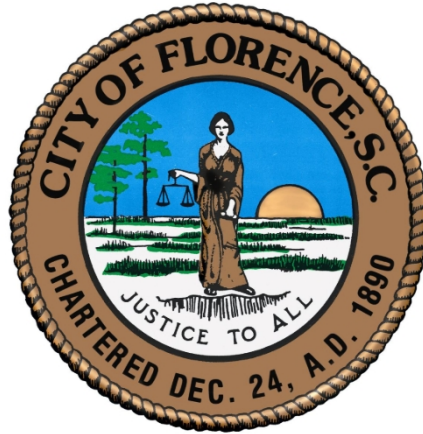
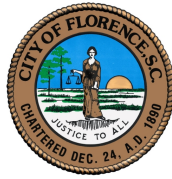


REGULAR MEETING OF FLORENCE CITY COUNCIL



City Center - Council Chambers
324 West Evans Street
Florence, South Carolina

Monday, June 8, 2026
1:00 PM



**REGULAR MEETING OF FLORENCE CITY COUNCIL
MONDAY, JUNE 8, 2026 - 1:00 PM
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. ADOPTION OF AGENDA

IV. APPROVAL OF MINUTES

April 30, 2026 - Work Session

May 11, 2026 - Regular Meeting

V. HONORS AND RECOGNITIONS

SERVICE RECOGNITIONS

Tracey Singletary - 10 years - Equipment Maintenance

GRANT PRESENTATION

The Duke Energy Foundation Grant - Presented by Mindy Taylor, Duke Energy - Director of Government and Community Relations

VI. PUBLIC HEARING

A Public Hearing will be held to receive input on the City of Florence Fiscal Year budget 2026-2027.

VII. ORDINANCES IN POSITION

a. Bill No. 2026-18 – Second Reading

An Ordinance to amend the budget for the City of Florence, SC for Fiscal Year beginning July 1, 2025 and ending June 30, 2026.

b. Bill No. 2026-19 - 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, 2026 and ending June 30, 2027.

- c. **Bill No. 2026-20 - Second Reading**
An Ordinance to rezone the property located on Stokes Road from CG to RG-3, identified as Florence County Tax Map Number 00121-01-065.
- d. **Bill No. 2026-21 - Second Reading**
An Ordinance to annex and zone PD the 0.13 acre lot adjacent to 1057 Grove Boulevard, identified as Florence County Tax Map Number 07515-01-301.
- e. **Bill No. 2026-22 - Second Reading**
An Ordinance to declare as surplus and authorize the conveyance of the real estate known as Tax Parcel 00121-01-029 to the Florence Section National Council of Negro Women, described more fully on Exhibit "A" attached hereto.
- f. **Bill No. 2026-23 - Second Reading**
An Ordinance to declare as surplus and authorize the conveyance of the real estate known as Tax Parcel 90066-06-008 to John and Candace Greenan, described more fully on Exhibit "A" attached hereto.
- g. **Bill No. 2026-24 - Second Reading**
A Series Ordinance authorizing water and sewer system revenue borrowing and approval of State Revolving Fund loan for infrastructure improvements, and other matters related thereto.

VIII. INTRODUCTION OF ORDINANCES

- a. **Bill No. 2026-17 – First Reading**
An Ordinance authorizing the execution of an amendment to extend the Lease Agreement between the City of Florence and Pee Dee Healthy Start, Inc.
(Note: This item may be discussed in Executive Session.)
- b. **Bill No. 2026-25 - First Reading**
An Ordinance to rezone the parcel located at 901 Rose Street from NC-6.1 to NC-6.2, identified as Florence County Tax Map Number 90114-13-004.

IX. INTRODUCTION OF RESOLUTIONS

- a. **Resolution No. 2026-31**
A Resolution to proclaim the month of June as Homeownership Month in the City of Florence.

X. REPORT TO COUNCIL

- a. **Appointments to Boards and Commissions**
(Note: This item may be discussed in Executive Session.)
- b. **Utilities Update**

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. Discussion and receipt of legal advice regarding a proposed contractual arrangement for the lease of property as referenced in Bill No. 2026-17 [30-4-70(a)(2)].
- b. For a discussion regarding appointments to city Boards and Commissions [30-4- 70(a)(1)].
- c. To receive legal advice regarding potential election changes [30-4-70(a)(2)].
- d. To receive an update regarding Project Urban Square [30-4-70(a)(5)].

XV. ADJOURN



**BUDGET WORK SESSION OF FLORENCE CITY COUNCIL
THURSDAY, APRIL 30, 2026 – 11:00 A.M.
FRANK E. WILLIS PEE DEE RIVER REGIONAL WATER TREATMENT PLANT
2598 FLORENCE HARLLEE BOULEVARD
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 (arrived at 11:15am) and Councilman Zach McKay

ALSO PRESENT

Mr. Scotty Davis, City Manager; Mr. Ronald Scott, City Attorney; Mr. Luke Carter, City Attorney; Mr. Clint Moore, Assistant City Manager of Development; Mrs. Casey Moore, Municipal Clerk; Ms. Patrice Rankin, Assistant City Clerk; Chief Angela Greene, Florence Police Department; Captain Stephen Starling, 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 and Mr. Glenn Bodenheimer, Finance Director

MEDIA PRESENT:

Emmy Ribero with the Morning News 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 budget work session.

CALL TO ORDER

Mayor Barnes called the April 30, 2026 Budget Work Session of Florence City Council to order at 11:07 a.m.

INVOCATION

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

BUDGET WORK SESSION

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



**FLORENCE CITY COUNCIL
WORK SESSION – APRIL 30, 2026**

Budget Philosophy:

1. Develop operational budgets within projected available revenues.
2. Focus on goals of the Comprehensive Plan:
 - Growth Capacity
 - Land Use and Development
 - Housing and Neighborhoods
 - Transportation
 - Economic Development
 - Recreation and Amenities
3. Invest strategically in employees by providing adequate pay, benefits, training and technology resources.
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.

The following agenda items will be discussed:

- **Budget Totals by Fund**
- **Compensation/Benefits Changes**
- **External Factors**
- **Revenue and Expenditure Assumptions**
- **Water and Sewer Utilities Updates**
- **Water & Sewer Enterprise Fund**
- **Stormwater Utility Enterprise Fund**
- **Water/Sewer & Stormwater Utility Construction Funds**
- **Utilities Equipment Replacement Funds**
- **Community Programs Funding and CDBG Proposed Budget FY 2026-2027**
- **General Fund**
- **Hospitality Special Revenue Fund**

BUDGET TOTALS BY FUND

Total for all funds is \$157,995,410. The following chart illustrates the proposed FY 2026-27 budgets listed by fund:

Proposed FY 2026-27 Budgets by Fund

General Fund	\$	56,189,480
General Fund Debt Service Fund		694,000
Hospitality Fund		6,867,400
W/S Utilities Enterprise Fund		60,988,000
Stormwater Utility Enterprise Fund		2,128,260
W/S Utilities Construction Fund		28,431,900
Stormwater Utility Construction Fund		658,790
W/S Utilities Equipment Replacement Fund		1,820,000
Stormwater Equipment Replacement Fund		217,580
ALL FUNDS	\$	157,995,410



COMPENSATION AND BENEFITS CHANGES

The following is a summary of FY 2026-27 compensation and benefits.

- ▶ Merit increase of 2% for employees meeting expectations and an additional 2% for exceeding expectations will be effective July 1, 2026.
- ▶ Cost of Living increase of 2.7% will be effective January 1, 2027, is included in the budget.
- ▶ Effective January 1, 2027, the City's Workers' Compensation premium is projected to increase 3% (\$28,500) for the City.
- ▶ The City's Health Insurance premium is not expected to increase. The City maintained a load factor of 1 at state rates.
- ▶ 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 2025 was 2.7%
- 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

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; no proposed millage increase.
- The Tax Increment Financing (TIF) bond backstop reduced from \$1,100,150 to \$500,000 with Water and Sewer funds
- Building permit revenue is up 2.6% from this time last year
- Business license revenue is up 4% indicating steady economic conditions
- Hospitality revenue is up 2.7%
- Water revenue is up 8.5%
- Sewer revenue is up 7.8%
- Water and sewer rates will increase by 9% for inside customers and 11% for outside customers for FY2027

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



**FLORENCE CITY COUNCIL
WORK SESSION – APRIL 30, 2026**

- Wage and benefits inflation
- Supply chain constraints
- Increased utility costs
- Fuel price fluctuations
- Materials and supply cost increases

Councilman McCall asked how many years are left on the water rate increases. Mr. Davis said rates will remain the same next year and then look to drop off in FY 2029-2030.

WATER AND SEWER UTILITIES UPDATES

Mr. Michael Hemingway, Utility Planning and Economic Development Director provided Council with a water and sewer utilities update, to include water distribution, water production, sewer utility improvement projects that have been completed and are currently in process.

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.

Councilman McCall referenced the installation of SCADA to the groundwater treatment plants and asked if a demonstration could be shown during a Council meeting to make the public aware of the SCADA technology that has been implemented to address water quality issues.

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

[Recess for lunch: 12:11pm – 12:40pm]

WATER & SEWER UTILITIES CONSTRUCTION FUND

This is the water and sewer utilities construction fund. Total budget for this fund is \$29,431,900 and consists of the items listed below.

**FY 2026-27 Water & Sewer
Construction Fund Revenue**

Projected Funds on Hand on July 1, 2026	\$10,181,900
2025-26 Transfer from W/S Operating Fund	2,100,000
Capital Construction Fund Transfer	5,000,000
Florence County Infrastructure Fund Reimbursement	100,000
ARPA Funds – (Lead & Cooper Compliance)	600,000
South Carolina State Proviso- Freedom Blvd Water Line Extension	3,000,000
SC Infrastructure Investment Program (SCIIP) Grant	5,500,000
Florence County Economic Development	2,900,00
Projected Interest Earnings	<u>50,000</u>
Total W/S Construction Fund Revenue	\$29,431,900



**FLORENCE CITY COUNCIL
WORK SESSION – APRIL 30, 2026**

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 2026-27
W/S Construction Fund Projects

A. Projects Approved in Prior Year Budgets

1. Elevated Tank Inspection and Maintenance	\$ 650,000
2. Jeffries Creek Beaver Management (SSO Compliance)	7,000
3. Waterline Extension Requests – Florence County	100,000
4. Interceptor Manhole Upgrades	800,000
5. Magna Carta (Charters) Lift Station	75,000
6. Asset Management Study (AECOM)	200,000
7. The Palms Annexation	523,000

B. Projects Approved and Added in FY 2025-2026

1. Freedom Boulevard Water Line Extension	\$ 5,000,000
2. Lead and Copper Removal Rule Compliance	600,000
3. Mauldin Drive Sewer Improvements	575,000
4. GE Water Treatment Plant Rehab	1,100,000
5. Radio Read Large Meter Replacement	133,000
6. Hoffmeyer Road Gravity Sewer Upgrade	575,000

C. Proposed Projects for FY 2026-27

1. Surface Tank Resilience (Phase I)	\$ 350,000
2. East Palmetto Elevated Tank	6,900,000
3. Kings Gate Force Main Upgrade	750,000
4. South Irby Water Line Upgrade	275,000
5. Stadium Drive Water Line Upgrade	300,000

D. Other

1. Utility Line Engineering/Legal/Professional Services	\$ 150,000
2. Reserved for Other Projects	<u>10,368,900</u>

Total W/S Construction Fund Expenses	\$29,431,900
---	---------------------

Mr. Clint Moore, Assistant City Manager of Development, highlighted several of the projects that were already approved in prior year budgets and also discussed some of the proposed projects.

Councilwoman NeSmith-Jackson asked for clarification on the Radio Read Large Meter Replacement project. Mr. Moore said historically, the City has had a meter reader come out to read customers meters. Now, the City has a radio read system that will remotely read the meter and send the data to the Utility Finance Department. It was also noted that this allows city staff to monitor meters in real time for flow. If a customer has a leak, city staff is able to see it in real time and contact the customer to inform them. It provides accurate data that is beneficial and assist city staff with operations.

There was a discussion among Council and staff regarding the Water and Sewer Construction Fund projects.



**FLORENCE CITY COUNCIL
WORK SESSION – APRIL 30, 2026**

WATER AND SEWER UTILITIES ENTERPRISE FUND

The total Water and Sewer Enterprise Fund is \$60,988,000. 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	40.3%
Wastewater Fees & Charges	45.4%
Other Revenue	14.3%

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	\$ 3,036,350
Engineering	1,946,300
WW Treatment	9,175,950
Water Production	7,956,600
Distribution Operations	4,314,900
Collection Operations	2,255,340
WW Compliance	595,500
WW Maintenance	1,095,470
Debt Service	18,638,600
Non-departmental	<u>11,972,990</u>
Total	\$ 60,988,000

STORMWATER UTILITY ENTERPRISE FUND

The total Stormwater Utility Enterprise fund is \$2,128,260.

Stormwater Revenues by Source

Stormwater Fees (\$1,674,000)	94%
Other Revenue (\$125,600)	6%

Stormwater Expenses by Category

Operations (\$908,970)	50%
Debt Service (\$537,000)	25%
Nondept./Const. Fund Trf. (\$353,630)	20%

Mr. Davis informed Council that the proposed budget includes a \$0.75 increase in the stormwater fee per Equivalent Residential Unit (ERU), with one ERU defined as 1,500 square feet of impervious surface. He explained that the increase will help maintain the financial stability of the Stormwater Utility Enterprise Fund, support the completion of additional stormwater projects, and strengthen the City's ability to secure future financing for capital improvements.



**FLORENCE CITY COUNCIL
WORK SESSION – APRIL 30, 2026**

There was a discussion among Council and staff regarding the Stormwater Utility Enterprise Fund.

STORMWATER UTILITY CONSTRUCTION FUND

This is the Stormwater Utility Construction Fund. Total budget for this fund is \$658,790 and consists of the items listed below. \$469,200 will be carried over from the previous year.

**FY 2026-27 Stormwater
Construction Fund Revenue**

Projected Funds on Hand on July 1, 2025	\$ 553,790
2025-26 Transfer from Stormwater Operating Fund	100,000
Projected Interest Earnings	<u>5,000</u>
Total Stormwater Construction Fund Revenue	\$ 658,790

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

**FY 2026-27 Stormwater
Construction Fund Projects**

Projects	Amount
1. Stormwater Operations Division Pipe Projects	\$ 50,000
2. NPDES Phase II Compliance	50,000
3. Stormwater Engineering/Legal/Professional Services	20,000
4. Reserved for Other Projects	538,790
Total S/W Construction Fund Expenses	\$ 658,790

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
Engineering	\$ 65,000
Wastewater Treatment Plant	850,000
Water Production	55,000
Distribution Operations	640,000
Collection Operations	<u>180,000</u>
W/S Capital Equipment Fund Total	\$ 1,820,000

There is \$217,580 in the Stormwater Equipment Replacement Fund.



**FLORENCE CITY COUNCIL
WORK SESSION – APRIL 30, 2026**

**Stormwater Equipment Replacement Fund
Budget by Department**

Department	Amount
Stormwater Operations	<u>\$217,580</u>
Stormwater Capital Equipment Fund Total	\$217,580

[Break: 1:43pm – 1:52pm.]

Community Programs Funding

The following chart indicates the appropriation requests for FY 2026-27. Community programs were funded in the amount of \$457,500 for the current fiscal year. The City received a total amount of \$907,000 in requests for FY 2026-2027. There are 5 programs that are not funded in the 2025-26 budget.

Appropriation Requests by Agency/Event FY 2026-27

Agency/Project/Event	Funded FY 2026	Requested FY 2027
Boys & Girls Club	\$ -	\$ 20,000
Pee Dee Regional Transportation Authority (PDRTA)	268,000	525,000
American Red Cross	-	10,000
Keep Florence Beautiful	10,000	*10,000
No One Unsheltered Program	75,000	80,000
My Brother's Keeper	15,000	40,000
Foster Care Clothing Closet	-	15,000
Pee Dee Coalition	5,000	20,000
Helping Florence Flourish	10,000	20,000
Florence Regional Airport	50,000	100,000
G-Lab Legacies	10,000	*10,000
Leatherman Senior Center	10,000	25,000
Powerful Advocates	-	6,000
Divine Acts of Kindness	-	5,000
Annie Mae Johnson Senior Citizens Foundation	2,000	11,000
ITV – It Takes A Village	2,500	10,000
TOTAL	\$ 457,500	\$ 907,000
*Application for FY 2026-2027 not yet received.		
** In addition, Stadium Commission is funded at \$11,200, and utilities for the Boys & Girls Club is funded at \$21,000 in other departments' budgets.		



**FLORENCE CITY COUNCIL
WORK SESSION – APRIL 30, 2026**

The following programs are proposed to be funded from the FY 2027 CDBG budget:

CDBG	
My Brother's Keeper	\$ 30,000
Leatherman Senior Center	10,000
G-Lab Legacies	10,000
TOTAL	50,000

EXECUTIVE SESSION

Councilman Smith made a motion to enter into Executive Session for a discussion regarding a proposed contractual agreement and Councilwoman NeSmith-Jackson seconded the motion.

Council voted unanimously (6-0) to enter into Executive Session at 1:53pm, with Councilman McKay not being present for the vote.

Councilman McKay made a motion to resume open session and Councilman Smith seconded the motion. The motion carried. Council resumed open session at 2:27pm.

Mayor Barnes said no action was taken while in Executive Session.

The Community Development Block Grant (CDBG) proposed budget for FY 2026-2027 is \$352,512.

CDBG Proposed Budget FY 2026-27

Department	Amount
Planning and Administration	\$ 70,502
Emergency Rehabilitation	132,010
Down Payment Assistance	100,000
My Brother's Keeper	30,000
Senior Center (Meals on Wheels)	10,000
G-Lab Legacies	10,000
TOTAL	\$ 352,512

Councilwoman NeSmith-Jackson asked if the City is utilizing all funds allocated for down payment assistance. Mr. Davis responded yes.

GENERAL FUND

Mr. Davis began a presentation on the General Fund, the largest fund for the city. For the FY 2026-27 General Fund Budget, original expenditure requests were \$7,302,983 higher than the original revenue projections.

**Balancing the FY 2026-27
General Fund Budget**

**Original Revenue
Projections:**
\$54,534,900

**Original Expenditure
Requests:**
\$61,837,883



**FLORENCE CITY COUNCIL
WORK SESSION – APRIL 30, 2026**

Difference:
\$7,302,983

Final FY 2026-27 Balanced Budget
\$56,189,480

Actions taken to balance the FY 2026-27 budget include: attrition savings adjustments and extended hiring timeline, revenue adjustments for growth assumptions, operational funding request adjustments, capital funding request eliminations and reduction of original planned capital replacement transfers.

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

**General Fund Revenue Projection Adjustments Made In
Balancing Proposed FY 2026-27 Budget**

	Amount
Property Taxes	\$ 688,940
Governmental Reimbursements	12,500
Permits and Fees	360,600
Reduced Capital Transfers	291,330
Interfund Transfers	<u>301,210</u>
Total	\$ 1,654,580

The proposed budget assumes every position is funded every day of the year. Compensation and benefits cost reductions are projected at \$2,908,163.

**General Fund Compensation and Benefits
Cost Reductions Made in Balancing Proposed FY 2026-27 Budget**

From 16-week salary & other compensation savings	\$ 1,112,508
From positions proposed by not funded	1,466,054
Fire Department Compensation Increases Reduced (5% to 2%)	150,116
Police Department Compensation Increases Reduced (5% to 2%)	90,223
No Increase in Health Insurance Premiums	<u>89,262</u>
Total	\$ 2,908,163

The below chart illustrates Operational and Capital Funding reductions in balancing the proposed FY 2026-27 budget.

**General Fund Operational & Capital Funding Adjustments
Made in Balancing Proposed FY 2026-27 Budget**

Department	Operations	Capital
City Council	\$ 24,900	\$ -
Legal Services	(900)	-
City Court	(1,900)	-
City Manager	(12,000)	-
Finance & Accounting	(3,750)	-



**FLORENCE CITY COUNCIL
WORK SESSION – APRIL 30, 2026**

Human Resources	(1,400)	-
Community Services	(4,350)	-
Police	(44,700)	(26,500)
Fire	(7,000)	(1,057,000)
Beautification & Facilities	(57,400)	(50,000)
Sanitation	(71,400)	(300,000)
Equipment Maintenance	1,700	-
Parks, Recreation, & Tourism	17,500	(120,000)
Planning, Research & Development	(6,600)	-
Building Permits & Inspections	(100)	-
Departmental Subtotal	\$ (167,000)	(1,553,500)
Non-Departmental		
General Insurance/Claims	(16,950)	-
Community Programs	(429,500)	-
Non-Departmental	(620,300)	-
Non-Departmental Subtotal	\$ 1,066,750	\$ -
OPERATIONS AND CAPITAL TOTAL	=	\$2,787,650

There was a discussion among Council and staff regarding operational and capital funding adjustments for the General Fund.

This chart outlines the reductions that were necessary to balance the budget. The reductions totaled \$5,648,403 and are detailed below.

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

Expenditure Increases/(Reductions)	Amount
Compensation and Benefits Cost Reductions	\$ (2,908,163)
Operational Funding Reductions	(1,234,150)
Eliminated Capital Cost Reductions	(1,553,500)
Contingency Condition	47,410
Reductions to Balance Budget	\$ 5,648,403

Mr. Davis spoke of other items of interest in the budget. No millage increase will be proposed for the FY 2026-2027 budget. The budget also will fund a 2.7% 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 2026-27 General Fund Budget was balanced. Revenue projections were adjusted by 1,654,580.

**Balancing the FY 2026-27
General Fund Budget - Recap**

GF REVENUES

Original Revenue Projections	\$54,534,900
Revenue Adjustments	+ 1,654,580
FY 2026-27 Adjusted Revenues	\$56,189,480



**FLORENCE CITY COUNCIL
WORK SESSION – APRIL 30, 2026**

GF EXPENDITURES

Original Expenditure Projections	\$61,837,883
Expenditure Reductions	<u>- 5,648,403</u>
FY 2026-27 Adjusted Expenditures	\$56,189,480

The below chart illustrates the millage rate increases from 2009 through 2027.

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	11.7 mills
2027	0.0 mills	<u>2.9 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.

**General Fund
FY 2026 & 2027 Revenue Budget Comparison**

	Original FY 2026	Budget for FY 2027	Change	% Change
Property Taxes	\$ 15,861,100	\$ 17,675,090	\$ 1,813,990	11.44%
Business Licenses	13,321,500	15,681,450	2,359,950	17.72%
Franchise Fees	4,72,400	4,533,800	(238,600)	(5.00)%
Govt Reimbursements	6,417,400	6,501,100	83,700	1.30%
Permits and Fees	3,239,500	3,265,100	25,600	0.79%
Fines & Forfeitures	247,000	220,400	(26,600)	(10.77)%
Other Revenues	1,323,900	1,443,850	119,950	9.06%
Interfund Transfers	<u>7,965,630</u>	<u>6,868,690</u>	<u>(1,096,940)</u>	<u>(13.77)%</u>
TOTAL	\$53,148,430	\$56,189,480	\$3,041,050	5.72%

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

**General Fund
FY 2026 & 2027 Expenditures
Budget Comparison**

	Original FY 2026	Budget for FY 2027	Change	% Change
City Council	\$ 368,300	\$ 380,700	\$ 12,400	3.37
Legal Services	204,000	208,400	4,400	2.16
City Court	747,550	775,200	27,650	3.7
City Manager's Office	1,193,200	1,278,100	84,900	7.12



**FLORENCE CITY COUNCIL
WORK SESSION – APRIL 30, 2026**

Finance	1,522,650	1,479,500	(43,150)	(2.83)
Human Resources	705,100	753,700	48,600	6.89
Community Services	705,600	724,000	18,400	2.61
Police	12,765,800	12,566,000	(199,800)	(1.57)
Fire	8,963,200	9,532,400	569,200	6.35
Beaut. & Facilities	3,397,500	3,667,200	269,700	7.94
Sanitation	5,751,900	6,531,600	779,700	13.56
Equip. Maintenance	860,150	870,400	10,250	1.19
Parks, Rec, & Tourism	5,441,800	5,983,800	542,000	9.96
Planning	666,300	746,350	80,050	12.01
Building Inspections	571,200	585,180	13,980	2.45
Debt Service	2,474,200	2,816,900	342,700	13.85
Other Emp. Benefits	750,600	907,070	156,470	20.85
General Insur/Claims	1,437,100	1,683,020	245,920	17.11
Community Programs	457,500	477,500	20,000	4.37
Non-Departmental	4,164,780	4,222,460	57,680	1.38
TOTAL	\$53,148,430	\$56,189,480	\$3,041,050	5.72

HOSPITALITY SPECIAL REVENUE 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 2023 to FY 2027. There is a 1.89% increase proposed for FY 2027.

FY 2023-2027
Hospitality Fees Comparison

Fiscal Year	Collections	% Change
2023	5,888,694	10.04
2024	6,120,314	3.93
2025	6,436,056	5.16
2026*	6,597,838	2.51
2027**	6,722,400	1.89

* 2026 Estimated

** 2027 Budgeted



**FLORENCE CITY COUNCIL
WORK SESSION – APRIL 30, 2026**

The amount projected for FY 2026-27 is \$6,867,400.

Hospitality Fees	\$ 6,722,400
Interest Earnings	145,900
FY 26-27 Hospitality Fund Estimated Revenues	\$ 6,867,400

This is the list of recommended expenditures for the Hospitality Fund for FY 2026-27.

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)	676,100
Recreation Facility/Gymnasium Debt Service (through June 2034)	314,640
Football Field Const./Pearl Moore Gym Expansion Debt Service (through June 2045)	1,097,670
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)	1,650,000
James Allen Plaza Restroom Facilities	9,000
Contingency	438,990
FY 26-27 Hospitality Fund Estimated Expenditures	\$ 6,867,400

[Break: 3:49pm – 3:56pm.]

Councilman Smith left the meeting at 3:55pm.

PROJECT UPDATES

Mr. Clint Moore, Assistant City Manager of Development, provided an update on stormwater projects.

This is a list of the City's current stormwater projects.

Stormwater Projects

Project	Status	Cost
St. Anthony/College Park	Completed	\$ 85,000
Sandhurst West	Completed	120,000
Tarleton Estates	Completed	113,000
Malden Drive	Surveying and Engineering phase – will need to review budget	1,900,000
Cannon Street	On hold- portions of work within Pennsylvania Street	337,000
Woodland Drive	Working with Florence County	450,000
Rebecca Street	On hold (2 years) – easement related	440,000
Pennsylvania Street	Under construction	5,800,000
Dargan and Elm Streets	Engineering to begin Spring 2026	125,000



FLORENCE CITY COUNCIL WORK SESSION – APRIL 30, 2026

Cheves Street (underpass)	Engineering to begin Spring 2026	225,000
Wisteria Drive	Engineering Spring 2025	350,000
Cedar and McQueen Street	Under construction	5,900,000
N Church and Oakland	Permitting, bid – Jan/Feb 2026	3,000,000
Master Plan	Complete – City Council action	550,000

Mr. Moore provided an update regarding CPST III following the November 2020 referendum. It was noted that the bond was issued in the summer of 2021, with the City of Florence receiving \$40,000,000. Engineering firms were also selected during the summer of 2021, and approximately 170 total roadways/projects were identified as part of the program. Mr. Moore said that there are actually 181 projects involved. Of those projects, 42% are complete, 12% are currently under construction, 18% are in the design/permitting phase, and the remaining 28% have yet to begin.

There was a discussion among Council and staff regarding the CPST III referendum and projects.

Mr. Moore reported that approximately \$280,000 remains in the II Penny Sales Tax Program, which Florence County Council has reallocated to the Interstate 20/Interstate 95 Enhancement Project for landscaping, lighting, and gateway signage improvements.

Mr. Moore also updated Council on several ongoing projects, including the Carolina Theater renovation, 349 W. Evans Street, and the Rental Uniform Property. Phase I of the Carolina Theater renovation has been completed, with Phase II underway and overall completion anticipated by August 2026. Renovations at 349 W. Evans Street will create two commercial retail incubator spaces and are expected to be completed by May 2026. The City is continuing efforts to obtain ownership of the Rental Uniform Property, which may be used for evidence storage, Public Works and Utilities operations, other City divisions, and a future fire station site.

Mr. Moore informed Council that the CPST IV referendum is scheduled for November 2028, with project submissions to Florence County anticipated in 2027. Potential projects under the referendum include groundwater treatment plant rehabilitation, sewer interceptor improvements, water line rehabilitation, the Florence-Timmonsville Interceptor, a fire station and equipment, road and corridor improvements, trail improvements, and stormwater projects.

There was a discussion among Council and staff regarding the CPST program and proposed projects.

Councilman McCall requested that Council receive a progress report on the City's Comprehensive Plan.

FLOCK SAFE CITIES PROPOSAL

Captain Stephen Starling provided an update on the FLOCK Safe Cities proposal. Captain Starling acknowledged that this information was initially shared in November, and the initial cost of the contract was approximately \$500,000. The contract flexibility consists of renegotiation opportunities in Years 3 and 6. The contract may be canceled at any time, but a 30.44% discount repayment is required if the contract is canceled early. Captain Starling provided an overview of the included enhancements and capabilities and the equipment and infrastructure offered in the contract.

Ms. Angela Greene, Police Chief, spoke on the success of FLOCK cameras with the Florence Police Department, as well as throughout the country. Chief Greene and Captain Starling shared their excitement for potentially implementing this program, and how it would benefit the community.



**FLORENCE CITY COUNCIL
WORK SESSION – APRIL 30, 2026**

There was a discussion among Council and staff regarding the FLOCK Safe Cities proposal.

ADJOURN

Without objection, the Budget Work Session of Florence City Council was adjourned at 4:58p.m.

Dated this 8th day of June, 2026.

Casey C. Moore, Municipal Clerk

Lethonia Barnes, Mayor

DRAFT



**REGULAR MEETING OF FLORENCE CITY COUNCIL
MONDAY, MAY 11, 2026 – 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, Councilwoman LaShonda NeSmith-Jackson, Councilman Bryan A. Braddock, Councilman J. Lawrence Smith, II and Councilman Zach McKay

ALSO PRESENT

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

MEDIA PRESENT

Deirdre Weaver-Currin with the Post and Courier was 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 11, 2026 Regular meeting of Florence City Council to order at 1:05pm.

