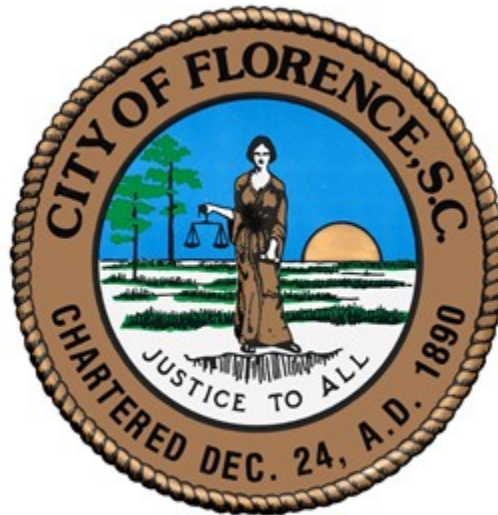


**REGULAR MEETING
OF
FLORENCE CITY COUNCIL**



**COUNCIL CHAMBERS
324 W. EVANS STREET
FLORENCE, SOUTH CAROLINA**

**MONDAY
NOVEMBER 18, 2024
1:00 P.M.**



**REGULAR MEETING OF FLORENCE CITY COUNCIL
MONDAY, NOVEMBER 18, 2024 – 1:00PM
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

October 14, 2024 – Regular Meeting

IV. HONORS AND RECONGNITIONS

SERVICE RECOGNITIONS

Lynwood Givens – 25 years – Finance
Terrance Ford – 25 years – Police
Sheldon Shelley – 15 years – Police
Erica Thomas – 10 years – Utility Finance

V. FALL 2024 CITY UNIVERSITY GRADUATION

VI. ELECTION OF MAYOR PRO TEMPORE

VII. APPEARANCES BEFORE COUNCIL

a. Robert McCready

To speak against the addition of fluoride to the city's water.

b. Barbara Martin Moses and Carla Lynch Eaddy

To speak to Council regarding the removal of campaign signs by city staff.

c. Key Ardrey

To speak to Council regarding a proposed demonstration building and development project of workforce housing.

d. Elder James Williams

To speak to Council regarding water issues.

- e. **Pastor Calvin Quick**
To speak to Council regarding water issues.
- f. **Legarfton Nowlin**
To speak to Council regarding water issues.
- g. **Melissa Fulmore**
To speak to Council regarding water issues.
- h. **Blondie Gordon**
To speak to Council regarding water issues.
- i. **Bishop Richard Gordon**
To speak to Council regarding water issues.

Note: Each person who gives notice to speak may be limited to a five (5) minute presentation at the discretion of the presiding officer, City of Florence Code of Ordinances, Section 2-24(h).

VIII. ORDINANCES IN POSITION

- a. **Bill No. 2024-16 – Second Reading**
An Ordinance to abandon the unopened right-of-way between 913 and 1003 Chestnut Street, identified as Florence County Tax Map Numbers 90063-01-011 and 90063-01-010.
- b. **Bill No. 2024-17 – Second Reading**
An Ordinance to rezone four parcels from PD to NC-6.3, identified as Florence County Tax Map Numbers 90103-01-002, 90103-01-003, 90103-01-004, and 90103-01-005.
- c. **Bill No. 2024-18 – Second Reading**
An Ordinance to annex and zone CG 551 and 597 West Lucas Street, identified as Florence County Tax Map Numbers 90070-01-025 and 90070-01-028.
- d. **Bill No. 2024-19 – Second Reading**
An Ordinance to amend Article 1 of Chapter 8 of the City of Florence Code of Ordinances to add provisions related to open burning and to amend Article 1 of Chapter 10 of said city code to add provisions relating to nuisance smoke and other matters related thereto.

IX. INTRODUCTION OF ORDINANCES

- a. **Bill No. 2024-20 – First Reading**
An Ordinance to amend the budget for the City of Florence, South Carolina for the fiscal year beginning July 1, 2024 and ending June 30, 2025.
- b. **Bill No. 2024-21 – First Reading**
An Ordinance to amend the due dates in Section 20 of the City of Florence Code of Ordinances to align with the city's Business License renewal dates.

c. Bill No. 2024-22 – First Reading

An Ordinance to amend Article I Chapter 3 of the City of Florence Code of Ordinances to add provisions related to prohibiting ownership or keeping of livestock and wild animals and other matters related thereto.

d. Bill No. 2024-23 – First Reading

An Ordinance to annex and zone NC-15 2499 West Edgefield Road, identified as Florence County Tax Map Number 01221-01-140.

X. INTRODUCTION OF RESOLUTIONS

a. Resolution No. 2024-39

A Resolution to proclaim Friday, December 6, 2024 as Arbor Day in the City of Florence.

b. Resolution No. 2024-40

A Resolution to declare the Town of Spruce Pine as a Sister City to the City of Florence.

c. Resolution No. 2024-41

A Resolution of City Council approving Downtown Redevelopment Grants for Third Quarter, Fiscal Year 2024.

(Note: This item may be discussed in Executive Session.)

XI. REPORT TO COUNCIL

a. Appropriation of Accommodations Tax funds for Fiscal Year 2024/25.

b. Appointments to Boards and Commissions

(Note: This item may be discussed in Executive Session.)

XII. CITY MANAGER'S REPORT

XIII. MAYORAL REPORT

XIV. COMMITTEE REPORTS

a. Business Development Committee

b. Community Development Committee

c. Marketing and Public Relations Committee

d. Finance, Audit and Budget Committee

e. Appointments to Council Committees

(Note: Action may be taken during Committee Reports.)

XV. EXECUTIVE SESSION

a. For a discussion regarding an Economic Development Project [30-4-70(a)(5)].

b. For a discussion regarding appointments to Boards and Commissions [30-4-70(a)(1)].

c. For a personnel matter [30-4-70(a)(1)].

After returning to open session, Council may take action on matters discussed during Executive Session.

XVI. ADJOURN



**REGULAR MEETING OF FLORENCE CITY COUNCIL
MONDAY, OCTOBER 14, 2024 – 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. Scotty Davis, City Manager; Mr. Benjamin T. Zeigler, 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; Mr. Michael Hemingway, Director of Utility Planning and Economic Development; Mr. Jerry Dudley, Director of Planning; Mrs. Jennifer Krawiec, Director of Human Resources; Mr. Adam Swindler, Director of Public Works; Mr. Joshua Whittington, Director of Utilities; Mr. Tim Wilson, Assistant Director of Parks, Recreation, and Sports Tourism and Ms. Patrice Rankin, Administrative Coordinator

MEDIA PRESENT

Mr. Seth Taylor with the Post and Courier and Mrs. Tonya Brown with WPDE News Channel 15 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 October 14, 2024 regular meeting of Florence City Council to order at 1:03pm.

INVOCATION

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

APPROVAL OF MINUTES

Councilman Braddock made a motion to adopt the minutes of the September 9, 2024 Regular Meeting and Councilwoman NeSmith-Jackson seconded the motion. The minutes were unanimously (7-0) adopted.



**FLORENCE CITY COUNCIL
REGULAR MEETING – OCTOBER 14, 2024**

SERVICE RECOGNITIONS

Mr. Tim Wilson, Assistant Director of Parks, Recreation, and Sports Tourism presented Wilson Deas with a certificate of recognition for 20 years of service with the City of Florence.

Mr. Scotty Davis, City Manager, presented Mayor Ervin with a plaque for 14 years of service to the Florence City Council.

Mayor Ervin thanked Mr. Davis for the recognition. She said she is a public servant and will continue to serve her community after her mayoral tenure ends.

APPEARANCES BEFORE COUNCIL

In her absence, Mayor Ervin acknowledged Miss Ashanti Pickens as the 2024 National American Miss South Carolina Preteen. Ashanti is a sickle cell patient and will be the youngest patient in the state of South Carolina to receive treatment to cure sickle cell.

Dr. Joe Aniello

Dr. Joe Aniello appeared before Council to speak on traffic issues in the City of Florence. Dr. Aniello expressed his concerns with children driving golf carts at high speeds on busy streets such as Marsh Avenue and Damon Drive. He fears there may be a major accident involving golf carts due to children not wearing seatbelts and driving in high traffic areas. Dr. Aniello also expressed his concerns with people running red lights. He suggested extending the pause between the red light and the green light to help prevent accidents in the intersection.

Mayor Ervin thanked Dr. Aniello for speaking and said she agrees with his concerns.

Pro tem Jebaily thanked Dr. Aniello for his service to the community.

Debra Runion

Ms. Debra Runion appeared before Council to speak on water issues. She said she was introduced to the Annual Comprehensive Financial Report. Ms. Runion spoke of the recent system wide low-pressure event that occurred last month. She said city residents water rates have increased by 4% since it was initiated last October. County residents water rates have increased by 6%, which is 2% more than city residents. She said this month there is another increase of 9% for city residents, which is a total of 13% since last October. County residents will see an 11% increase, which is a total of 17% since last year. She expressed that the County residents do not receive additional city services, such as trash pickup. She expressed her concern with businesses that utilize a lot of water from the city's water system. Ms. Runion asked Council to specify where the money is going and how it is being distributed.

Pro tem Jebaily addressed Ms. Runion's questions and concerns on the budget and rates and recommended that she meet with Mr. Scotty Davis, City Manager, to discuss the city's budget.

Councilman Braddock said the city's financials are audited each year by a third-party auditor. He explained that Council inherited many of the current problems with the water system that need to be repaired. Anytime a repair is made to the system, it will disturb the system and cause occasional discoloration and pressure issues. Additionally, the city issued a \$650 million bond and raised rates to address the system expansion and to make repairs. Until this work is done, there should not be any



**FLORENCE CITY COUNCIL
REGULAR MEETING – OCTOBER 14, 2024**

expectation that the water should be fixed. He explained that Council is charged to make tough decisions, and he is willing to take criticism and ridicule to fix the issues with the water.

Ms. Runion asked for the city to keep customers informed on the process of repairing the water system. Councilwoman Barnes said even though the money has been bonded, the repairs will take years. She thanked Ms. Runion for expressing her concerns.

Mayor Ervin said the city's budget information is also available on the city's website.

Allen McBride, Pee Dee Coalition

Mr. Allen McBride, Director for the Pee Dee Coalition Alternatives to Violence Program, appeared before Council to speak on services provided by the Pee Dee Coalition. The Pee Dee Coalition is a nonprofit organization dedicated to the reduction of sexual assault, family violence, child abuse and the needs of all victims. Domestic Violence is observed annually in the month of October. Services offered by Pee Dee Coalition include a 24-hour crisis line, emergency shelter that allows housing for 30 days, transitional shelter that allows housing for a year, trauma counseling, hospital advocacy, a 26 week offender intervention program, a 17 week Caring Dads program, and a couples counseling program.

Ms. Ellen Hamilton, Executive Director of the Pee Dee Coalition, presented a picture of the first emergency safe shelter to the City of Florence in recognition of supporting the efforts of the Pee Dee Coalition.

INTRODUCTION OF ORDINANCES

Bill No. 2024-16 – First Reading

An Ordinance to abandon the unopened right-of-way between 913 and 1003 Chestnut Street, identified as Florence County Tax Map Numbers 90063-01-011 and 90063-01-010.

Councilwoman Barnes made a motion to pass Bill No. 2024-16 on first reading and Councilman Braddock seconded the motion.

Mr. Jerry Dudley, Director of Planning, said the right-of-way is located on Chestnut Street and is just south of Palmetto Street. By all practical purposes, this unopened right-of-way has been incorporated into the adjacent lots for several years. During the process of a property transfer, the unopened right-of-way was discovered and research by staff confirmed that the right-of-way was never abandoned. In an effort to clean it up, city staff presented this property to Planning Commission, and completed all of the appropriate public notices. Planning Commission voted unanimously (6-0) to recommend abandoning the unopened right-of-way. If the right-of-way is abandoned, the property may be combined with the adjacent parcels through the plat approval process and the recording of a quit claim deed.

Councilwoman NeSmith-Jackson asked if the right-of-way was included when the owners purchased the adjacent properties. Mr. Dudley said that it was not included and was never developed as part of the subdivision. Councilwoman NeSmith-Jackson questioned who maintained the right-of-way and Mr. Dudley said the property owners maintain the right-of-way and treat it as their own.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2024-16 was passed on first reading.



Bill No. 2024-17 – First Reading

An Ordinance to rezone four parcels from PD to AC, identified as Florence County Tax Map Numbers 90103-01-002, 90103-01-003, 90103-01-004, and 90103-01-005.

Councilman Smith made a motion to pass Bill No. 2024-17 on first reading and Councilwoman Barnes seconded the motion.

Mr. Dudley said this request consists of four lots that total approximately 0.8 acres. The lots are located between Church and Barringer Street, close to where the streets divide southbound. The northern parcel is owned by South Carolina Department of Transportation and is not included in this request. The parcels are currently zoned Planned Development, and no records were located on the Planned Development. The applicant initially requested to rezone the property to Neighborhood Conservation 6.3, which would allow for single-family, townhomes, and multi-family housing. Throughout city review and review by the Planning Commission, the request was changed to Activity Center, which allows townhomes, live-work units and light commercial use. The adjacent lots are zoned Activity Center. Planning Commission voted unanimously (7-0) to recommend the rezoning request.

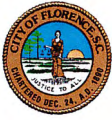
Pro tem Jebaily asked Mr. Dudley if the Activity Center zoning will allow for more broader activities opposed to the Neighborhood Conservation 6.3 zoning. Mr. Dudley responded yes, Activity Center zoning would allow for light commercial use such as retail space, personal services, and office use. Pro tem Jebaily said once a zoning request is approved, Council is unable to revisit the request to make changes if the developer decides to go with a different project that is allowed under the Activity Center zoning. Mr. Dudley agreed and said the zoning would then be regulated through the Unified Development Ordinance. Pro tem Jebaily expressed his concerns with approving the Activity Center zoning, instead of Neighborhood Conservation 6.3, that would allow for other uses than housing.

Councilwoman Barnes asked Mr. Dudley if the applicant was wanting to construct eight townhomes on this property. Mr. Dudley said the preliminary plan shows twelve townhomes, but stormwater and parking will determine the final number of townhomes. Councilwoman Barnes expressed her concerns with the traffic around the parcels and asked if there was a traffic study done. Mr. Dudley said these streets are maintained by South Carolina Department of Transportation so they would have to request a traffic study. Councilwoman Barnes asked if a traffic study was requested, it would occur after the zoning has been approved. Mr. Dudley responded yes.

Councilman Smith asked if the applicant showed an entry and exit on their preliminary plan. Mr. Dudley said there are already two curb cuts on the property along the Barringer Street side, but the developer could petition the South Carolina Department of Transportation for alternate entry and exit ways. Councilman Smith asked if there previously was a residential home on this property. Mr. Dudley said he is unsure but believes there was a home at some point in time. Councilman Smith asked if the applicant specified if the townhomes would be for home ownership or rental properties. Mr. Dudley said the applicant did not specify.

Councilwoman NeSmith-Jackson asked if the applicant could come back with additional information including stormwater, parking, et cetera and provide a definite number of townhomes. Mr. Dudley said city staff and Planning Commission reviews sketch plans once a property has been zoned. A full development plan is typically not a part of a rezoning request.

Councilman McCall asked if the impact on the existing water system has been examined. Mr. Dudley said water and sewer is available to this property, so no additional lines are needed.



FLORENCE CITY COUNCIL
REGULAR MEETING – OCTOBER 14, 2024

Councilman Smith made a motion to amend to change the rezoning request to Neighborhood Conservation 6.3 and Councilman McCall seconded the motion. Council voted unanimously (7-0) in favor of the motion to amend.

Council voted unanimously (7-0) in favor of the motion, as amended. Bill No. 2024-17 was passed on first reading.

Bill No. 2024-18 – First Reading

An Ordinance to annex and zone CG 551 and 597 West Lucas Street, identified as Florence County Tax Map Numbers 90070-01-025 and 90070-01-028.

Councilman McCall made a motion to pass Bill No. 2024-18 on first reading and Councilman Smith seconded the motion.

Mr. Jerry Dudley, Director of Planning, said this property is currently the location of the Seminar Brewing Company. The property is contiguous with city limits and the proposed zoning is Commercial General, which is the same zoning as the adjacent property. Planning Commission voted unanimously (7-0) to recommend the rezoning request.

Councilwoman NeSmith-Jackson asked for clarification on if this property is Seminar Brewing Company and Mr. Dudley responded yes. Councilwoman NeSmith-Jackson asked if they are only requesting annexation and Mr. Dudley responded yes.

Councilman McCall asked if any additional water and sewer lines were be required for this annexation. Mr. Dudley said the applicant is already using city water and sewer services.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2024-18 was passed on first reading.

Bill No. 2024-19 – First Reading

An Ordinance to amend Article I of Chapter 8 of the City of Florence Code of Ordinances to add provisions related to open burning and to amend Article I of Chapter 10 of said city code to add provisions relating to nuisance smoke and other matters related thereto.

Councilwoman NeSmith-Jackson made a motion to pass Bill No. 2024-19 on first reading and Councilman Smith seconded the motion.

