



**REGULAR MEETING OF FLORENCE CITY COUNCIL
MONDAY, MAY 8, 2023 – 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, Councilman Chaquez T. McCall, Councilman Bryan A. Braddock, Councilwoman LaShonda NeSmith-Jackson and Councilman J. Lawrence Smith, II

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; Chief Allen Heidler, Florence Police Department; Chief Shannon Tanner, Florence Fire Department; Mrs. Jennifer Krawiec, Director of Human Resources; Mr. Michael Hemingway, Director of Utility Planning and Economic Development; Mrs. Amanda Pope, Director of Marketing/Communications and Municipal Services; Mr. Chuck Pope, Director of Public Works and Mr. Kevin Rawlinson, Chief Financial Officer

MEDIA PRESENT

Mr. Christian Smith with the Florence Morning News and Mr. Seth Taylor with the Post and Courier 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 May 8, 2023 regular meeting of Florence City Council to order at 1:00 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 NeSmith-Jackson made a motion to adopt the minutes of the April 10, 2023 regular meeting and the April 20, 2023 special meeting and Councilman Braddock seconded the motion. The minutes were unanimously adopted.

APPEARANCES BEFORE COUNCIL



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Ms. Heather Crawford, District Director – Office of Congressman Russell Fry

Ms. Heather Crawford appeared before Council to present a gift of recognition. On behalf of Congressman Fry, Ms. Crawford presented a Congressional Record to the City of Florence from the U.S. House of Representatives congratulating the City on their recent 2023 Great American Main Street Award.

ORDINANCES IN POSITION

Bill No. 2023-11 – Second Reading

An Ordinance authorizing and directing the City of Florence to enter into an intergovernmental agreement relating to South Carolina local revenue services; to participate in one or more local revenue service programs; to execute and deliver one or more participant program supplements; and other matters relating thereto.

Pro tem Jebaily made a motion to adopt Bill No. 2023-11 on second reading and Councilwoman Barnes seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2023-11 was adopted.

Bill No. 2023-12 – Second Reading

An Ordinance to repeal Ordinance No. 2022-24 dated October 10, 2022 and enact a new Ordinance to amend Article I and II of Chapter 12 of the City of Florence Code of Ordinances entitled “Municipal Utilities”.

Pro tem Jebaily made a motion to adopt Bill No. 2023-12 on second reading and Councilwoman NeSmith-Jackson seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2023-12 was adopted.

Bill No. 2023-13 – Second Reading

An Ordinance to annex and zone RG-3 parcels located off East Crawford Avenue, identified as Florence County Tax Map Numbers 00179-01-006, 00179-01-007, and 90132-03-015.

Councilman Smith made a motion to adopt Bill No. 2023-13 on second reading and Councilwoman Barnes seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2023-13 was adopted.

Bill No. 2023-14 – Second Reading

An Ordinance to annex and zone RG-3 Phase I of Smith’s Field subdivision located off Smith Drive, identified as Florence County Tax Map Numbers 00100-01-265 through -313, previously a portion of Florence County Tax Map Parcel 00100-01-093.

Councilwoman Barnes made a motion to adopt Bill No. 2023-14 on second reading and Councilwoman NeSmith-Jackson seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2023-14 was adopted.



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Bill No. 2023-15 – Second Reading

An Ordinance to enter into a Development Agreement for Phase I of Smith’s Field subdivision located off Smith Drive, identified as Florence County Tax Map Number 00100-01-093 and 00100-01-265 through -313.

Councilman Braddock made a motion to adopt Bill No. 2023-15 on second reading and Councilwoman Barnes seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2023-15 was adopted.

INTRODUCTION OF ORDINANCES

Bill No. 2023-16 – First Reading

An Ordinance adopting a redistricting plan for three single member districts of the City of Florence, SC in accordance with the Federal Decennial Census of 2020.

Councilwoman NeSmith-Jackson made a motion to pass Bill No. 2023-16 on first reading and Councilwoman Barnes seconded the motion.

Mr. Clint Moore, Assistant City Manager of Development, reported this proposal includes one map, which is the existing district boundaries, and it is in compliance with the deviation requirements and meets all other standards.

