



**REGULAR MEETING OF FLORENCE BUSINESS DEVELOPMENT COMMITTEE
THURSDAY, MAY 21, 2026 - 3:30 PM
AESC TRAINING CENTER
2571 ENERGY DRIVE
FLORENCE, SC**

- I. CALL TO ORDER**
- II. APPROVAL OF MINUTES**
 - a. April 16, 2026
- III. MONTHLY URBAN SQUARE UPDATE BY STYX CO**
- IV. RAIL CROSSING ELIMINATION GRANT**
- V. GENERAL DISCUSSION RELATED TO BUSINESS DEVELOPMENT NEEDS AND CONSIDERATIONS FOR THE CITY OF FLORENCE**

(Note: Action may be taken during committee Meeting to recommend action to City Council.)
- VI. NEXT MEETING – June 18, 2026**
- VII. ADJOURN**



**FLORENCE CITY COUNCIL
BUSINESS DEVELOPMENT COMMITTEE
THURSDAY, APRIL 16, 2026 – 3:30 PM
CITY CENTER - Magnolia Room (1ST Floor)
324 WEST EVANS STREET
FLORENCE, SOUTH CAROLINA**

Members Present:

Mayor Pro Tem, Jebaily, Mayor Barnes, and Councilman McKay
Scotty Davis, Clint Moore, and Michael Hemingway

Member Absent: None.

Also Present: Josh Whittington, City of Florence – Utility Operations Director; Deidre Weaver-Currin, Post & Courier; Emily Ribero, SC NOW; Porter Rivers, Michael Henry, Keiran Ryan, via Teams connection – Courtney Kubu and Brooke Grow, AECOM

Call to Order:

Councilman Pro Tem Jebaily called the April 16, 2026, meeting of the City of Florence Business Development Committee to order at 3:33 PM.

Matters Discussed:

URBAN SQUARE UPDATE FOR STYX CO by Clint Moore

- Slab poured
- Rough-in for bottom mechanical complete
- Duke Energy has reviewed and supplied plans for transformers
- Should see vertical work beginning within the next thirty (30) days

AECOM – Water Quality Presentation as part of the City Council approved Water Master Plan

Porter Rivers introduced the team and portions of the presentation were led by Michael Henry, Keiran Ryan, Brooke Grow, and Courtney Kuhu. The presentation is attached.

Josh shared during his portion of the presentation that Supervisory Control and Data Acquisition (SCADA) is partly through the installation of the initial six (6) priority groundwater treatment plants with an expected completion December 31, 2026. As staff continues to install the units the units are being calibrated against the city's field meters, laboratory meters, and third-party contract laboratory analysis to ensure accuracy within the calibration of the online meters to provide accurate data and information.

The GE groundwater treatment plant is currently under construction and scheduled to be online by the end of the year. The completion of this project will allow for improved operating flexibility to expedite future work of all the remaining groundwater treatment plant sites.

Staff and engineering team are considering the option of Construction Manager at Risk (CMAR) process. With an initial investigative sessions being yesterday with more planned in the coming weeks. This process allows for a project delivery method where the construction manager acts as an advocate for the owner during both the design and construction phases. This approach allows the construction manager to provide input on cost and schedule during the design process, ensuring that the project remains within a guaranteed maximum price.

Courtney and Brooke gave a briefing of the most recent city staff coordination meeting from Wednesday, April 15, 2026, for the communication activities completed to-date and planned action over the next 30-60-90 days with a staff presence at local community events i.e. Jam Fest – Downtown City Market and Earth Day Tree Give-Away at Naturally Outdoors.

Mayor Pro Tem Jebaily asked that the pictures from the Freedom Boulevard 30-inch water main extension project be shared and sent to the entire Council.

AECOM will provide a briefing to Council at the city's May 11, 2026, City Council meeting during the Report to Council – Utilities Update within the City Council agenda.

City Manager Davis provided a handout (see below – both Senate S831 and House 5071 versions) and information for the proposed state of South Carolina Department of Transportation (SC DOT) plan.

Good afternoon,

In preparation for Wednesday's House floor debate, SC House Speaker Murrell Smith has requested a list of municipalities who are interested in taking state-owned roads, pursuant to the conditions currently expressed in [S831](#) and [H5071](#).

*In both bills, Section 57-5-105(E)(2) allows municipalities to **voluntarily accept ownership of certain state-maintained roads** identified as “non-essential.” In exchange, municipalities may receive **limited state funding** and are authorized to impose **additional millage not subject to statutory caps** to maintain those roads.*

*This message has been sent to the Mayor and Manager/Administrator of each of our fifty largest municipalities. **We ask that, by noon Monday, April 20th, one of you reply to this email on behalf of your municipality with one of the following position statements:***

- 1. Yes, we are interested in receiving state roads per the current bill language.*
- 2. Yes, we are interested in receiving state roads IF the bill is amended to provide additional funding sources.*
- 3. No, we are not interested in receiving state roads.*

Thank you for your prompt response. Please let me know if you have any questions about our request or these bills.

Thank you,



Mary Catherine Lawton
Research and Legislative Analyst
Municipal Association of South Carolina
P: 803.933.1244 | www.masc.sc

S831 - Makes changes to the SC Department of Transportation

- 1. [Home](#)*
- 2. [Advocacy & Legislation](#)*
- 3. [Follow Legislation](#)*

Bill Number

831

Session

2025 - 2026

Chamber

Senate

Sponsor

Sen. Lawrence K. "Larry" Grooms

Category

Transportation

Committee

Senate Transportation Committee

Status

Favorable report

Staff Summary

Summary of the bill as introduced: *Allows the Coordinating Council for Transportation and Mobility to transfer roads to counties or municipalities. The bill also allows the county or municipality to impose a 2-cent sales tax or additional millage to meet the funding requirements of maintaining the roads.*

House Subcommittee Action

03.26.2026 *The House Ways and Means Revenue Policy subcommittee gave this bill a favorable report as amended. The amendment does the following:*

Strikes the Coordinating Council for Transportation and Mobility.

Removes at-large members from the SCDOT Commission.

Clarifies that municipalities that accept roads from SCDOT's inventory may impose an additional millage to meet the funding requirements of maintaining the roads.

Requires all members of a county transportation committee to reside in the county.

Subjects officials or employees of a county transportation committee to the State Ethics Act.

Makes it a felony for anyone working with a county transportation committee to take or ask for money, jobs, favors or anything of value in exchange for influencing their decisions.

