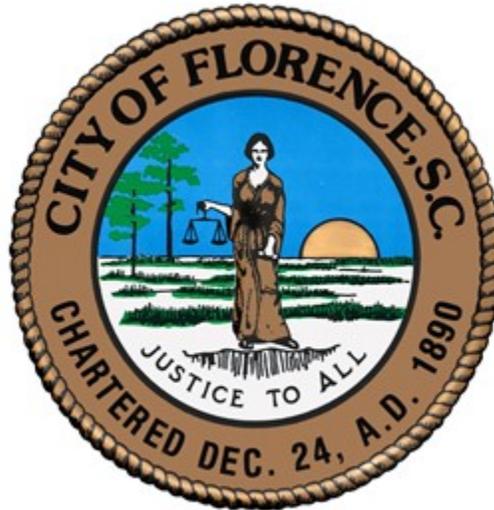


**REGULAR MEETING
OF
FLORENCE CITY COUNCIL**



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

**MONDAY
JUNE 9, 2025
1:00 P.M.**



**REGULAR MEETING OF FLORENCE CITY COUNCIL
MONDAY, JUNE 9, 2025 – 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

May 7, 2025 – Budget Work Session
May 12, 2025 – Regular Meeting

IV. HONORS AND RECOGNITIONS

SERVICE RECOGNITIONS

Marshell McKeever – 40 years – Police Department

SPECIAL RECOGNITION

Bullard Personal Protective Equipment – To recognize the Florence Fire Department for a recent lifesaving event.

Ann Huyler, South Carolina Forestry Commission – To present the 45th Tree City and 18th Growth Award.

V. PUBLIC HEARING

- a. **A Public Hearing will be held to receive input on the City of Florence Fiscal Year budget 2025-2026.**

VI. APPEARANCES BEFORE COUNCIL

- a. **Shelly Williams**
To speak to Council on community concerns involving the police and the operations of the City.

b. Tammy Broach

To speak to Council on the unsafe and unsanitary conditions of an abandoned property located at 600 Ivanhoe Drive.

VII. ORDINANCES IN POSITION

a. Bill No. 2025-17 – Second Reading

An Ordinance to raise revenue and adopt a budget for the City of Florence, South Carolina, for the Fiscal Year beginning July 1, 2025 and ending June 30, 2026.

b. Bill No. 2025-18 – Second Reading

An Ordinance to amend the budget for Fiscal Year beginning July 1, 2024 and ending June 30, 2025.

c. Bill No. 2025-19 – Second Reading

An Ordinance to amend the Unified Development Ordinance regarding cemetery preservation.

d. Bill No. 2025-20 – Second Reading

An Ordinance to rezone 1203 Sopkin Avenue from CA to NC-6.1.

e. Bill No. 2025-21 – Second Reading

An Ordinance to annex and zone NC-6.3 1.467 acres of the lot located at Toscanna Drive, a portion of Florence County Tax Map Number 00100-01-101.

VIII. INTRODUCTION OF ORDINANCES

a. Bill No. 2025-23 – First Reading

An Ordinance amending the Business License Ordinance of the City of Florence, South Carolina to update documentation that may be required by the City as part of the initial registration and annual renewal of business licenses, and other matters relating thereto.

b. Bill No. 2025-24 – First Reading

A Series Ordinance providing for the issuance and sale of not exceeding fifteen million one hundred thousand dollars (\$15,100,000) Hospitality Fee Revenue Bonds of the City of Florence, South Carolina to be designated Series 2025 and other matters relating thereto.

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

IX. INTRODUCTION OF RESOLUTIONS

a. Resolution No. 2025-12

A Resolution to adopt the Community Development Block Grant Budget for Fiscal Year 2025-2026.

b. Resolution No. 2025-18

A Resolution recognizing the Florence-Darlington Technical College Baseball Team for Advancing to the NJCAA Division I World Series.

c. Resolution No. 2025-19

A Resolution honoring Cru Wine & Tap for their contributions to the efforts to revitalize downtown Florence.

d. Resolution No. 2025-20

A Resolution to recognize June 2025 as Homeownership Month in the City of Florence.

e. Resolution No. 2025-21

A Resolution of Recognition for Bishop Donald Jackson on the occasion of his retirement from Francis Marion University after 31 years of dedicated service.

X. REPORT TO COUNCIL

a. Appointments to Boards and Commissions

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

XI. CITY MANAGER'S REPORT

XII. MAYORAL REPORT

XIII. COMMITTEE REPORTS

a. Business Development Committee

b. Community Development Committee

c. Finance, Audit and Budget Committee

XIV. EXECUTIVE SESSION

a. To receive legal advice on the issuance and sale of Hospitality Fee Revenue Bonds [30-4-70(a)(2)].

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

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

XV. ADJOURN



**SPECIAL MEETING OF FLORENCE CITY COUNCIL
WEDNESDAY, MAY 7, 2025 – 1:00 P.M.
LAWTON CHASE HOUSE
558 SPRUCE STREET
FLORENCE, SOUTH CAROLINA 29501**

MEMBERS PRESENT

Mayor Lethonia Barnes, Mayor Pro Tempore George Jebaily, Councilman Chaquez T. McCall, Councilman Bryan A. Braddock, Councilwoman LaShonda NeSmith-Jackson, Councilman J. Lawrence Smith, II and Councilman Zach McKay

ALSO PRESENT

Mr. Scotty Davis, City Manager; Mr. Ronald Scott, 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. Jerry Dudley, Director of Planning; Mr. Michael Hemingway, Director of Utility Planning and Economic Development; Mr. Joshua Whittington, Director of Utilities; Mrs. Amanda Pope, Director of Marketing/Communications and Municipal Services; Mrs. Jennifer Krawiec, Director of Human Resources; Mr. Adam Swindler, Director of Public Works; Mrs. Victoria Nash, Director of Parks, Recreation and Sports Tourism; Mr. Glenn Bodenheimer, Interim Finance Director and Ms. Patrice Rankin, Administrative Coordinator

MEDIA PRESENT:

Abby Ann Ramsey with the Post and Courier was present for the meeting.

A notice of the meeting was sent to the media and individuals requesting a copy of the agenda, informing them of the date, time and location of this special city council meeting.

CALL TO ORDER

Mayor Barnes called the May 7, 2025 special meeting of Florence City Council to order at 1:12p.m.

INVOCATION

Mayor Barnes provided the invocation for the meeting. The Pledge of Allegiance to the American Flag followed the invocation.

BUDGET WORKSESSION

The following agenda items will be discussed:



- **Budget Totals by Fund**
- **Compensation/Benefits Changes**
- **General Fund Budget Highlights**
- **General Fund**
- **Community Programs Funding**
- **Hospitality Special Revenue Fund**
- **Water & Sewer Enterprise Fund**
- **Stormwater Utility Enterprise Fund**
- **Water/Sewer & Stormwater Utility Construction Funds**
- **Utilities Equipment Replacement Funds**

Mr. Scotty Davis, City Manager, began by introducing the budget philosophy.

Budget Philosophy:

1. Develop operational budgets within projected available revenues.
2. Focus on goals of the Comprehensive Plan:
 - o Growth Capacity
 - o Land Use and Development
 - o Housing and Neighborhoods
 - o Transportation
 - o Economic Development
 - o Recreation and Amenities
3. Invest strategically in employees by providing adequate pay, benefits, training, technology resources, support, etc.
4. Balance reinvestment in the City’s existing infrastructure and facilities with the creation of new opportunities for investing in the future of the City.
5. Maintain a minimum General Fund balance of at least 30% of the General Fund budget.
6. Maintain sufficient working capital in the utility funds.

BUDGET TOTALS BY FUND

Total for all funds is \$144,482,050. The following chart illustrates the proposed FY 2025-26 budgets listed by fund:

Proposed FY 2025-26 Budgets by Fund		
General Fund	\$	52,619,430
General Fund Debt Service Fund		694,000
Hospitality Fund		6,730,500
W/S Utilities Enterprise Fund		49,359,700
Stormwater Utility Enterprise Fund		1,799,600
W/S Utilities Construction Fund		30,725,000
Stormwater Utility Construction Fund		574,200
W/S Utilities Equipment Replacement Fund		1,860,000
Stormwater Equipment Replacement Fund		<u>119,620</u>
ALL FUNDS	\$	144,482,050



COMPENSATION AND BENEFITS CHANGES

The following is a summary of FY 2025-26 compensation and benefits.

- ▶ Cost of Living increase of 4% will be effective January 1, 2026, is included in the budget.
- ▶ Effective January 1, 2026, the City's Workers' Compensation premium is projected to increase 6% (\$47,500) for the City.
- ▶ Effective January 1, 2026, the City's Health Insurance premium is projected to increase 10% for the City (approximately \$187,000). The City maintained an experience rating of zero.
- ▶ Retirement System contribution will remain the same:
 - ▶ SCRS: City contribution is 18.56%
 - ▶ PORS: City contribution is 21.24%

Note: The above rates assumes that the 1% pension employer contribution credit in the FY 2026 State budget is funded at the same level in the FY 2025 State budget. If this credit is not included in the state budget, both the SCRS and the PORS contribution will increase by 1%.

Mr. Davis discussed some external factors that will influence the budget as well as some revenue and expenditure forecasts. Below are external factors influencing the budget.

- Inflation – Average inflation rate for 2024 was 2.9%
- Labor Market – Florence County Unemployment Rate is 4.8%
- Borrowing Costs
- Residential Growth
- Economic Uncertainty
- Volatility in Sales and Property Tax Revenues
- Flexibility for Emergency Response
- Avoidance of Structural Budget Deficits
- Community Development Block Grant (CDBG)- Potentially Cut
- Building Resilient Infrastructure and Communities (BRIC) Grant- Cut
- \$16,000,000 request for State funding for FLOCK cameras and Utility Funding
- Florence Center Additional \$300,000 Capital Funding Request
- Impact Fees
- Rental Registry
- Berm- Additional \$150,000
- Aquatic Center
- Florence City Center- repairs

There was a discussion among Council and staff regarding the external factors influencing the budget.

Below are revenue forecasts:

- Property Tax Revenue will remain stable; proposed five mil increase
- We will need to continue to “backstop” the Tax Increment Financing (TIF) bonds with Water and Sewer funds
- Building permit revenue is down 6.2% from this time last year
- Business license revenue is about even with this time last year
- Hospitality revenue is up 4.7%



- Water revenue is up 12.4%
- Sewer revenue is up 10.9%
- Water and sewer rates will increase by 9% for inside customers and 11% for outside customers for FY2026

Operational and Capital costs will continue to rise as a result of:

- Wage and benefits inflation
- Supply chain constraints
- Fuel price fluctuations
- Materials and supply cost increases
- Insurance premium increases
- Economic uncertainties with current trade war

GENERAL FUND

Mr. Davis began a presentation on the General Fund, the largest fund for the city. For the FY 2025-26 General Fund Budget, original expenditure requests were \$6,492,953 higher than the original revenue projections.

**Balancing the FY 2025-26
General Fund Budget**

Original Revenue Projections:		Original Expenditure Requests:
\$51,163,461		\$57,656,414
	Difference:	
	\$6,492,953	

Final FY 2025-26 Balanced Budget
\$52,619,430

Actions taken to balance the FY 2025-26 budget include: proposed five mil increase in operating millage, revenue projection adjustments, attrition savings adjustments and extended hiring timeline, operational funding request adjustments, capital funding request eliminations and 30% funds used for early purchases. There was a discussion among Council and staff regarding actions taken to balance the FY 2025-2026 budget.

Below are the revenue projection adjustments made in balancing the budget.

**General Fund Revenue Projection Adjustments Made In
Balancing Proposed FY 2025-26 Budget**

	Amount
Property Taxes (Proposed 5 mil increase)	\$ 1,229,097
Permits and Fees	39,830
Governmental Reimbursements	187,042
Total	\$ 1,455,969



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The proposed budget assumes every position is funded every day of the year. Compensation and benefits cost reductions are projected at \$2,510,857.

**General Fund Compensation and Benefits
Cost Reductions Made in Balancing Proposed FY 2025-26 Budget**

From 16-week salary & other compensation savings	\$ 1,069,161
From positions proposed by not funded	<u>1,441,696</u>
Total	\$ 2,510,857

The below chart illustrates Operational and Capital Funding reductions in balancing the proposed FY 2025-26 budget.

**General Fund Operational & Capital Funding Reductions
Made in Balancing Proposed FY 2025-26 Budget**

Department	Operations	Capital
Legal Services	\$ 800	0
City Court	300	0
City Manager	5,300	0
Human Resources	2,400	0
Community Services	3,900	0
Police	53,300	353,100
Fire	24,500	290,000
Beautification & Facilities	36,200	265,000
Sanitation	0	374,500
Equipment Maintenance	1,700	10,000
Parks, Recreation, & Tourism	151,500	311,000
Planning, Research & Development	89,000	1,500
Building Permits & Inspections	1,500	0
Non-Departmental		
Other Employee Benefits	2,000	0
General Insurance/Claims	5,000	0
Community Programs	643,300	0
Non-Departmental	15,007	
Subtotal	\$ 1,035,707	\$ 1,605,100
OPERATIONS AND CAPITAL TOTAL	=	\$2,640,807

This chart outlines the reductions that were necessary to balance the budget. The reductions totaled \$5,036,984 and are detailed below.

**Summary of Expenditure Adjustments
To Balance General Fund Budget**

Expenditure Increases/(Reductions)	Amount
Compensation and Benefits Cost Reductions	\$ (2,510,857)
Operational Funding Reductions	(1,035,707)
Eliminated Capital Cost Reductions	(1,605,100)
Contingency Condition	<u>114,680</u>
Reductions to Balance Budget	\$ 5,036,984



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Mr. Davis spoke of other items of interest in the budget. Several new positions in various departments will be funded for the FY 2025-2026 budget. The budget also will fund a 4% cost of living increase, fully fund community funding initiatives, an additional commercial front loader for Commercial and Recycling Operations for Sanitation; and a downtown dumpster replacement for Sanitation.

This a recap of how the FY 2025-26 General Fund Budget was balanced. Revenue projections were adjusted by 1,455,969.

**Balancing the FY 2025-26
General Fund Budget - Recap**

GF REVENUES

Original Revenue Projections	\$51,163,461	
Revenue Adjustments	+ 1,455,969	
FY 2024-25 Adjusted Revenues		\$52,619,430

GF EXPENDITURES

Original Expenditure Projections	\$58,108,502	
Expenditure Reductions	- 5,489,072	
FY 2024-25 Adjusted Expenditures		\$52,619,430

The below chart illustrates the millage rate increases from 2009 through 2025.

FY 2025-2026 Millage Rate Increases

Fiscal Year	Amount Raised	Amount Available
2009	0.2 mills	1.7 mills
2014	0.8 mills	8.1 mills
2017	3.7 mills	3.7 mills
2018	0.7 mills	0.9 mills
2024	5.0 mills	9.6 mills
2026	5.0 mills	<u>11.7 mills</u>

Value of 1mil: 1mil = \$1 per \$1,000 of assessed value; Most recent assessment values are approximately \$79M for 4% property and \$137M for 6%property.

The total property tax rate is 64.1 mills. Mr. Davis said although the City has approximately twelve mills available, the proposed millage increase is only five mills. He further explained that there is a three-year review of the city’s growth and consumer price index (CPI) and the State will allow an increase up to 11.7 mills. The proposed five mill increase will add \$1.23 million to the FY 2025-2026 budget.

Following a discussion regarding millage rate increases, Council expressed their desire to move forward with funding the Berm for the Sports Complex and additional FLOCK cameras for the Police Department. Councilman Braddock recommended an additional 2.5 mills, which would bring the proposed millage increase to 7.5 mills, to add an additional \$400,000 to the budget to cover the cost of thirty (30) FLOCK cameras for the Police Department. The berm for the Sports Complex will be purchased out of the 30% early purchases funding.



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The following chart illustrates the General Fund Revenue Budget by Source and the percentage of budget for each category. Property taxes and Licenses and Fees are the largest contributors to the General Fund revenues.

**FY 2025-26 General Fund
Revenue Budget by Source**

Category	FY 2026	% of Total
Property Taxes*	\$ 15,332,100	29.14%
Licenses & Fees	18,093,900	34.39%
Governmental Reimbursements	6,417,400	12.20%
Permits and Fees	3,239,500	6.16%
Fines & Forfeitures	247,000	0.47%
Miscellaneous & Other Revenues	1,323,900	2.52%
Interfund Transfers	<u>7,965,630</u>	<u>15.12%</u>
TOTAL	\$ 52,619,430	100.00%

*Local Option Sales Property Tax Credit accounts for 44.77% of the total Property Taxes category.

This is a comparison between this year's revenue budget and last year's revenue budget.

**General Fund
FY 2025 & 2026 Revenue
Budget Comparison**

	Original FY 2025	Budget for FY 2026	Change from Original FY 24	% Change From FY 24
Property Taxes	\$ 14,698,600	\$ 15,332,100	\$ 633,500	4.31
Business Licenses	12,869,300	13,321,500	452,200	3.51
Franchise Fees	4,750,000	4,772,400	22,400	0.47
Govt Reimbursements	6,309,400	6,417,400	108,000	1.71
Permits and Fees	3,506,400	3,239,500	(266,900)	(7.61)
Fines & Forfeitures	291,500	247,000	(44,500)	(15.27)
Other Revenues	1,484,300	1,323,900	(160,400)	(10.81)
Interfund Transfers	<u>7,508,000</u>	<u>7,965,630</u>	<u>457,630</u>	<u>6.10</u>
TOTAL	\$51,417,500	\$52,619,430	\$1,201,930	2.34%

This is a comparison between this year's expenditures budget and last year's expenditure budget.

**General Fund
FY 2025 & 2026 Expenditures
Budget Comparison**

	Original FY 2025	Budget for FY 2026	Change from Original FY 25	% Change From FY 25
City Council	\$ 372,100	\$ 368,300	\$ (3,800)	(1.02)
Legal Services	194,100	204,000	9,900	5.10
City Court	722,400	747,550	25,150	3.48
City Manager's Office	1,268,500	1,193,200	(75,300)	(5.94)
Finance	1,504,100	1,522,650	18,550	1.23
Human Resources	675,500	705,100	29,600	4.38
Community Services	684,450	705,600	21,150	3.09



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Police	11,935,350	12,265,800	330,450	2.77
Fire	8,866,900	8,963,200	96,300	1.09
Beaut. & Facilities	3,415,700	3,397,500	(18,200)	(0.53)
Sanitation	5,273,600	5,751,900	478,300	9.07
Equip. Maintenance	811,000	860,150	49,150	6.06
Parks, Rec, & Tourism	5,441,850	5,441,800	(50)	N/A
Planning	688,900	666,300	(22,600)	(3.28)
Building Inspections	597,850	571,200	(26,650)	(4.46)
Debt Service	2,622,900	2,474,200	(148,700)	(5.67)
Other Emp. Benefits	748,000	750,600	2,600	0.35
General Insur/Claims	1,260,000	1,437,100	177,100	14.06
Community Programs	388,800	457,500	68,700	17.67
Non-Departmental	3,945,500	4,135,780	190,280	4.82
TOTAL	\$51,417,500	\$52,619,430	\$2,736,000	2.19

[Break: 2:50pm- 3:04pm]

Community Programs Funding

The following chart indicates the appropriation requests for FY 2025-26. Community programs were funded in the amount of \$358,800 for the current fiscal year. The City received a total amount of \$1,100,800 in requests for FY 2025-2026. There are 9 programs that are not funded in the 2025-26 budget.

Appropriation Requests by Agency/Event FY 2025-26

Agency/Project/Event	Requested	Funded
Families Engagement Program	15,000	
ITV- I Takes A Village	5,000	2,500
Foster Care Clothing	36,000	
House of Hope Pee Dee	100,000	50,000*
Pee Dee Regional Transportation Authority- PDRTA	436,500	218,000
Florence Regional Airport/Marketing Grant Request	1,000,000	50,000
American Red Cross- Disaster Cycle Services	10,000	
Boys & Girls Club of the Pee Dee	20,000	
Divine Acts of Kindness	75,000	
My Brother's Keeper Shelter	40,000	15,000
Pee Dee Coalition Against Domestic Violence	15,000	5,000
Powerful Advocates	50,500	
Unlock What's Inside You, Inc.	1,800	
Annie Mae Johnson Senior Citizens Foundation	16,000	2,000
Keep Florence Beautiful	10,000	10,000
No One Unsheltered	75,000	75,000
Florence Family Support Center		
Helping Florence Flourish	30,000	10,000
G-Lab Legacies	15,000	10,000
Leatherman Senior Center	50,000	10,000
Salvation Army		
TOTAL	1,100,800	457,5000

* \$50,000 from Neighborhood Redevelopment



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CDBG

Boys & Girls Club	20,000
American Red Cross- Disaster Cycle Services	10,000
My Brother's Keeper	25,000
TOTAL	55,000

There was discussion on the appropriation requests received for community programs funding. Councilman Braddock said that Mr. Jon Weiss, Jr., Executive Director of House of Hope, informed him that House of Hope has reallocated funds for the Community Resource Center to assist with other projects. He said Mr. Weiss said the House of Hope would not need any allocated funding in the upcoming budget year. For FY 2025-2026, House of Hope initially requested \$100,000 and \$50,000 is proposed. Councilmen Braddock, Councilman McKay, and Pro tem Jebaily spoke in support of providing additional funding to PDRTA. Following further discussion, Council recommended the following: House of Hope: \$0; PDRTA: additional \$50,000; and Florence Regional Airport's funding will remain the same. Due to the unknown status of the Community Development Block Grant (CDBG), the following agencies will be funded by the Neighborhood Redevelopment Fund: Boys and Girls Club (\$20,000), American Red Cross (\$10,000), and My Brother's Keeper (\$25,000), for a total of \$55,000.