INVOCATION

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

ADOPTION OF AGENDA

Mayor Barnes requested to move Resolutions No. 2026-21, 2026-25 and 2026-26 after the Public Hearing.

Pro tem Jebaily requested that Bill No. 2026-19 be discussed in Executive Session.



FLORENCE CITY COUNCIL REGULAR MEETING – MAY 11, 2026

Without objection, the agenda for the May 11, 2026 Regular meeting was adopted.

APPROVAL OF MINUTES

Councilwoman NeSmith-Jackson made a motion to adopt the minutes of the April 13, 2026 Regular Meeting and Pro tem Jebaily seconded the motion. The minutes were unanimously (7-0) adopted.

SERVICE RECOGNITIONS

Mr. Adam Swindler, Director of Public Works, recognized Wallace Wingate for 30 years of service with the City of Florence.

Ms. Angela Greene, Police Chief, recognized Stacey Watts for 10 years of service with the Florence Police Department.

SPRING 2026 CITY UNIVERSITY GRADUATION

Mrs. Amanda Pope, Director of Marketing/Communications and Municipal Services and Mayor Barnes presented the Spring 2026 City University participants with their certificates of completion. Mrs. Pope said this is the fourth year 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 2026-2027.

Mayor Barnes opened the public hearing at 1:25pm.

Mr. Glenn Bodenheimer, Finance Director, explained that state law limits the City's annual operating millage increase based on a combination of the Consumer Price Index and population growth from the prior year. For Fiscal Year 2026–2027, the CPI factor allows for a 2.63% increase, and the population factor has not yet been released by the South Carolina Revenue and Fiscal Affairs Office. Based on current calculations, the maximum allowable increase is 2.9 mills; however, the proposed budget includes no millage increase. The operating millage will remain at 71.6 mills, and the debt service millage will remain unchanged at 4 mills. Mr. Bodenheimer also noted a proposed adjustment to the Stormwater Utility Enterprise Fund, recommending an increase of \$0.75 per ERU, which equates to approximately \$9 annually per household. This marks the first rate adjustment since 2021 and is intended to support ongoing operations impacted by post-pandemic inflation and rising maintenance costs. The fund supports drainage maintenance, flood mitigation projects, regulatory compliance, and citywide flooding improvements. The total proposed Fiscal Year 2026–2027 budget is \$157,995,410.

Mr. Steve Powers spoke in opposition to the proposed ordinance regarding window signage, noting that window advertising is beneficial for business owners and, in his experience, is more often used appropriately than misused. He suggested Council distinguish between vinyl signage, which is more permanent, and removable window clings, and encouraged greater input from local businesses and industry stakeholders before moving forward.

Councilman Braddock expressed concern about the lack of business community input and initially believed the ordinance applied only to downtown. He asked whether Mr. Powers had received any



**FLORENCE CITY COUNCIL
REGULAR MEETING – MAY 11, 2026**

complaints about the appearance of downtown due to window signage, to which Mr. Powers replied that he had not. Mr. Powers also shared that he and his wife own five downtown properties, including the new Bojangles location, and noted that he has observed more excessive window signage in some strip mall developments. He added that, through his service on the Design Review Board, he has seen signage related cases reviewed and, in some instances, denied based on design concerns.

Councilman Braddock and Mr. Powers further discussed concerns related to window signage and potential approaches for addressing them moving forward.

Judy with Bojangles also spoke in opposition to proposed ordinances for window signages. She shared that Bojangles has multiple signs that are rotated every six to eight weeks and expressed the benefits of window signage for business owners.

Mayor Barnes closed the public hearing at 1:37pm.

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

Mayor Barnes opened the public hearing at 1:38pm.

Mr. Jerry Dudley, Director of Planning, said the City receives an annual allotment through the Community Development Block Grant (CDBG) Program. These are federal funds that are administered throughout the county to different communities and they meet three national objectives: to benefit low and moderate income persons, to aid in the prevention or elimination of slum or blight and to meet a need having a particular urgency within the community. This year's allotment was a total of \$352,512. The proposed budget for Fiscal Year 2026-2027 is \$70,000 for Planning and Administration, \$132,010 for Emergency Rehabilitation, \$100,000 for Down Payment Assistance, \$30,000 for My Brother's Keeper, \$10,000 for Florence Senior Center (Meals on Wheels) and \$10,000 for Florence Boys and Girls Club.

There being no one signed up to speak, the public hearing was closed at 1:39pm.

ORDINANCES IN POSITION

Bill No. 2026-11 – Second Reading

An Ordinance to annex and zone RG-3 the property located at 115 East Red Bud Lane, identified as Florence County Tax Map Number 00152-01-112.

Councilman McKay made a motion to adopt Bill No. 2026-11 on second reading and Councilwoman NeSmith-Jackson seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2026-11 was adopted.

Bill No. 2026-12 – Second Reading

An Ordinance to annex and zone RG-2 the property located at 875 Stratton Drive, identified as Florence County Tax Map Number 00751-01-113.

Pro tem Jebailly made a motion to adopt Bill No. 2026-12 on second reading and Councilman Smith seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2026-12 was adopted.



**FLORENCE CITY COUNCIL
REGULAR MEETING – MAY 11, 2026**

Bill No. 2026-13 – Second Reading

An Ordinance to establish an Opioid Response Commission for the review and recommendation of opioid settlement funding distributions.

Councilman Braddock made a motion to adopt Bill No. 2026-13 on second reading and Councilman McKay seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2026-13 was adopted.

Following Executive Session for discussion of boards and commission appointments, Council returned to open session. Council then amended the previously adopted ordinance to establish terms for commission members.

Councilman McCall raised a point of information, asking whether the matter should be voted on under Boards and Commissions or under Ordinances in Position. Mr. Ron Scott, City Attorney, advised that the item could be considered under either agenda item; however, if addressed under Ordinances in Position, the ordinance would need to be amended to reflect the revised term structure.

Councilman Braddock made a motion to amend Bill No. 2026-13 to establish initial three-year terms for Dr. Brian Hanna and Cedrick Evans, two-year terms for the remaining commission members, and to set all subsequent terms at two years. Councilman McCall seconded the motion.

The motion carried unanimously (7-0).

Bill No. 2026-13 was adopted, as amended.

Bill No. 2026-14 – Second Reading

An Ordinance to amend the declining rate schedule for business licenses effective January 1, 2027.

Councilman McCall made a motion to adopt Bill No. 2026-14 on second reading and Councilwoman NeSmith-Jackson seconded the motion.

Councilman Braddock asked Mr. Glenn Bodenheimer, Finance Director, to give an overview of the new declining rate schedule.

Mr. Bodenheimer explained that the amendment to the declining rate schedule is intended to bring the City's rate structure more in line with those used across the state. He noted that the Municipal Association of South Carolina (MASC) helped pass Act 176 in 2021 and provided municipalities with a recommended framework for implementing declining rate schedules. At that time, the City did not adopt the framework and instead maintained a more aggressive declining rate schedule, which capped at \$20 million with a 10% rate applied to businesses reporting more than \$20 million in gross revenue. Mr. Bodenheimer said that MASC recommended municipalities use \$1 million increments with gradually declining rates of 90%, 80%, 75%, 65%, and so forth. With the amended rate schedule, the City aimed to continue protecting and encouraging small businesses to remain and grow within the City of Florence. Under the revised structure, the declining rate reaches 60% at \$7 million. He noted that, in most municipalities across the state, the declining rate typically phases out around \$4 million, so the City increased the threshold to \$7 million. Mr. Bodenheimer further explained that small businesses had previously carried much of the burden of the business license tax, but the amended schedule shifts more of that responsibility to businesses with revenues exceeding \$20 million in order to better protect small businesses.



**FLORENCE CITY COUNCIL
REGULAR MEETING – MAY 11, 2026**

Council voted unanimously (7-0) in favor of the motion. Bill No. 2026-14 was adopted.

Bill No. 2026-15 – Second Reading

An Ordinance to amend the budget for the City of Florence, SC for Fiscal Year beginning July 1, 2025 and ending June 30, 2026.

Pro tem Jebaily made a motion to adopt Bill No. 2026-15 on second reading and Councilwoman NeSmith-Jackson seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2026-15 was adopted.

INTRODUCTION OF ORDINANCES

Bill No. 2026-16 – First Reading

An Ordinance to amend the budget for the City of Florence, SC for Fiscal Year beginning July 1, 2025 and ending June 30, 2026.

Councilwoman NeSmith-Jackson made a motion to move Bill No. 2026-16 to Executive Session and Councilman Smith seconded the motion.

Without objection, this item will be discussed in Executive Session.

Bill No. 2026-17 – First Reading

An Ordinance to approve a lease extension of property known as 314 W. Pine Street and designated as Florence County Tax Map Number 90075-04-020 to Pee Dee Healthy Start, Inc.

Mayor Barnes said this item may be discussed in Executive Session.

Without objection, this item will be discussed in Executive Session.

Bill No. 2026-18 – First Reading

An Ordinance to amend the budget for the City of Florence, SC for Fiscal Year beginning July 1, 2025 and ending June 30, 2026.

Councilwoman NeSmith-Jackson made a motion to pass Bill No. 2026-18 on first reading and Councilman McKay seconded the motion.

Mr. Glenn Bodenheimer, Finance Director, said that this budget amendment will appropriate \$2 million in earmarked funding for the Historic Carolina Theater renovation project. The funds are administered through the South Carolina Department of Archives and History and were originally earmarked during FY 2024-2025 specifically for construction costs. With construction now underway, Mr. Bodenheimer explained that it is time to appropriate the funds, which will add \$2 million to the FY 2025-2026 budget for the project.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2026-18 was passed on first reading.

Bill No. 2026-19 - 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, 2026 and ending June 30, 2027.



**FLORENCE CITY COUNCIL
REGULAR MEETING – MAY 11, 2026**

Mayor Barnes said this item may be discussed in Executive Session.

Without objection, this item will be discussed in Executive Session.

Bill No. 2026-20 – First Reading

An Ordinance to rezone the property located on Stokes Road from CG to RG-3, identified as Florence County Tax Map Number 00121-01-065.

Councilman Braddock made a motion to pass Bill No. 2026-20 on first reading and Councilman Smith seconded the motion.

Mr. Jerry Dudley, Director of Planning, reported that the property is located along West Lucas Street and Interstate 95, specifically in the vicinity of and directly adjacent to Presbyterian Road and Stokes Road. He explained that the property was originally zoned Commercial General, and while much of the frontage property has developed commercially, the interior portion has remained undeveloped. Mr. Dudley said the applicant is requesting that the property be rezoned to Residential General-3 (RG-3), which would allow for single-family residential development. He noted that water and sewer services are currently available to the parcel and that Planning Commission voted unanimously (6-0) to recommend approval of the rezoning request.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2026-20 was passed on first reading.

Bill No. 2026-21 – First Reading

An Ordinance to annex and zone PD the 0.13 acre lot adjacent to 1057 Grove Boulevard, identified as Florence County Tax Map Number 07515-01-301.

Councilwoman NeSmith-Jackson made a motion to pass Bill No. 2026-21 on first reading and Councilman McKay seconded the motion.

Mr. Jerry Dudley, Director of Planning, reported that the property is located within The Grove subdivision development. He explained that the property owner constructed a shed that extends across the property line. As a result, the owner will need to purchase the portion of land on which the shed is located from the adjacent property owner and combine it with their existing parcel. This consolidation will also facilitate annexation into the City. Mr. Dudley referenced a plat illustrating how the portion of land will be combined with the existing property once the request is approved. He noted that Planning Commission voted unanimously (6-0) to recommend approval of the zoning and annexation request. The property will be zoned Planned Development, consistent with the zoning of the property it will be joining.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2026-21 was passed on first reading.

Bill No. 2026-22 - First Reading

An Ordinance to declare as surplus and authorize the conveyance of the real estate known as Tax Parcel 00121-01-029 to the Florence Section National Council of Negro Women, described more fully on Exhibit "A" attached hereto.

Mayor Barnes said this item may be discussed in Executive Session.

Without objection, this item will be discussed in Executive Session.



**FLORENCE CITY COUNCIL
REGULAR MEETING – MAY 11, 2026**

Bill No. 2026-23 - First Reading

An Ordinance to declare as surplus and authorize the conveyance of the real estate known as Tax Parcel 90066-06-008 to John and Candace Greenan, described more fully on Exhibit "A" attached hereto.

Mayor Barnes said this item may be discussed in Executive Session.

Without objection, this item will be discussed in Executive Session.

Bill No. 2026-24 - First Reading

A Series Ordinance authorizing water and sewer system revenue borrowing and approval of State Revolving Fund loan for infrastructure improvements, and other matters related thereto.

Pro tem Jebaily made a motion to pass Bill No. 2026-24 on first reading and Councilman McCall seconded the motion.

Mr. Michael Hemingway, Director of Utility Planning and Economic Development, said that this Resolution authorizes a State Revolving Fund loan in the amount of \$6 million. He explained that \$4 million of the loan will be allocated to Phase II of the PFAS study at the Surface Water Treatment Plant, with the remaining \$2 million designated for lead and copper service line replacement throughout the City's water distribution system.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2026-24 was passed on first reading

INTRODUCTION OF RESOLUTIONS

Resolution No. 2026-21

A Resolution to proclaim May as Small Business Month in the City of Florence.

Pro tem Jebaily made a motion to pass Resolution No. 2026-21 and Councilwoman NeSmith-Jackson seconded the motion.

Mayor Barnes and Councilman McCall presented the Resolution to Mr. Les Echols and Mr. David Fountain of UPS. Mr. Echols and Mr. Fountain thanked Council for the recognition.

Council voted unanimously (7-0) in favor of the motion. Resolution No. 2026-21 was passed.

Resolution No. 2026-24

A Resolution authorizing the execution of an intergovernmental agreement between the City of Florence, South Carolina and School District No. 1 of Florence County, South Carolina for the governance of the Aquatics Center.

Mayor Barnes said this item may be discussed in Executive Session.

Without objection, this item will be discussed in Executive Session.

Resolution No. 2026-25

A Resolution of Recognition for West Florence High School Girls Tennis Team for winning the 2025 SCHSL 5A Division II State Championship.



**FLORENCE CITY COUNCIL
REGULAR MEETING – MAY 11, 2026**

Pro tem Jebaily made a motion to pass Resolution No. 2026-25 and Councilwoman NeSmith-Jackson seconded the motion.

Mayor Barnes and Councilman McCall presented the Resolution to Ms. Abbey Sullivan, Head Coach, and the West Florence High School Girls Tennis Team. Coach Sullivan thanked Council for the recognition.

Council voted unanimously (7-0) in favor of the motion. Resolution No. 2026-25 was passed.

Resolution No. 2026-26

A Resolution recognizing May 24, 2026 as Gray Day in the City of Florence in recognition of Brain Cancer Awareness.

Councilman McCall made a motion to pass Resolution No. 2026-26 and Councilwoman NeSmith-Jackson seconded the motion.

Mayor Barnes presented the Resolution to Mr. Christopher Lane. Mr. Lane thanked Council for the recognition and spoke on the importance of brain cancer awareness.

Council voted unanimously (7-0) in favor of the motion. Resolution No. 2026-26 was passed.

Resolution No. 2026-27

A Resolution to adopt the Community Development Block Grant Budget for Fiscal Year 2026-2027.

Councilman McCall made a motion to pass Resolution No. 2026-27 and Councilwoman NeSmith-Jackson seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Resolution No. 2026-27 was passed.

Resolution No. 2026-28

A Resolution of City Council approving Downtown Redevelopment Grants for Fourth Quarter, FY26.

Mayor Barnes said this item may be discussed in Executive Session.

Without objection, this item will be discussed in Executive Session.

Resolution No. 2026-29

A Resolution to recommend to the South Carolina Department of Transportation (SCDOT) to authorize safety improvements and traffic calming measures along Cheves Street and Coit Street.

Councilwoman NeSmith-Jackson made a motion to pass Resolution No. 2026-29 and Pro tem Jebaily seconded the motion.

Mr. Clint Moore, Assistant City Manager of Development, said this Resolution seeks Council's authorization to implement traffic calming measures, including the design, development, and construction of a road diet. He referenced an illustration of the proposed improvements and explained that Cheves Street is currently a four-lane roadway with on-street parking. The project would convert it to a three-lane configuration with a center turning lane, while also incorporating landscape islands, enhancing bicycle accommodation, and reestablishing on-street parking. Mr. Moore noted that a public meeting was held in March regarding the project, which saw strong community participation. He added that the project is



FLORENCE CITY COUNCIL REGULAR MEETING – MAY 11, 2026

funded through the III Penny Sales Tax program, and that Council approval of this resolution is required as part of the South Carolina Department of Transportation (SCDOT) process.

Pro tem Jebaily asked for clarification on whether the project would affect the intersection of King Avenue and Gregg Avenue. Mr. Moore confirmed that it would, explaining that, due to the redevelopment of the medical school construction, adjustments are needed to improve and manage traffic flow in the area. He emphasized that the work will remain within the existing right-of-way, with changes limited to how the roadway connects at the circle at King Avenue and Gregg Avenue. Pro tem Jebaily further asked whether any private property would be impacted, and Mr. Moore confirmed that it would not, noting that all work will remain within existing public right-of-way boundaries. When asked about the project limits, Mr. Moore explained that it will extend from the intersection of King Avenue and Gregg Avenue down to Dargan Street. He added that the project will also address related improvements in the area, including sidewalks within Maple Park, drainage concerns, and roadway resurfacing. Mr. Moore clarified that no additional roadway alterations are planned beyond the Cheves Street corridor included in this project.

Council voted unanimously (7-0) in favor of the motion. Resolution No. 2026-29 was passed.

Resolution No. 2026-30

A Resolution authorizing and approving the acceptance of loan assistance monies from the State Revolving Fund Drinking Water Project to fund the replacement of lead and copper service lines, and other matters related thereto

Pro tem Jebaily made a motion to pass Resolution No. 2026-30 and Councilman Smith seconded the motion.

Mr. Michael Hemingway, Director of Utility Planning and Economic Development, said this Resolution aligns with Bill No. 2026-24, which references \$2 million in funding for lead and copper service line replacement within the City's water distribution system. He noted that Council previously approved the \$4 million allocation for Phase II of the PFAS study at the Surface Water Treatment Plant at last month's Council meeting.

Council voted unanimously (7-0) in favor of the motion. Resolution No. 2026-30 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.

Utilities Update

Mr. Michael Hemingway, Director of Utility Planning and Economic Development, introduced Mr. Michael Henry and Mr. Keiran Ryan with AECOM to present the monthly utilities update.

Mr. Michael Henry and Mr. Keiran Ryan presented an update regarding the city's water-related, sewer and stormwater projects to Council. Mr. Henry noted that the presentation consists of projects in the city's franchise area and these are projects that the city has completed in the last 12 months and projects that are to be completed in the next 12 months. This presentation is attached to and made a part of the minutes.



FLORENCE CITY COUNCIL REGULAR MEETING – MAY 11, 2026

Mayor Barnes referenced the presentation's discussion of projects resulting from South Carolina Department of Transportation (SCDOT) requirements and asked whether the City is responsible for the associated costs. Mr. Henry confirmed that the City must cover those expenses. He explained that under SCDOT regulations, the City may recover up to 4% of roadway improvement costs; however, utility improvements often exceed that amount. Mr. Henry added that, in some cases, projects have been separated from SCDOT contracts and managed by City staff to maximize available City funding.

Councilman Braddock expressed concern regarding the growing costs associated with SCDOT required projects. Referencing the Holly Circle project, he asked about the total cost to the City. City staff said that the project cost approximately \$600,000.

Councilman Smith asked how much the City spends annually on SCDOT required utility relocations. Mr. Henry said that the costs are increasing, while Mr. Moore noted that expenses vary from year to year. Mr. Moore explained that any SCDOT work within the City's franchise area may require the City to relocate infrastructure outside of the SCDOT project area. Councilman Smith also asked about the timeline for relocating utility lines. Mr. Moore responded that SCDOT establishes deadlines based on the specific project.

Councilwoman NeSmith-Jackson said that the City is required to complete SCDOT mandated projects and has no option but to fund those projects with City resources. She noted that while the City's funding decisions are sometimes questioned, SCDOT required projects must still be completed when they arise. Mr. Moore explained that the City maintains a Utility Construction Fund intended to support improvements to the City's utility system. However, he said SCDOT related utility relocation projects over the past 10 to 15 years have placed a significant strain on that fund.

Councilman Braddock asked about the timeline for notification of SCDOT projects. Mr. Moore explained that the turnaround is often short, requiring the City to be creative in addressing issues. He added that some scheduled projects may need to be delayed so funds can be redirected to SCDOT relocation efforts.

Pro tem Jebaily discussed the City's two water sources, 33 groundwater wells and the surface water treatment plant, and asked if the goal was to fully integrate the systems. Mr. Henry confirmed that was the objective. Pro tem Jebaily also noted the success of SCADA at the groundwater plants in addressing water quality issues and clarified with Mr. Ryan that the issues are limited to the groundwater system, not the surface water system.

Mayor Barnes emphasized the importance of customers reporting water quality concerns so city staff can respond promptly.

Mr. Michael Hemingway, Director of Utility Planning and Economic Development, informed Council that a public meeting on the first phase of the Jeffries Creek Sewer Project will be held on June 8th from 5:30pm to 7:00pm in Council Chambers.

Pro tem Jebaily and Mr. Henry emphasized the importance of maintaining available funds in order to apply for and secure additional state and federal funding opportunities.

Councilman McKay requested clarification on how the timeline for groundwater treatment plant upgrades could be shortened. Mr. Henry explained that this approach would involve a proposed partnership with a contractor rather than the conventional delivery method. He noted it could be a more cost-effective option, allowing the contractor and engineering team to collaborate during the design phase and provide real-time pricing and updates at the 10%, 30%, and 60% milestones. He added that this approach could



FLORENCE CITY COUNCIL REGULAR MEETING – MAY 11, 2026

reduce the project timeline by up to approximately 18 months. Councilman McKay asked whether local contractors would still have the opportunity to participate in the work, and Mr. Henry confirmed that they would.

CITY MANAGER'S REPORT

Mr. Scotty Davis, City Manager, shared that the City of Florence hosted the Municipal Association of South Carolina (MASC) Community Development Association Annual Meeting from May 6–8. He also recognized Councilman Smith for being named Region 5-4A Coach of the Year. In addition, he noted that May 11th marks the beginning of National Police Week, and that May 7th – 23rd is recognized as National Public Works and Utilities Week. Mr. Davis reminded Council that the City will host the Fireworks Over Florence event on July 4th and asked Mrs. Victoria Nash, Director of Parks, Recreation and Tourism, to provide an update.

Mrs. Nash reported that the Fireworks Over Florence event will take place on July 4th at the Florence Soccer Complex. She noted that parking will begin at 4:00pm, with gates opening at 5:00pm. Mrs. Nash also recognized the City of Florence and MUSC Florence Medical Center as presenting sponsors for the event. She provided an overview of the day's schedule and expressed enthusiasm for the upcoming celebration.

MAYORAL REPORT

Mayor Barnes spoke about the first Florence After 5 event of the season, as well as the Cinco de Mayo festival. She highlighted the success of both events and shared her excitement about the wide range of activities and offerings the City continues to provide.

COMMITTEE REPORTS

Business Development Committee, Chaired by Pro tem Jebaily

Pro tem Jebaily reported that the committee received a utilities presentation from AECOM, followed by an update on Urban Square. He also noted that the committee was briefed on a state bill related to roads.

Community Development Committee, Chaired by Mayor Barnes

Mayor Barnes reported that the committee received an update on the Affordable Housing Ad Hoc Committee, with additional information to be presented in the near future. She also noted that the committee received updates from city staff regarding ongoing demolitions and rehabilitation projects. In addition, she shared that Building Florence Together hosted a successful homebuyer's workshop in March. Mayor Barnes concluded by thanking the Community Services Department for their hard work and dedication.

Finance, Audit and Budget Committee, Chaired by Councilman McCall

Councilman McCall reported that the committee discussed the proposed budget presented to Council and thanked city staff for their work in developing a balanced budget. He noted that the committee also reviewed the budget amendments discussed earlier in the meeting. Additionally, the committee received information from the City/County Conference Committee regarding potential upgrades to lighting at the Interstate 20 and Interstate 95 interchanges. Councilman McCall also shared that a motion was made to recommend that community program funding be structured so that each Councilmember is allocated up to



FLORENCE CITY COUNCIL REGULAR MEETING – MAY 11, 2026

\$75,000, subject to full Council approval. Lastly, he reported that the committee reviewed the March 2026 monthly financial report.

EXECUTIVE SESSION

Mayor Barnes said Council will be entering into Executive Session for a discussion and receipt of legal advice regarding Bill No. 2026-16, for a discussion and receipt of legal advice regarding proposed contractual arrangement for the lease of property as referenced in Bill No. 2026-17, for a discussion regarding establishing contractual arrangements for outside funding entities as referenced in Bill No. 2026-19, discussion and receipt of legal advice regarding proposed contractual arrangements for the conveyance of property as referenced in Bill No. 2026-22, discussion and receipt of legal advice regarding proposed contractual arrangements for the conveyance of property as referenced in Bill No. 2026-23, for a discussion and receipt of legal advice regarding proposed contractual arrangements between the City of Florence and Florence School District One, as referenced in Resolution No. 2026-24, for a discussion of a proposed economic development project as referenced in Resolution 2026-28, for a discussion regarding appointments to city Boards and Commissions, to receive an update on the AESC economic development project and for a discussion of a contractual matter and to receive legal advice regarding PFAS litigation.

Councilman Smith made a motion to enter into Executive Session and Councilwoman NeSmith-Jackson seconded the motion. Council voted unanimously (7-0) to enter into Executive Session at 3:08pm.

Pro tem Jebaily made a motion to resume open session and Councilman Smith seconded the motion. The motion carried. Council resumed open session at 6:32pm and took action on the following items:

Bill No. 2026-16 – First Reading

An Ordinance to amend the budget for the City of Florence, SC for Fiscal Year beginning July 1, 2025 and ending June 30, 2026.

Mayor Barnes called for a motion and no motion was made.

Bill No. 2026-16 failed due to lack of a motion.

Bill No. 2026-17 – First Reading

An Ordinance authorizing the execution of an amendment to extend the Lease Agreement between the City of Florence and Pee Dee Healthy Start, Inc.

Councilman Braddock made a motion to defer Bill No. 2026-17 and Councilman Smith seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2026-17 was deferred.

Bill No. 2026-19 - 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, 2026 and ending June 30, 2027.

Pro tem Jebaily made a motion to pass Bill No. 2026-12 on first reading and to establish a contractual arrangement for outside funding entities and Mayor Barnes seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2026-19 was passed on first reading.



**FLORENCE CITY COUNCIL
REGULAR MEETING – MAY 11, 2026**

Bill No. 2026-22 - First Reading

An Ordinance to declare as surplus and authorize the conveyance of the real estate known as Tax Parcel 00121-01-029 to the Florence Section National Council of Negro Women, described more fully on Exhibit "A" attached hereto.

Councilwoman NeSmith-Jackson made a motion to pass Bill No. 2026-22 on first reading and Mayor Barnes seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2026-22 was passed on first reading.

Bill No. 2026-23 - First Reading

An Ordinance to declare as surplus and authorize the conveyance of the real estate known as Tax Parcel 90066-06-008 to John and Candace Greenan, described more fully on Exhibit "A" attached hereto.

Councilman McKay made a motion to pass Bill No. 2026-23 on first reading and Mayor Barnes seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2026-23 was passed on first reading.

Resolution No. 2026-24

A Resolution authorizing the execution of an intergovernmental agreement between the City of Florence, South Carolina and School District No. 1 of Florence County, South Carolina for the governance of the Aquatics Center.

Mayor Barnes called for a motion and no motion was made.

Resolution No. 2026-24 failed due to lack of a motion.

Resolution No. 2026-28

A Resolution of City Council approving Downtown Redevelopment Grants for Fourth Quarter, FY26.

Pro tem Jebailly made a motion to pass Resolution No. 2026-28 and Councilman Braddock seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Resolution No. 2026-28 was passed.

Appointments to Boards and Commissions

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

Design Review Board

Councilman McCall deferred his nomination to the Board.

Construction and Maintenance Board of Adjustments and Appeals

Mayor Barnes deferred remaining nominations to the Board.



**FLORENCE CITY COUNCIL
REGULAR MEETING – MAY 11, 2026**

Resilience and Sustainability Advisory Committee

Councilman Smith made a motion to appoint Hannah E. Parker to the Resilience and Sustainability Advisory Committee. Hannah E. Parker was appointed to the Resilience and Sustainability Advisory Committee for a term to begin immediately and expire on June 30, 2027.

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

Mayor Barnes and Council acknowledged this is Mr. Luke Carter, City Attorney, last meeting and wished him well in his future endeavors.

ADJOURN

Without objection, the May 11, 2026 Regular meeting of City Council was adjourned at 6:40pm.

Dated this 8th day of June 2026.