Mr. Shannon Tanner, Fire Chief, said this ordinance introduces language to specify what open burning and nuisance smoke is. This ordinance will allow the city to enforce a “no burn” in areas that do not comply with this ordinance.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2024-19 was passed on first reading.

INTRODUCTION OF RESOLUTIONS

Resolution No. 2024-36

A Resolution certifying a building as Abandoned Building Sites pursuant to the South Carolina Abandoned Buildings Revitalization Act, Title 12, Chapter 67 Section 12-67-100 of the South Carolina Code of Laws, as amended regarding the property located at 127 West Evans Street, Florence, South Carolina, Florence County Tax Map Number 90167-02-008.



**FLORENCE CITY COUNCIL
REGULAR MEETING – OCTOBER 14, 2024**

Councilwoman Barnes made a motion to pass Resolution No. 2024-36 and Councilwoman NeSmith-Jackson seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Resolution No. 2024-36 was passed.

Resolution No. 2024-37

A Resolution authorizing the City Manager to execute an American Rescue Plan Act (ARPA) Stormwater Infrastructure Program Subrecipient Agreement between the City of Florence and the South Carolina Office of Resilience to fund a stormwater infrastructure improvement project that will mitigate the impact of future disasters.

Councilman McCall made a motion to pass Resolution No. 2024-37 and Councilwoman NeSmith-Jackson seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Resolution No. 2024-37 was passed.

Resolution No. 2024-38

**A Resolution to direct the City Manager of the City of Florence to investigate allegations of neglect of duty on the part of the Board of Commissioners of the Housing Authority of the City of Florence and report his findings in such regard to City Council.
(Note: This item may be discussed in Executive Session.)**

There being no objection, this item will be discussed in Executive Session.

MAYORAL REPORT

Mayor Ervin asked Mr. Scotty Davis, City Manager, to give an update on city efforts.

Mr. Davis spoke of the devastation from Hurricane Helene and Hurricane Milton. City staff has reached out to the Town of Spruce Pine, North Carolina to assist them with relief efforts. The City of Florence will be working as a sister city with Spruce Pine to provide goods, funding, and recovery efforts. Several staff members have already been to North Carolina to assist with clean up and recovery efforts.

Mayor Ervin acknowledged that the Pee Dee Equality Group hosted their first Pee Dee Pride Day on October 12th.

A folder was given to Mrs. Casey Moore, Municipal Clerk, to distribute information to Council regarding communications that Mayor Ervin received regarding the Housing Authority. A copy of this report is attached to and made apart of these minutes.

Mayor Ervin acknowledged various events that will be happening throughout the city and encouraged everyone to support these events.

COMMITTEE REPORTS

Business Development Committee, Chaired by Pro tem Jebaily

Pro tem Jebaily said the committee received updates regarding the South Carolina Rural Infrastructure Program, Jeffries Creek Sewer Interceptor, and various utility projects. Pro tem Jebaily also reviewed the projects that would be covered under the water and sewer bonds.



FLORENCE CITY COUNCIL
REGULAR MEETING – OCTOBER 14, 2024

Community Development Committee, Chaired by Councilwoman Barnes

Councilwoman Barnes said the committee did not meet last month. The city's nonprofit, Building Florence Together, has placed their first home up for sale and has received an offer.

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

Councilwoman NeSmith-Jackson encouraged residents to sign up to receive notifications from "Cy." The city is planning to host Media and Industry Day at the Surface Water Treatment Plant with a date to be determined. The Minority Business Seminar will be held on November 6th at 9am in Council Chambers. Councilwoman NeSmith-Jackson acknowledged that October is Breast Cancer Awareness Month, Domestic Violence Awareness Month, Emotional Wellness Month, and Halloween.

Mayor Ervin said a meeting was held to discuss hosting a Youth City University session.

Mayor Ervin also acknowledged that some of the local youth will host a Mental Health Awareness Day at Barnes Street Activity Center on Saturday, November 16th.

Finance, Audit and Budget Committee, Chaired by Councilman McCall

Councilman McCall said the committee discussed the 2024-2025 budget carryforward ordinance. The committee discussed the Accommodations Tax and received a presentation from the chair of the committee, Mr. Tim Norwood, to discuss their recommendations. The committee received an update on the opioid funding that was approved for various applicants. Lastly, the committee reviewed the monthly financial reports for August 2024.

EXECUTIVE SESSION

Mayor Ervin said Council will be entering into Executive Session for a discussion of matters related to a personnel matter regarding the Housing Authority.

Councilwoman NeSmith-Jackson made a motion to enter into Executive Session and Councilman Braddock seconded the motion. Council voted unanimously (7-0) to enter into Executive Session at 2:26pm.

Council resumed open session at 2:40pm and took action on the following items:

Resolution No. 2024-38

A Resolution to direct the City Manager of the City of Florence to investigate allegations of neglect of duty on the part of the Board of Commissioners of the Housing Authority of the City of Florence and report his findings in such regard to City Council.

(Note: This item may be discussed in Executive Session.)

Resolution No. 2024-38 failed due to a lack of a motion.



**FLORENCE CITY COUNCIL
REGULAR MEETING – OCTOBER 14, 2024**

ADJOURN

Without objection, the October 14, 2024 Regular meeting of City Council was adjourned at 2:41pm.

Dated this 18th day of November 2024.

Casey C. Moore, Municipal Clerk

Lethonia Barnes, Mayor

Teresa Ervin

From: Thomas Porter <TPorter@hafsc.org>
Sent: Monday, September 16, 2024 12:51 PM
To: Alphonso Bradley
Cc: HAFBOC
Subject: Cancelled Board meeting

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Categories: Red category

CAUTION: This email originated from outside the City of Florence. Maintain caution when opening external links/attachments.

CAUTION: This email originated from outside the City of Florence. Maintain caution when opening external links/attachments.

Greetings,

- Our last two scheduled meetings, have been cancelled by the executive director, without board approval.
- We don't have a chair or vice-chair.
- We haven't had a regular scheduled meeting since June.
- We haven't discussed the 2025 budget.
- We are probably \$200k over budget for 2024.
- We haven't seen reconciled financials since May.
- There are many more serious issues, that need immediate attention.

We need a meeting immediately!!!

Commissioner Porter

Sent from my iPhone

> On Sep 16, 2024, at 12:38 PM, Thomas Porter <TPorter@hafsc.org> wrote:
>
> Greetings,
>
> Why is the meeting cancelled?
>
> Commissioner Porter
>
> Sent from my iPhone
>
>> On Sep 16, 2024, at 8:42 AM, Alphonso Bradley <ABradley@hafsc.org> wrote:
>>

>> The regular meeting of the Housing Authority of Florence Board of Directors scheduled for Tuesday, September 17, 2024 at 10:00am is canceled. I will notify the board of the next meeting date after checking with each board member and determining their availability.

>> Sent from my iPhone

Teresa Ervin

From: Thomas Porter <TPorter@hafsc.org>
Sent: Thursday, September 19, 2024 9:23 AM
To: Teresa Ervin
Subject: Re: Cancelled Board meeting

CAUTION: This email originated from outside the City of Florence. Maintain caution when opening external links/attachments.

CAUTION: This email originated from outside the City of Florence. Maintain caution when opening external links/attachments.

Good morning,

Thank you for your prompt attention, Mayor Ervin.

The situation at the housing authority has reached disturbing heights. I contacted you because I believe I've exhausted all other remedies to compel my fellow commissioners to address the situation(s). Our bylaws state that the board can petition the mayor to remove a commissioner. I realize that statute doesn't necessarily apply here, but as I stated, I believe I've exhausted all remedies.

I ascertain and will forward you emails to support my allegation that the majority of current housing authority commissioners have abandoned their duties, and left the Florence Housing Authority with no guidance or oversight.

Respectfully,
Commissioner Porter

Sent from my iPhone

On Sep 18, 2024, at 3:27 PM, Teresa Ervin <tervin@cityofflorence.com> wrote:

Dear Mr. Porter,

I am acknowledging receipt of your email correspondence with the board and administration of the Housing Authority. I forwarded your original email to our City Attorney. I have included our attorney in this email. I will continue communicating with our attorney.

Sincerely,
Mayor Teresa Myers Ervin

City of Florence
324 W Evans Street
Florence, SC 29501
Phone:843-665-3170

From: Thomas Porter <TPorter@hafsc.org>
Sent: Monday, September 16, 2024 12:51 PM
To: Alphonso Bradley <ABradley@hafsc.org>
Cc: HAFBOC <haf-boc@hafsc.org>
Subject: Cancelled Board meeting

CAUTION: This email originated from outside the City of Florence. Maintain caution when opening external links/attachments.

CAUTION: This email originated from outside the City of Florence. Maintain caution when opening external links/attachments.

Greetings,

- Our last two scheduled meetings, have been cancelled by the executive director, without board approval.
- We don't have a chair or vice-chair.
- We haven't had a regular scheduled meeting since June.
- We haven't discussed the 2025 budget.
- We are probably \$200k over budget for 2024.
- We haven't seen reconciled financials since May.
- There are many more serious issues, that need immediate attention.

We need a meeting immediately!!!

Commissioner Porter

Sent from my iPhone

> On Sep 16, 2024, at 12:38 PM, Thomas Porter <TPorter@hafsc.org> wrote:

>

> Greetings,

>

> Why is the meeting cancelled?

>

> Commissioner Porter

>

> Sent from my iPhone

>

>> On Sep 16, 2024, at 8:42 AM, Alphonso Bradley <ABradley@hafsc.org> wrote:

>>

>> The regular meeting of the Housing Authority of Florence Board of Directors scheduled for Tuesday, September 17, 2024 at 10:00am is canceled. I will notify the board of the next meeting date after checking with each board member and determining their availability.

>> Sent from my iPhone

!CAUTION! : This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Teresa Ervin

From: Thomas Porter <TPorter@hafsc.org>
Sent: Thursday, September 19, 2024 9:26 AM
To: Teresa Ervin
Subject: Fwd: Drastic Situation - PLEASE RESPOND

Follow Up Flag: Flag for follow up
Flag Status: Flagged

CAUTION: This email originated from outside the City of Florence. Maintain caution when opening external links/attachments.

CAUTION: This email originated from outside the City of Florence. Maintain caution when opening external links/attachments.

Sent from my iPhone

Begin forwarded message:

From: Mae Holmes-Lyde <MHolmes-Lyde@hafsc.org>
Date: August 19, 2024 at 6:00:33 PM EDT
To: Thomas Porter <TPorter@hafsc.org>
Cc: HAFBOC <haf-boc@hafsc.org>
Subject: Re: Drastic Situation - PLEASE RESPOND

Received. Thanks, Commissioner Porter for bringing the importance of having the regular scheduled on August 20, 2024.

Sent from my iPhone

Commissioner,
Mae L Holmes-Lyde
Florence Housing Authority

On Aug 19, 2024, at 5:50 PM, Thomas Porter <TPorter@hafsc.org> wrote:

Dear fellow Commissioners,

Our agency is in a drastic situation.

1.) We don't have a chair or vice-chair, thus no direct oversight over the agency or the executive director.

- 2.) We are drastically over budget. We have several of instances of questionable spending.
- 3.) We have an unusually high turnover rate amongst staff in all departments, and multiple law suits against the agency from former employees.
- 4.) We have not addressed the letter from the former HR director, alleging serious misconduct by the current executive director and Ms. Manning.
- 5.) We don't have legal counsel (without the board's authority, the agency and the board's legal representation was separated) and don't have any idea of the status of the agency's legal affairs.

There are a myriad of other serious issues that need to be addressed.

Please respond,
Commissioner Porter

Sent from my iPhone

Teresa Ervin

From: Thomas Porter <TPorter@hafsc.org>
Sent: Thursday, September 19, 2024 9:28 AM
To: Teresa Ervin
Subject: Fwd: Budget issues - Please Respond

Follow Up Flag: Flag for follow up
Flag Status: Flagged

CAUTION: This email originated from outside the City of Florence. Maintain caution when opening external links/attachments.

CAUTION: This email originated from outside the City of Florence. Maintain caution when opening external links/attachments.

Sent from my iPhone

Begin forwarded message:

From: Thomas Porter <TPorter@hafsc.org>
Date: August 12, 2024 at 9:48:19 AM EDT
To: HAFBOC <haf-boc@hafsc.org>
Subject: Budget issues - Please Respond

Greetings fellow Commissioners,

A cursory review of our budget has left me concerned, I believe we are substantially over our budget projections for this year.

If it is as it looks to me, we need to review our budget and expenditures to figure out how we got here.

This issue requires our extreme diligence.

Respectfully,
Commissioner Porter

Sent from my iPhone

Teresa Ervin

From: Thomas Porter <TPorter@hafsc.org>
Sent: Thursday, September 19, 2024 9:29 AM
To: Teresa Ervin
Subject: Fwd: Serious Agency Issues

Follow Up Flag: Flag for follow up
Flag Status: Flagged

CAUTION: This email originated from outside the City of Florence. Maintain caution when opening external links/attachments.

CAUTION: This email originated from outside the City of Florence. Maintain caution when opening external links/attachments.

Sent from my iPhone

Begin forwarded message:

From: Thomas Porter <TPorter@hafsc.org>
Date: July 29, 2024 at 6:27:50 AM EDT
To: HAFBOC <haf-boc@hafsc.org>
Subject: **Serious Agency Issues**

Greetings fellow Commissioners,

As a board, I fear we have lost control of the Housing Authority. There are numerous situations at the Housing Authority, that require immediate attention and oversight. Some of these issues are outlined below.

—HR Issues (1.)The former HR administrator has alleged some extreme impropriety on behalf of the executive director and other upper management staff. 2.)We need to address our recent high turnover rate. 3.)Allegedly, with a number of our recent hires, we violated the selection process.)

—Legal Issues (1.) We need an update on the plethora of open litigation. 2.) The agency and the board's legal counsel has been separated, leaving the board without legal representation.

—Procurement (1.) The agency has made some questionable purchases, recently.

—Budget (1.) We need an immediate budget review to determine the state of the agency's funds. We have veered for off of our planned budget.)

Those are only a sprinkle of the issues that need to be addressed.

Fellow Commissioners, our task and responsibility is governance and oversight of the Housing Authority of Florence, SC. We, the board, hire the executive director to run the day-to-day operations based on

our vision and direction. Oversight of the executive director's performance is one of our main duties. We are failing in our duties. Last week our employee, the executive director, informed us that he didn't see a need for a meeting, even though a majority of commissioners called for a meeting.

I've made numerous attempts in the last few months to address you all, about some serious issues. I received no response, I was actually ostracized by most of you.

I don't know if I even expect a response, at this point. I can say that I put these things on record!

Commissioner Porter

Sent from my iPhone

Teresa Ervin

From: Thomas Porter <TPorter@hafsc.org>
Sent: Thursday, September 19, 2024 9:32 AM
To: Teresa Ervin
Subject: Fwd: Special Board Meetings

Follow Up Flag: Flag for follow up
Flag Status: Flagged

CAUTION: This email originated from outside the City of Florence. Maintain caution when opening external links/attachments.

CAUTION: This email originated from outside the City of Florence. Maintain caution when opening external links/attachments.

Sent from my iPhone

Begin forwarded message:

From: Thomas Porter <TPorter@hafsc.org>
Date: July 23, 2024 at 8:59:39 AM EDT
To: Alphonso Bradley <ABradley@hafsc.org>
Cc: HAFBOC <haf-boc@hafsc.org>
Subject: Re: Special Board Meetings

Executive Director ,

The majority of the board has requested a special call meeting to elect a chair and vice-chair. It is pertinent that fill these positions immediately, so that the board and its members may properly manage its sworn duties.

Commissioner Porter

Sent from my iPhone

On Jul 23, 2024, at 8:26 AM, Alphonso Bradley <ABradley@hafsc.org> wrote:

Commissioners, please see the attached bylaws of the Housing Authority of Florence. Article III of the bylaws dictates how the Board and Executive Director will conduct Board meetings. Section 2 (Regular meetings) states no Board meetings are held in July and December. Section 3 (Special Meetings) states that the Chairperson and/or Executive Director may call a Special meeting of the Authority. In the absence of a Chairman, I am charged with calling Special meetings. Also, at Special meetings, no business shall be considered other than as designated in the call. Since I have not

BYLAWS

HOUSING AUTHORITY OF FLORENCE

ARTICLE 1 - THE AUTHORITY

Section I - Name of Authority

The name of the Authority shall be "Housing Authority of Florence."

Section 2 - Seal of Authority.

The seal of the Authority shall be in the form of a circle and shall bear the name of the Authority and the year of its organization.

Section 3 - Office of Authority

The offices of the Authority shall be at 400 E. Pine Street in the City of Florence, but the Authority may have offices at such other places as the Authority may from time to time designate by resolution.

ARTICLE 11 - OFFICERS

Section I - Officers

The officers of the Authority shall be a Chairperson, Vice Chairperson and a Secretary, who shall be the Executive Director.