HOSPITALITY FUND

This is the 2% tax paid on prepared food and beverage purchases in the city. The Hospitality Fund is one of the city's growth funds but it is also a restricted fund. South Carolina Code requires any revenue generated by the hospitality fee must be used exclusively for the following purposes:

- Tourism-related buildings including, but not limited to, civic centers, coliseums, and aquariums.
- Tourism-related cultural, recreational, or historic facilities.
- Beach access and re-nourishment.
- Highways, roads, streets, and bridges providing access to tourist destinations.
- Advertisements and promotions related to tourism development.
- Water and sewer infrastructure to serve tourism-related demand.

However, because at least \$900,000 in accommodations taxes are collected annually in Florence County, State law permits hospitality funds to be spent for operations related to the above stated purposes.

Below is the hospitality fees comparison from FY 2021 to FY 2026. There is a 2.9% increase proposed for FY 2026.

<u>FY 2021-2026</u>		
<u>Hospitality Fees Comparison</u>		
Fiscal Year	Collections	% Change
2021	4,722,870	10.96
2022	5,351,385	11.74
2023	5,888,694	9.12
2024	6,120,314	3.78
2025*	6,399,000	4.35
2026*	6,590,600	2.91
* 2025 Estimated		
* 2026 Budgeted		



The amount projected for FY 2025-26 is \$6,730,500.

Hospitality Fees	\$ 6,590,600
Interest Earnings	139,900
FY 25-26 Hospitality Fund Estimated Revenues	\$ 6,730,500

This is the list of recommended expenditures for the Hospitality Fund for FY 2025-26.

Hospitality Fund Expenditures

Athletic Facilities Operations	\$ 2,200,000
Florence Museum	50,000
Florence Downtown Development Corporation	54,000
Florence Downtown Economic Development Incentives	12,000
Florence Downtown Promotions	35,000
Sports Complex Debt Service (through November 2035)	837,000
Recreation Facility/Gymnasium Debt Service (through June 2034)	310,500
Football Field Const./Pearl Moore Gym Expansion Debt Service	836,000
2016 Special Obligation Bond Debt Service Appropriation (through Dec 2046)	300,000
Florence Historic District Street Lighting Operations	30,000
Florence Center (Debt Service effective through April 2040. FY 25-26 DS = \$682,550)	1,920,000
James Allen Plaza Restroom Facilities – 10 th of 10-year Lease Payment	9,000
Contingency	<u>973,000</u>
FY 25-26 Hospitality Fund Estimated Expenditures	\$ 6,730,500

There was a discussion among Council and staff regarding hospitality fund expenditures.

[Pro tem Jebaily left the meeting at 3:35pm.]

WATER AND SEWER UTILITIES UPDATES

Mr. Davis acknowledged the major water event that occurred in August 2024. He noted since this event, city staff has been working diligently to address the city’s water and sewer issues. Mr. Davis, Mr. Michael Hemingway, Utility Planning and Economic Development Director, and Mr. Josh Whittington, Director of Utilities provided Council with a water and sewer utilities update, to include water distribution projects that have been completed and are currently in process.

New positions funded for a leak crew for the FY 2025-2026 budget include: 1 Water Director, 1 Team Leader, 1 Special Construction Equipment Operator, 1 Utility Operations Maintenance Worker, and 1 Utility Maintenance Technician I.

Mr. Hemingway also provided an update on grants/funding the city has received to address water and sewer issues. Grants/funding received include: \$487,982-South Carolina Rural Infrastructure Authority to complete the water distribution project for Williamsburg Circle, Grove Park, and Tara Village; \$5,000,000- FY25 South Carolina Budget for the 30-inch water line extension along Freedom Boulevard by the local delegation; and \$500,000- PFAS Study South Carolina State Revolving Loan Fund. Mr. Hemingway said several grants/funding requests are still pending.

On August 9, 2024 Council adopted Ordinance No. 2024-14, a Series Ordinance, making provision for the terms and conditions of an issue of combined waterworks and sewerage system capital improvement



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revenue bonds of the City of Florence, SC, in one or more series, in the aggregate principal amount of not exceeding \$270,000,000. Below is a chart that illustrates the projects included with the bond:

Series 2024 Bond Projects

Water Quality	\$	*40,000,000
East Florence Sewer		20,000,000
Jeffries Creek		19,786,000
High Rating Surface Water Treatment Plan		30,000,000
Engineering		14,861,040
Contingency		12,384,200
Timmonsville – Florence Interceptor		5,000,000
Woody Jones Sewer		5,000,000
WWMF		5,000,000
Deferred Maintenance of Lift Stations		1,600,000
Deferred Maintenance of Wastewater Treatment Plant		582,000
Medium Voltage Drive Improvements		706,000
3 rd and Final Bar Screen		450,000
Aeration Diffusers		550,000
Timmonsville Wastewater Model		150,000
Total	\$	156,069,240

*Note: City received updated costs from engineering firm. Revised estimate: \$108,000

Mr. Davis stated that the City requested AECOM, engineering consulting firm, to conduct a water quality report to estimate the cost of water system repairs as it relates to water quality. The initial estimate was \$40 million. However, he announced that on May 6, 2025, the City received updated figures from the engineering firm, revising the estimated cost to \$108,000.

There was a discussion among Council and staff regarding the water and sewer updates.

WATER AND SEWER UTILITIES ENTERPRISE FUND

The total Water and Sewer Revenue Fund is \$49,359,700. This chart shows the Water and Sewer Revenues by Source. Other Revenue comes from reconnection fees, tap fees, etc.

**Water and Sewer
Revenues by Source**

Water Fees & Charges	48%
Wastewater Fees & Charges	50%
Other Revenue	2%

This chart shows the Water and Sewer Expenses by Department. Included in the non-departmental accounts is other employee benefits, general insurance/claims, IT expenses and economic development expenses.

**Water & Sewer Expenses
By Department**

Utility Finance	\$ 2,733,000	5.54%
Engineering	1,769,400	3.58%



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WW Treatment	7,845,200	15.89%
Water Production	7,417,700	15.03%
Distribution Operations	3,905,200	7.91%
Collection Operations	2,134,150	4.32%
WW Compliance	556,000	1.13%
WW Maintenance	1,091,700	2.21%
Debt Service	12,209,000	24.73%
Non-departmental	<u>9,698,350</u>	<u>19.66%</u>
Total	\$ 49,359,700	100.00%

WATER & SEWER UTILITIES CONSTRUCTION FUND

This is the water and sewer utilities construction fund. Total budget for this fund is \$19,015,000 and consists of the items listed below. \$8,398,000 will be carried over from the previous year.

**FY 2025-26 Water & Sewer
Construction Fund Revenue**

Projected Funds on Hand on July 1, 2025	\$10,699,000
2025-26 Transfer from W/S Operating Fund	2,100,000
Capital Construction Fund Transfer	1,000,000
Florence County Infrastructure Fund Reimbursement	400,000
ARPA Funds – (Lead & Cooper Compliance)	593,000
ARPA Funds – (Hoffmeyer Sewer Extension)	345,000
Elevated Tank SCRIA	638,000
South Carolina State Proviso- Freedom Blvd Water Line Extension	5,000,000
SC Infrastructure Investment Program (SCIIP) Grant	9,900,000
Projected Interest Earnings	50,000
Total W/S Construction Fund Revenue	\$30,925,000

This is a list of projects that are funded through the Water and Sewer Construction Fund. This fund is unique in that many of these projects can last several years and the funds can roll over from previous year.

**FY 2025-26
W/S Construction Fund Projects**

A. Projects Approved in Prior Year Budgets

1. Elevated Tank Inspection and Maintenance	\$ 850,000
2. Jeffries Creek Beaver Management (SSO Compliance)	7,000
3. Waterline Extension Requests – Florence County	400,000
4. SCDOT Alligator Rd. Widening – Utility Relocation	280,000
5. Interceptor Manhole Upgrades	1,000,000
6. Magna Carta (Charters) Lift Station	75,000
7. Mauldin Drive Sewer Improvements	510,000
8. Asset Management Study (AECOM)	200,000
9. Wisteria Drive Lift Station	400,000
10. Mars Hill Gravity Sewer Project	700,000
11. Lead and Copper Removal Rule Compliance	593,000
12. Water Distribution Improvements #2 (renewal/replacement/upsizing)	731,000



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13. Freedom Blvd Water Line Extension	7,000,000
14. Price Road/Old Marion Hwy Sewer	500,000
15. The Palms Annexation	300,000

B. Projects Approved and Added in FY 2024-2025

1. Southborough Road Water Line Extension	\$ 283,000
2. Meadors Road Water Line Extension	523,000
3. Whitehall Shores Road Water Line Extension	632,000
4. Darlington Street Water Line Extension	414,000
5. Hollyberry Lane Water Line Extension	417,000
6. Holly Circle Road Widening (SCDOT Phase I)	140,000
7. East Palmetto Corridor Sewer Upgrades	500,000

C. Proposed Projects for FY 2025-26

1. GE Water Treatment Plant Rehab	\$ 9,222,000
2. Holly Circle Road Widening (SCDOT Phase II)	140,000
3. Radio Large Meter Replacement	133,000
4. Hoffmeyer Road Gravity Sewer Upgrade	500,000
5. Papermill Road and E. Palmetto (SCDOT)	500,000
6. PFAS Study	500,000
7. System-Wide Water Line Improvements	345,000
8. Surface Tank Resilience (Phase I)	2,000,000
9. Westfield Drive Water and Sewer Extension	60,000

D. Other

1. Utility Line Engineering/Legal/Professional Services	\$ 150,000
2. Reserved for Other Projects	<u>720,000</u>

Total W/S Construction Fund Expenses \$30,925,000

Mr. Clint Moore, Assistant City Manager of Development, highlighted several of the projects that were already approved in prior year budgets. The Sewer Interceptor Manhole Upgrades will address issues with the sanitary sewer overflows occurring on the rail trail and E Palmetto Street. The Asset Management Study is being completed by AECOM. Field work will be occurring to verify where lines are and making adjustments within the city’s water model. The Freedom Boulevard Water Line Extension will help to facilitate the city’s growth by extending a 30-inch water main down Freedom Boulevard.

Mr. Moore also discussed some of the proposed projects. The Hoffmeyer Road Gravity Sewer Upgrade will take place in the Florence Mall area to replace aging pipes that were originally installed in the 1970s and have now reached the end of their service life. The PFAS study is still ongoing. The Surface Tank Resilience (Phase I) project will enable the City to install a surface tank at McLeod Health and MUSC Florence Medical Center. This initiative is designed to address low water pressure concerns, ensuring that hospital operations remain unaffected during periods of reduced water pressure.

STORMWATER UTILITY ENTERPRISE FUND

The total Stormwater Utility Enterprise fund is \$1,799,600.



Stormwater Revenues by Source

Stormwater Fees (\$1,674,000)	93%
Other Revenue (\$125,600)	7%

Stormwater Expenses by Category

Operations (\$908,970)	50%
Debt Service (\$537,000)	30%
Nondept./Const. Fund Trf. (\$353,630)	20%

STORMWATER UTILITY CONSTRUCTION FUND

This is the stormwater utility construction fund. Total budget for this fund is \$574,200 and consists of the items listed below. \$469,200 will be carried over from the previous year.

**FY 2025-26 Stormwater
Construction Fund Revenue**

Projected Funds on Hand on July 1, 2025	\$ 469,200
2025-26 Transfer from Stormwater Operating Fund	100,000
Projected Interest Earnings	<u>5,000</u>
Total Stormwater Construction Fund Revenue	\$ 574,200

This is a list of projects that are funded through the stormwater utility construction fund.

**FY 2025-26 Stormwater
Construction Fund Projects**

A. Projects Approved in Prior Years

- | | |
|---|-----------|
| 1. Stormwater Operations Division Pipe Projects | \$ 20,000 |
| 2. NPDES Phase II Compliance | 50,000 |

B. Other

- | | |
|---|----------------|
| 1. Stormwater Engineering/Legal/Professional Services | 20,000 |
| 2. Reserved for Other Projects | <u>484,200</u> |

Total S/W Construction Fund Expenses \$ 574,200

Utilities Equipment Replacement Fund

The Equipment Replacement Fund is a fund to replace utility equipment. This fund allows for the replacement of equipment when it is needed and does not require that the purchase be deferred. The General Fund currently does not have a replacement fund for equipment.



W/S Equipment Replacement Fund
Budget by Department

Department	Amount
Utility Finance	\$ 115,000
Engineering	175,000
Wastewater Treatment Plant	410,000
Water Production	875,000
Distribution Operations	250,000
Collection Operations	35,000
W/S Capital Equipment Fund Total	\$ 1,860,000

There is \$119,620 in the Stormwater Equipment Replacement Fund.

Stormwater Equipment Replacement Fund
Budget by Department

Department	Amount
Stormwater Operations	<u>\$119,620</u>
Stormwater Capital Equipment Fund Total	119,620

HOSPITALITY FUND PROJECTS

The City is currently considering approximately \$21.5 million of projects to be funded through the Hospitality Fund. The City currently has strong debt service coverage and fund balance levels in this fund, which allows for some flexibility in the funding approach. The funding plan below includes a combination of debt and cash:

Hospitality Fund Projects

Project	FY	Debt	Cash	Grant	Total
Football Fields	2026	\$ 6,000,000	\$ 2,000,000	-	\$ 8,000,000
Pearl Moore Gym- New Arena	2026	7,000,000	-	-	7,000,000
Additional Tennis Courts at FTC	2026	1,000,000	-	-	1,000,000
Levy Park Land Acquisition	2026	-	1,000,000	-	1,000,000
Pickleball Facility	?	2,500,000	-	-	2,500,000
Aquatic Center	?	3,000,000	-	-	3,000,000
Total		\$ 19,500,000	\$ 3,000,000	-	\$ 21,500,000

Councilman McCall expressed his concerns with the size of the Pearl Moore Gym. He acknowledged several sports facilities he’s visited throughout the state and spoke of the amenities and size of the facilities. Councilman McCall expressed his desire to see an expansion of the Pearl Moore Gym to accommodate more tournaments and to generate revenue for sports tourism.

There was a discussion among Council and staff regarding the Hospitality Fund Projects.



**FLORENCE CITY COUNCIL
WORK SESSION – MAY 7, 2025**

ADJOURN

Without objection, the special meeting of Florence City Council was adjourned at 4:55p.m.

Dated this 8th day of June, 2025.

Casey C. Moore, Municipal Clerk

Lethonia Barnes, Mayor



**REGULAR MEETING OF FLORENCE CITY COUNCIL
MONDAY, MAY 12, 2025 – 1:00 P.M.
CITY CENTER – COUNCIL CHAMBERS
324 WEST EVANS STREET
FLORENCE, SOUTH CAROLINA**

MEMBERS PRESENT

Mayor Lethonia Barnes, Mayor Pro Tempore George Jebaily, Councilman Chaquez T. McCall, Councilman Bryan A. Braddock, Councilwoman LaShonda NeSmith-Jackson, Councilman J. Lawrence Smith, II and Councilman Zach McKay

ALSO PRESENT

Mr. Scotty Davis, City Manager; Mr. Ronald Scott, City Attorney; Mrs. Casey Moore, Municipal Clerk; Mr. Clint Moore, Assistant City Manager of Development; Chief Shannon Tanner, Florence Fire Department; Chief Allen Heidler, Florence Police Department; Mr. Michael Hemingway, Director of Utility Planning and Economic Development; Mr. Jerry Dudley, Director of Planning; Mr. Adam Swindler, Director of Public Works; Mrs. Jennifer Krawiec, Director of Human Resources; Mrs. Amanda Pope, Director of Marketing/Communications and Municipal Services; Mr. Joshua Whittington, Director of Utilities; Mrs. Victoria Nash, Director of Parks, Recreation, and Sports Tourism; Mr. Glenn Bodenheimer, Interim Finance Director and Ms. Patrice Rankin, Administrative Coordinator

MEDIA PRESENT

Abby Ann Ramsey with the Post and Courier and Taylor Ford with the Florence Morning News were present for the meeting.

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

CALL TO ORDER

Mayor Barnes called the May 12, 2025 Regular meeting of Florence City Council to order at 1:00pm.

INVOCATION

Pastor Tommy Milo gave the invocation for the meeting. The pledge of allegiance to the American Flag followed the invocation.

APPROVAL OF MINUTES

Councilwoman NeSmith-Jackson made a motion to adopt the minutes of the April 7, 2025 Investiture Ceremony and the minutes of the April 14, 2025 Regular Meeting and Councilman McCall seconded the motion. The minutes were unanimously (7-0) adopted.



**FLORENCE CITY COUNCIL
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ADDENDUM TO THE AGENDA

Pro tem Jebaily made a motion to add Bill No. 2025-22 and Resolution No. 2025-17 to the May 12, 2025 regular meeting agenda and Councilwoman NeSmith-Jackson seconded the motion. These items were added to the agenda by unanimous vote (7-0).

SERVICE RECOGNITIONS

Mr. Allen Heidler, Police Chief, recognized Steven Martin for 10 years of service with the Florence Police Department.

Mr. Allen Heidler, Police Chief, recognized Martin Dickerson for 10 years of service with the Florence Police Department.

SPRING 2025 CITY UNIVERSITY GRADUATION

Mrs. Amanda Pope, Director of Marketing/Communications and Municipal Services and Mayor Barnes presented the Spring 2025 City University participants with their certificates of completion. Mrs. Pope said this is the third year and the fifth graduation class for City University. City University was established in 2023 and is held in the spring and fall of each year. Each session lasts seven weeks and is held once a week. Participants have the opportunity to learn about city operations and visit different city facilities.

PUBLIC HEARING

A public hearing will be held to receive input on the City of Florence Fiscal Year budget 2024-2025.

Mayor Barnes opened the public hearing at 1:26pm.

Mr. Scotty Davis, City Manager, presented a balanced budget for Fiscal Year 2025-2026 totaling \$145,011,050. The budget reflects the City's commitment to financial responsibility, transparency, and alignment with Council's strategic priorities, while addressing ongoing challenges related to revenue shifts and state and federal legislative impacts. Notable budget items include: a proposed 7.5 millage increase; 30 FLOCK cameras; a new police K-9; Mobile data terminals for police; a downtown police officer; Sports complex upgrades; funding for a water leak crew and support for water quality improvements.

Mr. Glenn Bodenheimer, Interim Finance Director, explained that the 7.5 mill increase, up from an initial proposal of 5 mills, will generate approximately \$529,000 in additional property tax revenue, primarily designated for the new FLOCK cameras. The City's proposed operating millage would increase to 71.6 mills, with debt service remaining at 4 mills, resulting in a total tax levy of 75.6 mills.

Pro tem Jebaily confirmed with Mr. Bodenheimer that the 7.5 mill increase is included in the total budget amount.

Mr. Chris Handley, representing Helping Florence Flourish, acknowledged a \$10,000 allocation in the proposed budget and shared a handout outlining the organization's services, including home repair assistance. He expressed appreciation and noted that additional support would be beneficial for ongoing community repair efforts.



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Ms. Linda Johnson, representing Meals on Wheels, shared that the organization has increased its service from 150 to 220 homebound seniors aged 60 and over. She expressed appreciation for the City's past support and requested that funding be continued and increased to meet the growing demand.

Mayor Barnes closed the public hearing at 1:31pm.

A public hearing will be held to receive input on the allocation of Community Development Block Grant funds awarded from the U.S. Department of Housing and Urban Development.

Mayor Barnes opened the public hearing at 1:33pm.

Mr. Jerry Dudley, Planning Director, stated that the exact amount of Community Development Block Grant (CDBG) funding is expected to be announced on May 14, 2025. However, he noted that ongoing federal budget discussions could potentially reduce or eliminate this funding. Despite the uncertainty, the City is proceeding with planning efforts and anticipates receiving a confirmed amount on the scheduled date. CDBG funds are used to support initiatives within the City's designated CDBG target areas. To qualify for funding, a project must meet one of the following three national objectives: benefit low and moderate income (LMI) persons; aid in the prevention or elimination of slums or blight; and meet a need having a particular urgency. For Fiscal Year 2024-2025, the City's CDBG allocation was \$325,064.

There being no one signed up to speak, the public hearing was closed at 1:35pm.

ORDINANCES IN POSITION

Bill No. 2025-08 – Second Reading

An Ordinance to adopt the updated Downtown Design Standards for the City of Florence.