Casey C. Moore, Municipal Clerk

Lethonia Barnes, Mayor

City of Florence



FULL LIFE. FULL FORWARD.
FLORENCE
SOUTH CAROLINA

Utilities Update to City Council May 11, 2026



City of Florence, South Carolina
Water Distribution Master Plan

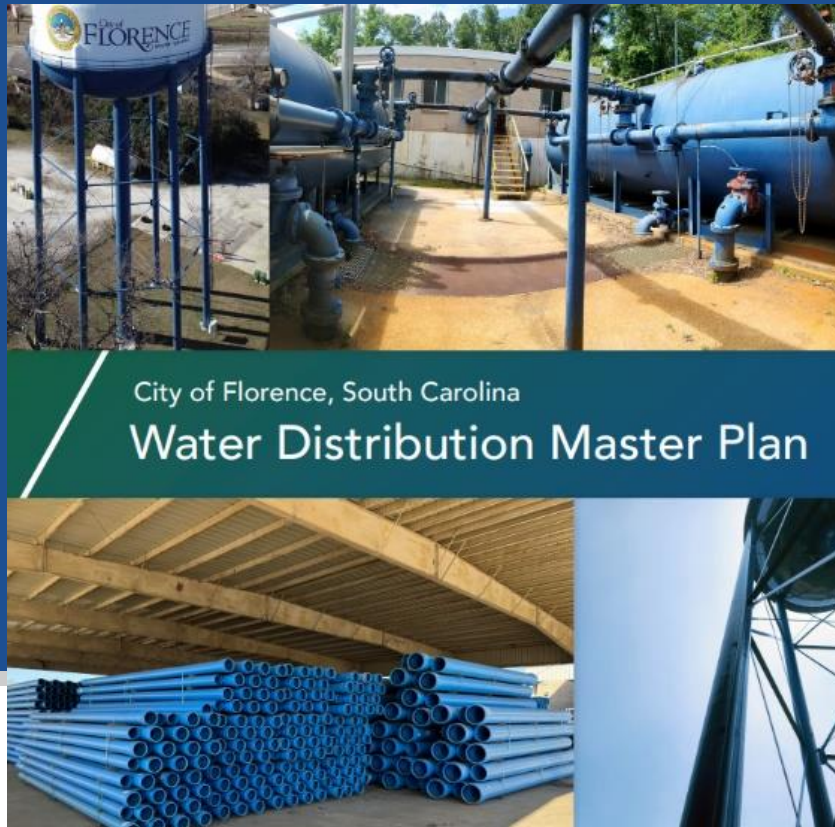


City of Florence, South Carolina
Sewer Collection System Master Plan



City of Florence, South Carolina
Stormwater Master Plan

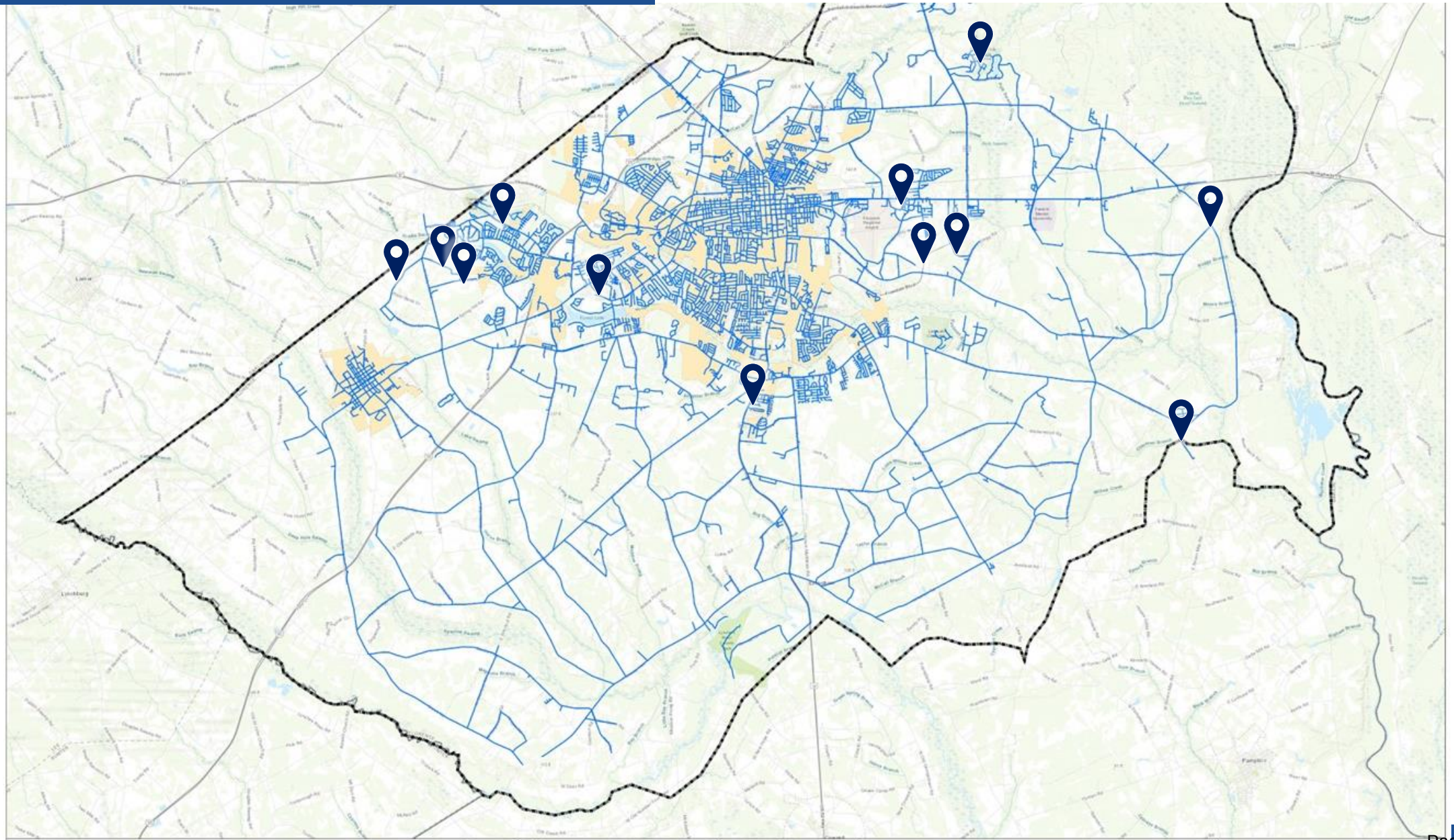




City of Florence, South Carolina
Water Distribution Master Plan

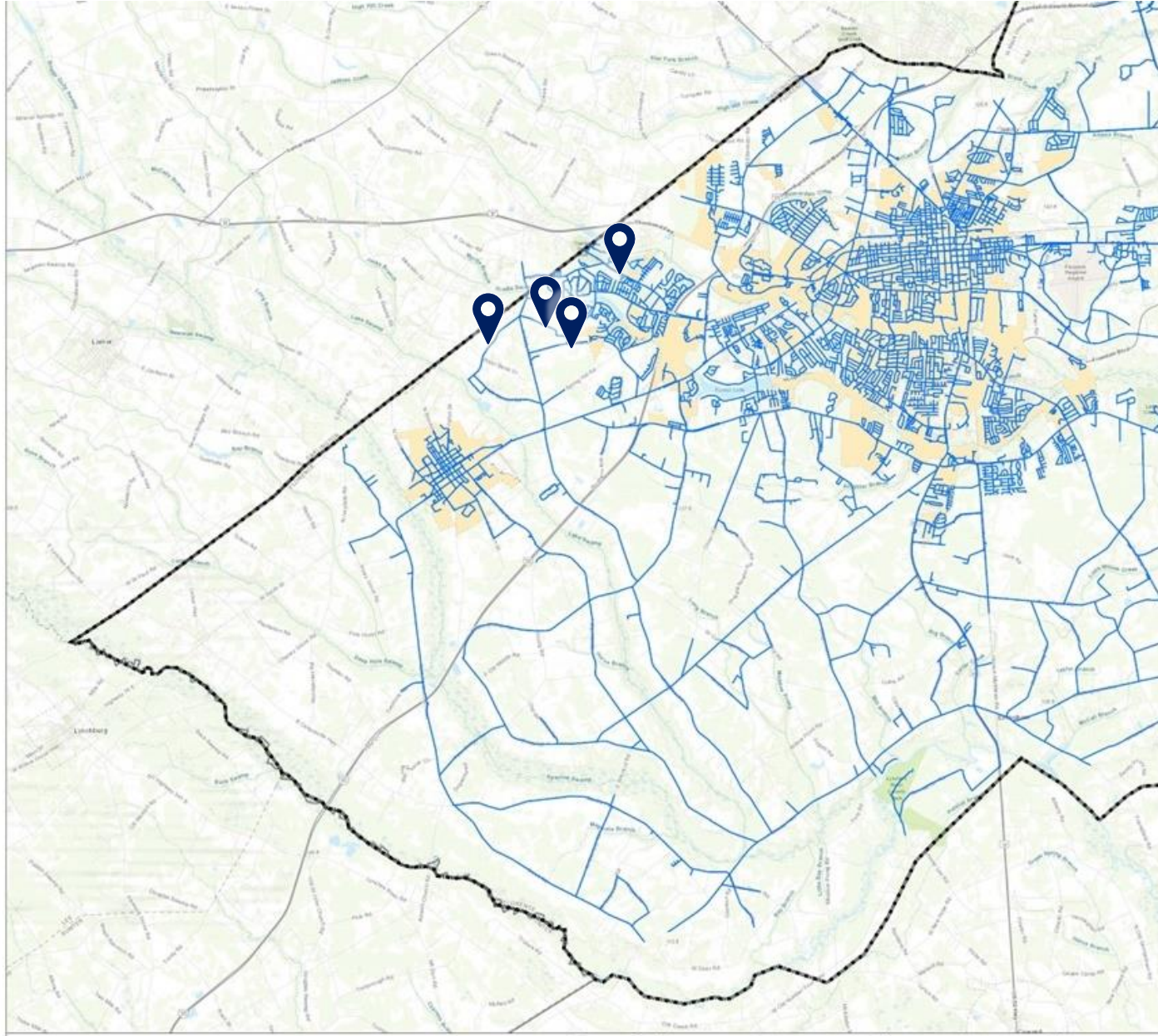
Water Distribution Master Plan

Water-Related Projects



Water-Related Projects

SCIIP Projects



Water-Related Projects

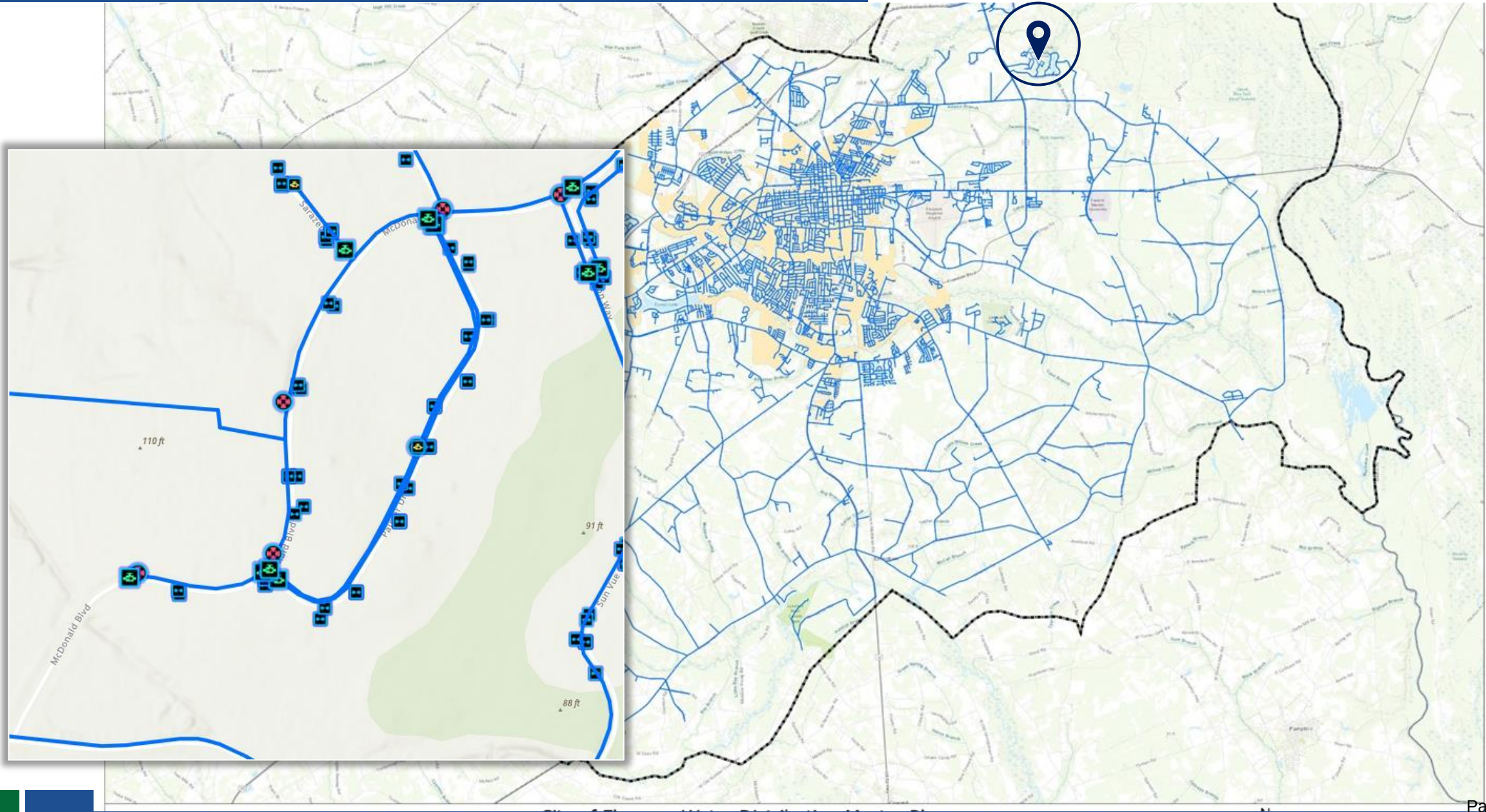
Holly Circle Waterline Relocation

✓ COMPLETED



Water-Related Projects

Palmer Drive

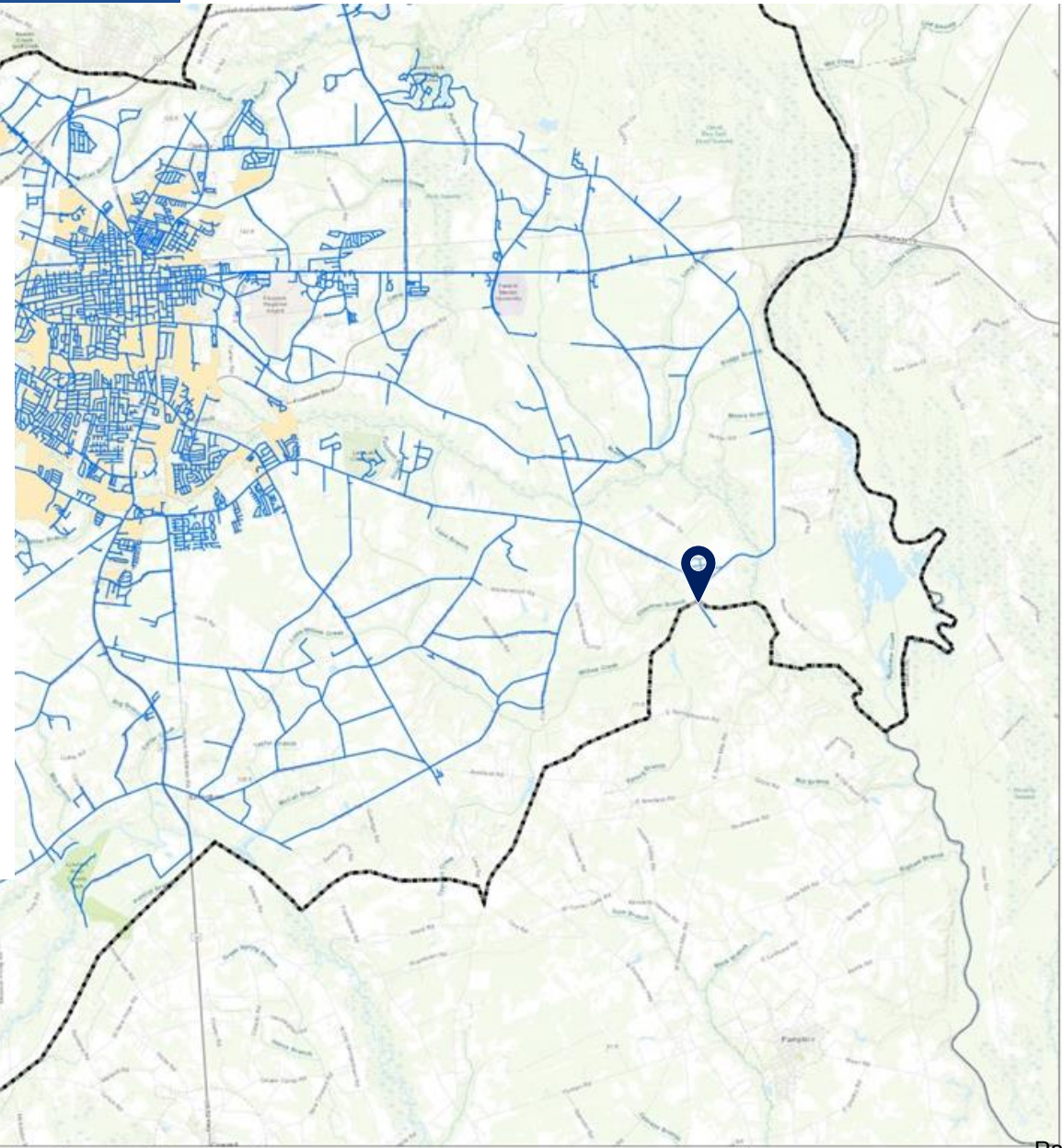


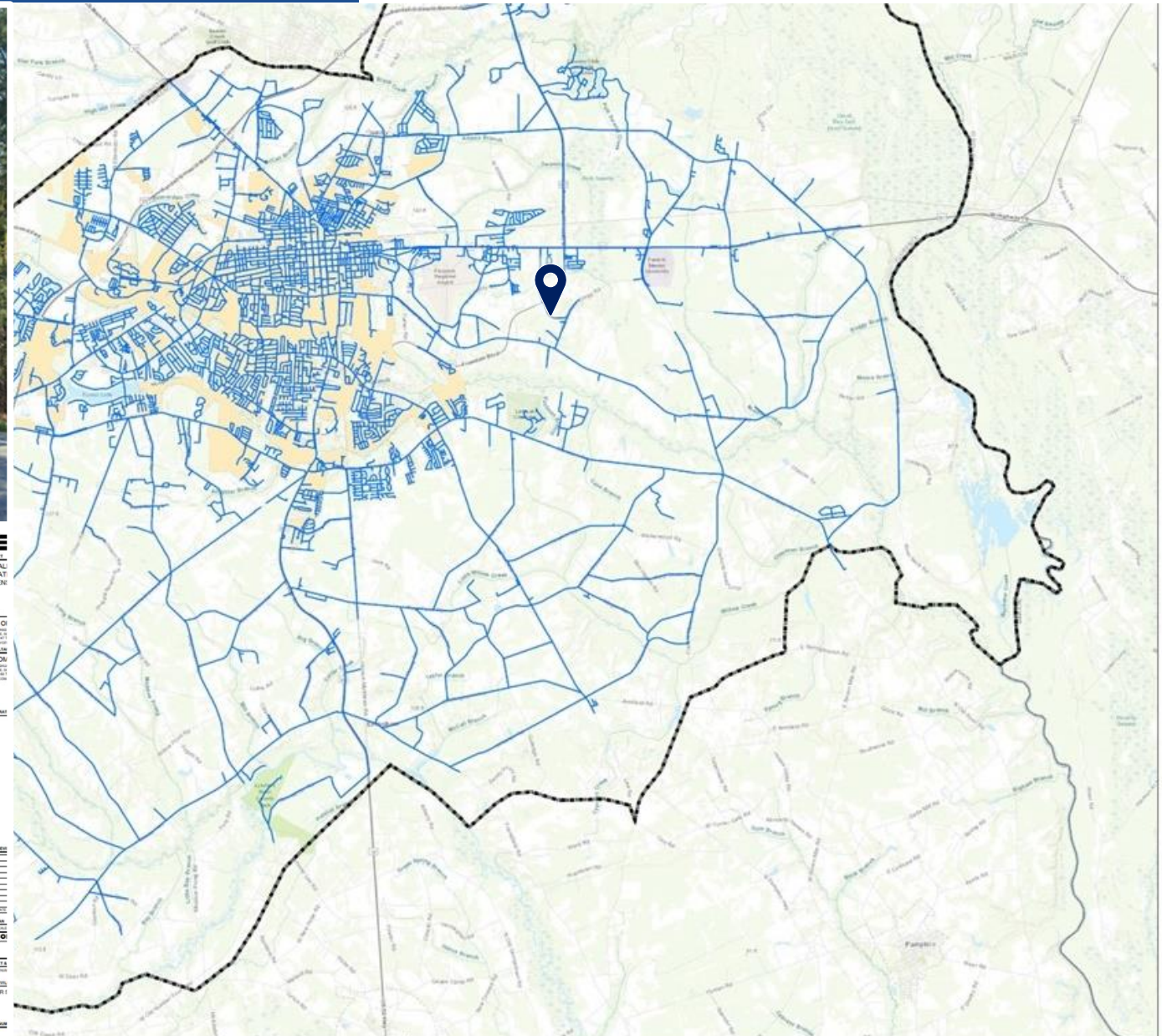
Water-Related Projects

SCDOT Bridge Utility Relocation Updates

✓ COMPLETED

SC DOT BRIDGE
Old River Road over Willow Creek





S. WALLACE ROAD 6" WATERLINE EXTENSION FOR THE CITY OF FLORENCE

FULL LIFE. FULL FORWARD.
FLORENCE
SOUTH CAROLINA



INDEX	
SHEET NO.	DESCRIPTION
C1	COVER SHEET
C2	GENERAL NOTES & LEGEND
C3	WALLACE RD. WATERLINE EXTENSION
C4	WALLACE RD. WATERLINE EXTENSION
C5	WALLACE RD. WATERLINE EXTENSION
C6	FINAL FIELD SURVEY
C7	SEWER AND BROOKS CONTROL DETAILS
C8	DETAILS
C9	SCOPED STD NOTES-SCHEMATIC STD NOTES-SERIES SCHEDULE
C10	TRAFFIC CONTROL DETAIL



ASSURE QUALITY NOTES

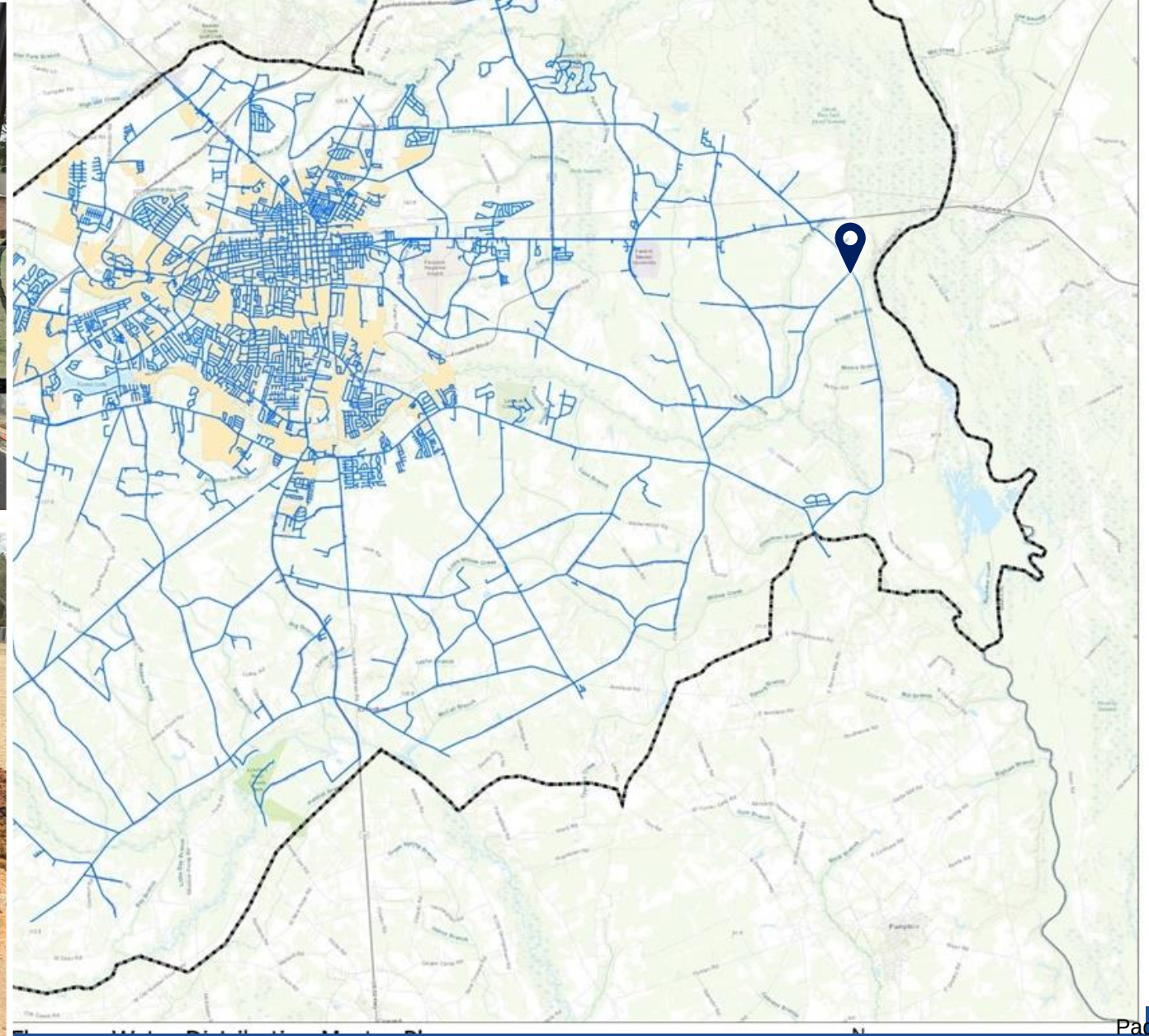
- THE DESIGN ENGINEER IS A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF SOUTH CAROLINA.
- THE DESIGN ENGINEER IS A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF SOUTH CAROLINA.
- THE DESIGN ENGINEER IS A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF SOUTH CAROLINA.
- THE DESIGN ENGINEER IS A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF SOUTH CAROLINA.