Senate Subcommittee Action

02.26.2026 *A Senate Transportation subcommittee gave this bill a favorable report as amended. The amendment strikes the congestion mitigation fees; strikes electric vehicle fees; and strikes the language that allows a county council to serve as the county transportation committee and requires municipal representation on county transportation committees.*

02.12.2026 *A Senate Transportation subcommittee heard testimony and discussed amendments but did not take action on the bill.*

02.04.2026 A Senate Transportation subcommittee heard testimony but did not take action on the bill.

01.29.2026 A Senate Transportation subcommittee heard testimony from the SC Department of Transportation on this bill but did not take action.

01.22.2026 A Senate Transportation subcommittee heard testimony from the SC Department of Transportation on this bill but did not take action.

House Committee Action

04.01.2026 The House Ways and Means Committee gave this bill a favorable report as amended by the subcommittee.

Senate Committee Action

03.04.2026 The Senate Transportation Committee gave this bill a favorable report as amended by the subcommittee.

H5071 - Makes changes to the SC Department of Transportation

1. [Home](#)
2. [Advocacy & Legislation](#)
3. [Follow Legislation](#)

Bill Number

5071

Session

2025 - 2026

Chamber

House

Sponsor

Rep. Shannon Smith Erickson

Rep. Heather Ammons Crawford

Category

Transportation

Committee

House Ways and Means Committee

Status

Favorable report

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02.11.2026 *The House Ways and Means Revenue Policy subcommittee heard testimony but did not take action on the bill.*

02.05.2026 *The House Ways and Means Revenue Policy subcommittee heard testimony from Justin Powell, Secretary of Transportation, but did not take action on the bill.*

House Committee Action

04.01.2026 *The House Ways and Means Committee gave this bill a favorable report.*

From the Municipal Association of South Carolina perspective the millage option is solely on the responsibility of property owners, while the two-cents sales tax is spread across everyone spending money. Other questions in how many more miles will be given to the city and who determines which roads to be transferred to city possession. Additionally, this will require additional city staff and equipment to ensure efficient operation of the roads and stormwater impact.

APPROVAL OF MINUTES FROM FEBRUARY 19, 2026, motion by Councilman McKay with second by Mayor Pro Tem Jebaily. Motion approved.

Motion to adjourn by Councilman McKay and second by Mayor Pro Tem session adjourned at 5:02 PM.



City of Florence

Water Master Plan Water Quality Focus

Presentation to City Council
Business Development Committee

April 16, 2026



Delivering a better world

Agenda



FULL LIFE. FULL FORWARD.
FLORENCE
SOUTH CAROLINA

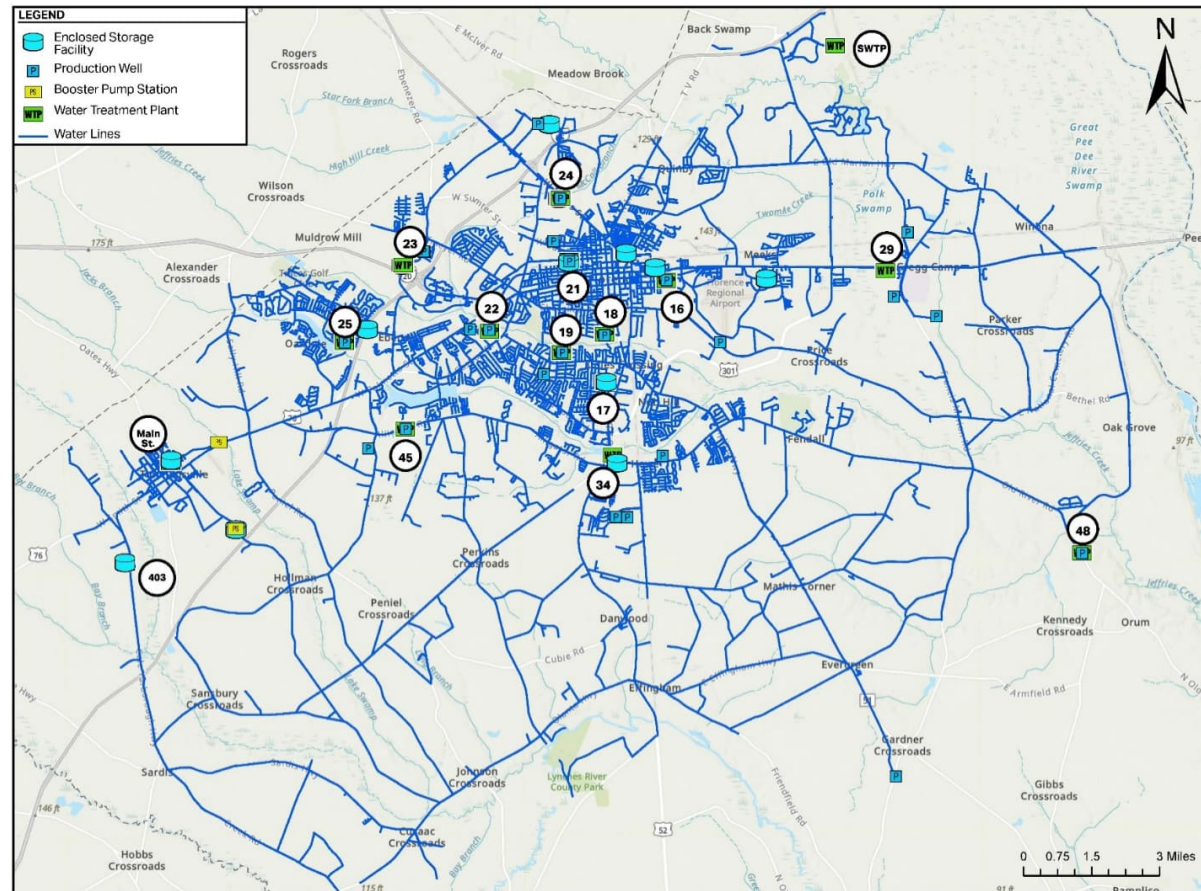
Background

Water Quality Challenges

Actions to Address Challenges

Next Steps

Questions / Discussion



Background

Focus of Program

- Proactive versus reactive
- Continuous Improvement
- Water Quality
- Resource Efficiency
- System Resiliency and Reliability