Councilwoman NeSmith-Jackson made a motion to amend the current motion and defer this matter until the August meeting in order to receive additional information, and Councilman McCall seconded the motion. The motion carried.

Pro tem Jebaily asked if the population numbers on the current map have been updated since it was originally presented. Mr. Moore responded the only numbers that are able to be used to consider redistricting are the official census numbers. Since the census, the City has completed 35 annexations with an increase in 55 people in population. Mr. Moore also said there were two additional maps when this ordinance was originally presented; however, those two removed a Councilmember from their current district and that is not allowed.

Councilman Braddock inquired on the deadline for redistricting. Mr. Moore replied while the language for state and county is clear. It is not as clear for municipalities, but should be completed prior to the March filing date. Councilman Braddock also stated that the County was potentially moving precinct locations and asked if that factor needed to be considered with redistricting. Mr. Jim Peterson, City Attorney, replied that it will not affect the city’s redistricting.

Following additional discussion, Council voted unanimously (7-0) in favor of the motion, as amended. Bill No. 2023-16 is deferred until the August 2023 meeting.

Bill No. 2023-17 – First Reading

An Ordinance authorizing the City to extend the lease on the real estate known as 228 West Darlington Street and designated as Florence County Tax Map Parcel 90086-02-004 to Pee Dee Regional Transportation Authority under the terms and conditions set out in the written lease attached as Exhibit A to this Ordinance.



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Pro tem Jebaily made a motion to pass Bill No. 2023-17 on first reading and Councilwoman NeSmith-Jackson seconded the motion.

Mr. Moore reported the PDRTA is making the request to extend the lease on the property to expire June 30, 2045. The extension of the lease will provide the PDTRA with the continued opportunity to receive matching funds from the Federal Government and will allow the PDRTA to meet the requirements and guidelines that are mandatory. The lease amendment will also allow the PDRTA the right to access a storage area located on the property to construct restroom facilities for their riders and employees.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2023-17 was passed on first reading.

Bill No. 2023-18 – First Reading

An Ordinance to annex and zone 136 Wilson Road, identified as Florence County Tax Map Number 90097-01-022.

Councilman Smith made a motion to pass Bill No. 2023-18 on first reading and Councilwoman NeSmith-Jackson seconded the motion.

Mr. Moore reported this parcel is an infill lot for annexation. Water and sewer services are currently available. Planning Commission held a public hearing on this matter and voted unanimously to recommend the zoning designation of NC-10, pending annexation.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2023-18 was passed on first reading.

Bill No. 2023-19 – First Reading

An Ordinance to adopt the City of Florence 2020 Comprehensive Plan and the City of Florence 2020 Downtown Masterplan.

Pro tem Jebaily made a motion to pass Bill No. 2023-19 on first reading and Councilman McCall seconded the motion.

Mr. Moore introduced Mr. Gary Mitchell with Kendig Keast Collaborative, the city's consultant for the Comprehensive Plan. City Staff worked with Kendig Keast, APD Urban planning and Management and CDM Smith to develop the Comprehensive Plan. Mr. Mitchell said the planning phases of the Comprehensive Plan began in 2020 and was significantly delayed due to the COVID pandemic. The City then made the decision to migrate to virtual meetings to receive input from residents and stakeholders. The Comprehensive Plan is an expression of the community's vision for the future and is a guiding document on how to best reach that vision. The Comprehensive Plan consists of nine chapters: Plan Introduction, Growth Capacity, Land Use and Development, Housing and Neighborhoods, Transportation, Recreation and Amenities, Plan Implementation and Existing City Report. The Downtown Masterplan and the Future Land Use Maps were also updated during the Comprehensive Plan process.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2023-19 was passed on first reading.

Bill No. 2023-20 – First Reading

An Ordinance to rezone the parcel located on Dexter Drive at Attwood Avenue, Florence County Tax Map Number 00150-01-140.

Mayor Ervin made a motion to pass Bill No. 2023-20 on first reading. The motion received no second.