Section 2 — Duties -Chairperson

The Chairperson shall preside at all meetings of the Authority. At each meeting, the Chairperson shall submit such recommendations and information as he may consider proper concerning the business, affairs and policies of the Authority. The Chairperson shall preside at all Meetings of the Authority: appoint all Standing Ad Hoc Committees and their members and Chairs; call regular and special meetings of the authority in accordance with these By-laws, and enforce these By-laws and perform all duties incidental to the position of Chairperson as is required by law.

Section 3 Duties-Vice Chairperson

The Vice Chairperson shall perform the duties of Chairperson in the absence or incapacity of the Chairperson; and in case of the resignation or death of the Chairperson, the Vice Chairperson

shall perform such duties as are imposed on the Chairperson until (the next board meeting where a Chairperson will be voted on) such time as the Authority shall appoint a new Chairperson.

Section 4 — Duties- Secretary

The Secretary shall be the Executive Director of the Authority. He / She should keep the records of the Authority, shall act as Secretary of the meetings of the Authority, Record all votes, shall keep a record of the proceedings of the Authority in a journal of proceedings to be kept for such purpose, and shall perform all duties incident to his office. He/ She shall keep in safe custody the seal of the Authority and shall have power to affix such seal to all contracts and instruments authorized to be executed by the Authority. He/ She shall have the care and custody of all funds of the Authority and shall deposit the same in the name of the Authority in such bank or banks as the Authority may select.

The Secretary shall sign all orders and checks for the payment of money and shall pay out and disburse such monies under the direction of the Authority. The Executive Director and/or the Chairperson are authorized to sign voucher checks but not to preclude the Director of Finance or Chief Accountant to countersign voucher checks. All checks require two signatures. He/ She shall keep regular books of accounts showing receipts and expenditures and shall render to the Authority, at each regular meeting (or more often when requested), an account of his transactions and also of the financial condition of his duties as the Authority may determine.

The compensation of the Secretary shall be determined by the Authority, provided that a temporary appointee selected from among the commissioners of the Authority shall serve without compensation (other than the payment of necessary expenses).

Section 5 — Duties- Executive Director

The Secretary shall be the Executive Director of the Authority, shall be appointed by the Authority, and shall have general supervision over the administration of the business and affairs of the Authority, subject to the direction of the Authority. He/ She shall be charged with the management of the housing communities of the Authority. He/ She shall act as "Contracting Officer". The Executive Director shall sign all contracts, deeds and other instruments made by the Authority as "Contracting officer".

Section 6 - Additional Duties

The officers of the Authority shall perform such other duties and functions as may from time to time be required by the Authority or the By-Laws or rules and regulations of the Authority.

Section 7- Conflict of Interest

No Housing Authority Board member shall to, or interest in, the Housing Authority's property or assets. No Commissioner shall, by reason of his or her office, be entitled to receive any salary or unapproved compensation.

Section 8 - Election or Appointment

The Chairperson and Vice Chairperson shall be elected by a simple majority vote at the annual meeting of the Authority in January from among the Commissioners of the Board, and shall hold office for two (2) years or until their successors are elected and qualified.

The Secretary shall be appointed by the Authority. Any person appointed to fill the Office of Secretary, or any vacancy therein, shall have such term, as the Authority fixes, but no Commissioner of the Authority shall be eligible to this office except as a temporary appointee.

Section 9 — Vacancies

Should the offices of Chairperson or Vice-Chairperson become vacant, the Authority shall elect a successor from its membership at the next regular meeting, and such election shall be for the unexpired term of said office. 1. Then the Office of Secretary becomes vacant, the Authority shall appoint a successor, as aforesaid.

Section 10- Additional Personnel

The Authority may from time to time employ such personnel as it deems necessary to exercise its powers, duties, and functions as prescribed by the Housing Authority's Law of South Carolina as amended and all other laws of the State of South Carolina Applicable thereto. The selection and compensation of such personnel (including the Secretary), shall be determined by the Authority subject to the laws of the State of South Carolina.

Section II — Committees

The Chairperson of the Commissioners shall appoint committees and their members, as he/ she may deem necessary from Commissioners of the Authority. Committees shall act only in an advisory capacity and may be terminated by the Chairperson. The Chairperson shall be an ex-officio of all committees.

Failure to attend three (3) consecutive regularly scheduled meetings will constitute just grounds for review (except for a medical condition) of a commissioner's overall participation record and possible recommendation for removal from office.

Section 12 — Working Committees

Each committee and any special purpose committee as the Chairperson may suggest will be composed of three Commissioners and the Chairperson will appoint the Commissioners. These appointments will be made as needed.

- a. Nominations: Proposes to the Board as a whole, Commissioner Candidates for the position of Chairperson, Vice-Chairperson and at least two months prior to the Annual Meeting.
- b. By-Laws: Shall review By-Laws annually to consider changes.

Section 13 — Removal of Commissioners

Failure to attend three (3) consecutive regularly scheduled meetings will constitute just grounds for review (except for a medical condition) of a commissioner's overall participation record and possible recommendation for removal from office.

ARTICLE 111 - MEETINGS

Section 1 Annual Meeting

The annual meeting of the Authority shall be held on the 3rd Tuesday of January at 10:00 am.

Section 2 — Regular Meetings

Regular meetings will be held the 3rd Tuesday of each month at 10:00 am unless a conflict of schedules or a lack of agenda items. Notice of the monthly meetings shall be made by placing a notice on the bulletin board of the Authority's main office and on the Authority's website. There will be No Board of Commissioners meeting held in the months of July and December.

Section 3 — Special Meetings

The Chairperson and/or Executive Director when he/she deems it expedient may call a special meeting of the Authority for the purpose of transacting any business designated in the call. The call for a special meeting may be delivered to each member of the Authority or may be mailed to the business or home address of each member of the Authority at least two days prior to the date of such special meeting. At such special meeting, no business shall be considered other than as designated in the call, but if all of the members of the Authority are present at a special meeting any and all business may be transacted at such special meeting.

Section 4 Quorum

At all meetings of the Authority four board members of the members of the Authority shall constitute a quorum for the purpose of transacting business; provided that a smaller number may meet and adjourn to some other time or until a quorum is obtained.

Section 5 — Order of Business

At the regular meetings of the Authority, the following shall be the order of business:

1. Roll Call/ Call to Order.
2. Reading and Approval of the minutes of the previous meeting.
3. Unfinished Business
4. New Business.
5. Reports of Committees.
6. Report of the Secretary/ Executive Director's Report
7. Adjournment.

All resolutions shall be in writing and shall be copied in a journal of the proceedings of the Authority.

Section 6 — Amendments of the Agenda

The Agenda may be amended by a two-third (2/3/) majority vote of the Board members present at the Regular or Special Meeting.

Section 7 — Manner of Voting

The voting on all questions coming before the Authority shall be by roll call, and the "ayes" and "nays" shall be entered upon the minutes of such meeting, except in the case of elections when the vote may be ballot.

ARTICLE IV - ETHICS

Section 1

All Commissioners of the Housing Authority Board shall act in a professional and ethical manner in carrying out their official duties. They shall be bound by the rules, regulations, and principles of the Authority Code of Ethics as well as the South Carolina State Ethics Law.

Section 2

If the Board of the Housing Authority finds that any Commissioner has violated the Code of Ethics, Professional Conduct or the South Carolina State Ethics Law, the Board of

Commissioners, by resolution, may petition the Mayor for Commissioners removal.

Section 3

All Commissioners shall, on an annual basis at the Annual Board Meeting, pledge themselves to the Housing Authority Code of Ethics and Professional Conduct set for by South Carolina State Ethics Law.

ARTICLE V - AMENDMENTS

Amendments to By-Laws

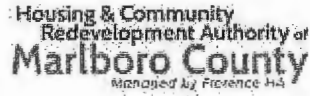
The By-Laws of the Authority shall be amended only with the approval of at least four of the members of the Authority at a Regular or a Special meeting, but no such amendment shall be adopted unless at least seven days written notice thereof has been previously given to all of the members of the Authority.

Board Approved May 2019

received any agenda items from the Board, I see no reason to call a meeting. So there will not be a meeting of the Board of Commissioners on this Wednesday. The next scheduled meeting is Tuesday, August 20, 2024 at 10:00am.



Dr. Alphonso Bradley
Executive Director
e: abradley@hafsc.org
p: 843-519-0659
f: 843-519-0660
m: 843-615-1347



<HAF Bylaws.docx>

Teresa Ervin

From: Thomas Porter <TPorter@hafsc.org>
Sent: Thursday, September 19, 2024 12:08 PM
To: Teresa Ervin
Subject: Fwd: Incident with the executive director

CAUTION: This email originated from outside the City of Florence. Maintain caution when opening external links/attachments.

CAUTION: This email originated from outside the City of Florence. Maintain caution when opening external links/attachments.

Sent from my iPhone

Begin forwarded message:

From: Thomas Porter <TPorter@hafsc.org>
Date: April 29, 2024 at 9:42:14 AM EDT
To: Jerrod Moultrie <JMoultrie@hafsc.org>, HAFBOC <haf-boc@hafsc.org>, Linda Barr Williams <LBarrWilliams@hafsc.org>, Jerrod Moultrie <JMoultrie@hafsc.org>, Calvin Robinson <CRobinson@hafsc.org>, Mae Holmes-Lyde <MHolmes-Lyde@hafsc.org>
Subject: Incident with the executive director

Greetings Commissioners,

It has been a week since the incident occurred where Executive Director Bradley verbally attacked me and berated me about being homeless.

I've reached out to you all, a number of times. I haven't had any response from any commissioner. Furthermore, I haven't heard from any of you since the incident happened; where two other commissioners were present.

Your inaction and non-communication speaks volumes.

Commissioner Porter

Sent from my iPhone

Teresa Ervin

From: Thomas Porter <TPorter@hafsc.org>
Sent: Thursday, September 19, 2024 12:26 PM
To: Teresa Ervin
Subject: Fwd: Building security and employee contact

CAUTION: This email originated from outside the City of Florence. Maintain caution when opening external links/attachments.

CAUTION: This email originated from outside the City of Florence. Maintain caution when opening external links/attachments.

Sent from my iPhone

Begin forwarded message:

From: Mae Holmes-Lyde <MHolmes-Lyde@hafsc.org>
Date: May 17, 2024 at 1:55:22 PM EDT
To: Alphonso Bradley <ABradley@hafsc.org>
Cc: HAFBOC <haf-boc@hafsc.org>, Cheveron Scott <CScott@hafsc.org>, Jennifer Manning <JManning@hafsc.org>
Subject: Re: Building security and employee contact

Read.

Sent from my iPhone

Commissioner,
Mae L Holmes-Lyde
Florence Housing Authority

On May 16, 2024, at 12:53 PM, Alphonso Bradley <ABradley@hafsc.org> wrote:

Commissioners, the Housing Authority of Florence is taking additional measures to ensure safety and security of our workforce environment and to streamline communication between the Board and HAF staff members. So, as of today, no members of the public will be allowed in the building after the close of the business day. The only exceptions are during evening Board meetings or evening programs and events. Commissioners are reminded that you are members of the public unless there is a scheduled Board meeting being held here at the time of your arrival. Additionally, please do not contact Housing Authority employees directly for HAF business information. If you need information from a department please come through me. If you are contacted by an employee directly, please report them to me. Thanks.



Dr. Alphonso Bradley
Executive Director

e: abradley@hafsc.org

p: 843-519-0659

f: 843-519-0660

m: 843-615-1347



Teresa Ervin

From: Thomas Porter <TPorter@hafsc.org>
Sent: Thursday, September 19, 2024 12:29 PM
To: Teresa Ervin
Subject: Fwd: Chair position

CAUTION: This email originated from outside the City of Florence. Maintain caution when opening external links/attachments.

CAUTION: This email originated from outside the City of Florence. Maintain caution when opening external links/attachments.

Sent from my iPhone

Begin forwarded message:

From: Thomas Porter <TPorter@hafsc.org>
Date: July 17, 2024 at 7:40:29 AM EDT
To: Linda Barr Williams <LBarrWilliams@hafsc.org>
Cc: Calvin Robinson <CRobinson@hafsc.org>, Mae Holmes-Lyde <MHolmes-Lyde@hafsc.org>
Subject: Re: Chair position

Fellow Commissioners,

I think we need a special call meeting to elect a chair and vice-chair.

Commissioner Porter

Sent from my iPhone

On Jul 16, 2024, at 6:52 PM, Linda Barr Williams <LBarrWilliams@hafsc.org> wrote:

Received.

Sent from my iPhone

On Jul 16, 2024, at 1:33 PM, Thomas Porter <TPorter@hafsc.org> wrote:

There needs to be a chair in place, to protect the board and sign off on agency business.

We need a chair and vice-chair as soon as possible.

Sent from my iPhone

On Jul 16, 2024, at 12:38 PM, Linda Barr Williams <LBarrWilliams@hafsc.org> wrote:

I don't think nobody yet!

Sent from my iPhone

On Jul 16, 2024, at 11:31 AM, Thomas Porter <TPorter@hafsc.org> wrote:

Fellow commissioners,

With the seat of Commissioner Moultrie having been vacated, who is currently serving as chair of the housing authority board?

Respectfully,
Commissioner Porter

Sent from my iPhone

Teresa Ervin

From: Thomas Porter <TPorter@hafsc.org>
Sent: Thursday, September 19, 2024 12:35 PM
To: Teresa Ervin
Subject: Fwd: Attorney Scott's auto accident information

CAUTION: This email originated from outside the City of Florence. Maintain caution when opening external links/attachments.

CAUTION: This email originated from outside the City of Florence. Maintain caution when opening external links/attachments.

Sent from my iPhone

Begin forwarded message:

From: Alphonso Bradley <ABradley@hafsc.org>
Date: August 9, 2024 at 3:49:25 PM EDT
To: Thomas Porter <TPorter@hafsc.org>
Cc: HAFBOC <haf-boc@hafsc.org>
Subject: RE: Attorney Scott's auto accident information

Okay. Thanks.

Dr. Alphonso Bradley
Executive Director
e: abradley@hafsc.org
p: 843-519-0659
f: 843-519-0660
m: 843-615-1347

-----Original Message-----

From: Thomas Porter <TPorter@hafsc.org>
Sent: Friday, August 9, 2024 2:42 PM
To: Alphonso Bradley <ABradley@hafsc.org>
Cc: HAFBOC <haf-boc@hafsc.org>
Subject: Re: Attorney Scott's auto accident information

The board will discuss and let you know how we want to proceed!

Sent from my iPhone

On Aug 9, 2024, at 2:33 PM, Alphonso Bradley <ABradley@hafsc.org> wrote:

If no one wants to view documents / ask questions now then I will place the item on the agenda for executive session on the August 20, 2024 meeting.

Sent from my iPhone

On Aug 9, 2024, at 2:27 PM, Thomas Porter <TPorter@hafsc.org> wrote:

Mr. Bradley,

This is an issue that you need to address the entire board about. If we can't get the information forthright, the board may have to add it to the agenda of the next scheduled meeting.

Commissioner Porter

Sent from my iPhone

On Aug 9, 2024, at 2:13 PM, Alphonso Bradley <ABradley@hafsc.org> wrote:

Mr. Porter what you are requesting involves personal information

and others not employed by the Housing Authority has personal

information in the documents. So I can't share online. What you are

asking for is available and wouldn't take much time to show. I'm

willing to meet with any board member at the time of your choosing.

Ms. Lyde if you would like to view the documents and ask me

questions about this I can show you and answer your questions. I

just want to stop the spreading of false information and this will

happen as soon as a board member views the documents and allows me

to answer the questions presented in the email Sent from my iPhone

On Aug 9, 2024, at
1:55 PM, Thomas
Porter
<TPorter@hafsc.org>
wrote:

Greetings All,

As this has been an ongoing request for official information concerning this event, I think this issue should be addressed in an official forum.

So we can determine if we need to escalate our inquiry into an investigation, via an agenda item at our next scheduled meeting, Director Bradley please provide any official information/documentation that you may have, concerning the incident in question, in this email thread.

Furthermore, I am not comfortable meeting with Director Bradley in any quasi formal setting. The last time I attended a "work session" with Director Bradley, he verbally attacked and berated me, while standing over me menacingly. Commissioners Moultrie and Williams were witnesses, with Commissioner Williams having to escort Director Bradley to his office to cool down. I've attempted to address this disturbing issue with the board numerous times, I was met with silence from the board. I will not leave myself vulnerable to that kind of attack again.

Respectfully,
Commissioner Porter

Sent from my iPhone

On Aug 9, 2024, at
11:40 AM, Alphonso
Bradley
<ABradley@hafsc.org>

wrote I'm willing to
meet today or this
weekend if needed. Just
let me know. Thanks.

Dr. Alphonso Bradley
Executive Director
e: abradley@hafsc.org
p: 843-519-0659
f: 843-519-0660
m: 843-615-1347

-----Original Message-----

-
From: Mae Holmes-
Lyde <MHolmes-
Lyde@hafsc.org>

Sent: Friday, August 9,
2024 11:35 AM

To: Alphonso Bradley
<ABradley@hafsc.org>

Cc: Thomas Porter
<TPorter@hafsc.org>;
HAFBOC <haf-
boc@hafsc.org>

Subject: Re: Attorney
Scott's auto accident
information

Good morning to
Everyone,

Received and read the
entire thread.