Plan for Program Components

- Source Water
- Treatment
- Distribution
- Asset Management



Background



FULL LIFE. FULL FORWARD.
FLORENCE
SOUTH CAROLINA

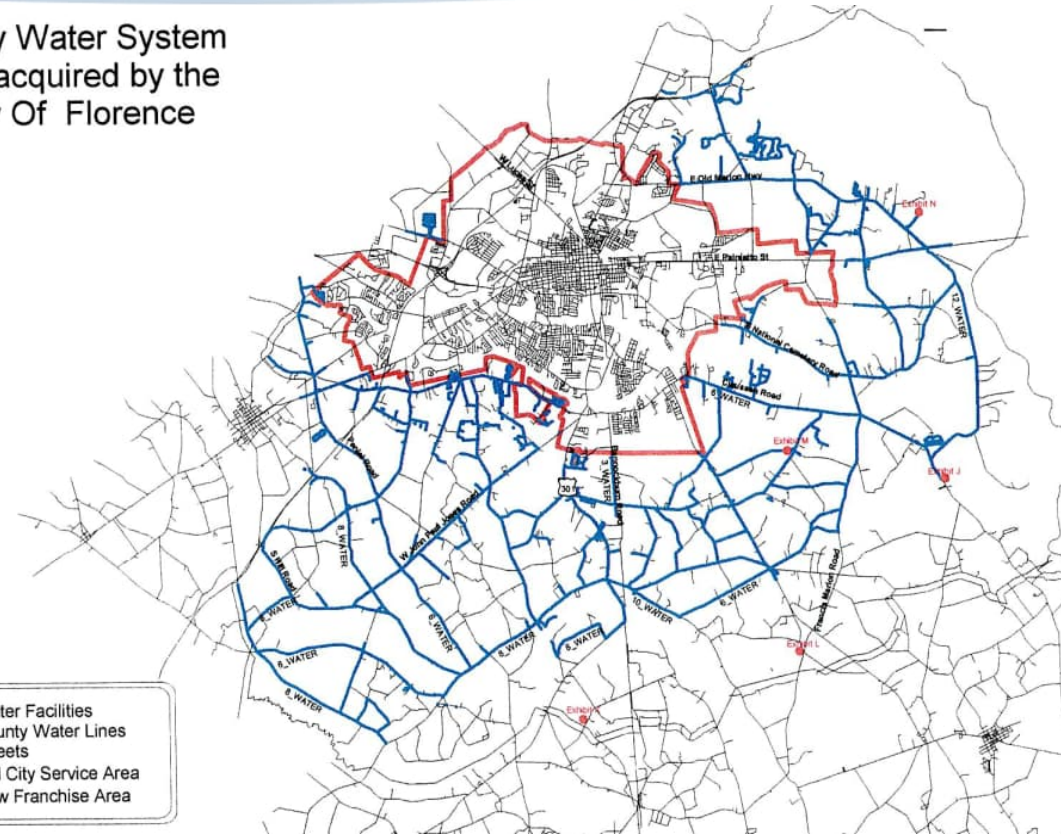
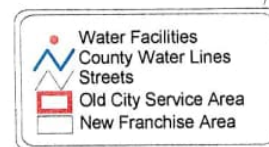
Complex System

County Water System
to be acquired by the
City Of Florence

Aging Infrastructure

Operational Flexibility

City PR Program

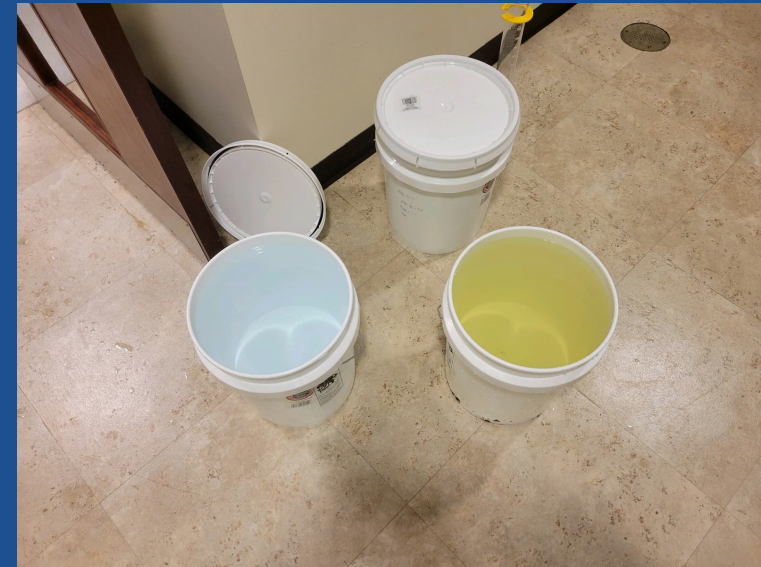


High iron levels in some wells

Limited flexibility to control treatment process

Aging Infrastructure

Limited distribution flexibility



Water Quality Challenges

Action to Address Challenges

Source Water

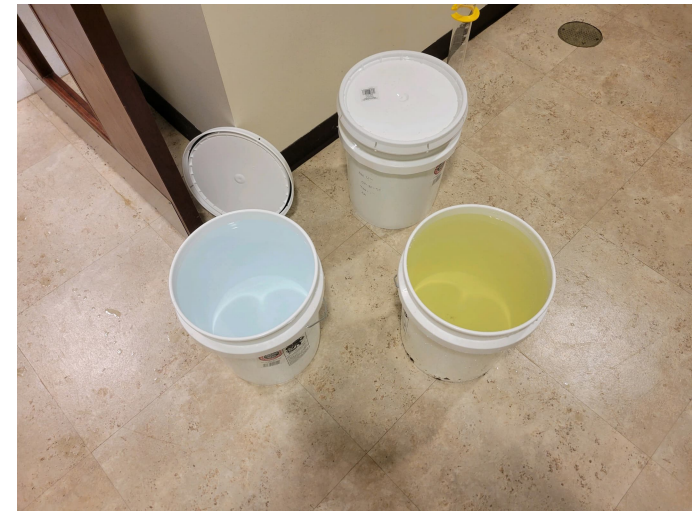
High iron levels in some wells

Limit use of poor sources

- GE Well abandoned
- Alligator / South Florence wells repaired
- River Road on reduced hours

Replace poor sources

- Develop groundwater model for COF service area
- Decommission poor quality sources, replace with new wells at more strategic location



Action to Address Challenges

Source Water

Optimize Groundwater Resources

Water Quality Testing:

- Performing multi parameter well testing to capture high iron content in wells

Water Capacity Testing:

- Performing 24-hr pumping test to determine resilience of well and aquifer

Abandon or Improve Well:

- Pending test results, analyze if well should be abandoned or rehabbed

Pine St WTP Off-site Well 43 (McCurdy Rd.) Base Bid:

Item No.	Est Qty	Unit	Description	Unit Price	Total
1.	24	HR	Well Performance Testing	\$ _____	\$ _____
2.	1	LS	Well Chemical Analysis	\$ _____	\$ _____
3.	1	LS	Reinstall Existing Well Pump & Piping	\$ _____	\$ _____

Pine St WTP Off-site Well 43 (McCurdy Rd.) Base Bid Total: \$ _____

Pine St WTP Off-site Well 43 (McCurdy Rd.) Additive Bid Items (If Ordered by Owner):

Item No.	Est Qty	Unit	Description	Unit Price	Total
3.	1	LS	Well Televising	\$ _____	\$ _____
4.	1	LS	Cap Existing Well for Future Abandonment	\$ _____	\$ _____
5.	1	LS	Furnish and Install Pump, Motor, Piping, and Appurtenances for Complete Turnkey Well	\$ _____	\$ _____

Darlington WTP Onsite Well 21 Base Bid:

Item No.	Est Qty	Unit	Description	Unit Price	Total
1.	24	HR	Well Performance Testing	\$ _____	\$ _____
2.	1	LS	Well Chemical Analysis	\$ _____	\$ _____
3.	1	LS	Reinstall Existing Well Pump & Piping	\$ _____	\$ _____

Darlington WTP Onsite Well 21 Base Bid Total: \$ _____

Darlington WTP Onsite Well 21 Additive Bid Items (If Ordered by Owner):

Item No.	Est Qty	Unit	Description	Unit Price	Total
3.	1	LS	Well Televising	\$ _____	\$ _____
4.	1	LS	Cap Existing Well for Future Abandonment	\$ _____	\$ _____
5.	1	LS	Furnish and Install Pump, Motor, Piping, and Appurtenances for Complete Turnkey Well	\$ _____	\$ _____

Action to Address Challenges

Source Water

Optimize Groundwater Resources

- Develop local groundwater model
- Simulate impact of pumping scenarios on aquifer
- Maintain sustainable groundwater management strategies
- Support groundwater withdrawal permit renewal process (beneficial use of resource versus depletion of aquifer)
- Identify location and impact of replacement wells



Figure 3-14. Coastal Plain groundwater model boundary and grid outline (SAWSC 2023).

Action to Address Challenges

Operational Flexibility

Increase Remote Monitoring and Control

First Phase

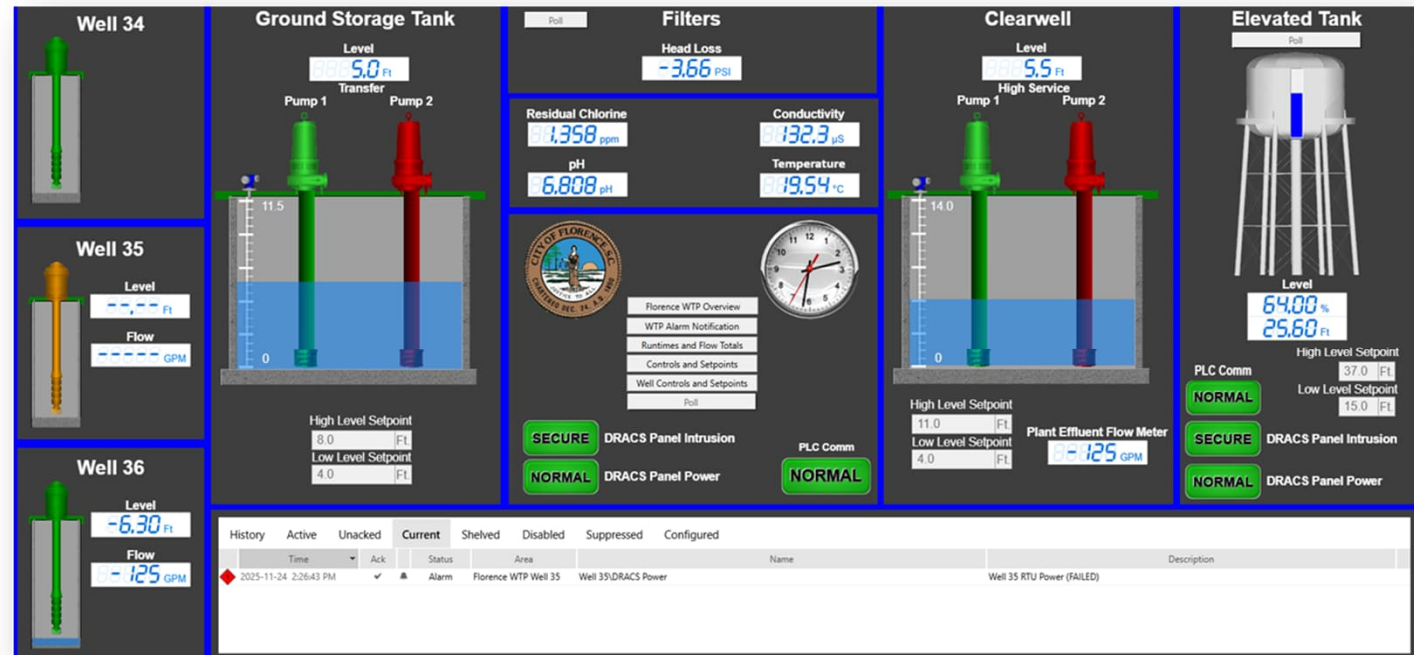
All groundwater plants online and reporting via cellular to a localized location for operators

Second Phase

Installing water quality and key process instruments for reporting data

Third Phase

Control set points for processes to start/stop and adjust in real time



Action to Address Challenges

Operational Flexibility

Increase Remote Monitoring and Control



Gully Branch GWTP
New Multi parameter pH /
chlorine meter



Gully Branch GWTP
New MCC and RTU for
automatic pump controls



GE GWTP
New filter gallery and piping set for real time
monitoring and automatic controls