The motion failed due a lack of a second.

INTRODUCTION OF RESOLUTIONS

Resolution No. 2023-21

A Resolution authorizing the commitment of \$2,750,000 of the East Florence Redevelopment Appropriation Funds to fund a portion of the Levy Park Redevelopment Project.

Pro tem Jebaily made a motion to pass Resolution No. 2023-21 and Councilwoman NeSmith-Jackson seconded the motion.

Mayor Ervin said some individuals requested to speak on this item. Pastor Henry Badie spoke first, representing the East Florence Community Organization and expressed his excitement to see monies going towards east Florence. He asked that the East Florence Community Organization have a part in the process of the redevelopment of Levy Park. Mrs. Pat Gibson-Hye Moore and Mr. Kermit Moore of the East Florence Community Organization were also present to speak, also asking that the community be included in the project.

Pro tem Jebaily said a grant opportunity arose for the redevelopment of current Levy Park and the site of the hotel into a combined 20-acre park. This was a last-minute opportunity in which a local match needed to be identified and a preliminary plan be put in place. The conceptual plan was presented to Council. This conceptual plan meets all the eligibility requirements of the grant and includes upgrades to the park's existing elements along with additional, potential elements such as a splash pad, interactive stations, sensory garden, dog park, solar powered areas, fitness centers and playgrounds. The total cost of the conceptual project is just under \$18 million. Pro tem Jebaily said they already have commitments from various entities for the local match which include the City of Florence, Florence County, McLeod Health, Francis Marion University, Duke Energy, and in-kind contributions from the Florence Convention and Visitors Bureau as well as a private individual.

Councilwoman Barnes addressed the East Florence Community Organization representatives and said Council's doors are always open when there are questions from the community. She commended Pro tem Jebaily and Councilman Smith, saying they personally went out and got \$9 million for east Florence. She said a lot of hard work went into this project and there was no intent to leave anyone out. There was a short time limit to get this project together and there will be a time for input with the community.

Councilwoman NeSmith-Jackson expressed her excitement and commended the effort put into this project.

Councilman Smith thanked the representatives for their concern and for being here today. This project is a lifetime opportunity for the east Florence community, as \$18 million has never been invested in any park in Florence. He said the narrative of the community not having knowledge of the project doesn't sit well with him, because the public will have knowledge and will have input. There is a time and a place where the entire Florence community will have input.

Mayor Ervin said the opportunity for grant money is great for any project. Mayor Ervin said she understands from today's meeting is that no one is against the funding for the park, but the community expected to have input. There was beneficial discussion held today and the City will do better to communicate with the community.



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Pro tem Jebaily recognized the individuals involved in the process. The committee consisted of himself along with vice-chair Councilman Smith, Representative Terry Alexander, Florence County Councilman Waymon Mumford and Councilman William Schofield, Holly Beaumoir with the Convention and Visitors Bureau and Mindy Taylor with Duke Energy. Other key players in the project include Representative Phillip Lowe who, along with Representative Alexander, helped get the \$2.75 million available from the state.

Along with County Councilman Waymon Mumford and Councilman William Schofield, Councilman Al Bradley and Councilman Toney Moore each committed funds from their fund pools to assist with the project. Pro tem Jebaily also recognized Dr. Allie Brooks, McLeod Health Board member for being a spokesperson for McLeod Health and for their involvement with the project.

Council voted unanimously (7-0) in favor of the motion. Resolution No. 2023-21 was passed.

Resolution No. 2023-22

A Resolution to adopt a Community Development Block Grant Budget for Fiscal Year 2023-2024.

Councilwoman NeSmith-Jackson made a motion to pass Resolution No. 2023-22 and Councilwoman Barnes seconded the motion.

Mr. Scotty Davis, Deputy City Manager, reported the City is an entitlement community in that the city receives Community Development Block Grant (CDBG) funds each year. For Fiscal Year 2023-2024, the City will receive \$304,546 in CDBG funding. Meetings were held in the neighborhoods throughout the month of March and the Public Hearing for the CDBG budget was held at the April 10, 2023 Council meeting.