I am available to meet
at any time.

Please keep me
informed.

Best Regards,

Sent from my iPhone

Commissioner,
Mae L Holmes-Lyde on
one
Florence Housing
Authority

O
n
A
u
g
9
,
2
0
2
4
,
a
t
1
0
:
2
7

A
M
,
A
l
p
h
o
n
s
o
B
r

a
d
l
e
y
<
A
B
r
a
d
l
e
y
@
h
a
f
s
c
.
o
r
g
>
w
r
o
t
e
:

Let's
meet at
the
office
so I can
answer
any
questio
ns you
may
have
and
show
you any
docum
ents
you
would
like to
see.

Dr.
Alphon
so
Bradley

Executi
ve
Directo
r

e:
abradle
y@hafs
c.org

p: 843-
519-
0659

f: 843-
519-
0660

m: 843-
615-
1347

Original
Messag
e-----

From:
Thomas
Porter
<TPorte
r@hafs
c.org>

Sent:
Friday,
August
9, 2024
10:06
AM

To:
Alphon
so
Bradley

<ABradley@hafsc.org>

Cc:
HAFBO
C <haf-boc@hafsc.org>

Subject:
Attorney
Scott's
auto
accident
information

Greetings
director
,

Below
is an
email
that I
sent to
my
fellow
commissioners.
I am
now
asking
you to
bring
some
clarity
to
these
serious
issues.

Thank
you,

Commi
ssioner
Porter

Sent
from
my
iPhone

Begin
forward
ed

O
n
A
u
g
5
,
2
0
2
4
,
a
t
1
2
:
5
8

P
M
,
T
h
o
m
a
s
P
o
r
t
e
r
<
T

P
o
r
t
e
r
@
h
a
f
s
c
.
o
r
g
>
w
r
o
t
e
:

G
r
e
e
t
i
n
g
s
f
e
l
l
o
w
C
o
m
m
i
s
s
i
o
n
e
r

s
,
H
a
v
e
a
n
y
o
f
y
o
u
r
e
c
e
i
v
e
d
t
h
e
p
o
l
i
c
e
r
e
p
o
r
t
f
r
o
m
A
t
t
o
r
n
e
y
S
c

o
t
,
s
a
c
c
i
d
e
n
t
i
n
a
h
o
u
s
i
n
g
a
u
t
h
o
r
i
t
y
v
e
h
i
c
l
e
?

W
e
r
e
t
h
e
r
e
a
n

y
o
t
h
e
r
v
e
h
i
c
l
e
s
i
n
v
o
l
v
e
d
i
n
t
h
e
a
c
c
i
d
e
n
t
?
M
i
g
h
t
t
h
e
H
A
F
b
e
v
u
l

n
e
r
a
b
l
e
t
o
l
i
t
i
g
a
t
i
o
n
c
o
n
c
e
r
n
i
n
g
t
h
i
s
a
c
c
i
d
e
n
t
?

l
,
v
e
s
e
n
s

o
m
e
p
i
c
t
u
r
e
s
t
h
a
t
w
e
r
e
s
u
p
p
o
s
e
d
l
y
o
f
t
h
e
v
e
h
i
c
l
e
,
p
o
s
t
a
c
c
i
d
e

n
t
,
o
n
e
e
s
p
e
c
i
a
l
l
y
d
i
s
t
u
r
b
i
n
g
t
h
a
t
f
e
a
t
u
r
e
d
a
l
i
q
u
o
r
b
o
t
t
l
e
.

W
h
a
t
i
s
t
h
e
f
u
l
l
p
o
s
t
-
a
c
c
i
d
e
n
t
p
r
o
c
e
s
s
t
h
a
t
w
a
s
d
o
n
e
?

T
h
i
s

i
s
a
s
e
r
i
o
u
s
i
s
s
u
e!
I
t
i
s
o
u
r
a
s
s
i
g
n
m
e
n
t
t
o
o
v
e
r
s
e
e
a
n
d
p
r
o
t
e
c
t

t
h
e
a
g
e
n
c
y
.

P
l
e
a
s
e
r
e
s
p
o
n
d
.

S
i
n
c
e
r
e
l
y
;
C
o
m
m
i
s
s
i
o
n
e
r
p
o

r
t
e
r

S
e
n
t
f
r
o
m
m
y
i
p
h
o
n
e

Teresa Ervin

From: Thomas Porter <TPorter@hafsc.org>
Sent: Thursday, September 19, 2024 12:56 PM
To: Teresa Ervin
Subject: Screenshot 2024-09-19 at 12.53.40 PM

CAUTION: This email originated from outside the City of Florence. Maintain caution when opening external links/attachments.

CAUTION: This email originated from outside the City of Florence. Maintain caution when opening external links/attachments.

July 8, 2024

Casey Morris


Florence, SC 29505

Dr. Alphonso Bradley
Housing Authority of Florence
2640 W. Palmetto St.
Florence, SC 29501

Dear Dr. Alphonso Bradley,

I hope this letter finds you well. It is with profound disappointment uphold my professional ethics that I am writing to formally announce my resignation from my current position as HR Administrator at the Housing Authority of Florence today, July 18, 2024.

Over the past 9 months and 14 days, I have endeavored to contribute to the Housing Authority of Florence to the best of my abilities. However, my time here has been marred by an environment of and egregious unethical behavior within the company that I can no longer overlook or endure. I have been forced to witness and endure actions that violate basic ethical standards.

Throughout my tenure, I have witnessed and been subjected to actions that stand in sharp contrast with the values and ethical standards that I hold dear. This toxic work environment that has made it increasingly difficult for me to continue to work and maintain my professional integrity.

Moreover, I must address the conduct of both my immediate supervisors

Sent from my iPhone

Teresa Ervin

From: Thomas Porter <TPorter@hafsc.org>
Sent: Thursday, September 19, 2024 1:16 PM
To: Teresa Ervin
Subject: Excerpt from Executive Director Friday Report

CAUTION: This email originated from outside the City of Florence. Maintain caution when opening external links/attachments.

CAUTION: This email originated from outside the City of Florence. Maintain caution when opening external links/attachments.

Greetings Mayor Ervin,

Below is an excerpt from the Housing Authority Executive Director's Friday Report.
The highlighted line refers to the Executive Director meeting with "Bryan Braddock", regarding the "Timmonsville Project".

Is it referring to City Councilman Braddock?

If so, are you familiar with the "Timmonsville Project"?

Wednesday, July 10, 2024

Meeting Jennifer

Meeting Attorney Scott (Pending

**Meeting Bryan Braddock and dev
(Timmonsville Project)**

Reviewed master vehicle list

Thursday, July 11, 2024

Meeting with City of Florence

Sent from my iPhone

Teresa Ervin

From: Thomas Porter <TPorter@hafsc.org>
Sent: Tuesday, October 1, 2024 2:47 PM
To: HAFBOC
Subject: Approval of budget, today, violated our bylaws - Please see section 4

CAUTION: This email originated from outside the City of Florence. Maintain caution when opening external links/attachments.

CAUTION: This email originated from outside the City of Florence. Maintain caution when opening external links/attachments.

Fellow Commissioners,

According to our bylaws, 4 commissioners constitute a quorum.

Was there a quorum in place when the motion to approve the budget was put forth and seconded, as well as voted on and passed?

The relevant section of the bylaws is below.

“ARTICLE 111 - MEETINGS

Section 1 Annual Meeting

The annual meeting of the Authority shall be held on the 3rd Tuesday of January at 10:00 am.

Section 2 — Regular Meetings

Regular meetings will be held the 3rd Tuesday of each month at 10:00 am unless a conflict of schedules or a lack of agenda items. Notice of the monthly meetings shall be made by placing a notice on the bulletin board of the Authority's main office and on the Authority's website. There will be No Board of Commissioners meeting held in the months of July and December.

Section 3 — Special Meetings

The Chairperson and/or Executive Director when he/she deems it expedient may call a special meeting of the Authority for the purpose of transacting any business designated in the call. The call for a special meeting may be delivered to each member of the Authority or may be mailed to the business or home address of each member of the Authority at least two days prior to the date of such special meeting. At such special meeting, no business shall be considered other than as designated in the call, but if all of the members of the Authority are present at a special meeting any and all business may be transacted at such special meeting.

Section 4 Quorum

At all meetings of the Authority four board members of the members of the Authority shall constitute a quorum for the purpose of transacting business; provided that a smaller number may meet and adjourn to some other time or until a quorum is obtained.”

Please respond,

Commissioner Porter
Sent from my iPad

Teresa Ervin

From: Thomas Porter <TPorter@hafsc.org>
Sent: Tuesday, October 1, 2024 7:38 PM
To: Teresa Ervin
Subject: Fwd: Violation of bylaws by electing chair and vice-chair today

Follow Up Flag: Flag for follow up
Flag Status: Flagged

CAUTION: This email originated from outside the City of Florence. Maintain caution when opening external links/attachments.

CAUTION: This email originated from outside the City of Florence. Maintain caution when opening external links/attachments.

Sent from my iPhone

Begin forwarded message:

From: Thomas Porter <TPorter@hafsc.org>
Date: October 1, 2024 at 7:36:20 PM EDT
To: HAFBOC <haf-boc@hafsc.org>
Subject: Violation of bylaws by electing chair and vice-chair today

Fellow Commissioners,

As I stated in our special call meeting earlier today, our bylaws state (Article II, Section 9) that in the event of a vacancy we are to elect a chair and/or vice-chair at the next regularly scheduled meeting.

“Section 9 — Vacancies

Should the offices of Chairperson or Vice-Chairperson become vacant, the Authority shall elect a successor from its membership at the next regular meeting, and such election shall be for the unexpired term of said office. 1. Then the Office of Secretary becomes vacant, the Authority shall appoint a successor, as aforesaid“

Our last two regular meetings were canceled by the executive director without any board consultation. I expressed the seriousness of us needing a meeting, to elect officers, and discuss the 2025 budget, as well as address other serious issues plaguing the Housing Authority of Florence. My pleadings went unanswered.

The executive director, who canceled our last two regular meetings, called a special meeting for October 1st, 2024 to elect officers and approve the 2025 budget (the budget has to be submitted to HUD on

October 1st, 2024, and this meeting is the first budget meeting that we have had). As the board has to approve the budget, and the chair has to sign off on it, the executive director saw it prudent to “allow us” to finally have a meeting.

Fellow commissioners, I’ve attempted to address our lack of oversight numerous times, and it’s fell on deaf ears. At this point, it has surpassed lack of oversight, and is leaning towards intentional mismanagement of the Housing Authority of Florence.

Thank you,
Commissioner Porter

Sent from my iPhone

On Oct 1, 2024, at 2:46 PM, Thomas Porter <TPorter@hafsc.org> wrote:

Fellow Commissioners,

According to our bylaws, 4 commissioners constitute a quorum.

Was there a quorum in place when the motion to approve the budget was put forth and seconded, as well as voted on and passed?

The relevant section of the bylaws is below.

“ARTICLE 111 - MEETINGS

Section 1 Annual Meeting

The annual meeting of the Authority shall be held on the 3rd Tuesday of January at 10:00 am.

Section 2 — Regular Meetings

Regular meetings will be held the 3rd Tuesday of each month at 10:00 am unless a conflict of schedules or a lack of agenda items. Notice of the monthly meetings shall be made by placing a notice on the bulletin board of the Authority's main office and on the Authority's website. There will be No Board of Commissioners meeting held in the months of July and December.

Section 3 — Special Meetings

The Chairperson and/or Executive Director when he/she deems it expedient may call a special meeting of the Authority for the purpose of transacting any business designated in the call. The call for a special meeting may be delivered to each member of the Authority or may be mailed to the business or home address of each member of the Authority at least two days prior to the date of such special meeting. At such special meeting, no business shall be considered other than as designated in the call, but if all of the members of the Authority are present at a special meeting any and all business may be transacted at such special meeting.

Section 4 Quorum

At all meetings of the Authority four board members of the members of the Authority shall constitute a quorum for the purpose of transacting business; provided that a smaller number may meet and adjourn to some other time or until a quorum is obtained.”

Please respond,
Commissioner Porter
Sent from my iPad

Teresa Ervin

From: Thomas Porter <TPorter@hafsc.org>
Sent: Tuesday, October 1, 2024 9:43 PM
To: Teresa Ervin
Subject: Fwd: Approval of budget, today, violated our bylaws - Please see section 4

Follow Up Flag: Flag for follow up
Flag Status: Flagged

CAUTION: This email originated from outside the City of Florence. Maintain caution when opening external links/attachments.

CAUTION: This email originated from outside the City of Florence. Maintain caution when opening external links/attachments.

Sent from my iPhone

Begin forwarded message:

From: Mae Holmes-Lyde <MHolmes-Lyde@hafsc.org>
Date: October 1, 2024 at 5:52:24 PM EDT
To: Thomas Porter <TPorter@hafsc.org>
Cc: HAFBOC <haf-boc@hafsc.org>
Subject: Re: Approval of budget, today, violated our bylaws - Please see section 4

Commissioner Porter,

Thank you for providing the By-Laws pertaining to the above Subject.

The answer to your question(s) is "NO".

The Commissioners present on the Zoom when the motion was placed, seconded, voted on and passed were Commissioners Linda Barr-Williams, Commissioner Wanda Vereen and myself, Commissioner Mae Holmes-Lyde.

2-1

Three (3) do not constitute a Quorum.

Respectfully,

Sent from my iPhone

Commissioner,
Mae L Holmes-Lyde
Florence Housing Authority

FLORENCE CITY COUNCIL MEETING

DATE: October 14, 2024

AGENDA ITEM: Request to consider the abandonment of unopened right-of-way located between 913 and 1003 Chestnut Street, identified as Florence County Tax Map Numbers 90063-01-011 and 90063-01-010.

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

An Ordinance for the abandonment of an unopened and undeveloped right-of-way between 913 and 1003 Chestnut Street.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

On September 10, 2024 the City of Florence Planning Commission held a public hearing on this matter and voted unanimously, 6-0, to recommend the right-of-way abandonment to City Council.

III. POINTS TO CONSIDER:

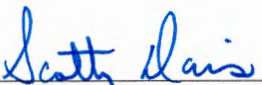
- (1) The request is being considered for first reading.
- (2) The request was made by a representative of the owner of 1003 Chestnut Street upon the discovery of the unopened right-of-way during the standard property research.
- (3) Only the portion of undeveloped and unopened right-of-way between 913 and 1003 Chestnut Street is being proposed for abandonment.
- (4) The approximately 80 feet wide, 192 feet long right-of-way appears to have been designated as Washington Avenue on the 1943 site plan for the Colonial Gardens development but was never developed.
- (5) The right-of-way is labeled as Hancock Drive on the survey of the property.
- (6) If the right-of-way is abandoned by the City, the property may be combined with the adjacent parcels through the plat approval process and the recording of a quit claim deed.

IV. PERSONAL NOTES:

V. ATTACHMENTS:

- A. Ordinance
- B. Vicinity Map
- C. Location Map
- D. 1943 Site Plan
- E. Survey
- F. Illustration


Jerry B. Dudley
Planning Director


Scotty Davis
City Manager

ORDINANCE NO. 2024-_____

AN ORDINANCE TO ABANDON INTEREST IN THE RIGHT-OF-WAY LOCATED BETWEEN 913 AND 1003 CHESTNUT STREET, IDENTIFIED AS FLORENCE COUNTY TAX MAP NUMBERS 90063-01-011 AND 90063-01-010.

WHEREAS, a request has been made for the City to abandon any interest in the unopened and undeveloped portion of the right-of-way between Florence County Tax Map Numbers 90063-01-011 and 90063-01-010, and;

WHEREAS, a Public Hearing was held in the City Center Council Chambers on September 10, 2024 at 6:00 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, a public notice was published three times in the Morning News prior to the October 14, 2024 City Council meeting as required by City Code Section 2-28(b) and adjacent property owners were notified;

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 the City of Florence abandons any interest in the portion of right-of-way so described, which will convey to the abutting property owners after the necessary legal documents have been properly executed.
2. That this Ordinance shall become effective seven days upon its approval and adoption by the City Council of the City of Florence.