Councilwoman NeSmith-Jackson made a motion to adopt Bill No. 2025-08 on second reading and Councilman Smith seconded the motion.

Council voted (6-1) in favor of the motion, with Councilman McCall voting against. Bill No. 2025-08 was adopted.

Bill No. 2025-14 – Second Reading

An Ordinance to amend the Unified Development Ordinance regarding setbacks for communication towers.

Councilwoman NeSmith-Jackson made a motion to adopt Bill No. 2025-14 on second reading and Councilman Braddock seconded the motion.

Pro tem Jebaily asked if the amendment included the exceptions for utility companies. Mr. Dudley responded yes and read the amendment in its entirety.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2025-14 was adopted.

Bill No. 2025-15 – Second Reading

An Ordinance to amend the Summersett Acres Planned Development on Jefferson Drive.

Councilman McCall made a motion to adopt Bill No. 2025-15 on second reading and Councilwoman NeSmith-Jackson seconded the motion.



**FLORENCE CITY COUNCIL
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Council voted unanimously (7-0) in favor of the motion. Bill No. 2025-15 was adopted.

Bill No. 2025-16 – Second Reading

An Ordinance to annex and zone NC-6.2 the property located at 1006 West Marion Street, identified as Florence County Tax Map Number 90060-13-005.

Pro tem Jebaily made a motion to adopt Bill No. 2025-16 on second reading and Councilwoman NeSmith-Jackson seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2025-16 was adopted.

INTRODUCTION OF ORDINANCES

Bill No. 2025-17 – First Reading

An Ordinance to raise revenue and adopt a budget for the City of Florence, South Carolina, for the Fiscal Year beginning July 1, 2025 and ending June 30, 2026.

Pro tem Jebaily made a motion to pass Bill No. 2025-17 on first reading and Councilman Smith seconded the motion.

Mr. Glenn Bodenheimer, Interim Finance Director, presented the proposed Fiscal Year 2025-2026 budget totaling \$145,011,050. Initial requests exceeded projected revenues by approximately \$6.5 million. The shortfall was addressed through a proposed 7.5 mill increase (raising approximately \$1.75 million); attrition savings and extended hiring timelines; operational and capital funding adjustments and use of approximately \$1.1 million from the 30% extra fund balance for early capital purchases

The City of Florence will maintain the fourth-lowest gross millage in the state and the second-lowest effective millage, at 26.5 mills. Mr. Bodenheimer also highlighted the general fund's total revenues and expenditures, community programs funding, hospitality fund expenditures, and the water and sewer utilities enterprise fund.

Councilman Braddock said he supported the increase from 5 mills to 7.5 mills to fund additional FLOCK camera. He noted state appropriation cuts impacted funding for public safety and asked Chief Heidler to share the success of the FLOCK cameras. Chief Heidler confirmed that FLOCK cameras were installed throughout the city between March and July 2024. Between July 2024–March 2025, the cameras helped locate fugitives, stolen vehicles, missing persons, and solve over 120 crimes. Initial funding for the cameras, approximately \$400,000 came from state appropriations through Senator Mike Reichenbach.

Mr. Davis confirmed the City requested \$16 million in state funds for public safety and utilities, which is no longer available due to the state cutting all appropriations. Some needs will now be funded through the proposed millage increase.

Councilman Braddock emphasized the state's funding cuts leave cities responsible for filling the gap.

Councilman McCall asked about the maximum millage allowed. Mr. Bodenheimer explained the maximum allowable is 11.7 mills, based on a three-year look-back. The proposed 7.5 mill increase preserves future flexibility. A lower increase, such as 5 mills, would have resulted in lost millage capacity.



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Councilman Smith confirmed with Mr. Bodenheimer that the City of Florence would remain one of the lowest-millage municipalities, even with the increase.

Pro tem Jebaily asked Mr. Davis to explain the purpose of the proposed berm at the Sports Complex. Mr. Davis said the Sports Complex has experienced gunfire from adjacent County properties during baseball games. In response, a 10-foot berm with vegetation is planned to provide protection. The berm will cost \$150,000–\$200,000, and installation is expected to begin within two weeks. Pro tem Jebaily also asked if FLOCK cameras could be placed in high-crime areas outside city limits. Chief Heidler responded that some border areas fall within city jurisdiction, allowing camera placement. New cameras will also include mobile units. Chief Heidler noted that the County currently has about 18 FLOCK cameras spread across Florence County.

Councilwoman NeSmith-Jackson inquired whether the County would use its own cameras or would the City's cameras only be utilized. Chief Heidler wasn't certain but noted that the County had also anticipated state appropriations that are no longer available. When she asked if the shootings happened in County areas, Chief Heidler confirmed that recent shooting incidents occurred in County areas, though some adjacent areas are within city limits.

Councilman Smith asked about the projected completion date for the berm. Mrs. Victoria Nash, Director of Parks, Recreation, and Tourism, estimated it would take about four weeks to complete.

Mayor Barnes reiterated Council's commitment to reducing crime and support for the FLOCK cameras. She urged community members to seek peaceful solutions to conflict.

Mr. Davis thanked staff for their dedication and teamwork in presenting a balanced budget.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2025-17 was passed on first reading.

Bill No. 2025-18 – First Reading

An Ordinance to amend the budget for Fiscal Year beginning July 1, 2024 and ending June 30, 2025.

Pro tem Jebaily made a motion to pass Bill No. 2025-18 on first reading and Councilman McCall seconded the motion.

Mr. Glenn Bodenheimer, Interim Finance Director, explained that, as previously noted, capital asset items were removed from the upcoming budget to be purchased instead through an early purchase ordinance. The City of Florence follows a fund balance policy that designates 30% of the fund balance as unable to be spent each fiscal year. This reserve allows the City to continue operating for approximately three months in the event of an emergency or disruption in cash flow, without halting essential services. The proposed ordinance recommends using the excess fund balance to make certain capital purchases planned for the next fiscal year during the current fiscal year instead. By making these purchases early, the City was able to balance the Fiscal Year 2025-2026 budget. It also allows staff to begin reaching out to vendors for quotes sooner. Given the current economic uncertainty, the City believes that securing these capital assets earlier could result in better pricing and cost savings. The total amount allocated for these early capital purchases is \$1,111,600.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2025-18 was passed on first reading.



Bill No. 2025-19 – First Reading

An Ordinance to amend the Unified Development Ordinance regarding cemetery preservation.

Councilman Smith made a motion to pass Bill No. 2025-19 on first reading and Councilwoman NeSmith-Jackson seconded the motion.

Mr. Jerry Dudley, Planning Director, explained that the proposed amendment pertains to the presence of graves or cemeteries on properties slated for development. As the City's boundaries continue to expand, many new subdivisions are being built on land that may include old family burial plots or neglected cemeteries of which have fallen into disrepair or are potentially abandoned. Mr. Dudley noted that a current moratorium is in place for developments where cemeteries are suspected, and this amendment aims to address that issue. The proposed amendment would be added to the City's Unified Development Ordinance (UDO) and apply to graves, cemeteries, graveyards, and similar sites. It would require that the presence and boundaries of any such sites be verified by a professional archaeologist hired by the applicant or by other methods approved by the Planning Director. The archaeologist or qualified professional would be responsible for identifying the approximate boundaries of the cemetery and providing historical context. Their final report must include all relevant documentation such as maps showing the location and orientation of graves, the cemetery's position in relation to known landmarks, a description of the fieldwork and research methods used, and coordinates of the boundary aligned with the South Carolina 83 State Plan Coordinate system. Mr. Dudley also reviewed the specific survey requirements outlined in the amendment. Planning Commission voted (6-1) to recommend this proposed amendment.

Councilman Braddock asked whether the property could be made exempt from taxes. Mr. Dudley responded that he was unsure and would follow up with the County for clarification. Councilman Braddock also inquired whether the cost of the required survey would vary based on the size of the property, to which Mr. Dudley confirmed that both the size of the area and the cemetery itself would affect the cost.

Councilman Smith asked who would be responsible for maintaining the cemetery, and Mr. Dudley clarified that maintenance would be the responsibility of the cemetery owner.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2025-19 was passed on first reading.

Bill No. 2025-20 – First Reading

An Ordinance to rezone 1203 Sopkin Avenue from CA to NC-6.1.

Councilwoman NeSmith-Jackson made a motion to pass Bill No. 2025-20 on first reading and Councilman Smith seconded the motion.

Mr. Jerry Dudley, Planning Director, explained that the property was formerly the site of a church, which is why it is currently zoned as Campus District. It has since been converted into a privately owned event and community center. The current owner is requesting that the zoning be changed to Neighborhood Conservation 6.1, a designation that permits only single-family detached homes. The owner is considering subdividing the existing structure and notes there is sufficient space on the parcel to accommodate an additional small home. Planning Commission voted unanimously (8-0) to recommend this rezoning request.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2025-20 was passed on first reading.



Bill No. 2025-21 – First Reading

An Ordinance to annex and zone NC-6.3 1.467 acres of the lot located at Toscana Drive, a portion of Florence County Tax Map Number 00100-01-101.

Councilman Braddock made a motion to pass Bill No. 2025-21 on first reading and Councilman Smith seconded the motion.

Mr. Jerry Dudley, Director of Planning, reported that a 1.467-acre unzoned county parcel, part of a commercial property, is proposed for annexation into the city and rezoning to Neighborhood Conservation 6.3 (NC-6.3), allowing residential development including townhomes. While the applicant plans townhomes, all NC-6.3 uses would be permitted. Local residents oppose the plan, citing concerns about property values, traffic, safety, and the proposed density compared to the neighboring single-family Villa Toscana development. Planning Commission initially deferred the request on March 11, 2025, but later voted (4-2) to recommend the annexation and zoning request on April 8, 2025.

Mayor Barnes inquired whether townhomes could be built on the currently unzoned property. Mr. Dudley clarified that townhomes are not permitted under the county's unzoned designation, though multifamily, commercial, and industrial uses are allowed.

Councilman Braddock mentioned that some concerns from Villa Toscana residents might be mitigated by creating a private gated community. He also noted that, under current county zoning, something such as a mobile home park could potentially be developed on the site.

Councilwoman NeSmith-Jackson asked about the remaining 3 acres of the property not included in the annexation. Mr. Dudley explained that while the entire parcel is unzoned, only the 1.467 acres proposed for annexation is undeveloped; the rest is already developed commercially.

Councilman McKay asked if the same person owns both the parcel in question and the nearby strip mall. Mr. Dudley said they are owned separately, but the applicant has an option to purchase the undeveloped parcel. Councilman McKay also asked about traffic mitigation, such as speed bumps. Mr. Dudley said the development's 25-unit size wouldn't trigger a traffic study but suggested that staff could discuss traffic-calming measures like speed bumps with the developer.

Mr. Kent Wenzl, President of the Villa Toscana Homeowners Association, spoke in opposition to the zoning request. He emphasized that Villa Toscana is surrounded by residential areas, with only one commercial property near its entrance, and noted that the neighborhood has maintained the right-of-way along Toscana Drive for over 20 years. Wenzl expressed concern that introducing rental units would alter the community's character. While the idea of converting the neighborhood into a private community has been considered, the HOA lacks the funds to maintain the streets. He acknowledged that residents had the opportunity to voice their concerns at the Planning Commission and suggested that rezoning the property for commercial use, rather than residential, might better address traffic issues.

Councilman Braddock explained that the city does not control how a property is annexed; the process is initiated by the property owner. If the zoning designation is altered, the applicant could withdraw the request. He advised the Villa Toscana neighborhood to consider reallocating funds for future road maintenance and cautioned that if the property remains unzoned in the county, a different type of development, not necessarily townhomes, could still be built.

Ms. Gloria Lussier, a Villa Toscana resident, opposed the zoning request, expressing concern that rental units would lack a vested interest in the community.



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Councilman Braddock spoke in favor of property owner rights, saying that the applicant is entitled to decide how to use the property. He suggested the neighborhood could consider purchasing the land or becoming a private gated community but emphasized that since they don't own the property, they cannot dictate its use.

Pro tem Jebaily asked whether the NC-6.3 zoning requires townhomes or single-family homes to be individually owned or if apartments or rental units are allowed. Mr. Dudley explained that while townhomes must demonstrate they can be subdivided for individual ownership, the city code does not require this subdivision to happen. The city cannot control whether units are rented or owned but can regulate how parcels are divided. Pro tem Jebaily clarified that approval of the request does not guarantee individual ownership of townhomes, meaning one owner could rent out all units. He expressed concern about spot zoning, as the proposed multifamily development differs from the surrounding single-family homes. He noted past council denials of similar requests and said he is opposed to supporting the request due to spot zoning.

Councilwoman NeSmith-Jackson concurred with Pro tem Jebaily and spoke in opposition of the request.

Councilman Smith asked what uses are allowed under NC-6.3 zoning. Mr. Dudley explained it permits various housing types, including single-family attached and detached homes, as well as multifamily units like duplexes, triplexes, and townhomes. Councilman Smith also clarified that the property below is commercially developed but unzoned in the county.

Councilman McCall acknowledged the city's growth and expressed concern about the "not in our backyard" argument often voiced against new residential developments. He feels the city has missed development opportunities and wants to balance neighborhood interests with property rights to avoid hindering progress.

Ms. Lussier responded that the neighborhood's opposition isn't "not in our backyard" but concerns over the density of 26 homes on 1.4 acres and the fact they would be rental units. She noted the HOA has recently prohibited future rentals, citing that rental properties have caused about 90% of neighborhood issues. She argued the proposed development would change the community's character.

Another resident spoke against the zoning request, noting that the community shared their concerns at the Planning Commission. He emphasized that residents have maintained the right-of-way at the neighborhood entrance and off Old Ebenezer Road, pointing to a sketch showing these entrances and a brick wall they maintain. He mentioned the sketch omits a third entrance that would lead to the proposed development. While acknowledging surrounding growth, he expressed worry about increased traffic.

Mayor Barnes asked Mr. Dudley again for the recommendation from Planning Commission. Mr. Dudley said Planning Commission voted (4-2) to recommend the annexation and zoning request.

Pro tem Jebaily asked Mr. Dudley about easements related to the community's concern over the brick wall at the neighborhood entrance. Mr. Dudley explained that the neighborhood was developed in phases, and since 2005 and 2008, all neighborhood streets, including those leading to Palmetto Street and Old Ebenezer Road, have been conveyed to the City as public rights-of-way. The City controls ingress and egress permits. Pro tem Jebaily asked if an ingress/egress onto the public right-of-way is part of the annexation request, and Dudley said it would be addressed during the development approval process. The City generally grants encroachments following city and state regulations and sees no reason this development would be denied. Pro tem Jebaily confirmed that approval could impact the brick wall and require a new entrance, which Mr. Dudley agreed would be handled per city ordinances.



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Councilman McCall asked if the developer plans to build 26 units. Mr. Dudley said it's believed to be 25 units but no full development plan has been submitted yet, so the maximum number is unconfirmed. Councilman McCall asked if the number of units could be reduced after review, and Mr. Dudley said it's possible. When asked if the City can limit units after zoning approval, Mr. Dudley said no, not under current city ordinances.

Another resident opposed the request, expressing concern about the high number of proposed units and the costly maintenance of neighborhood entryways. She noted that Rutledge Manor, a nearby neighborhood, received extra 10-foot buffer zones to prevent high-density development and suggested the same buffer be applied along Villa Toscana's and the Reserves' property lines to reduce the number of units allowed.

Mayor Barnes asked Mr. Dudley if the Council could impose such buffer zones and how that would work. Mr. Dudley responded that if NC-6.3 zoning is approved, the development must follow the city's Unified Development Ordinance standards, and the Council does not have authority to add special requirements. He added that a 10-foot buffer is already required for the proposed townhome development.

Pro tem Jebaily asked if there is an alternative zoning designation. Mr. Dudley said NC-6.3 is the only zoning designation that allows townhomes.

Councilman Braddock pointed out that concerns focus on what the developer can do, not what the neighborhood could do, reiterating the option for the neighborhood to become a private community. He agreed with Councilman McCall that by not being proactive, the neighborhood risks allowing affordable homes it might not want. He suggested residents mitigate concerns on their end.

Councilman Smith asked if further discussion could occur at second reading, and Mr. Davis confirmed it could. Mayor Barnes noted any further talks should happen between the neighborhood and the developer. Councilman Smith asked if such discussions have taken place. Mr. Dudley said the Planning Commission initially deferred to allow discussion, but wasn't sure if it occurred. Mr. Wenzl confirmed a discussion happened. He asked the developer about building single-family homes, but the developer said only 5 or 6 would be possible, which wasn't viable. The developer also offered to maintain the east side of Toscana Drive, about 800 feet. Mr. Wenzl noted the developer has not yet purchased the property.

Mayor Barnes said a meeting with the developer could be arranged between first and second readings to discuss possible concessions, or Council could vote today.

Pro tem Jebaily expressed concern over the lack of alternative zoning options, doubting that discussions with the developer would lead to meaningful changes. Mr. Dudley added that any zoning change requires the applicant's or property owner's approval, and city code mandates the city take action on the request rather than deferring it without their consent.

Council voted (5-2) in favor of the motion, with Pro tem Jebaily and Councilwoman NeSmith-Jackson voting against the motion and Mayor Barnes, Councilman McKay, Councilman Smith, Councilman Braddock and Councilman McCall voting in favor of the motion. Bill No. 2025-21 was passed on first reading.



**FLORENCE CITY COUNCIL
REGULAR MEETING – MAY 12, 2025**

Bill No. 2025-22 – First Reading

An Ordinance to remove the language of “returns” as identified in SC Act 176 as adopted by the City of Florence in Ordinance No. 2023-37.

Mayor Barnes said Mr. Joe McMillan signed up to speak on this item. Mr. McMillan spoke in favor of removing the language of “returns” in Ordinance No. 2023-37 and expressed how it would be beneficial for numerous small businesses.

Mayor Barnes said this item will be discussed in Executive Session. There being no objection, this item was discussed in Executive Session.

INTRODUCTION OF RESOLUTIONS

Resolution No. 2025-12

A Resolution to adopt the Community Development Block Grant Budget for Fiscal Year 2025-2026.

Mayor Barnes said without objection, this item will be deferred. Without objection, this item will be deferred.

Resolution No. 2025-15

A Resolution to name the amphitheater located in the Florence Veterans Park after Colonel Barry Wingard.

Pro tem Jebaily made a motion to pass Resolution No. 2025-15 and Councilman McCall seconded the motion.

Mayor Barnes and Pro tem Jebaily presented the Resolution to the family of Colonel Barry Wingard. The Wingard Family thanked Council for the recognition.

Council voted unanimously (7-0) in favor of the motion. Resolution No. 2025-15 was passed.

Resolution No. 2025-16

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

Mayor Barnes said this item may be discussed in Executive Session. Without objection, this item will be discussed in Executive Session.

Resolution No. 2025-17

A Resolution to proclaim May 2025 as Lupus Awareness Month in the City of Florence.

Councilman McCall made a motion to pass Resolution No. 2025-17 and Councilwoman NeSmith-Jackson seconded the motion.

Mayor Barnes, Councilman McCall and Councilman Smith presented the Resolution to Rosalind Davis. Ms. Davis thanked Council for the recognition.

Council voted unanimously (7-0) in favor of the motion. Resolution No. 2025-17 was passed.



REPORT TO COUNCIL

Appointments to Boards and Commissions

Mayor Barnes said this item may be discussed in Executive Session. Without objection, this item will be discussed in Executive Session.

CITY MANAGER'S REPORT

Mr. Scotty Davis, City Manager, announced that the Wetting Down Ceremony for the new fire apparatus is scheduled for May 21st at 2:00pm. at Fire Station #6. The \$1.2 million in funding for the apparatus was provided by the state. He also noted that the Line Drive Concert Series will take place on May 17th at Carolina Bank Field. Additionally, Mr. Davis informed Council that the City will no longer require tax returns be submitted for business license renewals.

MAYORAL REPORT

Mayor Barnes spoke on the state and federal grant funding cuts. She expressed her disappointment with state appropriations not being approved and said she hopes that the state legislation will reconsider their decision to not include appropriations for the upcoming fiscal year. Mayor Barnes also spoke on Council's commitment to crime prevention. She urged the community to seek alternate ways to resolve conflicts. Mayor Barnes commended city staff and Council for their hard work with the budget process and addressing infrastructure needs.

COMMITTEE REPORTS

Business Development Committee, Chaired by Pro tem Jebaily

Pro tem Jebaily said the committee received an update regarding Project Urban Square. The committee also received an update from AECOM regarding the city's sewer master plan. Pro tem Jebaily said it's his understanding that all of the city's master plans will be reviewed with Council. Mr. Scotty Davis, City Manager, responded yes; all of the city's master plans will be reviewed at a future work session. Pro tem Jebaily expressed his excitement with the city's finalized master plans to address infrastructure needs. Pro tem Jebaily acknowledged Councilman Braddock's resignation from the committee and thanked him for his service to the Business Development Committee.

Pro tem Jebaily made a motion to appoint Councilman McKay to the Business Development Committee and Councilman Braddock seconded the motion.

