCall

Councilman McCall said the Committee received information on the status of the city's annual audit. They also discussed the reallocation of the \$28,000 of CARES Act funds with the recommendation of reallocation to the Manna House. There was discussion on paid family leave and potential costs associated with the leave. Following discussion, the Committee felt it best to consider this proposal with next year's budget. Lastly, there was discussion on the opioid settlement the City will receive, which is approximately \$2 million over the next 18 years.

Judicial Review Committee

Mayor Ervin said this item is to be discussed in Executive Session. Without objection, this item will be discussed in Executive Session.



**FLORENCE CITY COUNCIL
REGULAR MEETING – AUGUST 8, 2022**

EXECUTIVE SESSION

Mayor Ervin said Council will be entering into Executive Session for a personnel matter and to receive legal advice on an issue that has arisen since the development of the agenda.

Without objection, Council entered into Executive Session at 2:20 p.m.

Council reconvened Open Session at 3:15 p.m. and took action on the following items:

COMMITTEE REPORTS

Judicial Review Committee

Councilman McCall made a motion to adjust the Chief Judge's salary consistent with other city employees for a 1% cost of living and a 2% merit increase effective January 1, 2023 and Councilwoman Moore seconded the motion. Council voted unanimously (7-0) in favor of the motion.

ADJOURN

Without objection, the August 8, 2022 Regular meeting of City Council was adjourned at 3:25 p.m.

Dated this 12th day of September 2022.

Casey C. Moore, Municipal Clerk

Teresa Myers Ervin, Mayor