Water-Related Projects

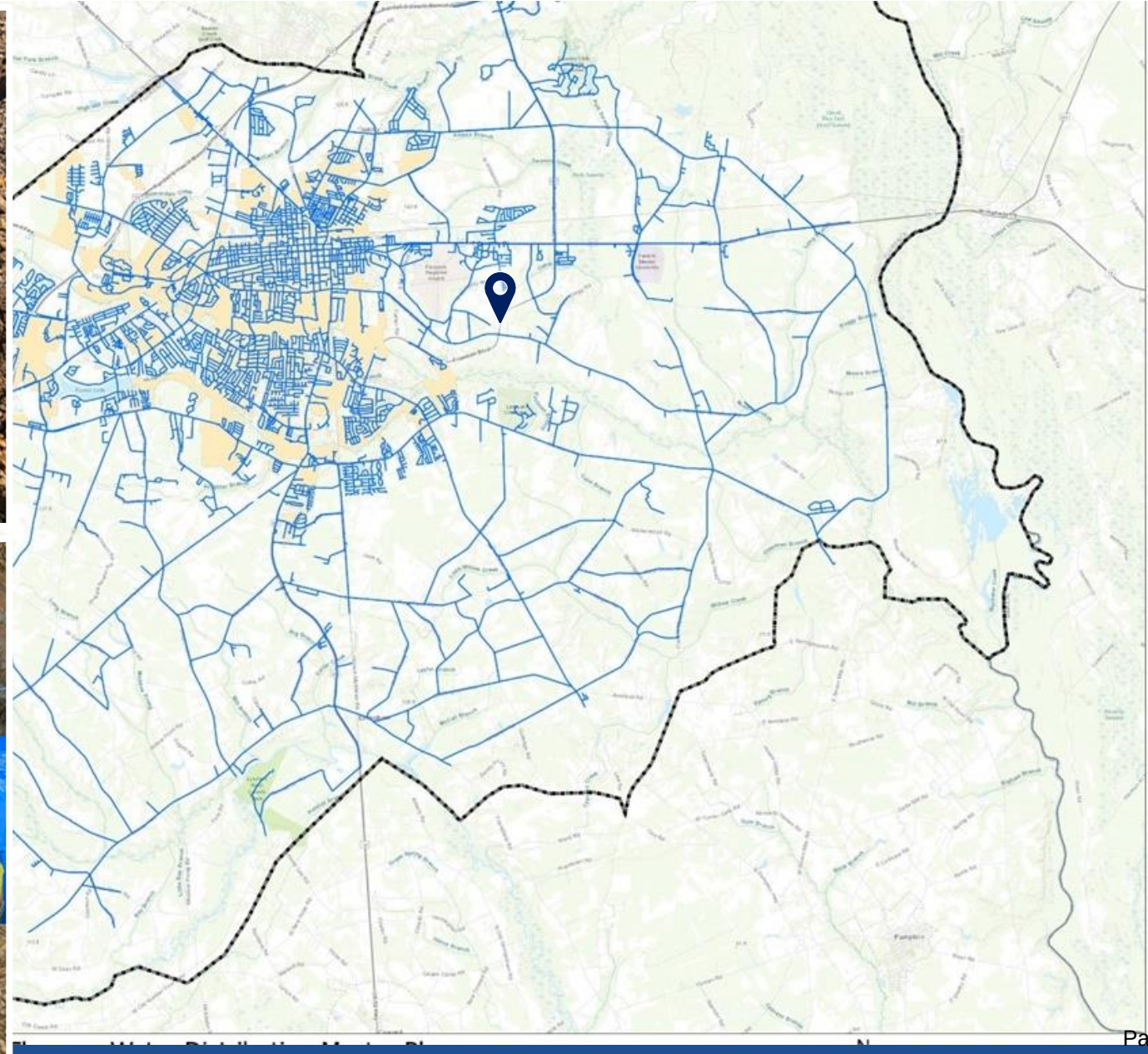
East National Cemetery Paper Mill
(SCDOT Relocation)

✓ COMPLETED



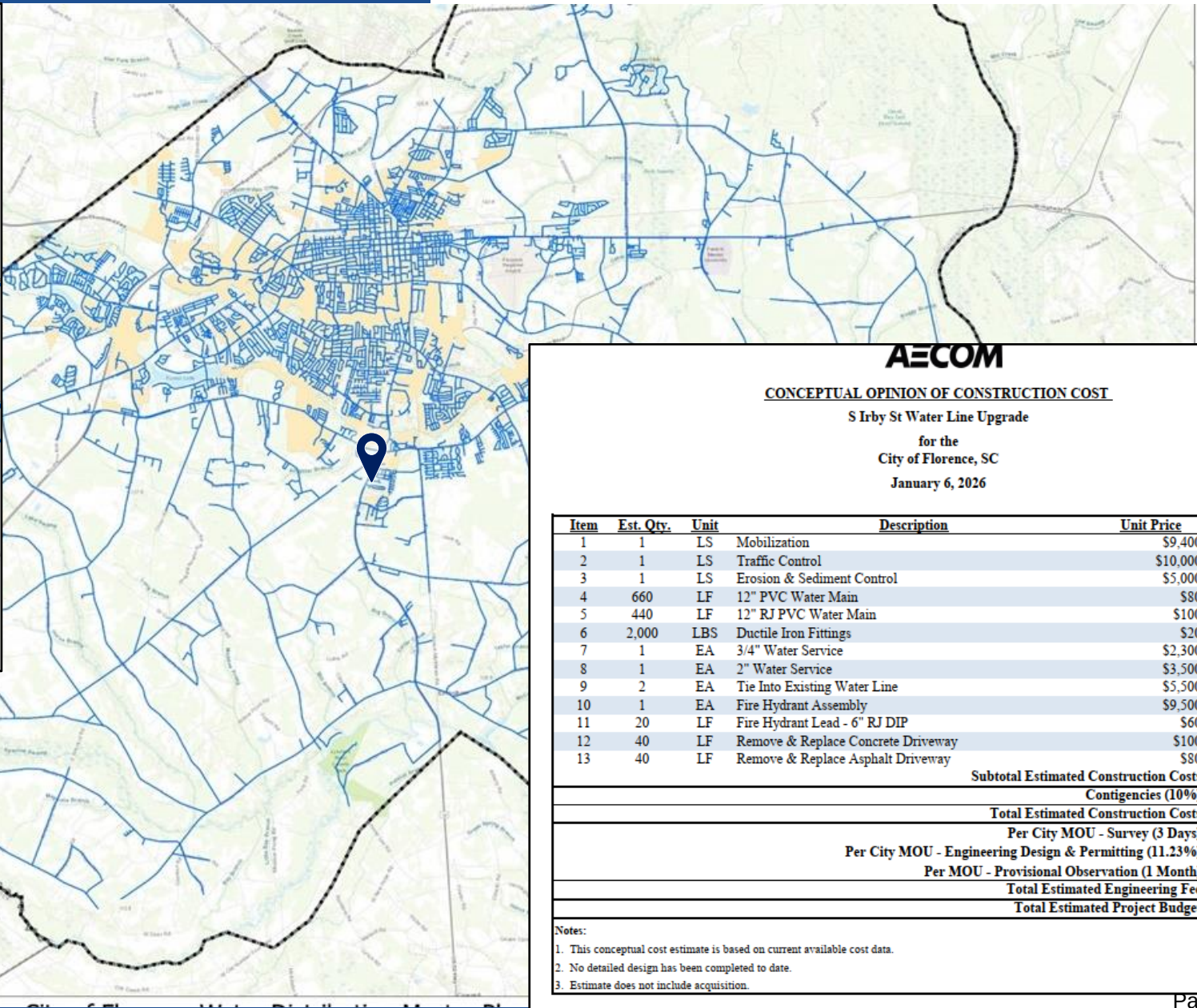
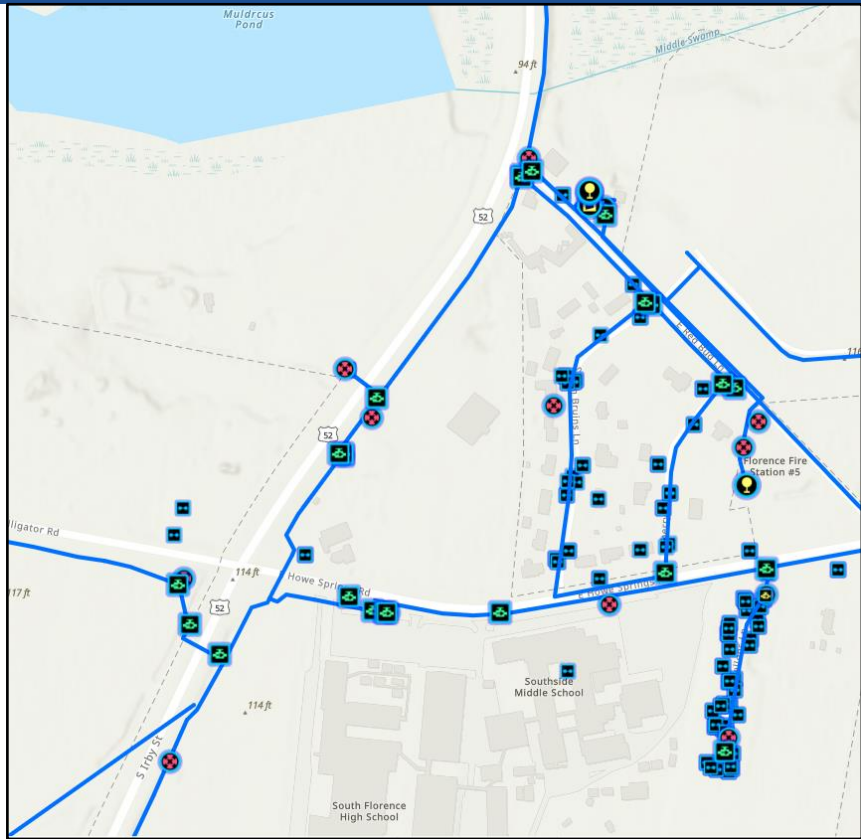
Water-Related Projects

Freedom Blvd Waterline Extension



Water-Related Projects

S. Irby St Waterline Upgrades



AECOM

CONCEPTUAL OPINION OF CONSTRUCTION COST

S Irby St Water Line Upgrade

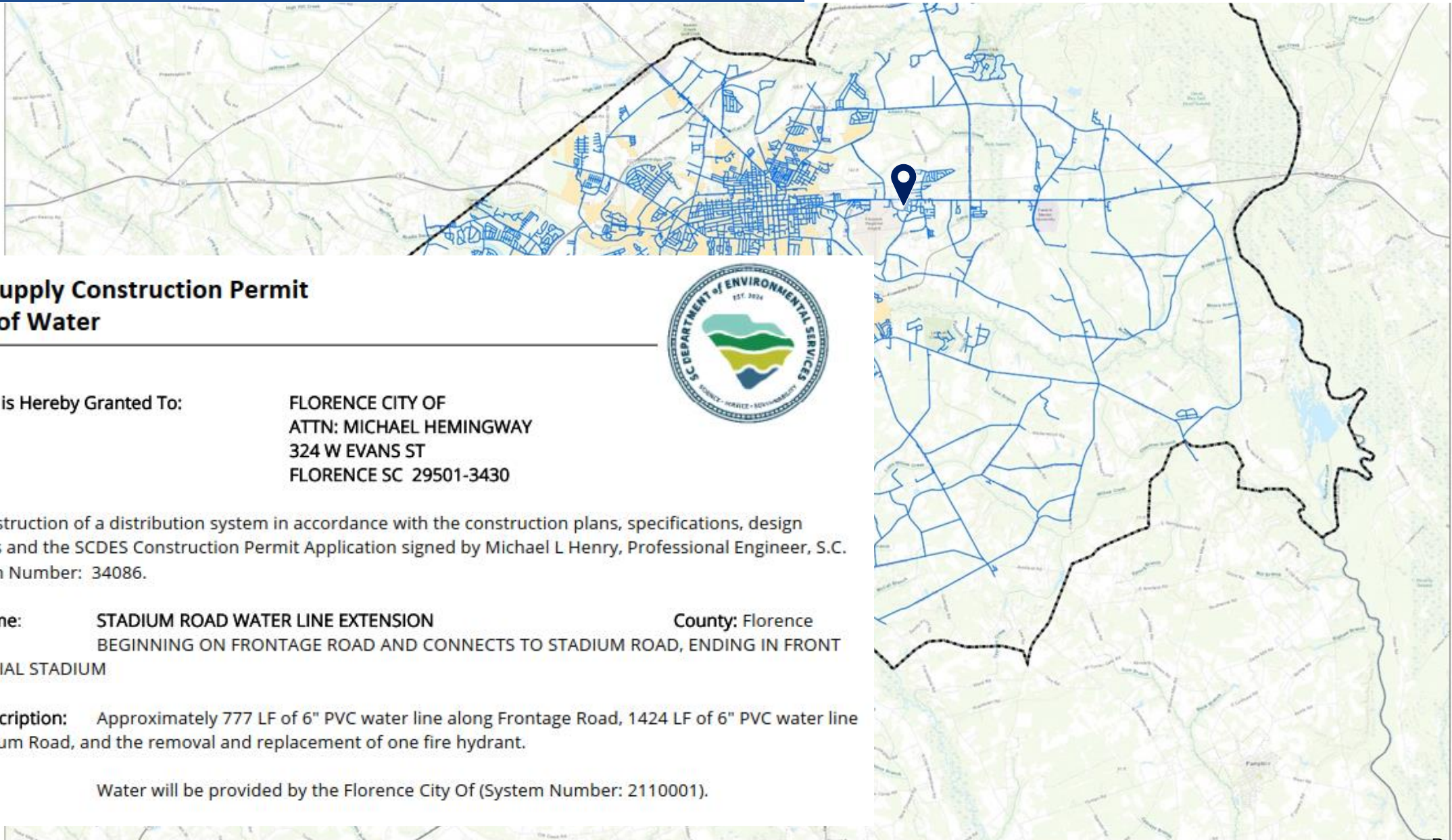
for the
City of Florence, SC

January 6, 2026

Item	Est. Qty.	Unit	Description	Unit Price	Total
1	1	LS	Mobilization	\$9,400	\$9,400
2	1	LS	Traffic Control	\$10,000	\$10,000
3	1	LS	Erosion & Sediment Control	\$5,000	\$5,000
4	660	LF	12" PVC Water Main	\$80	\$52,800
5	440	LF	12" RJ PVC Water Main	\$100	\$44,000
6	2,000	LBS	Ductile Iron Fittings	\$20	\$40,000
7	1	EA	3/4" Water Service	\$2,300	\$2,300
8	1	EA	2" Water Service	\$3,500	\$3,500
9	2	EA	Tie Into Existing Water Line	\$5,500	\$11,000
10	1	EA	Fire Hydrant Assembly	\$9,500	\$9,500
11	20	LF	Fire Hydrant Lead - 6" RJ DIP	\$60	\$1,200
12	40	LF	Remove & Replace Concrete Driveway	\$100	\$4,000
13	40	LF	Remove & Replace Asphalt Driveway	\$80	\$3,200
Subtotal Estimated Construction Costs:					\$195,900
Contingencies (10%):					\$19,590
Total Estimated Construction Costs:					\$215,490
Per City MOU - Survey (3 Days):					\$3,750
Per City MOU - Engineering Design & Permitting (11.23%):					\$24,200
Per MOU - Provisional Observation (1 Month):					\$3,000
Total Estimated Engineering Fee:					\$30,950
Total Estimated Project Budget:					\$246,440

Notes:

1. This conceptual cost estimate is based on current available cost data.
2. No detailed design has been completed to date.
3. Estimate does not include acquisition.



Water Supply Construction Permit Bureau of Water



Permission is Hereby Granted To:

FLORENCE CITY OF
ATTN: MICHAEL HEMINGWAY
324 W EVANS ST
FLORENCE SC 29501-3430

for the construction of a distribution system in accordance with the construction plans, specifications, design calculations and the SCDES Construction Permit Application signed by Michael L Henry, Professional Engineer, S.C. Registration Number: 34086.

Project Name: STADIUM ROAD WATER LINE EXTENSION **County:** Florence
Location: BEGINNING ON FRONTAGE ROAD AND CONNECTS TO STADIUM ROAD, ENDING IN FRONT OF MEMORIAL STADIUM

Project Description: Approximately 777 LF of 6" PVC water line along Frontage Road, 1424 LF of 6" PVC water line along Stadium Road, and the removal and replacement of one fire hydrant.

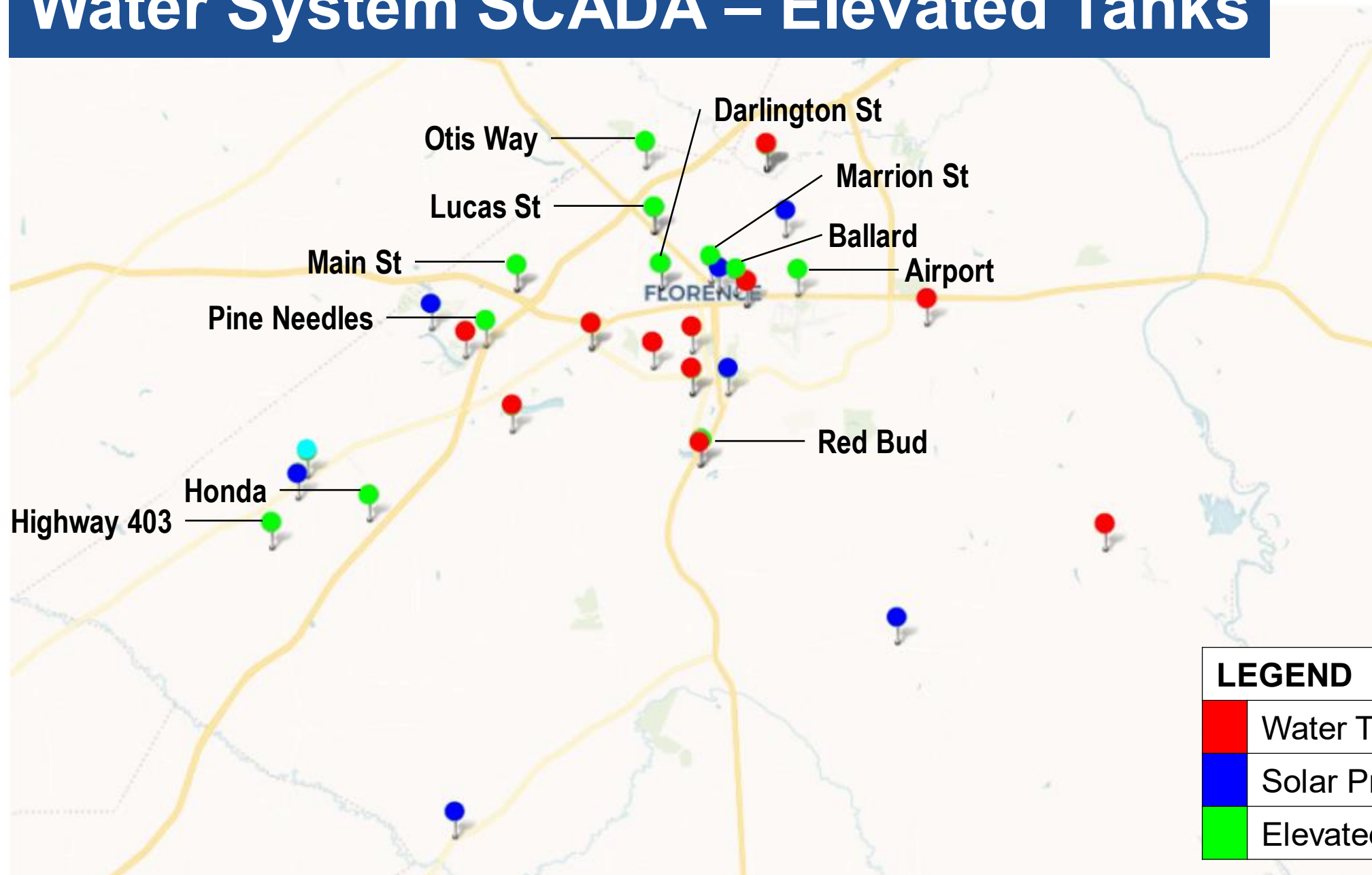
Service By: Water will be provided by the Florence City Of (System Number: 2110001).

Water-Related Projects

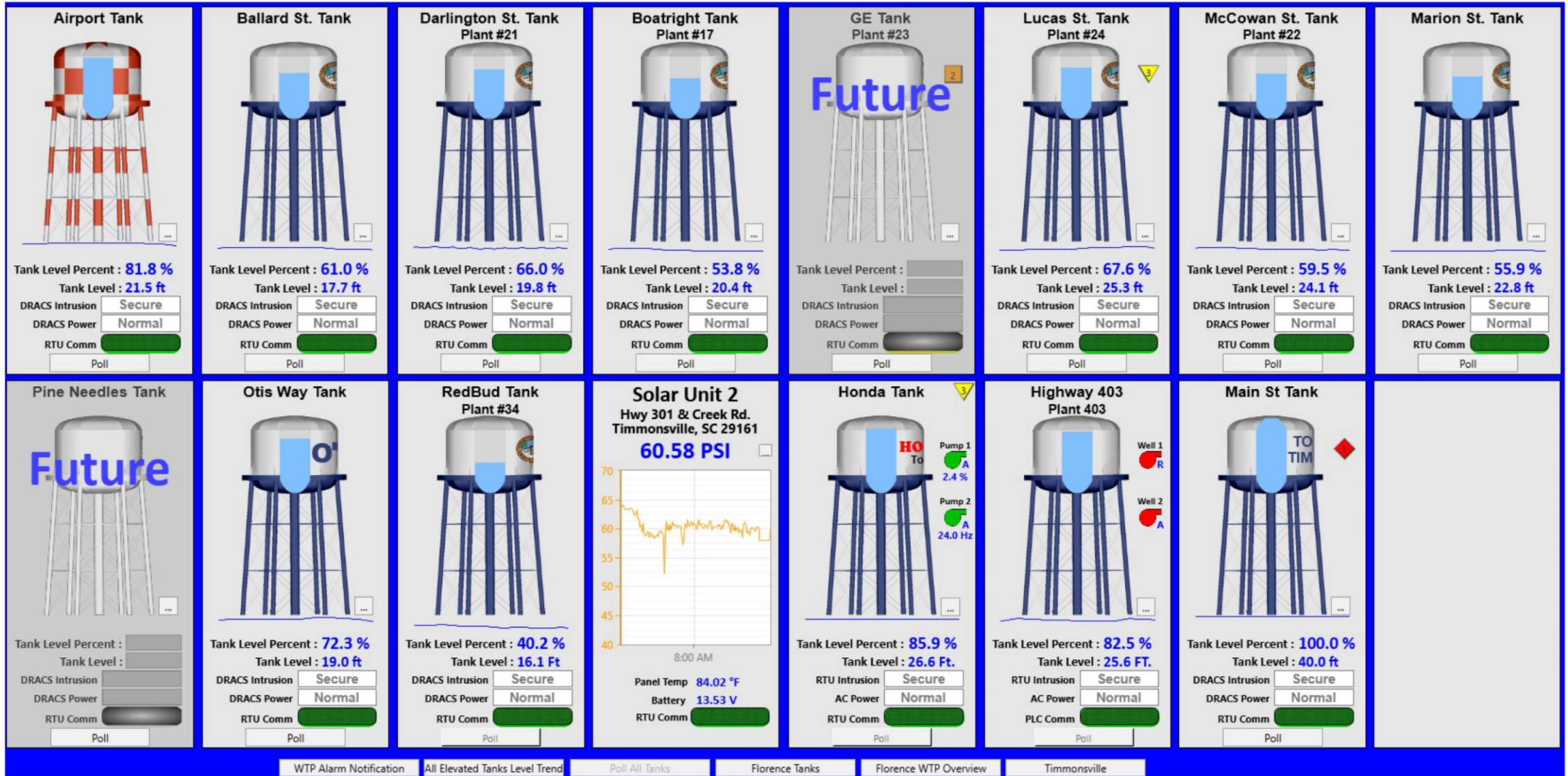
SCIIP GE Ground Water Treatment Plant Upgrades