Councilman McCall asked if "action can be taken" must be noted on the agenda in order to vote for a committee appointment. Mr. Ron Scott, City Attorney, said it can be noted but a vote can still occur if it is not.

The motion carried unanimously (7-0).

Councilman McKay was appointed to the Business Development Committee.

Community Development Committee, Chaired by Mayor Barnes

Mayor Barnes said there is no report at this time.



**FLORENCE CITY COUNCIL
REGULAR MEETING – MAY 12, 2025**

Finance, Audit and Budget Committee, Chaired by Councilman McCall

Councilman McCall said the committee reviewed the financial statements for February 2025. The committee received a budget overview and discussed community programs funding. Also discussed was the early purchases ordinance and Councilman Braddock expressed his concerns regarding SC Act 176 to the committee.

EXECUTIVE SESSION

Mayor Barnes said Council will be entering into Executive Session for a discussion on downtown redevelopment grants as outlined in Resolution No. 2025-15, for a discussion regarding appointments to Boards and Commissions, for a discussion of the redevelopment of a property located in the downtown central overlay district and to receive legal advice on Bill No. 2025-22.

Councilman McCall made a motion to enter into Executive Session and Councilman Smith seconded the motion. Council voted unanimously (7-0) to enter into Executive Session at 3:27pm.

Councilwoman NeSmith-Jackson made a motion to resume open session and Councilman McKay seconded the motion. The motion carried. Council resumed open session at 4:43pm and took action on the following items:

Resolution No. 2025-16

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

Pro tem Jebaily made a motion to pass Resolution No. 2025-16 and Councilwoman NeSmith-Jackson seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Resolution No. 2025-16 was passed.

Bill No. 2025-22 – First Reading

An Ordinance to remove the language of “returns” as identified in SC Act 176 as adopted by the City of Florence in Ordinance No. 2023-37.

Councilman Braddock made a motion to propose an ordinance to remove the language of “returns” as identified in SC Act 176 as adopted by the City of Florence in Ordinance No. 2023-37 as it applies to the process of obtaining and renewing a business license and Councilman McCall seconded the motion.

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

Appointments to Boards and Commissions

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

Planning Commission

Councilman McKay made a motion to reappoint Charlie Abbott to Planning Commission and the motion carried unanimously. Charlie Abbott was reappointed to Planning Commission for a term to begin immediately and expire on June 30, 2027.



**FLORENCE CITY COUNCIL
REGULAR MEETING – MAY 12, 2025**

Civic Center Commission

Councilwoman NeSmith-Jackson deferred her nomination to the Board.

Design Review Board

Councilman McCall deferred his nomination to the Board.

Councilman McKay deferred his nomination to the Board.

Construction and Maintenance Board of Adjustments and Appeals

Mayor Barnes deferred all nominations to the Board.

Veterans Park Committee

Councilman McKay deferred his nomination to the Board.

Resilience and Sustainability Advisory Committee

Councilman McKay deferred his nomination to the Board.

ADJOURN

Without objection, the May 12, 2025 Regular meeting of City Council was adjourned at 4:47pm.

Dated this 9th day of June 2025.

Casey C. Moore, Municipal Clerk

Lethonia Barnes, Mayor

FLORENCE CITY COUNCIL MEETING

DATE: May 12, 2025
AGENDA ITEM: FY 2025-26 Budget Ordinance
DEPARTMENT/DIVISION: Finance

I. ISSUE UNDER CONSIDERATION:

For City Council consideration is the adoption of Fiscal Year 2025-26 Budgets for the City of Florence.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

FY 2025-26 budget development began in January and continued through May with the preparation of revenue estimates, wages and benefits data development, the submission of departmental budget requests, and departmental budget meetings with the City Manager. A Council work session was held to review budget related issues.

III. POINTS TO CONSIDER:

The General Fund, General Fund Debt Service Fund, Water & Sewer Enterprise Fund, Stormwater Enterprise Fund, Water and Sewer Utilities Construction Fund, Stormwater Utility Construction Fund, Water and Sewer Utilities Equipment Replacement Fund, Stormwater Utility Equipment Replacement Fund, and the Hospitality Fund budgets for the fiscal year ending June 30, 2026, recommended for adoption by the City Council are enclosed for your review.

IV. OPTIONS:

1. Adopt the budget.
2. Modification of the budgets as presented.

V. STAFF RECOMMENDATION:

Staff recommends adoption of the FY 2025-26 budgets as recommended.

VI. ATTACHMENTS:

1. The FY 2025-26 budget ordinance is attached.



Glenn A. Bodenheimer
Interim Finance Director



Scotty Davis
City Manager

ORDINANCE NO. 2025- _____

AN ORDINANCE TO RAISE REVENUE AND ADOPT A BUDGET FOR THE CITY OF FLORENCE, SOUTH CAROLINA, FOR THE FISCAL YEAR BEGINNING JULY 1, 2025, AND ENDING JUNE 30, 2026.

WHEREAS, § 5-7-260 of the South Carolina Code of Laws (as amended) requires that a Municipal Council shall act by ordinance to adopt budgets and levy taxes pursuant to public notice.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Florence in Council duly assembled and by the authority of the same:

Section 1

- (a) There is hereby adopted a General Fund budget for the City of Florence for the fiscal year beginning July 1, 2025, and ending June 30, 2026, as filed in the office of the City Clerk which is hereby incorporated by reference as if set forth fully herein, providing for revenues and appropriations in a total amount of \$53,148,430.
- (b) Further, there is hereby adopted a General Fund Debt Service Fund budget for the City of Florence for fiscal year beginning July 1, 2025, and ending June 30, 2026, as filed in the office of the City Clerk which is hereby incorporated by reference as if set forth fully herein, providing for revenues and appropriations in the total amount of \$694,000.
- (c) Further, there is hereby adopted a Water and Sewer Utilities Enterprise Fund budget for the City of Florence for fiscal year beginning July 1, 2025, and ending June 30, 2026, as filed in the office of the City Clerk which is hereby incorporated by reference as if set forth fully herein, providing for revenues and appropriations in a total amount of \$49,359,700.
- (d) Further, there is hereby adopted a Stormwater Utility Enterprise Fund budget for the City of Florence for the fiscal year beginning July 1, 2025, and ending June 30, 2026, as filed in the office of the City Clerk which is hereby incorporated by reference as if set forth fully herein providing for revenues and appropriations in the total amount of \$1,799,600.
- (e) Further, there is hereby adopted a Water and Sewer Utilities Construction Fund budget for the City of Florence for fiscal year beginning July 1, 2025, and ending June 30, 2026, as filed in the office of the City Clerk which is hereby incorporated by reference as if set forth fully herein, providing for revenues and appropriations in a total amount of \$30,725,000.
- (f) Further, there is hereby adopted a Stormwater Utility Construction budget for the City of Florence for fiscal year beginning July 1, 2025, and ending June 30, 2026, as filed in the office of the City Clerk which is hereby incorporated by reference as if set forth fully herein, providing for revenues and appropriations in a total amount of \$574,200.

- (g) Further, there is hereby adopted a Water and Sewer Utilities Equipment Replacement Fund budget for the City of Florence for the fiscal year beginning July 1, 2025, and ending June 30, 2026, as filed in the office of the City Clerk which is hereby incorporated by reference as if set forth fully herein providing for revenues and appropriations in the total amount of \$1,860,000.
- (h) Further, there is hereby adopted a Stormwater Utility Equipment Replacement Fund budget for the City of Florence for the fiscal year beginning July 1, 2025, and ending June 30, 2026, as filed in the office of the City Clerk which is hereby incorporated by reference as if set forth fully herein providing for revenues and appropriations in the total amount of \$119,620.
- (i) Further, there is hereby adopted a Hospitality Fund budget for the City of Florence for the fiscal year beginning July 1, 2025, and ending June 30, 2026, as filed in the office of the City Clerk which is hereby incorporated by reference as if set forth fully herein providing for revenues and appropriations in the total amount of \$6,730,500. Authorized as part of this ordinance and incorporated into the Hospitality Fund budget is a commitment by the City of Florence to contribute to the operations and maintenance costs of the Florence County Museum for the fiscal year beginning July 1, 2025, and ending June 30, 2026, pursuant to the Memorandum of Understanding Between Florence County and the City of Florence dated April 25, 2013.

Section 2

In accordance with § 6-1-320 of the South Carolina Code of Laws (as amended), a tax for general operating purposes for the period from July 1, 2025, and ending June 30, 2026, for the sums and in the amount hereinafter mentioned, is and shall be levied, collected, and paid into the treasury of the City of Florence for the operational use and service thereof. A tax of seventy one and six-tenths (71.6) mills upon each one dollar (\$1.00) in value of real estate and personal property of every description owned and used in the City of Florence, South Carolina, is and shall be levied and paid into the City treasury for the credit to the City of Florence for the corporate purposes, improvements, and for the purpose of paying current operating expenses of said municipality. Such tax, is composed of the existing rate of 64.1 mills plus an additional 7.5 mills, as allowed in § 6-1-320 (A)(1) and § 6-1-320 (A)(2) of the SC Code of Laws, and such tax is levied on property assessed for taxation for County and State purposes.

Section 3

In accordance with of § 6-1-320 of the South Carolina Code of Laws (as amended), a tax for general obligation bond indebtedness for the period from July 1, 2025, and ending June 30, 2026, for the sums and in the amount hereinafter mentioned, is and shall be levied, collected, and paid into the treasury of the City of Florence for the purpose of meeting general obligation bond debt service requirements. A tax of up to, but not exceeding, four (4.0) mills upon each one dollar (\$1.00) in value of real estate and personal property of every description owned and used in the City of Florence, South Carolina, is and shall be levied and paid into the City treasury for the credit to the City of Florence for the purpose of providing and paying for general obligation bond debt of the municipality. Such tax is levied on property that is assessed for taxation for County and State purposes.

Section 4

In accordance with § 23-47-10 through § 23-47-80 of the South Carolina Code of Laws (as amended), and § 14-93 through § 14-98 of the City of Florence, SC Code of ordinances (as amended), funding is and shall be provided to allow for the operation, maintenance, and enhancements of the E-911 system through a monthly charge of seventy-seven cents (\$0.77) upon each local exchange access line in the area served by or which would be served by the E-911 service and/or system of the City. Such charges are specifically enforceable under § 23-47-50 (B) of the SC Code of Laws. E-911 fees collected by the City of Florence shall be used to fund the acquisition of Police and Fire communications equipment in compliance with § 23-47-40 (B) of the South Carolina Code of Laws, as amended.

Section 5

The City Manager shall administer the budget and may authorize the transfer of appropriate funds within and between departments as necessary to achieve the goals of the budget. The City Manager is authorized to assign fund balance intended to be used for specific purposes.

Section 6

The City Manager or his designee is authorized to execute all necessary documents relating to the lease-purchase financing of equipment specifically authorized in the budget as presented or amended by City Council for fiscal year beginning July 1, 2025, and ending June 30, 2026. This action further constitutes a resolution of City Council authorizing and approving such equipment for lease-purchase acquisition, and this ordinance shall serve as representation of this resolution.

Section 7

If for any reason, any sentence, clause, or provision of this Ordinance shall be declared invalid, such shall not affect the remaining provisions thereof.

Section 8

That all ordinances or parts of ordinances conflicting with the provisions of this Ordinance are hereby repealed, insofar as the same affect this Ordinance.

Section 9

That this Ordinance shall become effective on July 1, 2025.

ADOPTED THIS _____ DAY OF _____, 2025.

Approved as to form:

Benjamin T. Zeigler
City Attorney

Lethonia Barnes
Mayor

Attest:

Casey C. Moore
Municipal Clerk

FLORENCE CITY COUNCIL MEETING

DATE: May 12, 2025
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

This proposed ordinance was presented to the Finance Committee on April 30, 2025. The proposed ordinance was also discussed at the Council Budget work session on May 7, 2025.

III. POINTS TO CONSIDER

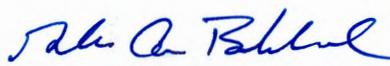
1. The objective of the proposed ordinance is to amend the General Fund budget for FY 2024-25 to appropriate funding for the purchases designated by the City Manager in FY 2024-25 as early purchases to be funded in the FY 2024-25 budget from increases in the FY 2023-24 fund balance.

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, 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 budgeted revenues of the General Fund are hereby amended by the following additional appropriations:

100375-435010 From Unappropriated Reserve is increased in the amount of \$1,111,600 from unassigned fund balance for projects and purchases not currently included in FY 2024-25 budget.

Section 2. That the budgeted expenditures of the General Fund are hereby amended by the following additional appropriations:

10042100-580020 Office Furniture (Police) is funded in the amount of \$5,400 for the purchase of replacement desks and chairs for the Administrative Division and Patrol Divisions.

10042100-580030 Office Equipment (Police) is funded in the amount of \$2,000 for the purchase of metal shelving for the evidence room.

10042100-580060 Other Equipment (Police) is increased in the amount of \$47,700 for the purchase replacement K-9 and initial training for retired K-9 (\$16,000), individual first aid kits to be carried by all Class I officers (\$5,700), replacement for 18 bullet proof vests that expire next year (\$22,500), replacement of event equipment for police events (\$2,000), and replacement equipment for prisoner transports (\$1,500).

10042100-580070 Data Processing Equipment (Police) is funded in the amount of \$33,000 for the purchase of five (5) Mobile Data Terminals and related equipment (\$30,000), mini I-pad for Codes Enforcement Officer (\$1,000), and purchase of laptop for new polygraph officer (\$2,000).

10042200-580020 Office Furniture (Fire) is funded in the amount of \$5,000 for the replacement of furniture at various fire facilities.

10042200-580040 Auto Equipment (Fire) is funded in the amount of \$50,000 for the replacement of one (1) staff vehicle.

10042200-580060 Other Equipment (Fire) is funded in the amount of \$180,000 for the replacement of Station 2 membrane roof (\$75,000), refurbishment of engine and ladder truck for extended services as reserve apparatus (\$90,000), repair work for overhead doors at various stations (\$10,000), and replacement of air conditioner at station (\$5,000).

10043020-580040 Auto Equipment (Beautification & Facilities) is funded in the amount of \$50,000 to purchase one (1) replacement pickup trucks.

FY 2024-2025 Budget Amendment Ordinance (continued)

- 10043020-580050 Facility Improvements (Beautification & Facilities) is funded in the amount of \$60,000 to refurbish animal shelter facility, including interior and exterior painting (\$35,000), replacement of countertops in clinics and kitchen (\$15,000) and kennel and fencing repairs (\$10,000).
- 10043020-580060 Other Equipment (Beautification & Facilities) is funded in the amount of \$105,000 for the purchase of small backhoe/termite (\$90,000), sidewalk scarifier/grinder (\$8,000), and traffic control device/arrow board (\$7,000).
- 10043023-580060 Other Equipment (Equipment Maintenance) is funded in the amount of \$10,000 for the purchase of A/C recovery machine (\$7,000) and tire machine (\$3,000).
- 10043500-580040 Auto Equipment (Parks, Recreation & Sports Tourism) is increased in the amount of \$50,000 to fund the purchase of a replacement vehicle.
- 10043500-580050 Facility Improvements (Parks, Recreation & Sports Tourism) is increased in the amount of \$375,000 to fund tennis court resurfacing (\$40,000), construction of berm at sports complex (\$150,000), Soccer Complex/Sports Complex top dress (\$65,000), Sports Complex field resurfacing (\$20,000), and Timrod Park Amphitheater (\$100,000).
- 10043500-580060 Other Equipment (Parks, Recreation & Sports Tourism) is funded in the amount of \$36,000 to purchase a new mower for the Sports Complex (\$17,500), a walk behind blower (\$15,000), and a tennis court dryer (\$3,500).
- 10046300-580030 Office Equipment (Planning) is funded in the amount of \$102,500 to fund the required five-year comprehensive plan (\$86,000), to build an extension on to the police records storage room in the City Center (\$15,000), purchase an iPad to support zoning field inspections (\$500), and for the purchase of a touchscreen monitor/television for review of paperless plans (\$1,000).

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

ADOPTED THIS _____ DAY OF _____, 2025.

Approved as to form:

Benjamin T. Zeigler
City Attorney

Lethonia Barnes
Mayor

FY 2024-2025 Budget Amendment Ordinance (continued)

Attest:

Casey C. Moore
Municipal Clerk

30% Excess/Early Purchases

Department	Org	Object	Amount	Description
Police	10042100	580020	5,400.00	\$2400 dollars for the Administration Division and the replacement of desks and the acquisition of partitions. \$3000 dollars for Patrol and the replacement of desks and chairs.
Police	10042100	580030	2,000.00	Metal shelving for the evidence room.
Police	10042100	580060	16,000.00	Replace retired K-9, including initial training.
Police	10042100	580060	5,700.00	Individual first aid kits to be carried by all Class I police officers.
Police	10042100	580060	22,500.00	For the replacement of 18 bullet proof vest's that expire next year and are not covered by grants.
Police	10042100	580060	2,000.00	Equipment for special police events: Replace broken coolers, replace broken event tables, signage and banners.
Police	10042100	580060	1,500.00	Additional and replacement equipment for prisoner transports including: Padded head gear, leg restraints, leg shackles and belly chains.
Police	10042100	580070	25,000.00	Five (5) replacement Mobile Data Terminals (MDT's)
Police	10042100	580070	5,000.00	Miscellaneous computer parts for in-car MDT's, printers and scanners and other technology parts and replacements that are not serviced or covered by Vc3.
Police	10042100	580070	1,000.00	Apple mini I-pad's for Codes Enforcement
Police	10042100	580070	2,000.00	Laptop computer for new polygraph operator.
Police Total			88,100.00	
Fire	10042200	580020	5,000.00	Replacement furniture and appliances for stations. Tables, chairs, day room furnishings, bedding, etc.
Fire	10042200	580040	50,000.00	Replacement of 1 staff vehicle
Fire	10042200	580060	75,000.00	Replace membrane roof at station 2
Fire	10042200	580060	90,000.00	Refurbishment of engine and ladder truck for extended service as reserve apparatus
Fire	10042200	580060	10,000.00	Repair work, painting and replacement parts for overhead doors at the older stations
Fire	10042200	580060	5,000.00	Replacement of 1 air conditioners at stations
Fire Total			235,000.00	
Beautification	10043020	580040	50,000.00	Replacement of one fleet vehicles: Truck #312 / Asset #5267 - \$50,000
Beautification	10043020	580050	60,000.00	Animal Shelter Facility Repairs: Painting Interior / Exterior (\$35,000) Replacement of Counter Tops in Clinics/Kitchen (\$15,000) Kennel and Fencing Repairs (\$10,000)
Beautification	10043020	580060	105,000.00	Purchase of Equipment for Division Operations: Traffic Control Device / Arrow Board (\$7,000) Sidewalk Scarifier / Grinder (\$8,000) Small Backhoe / Termite (\$90,000)
Beautification Total			215,000.00	
Equipment Maintenance	10043023	580060	10,000.00	A/C Recovery Machine (\$7,000) Tire Machine (\$3,000)
Equipment Maintenance Total			10,000.00	
Parks, Recreation & Sports Tourism	10043500	580040	50,000.00	Funds to replace vehicle 942, which was purchased in 2012.
Parks, Recreation & Sports Tourism	10043500	580050	150,000.00	Berm for Sports Complex
Parks, Recreation & Sports Tourism	10043500	580050	40,000.00	Tennis Center Clay Court Resurface
Parks, Recreation & Sports Tourism	10043500	580050	50,000.00	Soccer Complex Top Dress
Parks, Recreation & Sports Tourism	10043500	580050	15,000.00	Sports Complex Top Dress
Parks, Recreation & Sports Tourism	10043500	580050	20,000.00	Sports Complex Field Resurface
Parks, Recreation & Sports Tourism	10043500	580050	100,000.00	Timrod Park Amphitheater
Parks, Recreation & Sports Tourism	10043500	580060	17,500.00	New Mower Sports Complex

Parks, Recreation & Sports Tourism	10043500	580060	15,000.00	Walk Behind blower for Parks Crew
Parks, Recreation & Sports Tourism	10043500	580060	3,500.00	Tennis Court Dryer
Parks, Recreation & Sports Tourism Total			461,000.00	
Planning	10046300	531000	86,000.00	Required five year comprehensive plan update.
Planning	10046300	580030	15,000.00	\$15,000 dollars to build an extension onto the police records storage room in the City Center because the current storage room is beyond maximum capacity.
Planning	10046300	580030	1,000.00	Funding for shared purchase (with Engineering) to purchase a touchscreen monitor/tv for review of paperless plans.
Planning	10046300	580030	500.00	Funding to purchase iPad to support zoning field inspections associated with implementation of EPL software.
Planning Total			102,500.00	
Grand Total			1,111,600.00	

FLORENCE CITY COUNCIL MEETING

DATE: May 12, 2025

AGENDA ITEM: Ordinance to amend Division 4-16.1 of the *Unified Development Ordinance* regarding the preservation of cemeteries on development sites.

DEPARTMENT: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

An ordinance to amend Division 4-16.1 of the *Unified Development Ordinance* to create Section 4-16.1.14 to provide regulations for the preservation of cemeteries on development sites.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

On April 8, 2025 the City of Florence Planning Commission voted 6 to 1 with 1 abstaining, to recommend the proposed UDO amendment.