Proposed 2023-2024 CDBG Budget

Planning and Admin.	\$60,000
Emergency Rehab	\$204,546
Downpayment Assistance	\$40,000

Councilwoman Barnes made a motion to amend to adjust the amounts as follows:

Planning and Admin.	\$60,000
Emergency Rehab	\$199,546
No One Unsheltered	\$25,000
My Brother’s Keeper	\$20,000

Pro tem Jebaily seconded the motion to amend. Council voted (6-1) in favor of the amendment with Mayor Ervin voting nay. The amendment passed.

Councilman McCall clarified that downpayment assistance is not being eliminated. Individuals trying to achieve homeownership in the catalytic areas will still have downpayment assistance with funding included in the community services budget.

Council voted 6-1 in favor of the motion, with Mayor Ervin voting nay. Resolution No. 2023-22 was passed, as amended.

Resolution No. 2023-23

A Resolution authorizing the use of a City owned property located on Coit Street for the installation of a sculpture.



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Mayor Ervin made a motion to pass Resolution No. 2023-23 and Councilman Braddock seconded the motion.

Mr. Randy Osterman, City Manager, reported the steel industry reached out to the City with the concept of constructing and donating a structure that recognizes the importance of the steel industry in Florence and the Florence economy. Several locations were considered for the location of the structure and City staff is recommending the location on Coit Street across the street from Urban Square in which a proposed parking lot is to be located. This would allow the opportunity to create an environment around the sculpture instead of fitting it into an existing location.

Mr. Van Fraley, SteelFab employee, gave a brief presentation on the steel industry in Florence. He said, within a 5-mile radius from the City Center building, there are 1000 employees in the steel industry. Vulcraft, Nucor, Carbis, Superior Machine and SteelFab are all represented in Florence, all of which are the largest manufacturers of steel in the nation. Mr. Fraley said the sculpture will be paid for by the steel manufacturers in Florence and the City will assume maintenance once it is installed.

Council voted unanimously (7-0) in favor of the motion. Resolution No. 2023-23 was passed.

Resolution No 2023-24

A Resolution of City Council approving Downtown Redevelopment Grants for Fourth Quarter, FY 23.

Mayor Ervin said this item is notated to be discussed in Executive Session. There being no objection, this item will be discussed in Executive Session.

Resolution No. 2023-25

A Resolution to grant staff the authority to exercise eminent domain on a portion of Florence County Tax Map Parcel 90168-02-022.

Mayor Ervin said this item is notated to be discussed in Executive Session. There being no objection, this item will be discussed in Executive Session.

Resolution No. 2023-26

A Resolution to appoint Haynsworth Sinkler Boyd, P.A. as the City Attorney and authorize the City Manager to execute the negotiated contract for services.

Mayor Ervin said this item is notated to be discussed in Executive Session. There being no objection, this item will be discussed in Executive Session.

Resolution No. 2023-27

A Resolution of Recognition for the accomplishments of D'Asia Gregg.

Councilwoman NeSmith-Jackson made a motion to pass Resolution No. 2023-27 and Councilman Smith seconded the motion.

Mayor Ervin and Councilman Smith presented the Resolution to the family of D'Asia Gregg.

Council voted unanimously (7-0) in favor of the motion. Resolution No. 2023-27 was passed.

Resolution No. 2023-28



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A Resolution of Recognition for the contributions of It Takes a Village in the community.

Councilman McCall made a motion to pass Bill No. 2023-28 and Councilwoman NeSmith-Jackson seconded the motion.

Councilwoman NeSmith-Jackson presented the Resolution to representatives of It Takes A Village.

Council voted unanimously (7-0) in favor of the motion. Resolution No. 2023-28 was passed.

Resolution No. 2023-29

A Resolution of Recognition for the contributions of The Stand Fast Project in the community.

Councilman McCall made a motion to pass Bill No. 2023-29 and Councilwoman NeSmith-Jackson seconded the motion.

Councilwoman NeSmith-Jackson presented the Resolution to representatives of The Stand Fast Project.

Council voted unanimously (7-0) in favor of the motion. Resolution No. 2023-29 passed.