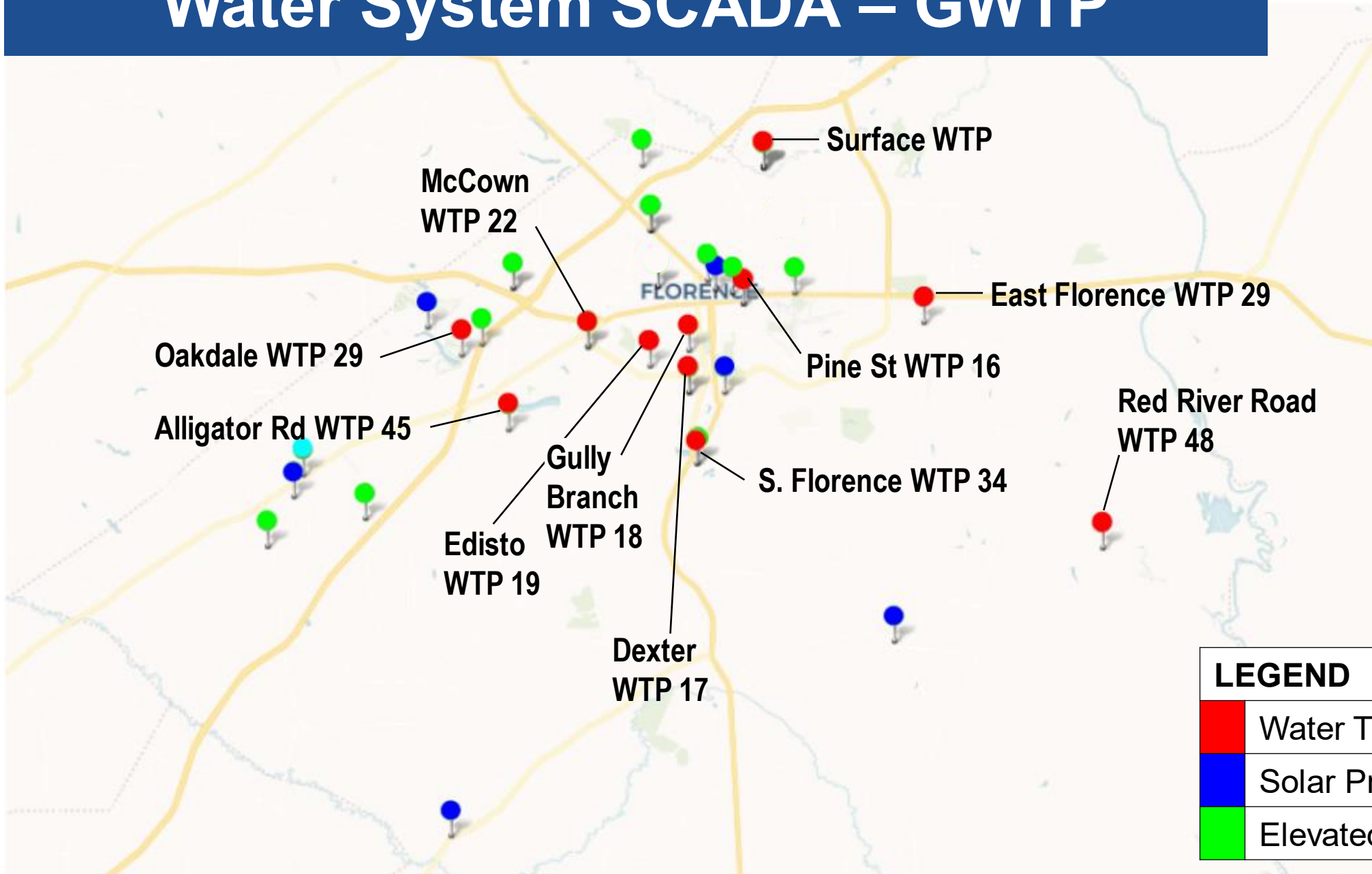
Water System SCADA – Elevated Tanks



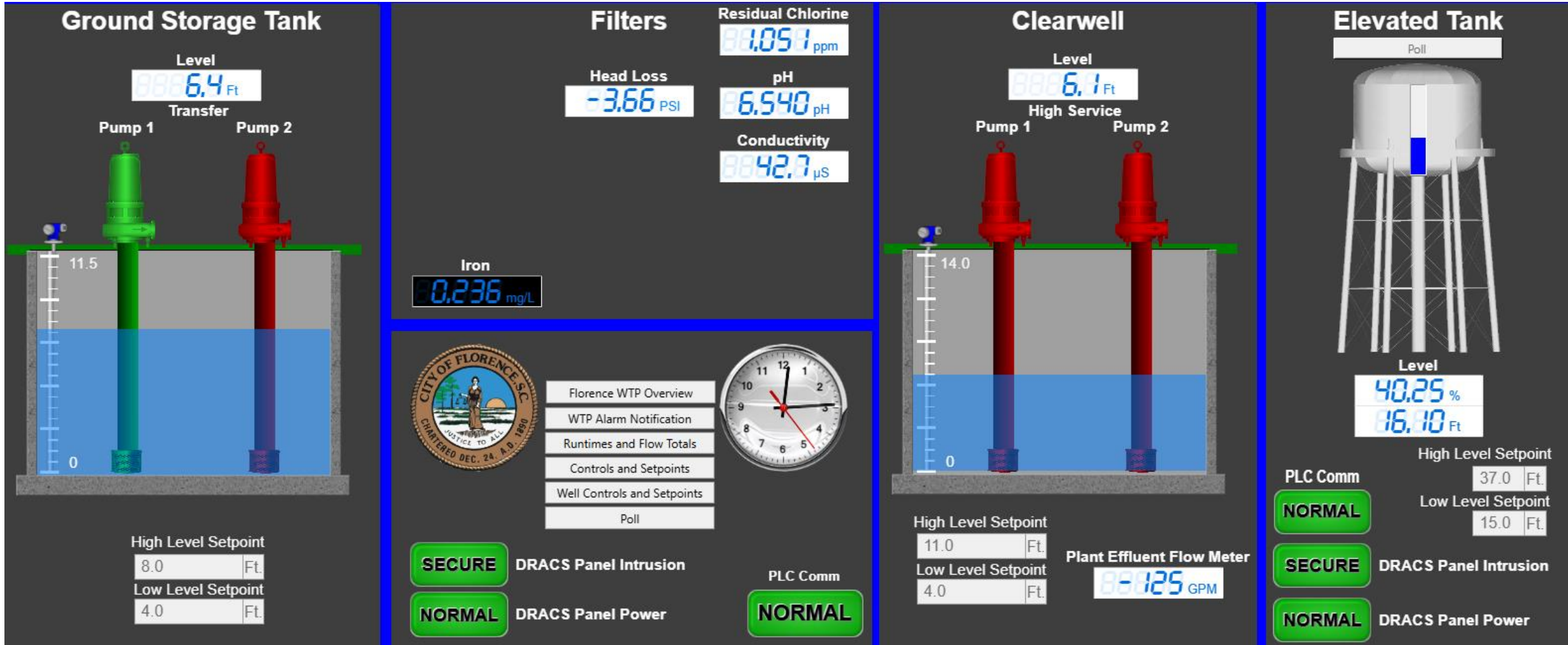
SCADA – Elevated Tanks



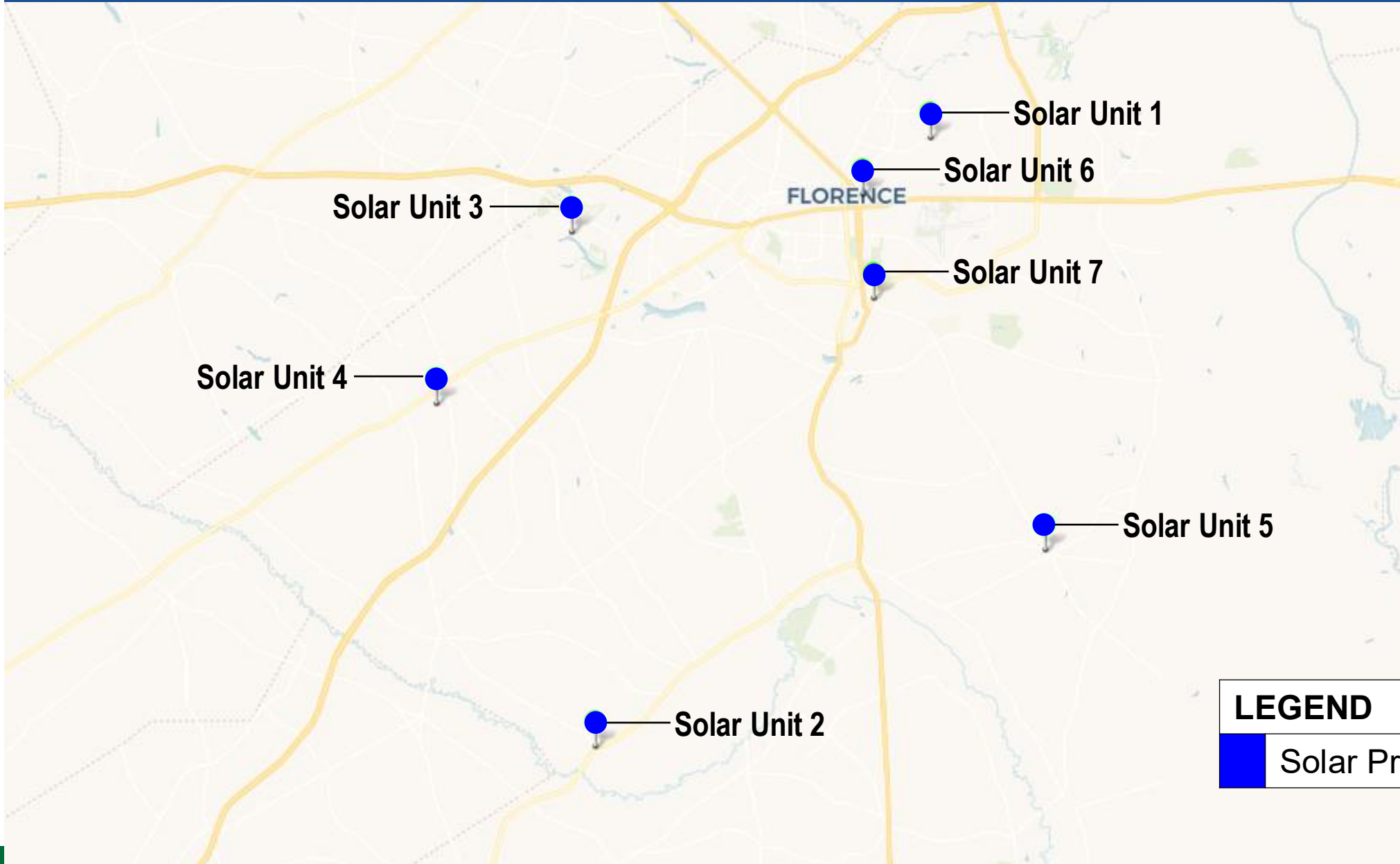
Water System SCADA – GWTP



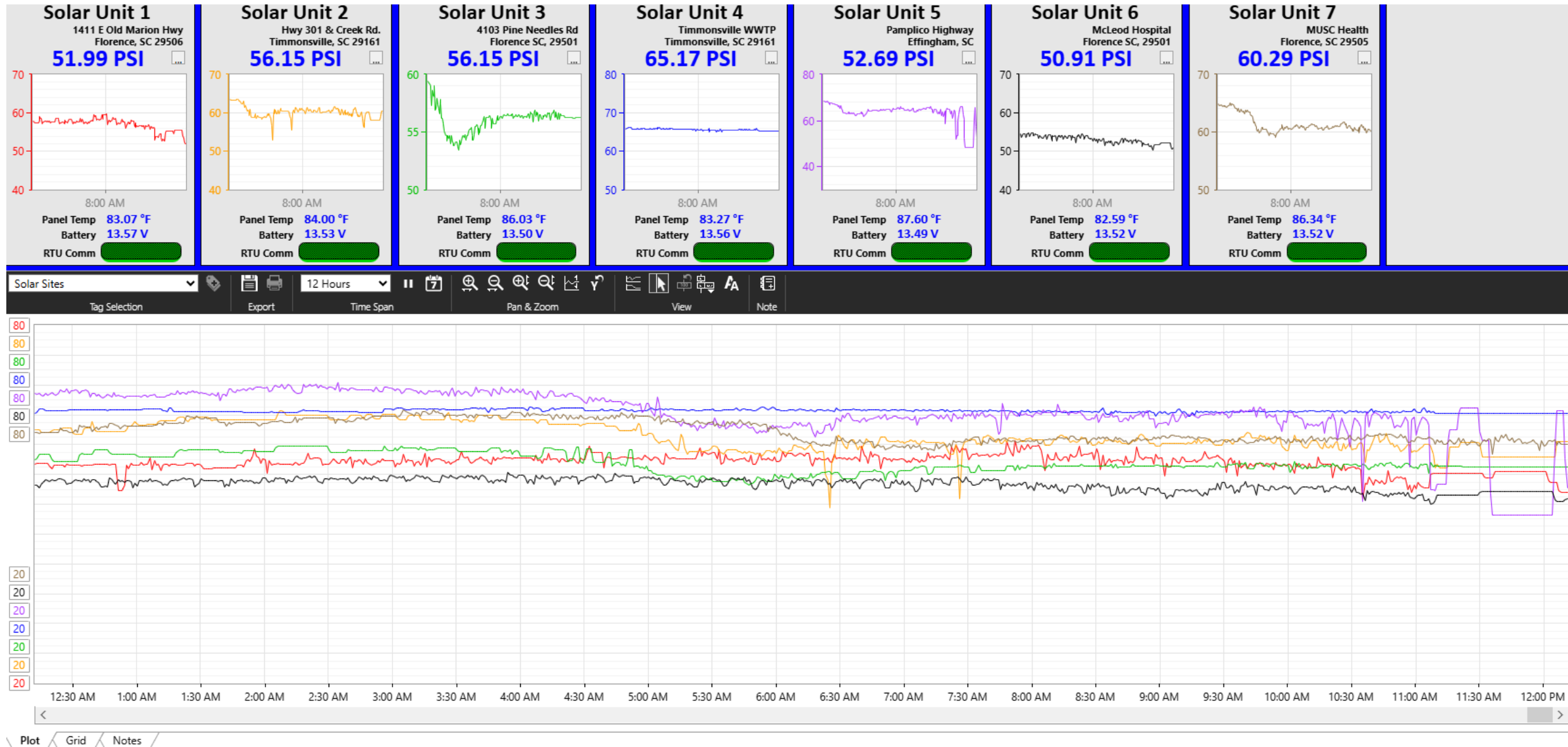
SCADA GWTPs— S. Florence Plant



Water System SCADA – System Pressure

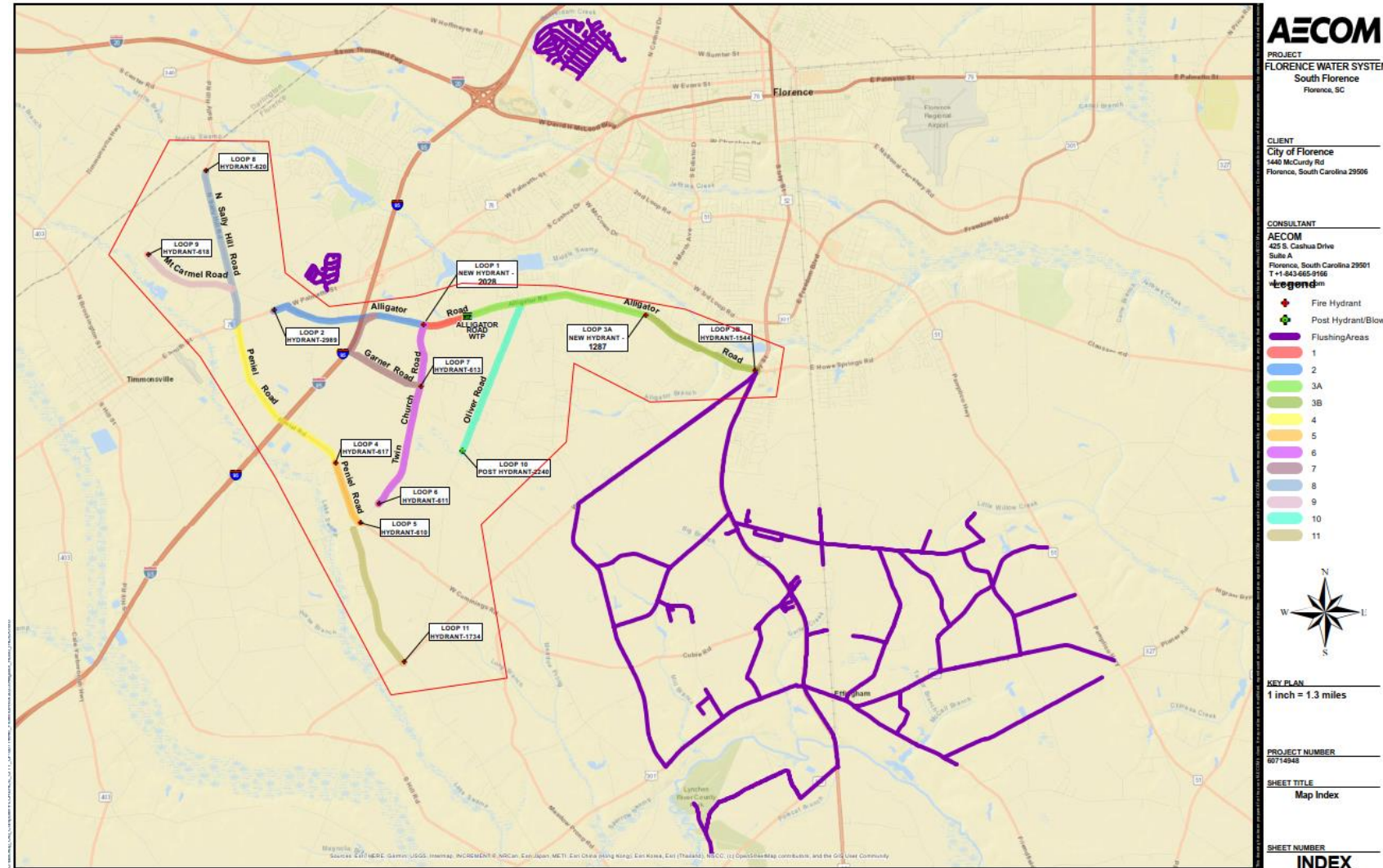


SCADA – Distribution Water Pressure Sensors

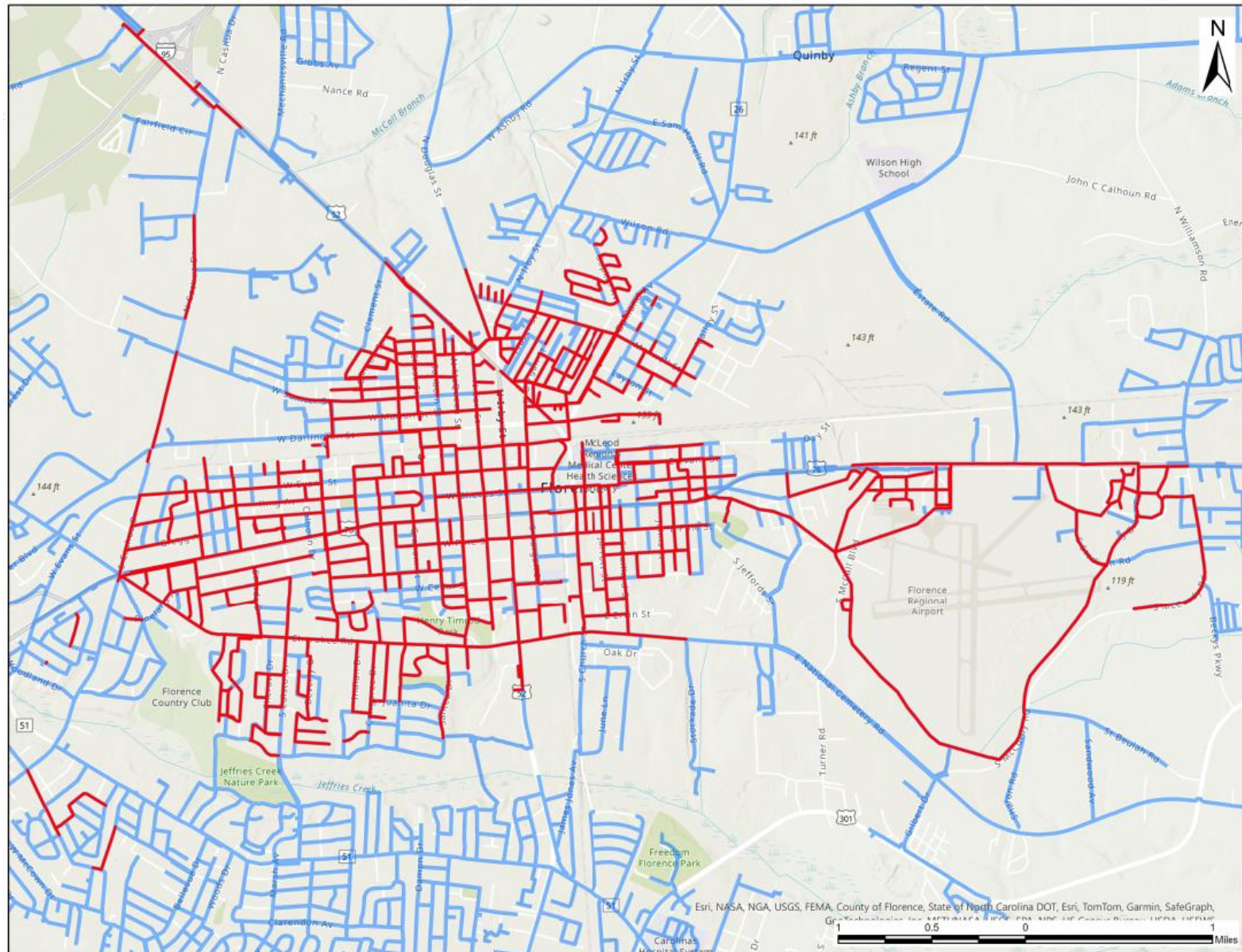


Flushing Program Update

- Systematically flush from clean source to scour sediment
- Allows quick response to water quality complaints



Asset Management



AECOM

PROJECT

Cast Iron Pipe

CLIENT

City of Florence

LEGEND

Water Main - Cast Iron

Year	Total Feet
0	407,237
1949	2,231
1950	15,384
1951	29,546
1953	1,192
1957	959
1960	611
1964	323
1965	1,000
1966	3,178
1969	3,771
1970	221
1978	5,138
1983	4,313
1987	2,508
1988	958
1990	449
1992	4,614
1997	827
1998	3,291

PROJECT NUMBER

000000000000

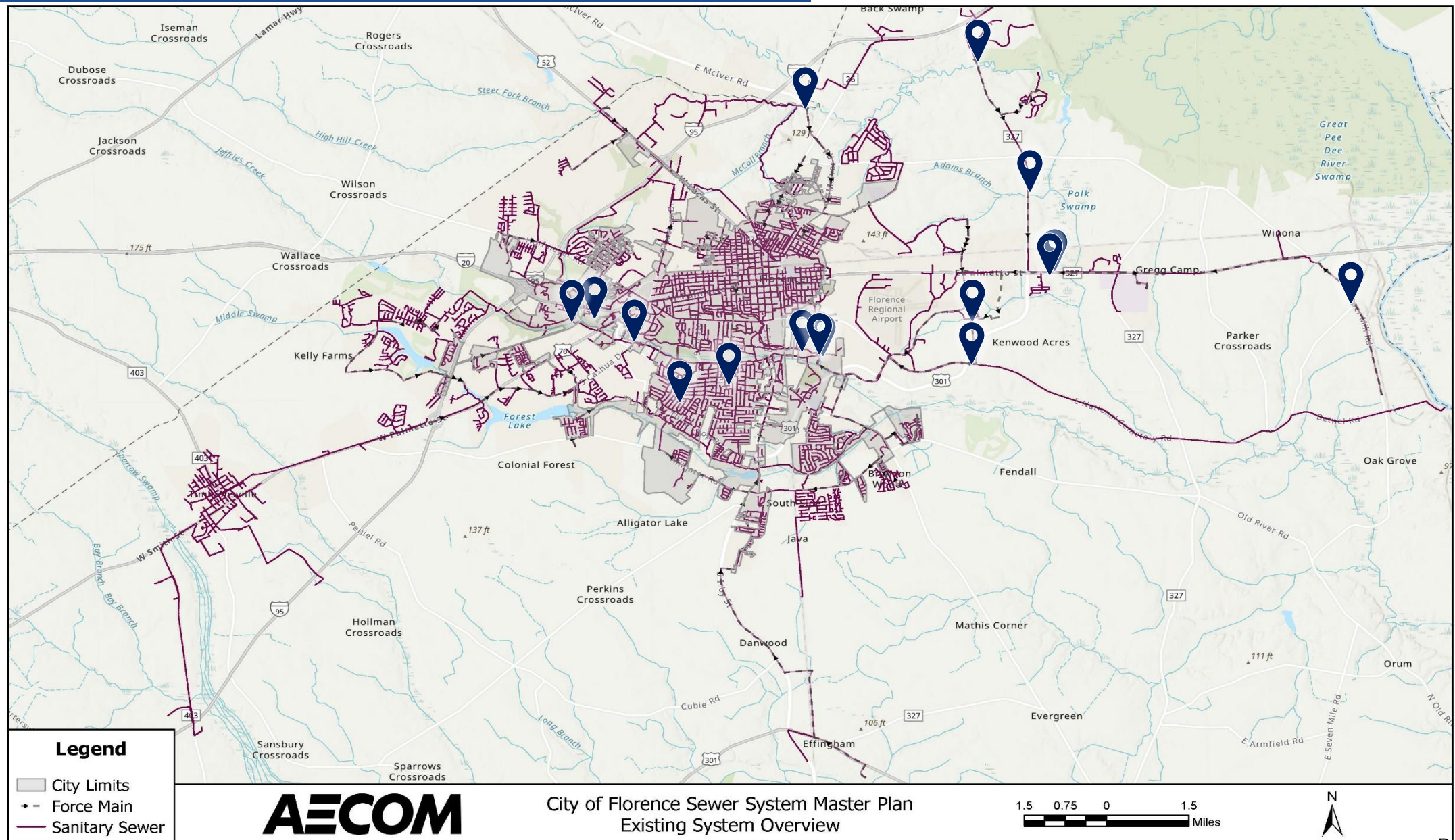


City of Florence, South Carolina
Sewer Collection System Master Plan



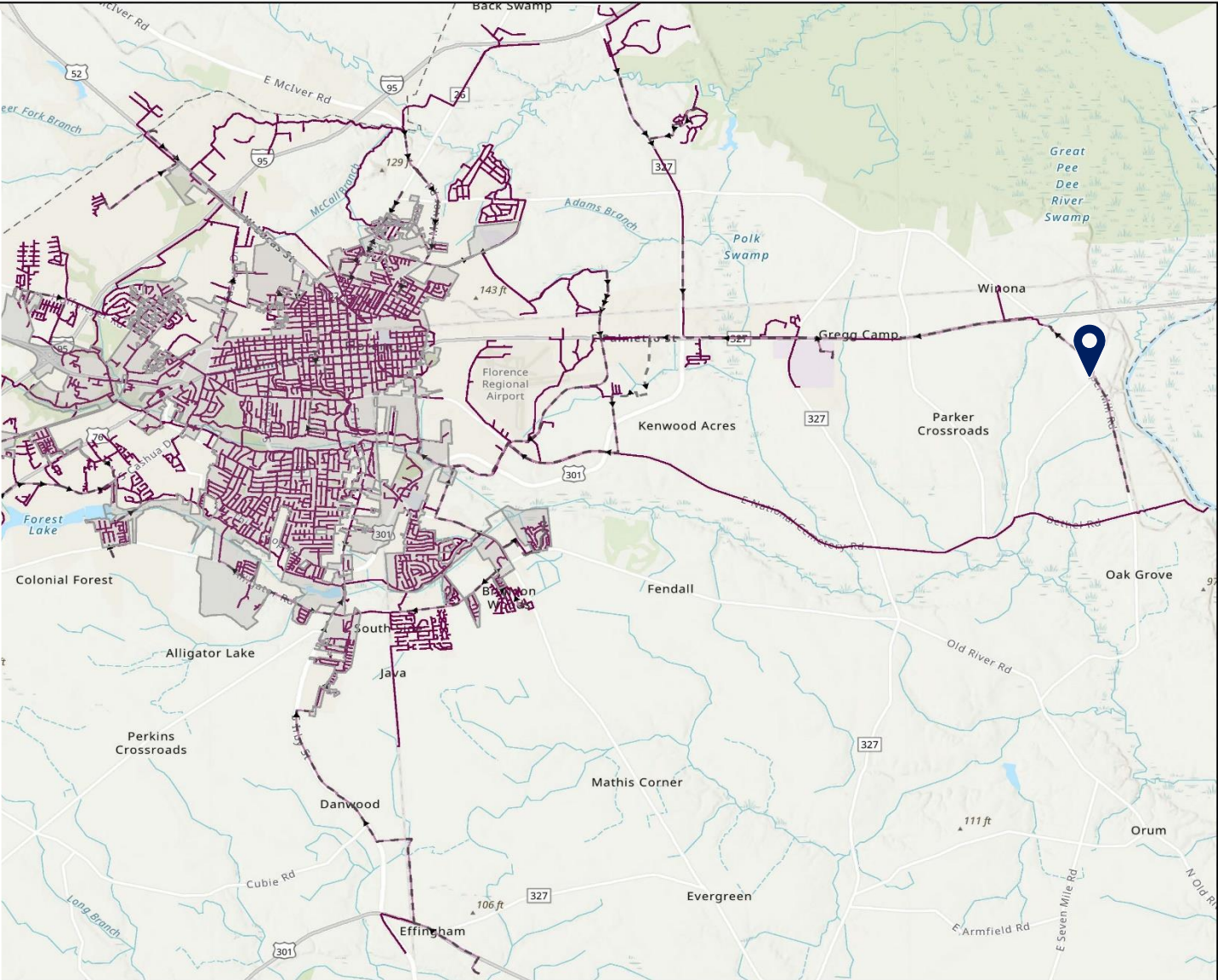
Sewer Collection System Master Plan

Sewer-Related Projects

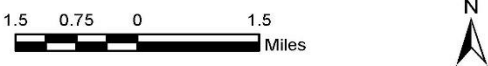


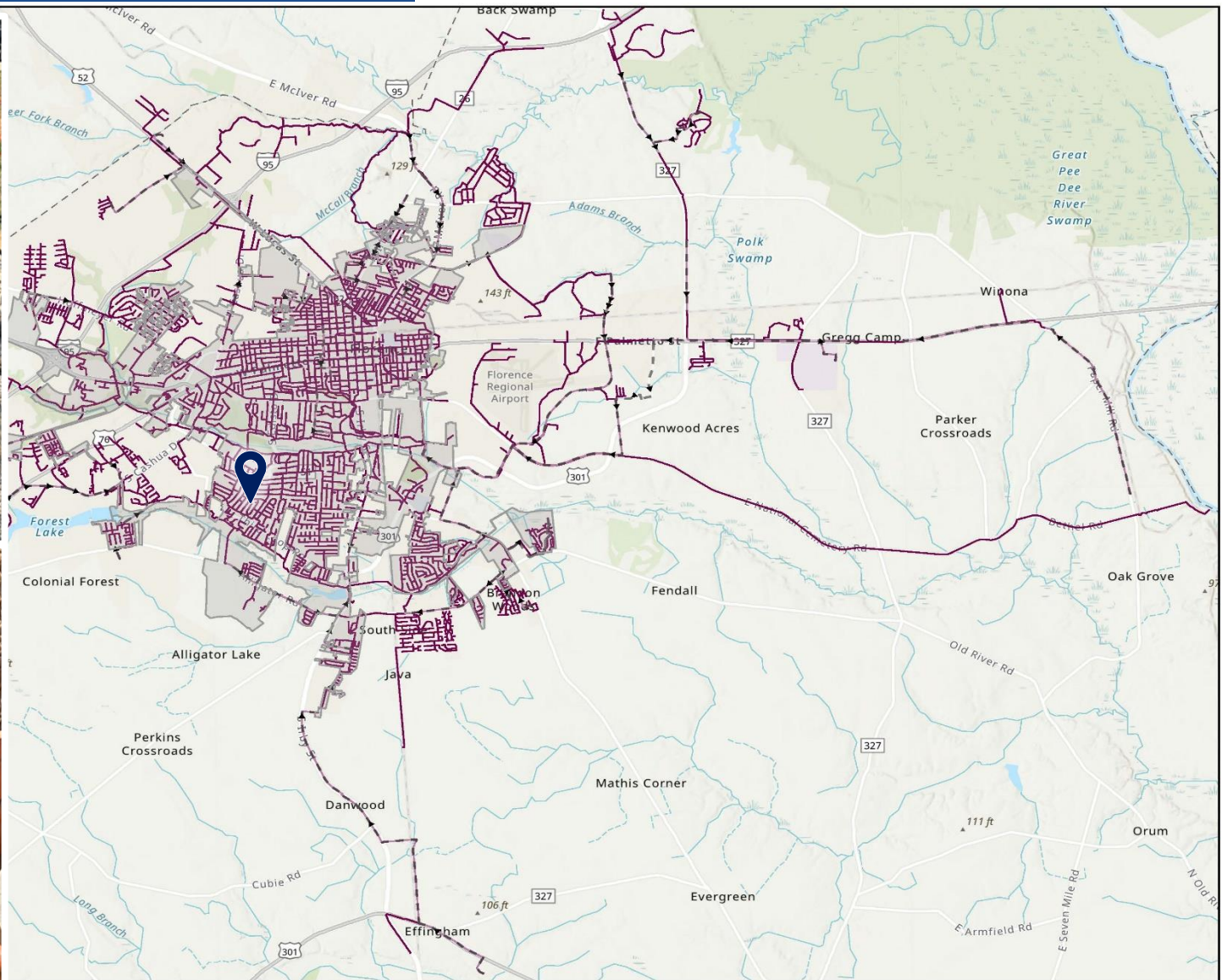
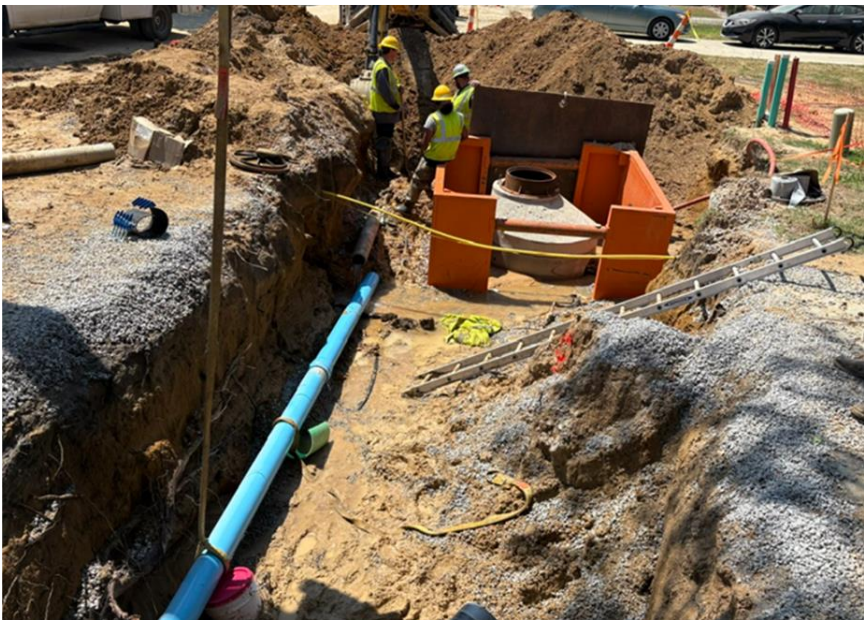
Sewer-Related Projects

Paper Mill Road Utility Relocation  COMPLETED



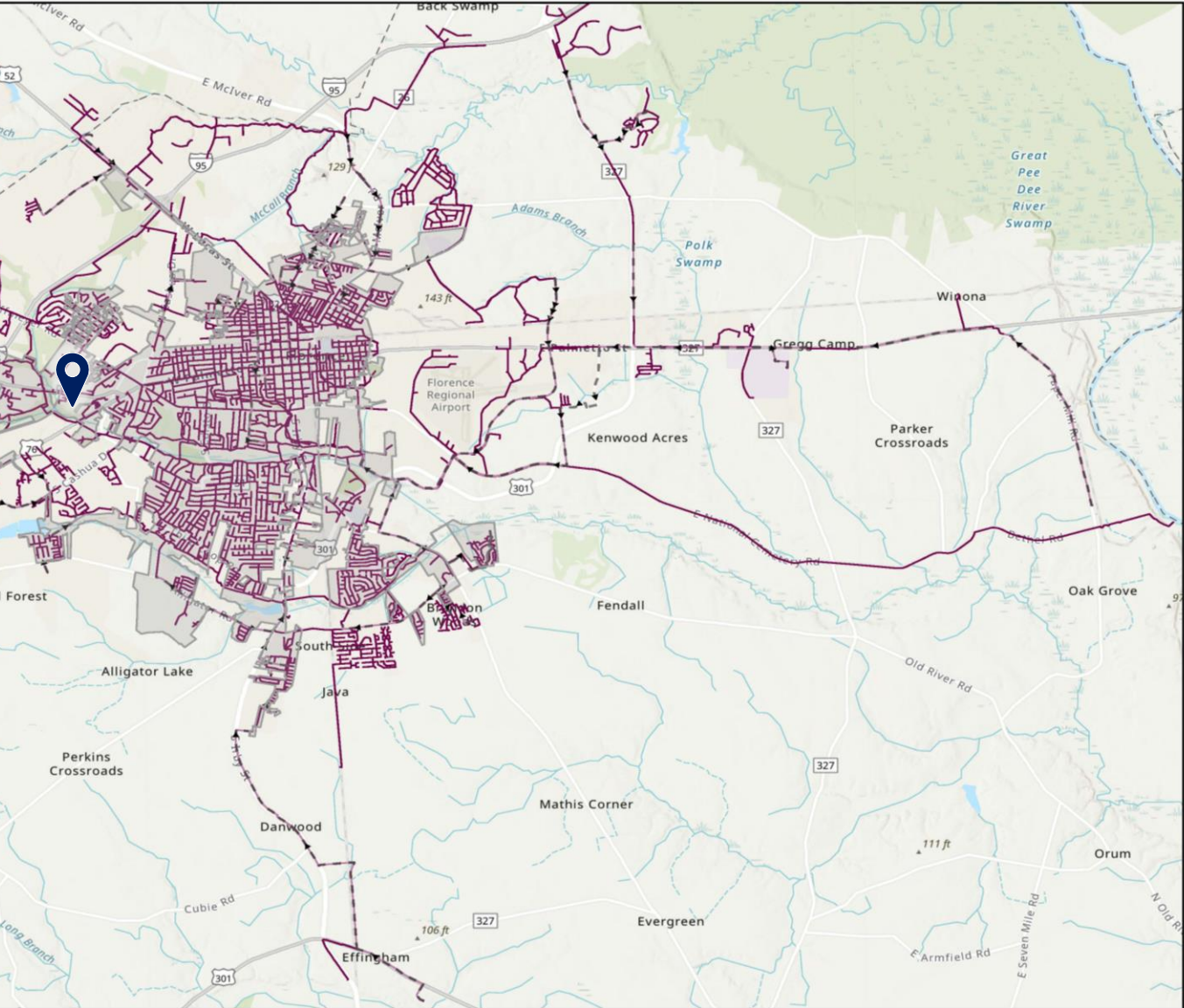
City of Florence Sewer System Master Plan
Existing System Overview