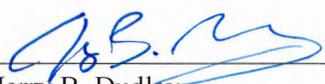
III. POINTS TO CONSIDER:

- (1) According to Section 6-21.4.1 E of the *Unified Development Ordinance*, petitions for amendments to the text may be made by or to the Planning Director.
- (2) The *Unified Development Ordinance* currently does not provide requirements for the development of properties that contains graves, cemeteries, or graveyards.
- (3) The creation of Section 4-16.1.14 provides special site development standards to guide development when a grave, cemetery, or graveyard is present.
- (4) Planning Commission recommended the amendment to the *Unified Development Ordinance*.

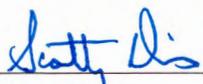
IV. PERSONAL NOTES:

V. ATTACHMENTS:

- (1) Ordinance



Jerry B. Dudley
Planning Director



Scotty Davis
City Manager

ORDINANCE NO. 2025-_____

**AN ORDINANCE TO AMEND DIVISION 4-16.1 OF THE UNIFIED DEVELOPMENT
ORDINANCE TO CREATE SECTION 4-16.1.14 REGARDING CEMETERIES ON
DEVELOPMENT SITES**

WHEREAS, a Public Hearing was held in City Council Chambers on April 8, 2025 at 6:00 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, application was presented requesting to amend Division 4-16.1 of the *Unified Development Ordinance* to create Section 4-16.1.14 to provide regulations for the preservation of cemeteries on development sites;

WHEREAS, the City of Florence Planning Commission and City Staff recommend the proposed text amendments as they will guide development in a manner consistent with the stated purpose of the *Unified Development Ordinance*;

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 the provisions of the Unified Development Ordinance applicable to the City of Florence be, and the same are hereby amending Division 4-16.1 to create Section 4-16.1.14 which will read in whole as follows:**

Sec. 4-16.1.14 Requirements for Properties Containing Graves, Cemeteries, and Graveyards

A. Application. The requirements for the development of properties that contains graves, cemeteries, graveyards, or other like facilities for the final disposition of human remains apply in all zoning districts and to all development including the subdivision of land.

B. Boundary and Documentation. Graves, cemeteries, graveyards, or other like facilities shall be determined by an applicant's professional archaeologist or other methods as deemed appropriate by the Planning Director to determine the boundary and confirmation of the cemetery.

1. The archaeologist or other licensed professional shall be responsible for determining the approximate boundaries of the cemetery and shall provide information on the history of the cemetery. A final report shall include, but not be limited to:

- a. Map(s) portraying the location and orientation of graves within the cemetery.

- b. Map(s) depicting the location and orientation of the cemetery relative to the site and recognized landmarks such as public roads or benchmarks visible on a USGS map.

- c. Description of field and archival methods and results used to document the cemetery.

- d. Coordinates of the boundary in SC 83 State Plane Coordinates.

C. Requirements. The following requirements are as follows:

1. Existing cemeteries or like facilities shall be deeded as a separate lot and shall be accessed by a minimum twenty (20) foot wide private or public easement.
2. Lot size. Lots deeded separately containing the grave or like facility shall include the boundary of the cemetery as determined by the professional and shall include the bufferyard requirements established within Sec. 4-16.1.14(C)(4) below.
3. Access. Must be an improved surface and must meet the requirements outlined within Section 4-13.3.10 Construction Specifications.
4. Bufferyard. A twenty-five (25) foot bufferyard shall be provided around the perimeter of the cemetery and shall not include the location of any graves. No landscaping is required within the bufferyard.
5. Existing cemetery fences and walls shall be repaired and maintained.
6. Fencing. Fencing of cemetery or like facility is permitted but is not required. Fencing material shall be made of a material which is compatible with the material of the new development. Fencing shall not be greater than six (6) feet in height around the entire perimeter of the property and shall be fifty (50) percent opaque. Fences up to eight (8) feet in height may be allowed with a variance from the Board of Zoning Appeals.
7. Construction. During construction of the development, the property corners of the cemetery must be clearly staked until the public infrastructure is complete and all public roads and facilities have been deeded to the City; and until the Certificate of Occupancy is achieved for any contiguous properties.

ADOPTED THIS _____ DAY OF _____, 2025

Approved as to form:

City Attorney

Lethonia Barnes
Mayor

Attest:

Casey C. Moore
Municipal Clerk

FLORENCE CITY COUNCIL MEETING

DATE: May 12, 2025

AGENDA ITEM: Ordinance to Rezone from CA to NC-6.1 the parcel located at 1203 Sopkin Avenue, TMN 90099-12-016.

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

An ordinance to rezone from CA to NC-6.1 the parcel located at 1203 Sopkin Avenue, said property being specifically designated in the Florence County Tax Records as Tax Map Parcel 90099-12-016. The request is being made by the property owner.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

1. On April 8, 2025, Planning Commission held a public hearing on this matter and voted unanimously (8-0) to recommend that the parcel be rezoned from CA to NC-6.1.
2. The owner intends to subdivide the parcel and build a single family house.
3. The owner intends to convert the existing building to a single family house.

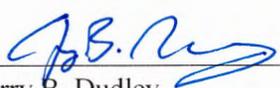
III. POINTS TO CONSIDER:

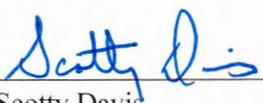
1. This request is being considered for first reading.
2. City water and sewer are available to the parcel.
3. The property is currently zoned CA Campus District. This zoning district only allows commercial and institutional uses.
4. The requested zoning of NC-6.1 allows single-family detached housing only.

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. 2025-_____

**AN ORDINANCE TO REZONE PROPERTY IDENTIFIED AS 1203 SOPKIN AVENUE,
TAX MAP NUMBER 90099-12-016, FROM CAMPUS ZONING DISTRICT TO
NEIGHBORHOOD CONSERVATION-6.1 ZONING DISTRICT:**

WHEREAS, a Public Hearing was held in City Council Chambers on April 8, 2025 at 6:00 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, Daddy Bummies LLC made application to rezone from CA Campus District to NC-6.1 Neighborhood Conservation-6.1 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 property to NC-6.1;
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 _____, 2025

Approved as to form:

City Attorney

Lethonia Barnes
Mayor

Attest:

Casey C. Moore
Municipal Clerk

PC 2025-17

Location Map - 1203 Sopkin Avenue



Legend

- City Limits
- Parcels
- Proposed Parcel



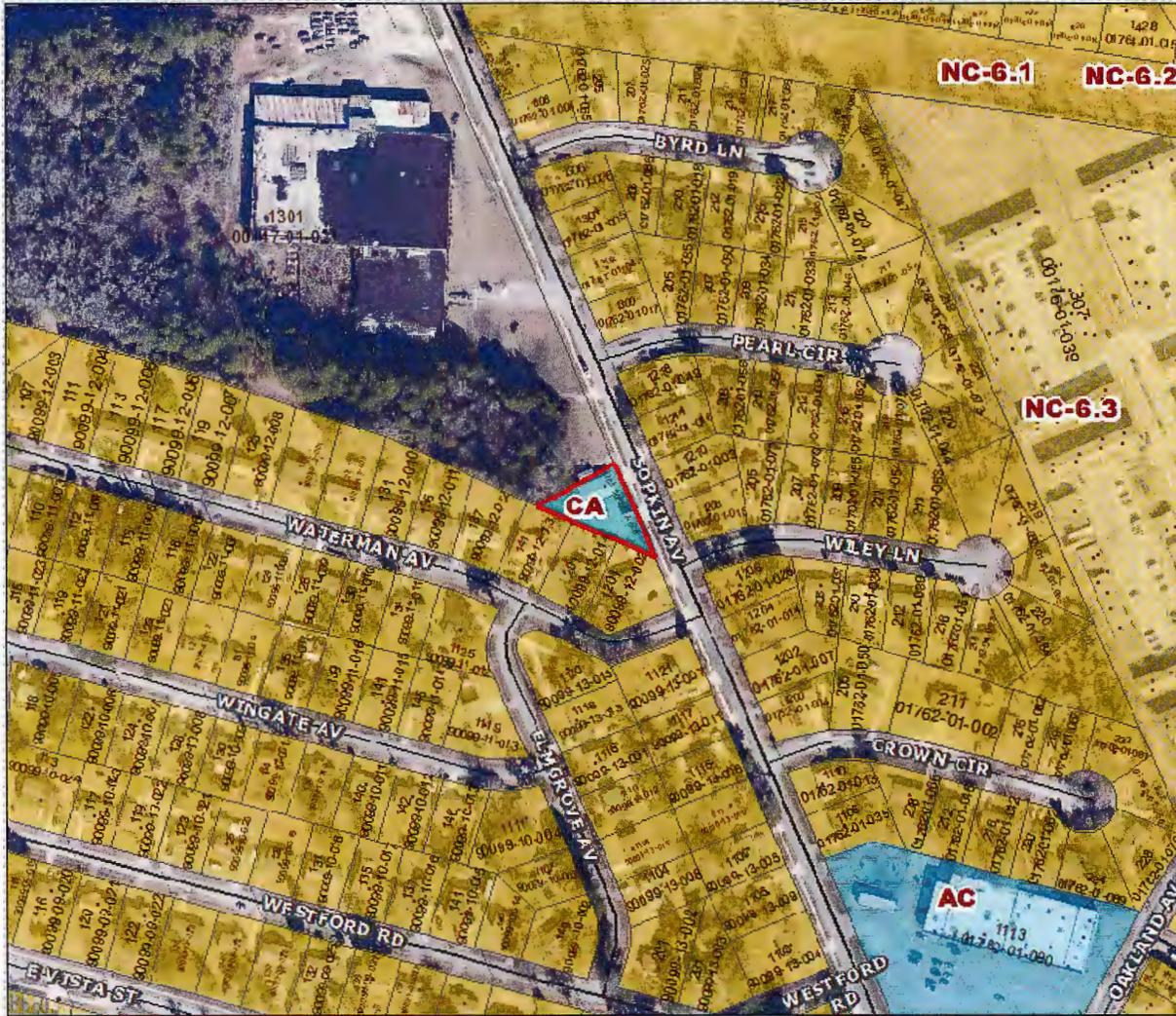
DISCLAIMER:
 The City of Florence Department of Planning, Research, and Development data represented on this map is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Florence makes no representation as to its accuracy. Its use without field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



Date: 3/26/2025

PC 2025-17

Zoning Map - 1203 Sopkin Avenue



Legend

- Parcels
- Zoning District**
- Agricultural and Open Space Districts**
- OSR
- Neighborhood Conservation Sub-Districts**
- NC-6.1
- NC-6.2
- NC-6.3
- Business and Commercial Districts**
- CA
- Mixed Use Districts**
- AC
- Proposed Parcel

FLORENCE
SOUTH CAROLINA

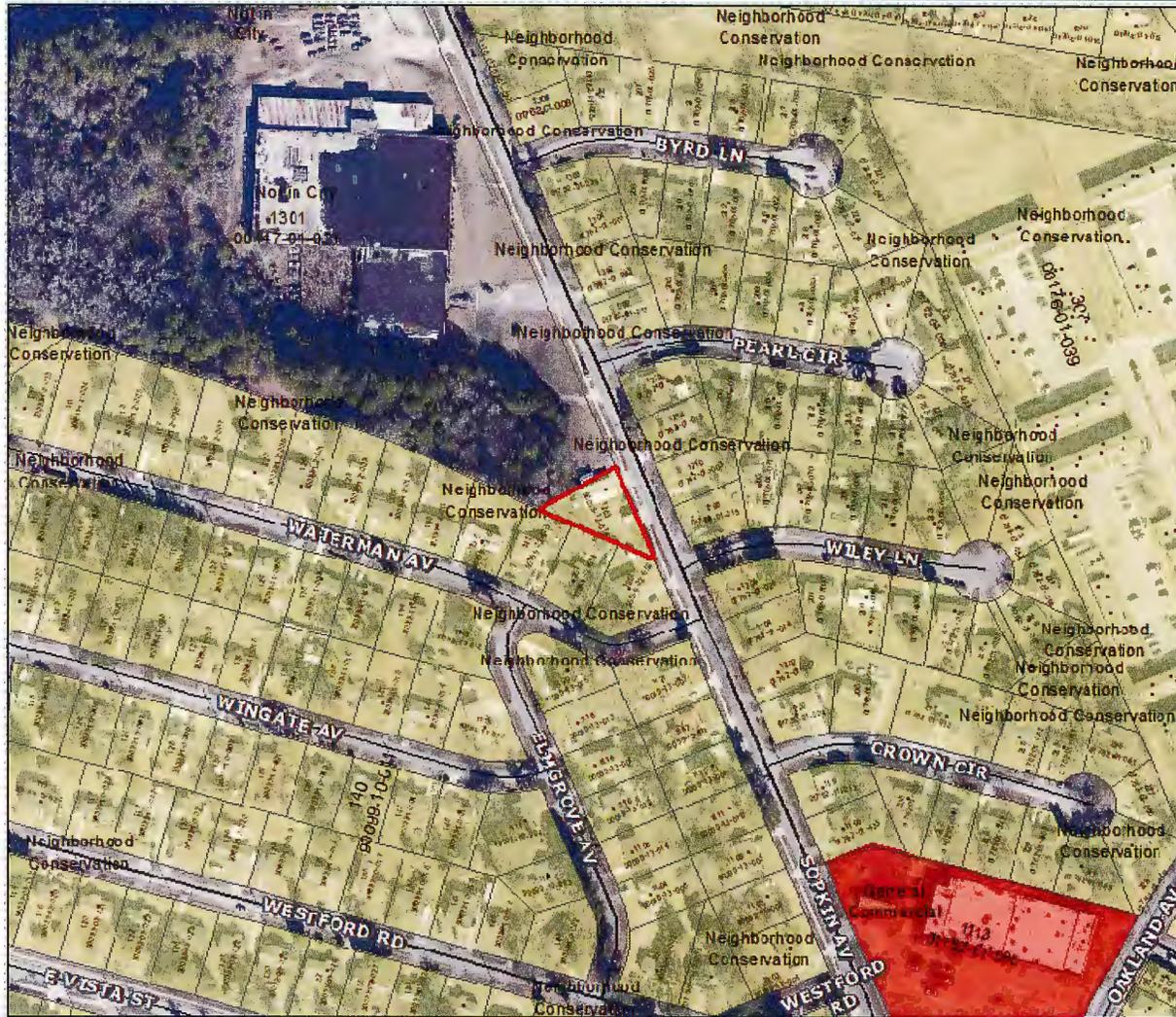
DISCLAIMER:
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50 25 0 50 Feet

Date: 1/26/2025

PC 2025-17

Future Land Use Map - 1203 Sopkin Avenue



Legend

- Parcels
 - Proposed Parcel
- Future Land Use and Character 2023**
- FLU_1**
- Parks and Open Space
 - Suburban Residential
 - General Residential
 - Urban Residential
 - Neighborhood Conservation
 - Suburban Commercial
 - General Commercial
 - Corridor Mixed Use
 - Urban Downtown
 - Suburban Campuses
 - Industrial
 - Utilities



Date: 3/26/2025

FLORENCE CITY COUNCIL MEETING

DATE: May 12, 2025

AGENDA ITEM: An Ordinance to annex and zone Neighborhood Conservation-6.3 (NC-6.3) a portion of the parcel located on Toscana Drive, TMN 00100-01-101.

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to annex 1.467 acres of the 4.65 acre parcel located at the intersection of Toscana Drive and West Palmetto Street, Tax Map Number 00100-01-101, into the City of Florence and assign it the zoning designation of Neighborhood Conservation-6.3 (NC-6.3). The request is being made by the potential property owner.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

- (1) On March 11, 2025, the City of Florence Planning Commission held a public hearing on this matter, and voted unanimously, 5-0, to defer the case in order to give the applicant time to discuss concerns with the Villa Toscana Homeowners Association.
- (2) On April 8, 2025, Planning Commission voted 4 to 2 to recommend the annexation and zoning designation of NC-6.3.

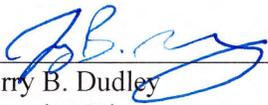
III. POINTS TO CONSIDER:

- (1) City water and sewer services are currently available, with no cost to extend utilities.
- (2) A Public Hearing for zoning was held at the March 11, 2025 Planning Commission meeting.
- (3) The parcel is currently unzoned in the County allowing for a wide range of uses including residential, commercial, industrial, and agrarian.
- (4) The proposed NC-6.3 allows for a mixture of attached and detached residential development ranging from single-family detached to multifamily. At this time, the applicant is proposing a townhome development.
- (5) Numerous residents from the adjacent neighborhood of Villa Toscana (single-family detached homes) were present at the Planning Commission public hearing to voice concerns regarding the proposed townhome development. Additionally, two emails were received by the City Clerk voicing similar concerns over the density of the proposed development, the potential impact on property values, and increased traffic and safety concerns.
- (6) City staff recommends annexation and concurs with Planning Commission's recommendation to approve the request to zone the property Neighborhood Conservation-6.3 (NC-6.3).

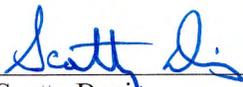
IV. PERSONAL NOTES:

V. ATTACHMENTS:

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



Jerry B. Dudley
Planning Director



Scotty Davis
City Manager

ORDINANCE NO. 2025 - _____

**AN ORDINANCE TO ANNEX AND ZONE NEIGHBORHOOD CONSERVATION-6.3 (NC-6.3)
1.467 ACRES OF THE LOT AT TOSCANA DRIVE, A PORTION OF TMN 00100-01-101.**

WHEREAS, a Public Hearing was held in the Council Chambers on March 11, 2025 at 6:00 P.M. before the City of Florence Planning Commission, and notice of said hearing was duly given;

WHEREAS, application by Stephen L. Hopkins, potential owner of TMN 00100-01-101, 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-6.3:

The property requesting annexation is shown more specifically on Florence County Tax Map 00100, block 01, parcel 101 (1.467 acres).

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 classification.**
- 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 _____, 2025

Approved as to form:

City Attorney

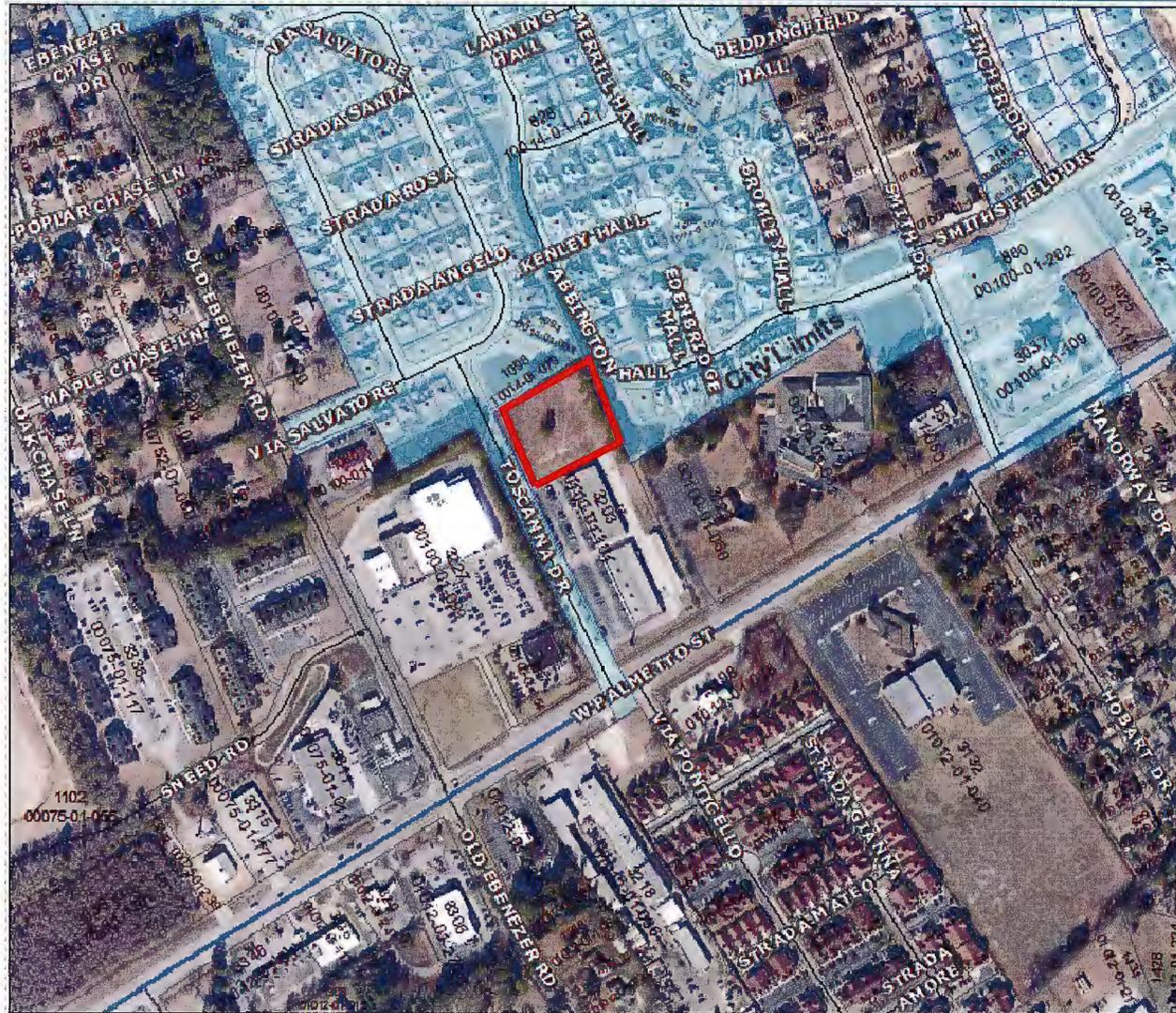
Lethonia Barnes,
Mayor

Attest:

Casey C. Moore,
Municipal Clerk

PC 2025-15

Vicinity Map - Toscana Drive



Legend

- City Limits
- Parcels
- Proposed Parcel



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Date: 2/20/2025

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: 00100-01-100 *Portion of*
3. Annexation is being sought for the following purposes:
to build townhomes
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 / Race /
 Total 18 and Over / Total Registered to Vote /

APPLICANT (S) (Please print or type):

Name(s): Louie Hopkins (Agent)

Address: P.O. Box 2511 Florence SC 29503

Telephone Numbers: 843-992-4697 [work] _____ [home]

Email Address: hopkinsbuilders1@aol.com

Signature [Signature] Date 2-18-25

Certification as to ownership on the date of petition:	FOR OFFICAL USE ONLY
Date <u>2/19/25</u>	<u>[Signature]</u>

FLORENCE CITY COUNCIL MEETING

DATE: June 9, 2025

AGENDA ITEM: Ordinance

DEPARTMENT/DIVISION: City Council

I. ISSUE UNDER CONSIDERATION:

An Ordinance to amend the Business License Ordinance to specify that state and/or federal income tax returns are not required for the initial registration and annual renewal of business licenses.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

1. In accordance with state law, the current Business License Ordinance allows City staff to request state and/or federal income returns or portions thereof as part of the initial registration and renewal process for business licenses.
2. The City Manager's current policy directs City staff not to request or require the submission of state and/or federal incomes returns as part of the initial registration and renewal process for business licenses.