Action to Address Challenges

Aging Infrastructure

Upgrade treatment process



GE GWTP

New Lime Slurry structure to support optimizing pH for pre and post treatment



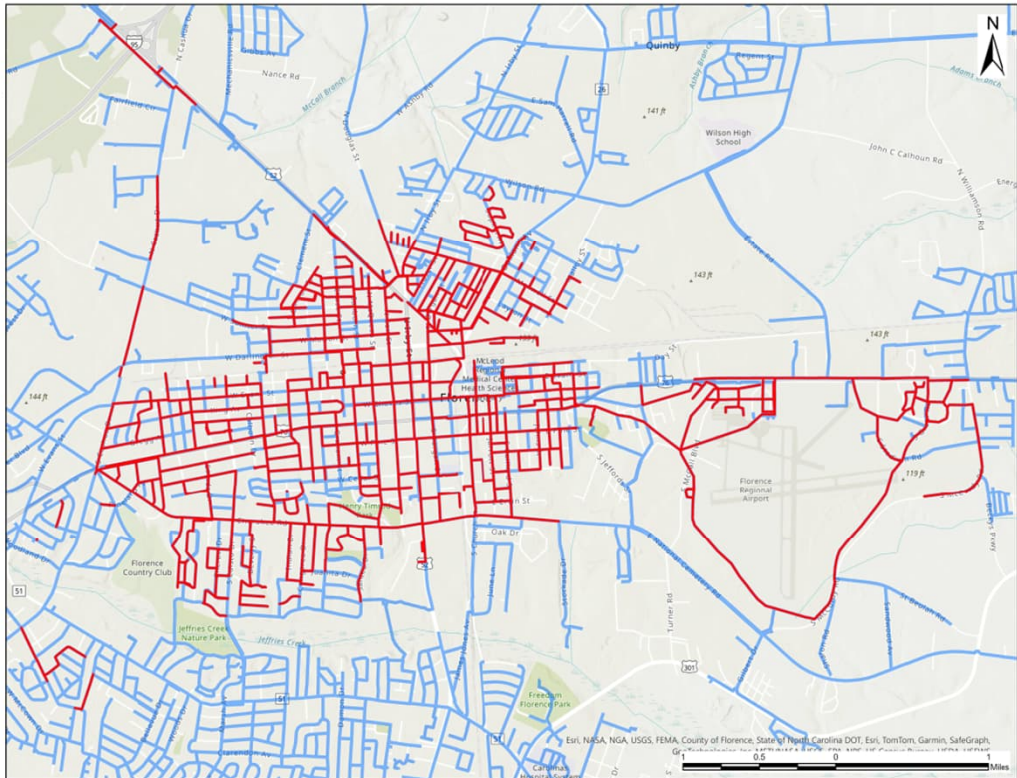
Alligator Road GWTP

Upgraded Treatment process for Iron removal

Water Quality Challenges

Aging Infrastructure

Equipment outlives useful life



AECOM

PROJECT
Cast Iron Pipe

CLIENT
City of Florence

LEC

Year	LEC
1978	5,138
1983	4,313
1987	2,508
1988	958
1990	449
1992	4,614
1997	827
1998	3,291

PROJECT NUMBER
000000000000



Action to Address Challenges

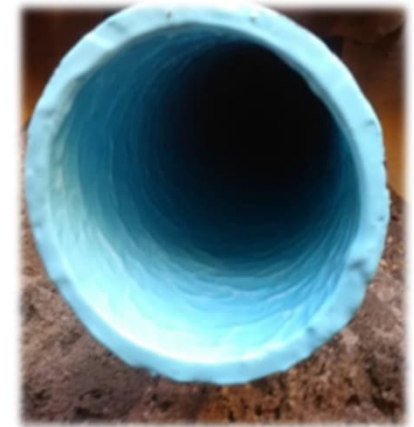
What are the treatment options?



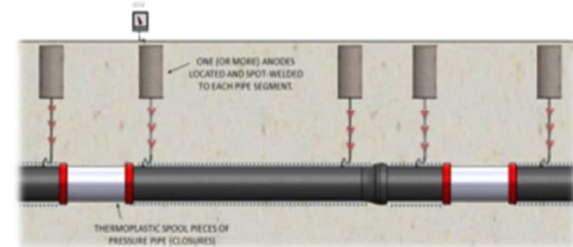
Open-Cut Replacement



Structural Re-Lining



Non-Structural Re-Lining



Cathodic Protection

4/17/2026



Water Quality Challenges

Distribution Flexibility

Limited redundancy source distribution

Source Locations

Groundwater @ 60 % of demand

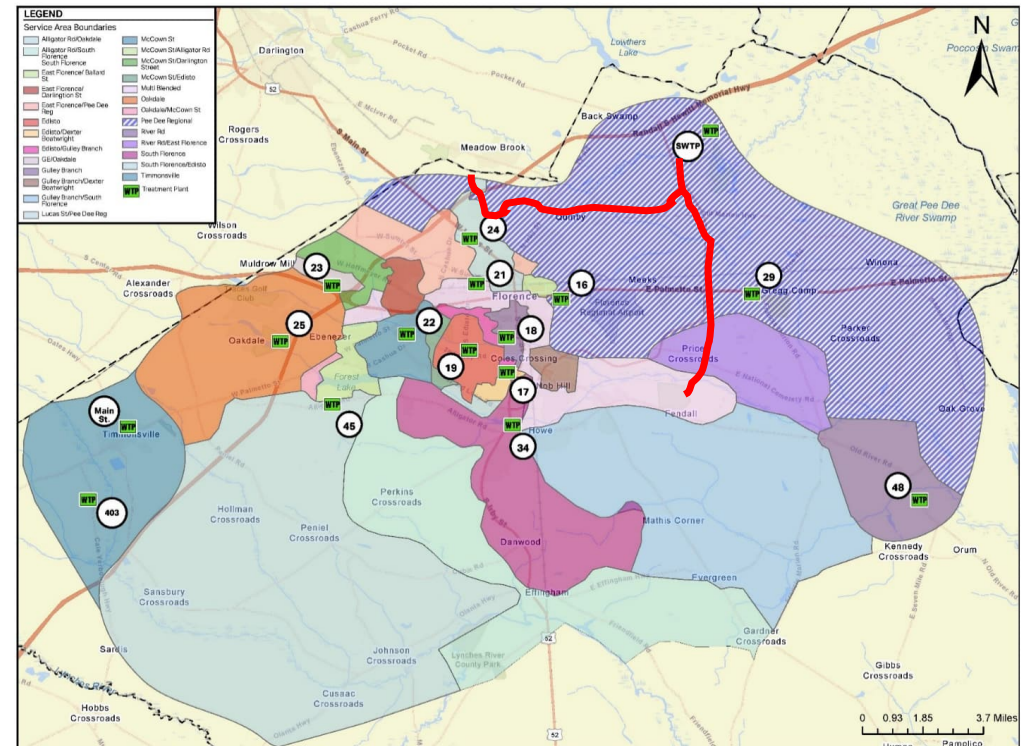
Surface Water @ 40 % of demand

Surface Water Distribution Limited to ~ 25 % of distribution system

Transmission Lines

Williston Road to National Cemetery (36 & 30 inch)