EXECUTED ON ONE (1) ADDITIONAL PAGE

ADOPTED THIS _____ DAY OF _____, 2024

Approved as to form:

Benjamin T. Zeigler
City Attorney

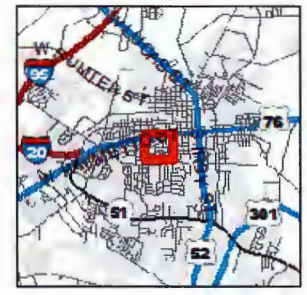
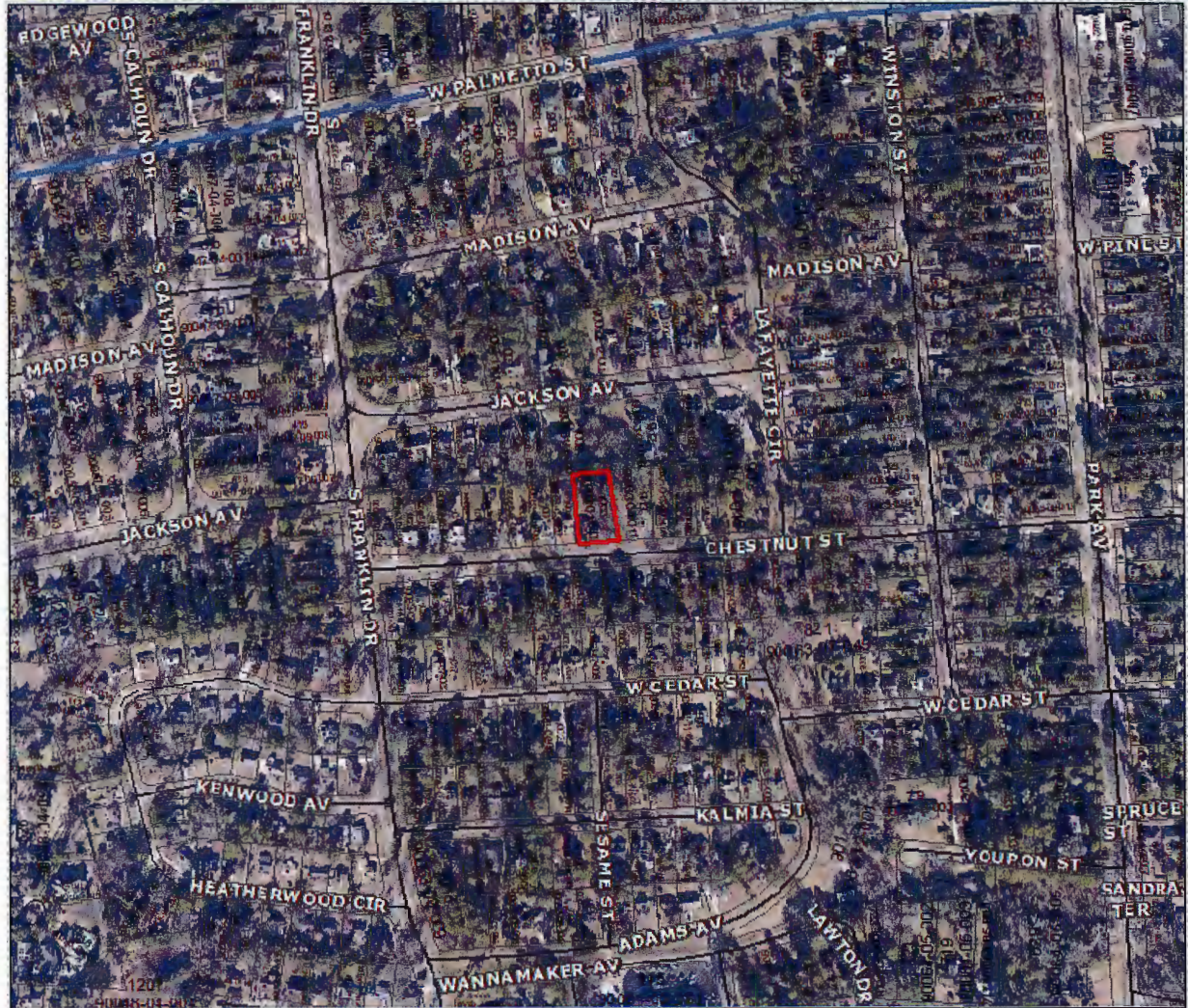
Lethonia Barnes
Mayor

Attest:

Casey C. Moore
Municipal Clerk

PC 2024-16

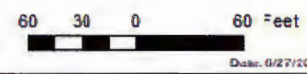
Vicinity Map - 1003 Chestnut Street



- Legend**
- Parcels
 - Proposed Parcel



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.





PC 2024-16

Location Map - 1003 Chestnut Street

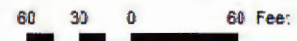


Legend

-  Parcels
-  Proposed Parcel



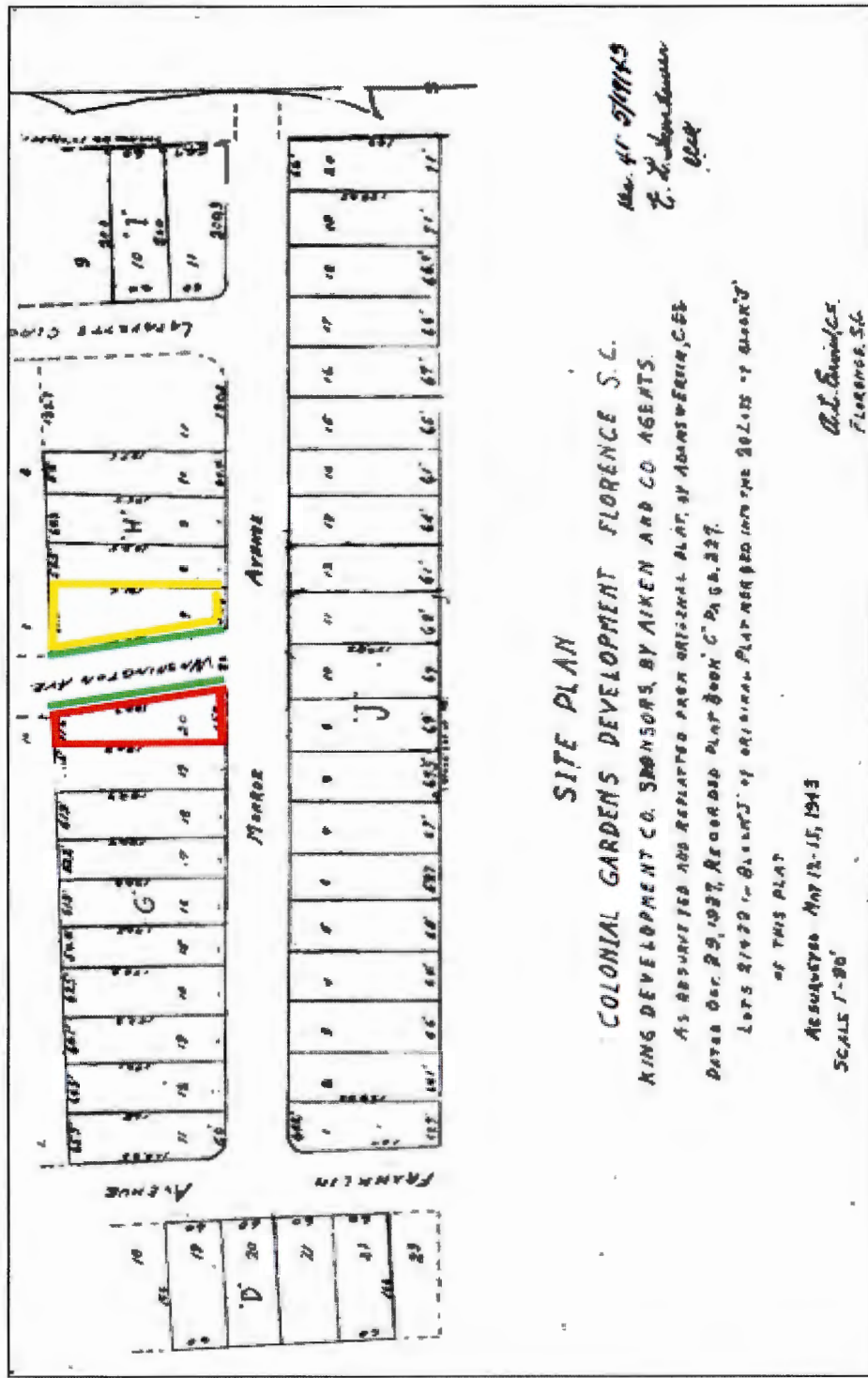
DISCLAIMER:
The City of Florence Department of Planning, Research, and Development data represented on this map is the product of compilation, as produced by others. It is provided for informational purposes only and the city of Florence makes no representation as to its accuracy. Its use without field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

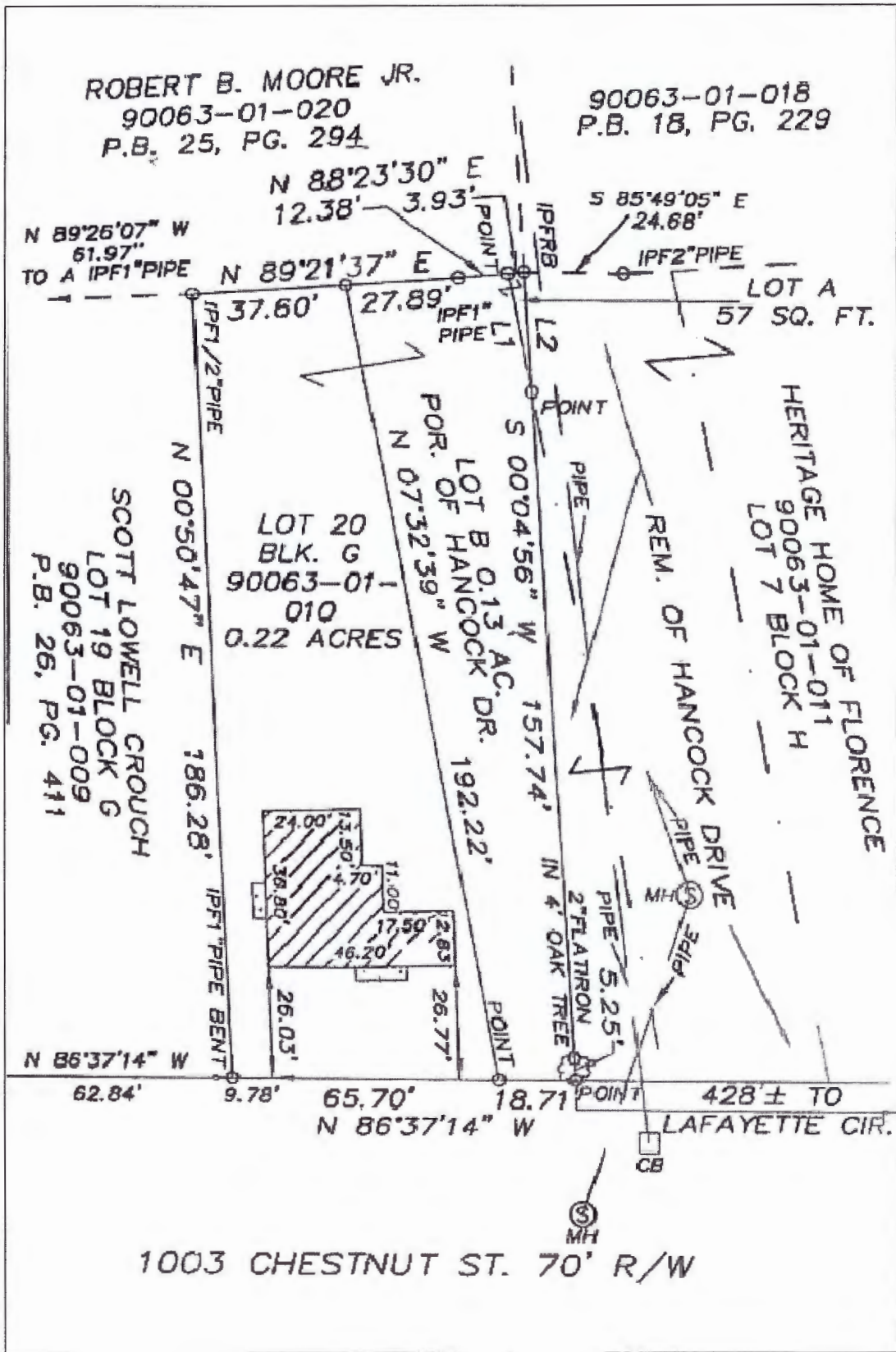


Scale: 1/2" = 200'

Attachment D: 1943 Site Plan

Yellow = 913 Chestnut Street, Red = 1003 Chestnut Street, Green = unopened ROW





Attachment F: Illustration

Yellow = 913 Chestnut Street, Red = 1003 Chestnut Street, Green = unopened ROW



FLORENCE CITY COUNCIL MEETING

DATE: October 14, 2024

AGENDA ITEM: Ordinance to Rezone from PD to NC-6.3 the four parcels located at the intersection of East Pine Street, South Church Street, and Barringer Street, TMNs 90103-01-002, 90103-01-003, 90103-01-004, and 90103-01-005.

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

A request to rezone from Planned Development (PD) to Neighborhood Conservation-6.3 (NC-6.3) the four parcels located at the intersection of East Pine Street, South Church Street, and Barringer Street, said properties being specifically designated in the Florence County Tax Records as Tax Map Numbers 90103-01-002, 90103-01-003, 90103-01-004, and 90103-01-005. The request is being made by the property owner, Park Sang Chong.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

On September 10, 2024, the City of Florence Planning Commission held a public hearing regarding the rezoning of these parcels and voted unanimously (7-0) to approve the rezoning request.

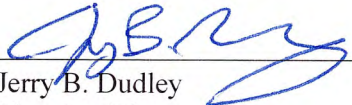
III. POINTS TO CONSIDER:

- (1) The 0.81 acre area is a triangle defined by East Pine Street on the south, South Church Street on the east, and Barringer Street on the west and consisting of four individual parcels.
- (2) The lots were zoned Planned Development District under the former zoning map of 2008, but no record of the standards for the PDD has been located.
- (3) Section 6-21.7.12 of the *Unified Development Ordinance* requires within 14 days, City Council shall:
 - a. Approve the zone change by ordinance;
 - b. Approve the zone change by ordinance with modifications;
 - c. Deny the zone change; or
 - d. Refer the zone change back to the Planning Commission, the Director, to a committee of Council, or an ad hoc committee for further consideration.

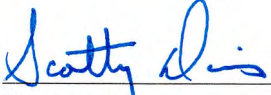
IV. PERSONAL NOTES:

V. ATTACHMENTS:

- A) Ordinance
- B) Location Map
- C) Zoning Map
- D) Future Land Use Map



Jerry B. Dudley
Planning Director



Scotty Davis
City Manager

ORDINANCE NO. 2024-_____

AN ORDINANCE TO REZONE FOUR LOTS IDENTIFIED BY TAX MAP NUMBERS 90103-01-002, 90103-01-003, 90103-01-004, and 90103-01-005 FROM PLANNED DEVELOPMENT ZONING DISTRICT TO NEIGHBORHOOD CONSERVATION-6.3 ZONING DISTRICT:

WHEREAS, a Public Hearing was held in City Council Chambers on September 10, 2024 at 6:00 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, Palmetto Reserves LLC, on behalf of the owner, Park Sang Chong, made application to rezone from the Planned Development to Neighborhood Conservation-6.3 Zoning District;

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 properties to Neighborhood Conservation-6.3;
- 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 _____ DAY OF _____, 2024

Approved as to form:

Benjamin T. Zeigler,
City Attorney

Lethonia Barnes,
Mayor

Attest:

Casey C. Moore,
Municipal Clerk

PC 2024-22

Location Map - E. Pine, S. Church, and Barringer Streets



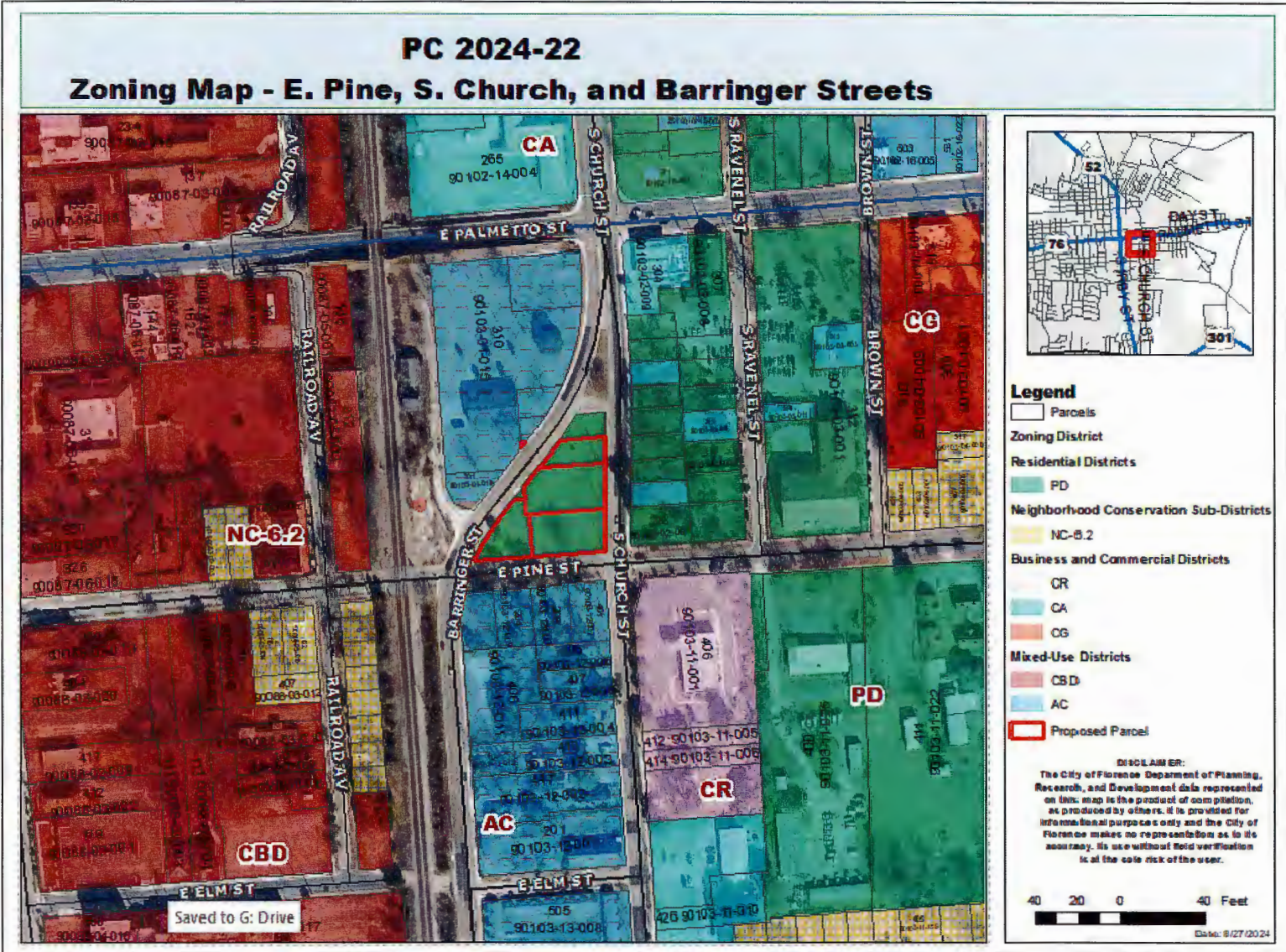
- Legend**
- Parcels
 - Proposed Parcel

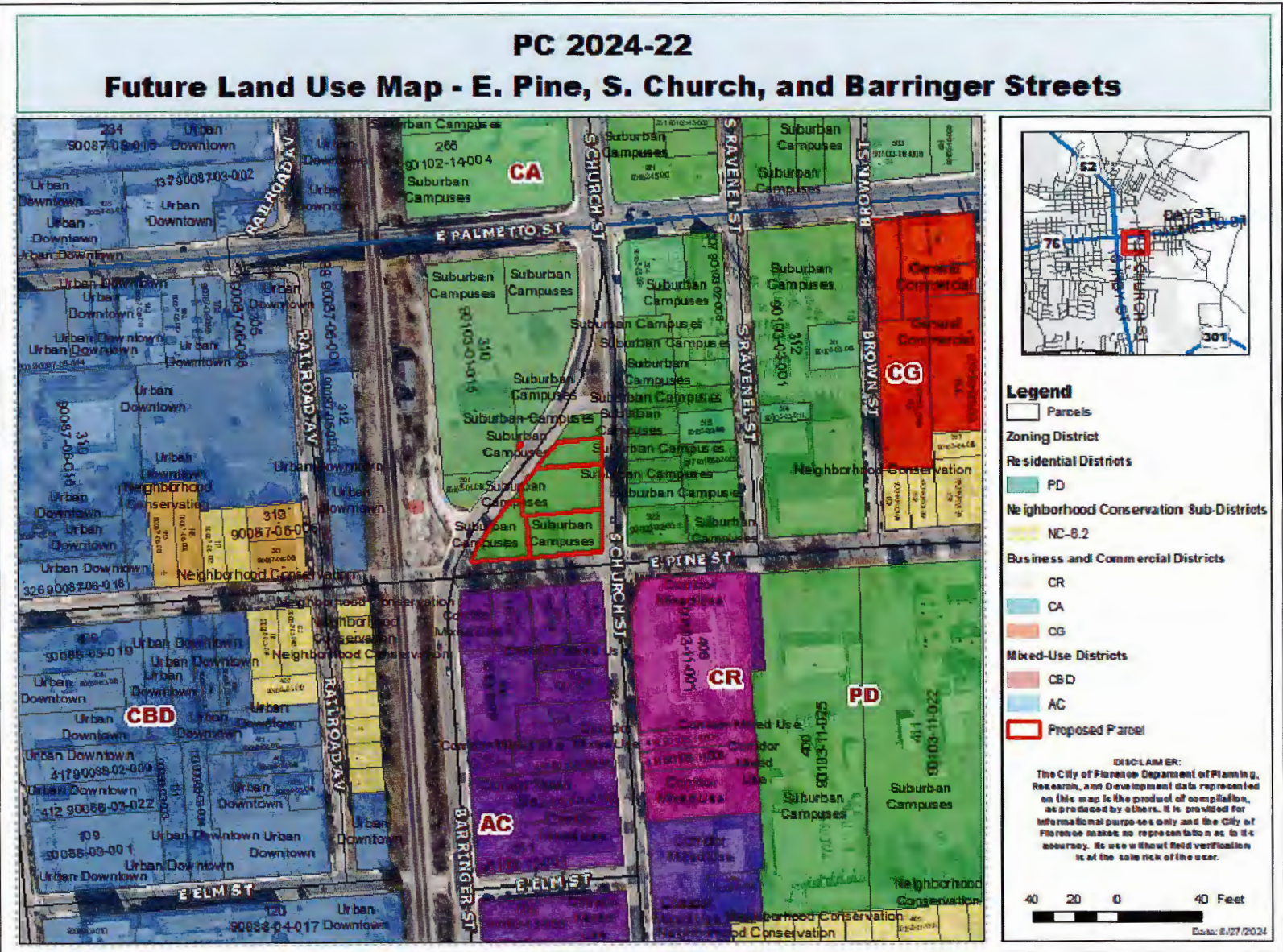


DISCLAIMER:
The City of Florence Department of Planning, Research, and Development data represented on this map is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Florence makes no representation as to its accuracy. Its use without field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



City of Florence, SC 29501





FLORENCE CITY COUNCIL MEETING

DATE: October 14, 2024

AGENDA ITEM: An Ordinance to annex and zone Commercial General (CG) 551 and 597 West Lucas Street, TMNs 90070-01-025 and 90070-01-028.

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to annex properties located at 551 and 597 West Lucas Street, Tax Map Numbers 90070-01-025 and 90070-01-028, into the City of Florence and assign them the zoning designation of Commercial General (CG). The request is being made by the property owner.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

On September 10, 2024, the City of Florence Planning Commission held a public hearing on this matter and voted unanimously, 7-0, to recommend the zoning district of Commercial General.

III. POINTS TO CONSIDER:


- (1) City water and sewer services are currently available; there is no cost to extend utilities.
- (2) A Public Hearing for zoning was held at the September 10, 2024 Planning Commission meeting.
- (3) City staff recommends annexation and concurs with Planning Commission's recommendation to zone the property Commercial General.

IV. PERSONAL NOTES:

V. ATTACHMENTS:

- (1) Ordinance
- (2) Vicinity Map
- (3) Annexation Petition


Jerry B. Dudley
Planning Director


Scotty Davis
City Manager

ORDINANCE NO. 2024 - _____

**AN ORDINANCE TO ANNEX AND ZONE COMMERCIAL GENERAL
551 AND 597 WEST LUCAS STREET, TMN 90070-01-028 and 90070-01-025.**

WHEREAS, a Public Hearing was held in the Council Chambers on September 10, 2024 at 6:00 P.M. before the City of Florence Planning Commission, and notice of said hearing was duly given;

WHEREAS, application by Norwood and Norwood LLC, owner of TMNs 90070-01-025 and 90070-01-028, was presented requesting an amendment to the City of Florence Zoning Atlas that the aforesaid property be incorporated into the City limits of the City of Florence under the provisions of Section 5-3-150(3) of the 1976 Code of Laws of South Carolina and given the zoning district classification of **CG**:

The property requesting annexation is shown more specifically on Florence County Tax Map 90070, block 01, parcels 025 (0.593924 acre) and 028 (0.885494 acre).

Any portions of public rights-of-way abutting the property described above will be included in the annexation.

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 annexing into the City Limits of the City of Florence the aforesaid property and amending the Zoning Atlas to the aforesaid zoning classifications.
2. That this Ordinance shall become effective in 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 _____ DAY OF _____, 2024

Approved as to form:

Benjamin T. Zeigler,
City Attorney

Lethonia Barnes,
Mayor

Attest:

Casey C. Moore,
Municipal Clerk

PC 2024-23
Vicinity Map - 551 & 597 W. Lucas St.

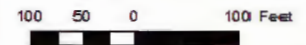


Legend

-  City Limits
-  Parcels
-  Proposed Parcel



DISCLAIMER:
 The City of Florence Department of Planning, Research, and Development data represented on this map is the product of compilation, as provided 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.



Date: 6/27/2024

STATE OF SOUTH CAROLINA)

PETITION FOR ANNEXATION

COUNTY OF FLORENCE)

Petition requesting Florence City Council to enact an Ordinance annexing the area described below, that area being the same property as shown by the map prepared by the City of Florence Planning, Research, and Development Department, attached and incorporated by reference herein:

The undersigned freeholder property owner(s) hereby respectfully certifies, petitions, and requests of the City Council of Florence as follows:

1. The petitioners are the sole owner(s) of real estate in the County of Florence, State of South Carolina which property lies adjacent and contiguous to the corporate limits of the City of Florence.
2. That the petitioner(s) desires to annex the property more particularly described below:
 Florence County Tax Map Number: 90070-01-028
90070-01-025
3. Annexation is being sought for the following purposes:
City services
4. That the petitioner(s) request that the City Council of Florence annex the above described property in accordance with subsection 31 of 5-3-150(3) of the Code of Laws of South Carolina for 1976, such section allowing the annexation of an area without the necessity of an election and referendum.

To the Petitioner: The following information needs to be completed for submittal to the City of Florence and other government agencies for records prior to and after annexation.

Total Residents	<u>0</u>	Race	<u>0</u>
Total 18 and Over	<u>0</u>	Total Registered to Vote	<u>0</u>

APPLICANT (S) (Please print or type):

Name(s): Norwood & Norwood LLC

Address: 140 W Evans St Suite 203

Telephone Numbers: 843-229-9395 [work] _____ [home]

Email Address: tnorwood@tnprop.com

Signature [Handwritten Signature] Date 8-12-2024

Certification as to ownership on the date of petition:	FOR OFFICAL USE ONLY
Date <u>8/15/24</u>	<u>AJ</u>

FLORENCE CITY COUNCIL MEETING

DATE: October 14, 2024

AGENDA ITEM: An Ordinance to amend Article I of Chapter 8 of the City of Florence Code of Ordinances to add provisions related to open burning and to amend Article I, Chapter 10 of said city code to add provisions relating to nuisance smoke and other matters related thereto.

DEPARTMENT/DIVISION: City of Florence Fire Department

I. ISSUE UNDER CONSIDERATION:

An Ordinance to amend Article I of Chapter 8 of the City of Florence Code of Ordinances to add provisions related to open burning and to amend Article I, Chapter 10 of said city code to add provisions relating to nuisance smoke and other matters related thereto.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

1. No previous action has been taken regarding this matter.

III. POINTS TO CONSIDER:

1. Open burning in urban areas is known to cause the loss of life and property through the accidental spread from the fire.
2. Open burning reduces air quality through the release of harmful chemicals in particulate matter that affect human health and the environment.
3. City staff has reviewed open burning policies in other jurisdictions and has created the attached amendment for consideration. This ordinance is designed to reduce the loss of life and property, protect the health and well-being of the community.

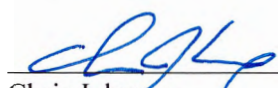
IV. OPTIONS:

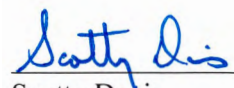
City Council may:

1. Approve and adopt the ordinance.
2. Deny the ordinance.
3. Suggest an alternative ordinance.

VI. ATTACHMENTS

1. Proposed Ordinance


Chris Johnson
Fire Marshal


Scotty Davis
City Manager

ORDINANCE NO. 2024 - _____

AN ORDINANCE TO AMEND ARTICLE I CHAPTER 8 OF THE CITY CODE OF THE CITY OF FLORENCE TO ADD PROVISIONS RELATED TO OPEN BURNING AND TO AMEND ARTICLE I CHAPTER 10 OF SAID CITY CODE TO ADD PROVISIONS RELATING TO NUISANCE SMOKE AND OTHER MATTERS RELATED THERETO.

WITNESSETH:

WHEREAS, the City of Florence; South Carolina (the “City”) seeks to protect its residents and their property from the danger of fire;

WHEREAS, open burning presents a fire hazard within the City; and

WHEREAS, the City Council of the City (“the City Council”) desires to regulate the practice of open burning within the City by adding to the Code of Ordinances within the City (“the Code”) provisions related thereto;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City in meeting duly assembled that:

- a. There is added to Article I Chapter 8 of the Code Section 8-5 entitled “Open Burning,” such section being set forth in the attached Exhibit A.
- b. There is added to Article I of Section 10 of the Code Section 10-12 entitled “Nuisance Smoke – Prohibited Generally,” such section being set forth in the attached Exhibit B.
- c. This Ordinance shall become effective upon its approval and adoption by the City Council of the City.

ADOPTED this __ day of _____, 2024

Approved as to form:

BENJAMIN T. ZEIGLER
CITY ATTORNEY

LETHONIA BARNES
MAYOR

ATTEST:

CASEY C. MOORE
MUNICIPAL CLERK

EXHIBIT A

Section 8-5 Open Burning

1) "Open Burning" means the burning of materials wherein products of combustion are emitted directly into the ambient air without passing through a stack or chimney from an enclosed chamber. Open burning does not include road flares, smudge pots and similar devices associated with safety or occupational uses, or portable outdoor fireplaces. A chamber shall be regarded as enclosed when, during the time combustion occurs, only apertures, ducts, stacks, flues, or chimneys necessary to provide combustion air and permit the escape of exhaust gas are open.

2) Open Burning shall be allowed as provided below:

- a) Small open fires may be used for recreational purposes, such fires to include portable fireplaces, grills, and fire pits 3 feet in diameter or less.
- b) Permitted fires must be fueled by clean fuels, such as propane or clean wood; provided that such fires do not constitute a nuisance.
- c) A container of 55 gallons or less that burns small scraps or ordinary wood only may be used as a warming fire provided no nuisance is created.

3) Fires for cooking of food for human consumption shall be allowed subject to the following restrictions:

- a) It is contained within a device designed for the purpose of cooking food over an open flame.
- b) Cooking appliances must be at least ten (10) feet from combustible construction.
- c) Outdoor grills must be attended until extinguished.
- d) Approved on-site fire extinguishing equipment, such as dirt, sand, water barrel, or garden hose shall be available for immediate utilization.

4) Open Burning shall be prohibited as follows:

- a) The burning of yard debris, including the use of 55-gallon drums for residential properties for cleanup of yard debris, to include limbs, leaves, and pine straw, etc. is prohibited.
- b) Bonfires are prohibited.

The Fire Department, Police Department and Code Enforcement Officials are authorized to order the extinguishment of any fire that violate the provisions of this ordinance or constitute a public nuisance as defined in §10-12 of the Code.

Violation of this section shall be punishable by a fine as described in § 1-7.

EXHIBIT B

Section 10-12 Nuisance Smoke – Prohibited Generally

It shall be unlawful for any person to make or continue fire that produces smoke that repeatedly and continually produces smoke that creates atmospheric conditions that interfere with air quality or produce odors that annoy, disturb, injures, or endangers the comfort, repose, peace, health, and safety of others within the City.

FLORENCE CITY COUNCIL MEETING

DATE: November 18, 2024
AGENDA ITEM: An ordinance amending the FY 2024-25 Budget
DEPARTMENT/DIVISION: Finance

I. ISSUE UNDER CONSIDERATION

For City Council consideration is an ordinance to amend the FY 2024-25 City of Florence Budget.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

No previous action has been taken on this ordinance.

III. POINTS TO CONSIDER

1. The objective of the proposed ordinance is to align budgeted amounts more closely with actual revenues and expenditures thereby eliminating or reducing significant variances between budgeted and actual amounts in both revenue and expenditure categories.
2. Funds are being re-appropriated from fiscal year 2023-24 to provide funding from Unappropriated Reserves for FY 2024-25 in the General Fund, the Water & Sewer Utilities Fund, the Water and Sewer Equipment Replacement Fund, and the Water & Sewer Construction Fund to complete projects and purchases which were not finalized at the end of fiscal year 2023-24.

IV. STAFF RECOMMENDATION


Approve and adopt the proposed ordinance.

V. ATTACHMENTS

A copy of the proposed ordinance is attached.



Glenn A. Bodenheimer
Interim Finance Director



Scotty Davis
City Manager

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE BUDGET FOR THE CITY OF FLORENCE, SOUTH CAROLINA, FOR THE FISCAL YEAR BEGINNING JULY 1, 2024, AND ENDING JUNE 30, 2025

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, 2024, and ending June 30, 2025, 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 increased in the amount of \$5,895,056 from Assigned Fund Balance to re-appropriate monies for the completion of projects and purchases which were not finalized at the end of FY 2023-24.

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

10041000-531000 Professional Services is increased in the amount of \$75,000* to pay for the costs of the Recodification of the City Code.