III. POINTS TO CONSIDER:

1. If amended, the Business License Ordinance will formally establish the City Manager's current policy into an Ordinance.
2. The City will retain the authority to review any information deemed necessary and permissible under state law as part of the business licensing auditing process.

IV. ATTACHMENTS:

1. Ordinance



Scotty Davis
City Manager

ORDINANCE NO. 2025 - _____

AN ORDINANCE AMENDING THE BUSINESS LICENSE ORDINANCE OF THE CITY OF FLORENCE, SOUTH CAROLINA TO UPDATE DOCUMENTATION THAT MAY BE REQUIRED BY THE CITY AS PART OF THE INITIAL REGISTRATION AND ANNUAL RENEWAL OF BUSINESS LICENSES, AND OTHER MATTERS RELATED THERETO.

WITNESSETH:

WHEREAS, the City of Florence, South Carolina (the “City”) is authorized by S.C. Code Section 5-7-30 and Title 6, Chapter 1, Article 3 to impose a business lice tax on gross income and requires every person engaging in business with the City limits to obtain a business license; and

WHEREAS, the City Council of the City (the “City Council”) desires to promote business-friendly regulations by streamlining documentation required in the initial registration and annual renewal of business licenses; and

WHEREAS, the City Council now wishes to amend the current Business License Ordinance to eliminate any requirement that state and/or federal income tax returns are necessary for the initial registration and annual renewal of business licenses within City limits;

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

Section 1. Amendment Chapter 13, Article I, Division 1, Section 13-5. Subsection (b) of Section 13-5, entitled “Registration Required,” of Division 1, entitled “2022 Model Business License Ordinance,” of Article 1, entitled “In General,” of Chapter 13, entitled “Occupational Licenses, Taxes and Regulations,” of the Code of Ordinances City of Florence, South Carolina is hereby amended and restated as follows:

- a. Application shall be on the then-current standard business license application as established and provided by the Director of the South Carolina Revenue and Fiscal Affairs Office and shall be accompanied by all information about the applicant, the licensee, and the business deemed appropriate to carry out the purpose of this division by the license official. Applicants shall not be required to submit copies of state and federal income tax returns reflecting gross receipts and gross revenue figures as part of the initial registration and annual renewal of business licenses.

Section 2. Repealer, Effective Date. All ordinances in conflict with this ordinance are hereby repealed. This Ordinance shall become effective upon its approval and adoption by the City Council of the City.

ADOPTED this __ day of _____, 2025

Approved as to form:

CITY ATTORNEY

LETHONIA BARNES
MAYOR

ATTEST:

CASEY MOORE
CITY CLERK

FLORENCE CITY COUNCIL MEETING

DATE: June 9, 2025

AGENDA ITEM: Ordinance

DEPARTMENT/DIVISION: Finance

I. ISSUE UNDER CONSIDERATION

Adoption of a Series Ordinance to establish the terms and conditions for the issuance and sale of Hospitality Fee Revenue Bonds by the City of Florence, South Carolina, in a principal amount not to exceed \$15,100,000. This issuance is authorized under the City's General Bond Ordinance, enacted May 12, 2014. The ordinance also addresses other matters related thereto.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

1. The City's General Bond Ordinance, adopted May 12, 2014, authorizes the issuance of Hospitality Fee Revenue Bonds to finance eligible capital projects that promote tourism. A separate Series Ordinance must be enacted for each bond issuance.
2. During the May 7, 2025, Budget Work Session, proposed projects for the Hospitality Fund were presented to City Council. Discussions included project scope, estimated costs, timeline, and funding sources.
3. At the May 28, 2025, regular meeting of the Finance Committee, staff presented a proposed capital financing strategy for the identified tourism-related athletic facility improvements.

III. POINTS TO CONSIDER

1. This bond issuance, designated Series 2025, is a Hospitality Fee Revenue Bond not to exceed \$15,100,000
2. The proceeds of the Series 2025 Bonds will fund the following projects (collectively, the "2025 Projects"):
 - a. Construction of a new arena at Pearl Moore Gymnasium
 - b. Development of new football fields
 - c. Construction of new tennis courts at the Florence Tennis Center
3. Bond proceeds may also be used to cover costs of issuance and to establish debt service reserves, if required.
4. The Series 2025 Bonds will be payable solely from Hospitality Fee revenues and will not constitute a general obligation of the City. The bonds do not pledge the City's full faith, credit, or taxing power.

IV. STAFF RECOMMENDATION

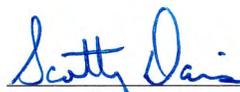
Approve and adopt the proposed ordinance.

V. ATTACHMENTS

A copy of the proposed ordinance is attached.



Glenn A. Bodenheimer
Interim Finance Director



Scotty Davis
City Manager

Project Overview:

The following recommendations address three priority capital projects proposed for 2025 (“2025 Projects”) that support facility upgrades, program expansion, and long-term community impact. These projects are consistent with our department’s goals to improve access, safety, and recreational capacity across the City. Staff recommends approval to move forward with planning and design, as funding allows.

(i) Pearl Moore Gymnasium Expansion

Recommendation:

Staff recommends initiating planning and design for a new multi-use arena adjacent to the Pearl Moore Gymnasium.

Rationale:

The current facility is operating at capacity and cannot accommodate additional programming or large-scale events. A new arena would expand offerings in basketball, volleyball, and other indoor sports. The project supports the City’s sports tourism strategy and addresses increasing public demand for indoor recreation space.

(ii) Football Field Complex Renovations

Recommendation:

Staff recommends renovation of the current football complex that includes major upgrades and infrastructure improvements, pending available funding.

Scope of Work:

- Convert three existing football fields to synthetic turf
- Construct a new concession/restroom building between Fields 1 and 2
- Replace all existing lighting with modern, energy-efficient systems
- Install new fencing around individual fields and the entire complex
- Add two secure entry gates for better event management
- Upgrade the press box for improved operations and media use
- Develop a new parking area in the open field behind the football complex to support large tournaments and alleviate congestion

Rationale:

Turf fields provide greater durability and allow year-round usage. New amenities and improved infrastructure enhance user experience, safety, and operational efficiency. The improvements will better position the complex to host large-scale events and tournaments.

(iii) Florence Tennis Center Expansion

Recommendation:

Staff recommends moving forward with the expansion of the Florence Tennis Center, with full implementation based on available funding.

Primary Expansion Plans:

- 8 new hard courts
- 2 new Hydro Grid clay courts
- Lighting for all 10 courts
- Restroom facility accessible to both the tennis and adjacent baseball complex
- Updated fencing to expand the Florence Tennis Center’s footprint and secure the new courts

Additional Wishlist Items (If Funds Allow):

- 2 additional hard courts
- An enclosed hitting wall for practice
- Extended concrete walkways connecting all courts for ADA accessibility and flow
- Expansion of the northern gravel parking lot to support increased capacity

Rationale:

The Tennis Center regularly reaches capacity during peak seasons and tournament weekends.

Expanded courts and improved amenities will allow for more local programming, improved user experience, and increased potential for hosting USTA-sanctioned tournaments and regional events.

ORDINANCE NO. 2025-_____

SERIES ORDINANCE

PROVIDING FOR THE ISSUANCE AND SALE OF NOT EXCEEDING FIFTEEN MILLION ONE HUNDRED THOUSAND DOLLARS (\$15,100,000) HOSPITALITY FEE REVENUE BONDS OF THE CITY OF FLORENCE, SOUTH CAROLINA TO BE DESIGNATED SERIES 2025 AND OTHER MATTERS RELATING THERETO.

STATE OF SOUTH CAROLINA

WHEREAS, the City Council (“**City Council**”) of the City of Florence (the “**City**”) enacted a General Bond Ordinance on May 12, 2014 entitled “AN ORDINANCE AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF THE CITY OF FLORENCE, SOUTH CAROLINA, HOSPITALITY FEE REVENUE BONDS, AND OTHER MATTERS PERTAINING THERETO; PRESCRIBING THE FORM OF BONDS ISSUED HEREUNDER; PLEDGING LOCAL HOSPITALITY FEES TO THE PAYMENT OF THE PRINCIPAL OF, PREMIUM, IF ANY., AND INTEREST ON THE BONDS, AND MAKING OTHER COVENANTS AND AGREEMENTS IN CONNECTION WITH THE FOREGOING,” enacted May 12, 2014 (the “**General Bond Ordinance**”); and

WHEREAS, the Council has determined that it is in the best interest of the City to issue a Series of Bonds for the purposes of acquiring, constructing, furnishing and equipping various City athletic facilities that are “tourism related” as such term is used in Sections 6-1-700 through 6-1-770 of the Code of Laws of South Carolina, 1976, as amended, including without limitation (i) a new arena at the Pearl Moore Gymnasium, (ii) new football fields; and (iii) new tennis courts at the Florence Tennis Center (the “**2025 Projects**”), and (iv) paying Costs of Issuance related thereto; and

WHEREAS, the revenues derived from the City’s Hospitality Fee are now hypothecated and pledged to the payment of the outstanding installments of an original issue of \$4,605,000 Hospitality Fee Revenue Bond Series 2014 dated May 28, 2014; and

WHEREAS, the City finds that the Series 2025 Bonds (as defined below) may be issued on a parity with the Parity Bonds pursuant to Section 3.03 of the General Bond Ordinance; and

WHEREAS, it has been determined that not exceeding \$15,100,000 may be required in order to provide funds for (i) defraying the cost of the 2025 Projects; and (ii) costs related to the financing and providing necessary reserves; and

WHEREAS, Council has been advised by staff that all requirements for the issuance of the Series 2025 Bonds set forth in Section 3.03 of the General Bond Ordinance have been met; and

WHEREAS, by reason of the foregoing, it has been determined to enact this ordinance as a “Series Ordinance” in accordance with the terms and provisions of the General Bond Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FLORENCE, IN MEETING DULY ASSEMBLED:

ARTICLE I

DEFINITIONS AND AUTHORITY

Section 1.01. Definitions.

The terms defined above and in this Section 1 and all words and terms defined in the General Bond Ordinance (the General Bond Ordinance, as from time to time amended or supplemented by Supplemental Ordinances, being defined as the “**Ordinance**”) (except as herein otherwise expressly provided or unless the context otherwise requires), shall for all purposes of this Supplemental Ordinance have the respective meanings given to them in the Ordinance and in this Section 1.

“2025 Construction Fund” shall mean that fund established pursuant to the Ordinance and Section 5 of this 2025 Series Ordinance.

“2025 Debt Service Reserve Fund Account” shall mean an account that may be created with respect to the Series 2025 Bonds pursuant to Section 6 of the General Bond Ordinance and Section 5(e) of this 2025 Series Ordinance.

“2025 Debt Service Reserve Requirement” shall mean, in the event the 2025 Debt Service Reserve Fund Account is established with respect to the Series 2025 Bond and as of any date of calculation, the least of (a) the sum of the greatest remaining annual principal and interest requirement for the then-current and each future Fiscal Year with respect to the Series 2025 Bond or (b) the sum of ten percent (10%) of the proceeds (excluding accrued interest) from the sale of the Series 2025 Bond at the time of issuance of such Series or (c) the sum of one hundred twenty-five percent (125%) of the average annual principal and interest requirement for the then-current and each future Fiscal Year with respect to the amount of the Series 2025 Bond Outstanding or (d) the maximum amount permitted by the Code to be funded with proceeds of the Series 2025 Bond and to be invested without restriction as to yield.

“2025 Projects” shall mean acquiring, constructing, furnishing and equipping various City athletic facilities that are “tourism related” as such term is used in Sections 6-1-708 through 6-1-770 of the Code of Laws of South Carolina, 1976, as amended, including without limitation (i) a new arena at the Pearl Moore Gymnasium, (ii) new football fields; and (iii) new tennis courts at the Florence Tennis Center.

“2025 Series Ordinance” shall mean this ordinance, by which the issuance of the Series 2025 Bonds is authorized.

“Authorized Representative” shall mean the Mayor or the City Manager and any other Person or Persons designated to act on behalf of the City by written certificate of the City Manager furnished to the Trustee.

“City Manager” shall mean the City Manager of the City or the Acting City Manager or Interim City Manager, as the case may be, or his designee.

“Interest Payment Date” shall mean, with respect to the Series 2025 Bonds, December 1, 2025 and any June 1 or December 1 thereafter (until the principal of the Series 2025 Bonds has been paid in full) or such other dates as determined by the City Manager upon advice of the City’s Municipal Advisor.

“Mayor” shall mean the Mayor of the City, or in her absence, the Mayor Pro Tempore of the City.

“Series 2025 Bonds” shall mean the City’s Hospitality Fee Revenue Bond, Series 2025, in the aggregate principal amount of not exceeding \$15,100,000 authorized to be issued hereunder.

“Trustee” shall mean The Bank of New York Mellon Trust Company, N.A., successor trustee appointed in accordance with the provisions of the General Bond Ordinance.

“Underwriter” shall mean the underwriter with respect to the Bonds selected pursuant to Section 9 of this Ordinance.

Section 3 Authorization of Series 2025 Bonds, Maturities, Interest Rates, and Mandatory Redemption Provisions.

(a) There is hereby authorized to be issued a Series of Bonds designated “Hospitality Fee Revenue Bond, Series 2025” (the “**Series 2025 Bonds**”) in the total principal amount of not exceeding Fifteen Million One Hundred Thousand Dollars (\$15,100,000) for the purpose of (1) defraying the cost of the 2025 Projects, and (2) paying the Costs of Issuance of the Series 2025 Bonds. The Mayor is hereby authorized to establish the principal amount of the Series 2025 Bonds, not to exceed \$15,100,000, as well as the maturity schedule, not to exceed thirty (30) years, and payment dates with respect thereto, and to establish the Series 2025 Debt Service Reserve Fund Account. The Mayor is hereby delegated the authority to select a bank or trust company to serve as trustee, paying agent, and bond registrar under the Indenture upon the advice of the City’s financial advisor.

(b) The Series 2025 Bonds shall be issued as fully registered Bonds in the denominations of \$5,000 and integral multiples of \$5,000. The Series 2025 Bonds shall be dated as of their date of delivery, shall mature on June 1 in the years and in the principal amounts, and shall be subject to mandatory sinking fund redemption on such dates and in such amounts as approved by the City Manager, upon advice of the City’s Municipal Advisor, provided that the aggregate principal amount may not exceed \$15,100,000 and the final maturity date shall not be later than thirty (30) years from the date of delivery thereof. The Series 2025 Bonds shall bear interest at such rates as named by the Underwriter at the sale thereof; provided that the aggregate net interest rate shall not exceed 6.00% per annum.

(c) Principal of and interest on the Series 2025 Bonds when due, shall be payable at the designated corporate trust office of the Trustee. The Bonds shall be numbered and designated in any manner as the City, with the concurrence of the Trustee, if any, shall determine. Each Bond of a Series shall bear interest from the interest payment date immediately preceding the date of its authentication, unless authentication shall be upon an interest payment date, in which case, it shall bear interest from its authentication, or unless authentication shall precede the first interest payment date for the Bond, in which case it shall bear interest from the date of its delivery; provided, however, that if the date of authentication of any Bond of any Series is after a Record Date and before the corresponding interest payment date therefor, it shall bear interest from the next succeeding interest payment date; notwithstanding the foregoing, if at the time of authentication of any Bond any interest on the Bond is in default, it shall bear interest from the date to which interest on it has been paid or if no interest has been paid, the Bond shall bear interest from the date of delivery thereof or as otherwise provided in the Series Ordinance authorizing the issuance of the Bond.

(d) The Series 2025 Bonds shall be in substantially the form attached hereto as *Exhibit A*, with any necessary or appropriate variations, omissions, and insertions as are incidental to the series, numbers, denominations, maturities, interest rate or rates, redemption provisions, the purpose of issuance, and other details thereof or as are otherwise permitted or required by law or by the Ordinance, including this 2025 Series Ordinance.

(e) The Bank of New York Mellon Trust Company, N.A. (the “Trustee”), is hereby appointed to act as Trustee under the Bond Ordinance and this 2025 Series Ordinance; the Trustee shall signify its acceptance of the duties of the Trustee under the Bond Ordinance and this 2025 Series Ordinance upon delivery of the Series 2025 Bonds, which such acceptance shall be incorporated herein by reference.

As long as any Series 2025 Bond remains Outstanding, the City shall maintain a Registrar therefor. The Bank of New York Mellon Trust Company, N.A., is hereby appointed to act as Registrar, with respect to the Series 2025 Bonds, under the General Bond Ordinance (in such capacity, the “Registrar”) and this 2025 Series Ordinance; the Registrar shall signify its acceptance of the duties of the Registrar under the General Bond Ordinance and this 2025 Series Ordinance upon delivery of the Series 2025 Bonds. The

Series 2025 Bonds shall be presented for payment and for registration of transfers and exchanges and notices and demands to or upon the Trustee and the City in respect of the Series 2025 Bonds may be served, at the corporate trust office of the Registrar.

(f) The Series 2025 Bonds shall be issued initially under the book-entry system maintained by The Depository Trust Company, New York, New York (“DTC”), and shall be registered in the name of Cede & Co., as the initial Securities Depository Nominee for the Series 2025 Bonds. As long as the Series 2025 Bonds are maintained by DTC under its book-entry system, all payments with respect to the principal of, premium, if any, and interest on Series 2025 Bonds shall be made and given, respectively, to DTC.

Notwithstanding anything to the contrary herein, so long as the Series 2025 Bonds are being held under a book-entry system, transfers of beneficial ownership of the Series 2025 Bonds will be effected pursuant to rules and procedures established by the Securities Depository.

As long as a book-entry system is in effect for the Series 2025 Bonds, the Securities Depository Nominee will be recognized as the Holder of the Series 2025 Bonds, subject to the provisions of the Bond Ordinance and this 2025 Series Ordinance as to the rights of the Insurer, for the purposes of (i) paying the principal of, premium, if any, or interest on the Series 2025 Bonds, (ii) giving any notice permitted or required to be given to Holders under this 2025 Series Ordinance, (iii) registering the transfer of such Series 2025 Bonds, and (iv) requesting any consent or other action to be taken by the Holders of such Series 2025 Bonds, and for all other purposes whatsoever, and neither the Trustee nor the City shall be affected by any notice to the contrary.

Neither the Trustee nor the City shall have any responsibility or obligation to any participant, any beneficial owner or any other person claiming a beneficial ownership in any Series 2025 Bonds which are registered to a Securities Depository Nominee under or through the Securities Depository with respect to any action taken by the Securities Depository as Holder of such Series 2025 Bonds.

The Trustee shall pay all principal of and premium, if any, and interest on the Series 2025 Bonds issued under a book-entry system, only to the Securities Depository or the Securities Depository Nominee, as the case may be, for such Series 2025 Bonds, and all such payments shall be valid and effectual to fully satisfy and discharge the obligations with respect to the principal of and premium, if any, and interest on such Series 2025 Bonds.