Old Marion Highway to Otis Way (30 inch)



Action to Address Challenges

Distribution Flexibility

Expand distribution transmission system

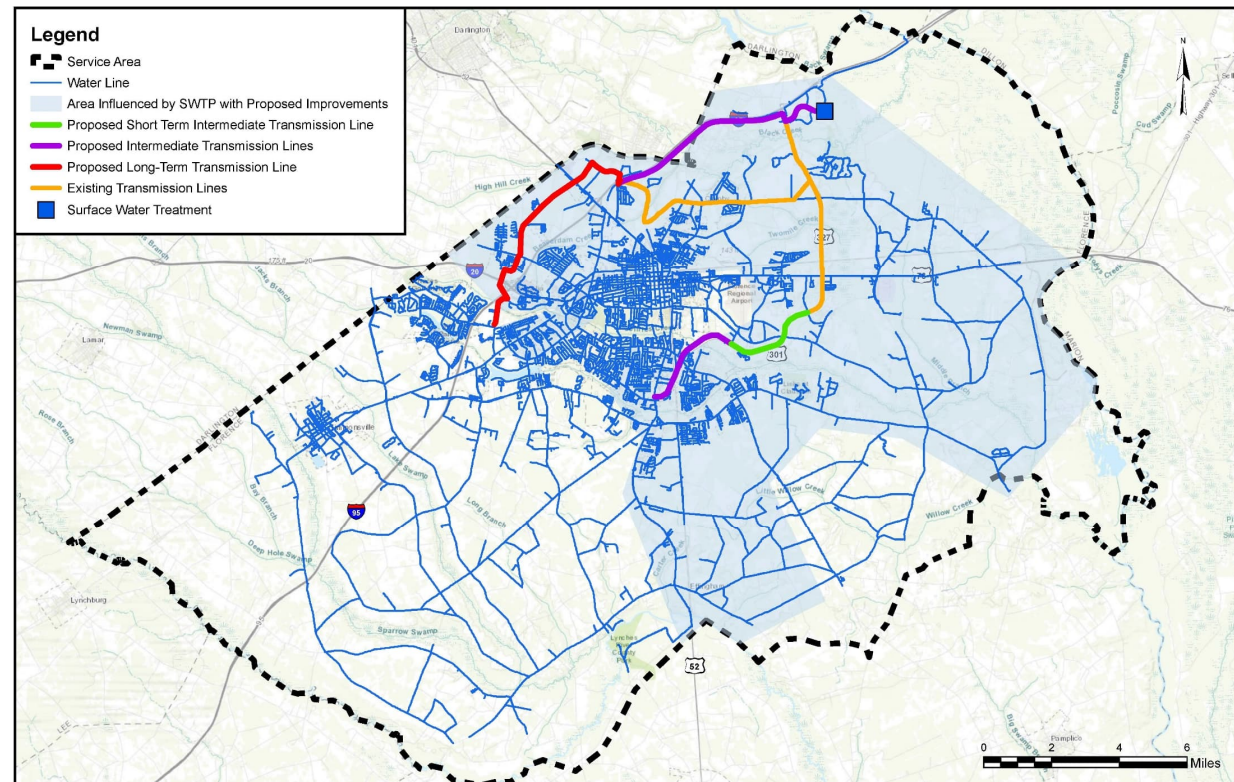
Add second transmission line from SWTP

Extend Existing Southern Transmission Line

Extend Northern Transmission Line

Expand Impact of SWTP to 60 – 70 % of system

Increase ability of groundwater to backfeed system



Water Quality Challenges

Distribution Maintenance

System Cleaning

Iron not removed by treatment can become sediment in distribution system



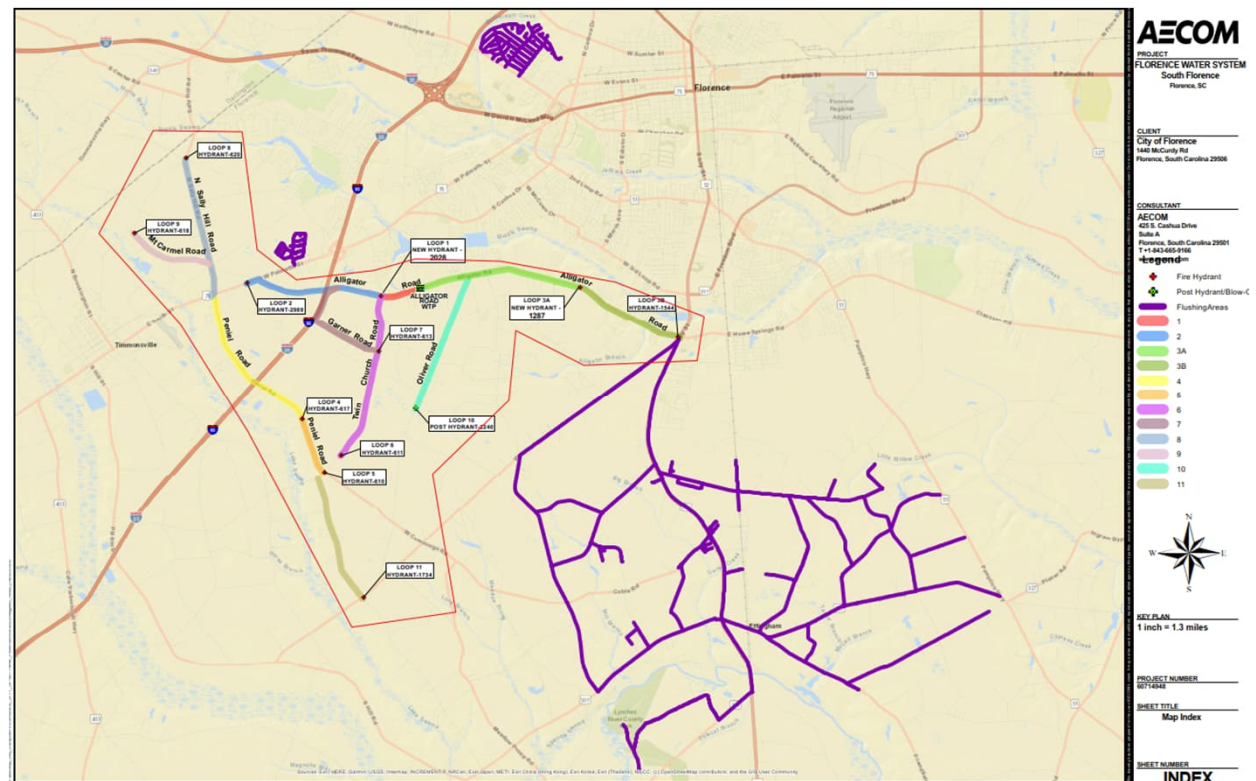
Action to Address Challenges

Distribution Maintenance

Directional Flushing Program

Systematically flush from clean source to scour sediment

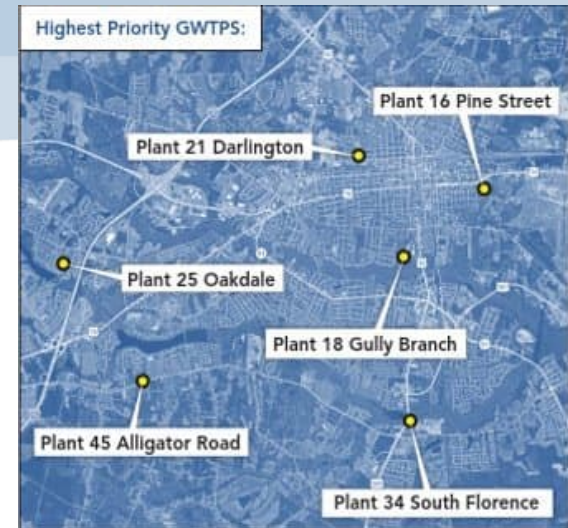
Allows quick response to water quality complaints



Water Quality Improvements

Multi-phase, coordinated approach to maintain consistent high-quality water