Resolution No. 2023-30

A Resolution to recognize May as National Tennis Month in the City of Florence.

Councilwoman Barnes made a motion to pass Bill No. 2023-30 and Councilwoman NeSmith-Jackson seconded the motion.

Mayor Ervin presented the Resolution to a representative of the Florence Tennis Association.

Council voted unanimously (7-0) in favor of the motion. Resolution No. 2023-30 was passed.

REPORTS TO COUNCIL

Appointments to Boards and Commissions

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

Florence Center Commission

Councilwoman Barnes deferred her nomination to this board.

Housing Authority

Mayor Ervin deferred her nomination to this board.

MAYORAL REPORT

Mayor Ervin acknowledged Representative Terry Alexander and Senator Mike Reichenbach who brought the City and the Downtown Development Corporation to Columbia in recognition of the recent Great American Main Street award. Mayor Ervin also welcomed the Post and Courier to Florence. She said work continues at Urban Square and welcomed Biscuitville to Florence which is a new business and first to South Carolina.



COMMITTEE REPORTS

Business Development Committee, Chaired by Pro tem Jebaily

Pro tem Jebaily said the Committee received an update on ongoing projects, as well as water and utility projects. The stormwater masterplan is moving along with community meetings scheduled during May. Pro tem Jebaily also mentioned another meeting with some individuals from the US Department of Commerce in which they received a presentation regarding the CHIPS program.

Community Development Committee, Chaired by Councilwoman Barnes

Councilwoman Barnes said the Committee received a report from the Resilience and Sustainability Advisory Committee. They are expected to report back to Council at a later date.

Marketing and Public Relations Committee, Chaired by Councilwoman NeSmith-Jackson

Councilwoman NeSmith-Jackson reported the Committee discussed monthly highlights on social media. National Military Appreciation Month will be highlighted during May and in June, Bee City and National Pollinator's Week will be highlighted. Councilwoman NeSmith-Jackson also announced that a City application has been included in the budget and will serve as a communication tool with the community.

Finance, Audit and Budget Committee, Chaired by Councilman McCall

Councilman McCall said the Committee received a presentation from a state lobbyist which may be a consideration for the City in the future. The Committee also reviewed the FY 2023-24 budget, as well as the 2023-24 CDBG budget.

EXECUTIVE SESSION

Mayor Ervin said Council will be entering into Executive Session for a discussion of matters related to a proposed economic development project, to receive legal advice regarding eminent domain, for discussions related to a contractual matter and for a personnel matter.

Without objection, Council entered into Executive Session at 3:30 p.m.

Council resumed open session at 4:40 p.m. and took action on the following items:

Resolution No 2023-24

A Resolution of City Council approving Downtown Redevelopment Grants for Fourth Quarter, FY 23.

Pro tem Jebaily made a motion to pass Resolution No. 2023-24 and Councilman Smith seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Resolution No. 2023-24 was passed.

Resolution No. 2023-25

A Resolution to grant staff the authority to exercise eminent domain on a portion of Florence County Tax Map Parcel 90168-02-022.



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Pro tem Jebaily made a motion to pass Resolution No. 2023-25 and Councilman Smith seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Resolution No. 2023-25 was passed.

Resolution No. 2023-26

A Resolution to appoint Haynsworth Sinkler Boyd, P.A. as the City Attorney and authorize the City Manager to execute the negotiated contract for services.

Pro tem Jebaily made a motion to pass Resolution No. 2023-26 and Councilwoman NeSmith-Jackson seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Resolution No. 2023-26 was passed.

Personnel Matter

Councilman McCall made a motion to adjust the City Manager's salary to be raised by 4%, effective at the same time the City employees receive their raises and Councilwoman NeSmith-Jackson seconded the motion.

Council voted unanimously (7-0) in favor of the motion.


ADJOURN

Without objection, the May 8, 2023 Regular meeting of City Council was adjourned at 4:50 p.m.

Dated this 12th day of June 2023.



Casey C. Moore, Municipal Clerk



Teresa Myers Ervin, Mayor