City of Florence Sewer System Master Plan
Existing System Overview





- City Limits
- Force Main
- Sanitary Sewer

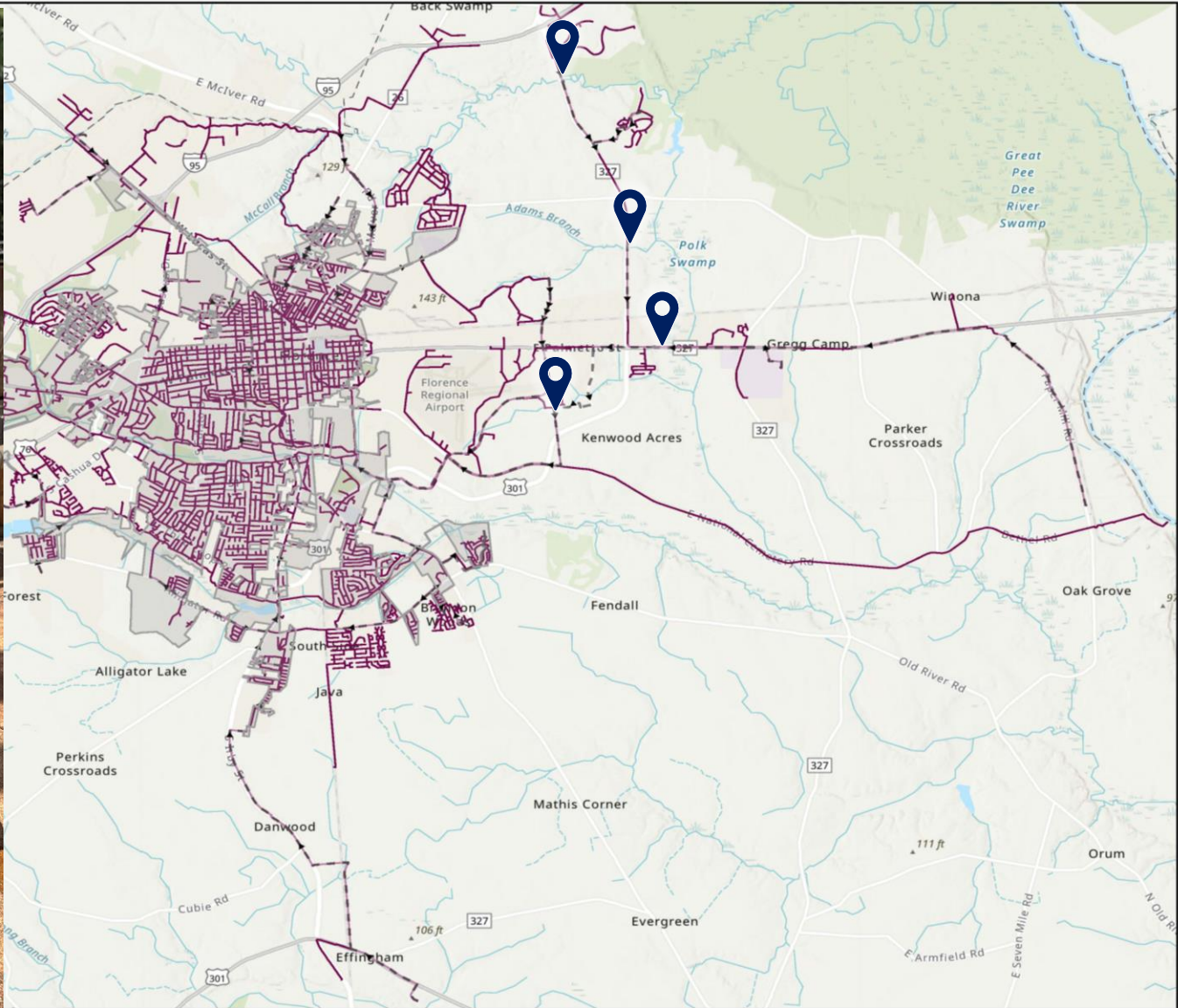
AECOM

City of Florence Sewer System Master Plan
Existing System Overview

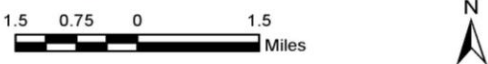


Sewer-Related Projects

Pump Station Pump Replacements  COMPLETED



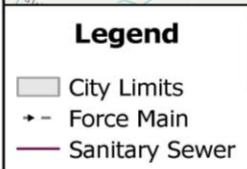
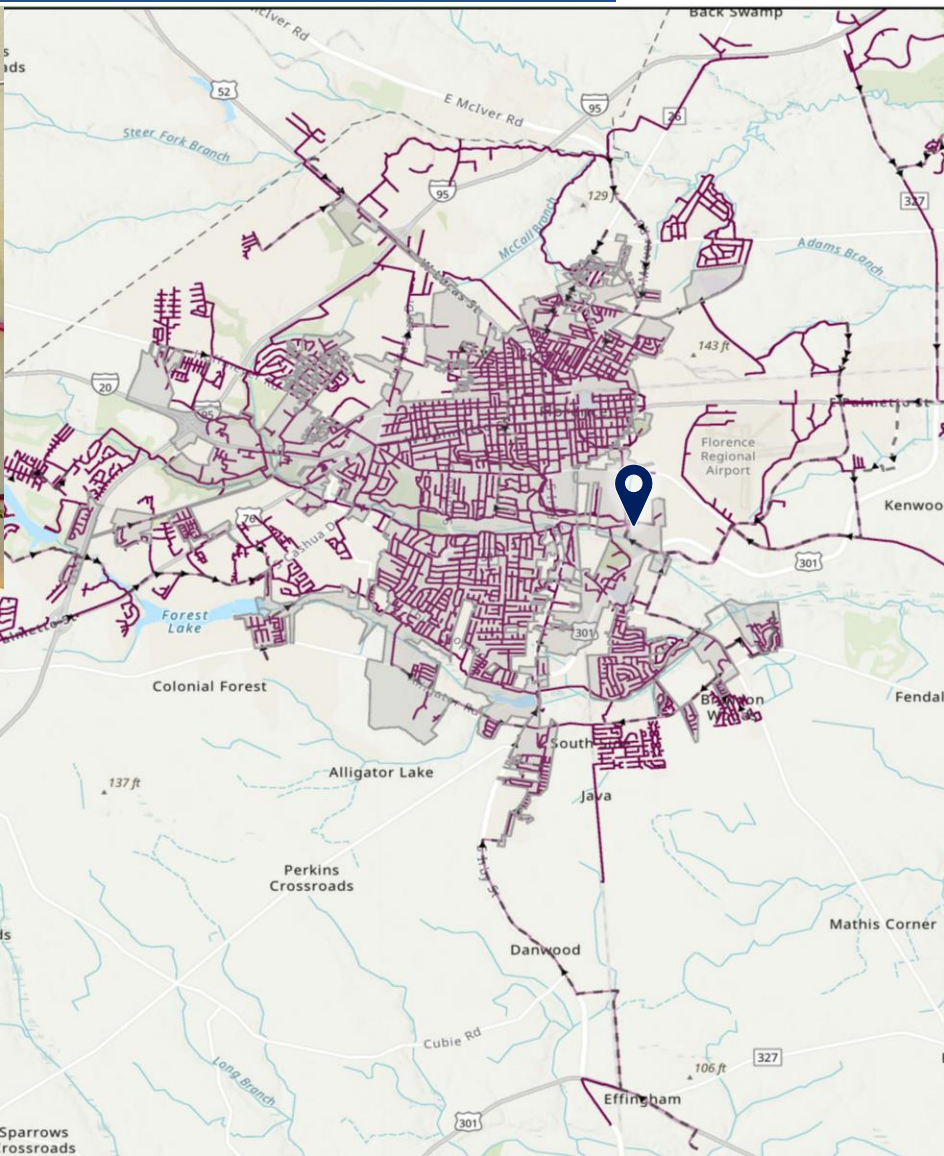
City of Florence Sewer System Master Plan
Existing System Overview



Sewer-Related Projects

Influent Bar Screens Water Reclamation Facility

✓ COMPLETED
→ UPCOMING



AECOM

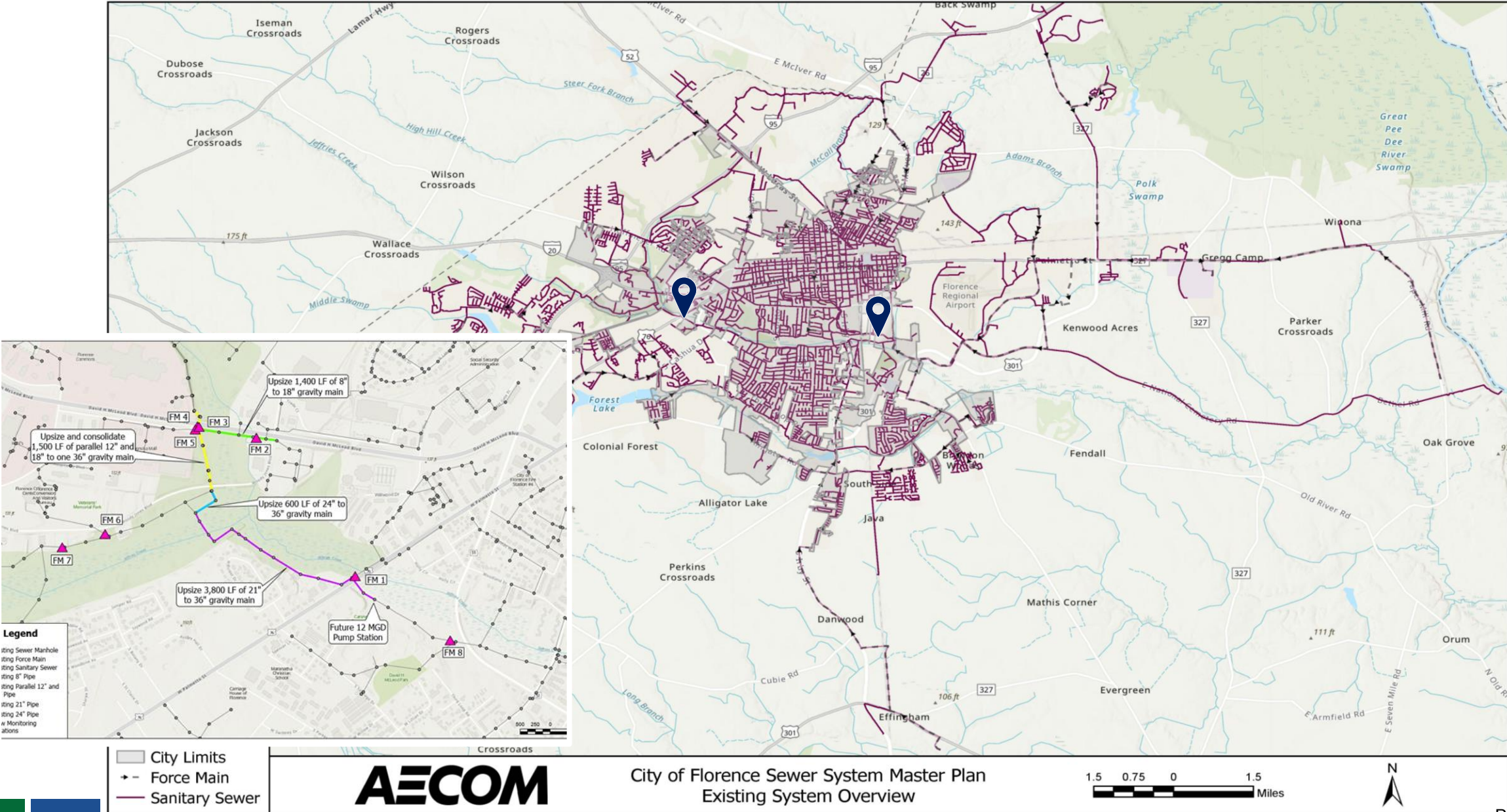
City of Florence Sewer System Master Plan
Existing System Overview