In the event that the City determines that it is in the best interest of the City to discontinue the book-entry system of transfer for the Series 2025 Bonds, or that the interests of the beneficial owners of the Series 2025 Bonds may be adversely affected if the book-entry system is continued, then the City shall notify the Securities Depository and the Trustee of such determination. In such event, the City shall execute and the Trustee shall authenticate, register and deliver physical certificates for the Series 2025 Bonds in exchange for the Series 2025 Bonds registered in the name of the Securities Depository Nominee. Prior to any transfer of the Series 2025 Bonds outside of a book-entry system (including, but not limited to, the initial transfer outside of a book-entry system) the transferor shall provide or cause to be provided to the Trustee all information necessary to allow the Trustee to comply with any applicable tax reporting obligations, including without limitation any cost basis reporting obligations under Internal Revenue Code Section 6045, as amended. The Trustee shall conclusively rely on the information provided to it and shall have no responsibility to verify or ensure the accuracy of such information.

In the event that the Securities Depository discontinues providing its services, the City shall either engage the services of another Securities Depository or deliver physical certificates in the manner described in (f) above.

In connection with any notice or other communication to be provided to the Holders of the Series 2025 Bonds by the City or by the Trustee with respect to any consent or other action to be taken by the Holders, the City or the Trustee, as the case may be, shall establish a record date for such consent or other action and give the Securities Depository Nominee notice of such record date not less than fifteen (15) days in advance of such record date to the extent possible.

(g) In addition to the pledge of and lien Hospitality Fee Revenues provided for in the General Bond Ordinance, the Series 2025 Bonds may be made payable from and secured by any other source of funds or security lawfully available for such purpose.

Section 4. Optional and Mandatory Redemption of Series 2025 Bonds.

The Series 2025 Bonds may be made subject to optional and/or mandatory sinking fund redemption as determined by the City Manager in consultation with the City's bond counsel and financial advisor.

Section 5. Establishment of Funds.

There are hereby established as provided in the Section 6.05 of the Ordinance the following:

(a) There is hereby established the 2025 Construction Fund. The 2025 Construction Fund shall be held by the City or, at the option of the City, the Trustee.

(b) Withdrawals from the 2025 Construction Fund shall be made only upon written certificate of an Authorized Representative. The City hereby authorizes the Trustee to disburse the moneys in the 2025 Construction Fund to the persons entitled thereto in accordance with instructions of an Authorized Representative in the form referred to below, only for the purpose of defraying the Costs of the 2025 Projects and Costs of Issuance with respect to the 2025 Projects financed.

(c) Payments made from the 2025 Construction Fund shall be made by the Trustee only upon receipt of the certificate below described:

(1) A requisition signed by an Authorized Representative stating, with respect to each payment:

- (i) the amount to be paid;
- (ii) the nature and purpose of the obligation for which the payment is requested;
- (iii) the person to whom the obligation is owed or to whom a reimbursable advance has been made;
- (iv) that the obligation has been properly incurred and is a proper charge against the 2025 Construction Fund and has not been the basis of any previous withdrawal;
- (v) that it has not received notice of any mechanic's, materialmen's or other liens or right to liens or other obligations (other than those being contested in good faith) which should be satisfied or discharged before payment of the obligation is made; and

(vi) that the payment does not include any amount which is then entitled to be retained under any holdbacks or retainages provided for in any agreement.

(2) With respect to any requisition for payment for work, materials, or supplies, a certificate signed by an Authorized Representative certifying that, insofar as the obligation was incurred for work, materials, or supplies in connection with the acquisition, construction, or installation of the 2025 Projects, the work was actually performed in a satisfactory manner, and the materials or supplies were actually used in or for the acquisition, construction, or installation of or delivered to the 2025 Projects for that purpose in accordance with the approved plans and specifications; and

(3) Copies of all bills, invoices, or statements for all expenses for which the disbursement is requested.

(d) In making any payment from the 2025 Construction Fund, the Trustee shall conclusively rely on directions, requisitions, and certifications delivered to it pursuant to this Section 5, and the Trustee shall not have any liability with respect to making payments in accordance with directions, requisitions, and certifications or any liability with respect to the proper application hereof by the City. The Trustee shall be liable only for its own negligent and willful misconduct.

(e) As provided for in Section 6.04(a) of the General Bond Ordinance, the 2025 Debt Service Reserve Fund Account may be established and maintained with respect to the Series 2025 Bond if required by the Purchaser. The Series 2025 Debt Service Reserve Fund Account shall be in an amount equal to the Series 2025 Debt Service Reserve Requirement and may be funded in whole or in part from the proceeds of the Series 2025 Bond or upon such other terms as shall be established by the City Manager and not inconsistent with Section 6.04 of the General Bond Ordinance.

Section 6. Use and Disposition of Proceeds of the Series 2025 Bonds.

(a) Upon the delivery of the Series 2025 Bonds and receipt of the proceeds thereof, such proceeds (less Underwriter's discount) and other available funds shall be disposed of as described in a certificate of the City. Such proceeds of the Series 2025 Bonds shall be deposited into the 2025 Construction Fund maintained by the Trustee to be utilized to pay Project Costs and Costs of Issuance of the Series 2025 Bonds.

(b) If all of the Bonds issued pursuant to the General Ordinance shall have been paid and discharged, then the obligations of the City under the Ordinance, the pledge of the Hospitality Fee Revenues made hereby, and all other rights granted hereby shall cease and determine.

(c) Promptly after the Completion Date, the Trustee shall transfer any moneys held in the 2025 Construction Fund and not needed to pay Project Costs as set forth in a certificate of an Authorized Representative to the Debt Service Funds, and such funds shall be used only to (i) pay the principal of, premium, if any, and interest on the Series 2025 Bonds; (ii) acquire outstanding Series 2025 Bonds at a price (exclusive of accrued interest) not exceeding the face amount thereof; or (iii) apply to other lawful purposes as permitted under the Enabling Act, provided an opinion of Bond Counsel is provided to the Trustee that such disposition will not jeopardize the tax-exemption of interest on the Series 2025 Bonds.

Section 7. **Certain Findings and Determinations.**

The City finds and determines:

(a) This 2025 Series Ordinance supplements the General Bond Ordinance, constitutes and is a “Series Ordinance” within the meaning of the quoted term as defined and used in the Ordinance, and is enacted under and pursuant to the Ordinance.

(b) The Series 2025 Bonds constitutes and are “Bonds” within the meaning of the quoted word as defined and used in the Ordinance.

(c) The Hospitality Fee Revenues pledged under the General Bond Ordinance are not encumbered by any lien or charge thereon or pledge thereof, other than the lien and charge thereon and pledge thereof created by the Ordinance providing for payment and security of the Bonds.

(d) There does not exist an Event of Default, nor does there exist any condition which, after the passage of time or the giving of notice, or both, would constitute an Event of Default under the General Bond Ordinance.

(e) The Series 2025 Bonds is being issued for the purposes described in Section 3 of this 2025 Series Ordinance.

Section 8. **Continuing Disclosure.**

(a) Pursuant to Section 11-1-85 of the Code of Laws of South Carolina 1976, as amended, the City has covenanted to file with a central repository for availability in the secondary bond market, when requested, an annual independent audit, within 30 days of its receipt of the audit; and event specific information within 30 days of an event adversely affecting more than five (5%) percent of its revenue or tax base. The only remedy for failure by the City to comply with the covenant in this Section 7 shall be an action for specific performance of this covenant. The City specifically reserves the right to amend this covenant to reflect any change in or repeal of Section 11-1-85, without the consent of any Bondholder.

(b) In addition, the City hereby covenants and agrees for the benefit of the Holders of the Series 2025 Bonds that it will execute and deliver the Continuing Disclosure Undertaking to the Underwriter on the date of delivery of the Series 2025 Bonds and that it will comply with and carry out all of the provisions of the Continuing Disclosure Undertaking. Notwithstanding any other provision of this 2025 Series Ordinance, failure of the City to comply with the Continuing Disclosure Undertaking shall not be considered an Event of Default under the Ordinance; however, any Bondholder may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the City to comply with its obligations under this paragraph.

Failure to comply with either paragraph (a) or (b) of this Section 11 shall not constitute an Event of Default hereunder or under the Series 2025 Bonds.

Section 9. **Award of Series 2025 Bonds.**

(a) The Bonds shall be sold at a negotiated sale to one or more underwriters (the “Underwriter”), selected by the City Manager upon terms and conditions, not inconsistent with the terms of this Ordinance, determined by the City Manager to be most advantageous to the City, upon the advice of the City’s Bond Counsel and Financial Advisor.

(b) The Mayor is hereby authorized and directed to execute and deliver a Series of Bonds to the Underwriter in accordance with the terms of the bond purchase agreement or agreements to be entered into with the Underwriter (collectively, the "Purchase Contract"), as approved by the Mayor; provided however, that no Series of Bonds shall not be sold at a price of less than the par amount thereof unless otherwise approved by resolution adopted by the Council.

(c) Council hereby agrees to and authorize the entering into by the City of the Purchase Contract with the Underwriter for the purchase of the Bonds, which shall include terms which are fair and reasonable and in the best interest of the City in the discretion of the Mayor upon the advice of bond counsel; and that the Bonds shall be sold to the Underwriter upon the terms and conditions set forth in the Purchase Contract and upon the basis of the representations therein set forth. The Council hereby authorize and direct the Mayor to execute the Purchase Contract, in such form as he shall approve upon the advice of bond counsel, and deliver it to the Underwriter.

(d) The Council hereby authorizes one or more Preliminary Official Statements of the City relating to the Series 2025 Bonds, with any modification as the City Manager approves; the Council hereby authorizes the distribution of such Preliminary Official Statements, in printed and/or electronic format, in connection with the sale of the Series 2025 Bonds, and hereby authorizes the City Manager to deem it or them, as the case may be, final within the meaning of Securities and Exchange Commission Rule 15(c)(2)-12; the Council further authorizes the preparation and distribution of one or more final Official Statements, in printed and/or electronic format, following the sale of the Series 2025 Bonds; the City Manager is hereby authorized and directed to deliver such Official Statements to the purchaser of the Series 2025 Bonds; and the Council hereby authorizes the use of the Official Statements and the information contained therein in connection with the public offering and sale of the Series 2025 Bonds by the Underwriter.

(e) A copy of this 2025 Series Ordinance shall be filed with the minutes of this meeting.

(f) The Council hereby authorizes and directs all of the officers and employees of the City to carry out or cause to be carried out all obligations of the City under the Ordinance and to perform all other actions as they shall consider necessary or advisable in connection with the issuance, sale, and delivery of the Series 2025 Bonds.

Section 10. Sale of Bond as a Single Instrument.

Notwithstanding any provision of this Ordinance to the contrary, the Bonds authorized hereby, if so determined by the City Manager, upon advice of the City's Financial Advisor, may be issued in the form of a single Bond. In the event the Bond is issued as a single Bond, the following shall apply:

(a) The dated date of the Bond shall be the date of its delivery, and the Bond shall bear interest from such date;

(b) The City Manager may require that the Bond bear a single, fixed rate of interest and may also provide that the Bond be payable by way of annual payments of principal and interest.

(c) The form of the Bond attached hereto shall be appropriately modified;

(d) If so determined by the City Manager and consented to by the Trustee, the Bond shall not be issued in book-entry only form, and, in lieu thereof, shall be registered in the name of the Holder as directed by the purchaser thereof.

(e) An official statement need not be prepared in connection with the sale of the Bond, and, in which case, the delivery of the Bond shall be conditioned upon the delivery by the purchaser thereof at closing of a certificate in form satisfactory to bond counsel regarding the suitability of the purchaser and restrictions on transfer of the Bond.

(f) The City Manager may determine that the Bond may be sold directly to a Bank or other financial institution without an Underwriter being selected pursuant to Section 9 of this ordinance.

Section 11. Electronic Means.

The Trustee shall have the right to accept and act upon directions or instructions in connection with the 2025 Bonds and delivered using Electronic Means (defined below); provided, however, that the City shall provide to the Trustee an incumbency certificate listing Authorized Officers with the authority to provide such directions or instructions (each an “Authorized Officer”) and containing specimen signatures of such Authorized Officers, which incumbency certificate shall be amended whenever a person is to be added or deleted from the listing. If the City elects to give the Trustee directions or instructions using Electronic Means and the Trustee in its discretion elects to act upon such directions or instructions, the Trustee’s understanding of such directions or instructions shall be deemed controlling. The City understands and agrees that the Trustee cannot determine the identity of the actual sender of such directions or instructions and that the Trustee shall conclusively presume that directions or instructions that purport to have been sent by an Authorized Officer listed on the incumbency certificate provided to the Trustee have been sent by such Authorized Officer. The City shall be responsible for ensuring that only Authorized Officers transmit such directions or instructions to the Trustee and that all Authorized Officers treat applicable user and authorization codes, passwords and/or authentication keys as confidential and with extreme care. The Trustee shall not be liable for any losses, costs or expenses arising directly or indirectly from the Trustee’s reliance upon and compliance with such directions or instructions notwithstanding such directions or instructions conflict or are inconsistent with a subsequent written direction or written instruction. The City agrees: (i) to assume all risks arising out of the use of Electronic Means to submit directions or instructions to the Trustee, including without limitation the risk of the Trustee acting on unauthorized directions or instructions, and the risk of interception and misuse by third parties; (ii) that it is fully informed of the protections and risks associated with the various methods of transmitting directions or instructions to the Trustee and that there may be more secure methods of transmitting directions or instructions; (iii) that the security procedures (if any) to be followed in connection with its transmission of directions or instructions provide to it a commercially reasonable degree of protection in light of its particular needs and circumstances; and (iv) to notify the Trustee immediately upon learning of any compromise or unauthorized use of the security procedures. “Electronic Means” shall mean the following communications methods: e-mail, secure electronic transmission containing applicable authorization codes, passwords and/or authentication keys, or another method or system specified by the Trustee as available for use in connection with its services hereunder.

Section 12. Tax Exemption of Series 2025 Bonds

(a) The City will comply with all requirements of the Code in order to preserve the tax-exempt status of the Series 2025 Bonds, including without limitation, the requirement to file an information report with the Internal Revenue Service and the requirement to comply with the provisions of Section 148(f) of the Code and Section 1.148-3 of the Treasury Regulations pertaining to the rebate of certain investment earnings on the proceeds of the Series 2025 Bond to the United States Government.

(b) The City further represents and covenants that it will not take any action which will, or fail to take any action (including, without limitation, filing the required information report with the Internal

Revenue Service) which failure will, cause interest on the Series 2025 Bonds to become included in the gross income of the Holder thereof for federal income tax purposes pursuant to the provisions of the Code and regulations promulgated thereunder. Without limiting the generality of the foregoing, the City represents and covenants that:

(i) All property provided by the net proceeds of the Series 2025 Bonds will be owned by the City in accordance with the rules governing the ownership of property for federal income tax purposes.

(ii) The City shall not permit any facility refinanced or financed with the proceeds of the Series 2025 Bonds to be used in any manner that would result in (i) ten percent (10%) or more of such proceeds being considered as having been used directly or indirectly in any trade or business carried on by any natural person or in any activity carried on by a person other than a natural person other than a governmental unit as provided in Section 141(b) of the Code, or (ii) five percent (5%) or more of such proceeds being considered as having been used directly or indirectly to make or finance loans to any person other than a governmental unit as provided in Section 141(c) of the Code.

(iii) The City is not a party to nor will it enter into any contracts with any person for the use or management of any facility financed or refinanced or financed with the proceeds of the Series 2025 Bonds that do not conform to the guidelines set forth in Revenue Procedure 97-13 of the Internal Revenue Service.

(iv) The City will not sell or lease any property refinanced or financed by the Series 2025 Bond to any person unless it obtains the opinion of Bond Counsel that such lease or sale will not affect the tax exemption of the Series 2025 Bonds.

(v) The Series 2025 Bonds will not be federally guaranteed within the meaning of Section 149(b) of the Code. The City shall not enter into any leases or sales or service contracts with any federal government agency unless it obtains the opinion of nationally recognized bond counsel that such action will not affect the tax exemption of the Series 2025 Bonds.

Section 13. Interested Parties

Nothing in the Ordinance or this 2025 Series Ordinance, expressed or implied is intended or shall be construed to confer upon, or to give or grant to, any person or entity, other than the City and the Registered Holder of the Series 2025 Bonds, any right, remedy or claim under or by reason of the Ordinance or this 2025 Series Ordinance or any covenant, condition or stipulation hereof, and all covenants, stipulations, promises and agreements in the Ordinance and this 2025 Series Ordinance contained by and on behalf of the City shall be for the sole and exclusive benefit of the City and the Registered Holder of the Series 2025 Bonds.

Section 14. Additional Provisions. The Ordinance remains in full force and effect and shall govern the issuance of the Series 2025 Bonds.

Section 15. Additional Actions and Documents. The Mayor, City Manager, and Clerk are fully authorized and empowered to take any further action and to execute and deliver any closing documents as may be necessary and proper to effect the delivery of the Series 2025 Bonds in accordance with the terms and conditions hereinabove set forth, and the action of the officers or any one or more of them in executing and delivering any documents, in the form as he, she, or they shall approve, is hereby fully authorized.

Section 16. Section Headings. The headings and titles of the several sections hereof shall be solely for convenience of reference and shall not affect the meaning, construction, interpretation, or effect of this 2025 Series Ordinance.

Section 17. Severability. If any one or more of the covenants or agreements provided in this 2025 Series Ordinance on the part of the City or any fiduciary to be performed should be contrary to law, then such covenant or covenants or agreement or agreements shall be deemed severable from the remaining covenants and agreements, and shall in no way affect the validity of the other provisions of this 2025 Series Ordinance.

Section 18. Effective Date. This 2025 Series Ordinance shall become effective immediately upon its enactment.

ENACTED this 14th day of July, 2025.

ATTEST:

SIGNED:

Casey Moore, Clerk to City Council

Lethonia "Peaches" Barnes, Mayor

COUNCIL VOTE:

OPPOSED:

ABSENT:

Approved as to Form and Content
Haynsworth Sinkler Boyd, P.A., City Attorney

FORM OF BOND

UNITED STATES OF AMERICA
STATE OF SOUTH CAROLINA
CITY OF FLORENCE
HOSPITALITY FEE REVENUE BOND
SERIES 2025

NO. R-1 \$ _____

INTEREST RATE FINAL MATURITY DATE ORIGINAL DATE OF ISSUE
_____% _____ _____, 2025

REGISTERED HOLDER: _____

PRINCIPAL SUM: _____ AND NO/100 DOLLARS

THE CITY OF FLORENCE, SOUTH CAROLINA (the “City”) acknowledges itself indebted and for value received hereby promises to pay, solely from the sources and as hereinafter provided, the Holder identified above, or its registered assigns, the principal amount set forth above on the maturity date set forth above, unless this bond shall have been redeemed prior thereto as hereinafter provided, and to pay interest on such principal amount from the most recent June 1 or December 1 to which interest has been paid or for which due provision has been made or, if no interest has been paid, from the Dated Date set forth above, at the rate of interest per annum (calculated on the basis of a 360-day year of twelve 30-day months) set forth above payable on June 1 or December 1 (each a “Bond payment Date”) of each year commencing ____ 1, 20____, until the obligation of the City with respect to the payment of such principal amount shall be discharged.

[Unredeemed portions of the Series 2025 Bond (as defined below) shall be subject to optional redemption [in whole but not in part] [at any time] at a redemption price of _____% of the principal amount to be redeemed plus accrued interest to the date of redemption. In the event this Series 2025 Bond shall be called for optional redemption, notice of redemption shall be given by first-class mail at least thirty (30) days, but not more than sixty (60) days, prior to the date fixed for redemption prior to the redemption date, to the Registered Holder of this Series 2025 Bond to be redeemed at the address shown on the Books of Registry. Interest on this Series 2025 Bond to be redeemed shall cease to accrue from and after the redemption date specified in the notice, unless the City defaults in making due provisions for the payment of the redemption price thereof].

The principal and interest so payable on a Bond Payment Date will be paid to the person in whose name this bond is registered at the close of business on the 15th day of the month immediately preceding such Bond Payment Date (the “Record Date”).

THIS SERIES 2025 BOND HAS BEEN ISSUED UNDER THE PROVISIONS OF TITLE 6, CHAPTER 17 AND SECTION 6-1-760(B) OF THE CODE OF LAWS OF SOUTH CAROLINA 1976, AS AMENDED (COLLECTIVELY, THE “ENABLING STATUTE”), AND DOES NOT

CONSTITUTE AN INDEBTEDNESS OF THE CITY WITHIN ANY STATE CONSTITUTIONAL PROVISIONS (OTHER THAN ARTICLE X, SECTION 14, PARAGRAPH 10 OF THE CONSTITUTION OF THE STATE OF SOUTH CAROLINA, 1895, AS AMENDED, AUTHORIZING OBLIGATIONS PAYABLE SOLELY FROM SPECIAL SOURCES PERMITTED THEREIN) OR STATUTORY LIMITATION AND SHALL NEVER CONSTITUTE NOR GIVE RISE TO A PECUNIARY LIABILITY OF THE CITY OR A CHARGE AGAINST ITS GENERAL CREDIT OR TAXING POWER. THE FULL FAITH, CREDIT, AND TAXING POWERS OF THE CITY ARE NOT PLEDGED TO THE PAYMENT OF THE PRINCIPAL OF AND INTEREST ON THIS BOND.