10041300-580050 Facility Improvements is increased \$40,000* to pay for parking improvements at the City Center Market that were not completed during FY 2023-2024.

10041300-560070 Marketing and Promotions is increased \$10,000 to pay for the continuation of the development of the City's new chatbot, Cypress.

10042100-537000 Vehicle Repair & Maintenance (Police) is increased in the amount of \$24,190 for the repair of a wrecked police vehicle during FY 2023-2024. Insurance proceeds were received in FY 2023-2024 but ability to schedule repairs was not made until FY 2024-2025.

10042200-534070 Building Maintenance (Fire) is increased in the amount of \$12,596 to fund an ongoing major roof repair at Station #1.

10042200-537000 Vehicle Repair and Maintenance (Fire) is increased in the amount of \$72,161* for the ongoing refurbishment of two Pierce engines and the repair of Engine 141, which is still awaiting parts for work to be completed.

10042200-580040 Auto Equipment (Fire) is increased in the amount of \$3,003,884 for the purchase of one pumper truck, (\$988,207*) and one ladder fire apparatus with equipment (\$2,015,677*). The pumper truck was paid for during FY 2023-2024, but is not scheduled to be delivered until September 2024. The prepayment is currently recognized as a prepaid asset on the City's financial statements.

FY 2023-2024 Budget Amendment Ordinance (continued)

- 10042200-580060 Other Equipment (Fire) is increased in the amount of \$4,688 to fund the remainder of the expenditures for the Duke Energy Grant awarded and received in FY 2023-2024.
- 10043020-531000 Professional Services (Beautification & Facilities) is increased in the amount of \$27,000 to purchase equipment and services from of ExecuTime Payroll/Munis Management, which is an ongoing project.
- 10043020-580050 Facility Improvements (Beautification & Facilities) is increased in the amount of \$10,000 for renovation costs for the bathroom at the Public Works building.
- 10043022-531000 Professional Services (Sanitation) is increased in the amount of \$6,500 for payments relating to ExecuTime implementation and training, which is an ongoing project.
- 10043022-580060 Other Equipment (Sanitation) is funded in the amount of \$20,000 to provide for the purchase of a recycling trailer.
- 10043023-580050 Facility Improvements (Equipment Maintenance) is funded in the amount of \$10,000 for renovations costs for the bathroom at the Public Works building.
- 10043500-580010 Building & Fixed Equipment (Parks, Recreation and Sports Tourism) is funded in the amount of \$23,500 to provide upgrades for Barnes Street Activity Center.
- 10043500-580040 Auto Equipment (Parks, Recreation and Sports Tourism) is funded in the amount of \$7,300 to purchase of a new trailer. The trailer was ordered in FY 2023-2024 but were not invoiced and delivered until FY 2024-2025.
- 10043500-580050 Facility Improvements (Parks, Recreation and Sports Tourism) is increased in the amount of \$1,780,000 to provide for construction of three dog parks (\$200,000*), construction of Lola Jones Amphitheater (\$250,000*), gymnastics lobby renovation (\$30,000), and the Freedom Florence Light Project (\$1,300,000*).
- 10046300-531000 Professional Services (Planning) is increased in the amount of \$564,500 to fund a housing study (\$200,000*), a Redevelopment Study (\$200,000*), developing design guidelines (\$97,500) and to rewrite the City's sign ordinance (\$67,000). The design guidelines development began in the fourth quarter of FY 2023-2024 and in being continued in to FY 2024-2025. The rewrite of the sign ordinance will be completed in FY 2024-2025.
- 10046400-531000 Professional Services (Building) is increased in the amount of \$50,000 to pay for projected fees for plans for review and inspections for the Urban Square Project provided by Safebuilt.

FY 2023-2024 Budget Amendment Ordinance (continued)

10049300-594070 IT Hardware/Software Support (Non-Departmental) is increased in the amount of \$113,759 to provide funding for SaaS charges related to new Permitting and Licensing implementation.

10049300-594101 Recreation Facilities (Non-Departmental) is funded in the amount of \$22,000 to provide for funding Levy Park and Timrod Park upgrades.

10049300-594103 High Hill Creek Bike/Run Park (Non-Departmental) is funded in the amount of \$10,000 to provide for the expansion of the High Hill Creek Bike/Run Park. This was a grant from Naturally Outdoors.

10049300-598040 Downtown Promotions (Non-Departmental) is increased in the amount of \$7,978 to provide carry-over funding the refurbishing of the light display features in the Christmas light show and purchase of pump for downtown splash pad.

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 \$787,542 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:

20044042-531000 Professional Services (Water Production) is increased in the amount of \$250,000 to fund the purchase of electronic solenoid valves for Otis, Marion, Lucas & SF elevated tanks.

20044042-531000 Professional Services (Water Production) is increased in the amount of \$375,000 to fund the purchase of Sensus Cordonel Meters (14 GWTPs).

20044044-550299 Other Supplies & Equipment (Distribution Operations) is increased in the amount of \$20,342 to fund a trailer replacement that was damaged and reimbursed by insurance. The trailers will not be available for delivery until FY 24-25.

20049300-594125 Economic Development (Non-Departmental) is increased in the amount of \$142,200 to provide funding for the construction of the parking deck associated with the economic development incentive for project "Urban Square".

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:

FY 2023-2024 Budget Amendment Ordinance (continued)

210375-435010 From Unappropriated Reserve is funded in the amount of \$395,000 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:

21044042-580060 Other Equipment (Water Production Equipment) is increased in the amount of \$350,000 to provide funding for the purchase of a lawnmower (\$25,000) and upgrade for the computer operating system (\$325,000). The department is currently waiting on the engineering opinion regarding integrating with the planned future upgrades of the plant.

21044045-580060 Other Equipment (Collection Operations Equipment Replacement) is increased in the amount of \$45,000 to provide for the replacement of a trailer with sewer rod machine (\$15,000) and a trailer mounted air compressor (\$30,000) which have been delayed by the manufacturer.

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

220375-435010 From Unappropriated Reserve is funded in the amount of \$2,777,937 from unrestricted net assets.

Section 8. That the category of expenses of the Water and Sewer Construction Fund in said budget is hereby amended by the additional appropriations as follows:

22049900-586010 W0117 Middle Swamp Manhole Raising (Water and Sewer Construction Fund) is increased in the amount of \$500,000 to funding for interceptor work to address Sanitary Sewer Overflow's.

22049900-586010 W0142 E. Howe Springs Rd. Water Line Replacement (Water and Sewer Construction Fund) is increased in the amount of \$240,000 to provide for and improve utility service.

22049900-586010 W0154 Asset Management Study (Water and Sewer Construction Fund) is funded in the amount of \$33,500 to provide funding for final GIS/Munis programming for Phase II of Asset Management.

22049900-586010 W0162 Water Line Renewals/Replacements/Upsizing (Water and Sewer Construction Fund) is increased in the amount of \$963,969 to provide funding for South Carolina Infrastructure Improvement Program associated with grant.

22049900-586010 W0163 Lead and Copper Removal Rule Requirement (Water and Sewer Construction Fund) is funded in the amount of \$1,040,468 to provide for lead and copper pipe removal as required by law.

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.

FY 2023-2024 Budget Amendment Ordinance (continued)

* Appropriations are a carryforward of remaining funds for the acquisition of one-time capital expenditures from the General Fund's Unassigned Fund Balance that exceeds 30% of the General Fund's Expenditures. \$6,515,000 were appropriated with Ordinance No. 2023-36.

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

ADOPTED THIS _____ DAY OF _____, 2024.

Approved as to form:

Benjamin T. Zeigler
City Attorney

Teresa Myers Ervin
Mayor

Attest:

Casey C. Moore
Municipal Clerk

FLORENCE CITY COUNCIL MEETING

DATE: November 11, 2024

AGENDA ITEM: An ordinance amending the due dates in Section 20 of the City of Florence, South Carolina Code of Ordinances align with the City's Business License renewal dates.

DEPARTMENT/DIVISION: Finance

I. ISSUE UNDER CONSIDERATION

For City Council consideration is an ordinance to repeal and reenact related sections of the City of Florence, South Carolina Code of Ordinances Chapter 20 – Vehicles for Hire, related to due dates for proof of insurance, taxicab licenses and taxicab permits.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

No previous action has been taken on this ordinance.

III. POINTS TO CONSIDER

1. The objective of the proposed ordinance is to align the due dates for proof of liability insurance, expiration of taxicab licenses and expiration of taxicab driver's permits to have the same expiration dates and renewal dates as the City's business license year.
2. 2020 Act No. 176 standardized the business license year to begin on May 1st and end on April 30th of the following year. The current ordinance sections have been amended to align the dates for vehicles for hire with the dates related to the business license year.

IV. STAFF RECOMMENDATION

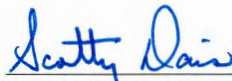
Approve and adopt the proposed ordinance.

V. ATTACHMENTS

A copy of the proposed ordinance is attached.



Glenn A. Bodenheimer
Interim Finance Director



Scotty Davis
City Manager

ORDINANCE NO. _____

AN ORDINANCE TO REPEAL AND REENACT SECTIONS 20-21, 20-46, and 20-64 OF THE CITY OF FLORENCE, SOUTH CAROLINA CODE OF ORDINANCES TO CHANGE THE DUE DATES IN WHICH TAXICABS WILL BE REQUIRED TO PROVIDE CURRENT INSURANCE POLICIES, RENEW BUSINESS LICENSES, AND RENEW DRIVER'S PERMITS.

WHEREAS, the City of Florence (the "Municipality") is authorized by S.C. Code Section 5-7-30 and Title 6, Chapter 1, Article 3 to impose a business license tax on gross income;

WHEREAS, by Act No. 176 of 2020, known as the South Carolina Business License Tax Standardization Act and codified at S. C. Code Sections 6-1-400 to -420 (the "Standardization Act"), the South Carolina General Assembly imposed additional requirements and conditions on the administration of business license taxes;

WHEREAS, the Standardization Act requires that business licenses expire on April 30th of each year and must be renewed before May 1st of each year;

WHEREAS, Section 20-21 of the City of Florence Code of Ordinances defines the date requiring taxicab license holders to provide the current public liability insurance policy. Section 20-46 defines the business license expiration date. Section 20-64 defines the expiration date for the taxicab driver's permit.

WHEREAS, the dates were not updated when the City's current business license ordinance was adopted to comply with the Standardization Act:

NOW, THEREFORE IT BE ORDAINED by the Mayor and Council of the City of Florence, South Carolina as follows:

Section 1 **§ 20-21, § 20-46 and § 20-64** of the City of Florence Code of Ordinances are repealed and reenacted to read as follows:

Sec. 20-21. - Liability insurance required.

(b) A public liability insurance policy must be maintained at all times with annual renewal to be effective on or before ~~June 30~~ April 30 each year.

Sec. 20-46. – Expiration Date.

Any taxicab license issued under the provisions of this article shall expire on ~~June 30~~ April 30 of each year, unless revoked prior thereto.

Business License Update (continued)

Sec. 20-64. – Expiration Date.

Taxicab driver's permits shall expire on ~~June 15~~ April 30 of each year unless revoked as provided in this chapter.

Section 2 That all ordinances or parts of ordinances in conflict or inconsistent with the provisions of this ordinance are hereby to the extent of such inconsistency or conflict.

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

ADOPTED THIS _____ DAY OF _____, 2024.

Approved as to form:

Benjamin T. Zeigler
City Attorney

Lethonia Barnes
Mayor

Casey C. Moore
Municipal Clerk

FLORENCE CITY COUNCIL MEETING

DATE: November 18, 2024

AGENDA ITEM: Ordinance

DEPARTMENT/DIVISION: Police Department

I. ISSUE UNDER CONSIDERATION:

An Ordinance amending the City Code to add provisions related to prohibiting ownership or keeping of livestock, wild, or feral animals in Section 3-7.1 and deleting the current definition of “Wild animals” in Section 3-2.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

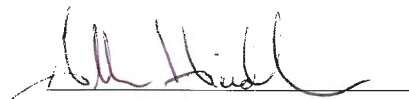
1. The City Code currently provides Animal Control officers and the municipal court substantial discretion in determining whether an animal may be declared as “wild” or “feral” and this Ordinance offers clarity on this issue by explicitly prohibiting certain animals along with describing the forbidden actions and exceptions associated with each animal.
2. This Ordinance also provides clarity on the seizure, impoundment, and potential euthanization processes if an animal is being harbored or housed in violation of this Section.

III. POINTS TO CONSIDER:

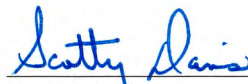
1. The purpose of this Ordinance is to ensure the safety and welfare of the citizens of Florence by regulating the ownership of livestock, wild, unspayed or unneutered feral, and dangerous animals within the City limits.
2. The proposed ordinance will allow the City to alleviate foreseeable risks and potential safety hazards associated with harboring these sort of animals within City limits and provide the City’s Police Department and other City officials a better understanding on how to handle situations that may arise in the future.
3. Any person found in violation of this Section will be subject to the penalties described in Section 1-7 of the City Code.

IV. ATTACHMENTS:

1. Ordinance



Allen Heidler
Chief of Police



Scotty Davis
City Manager

ORDINANCE NO. 2024 - _____

AN ORDINANCE TO AMEND ARTICLE I CHAPTER 3 OF THE CITY CODE OF THE CITY OF FLORENCE TO ADD PROVISIONS RELATED TO PROHIBITING OWNERSHIP OR KEEPING OF LIVESTOCK AND WILD ANIMALS AND OTHER MATTERS RELATED THERETO.

WITNESSETH:

WHEREAS, the City of Florence; South Carolina (the “City”) seeks to protect its residents from the harmful ramifications associated with the ownership and keeping of livestock, wild, and dangerous animals;

WHEREAS, the ownership and keeping of livestock, wild, and dangerous animals present foreseeable risks and potential safety hazards within the City; and

WHEREAS, the City Council of the City (“the City Council”) desires to regulate ownership or keeping of livestock, wild, and dangerous animals within the City by adding to the Code of Ordinances within the City (“the Code”) provisions related thereto;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City in meeting duly assembled that:

- a. There is added to Article I Chapter 3 of the Code a Section 3-7.1 entitled “Prohibited Ownership or Keeping of Livestock, Wild or Feral Animals,” such section being set forth in the attached Exhibit A.
- b. The definition of “Wild animals” in section 3-2 of the Code is deleted.
- c. This Ordinance shall become effective upon its approval and adoption by the City Council of the City.

ADOPTED this __ day of _____, 2024

Approved as to form:

BENJAMIN T. ZEIGLER
CITY ATTORNEY

LETHONIA BARNES
MAYOR

ATTEST:

CASEY C. MOORE
MUNICIPAL CLERK

EXHIBIT A

Section 3- 7.1 Prohibited Ownership or Keeping of Livestock and Wild or Feral Animals

1) The purpose of this ordinance is to ensure the safety, health, and welfare of the citizens of Florence by regulating and prohibiting the ownership and keeping of livestock, wild, unspayed or unneutered feral, and dangerous animals within the City.

2) It shall be unlawful for any person to keep, maintain, or possess within the City any live livestock, including but not limited to the following:

- a) Any Porcine animal, including without limitation swine, pigs, and hogs;
- b) Any Equine animal, including without limitation horses, ponies, mules, and donkeys;
- c) Any Bovine animal, including without limitation cows, buffalo, bulls, calves, sheep, goats, rams, and lambs;
- d) Any Camelid animal, including without limitation camels, llamas, and alpacas.

No person shall be permitted to own, harbor, or shelter such animals within the City, regardless of purpose or intent, unless specifically authorized and licensed for agricultural, governmental, educational, use in a parade or funeral (under containment and close supervision), or zoo-related purposes under a special City permit.

3) It shall be unlawful for any person to have, keep, maintain, or possess within the City any wild or feral animal, including but not limited to:

- a) Baboons, chimpanzees, gorillas, orangutans, or other non-human primates;
- b) Bears, cheetahs, leopards, lions, tigers, jaguars, pumas, or other large cats (including without limitation Servals);
- c) Wolves, coyotes, foxes, or any hybrids of these species with domestic dogs where the proportion of wild animals exceeds one-eighth;
- d) Crocodilians twelve (12) inches or larger;
- e) Large, dangerous, or potentially invasive constricting snakes including reticulated pythons, python reticulatus; Burmese/Indian rock pythons, python molurus; rock pythons, python sebae, and anacondas, eunectes murinus (green anacondas);
- f) Venomous/poisonous reptiles, amphibians, or serpents;
- g) Raccoons, hyenas, badgers, wolverines, skunks, weasels (not to include ferrets);
- h) Porcupines;
- i) Piranhas or other dangerous aquatic species;
- j) Nondomestic members of the family Felidae (cats);
- k) Bats;
- l) Rodents greater than 5 pounds;
- m) Members of the Cervidae family (deer).

4) It shall be unlawful for any person to keep, maintain, or possess within the City any large birds or waterfowl, including but not limited to the following:

- a) Ostriches;
- b) Emus;
- c) Rheas;
- d) Cassowaries;
- e) Peafowl (peacocks and peahens);
- f) Swans;
- g) Geese;
- h) Ducks;
- i) Herons;
- j) Cranes;
- k) Roosters;
- l) Penguins.