- Phase I - Kickoff meeting, site investigations, preliminary engineering, and well testing, finish in June 2026.
- Phase II – Full design of the six highest priority GWTPs to improve water quality treatment, safety and plant aesthetics.

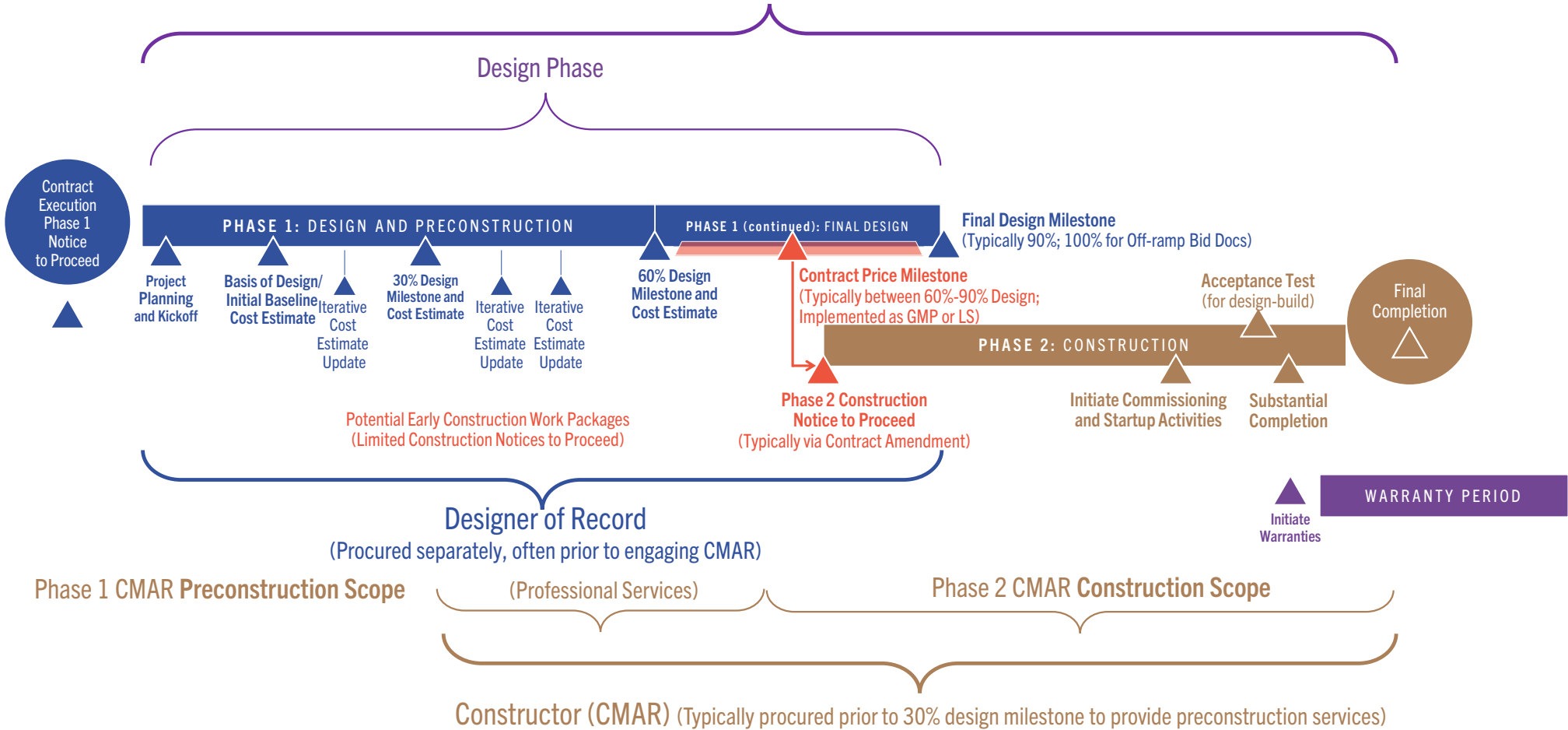


Consider Alternative Delivery

- Public Relations
- Plant Sequencing
- Changes in Scope
- Schedule and Price considerations



CMAR and PDB Implementation



Water Management Portal



ABOUT:

In response to the evolving demands on Florence’s water supply and infrastructure, the city has launched an interactive Water Management Portal to keep City of Florence customers informed about our ongoing water management improvement projects. This portal not only updates the community on current projects but also delves into the historical development of Florence's water system, highlighting the shift from groundwater reliance to a more complex, multi-source system.