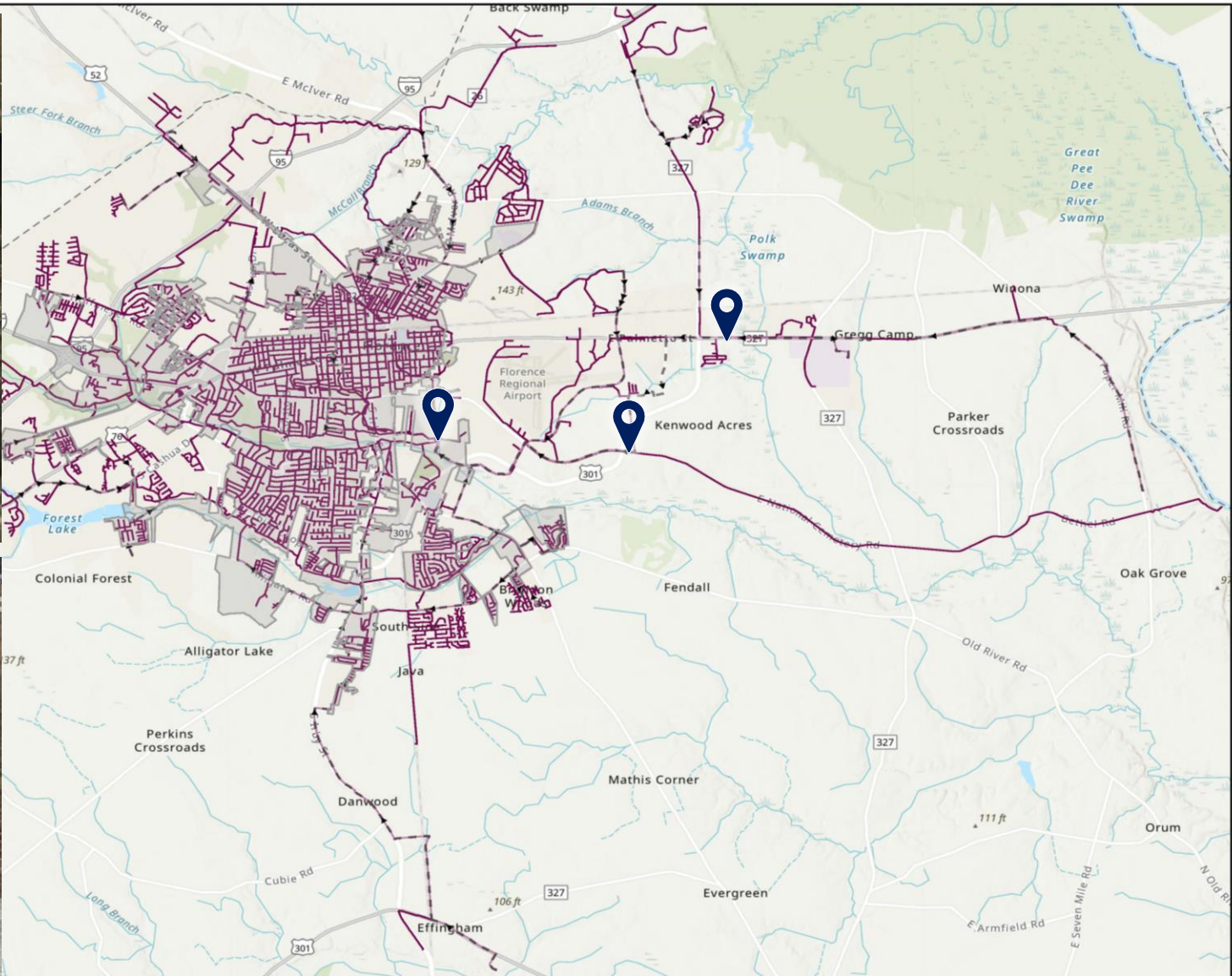
1.5

Sewer-Related Projects

Jeffries Creek (Hillside Wisteria Phase 1) & Middle South

PLANNING
UPCOMING



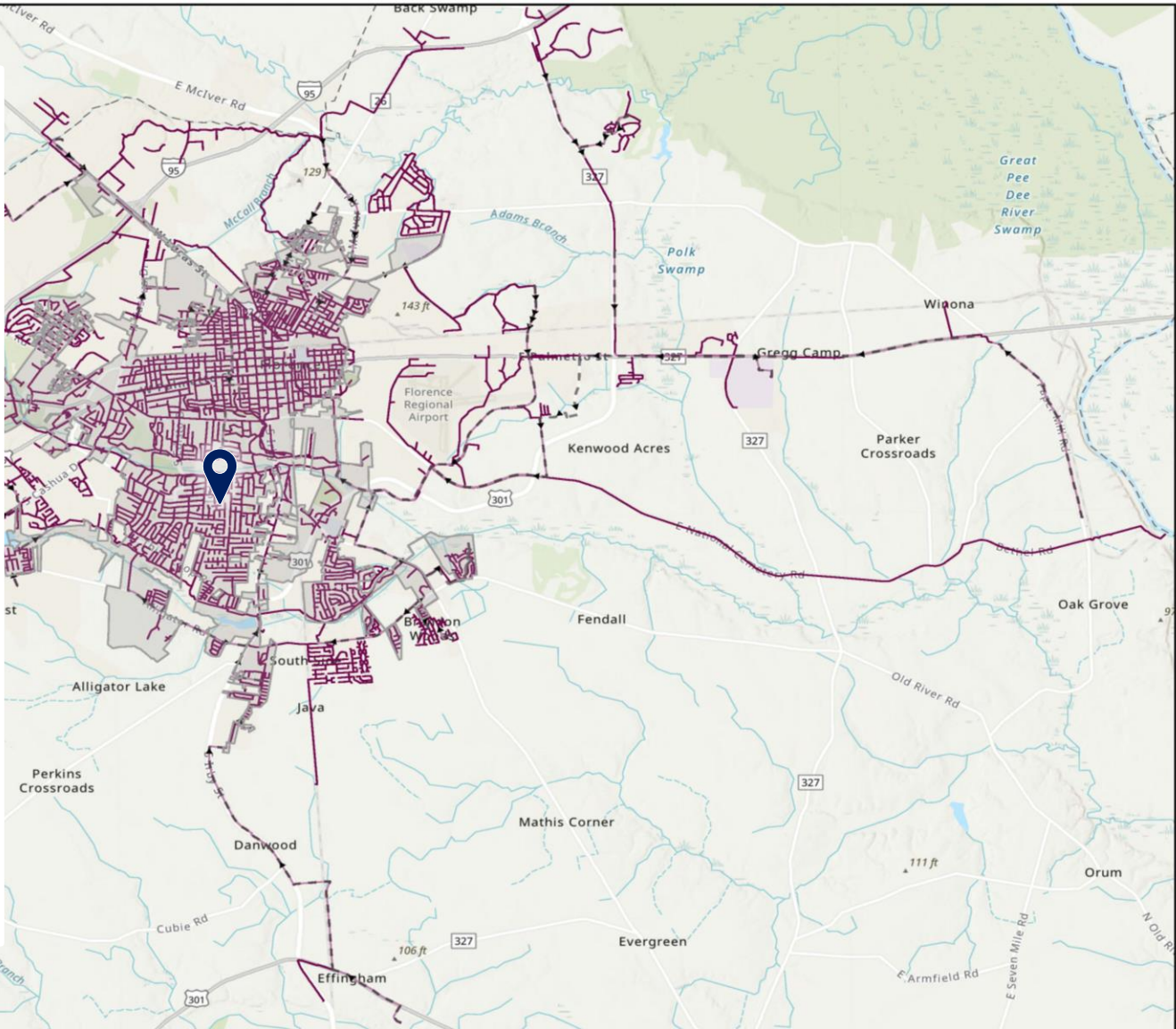


- City Limits
- Force Main
- Sanitary Sewer

AECOM

City of Florence Sewer System Master Plan
Existing System Overview





Legend

City Limits

Force Main

Sanitary Sewer

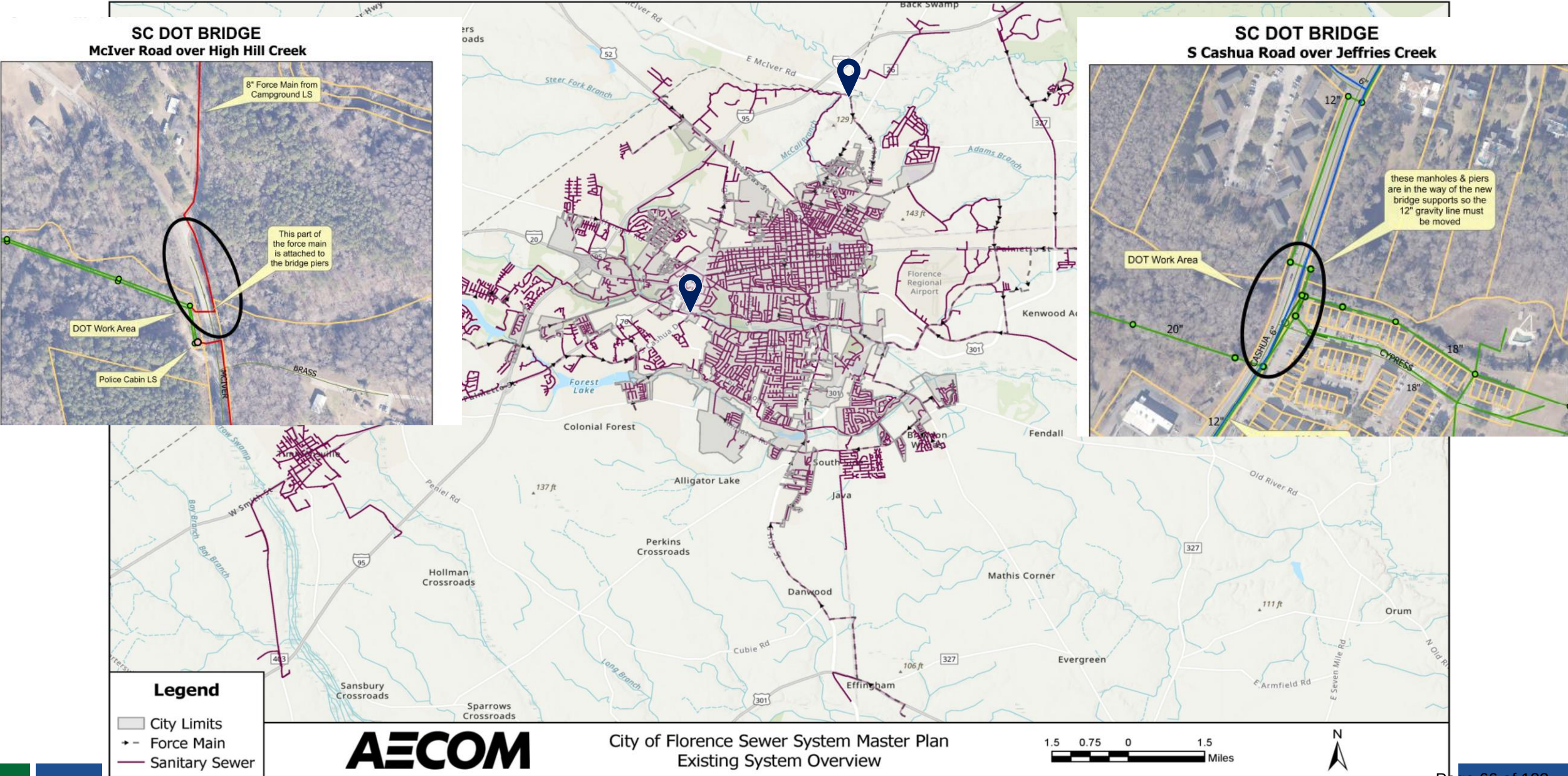


City of Florence Sewer System Master Plan
Existing System Overview



Sewer-Related Projects

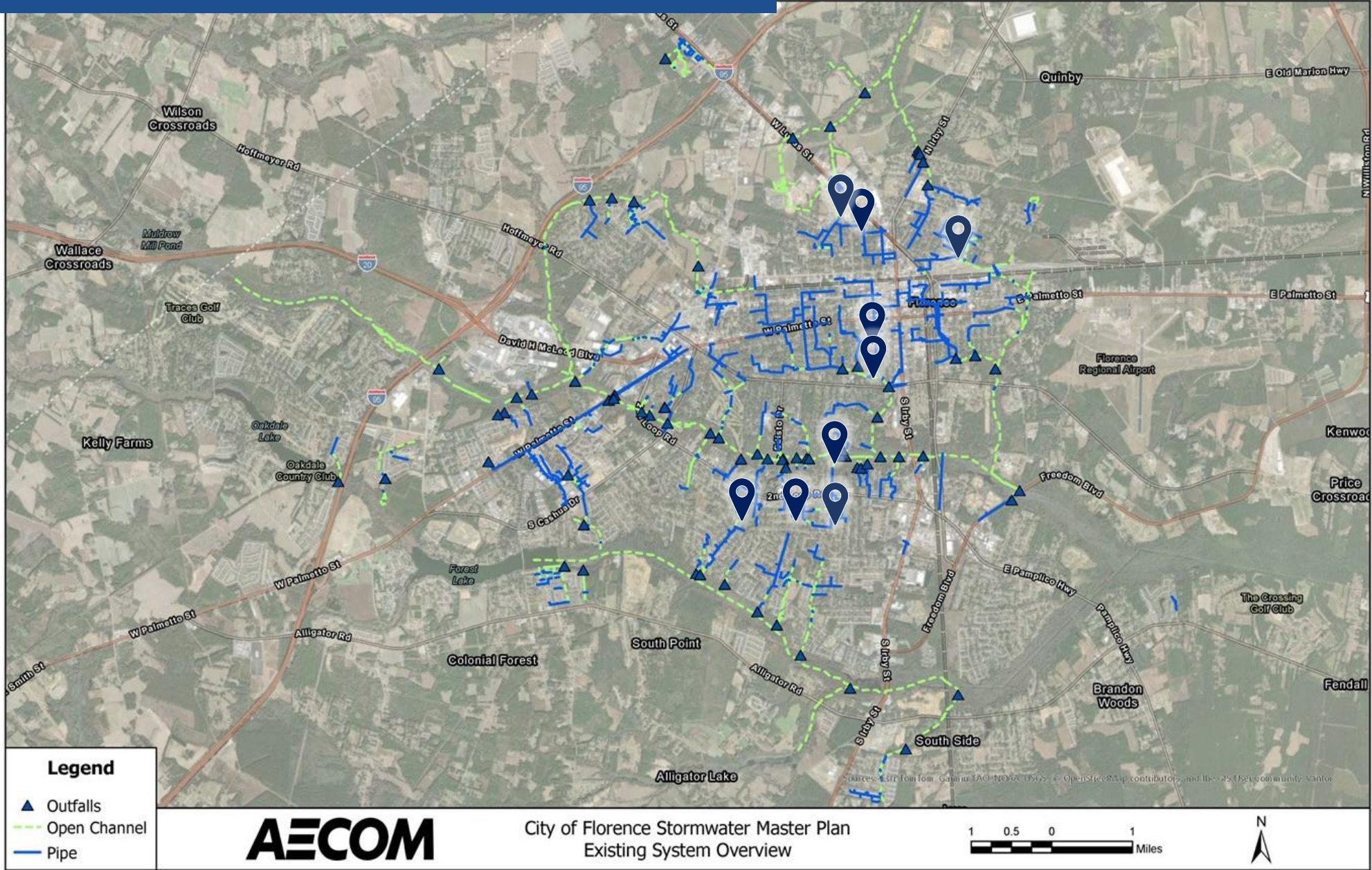
SCDOT Bridge Utility Relocation Updates





Stormwater Distribution Master Plan

Stormwater-Related Projects

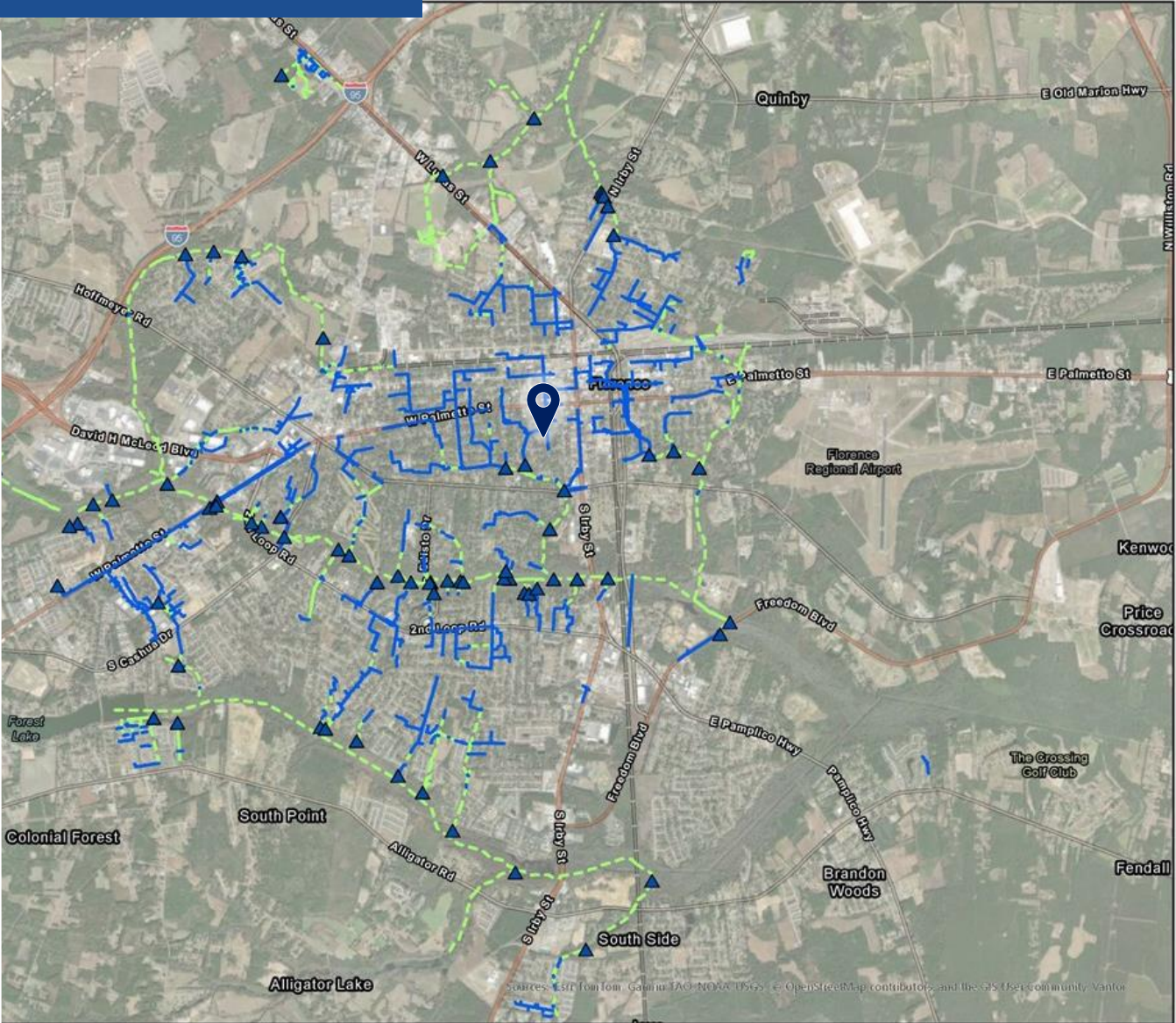


Stormwater-Related Projects

Storm Drain Cleaning Project

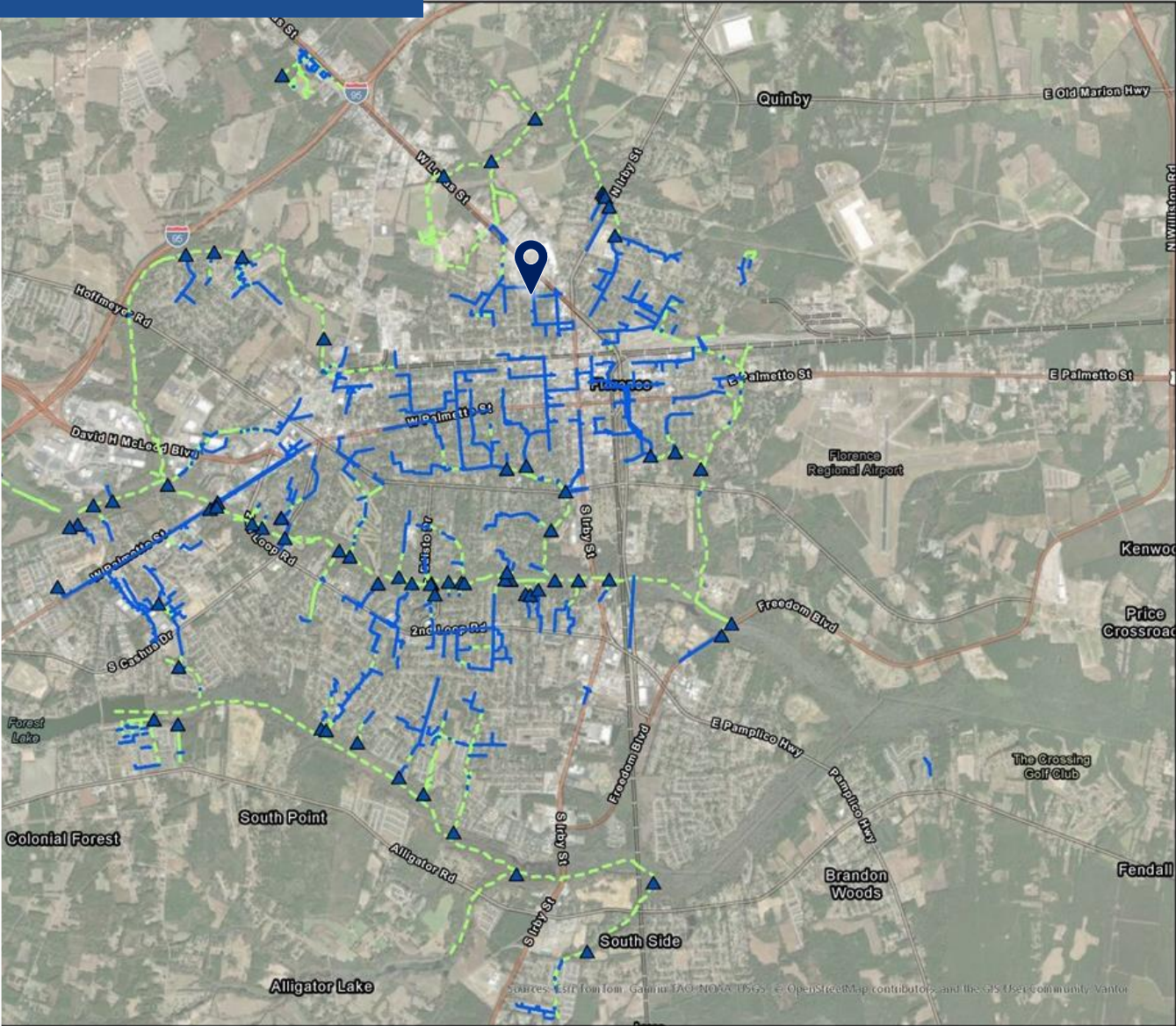


Stormwater-Related Projects



City of Florence Stormwater Master Plan
Existing System Overview





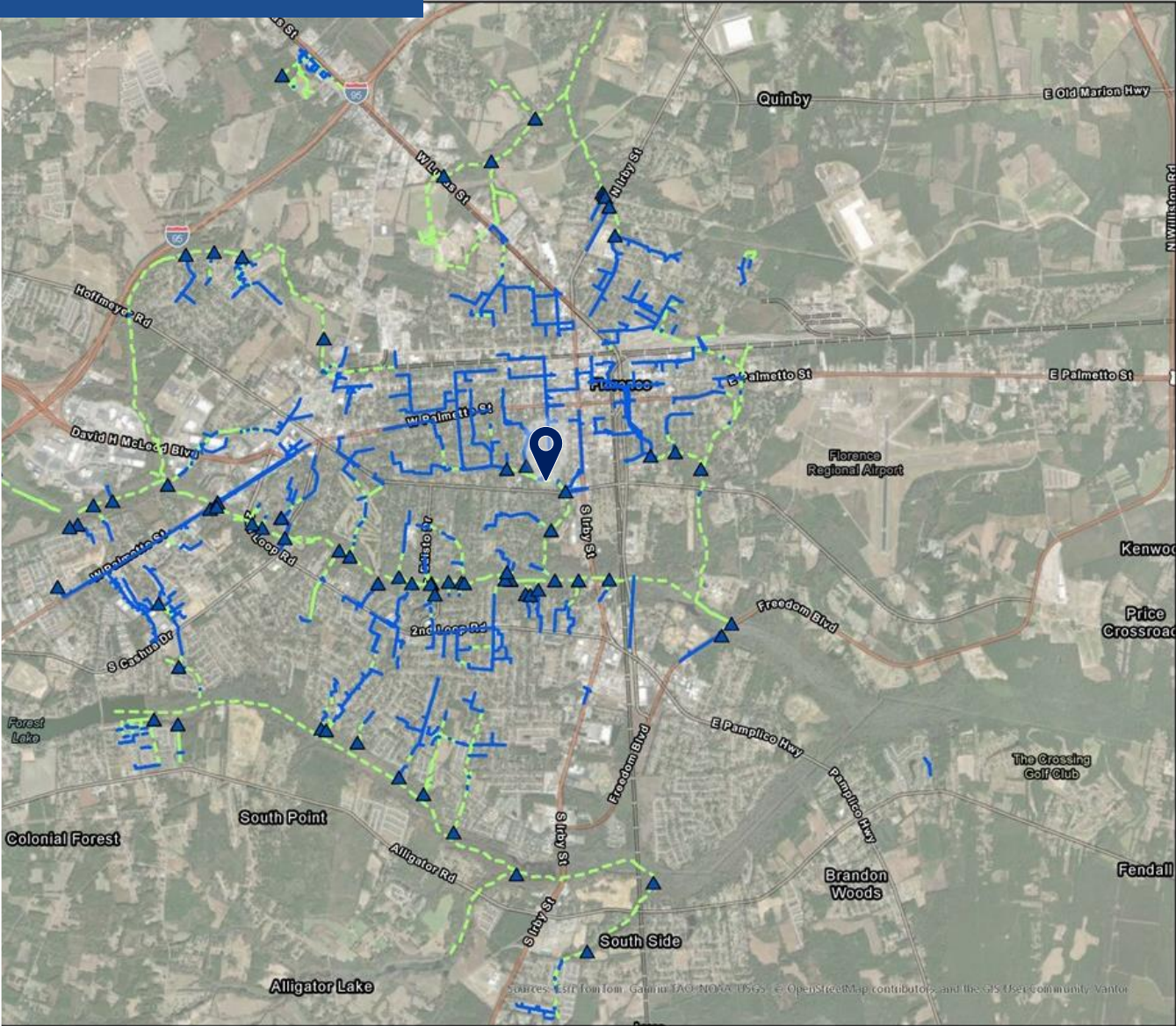
City of Florence Stormwater Master Plan
Existing System Overview



Stormwater-Related Projects

Timrod Park 319 Grant

 COMPLETED



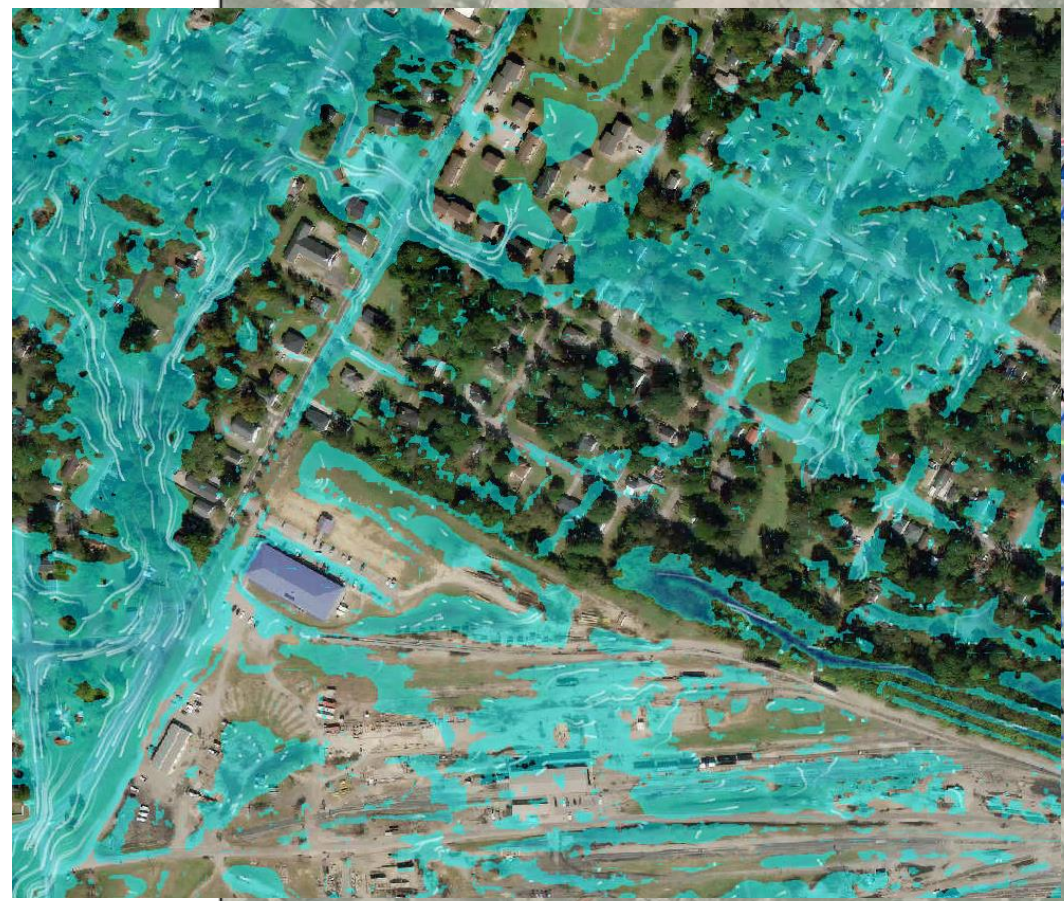
City of Florence Stormwater Master Plan
Existing System Overview

1 0.5 0 1
Miles



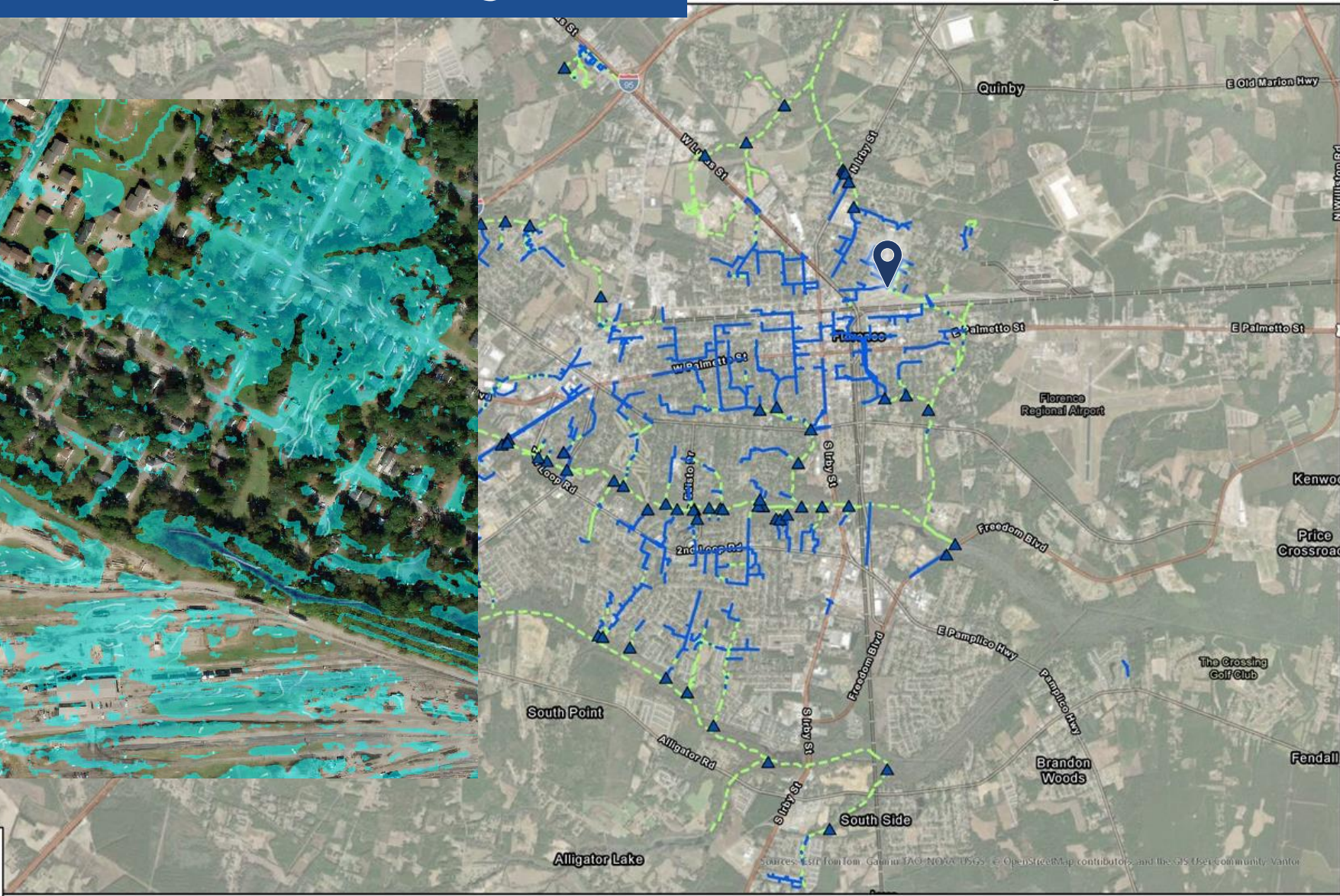
Stormwater-Related Projects

Church and Oakland Stormwater Improv.

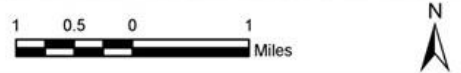


Legend

Outfalls

Open Channel

City of Florence Stormwater Master Plan
Existing System Overview



MALDEN DRIVE DRAINAGE IMPROVEMENTS

FLORENCE COUNTY
FLORENCE, SC

[illegible]

LOCATION MAP



VICINITY MAP

SHEET INDEX		
Page Number	Sheet Name	Sheet Use
1	CALCULUS	
2	1.000	1.000
3	1.000	1.000
4	1.000	1.000
5	1.000	1.000
6	1.000	1.000
7	1.000	1.000
8	1.000	1.000
9	1.000	1.000
10	1.000	1.000
11	1.000	1.000
12	1.000	1.000
13	1.000	1.000
14	1.000	1.000
15	1.000	1.000
16	1.000	1.000
17	1.000	1.000
18	1.000	1.000
19	1.000	1.000
20	1.000	1.000
21	1.000	1.000
22	1.000	1.000
23	1.000	1.000
24	1.000	1.000
25	1.000	1.000
26	1.000	1.000
27	1.000	1.000
28	1.000	1.000
29	1.000	1.000
30	1.000	1.000
31	1.000	1.000
32	1.000	1.000
33	1.000	1.000
34	1.000	1.000
35	1.000	1.000
36	1.000	1.000
37	1.000	1.000
38	1.000	1.000
39	1.000	1.000
40	1.000	1.000
41	1.000	1.000
42	1.000	1.000
43	1.000	1.000
44	1.000	1.000
45	1.000	1.000
46	1.000	1.000
47	1.000	1.000
48	1.000	1.000
49	1.000	1.000
50	1.000	1.000
51	1.000	1.000
52	1.000	1.000
53	1.000	1.000
54	1.000	1.000
55	1.000	1.000
56	1.000	1.000
57	1.000	1.000
58	1.000	1.000
59	1.000	1.000
60	1.000	1.000
61	1.000	1.000
62	1.000	1.000
63	1.000	1.000
64	1.000	1.000
65	1.000	1.000
66	1.000	1.000
67	1.000	1.000
68	1.000	1.000
69	1.000	1.000
70	1.000	1.000
71	1.000	1.000
72	1.000	1.000
73	1.000	1.000
74	1.000	1.000
75	1.000	1.000
76	1.000	1.000
77	1.000	1.000
78	1.000	1.000
79	1.000	1.000
80	1.000	1.000
81	1.000	1.000
82	1.000	1.000
83	1.000	1.000
84	1.000	1.000
85	1.000	1.000
86	1.000	1.000
87	1.000	1.000
88	1.000	1.000
89	1.000	1.000
90	1.000	1.000
91	1.000	1.000
92	1.000	1.000
93	1.000	1.000
94	1.000	1.000
95	1.000	1.000
96	1.000	1.000
97	1.000	1.000
98	1.000	1.000
99	1.000	1.000
100	1.000	1.000

UNDERSTANDING FACTORS	
1. How does the company's management structure affect its performance? (Consider the role of the CEO, the board of directors, and the various departments.)	2. How does the company's financial structure affect its performance? (Consider the company's debt and equity capital, its credit rating, and its financial ratios.)
3. How does the company's human resources structure affect its performance? (Consider the company's workforce, its training and development programs, and its compensation structure.)	4. How does the company's technology structure affect its performance? (Consider the company's research and development efforts, its patents, and its information systems.)
5. How does the company's marketing structure affect its performance? (Consider the company's sales and distribution channels, its advertising and promotion efforts, and its customer service programs.)	6. How does the company's legal structure affect its performance? (Consider the company's contracts, its intellectual property rights, and its compliance with applicable laws and regulations.)
7. How does the company's environmental structure affect its performance? (Consider the company's environmental policies, its sustainability initiatives, and its relationships with environmental groups.)	8. How does the company's social structure affect its performance? (Consider the company's corporate social responsibility programs, its employee relations, and its community involvement.)

OWNER	CIVIL ENGINEER	SURVEYOR
FLORINCE COUNTY SHAWHANG BRIDGE 100 NORTH ST FLORINCE, SC 29501 PHONE	DANIEL FLORES, INC. GREENSBORO, W. VIRGINIA, 26101 100 NORTH ST GREENSBORO, NC 27830 PHONE 336/537-1111	DANIEL FLORES, INC. JERRY FLORES, P.E., D.S. 100 NORTH ST GREENSBORO, NC 27830 PHONE 336/537-1111

APPROVED

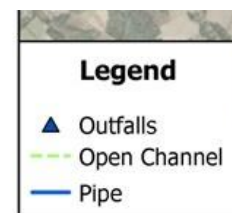
By Woody Powell at 11:38 am, Feb 24, 2025

SCDOT APPROVED PLAN
PERMIT # 089955

This design appears to meet the general scope and design concept set forth by SCDOT Standards and Specifications. Plan review by SCDOT is for the sole purpose of ascertaining conformance with the general design concept. This plan approval shall not mean that SCDOT assumes any liability of any kind for design errors and omissions by the Engineer or failure to comply with the approved design and or SCDOT Standards and Specifications by the Contractor. All liability is solely on the permit Applicant per permit application item 3 paragraph 2.



FEMA

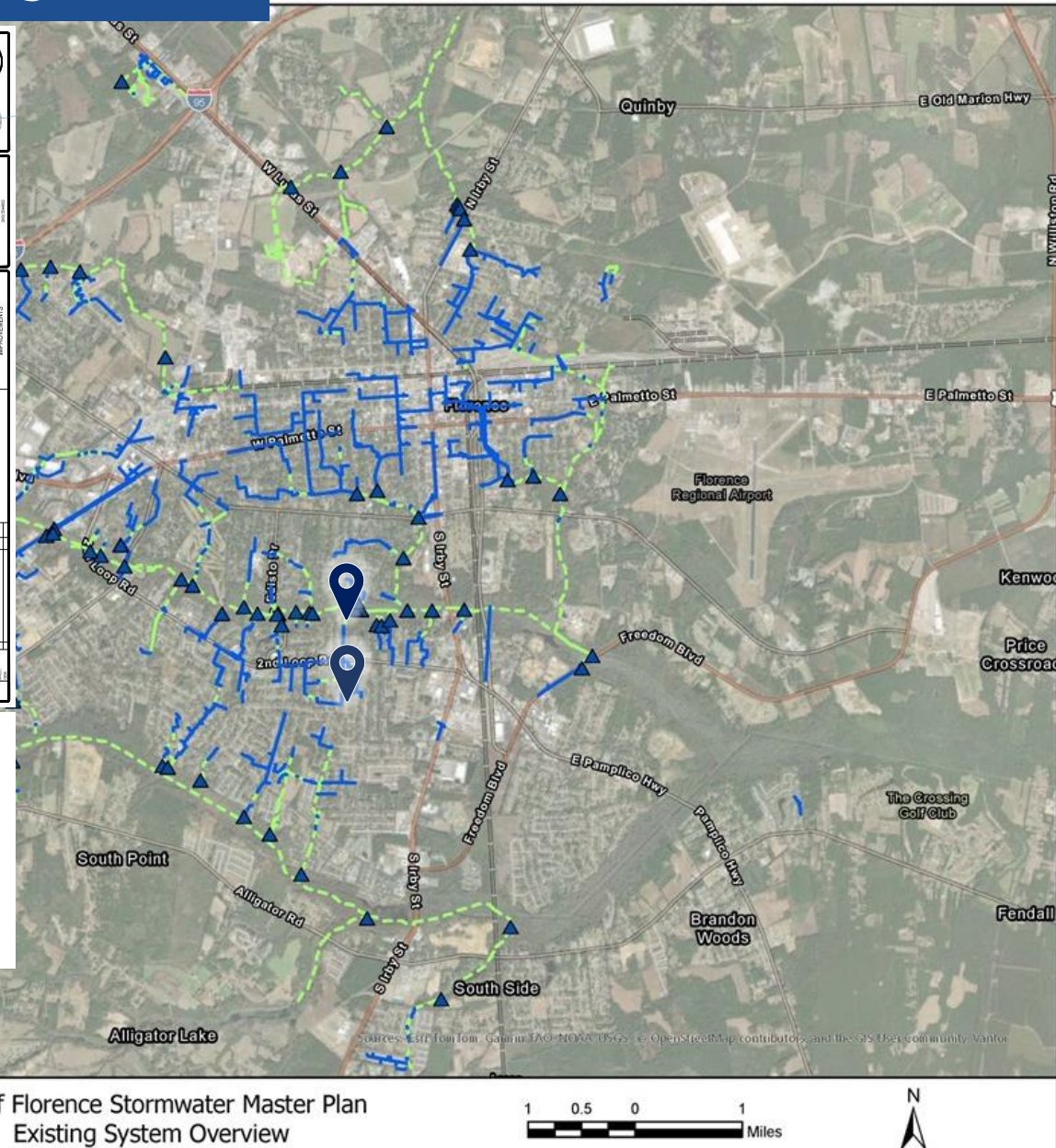


Legend

- Outfalls
- Open Channel
- Pipe

AECOM

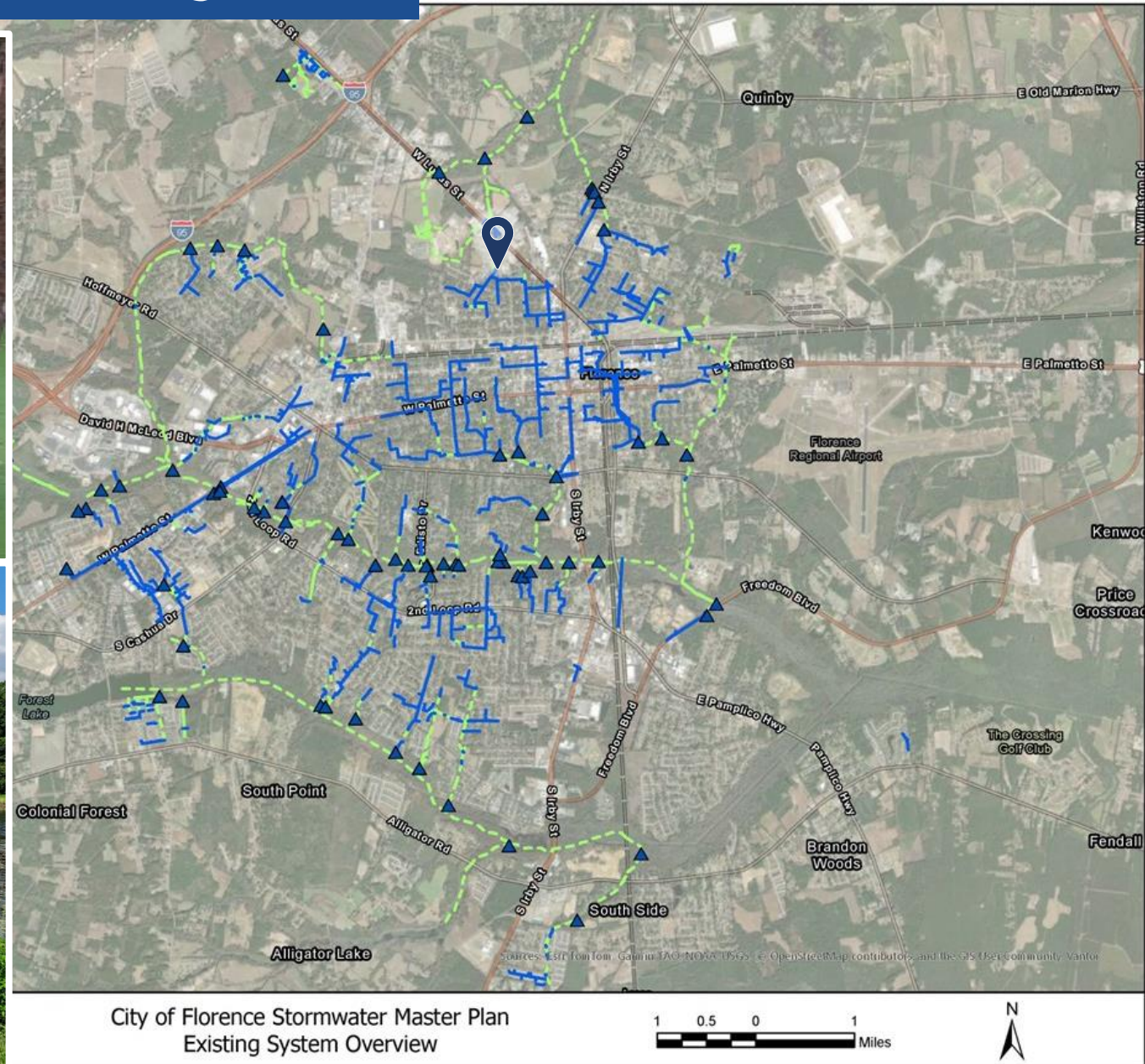
City of Florence Stormwater Master Plan Existing System Overview



4



PLANNING





City of Florence, South Carolina
Water Distribution Master Plan



City of Florence, South Carolina
Sewer Collection System Master Plan



City of Florence, South Carolina
Stormwater Master Plan



Questions?



STAFF REPORT
Florence City Council
June 8, 2026

Agenda Item:
VII.a.

Ordinance 2nd Reading

Department: Finance Department

Issue Under Consideration:

For City Council consideration is an ordinance to amend the FY 2025-26 City of Florence Budget.

Current Status/Previous Action Taken:

This proposed ordinance was presented to the Finance Committee on May 6, 2026 and recommended for approval.

Points to Consider:

1. The proposed budget amendment reflects appropriation of State allocated funds designated for a specific capital project:
 - a. The State of South Carolina, through General Appropriations Act (Section 118 – Department of Archives & History), included a \$2,000,000 earmark for the City of Florence for the Historic Carolina Theatre renovation project.
 - b. These funds are administered through the South Carolina Department of Archives & History and are restricted to eligible project costs associated with the preservation, rehabilitation and construction related improvements of the Carolina Theatre.
 - c. The Carolina Theatre is a historically significant cultural asset in downtown Florence, and the renovation is part of the City's broader plans to improve economic development, tourism and cultural programming within the downtown district.
 - d. Funds will be utilized in accordance with all applicable State guidelines, procurement requirements and reporting obligations tied to the earmarked appropriations.
2. Staff recommends approval and adoption of the proposed ordinance.