No person shall own, harbor, or shelter such birds or waterfowl within the City unless specifically authorized and licensed for educational, agricultural, governmental, parade, or zoo-related purposes. The keeping of large birds and waterfowl in residential or commercial areas without proper authorization shall be considered a violation of this ordinance.

5) The following entities may be exempt from the prohibitions outlined in subsections 2, 3, and 4, provided such entities are licensed by the City and all other applicable governmental or regulatory bodies, and provide to the satisfaction of the City evidence of appropriate containment and supervision:

- a) Zoos;
- b) Circuses or traveling attractions;
- c) Wildlife rehabilitation centers, including without limitation veterinarian, animal medical centers, and humane societies;
- d) Educational institutions;
- e) Licensed research facilities;
- f) Pet stores and agricultural supply stores, provided that the keeping and sale of any wild or feral animals listed in subsection (3) above must be expressly approved by the City.

6) Any person found in violation of this ordinance shall be subject to fines, penalties, or both, as prescribed in Section 1-7 of the Code. Each day of violation constitutes a separate offense.

7) If a law enforcement agent or animal control officer has probable cause to believe that any of the aforementioned animals are being harbored or housed in violation of this section, the agent or officer may seize, impound, or humanely euthanize the animal while the trial is pending. Provided, however, that any such euthanization may only be by order of the municipal court after not less than 5 days written notice to the owner of the animal in question, if any, to appear and contest such proposed euthanization. If said owner does not appear to contest such proposed euthanization, or if the owner appears and the municipal court orders such euthanization, such euthanization may proceed subject to the owner's right of appeal pursuant to Section 6-11 of this Code.

8) The provisions of this Section 3-7.1 shall be in addition to and not in lieu of Section 3-11 of this Code.

FLORENCE CITY COUNCIL MEETING

DATE: November 18, 2024

AGENDA ITEM: An Ordinance to annex and zone Neighborhood Conservation – 15 (NC-15) 2499 W. Edgefield Rd., TMN 01221-01-140.

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to annex property located at 2499 West Edgefield Road, Tax Map Number 01221-01-140, into the City of Florence and assign it the zoning designation of Neighborhood Conservation – 15 (NC-15). The request is being made by the property owner.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

On October 8, 2024, the City of Florence Planning Commission held a public hearing on this matter, and voted unanimously, 5-0, to recommend the zoning request of NC-15, Neighborhood Conservation-15.

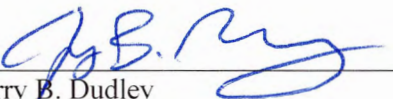
III. POINTS TO CONSIDER:

- (1) City water and sewer services are currently available; there is no cost to extend utilities.
- (2) A Public Hearing for zoning was held at the October 8, 2024 Planning Commission meeting.
- (3) City staff recommends annexation and concurs with Planning Commission's recommendation to zone the property NC-15, Neighborhood Conservation-15.

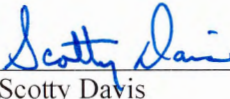
IV. PERSONAL NOTES:

V. ATTACHMENTS:

- (1) Ordinance
- (2) Vicinity Map
- (3) Annexation Petition



Jerry B. Dudley
Planning Director



Scotty Davis
City Manager

ORDINANCE NO. 2024 - _____

**AN ORDINANCE TO ANNEX AND ZONE NEIGHBORHOOD CONSERVATION – 15 (NC-15)
2499 W. EDGEFIELD RD., TMN 01221-01-140.**

WHEREAS, a Public Hearing was held in the Council Chambers on October 8, 2024 at 6:00 P.M. before the City of Florence Planning Commission, and notice of said hearing was duly given;

WHEREAS, application by Robert L. Palmer Jr., owner of TMN 01221-01-140, was presented requesting an amendment to the City of Florence Zoning Atlas that the aforesaid property be incorporated into the City limits of the City of Florence under the provisions of Section 5-3-150(3) of the 1976 Code of Laws of South Carolina and given the zoning district classification of NC-15:

The property requesting annexation is shown more specifically on Florence County Tax Map 01221, block 01, parcel 140 (0.537913 acre).

Any portions of public rights-of-way abutting the property described above will be included in the annexation.

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 annexing into the City Limits of the City of Florence the aforesaid property and amending the Zoning Atlas to the aforesaid zoning classifications.**

- 2. That this Ordinance shall become effective in 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 _____ DAY OF _____, 2024

Approved as to form:

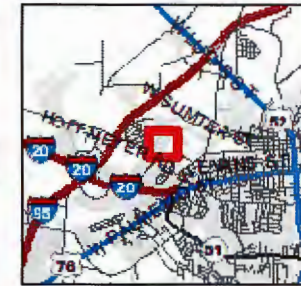
Benjamin T. Zeigler,
City Attorney

Lethonia Barnes,
Mayor

Attest:

Casey C. Moore,
Municipal Clerk

PC 2024-24
Vicinity Map - 2499 West Edgefield Road



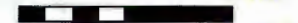
Legend

- City Limits
- Parcels
- Proposed Parcel



DISCLAIMER:
 The City of Florence Department of Planning, Research, and Development data represented on this map is the product of compilation, as provided 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.

60 30 0 60 Feet



Date: 9/25/2024

STATE OF SOUTH CAROLINA)

PETITION FOR ANNEXATION

COUNTY OF FLORENCE)

Petition requesting Florence City Council to enact an Ordinance annexing the area described below, that area being the same property as shown by the map prepared by the City of Florence Planning, Research, and Development Department, attached and incorporated by reference herein:

The undersigned freeholder property owner(s) hereby respectfully certifies, petitions, and requests of the City Council of Florence as follows:

- 1. The petitioners are the sole owner(s) of real estate in the County of Florence, State of South Carolina which property lies adjacent and contiguous to the corporate limits of the City of Florence.
- 2. That the petitioner(s) desires to annex the property more particularly described below:

Florence County Tax Map Number: 01221-01-140

- 3. Annexation is being sought for the following purposes:

City services

- 4. That the petitioner(s) request that the City Council of Florence annex the above described property in accordance with subsection 31 of 5-3-150(3) of the Code of Laws of South Carolina for 1976, such section allowing the annexation of an area without the necessity of an election and referendum.

To the Petitioner: The following information needs to be completed for submittal to the City of Florence and other government agencies for records prior to and after annexation.

Total Residents	<u>4</u>	Race	<u>AA/NonHispanic</u>
Total 18 and Over	<u>2</u>	Total Registered to Vote	<u>2</u>


APPLICANT (S) (Please print or type):

Name(s): ROBERT L. PALMER JR.

Address: 2499 W EDGEFIELD DR

Telephone Numbers: 2026690092 [work] _____ [home]

Email Address: robpalme357@gmail.com

Signature  Date 10 SEP 24

Certification as to ownership on the date of petition:	FOR OFFICAL USE ONLY
Date <u>9/10/24</u>	<u>A3</u>

FLORENCE CITY COUNCIL MEETING

DATE: November 18, 2024
AGENDA ITEM: Resolution
DEPARTMENT/DIVISION: Parks, Recreation and Sports Tourism

I. ISSUE UNDER CONSIDERATION:

A Resolution to proclaim Friday, December 6, 2024 as Arbor Day in the City of Florence.

II. PREVIOUS ACTION:

The City of Florence began its Tree City USA program in 1980 and the Growth Award program in 2005. City Council has previously designated the first Friday in the month of December each year as Arbor Day in the City of Florence.

III. POINTS TO CONSIDER:

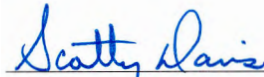
1. In order for the City to be eligible for the Tree City USA award, the National Arbor Day Foundation requires that the City sponsor an Arbor Day celebration.
2. The Tree City USA® program, sponsored by the Arbor Day Foundation in cooperation with the USDA Forest Service and the National Association of State Foresters, provides direction, technical assistance, public attention, and national recognition for urban and community forestry programs in thousands of cities.
3. The City of Florence has been recognized by the national Arbor Day Foundation as a Tree City USA for 44 consecutive years.

IV. ATTACHMENTS:

1. Proposed Resolution



Victoria Nash
Parks, Recreation and Sports
Tourism Director



Scotty Davis
City Manager

(STATE OF SOUTH CAROLINA)
()
(CITY OF FLORENCE)

RESOLUTION NO. 2024-39

A Resolution proclaiming Friday, December 6, 2024 as Arbor Day in the City of Florence.

- WHEREAS,** in 1872 the first Arbor Day was observed with the planting of more than a million trees in Nebraska; and
- WHEREAS,** Arbor Day is now observed through the nation and the world; and
- WHEREAS,** trees can reduce erosion, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife; and
- WHEREAS,** trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products; and
- WHEREAS,** trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community; and
- WHEREAS,** trees are a source of joy and spiritual renewal; and
- WHEREAS,** Florence has been recognized as a Tree City USA by the National Arbor Day Foundation and desires to continue its tree planting ways.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Florence, South Carolina, hereby declares December 6, 2024 as

ARBOR DAY

in the City of Florence, and all citizens are urged to support efforts to care for our trees and woodlands and to support our City's community forestry program.

AND IT IS SO RESOLVED, this 18th day of November 2024.

APPROVED AS TO FORM:

BENJAMIN T. ZEIGLER
CITY ATTORNEY

LETHONIA BARNES
MAYOR

ATTEST:

CASEY C. MOORE
MUNICIPAL CLERK

FLORENCE CITY COUNCIL MEETING

DATE: November 18, 2024
AGENDA ITEM: Resolution
DEPARTMENT/DIVISION: City Manager's Office

I. ISSUE UNDER CONSIDERATION:

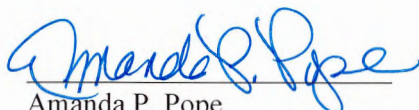
A Resolution recognizing the Town of Spruce Pine, North Carolina, as a Sister City of the City of Florence, South Carolina to offer support in the Aftermath of Hurricane Helene.

II. POINTS TO CONSIDER:

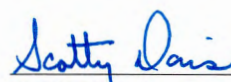
1. Hurricane Helene swept across the Southeast, causing major flooding and destruction throughout North Carolina.
2. The City of Florence and its employees desired to embark on an initiative to provide support to a sister community in their time of need.
3. The Town of Spruce Pine, North Carolina endured severe weather conditions that disrupted daily life, strained resources, and damaged infrastructure.
4. The dedicated employees of Spruce Pine have been working tirelessly, often six to seven days a week, to restore their town. As of November 6, 2024 they have nearly restored water service to all residents. However, the wastewater treatment facility remains in critical need of repair. In the meantime, they have received two portable wastewater treatment plants while repairs continue on the original facility.
5. As part of our effort to assist the employees of Spruce Pine, the City of Florence and its employees have launched the **Giving Tree Initiative** to provide both essential items and holiday gifts for those in need.

III. ATTACHMENTS:

1. Proposed Resolution


Amanda P. Pope

Marketing, Communications and
Municipal Services Director



Scotty Davis
City Manager

(STATE OF SOUTH CAROLINA)
()
(CITY OF FLORENCE)

RESOLUTION NO. 2024-40

A Resolution Recognizing the Town of Spruce Pine, North Carolina, as a Sister City of the City of Florence, South Carolina to Offer Support in the Aftermath of Hurricane Helene.

- WHEREAS,** the Town of Spruce Pine, North Carolina has witnessed severe impacts of Hurricane Helene, which resulted in significant destruction to property, infrastructure, and the overall well-being of its residents; and
- WHEREAS,** the Town of Spruce Pine has dedicated its efforts to restoring its community, rebuilding infrastructure, and supporting the health and welfare of its residents; and
- WHEREAS,** recognizing the power of solidarity and community support, the City of Florence and its employees were inspired to embark on an initiative to provide support to a fellow community in their time of need; and the
- WHEREAS,** City of Florence employees launched the Giving Tree Initiative to provide essential items and holiday gifts for the dedicated employees of Spruce Pine who have worked tirelessly to restore their town; and
- WHEREAS,** it is our belief that this sisterhood between the City of Florence and the Town of Spruce Pine will inspire hope and demonstrate that cities, no matter their size or location, can come together and support one another in times of recovery and rebuilding.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Florence, South Carolina, hereby recognizes the Town of Spruce Pine, North Carolina, as a Sister City and commends the employees of the City of Florence for their dedicated efforts and collective support during a time of crisis.

AND IT IS SO RESOLVED, this 18th day of November 2024.

APPROVED AS TO FORM:

BENJAMIN T. ZEIGLER
CITY ATTORNEY

LETHONIA BARNES
MAYOR

ATTEST:

CASEY C. MOORE
MUNICIPAL CLERK

FLORENCE CITY COUNCIL MEETING

DATE: November 18, 2024
AGENDA ITEM: Report to Council
DEPARTMENT/DIVISION: Finance

I. ISSUE UNDER CONSIDERATION

Appropriation of Accommodations Tax funds for FY 2024-2025.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

- A. The Accommodations Tax Advisory Committee's recommendations went before the Finance, Audit and Budget Committee of Florence City Council.
- B. The Audit, Budget and Finance Committee has recommended for approval.

III. POINTS TO CONSIDER

The recommendations of the Accommodations Tax Advisory Committee are attached.

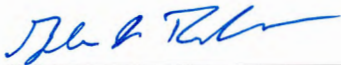
- A. Approved the recommendation of the Advisory Committee.
- B. Adjust appropriations.

IV. STAFF RECOMMENDATION

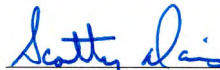
Accept the recommendation of the Accommodations Tax Advisory Committee.

V. ATTACHMENTS

A memo and related information from Accommodations Tax Advisory Committee is attached for City Council review.



Glenn A. Bodenheimer
Interim Finance Director



Scotty Davis
City Manager

**CITY OF FLORENCE, SC
ACCOMMODATIONS TAX REQUESTS, RECOMMENDATIONS AND APPROPRIATIONS REPORT
FISCAL YEAR 2024-25**

ORGANIZATION	Appropriated 2023-2024	Requested 2024-2025	Committee Recommended ¹	Appropriated 2024-2025 ¹
A. 30% Funds for Tourism Promotion				
1. Florence Convention & Visitors Bureau	<u>\$385,000</u>	<u>\$355,000</u>	<u>\$355,000</u>	2
B. 65% Funds				
1. Florence Regional Arts Alliance & Pee Dee Arts	\$14,300	\$18,000	\$5,300	
2. The Masterworks Choir, Inc.	\$0	\$5,000	\$1,400	
3. Florence Little Theatre	\$13,800	\$20,000	\$7,400	
4. Florence Symphony Orchestra	\$8,400	\$10,000	\$3,660	
5. Arts International Festival	\$19,300	\$25,000	\$11,200	
6. Sankofa Festival	\$6,500	\$0	\$0	
7. Kickin' Chicken Wing and Chili Cookoff	\$8,500	\$10,000	\$3,960	
8. Florence Museum	\$70,000	\$80,000	\$38,000	
9. Carolina Classic Basketball Tournament - Boys & Girls	\$15,200	\$25,000	\$12,400	
10. Freedom Florence, FTC, Soccer Complex & Gym	\$89,200	\$175,000	\$137,000	
11. Florence Convention & Visitors Bureau	\$303,900	\$400,000	\$250,600	
12. Florence Tennis Association	\$27,200	\$22,000	\$22,200	
13. South Carolina Pecan Festival	\$34,300	\$75,000	\$41,000	
14. Florence Center	\$177,300	\$175,000	\$144,000	
15. Florence International Basketball Tournament	\$22,000	\$37,500	\$14,200	
16. Car Haulers Parade	\$0	\$0	\$0	
17. Florence Area Sports Council	\$27,200	\$30,000	\$24,000	
18. Pee Dee Tourism Commission	\$20,200	\$20,000	\$11,600	
19. Hwy 52 Frontage Road Beautification	\$40,800	\$67,000	\$20,000	
20. SC Senior Sports Classic	\$0	\$0	\$0	
21. Wilson High Alumni Assn Homecoming Event	\$68,300	\$150,000	\$59,600	
22. Eastern South Carolina Mustang Club	\$4,700	\$5,000	\$1,580	

**CITY OF FLORENCE, SC
ACCOMMODATIONS TAX REQUESTS, RECOMMENDATIONS AND APPROPRIATIONS REPORT
FISCAL YEAR 2024-25**

ORGANIZATION	Appropriated 2023-2024	Requested 2024-2025	Committee Recommended ¹	Appropriated 2024-2025 ¹
23. Florence County Parks & Recreation	\$25,200	\$25,200	\$12,800	
24. Nickelson Media	\$3,300	\$25,000	\$8,100	
25. South Carolina Ravens Professional Arena Footba	\$0	\$100,000	\$0	
Total - 65% Funds	\$999,600	\$1,499,700	\$830,000	\$0

Note 1: Including carryover funds from FY 2023-24, it is anticipated that the amount available for distribution to the requesting agencies of "65% funds" will be approximately \$830,000. The "30% funds" for tourism promotion is estimated to be approximately \$355,000.

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