We envisioned a comprehensive resource that showcases both the historical evolution of the water system and the ongoing enhancements aimed at improving water quality and production capacity. By detailing past developments, completed projects, and future upgrades such as new water lines and

expanded capacity, the portal offers a complete picture of how these efforts are addressing current challenges and benefiting the community. This approach aims to ensure that customers are well-informed about the progress and impact of efforts to enhance the city's water system.

<https://www.cityofflorencesc.gov/planning-research-and-development/capital-improvements/water-management-portal>

Communications efforts to date

- Press Release
- Media Round-Table Presentation development
- Slick sheets developed
 - Water Fact Sheet
 - Sewer Fact Sheet
 - FAQ
 - Sewer Infrastructure
- Water Quality Improvements Website section

[Home](#) / [Departments](#) / [Utilities Department](#)

Water Production

City of Florence drinking water is produced from 14 groundwater plants with 14 elevated storage tanks and a surface water treatment facility that withdraws water from the Great Pee Dee River. There are two booster pump stations to help bolster system pressure in critical areas. Click the links below for more details.



Water Quality Improvements

Learn about our ongoing improvement program.

A collage of website content for water quality improvements. It includes a "NEW!" graphic, a "GE Groundwater Treatment Plant (GWTP)" project description, a photo of a water treatment facility, and a "New 24-inch water main" project description. The text describes the installation of a new water main along Old Mason Highway, including a ball valve and a new SCADA monitoring system. The project cost is listed as \$9,468,790, and construction is scheduled to begin in summer 2025, with completion in summer 2026.

A collage of website content for sewer infrastructure improvements. It includes a "Sewer Infrastructure Improvements" header, a "Jeffries Creek Interceptor Upgrade (Phase II)" project description, and a "Malden Drive Sewer Improvement" project description. The text describes the installation of new and replacement gravity sewer pipe ranging from 8 inches to 54 inches in diameter, covering approximately 11,801 feet between South P... and 1000 South P... The project cost is listed as \$52,585,871, and construction is scheduled to begin in spring 2026, with completion in winter 2028.

Communications efforts upcoming

- CIP Master Plan logo
- Review of website content and layout
- Newsletter column updates
- Social media calendar development
- Press release

Surround Sound Effect
Ensuring the community sees, hears, and engages with progress across multiple channels

Next Steps



Next Steps

1

Upgrade Groundwater
Treatment Plants
In progress

2

Continue to expand
distribution of surface
water throughout system
In progress

3

Continue to build and
implement Asset
Management Program
In progress

4

Upgrade Groundwater
supply / evaluate
redistribution alternatives
Under assessment

5

Evaluate and rehabilitate
outdated linear
infrastructure
Data collection

6

Increase efficiency of
resource management
through loss detection
and control program
2026

7

Implement Wellfield
Management Plan
2026

8

Develop Groundwater
Model for Service Area
2027

Full Forward



FULL LIFE. FULL FORWARD.
FLORENCE
SOUTH CAROLINA

Living Document Approach

- WDMP needs to be revisited at least every five years to reflect changes in conditions, costs, and priorities
- **Proactive** rather than reactive in water resource management *and* asset management

Comprehensive Program

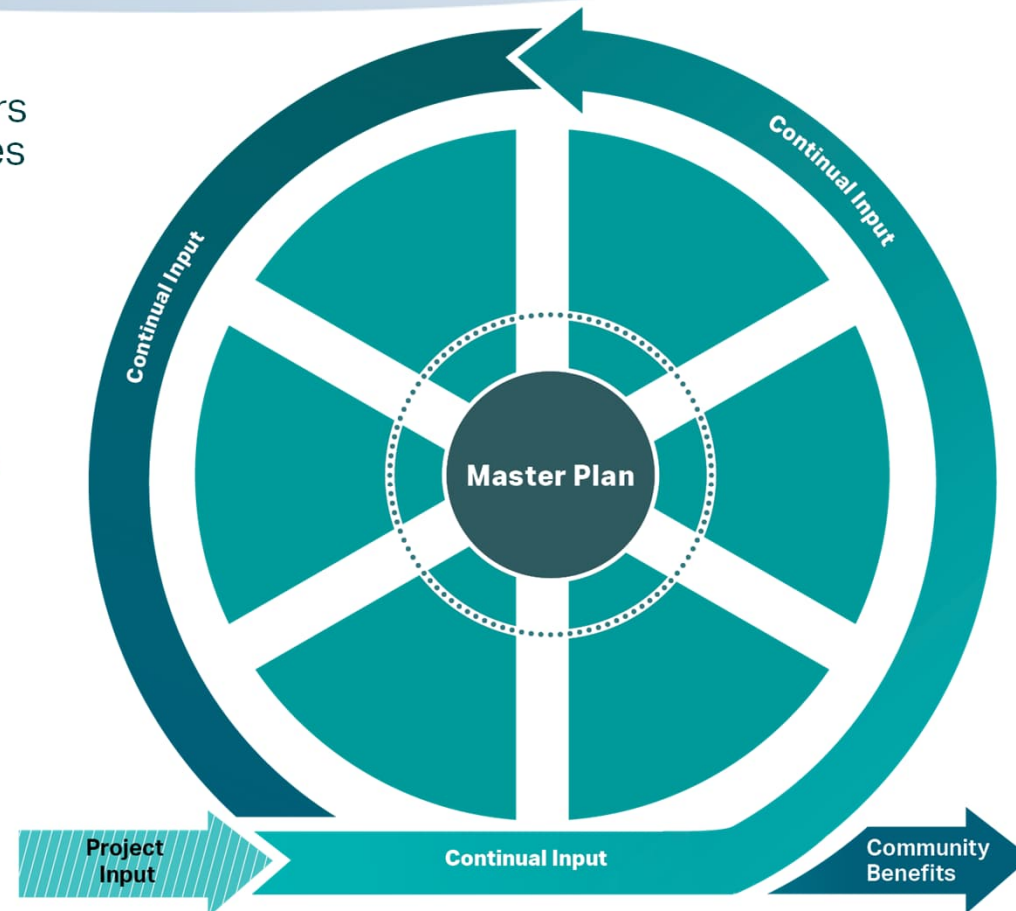
- Framework for sustainable water management
- Asset management is critical to long-term success

Collaboration and Commitment

- Essential for implementing a sustainable, resilient water distribution system

Proactive Planning

- Mitigate risks and reduce costs in the future
- Increased resiliency





Questions ?

Delivering a better world