This Series 2025 Bond and the interest hereon are exempt from all State, City, municipal, school district, and all other taxes or assessments of the State of South Carolina, direct or indirect, general or special, whether imposed for the purpose of general revenue or otherwise, except estate, transfer or certain franchise taxes. This Series 2025 Bond shall not be entitled to any benefit under the General Bond Ordinance (as hereinafter defined) or become valid or obligatory for any purpose until it shall have been authenticated by the execution of the Certificate of Authentication which appears hereon by the manual signature of an authorized officer of the City as Bond Registrar.

This bond is one of a series of bonds (the "Series 2025 Bonds") of like date of original issue, tenor and effect, except as to number, date of maturity, denomination and rate of interest, issued in an original aggregate principal amount of \$_____, pursuant to a General Bond Ordinance enacted by the City Council of the City on May 12, 2014, and a 2025 Series Ordinance enacted by the City Council of the City on _____, 2025 (collectively, the "**Ordinance**"), and under and in full compliance with the Constitution and Statutes of the State of South Carolina, including particularly Section 14, Paragraph 10 of Article X of the Constitution of the State of South Carolina, 1895, as amended, and the Enabling Statute. The Series 2025 Bonds are issued as fully registered bonds (and may only be so issued).

All principal, interest, or other amounts due hereunder shall be payable only to the Registered Holder hereof. The Bank of New York Mellon Trust Company, N.A., is the Registrar for this Series 2025 Bond and as such will maintain the Books of Registry for the registration or transfer hereof. This Series 2025 Bond may not be transferred except by the Registered Holder hereof in person or by his attorney duly authorized in writing, upon surrender hereof together with a written instrument of transfer satisfactory to the City as Bond Registrar duly executed by the Registered Holder of this Series 2025 Bond or his duly authorized attorney. Any purported assignment in contravention of the foregoing requirements shall be, as to the City, absolutely null and void. The person in whose name this Series 2025 Bond shall be registered shall be deemed and regarded as the absolute owner hereof for all purposes, and payment of the principal of and interest on this Series 2025 Bond shall be made only to or upon the order of the Registered Holder or his legal representative. All payments made in this manner shall be valid and effective to satisfy and discharge the liability of the City upon this Series 2025 Bond to the extent of the sum or sums paid. No person other than the Registered Holder shall have any right to receive payments, pursue remedies, enforce obligations, or exercise or enjoy any other rights under this Series 2025 Bond against the City.

The City shall not be required (a) to exchange or transfer this Series 2025 Bond (i) from the Record Date to the next succeeding Interest Payment Date or (ii) for a period of fifteen (15) days following the selection of portions of the Series 2025 Bond to be redeemed or thereafter until after the first publication or mailing of any notice of redemption or (b) to transfer this Series 2025 Bond once called for redemption.

The principal of, premium, if any, and interest on this Series 2025 Bond are payable solely from and secured by a lien upon the Hospitality Fee Revenues (as defined in the Ordinance). The pledge of and lien upon the Hospitality Fee Revenues given to secure this Series 2025 Bond has priority over all other pledges of Hospitality Fee Revenues and liens against the same, except as to such additional Bonds as may hereafter be issued pursuant to and in accordance with the terms of the Ordinance, which, when issued, shall be on a parity in all respects with this Series 2025 Bond.

No recourse shall be had for the payment of the principal of, premium, if any, and interest on this Series 2025 Bond against the several funds of the City, except in the manner and to the extent provided in the Ordinance, nor shall the credit or taxing power of the City be deemed to be pledged to the payment of this Series 2025 Bond. This Series 2025 Bond shall not be a charge, lien, or encumbrance, legal or equitable, upon any property of the City or upon any income, receipts, or revenues of the City, other than the Hospitality Fee Revenues that have been pledged to the payment thereof, and this Series 2025 Bond is payable solely from the Hospitality Fee Revenues pledged to the payment thereof and the City is not obligated to pay the same except from the Hospitality Fee Revenues.

Whenever the terms of this Series 2025 Bond require any action be taken on a Saturday, Sunday, or legal holiday or bank holiday in the State of South Carolina or in any state where the corporate trust office of the trustee or custodian, if then appointed, is located, the action shall be taken on the first business day occurring thereafter.

The Ordinance contains provisions defining terms; sets forth the terms and conditions upon which the covenants, agreements, and other obligations of the City made therein may be discharged at or prior to the maturity of this Series 2025 Bond with provisions for the payment thereof in the manner set forth in the Ordinance; and sets forth the terms and conditions under which the Ordinance may be amended or modified with or without the consent of the Registered Holder of this Series 2025 Bond. Reference is hereby made to the Ordinance, to all the provisions of which any Registered Holder of this Series 2025 Bond by the acceptance hereof thereby assents.

It is hereby certified and recited that all acts, conditions, and things required by the Constitution and Laws of the State of South Carolina to exist, to happen, and to be performed precedent to or in the issuance of this Series 2025 Bond exist, have happened, and have been done and performed in regular and due time, form, and manner, and that the amount of this Series 2025 Bond does not exceed any constitutional or statutory limitation thereon.

[Signatures appear on the following page]

IN WITNESS WHEREOF, THE CITY OF FLORENCE, SOUTH CAROLINA, has caused this Series 2025 Bonds to be signed in its name by the manual signature of the Mayor, and attested by the manual signature of the Clerk, under the Seal of the City of Florence, South Carolina, impressed or reproduced hereon.

CITY OF FLORENCE, SOUTH CAROLINA

(SEAL)

Mayor

ATTEST:

Clerk to Florence City Council

CERTIFICATE OF AUTHENTICATION

This Bond is the Bond designated herein and issued under the provisions of the within-mentioned Ordinance.

**THE BANK OF NEW YORK MELLON TRUST
COMPANY, N.A.**, as Bond Registrar

Authorized Official

Date of Authentication: _____

The following abbreviations, when used in the inscription on the face of this Series 2025 Bonds, shall be construed as though they were written out in full according to applicable laws or regulations:

TEN COM - as tenants in common
TEN ENT - as tenants in entireties
JT TEN - as joint tenants with right of survivorship
and not as tenants in common

UNIF GIFT MIN ACT - _____
(Cust.)

Custodian _____
(Minor)

Under Uniform Gifts to Minors Act _____
(State)

Additional abbreviations may also be used, though not in the above list.

ASSIGNMENT

FOR VALUE RECEIVED the undersigned hereby sells, assigns and transfers unto _____ (Social Security No. or other Identifying Number of Assignee _____) the within Bond of the CITY OF FLORENCE, SOUTH CAROLINA, and does hereby irrevocably constitute and appoint _____ to transfer the within Bond on the books kept for registration thereof with full power of substitution in the premises.

DATED: _____

Signature Guaranteed: _____

NOTICE: Signature must be guaranteed by an institution who is a participant in the Securities Transfer Agent Medallion Program (“*STAMP*”) or similar program.

NOTICE: The signature to this assignment must correspond with the name as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatever.

STATE OF SOUTH CAROLINA)
)
COUNTY OF FLORENCE)

CERTIFIED COPY OF ORDINANCE

I, the undersigned, Clerk to Florence City Council (the “*Council*”), the governing body of the City of Florence, South Carolina (the “*City*”), **DO HEREBY CERTIFY:**

That the foregoing constitutes a true, correct, and verbatim copy of an Ordinance enacted by the Council on July 14, 2025. The Ordinance was read at two public meetings of the Council on two separate days, June 9, 2025, and July 14, 2025. An interval of at least six days occurred between each reading of the Ordinance. At each such meeting, a quorum of the Council was present and remained present throughout the meeting.

The meetings held on June 9, 2025, and July 14, 2025, were duly called regular meetings of the Council. As required by Chapter 4, Title 30 of the Code of Laws of South Carolina 1976, as amended, a notice of said meeting (including the date, time, and place thereof, as well as an agenda) was posted on the City’s website and prominently in the City Center of the City at least twenty-four hours prior to said meeting. In addition, the local news media and all persons requesting notification of meetings of the Council were notified of the time, date, and place of such meeting, and were provided with a copy of the agenda therefor at least twenty-four hours in advance of such meeting.

The original of the Ordinance is duly entered in the permanent records of the City in my custody as Clerk.

The Ordinance is now of full force and effect, and has not been modified, amended or repealed.

IN WITNESS WHEREOF, I have hereunto set my Hand and the Seal of the City of Florence, South Carolina, this _____ day of July, 2025

(SEAL)

Clerk to Council, City of Florence, South Carolina

FLORENCE CITY COUNCIL MEETING

DATE: June 9, 2025
AGENDA ITEM: Resolution
DEPARTMENT/DIVISION: Community Services

I. ISSUE UNDER CONSIDERATION:

A resolution to adopt the Community Development Block Grant budget for fiscal year 2025-2026.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

1. The City of Florence will receive \$344,189 in Community Development Block Grant funding for FY 2025-2026. Staff met with community members and neighborhood leaders to gather input on the use of these funds. Staff informed Council of all the community funding requests that were received.

III. POINTS TO CONSIDER:

1. The City of Florence will receive approximately \$344,189 in Community Development Block Grant funding for FY 2025-2026.
2. Public hearings to receive input were held on March 20, 2025 and May 12, 2025 in City Council Chambers. Additional meetings were held throughout February and March at the following locations: Levy Park Community Center, Northwest Community Center, Iola Jones Community Center, and Harvest Presbyterian Center.
3. CDBG funding can only be used to meet three national objectives: aid in the elimination of slum and blight; benefit to low-moderate income persons; and meeting a need having urgency.

IV. ATTACHMENTS:

1. Proposed Resolution


Jerry B. Dudley
Planning Director


Scotty Davis
City Manager

Resolution No. 2025-

**RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF FLORENCE, SOUTH CAROLINA**

WHEREAS, the City of Florence is an Entitlement City as defined by the United States Department of Housing and Urban Development; and

WHEREAS, the City of Florence will receive **\$344,189** in Community Development Block Grant funding from the United States Department of Housing and Urban Development for fiscal year 2025-2026; and

WHEREAS, the City of Florence is required by the United States Department of Housing and Urban Development to approve and adopt a Community Development Block Grant budget;

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Florence, South Carolina in a meeting duly assembled do hereby adopt the following Community Development Block Grant budget for fiscal year 2025-2026:

Planning and Administration	\$ 68,837
Emergency Rehabilitation	\$ 190,352
Down Payment Assistance	\$ 60,000
My Brother's Keeper	\$ 25,000
TOTAL	<u>\$ 344,189</u>

ADOPTED, this 9th day of June 2025.

Approved as to form:

Benjamin T. Ziegler
City Attorney

Lethonia Barnes
Mayor

Attest:

Casey C. Moore
Municipal Clerk

FLORENCE CITY COUNCIL MEETING

DATE: June 9, 2025
AGENDA ITEM: Resolution
DEPARTMENT/DIVISION: City Council
Sponsored by Councilman J. Lawrence Smith
and Councilman Zach McKay

I. ISSUE UNDER CONSIDERATION:

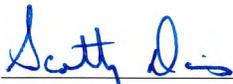
A Resolution of Recognition for the Florence-Darlington Technical College baseball team for advancing to the NJCAA Division I World Series.

II. POINTS TO CONSIDER:

1. The Florence-Darlington Technical College Stingers baseball team, led by head coach Preston McDonald, has had an extraordinary 2025 season.
2. Their accomplishments earned them a spot in the 2025 NJCAA Division I World Series – one of the premier national tournaments in junior college baseball.

III. ATTACHMENTS:

1. Proposed Resolution



Scotty Davis
City Manager

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

RESOLUTION NO. 2025-18

**A RESOLUTION OF RECOGNITION FOR THE FLORENCE-DARLINGTON
TECHNICAL COLLEGE BASEBALL TEAM FOR ADVANCING TO THE NJCAA
DIVISION I WORLD SERIES.**

WHEREAS, the Florence-Darlington Technical College (FDTC) Stingers baseball team has had an extraordinary 2025 season, showcasing remarkable talent, teamwork, and dedication; and

WHEREAS, under the exceptional leadership of Head Coach Preston McDonald and his coaching staff, the Stingers earned a place in the prestigious National Junior College Athletic Association (NJCAA) Division I World Series; and

WHEREAS, this outstanding achievement reflects the hard work and commitment of the student-athletes, who have represented Florence-Darlington Technical College and the entire Florence community with pride and excellence; and

WHEREAS, the success of the FDTC baseball program brings positive recognition to Florence and serves as a source of inspiration for youth and aspiring athletes throughout the community; and

NOW, THEREFORE BE IT RESOLVED:

THAT, the City Council of the City of Florence, South Carolina commends this athletic accomplishment and congratulates the Florence-Darlington Technical College Stingers baseball team for their exceptional 2025 season and their advancement to the NJCAA Division I World Series.

RESOLVED THIS 9TH DAY OF JUNE 2025.

Approved as to form:

CITY ATTORNEY

LETHONIA BARNES
MAYOR

ATTEST:

CASEY C. MOORE
MUNICIPAL CLERK

FLORENCE CITY COUNCIL MEETING

DATE: June 9, 2025
AGENDA ITEM: Resolution
DEPARTMENT/DIVISION: City Council
Sponsored by Councilman Chaquez McCall

I. ISSUE UNDER CONSIDERATION:

A Resolution honoring Cru Wine and Tap for contributions to the efforts to revitalize downtown Florence.

II. POINTS TO CONSIDER:

1. The investment by Cru Wine and Tap in Florence is playing a role in the continued development of Florence's Downtown Business District.
2. Upon recommendation from the Greater Florence Chamber of Commerce, Florence City Council recognizes businesses that have made contributions to the development of downtown.

III. ATTACHMENTS:

1. Proposed Resolution



Scotty Davis
City Manager

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

RESOLUTION NO. 2025-19

A RESOLUTION HONORING CRU WINE & TAP FOR THEIR CONTRIBUTIONS TO THE EFFORTS TO REVITALIZE DOWNTOWN FLORENCE

- WHEREAS,** the owners of Cru Wine & Tap have established a unique dining establishment in Downtown Florence and are small business owners that the community has embraced; and
- WHEREAS,** the investment by Cru Wine & Tap is welcomed and is playing a role in the continued development of Florence's Downtown Business District, and
- WHEREAS,** the owners are contributors to the community's growth through their welcoming atmosphere, unique establishment, and exemplary customer service; and
- WHEREAS,** the Greater Florence Chamber of Commerce has requested that the City recognize the business efforts of Cru Wine & Tap and its contributions to our community.

NOW, THEREFORE, BE IT RESOLVED:

THAT, upon the petition of the Greater Florence Chamber of Commerce and in recognition of Cru Wine & Tap's contributions to the continued efforts to revitalize downtown Florence, the City Council of the City of Florence hereby declares the months of April through June, Cru Wine & Tap Quarter.

AND IT IS SO RESOLVED, this 9th day of June, 2025.

LETHONIA BARNES, MAYOR

GEORGE D. JEBAILY, MAYOR PRO TEM

LASHONDA NESMITH-JACKSON, DISTRICT 1

J. LAWRENCE SMITH, II., DISTRICT 2

BRYAN A. BRADDOCK, DISTRICT 3

ATTEST:

ZACH MCKAY, AT-LARGE

CASEY C. MOORE, MUNICIPAL CLERK

CHAQUEZ T. MCCALL, AT-LARGE

APPROVED AS TO FORM:

CITY ATTORNEY

FLORENCE CITY COUNCIL MEETING

DATE: June 9, 2025
AGENDA ITEM: Resolution
DEPARTMENT/DIVISION: Community Services

I. ISSUE UNDER CONSIDERATION:

A Resolution to proclaim the month of June as Homeownership Month in the City of Florence.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

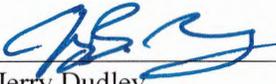
1. National Homeownership Month is observed in June to recognize the enduring value of homeownership and to recommit ourselves to helping more Americans realize that dream.

III. POINTS TO CONSIDER:

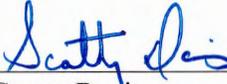
1. Owning a home is at the heart of the American dream and is a source of wealth which individuals can pass down to their children and grandchildren.
2. The Fair Housing Act has been strengthened since its adoption in 1968; however, discrimination in the housing market still creates the inability for individuals and families to secure mortgages and generate wealth.
3. The concept of homeownership is at the core of the City's Comprehensive Plan and Neighborhood Revitalization Strategy.
4. Proclaiming June as Homeownership Month provides an opportunity for all citizens to recognize that homeownership is becoming more difficult to realize and sustain and to reaffirm our commitment to the dream of homeownership.

IV. ATTACHMENTS:

1. Resolution



Jerry Dudley
Planning Director



Scotty Davis
City Manager

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

RESOLUTION 2025-_____

WHEREAS, owning a home is at the heart of the American dream and is a source of wealth which individuals can pass down to their children and grandchildren; and

WHEREAS, National Homeownership Month provides an opportunity for all Americans to work together to provide families with the tools and information they need to overcome barriers to homeownership; and

WHEREAS, homeownership unites families, empowers communities, and strengthens both local and national economies; and

WHEREAS, homeownership encourages personal responsibility and strong values while creating more stable neighborhoods, civic-minded residents, better schools and less crime; and

WHEREAS, the United States recognizes the month of June as National Homeownership Month to highlight the enduring value of homeownership and to recommit ourselves to helping more Americans realize that dream.

NOW THEREFORE BE IT RESOLVED, the City Council of the City of Florence, in the State of South Carolina, do hereby proclaim the month of June as

“Homeownership Month”

in the City of Florence and urge all our citizens to join in this effort to reaffirm our individual commitment to support the dream of homeownership.

RESOLVED THIS 9TH DAY OF JUNE, 2025.

APPROVED AS TO FORM:

Benjamin T. Zeigler
City Attorney

Lethonia Barnes
Mayor

Attest:

Casey C. Moore
Municipal Clerk

FLORENCE CITY COUNCIL MEETING

DATE: June 9, 2025
AGENDA ITEM: Resolution
DEPARTMENT/DIVISION: City Council
Sponsored by Councilwoman LaShonda NeSmith-Jackson

I. ISSUE UNDER CONSIDERATION:

A Resolution of Recognition for Bishop Donald Jackson on the occasion of his retirement from Francis Marion University after 31 years of dedicated service.

II. POINTS TO CONSIDER:

1. Bishop Donald Jackson has served Francis Marion University with distinction for 31 years, profoundly impacting students, faculty, and staff through his leadership.
2. The FMU Board of Trustees approved the naming of the Donald Jackson Atrium & Garden in the Stokes Administration Building to honor his legacy.
3. Bishop Jackson is a founding member and currently the Vice President of the African American Faculty and Staff Coalition at FMU.

III. ATTACHMENTS:

1. Proposed Resolution



Scotty Davis
City Manager

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

RESOLUTION NO. 2025-21

A RESOLUTION OF RECOGNITION FOR BISHOP DONALD JACKSON ON THE OCCASION OF HIS RETIREMENT FROM FRANCIS MARION UNIVERSITY AFTER 31 YEARS OF DEDICATED SERVICE.

- WHEREAS,** Bishop Donald Jackson has served with distinction at Francis Marion University (FMU) for 31 years, contributing immeasurably to the institution's academic life; and
- WHEREAS,** in recognition of his lasting legacy, the FMU Board of Trustees has approved the naming of the Donald Jackson Atrium & Garden in the Stokes Administration Building, a permanent tribute to his extraordinary impact on the university community; and
- WHEREAS,** Bishop Jackson is the founding member and current Vice President of the African American Faculty and Staff Coalition, a pivotal organization stimulating and enhancing cultural awareness and promoting professional development and welfare among faculty, staff and students at FMU; and
- WHEREAS,** for the past 20 years, he has faithfully served as the advisor to the Young, Gifted and Blessed Choir, guiding and mentoring students through music and faith. Under his leadership, the choir has reached remarkable milestones, including a distinguished performance before Reverend Jesse Jackson; and
- WHEREAS,** Bishop Jackson has tirelessly mentored generations of students, instilling in them the guiding principle: "Work for Christ while you're young and when you're old, you have something to lean on," a deeply rooted message drawn from Ecclesiastes 12:1; and
- WHEREAS,** in 2015, Bishop Jackson was honored with the Marvin W. Lynch Humanitarian Award, which recognizes members of the FMU staff who exhibit an unusual commitment and care for his fellow man, both at work and elsewhere; and

NOW, THEREFORE BE IT RESOLVED: by the City Council of the City of Florence, South Carolina, that we hereby recognize Bishop Donald Jackson for his outstanding service, unwavering dedication, and remarkable contributions to Francis Marion University and the City of Florence.

RESOLVED THIS 9TH DAY OF JUNE 2025.

Approved as to form:

CITY ATTORNEY

LETHONIA BARNES
MAYOR

ATTEST:

CASEY C. MOORE
MUNICIPAL CLERK