Attachments:

1. FY2025-26 Amendment #7 - Budget Amendment - Carolina Theatre Project

ORDINANCE NO. _____

**AN ORDINANCE TO AMEND THE BUDGET FOR THE CITY OF FLORENCE, SOUTH CAROLINA,
FOR THE FISCAL YEAR BEGINNING JULY 1, 2025 AND ENDING JUNE 30, 2026**

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, 2025 and ending June 30, 2026, is hereby amended as follows:

Section 1. That the budgeted revenues of the General Fund are hereby amended by the following additional appropriations:

100120-790000	The City of Florence has received State appropriated funding from the South Carolina Department of Archives & History in the amount of \$2,000,000 to assist in construction and renovation costs related to the Historic Carolina Theatre renovation project.
---------------	--

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

10049300-850010	Miscellaneous Grant Expenditures (Non-Departmental) is funded in the amount of \$2,000,000 for the costs related to the construction renovation project of the Carolina Theatre.
-----------------	--

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

ADOPTED THIS _____ DAY OF _____, 2026.

Approved as to form:

City Attorney

Lethonia Barnes
Mayor

Attest:

Casey C. Moore
Municipal Clerk



STAFF REPORT
Florence City Council
June 8, 2026

Agenda Item:
VII.b.

Ordinance 2nd Reading

Department: Finance Department

Issue Under Consideration:

For City Council consideration is the adoption of Fiscal Year 2026-27 Budget for the City of Florence.

Current Status/Previous Action Taken:

1. FY 2026-27 budget development began in January and continued through April 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.
2. A Council work session was held April 30, 2026 to review budget related issues.
3. This ordinance was recommended for approval by the Finance, Audit and Budget Committee on May 6, 2026.

Points to Consider:

1. 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, 2027, recommended for adoption by the City Council are enclosed for your review.
2. Staff recommends adoption of the FY 2026-2027 budgets as recommended.

Attachments:

1. Budget Ordinance - FY 2026-2027

ORDINANCE NO. 2026- ____

AN ORDINANCE TO RAISE REVENUE AND ADOPT A BUDGET FOR THE CITY OF FLORENCE, SOUTH CAROLINA, FOR THE FISCAL YEAR BEGINNING JULY 1, 2026, AND ENDING JUNE 30, 2027.

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, 2026, and ending June 30, 2027, 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 \$56,189,480.
- (b) Further, there is hereby adopted a General Fund Debt Service Fund budget for the City of Florence for fiscal year beginning July 1, 2026, and ending June 30, 2027, 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, 2026, and ending June 30, 2027, 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 \$60,988,000.
- (d) Further, there is hereby adopted a Stormwater Utility Enterprise Fund budget for the City of Florence for the fiscal year beginning July 1, 2026, and ending June 30, 2027, 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 \$2,128,260.
- (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, 2026, and ending June 30, 2027, 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 \$28,431,900.
- (f) Further, there is hereby adopted a Stormwater Utility Construction budget for the City of Florence for fiscal year beginning July 1, 2026, and ending June 30, 2027, 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 \$658,790.

- (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, 2026, and ending June 30, 2027, 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 \$1,820,000.
- (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, 2026, and ending June 30, 2027, 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 \$217,580.
- (i) Further, there is hereby adopted a Hospitality Fund budget for the City of Florence for the fiscal year beginning July 1, 2026, and ending June 30, 2027, 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 \$6,867,400.

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, 2026, and ending June 30, 2027, 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, set at the same operating millage rates as the previous fiscal year, 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, 2026, and ending June 30, 2027, 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

In accordance with Section 12-272 of the Code of Ordinances of the City of Florence, South Carolina, as amended, it is hereby authorized an adjustment to the Stormwater Utility Equivalent Residential Unit (ERU) rate for the period beginning July 1, 2026 and ending June 30, 2027, in the amount of seventy-five cents (\$0.75) per ERU per month, to applied in accordance with the City's adopted stormwater service charge methodology.

Section 6

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 7

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, 2026, and ending June 30, 2027. 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 8

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 9

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 10

That this Ordinance shall become effective on July 1, 2026.

ADOPTED THIS _____ DAY OF _____, 2026.

Approved as to form:

Benjamin T. Zeigler
City Attorney

Lethonia Barnes
Mayor

Attest:

Casey C. Moore
Municipal Clerk



STAFF REPORT
Florence City Council
June 8, 2026

Agenda Item:
VII.c.

Ordinance 2nd Reading

Department: Planning, Research & Development

Issue Under Consideration:

An ordinance to rezone from CG to RG-3 the parcel located on Stokes Road, said property being specifically designated in the Florence County Tax Records as Tax Map Parcel 00121-01-065. The request is being made by the developer on behalf of the property owner.

Current Status/Previous Action Taken:

On April 14, 2026, Planning Commission held a public hearing on this matter and voted unanimously (6-0) to recommend that the parcel be rezoned from CG to RG-3.

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 CG Commercial General District. This zoning district only allows commercial uses.
4. The requested zoning of RG-3 allows residential uses, including single-family detached housing.
5. The applicant intends to develop the parcel with single-family housing.

Attachments:

1. Stokes Rd Rezoning CC Ordinance
2. Stokes Rd Maps

ORDINANCE NO. 2026-_____

**AN ORDINANCE TO REZONE 49 ACRES ALONG STOKES ROAD,
TAX MAP NUMBER 00121-01-065, FROM COMMERCIAL GENERAL (CG) ZONING
DISTRICT TO RESIDENTIAL GENERAL-3 (RG-3) ZONING DISTRICT:**

WHEREAS, a Public Hearing was held in City Council Chambers on April 14, 2026 at 6:00 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, Paul Jones on behalf of Morr Group, Inc. made application to rezone from CG Commercial General District to RG-3 Residential General-3 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 RG-3;
2. That this Ordinance shall become effective seven days upon its approval and adoption by the City Council of the City of Florence and posting of this amendment in the official Zoning Atlas.

ADOPTED THIS _____ DAY OF _____, 2026

Approved as to form:

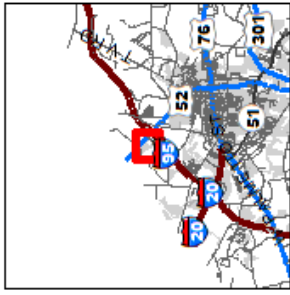
City Attorney

Lethonia Barnes
Mayor

Attest:

Casey C. Moore
Municipal Clerk

PC 2026-11



Legend

City Limits

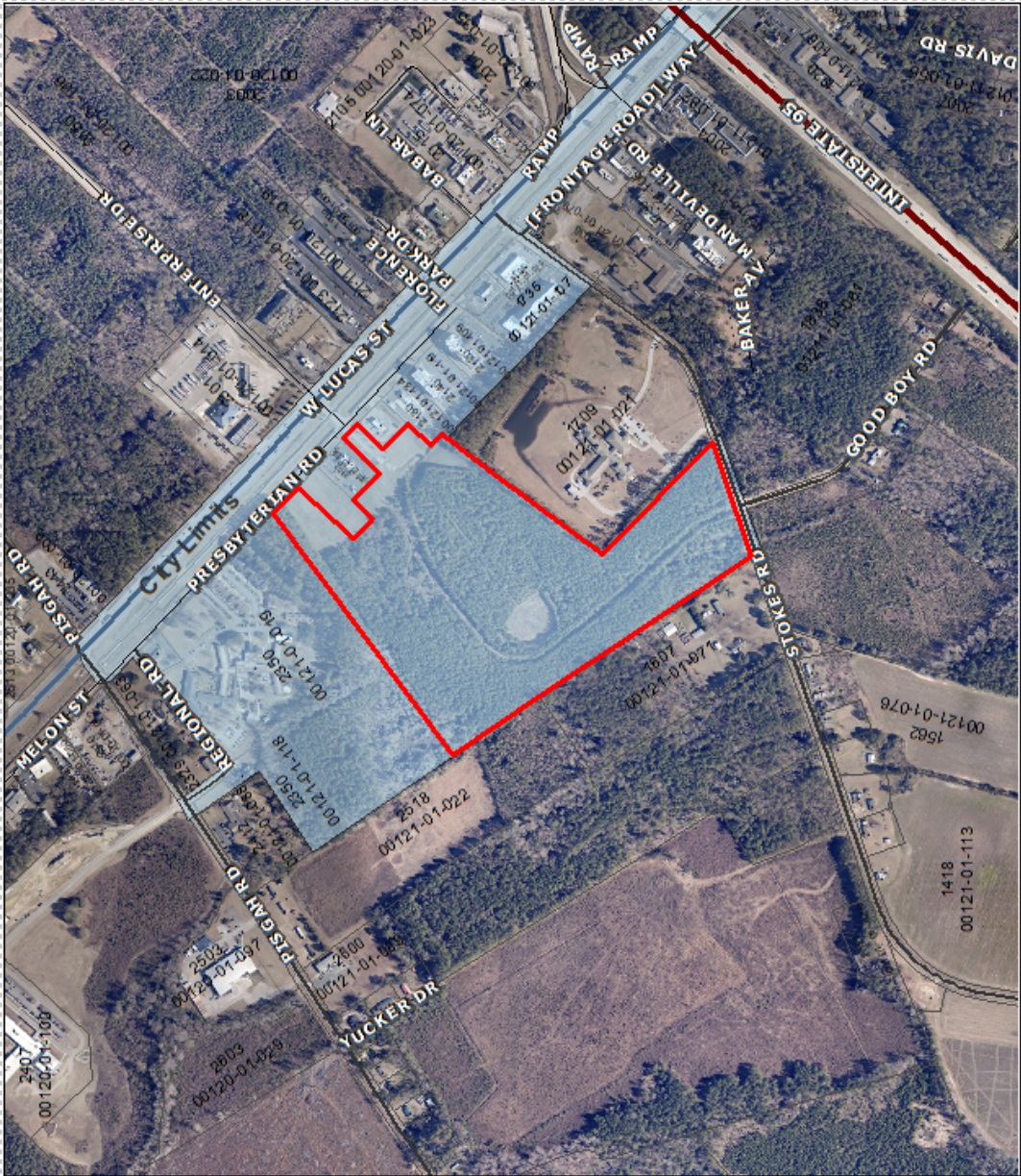
Parcels

Proposed Parcel

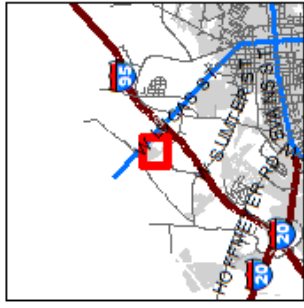
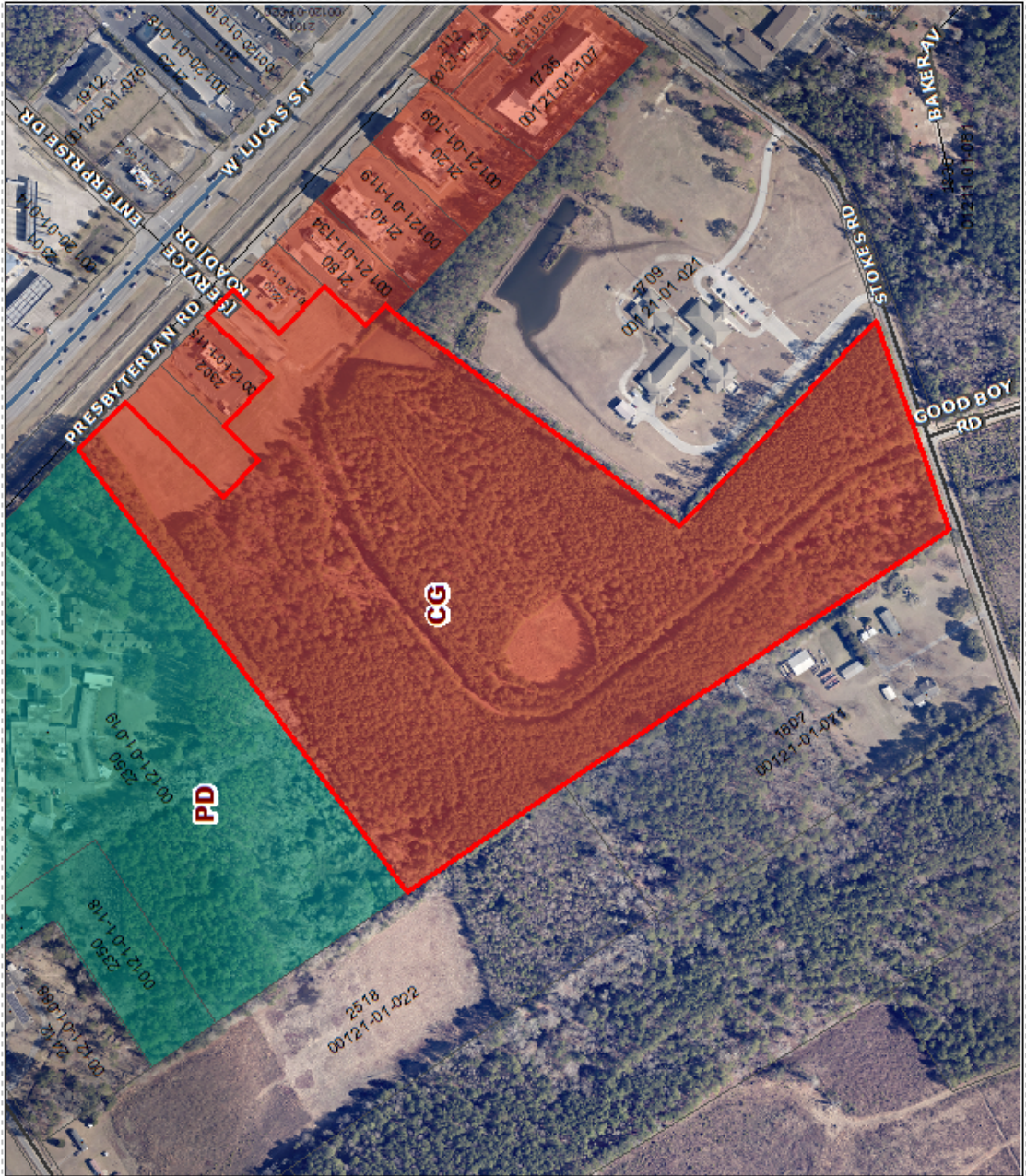


DISCLAIMER:
The City of Florence Department of Planning, Research, and Development data represented on this map is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Florence makes no representation as to its accuracy. Its use without field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

Date: 3/24/2026



PC 2026-11



Legend



Zoning District

Residential Districts



Business and Commercial Districts



Proposed Parcel

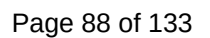


DISCLAIMER:
The City of Florence Department of Planning, Research, and Development data represented on this map is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Florence makes no representation as to its accuracy. Its use without field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



Date: 3/24/2026

Future Land Use Map - Stokes Road





STAFF REPORT
Florence City Council
June 8, 2026

Agenda Item:
VII.d.

Ordinance 2nd Reading

Department: Planning, Research & Development

Issue Under Consideration:

Request to annex the parcel located adjacent to 1057 Grove Boulevard, with Tax Map Number 07515-01-301, into the City of Florence and assign it the zoning designation of Planned Development (PD). The request is being made by the property owner.

Current Status/Previous Action Taken:

On April 14, 2026, the City of Florence Planning Commission held a public hearing on this matter, and voted unanimously, 6-0, to recommend the zoning designation of Planned Development (PD).

Points to Consider:

1. The previous owners of 1057 Grove Boulevard constructed an accessory structure on a portion of Tax Map Number 00075-01-272, which was owned by The Grove at Ebenezer LLC and is listed as unzoned by the County.
2. The new owners of 1057 Grove Boulevard purchased the 5,663 square foot lot around the accessory structure and intend to combine it with their lot once it has been annexed into the City.
3. A Public Hearing for zoning was held at the April 14, 2026 Planning Commission meeting.
4. City staff recommends annexation and concurs with Planning Commission's recommendation to approve the request to zone the property Planned Development (PD).

Attachments:

1. 1057 Grove Blvd CC Ordinance
2. 1057 Grove Vicinity Map
3. 1057 Grove Annexation Petition

ORDINANCE NO. 2026 - _____

AN ORDINANCE TO ANNEX AND ZONE PLANNED DEVELOPMENT (PD) THE 0.13 ACRE LOT ADJACENT TO 1057 GROVE BOULEVARD, TMN 07515-01-301.

WHEREAS, a Public Hearing was held in the Council Chambers on April 14, 2026 at 6:00 P.M. before the City of Florence Planning Commission, and notice of said hearing was duly given;

WHEREAS, application by Hunter Lowe on behalf of the owner of TMN 07515-01-301, 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 PD:

The property requesting annexation is shown more specifically on Florence County Tax Map 07515, block 01, parcel 301 (0.13 acre).

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

WHEREAS, Florence City Council concurs in the aforesaid application, findings, and recommendations:

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

1. That an Ordinance is hereby adopted annexing into the City Limits of the City of Florence the aforesaid property and amending the Zoning Atlas to the aforesaid zoning classifications.
2. That this Ordinance shall become effective in seven days upon its approval and adoption by the City Council of the City of Florence and posting of this amendment in the official Zoning Atlas.

ADOPTED THIS _____ DAY OF _____, 2026

Approved as to form:

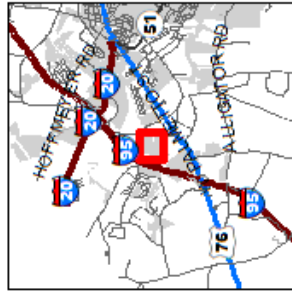
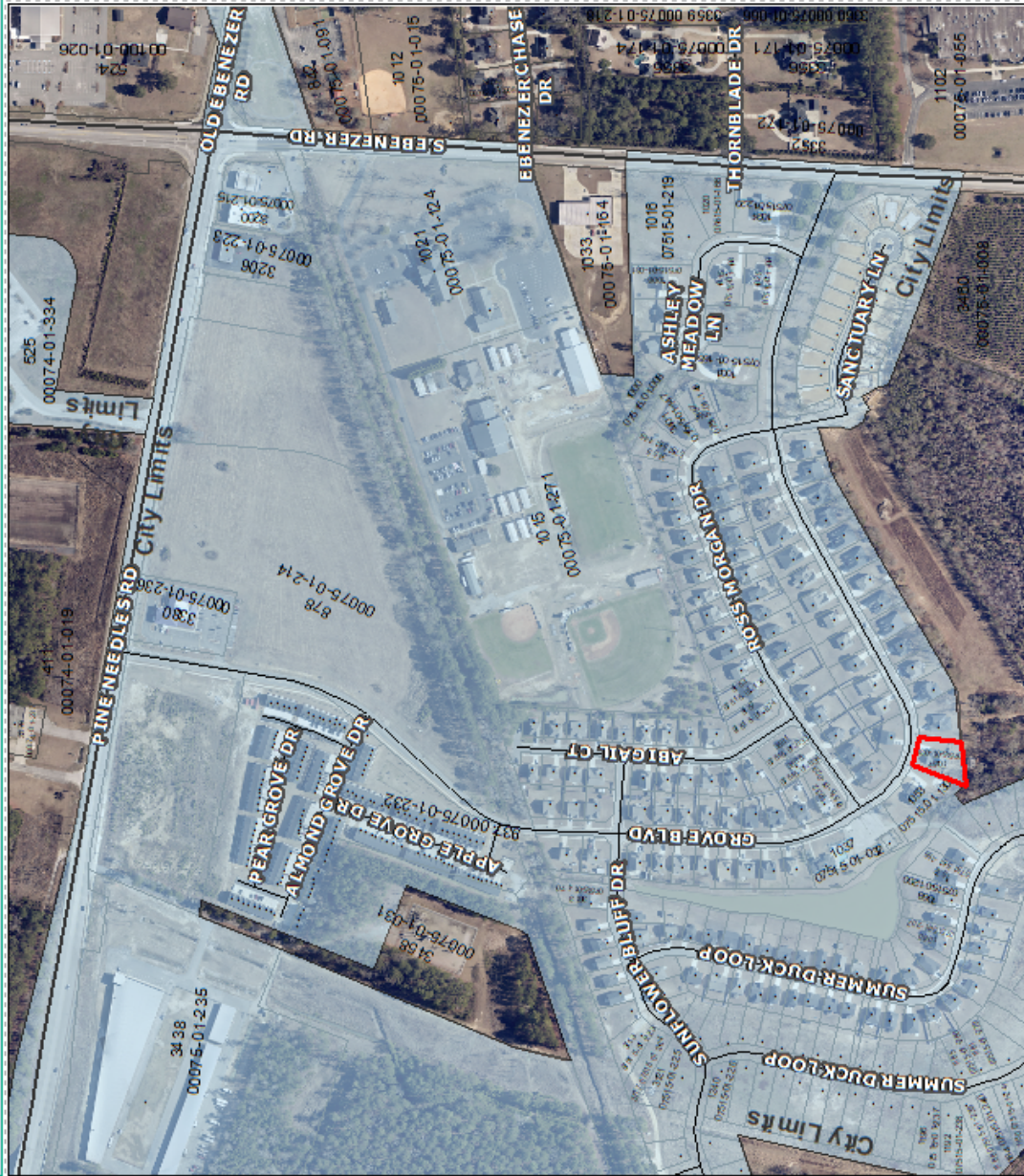
City Attorney

Lethonia Barnes,
Mayor

Attest:

Casey C. Moore,
Municipal Clerk

PC 2026-12 Vicinity Map - 1057 Grove Blvd.



Legend

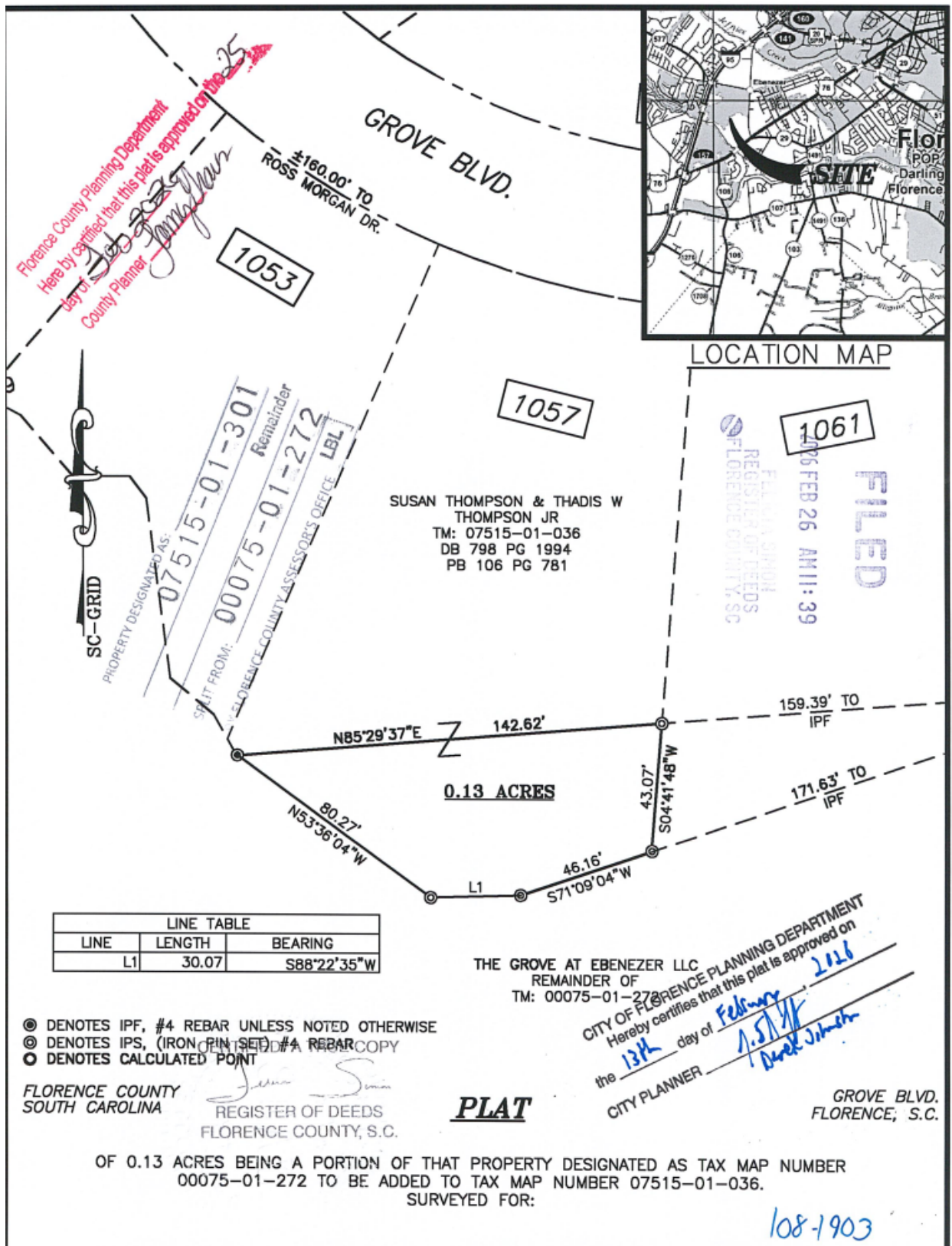
- City Limits
- Parcels
- Proposed Parcel



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: 3/3/2025



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 07515-01-301

3. Annexation is being sought for the following purposes:

To combine two parcels into one in order to have one tax bill & tm#.

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

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

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

Date 2/27/2026

Susan Thompson
Petitioner

Date _____

Petitioner

Certification as to ownership on the date of petition:	FOR OFFICIAL USE ONLY
Date <u>2/27/26</u>	<u>A3</u>



STAFF REPORT
Florence City Council
June 8, 2026

Agenda Item:
VII.e.

Ordinance 2nd Reading

Department: Planning, Research & Development

Issue Under Consideration:

An Ordinance to declare as surplus and authorize the conveyance of the real estate known as Tax Parcel 00121-01-029 to the Florence Section National Council of Negro Women, described more fully on Exhibit "A" attached hereto.

Current Status/Previous Action Taken:

No previous action has been taken.

Points to Consider:

1. The City of Florence accepted the deed and title of 1511 Stokes Road on behalf of the Florence Section National Council of Negro Women (NCNW) in 2020 at the request of the NCNW.
2. The City of Florence agreed to maintain the property as set forth within the restrictive covenants and reservations.
3. The NCNW has requested the property to be transferred back into the organization's ownership at our earliest convenience.

Attachments:

1. Stokes Rd surplus property Ordinance
2. Restrictive Covenants 1511 Stokes Rd
3. NCNW request letter

ORDINANCE NO. 2026 - _____

AN ORDINANCE TO DECLARE AS SURPLUS AND AUTHORIZE THE CONVEYANCE OF THE REAL ESTATE KNOWN AS TAX PARCEL 00121-01-029 TO THE FLORENCE SECTION NATIONAL COUNCIL OF NEGRO WOMEN, DESCRIBED MORE FULLY ON EXHIBIT "A" ATTACHED HERETO.

WHEREAS, after due consideration, the City has concluded that the land designated as Florence County tax parcel 00121-01-029 as described on Exhibit “A” and shown on the location map attached hereto as Exhibit “B” is surplus land to the City, and transfer of said property to the Florence Section National Council of Negro Women is in the best interest and to the benefit of the citizens of the City of Florence, and;

WHEREAS, the City of Florence met the requirements as described within the restrictive covenants and reservations, and;

WHEREAS, it is at the request of the Florence Section National Council of Negro Women that the property located at 1511 Stokes Road be transferred back to the organization;

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 pursuant to §5-7-260(6) of the South Carolina Code of Laws, as amended, and §2-26(8) of the Code of Ordinances of the City of Florence, the City Manager of the City of Florence is hereby authorized to execute the necessary Deed and other documentation in order to convey title to the property described above to the Florence Section National Council of Negro Women.
2. This Ordinance shall become effective immediately upon its approval and adoption by the City Council of the City of Florence.

ADOPTED THIS _____ DAY OF _____, 2026

Approved as to form:

RONALD T. SCOTT
CITY ATTORNEY

LETHONIA BARNES
MAYOR

ATTEST:

CASEY MOORE

EXHIBIT A

All that certain piece, parcel or lot of land in the County of Florence, State of South Carolina, fronting on the north side of Stokes Road and being bounded as follows: on the North by property now or formerly of the M.D. Lucas Estate for a distance of 417.4 feet; on the East by property now or formerly of the M.D. Lucas Estate for a distance of 170 feet; on the South by Stokes Road where on it fronts for a distance of 310 feet; and on the West by property now or formerly of the M.D. Lucas Estate for a distance of 208.7 feet.

This being the same property conveyed to National Council of Negro Women, Florence Section, Inc. by deed of Metropolitan Council of Negro Women, Inc. dated July 19, 1980, and recorded in Deed Book A-170 at page 164 in the Office of the Clerk of Court for Florence County.

EXHIBIT B

1511 Stokes Road



Florence County Recording Page



Florence Clerk of Court
Doris Poulos O'Hara
180 North Irby Street MSC-E
Florence, SC 29501
(843) 665-3031

File Number : **2020-00002638**

Book : **840** Page : **1796**



Doc ID - 007553140005

On (Recorded Date) : **2/26/2020**
At (Recorded Time) : **4:38:00 PM**

Recording Pages : **5**
Recording Fee : **\$15.00**

Please keep this Cover Page with the Original Document
This sheet is now part of this document, please leave attached.

Index Type : **DEEDS**
Type of Instrument : **DEED**
Type of Transaction: **Deeds**

First GRANTOR

NATIONAL COUNCIL OF NEGRO WOMEN FLORENCE SECTION INC

First GRANTEE

FLORENCE CITY OF

Received From :
CLARKE JOHNSON PETERSON & MCLEAN

Return To :
CLARKE JOHNSON PETERSON & MCLEAN

The attached document including this Cover Page was recorded in the County Recorder's office of
Florence County, South Carolina

Return to:
Clarke, Johnson, Peterson & McLean, PA

PROPERTY DESIGNATED AS:

00121-01-029

SPLIT FROM:

BY FLORENCE COUNTY ASSESSOR'S OFFICE SMA

FILED
2020 FEB 26 PM 4:34
DANIS POULOS O'HARA
C.C.C.P. & G.S.
FLORENCE COUNTY, SC

STATE OF SOUTH CAROLINA)

COUNTY OF FLORENCE)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that **National Council of Negro Women**,

Florence Section, Inc., a South Carolina eleemosynary corporation, in the State aforesaid, as a gift and for and in consideration of the mutual promises set forth herein below and the sum of Five and no/100 (\$5.00) Dollars to us paid by **City of Florence** in the State aforesaid , the receipt whereof is hereby acknowledged, have, **subject to the restrictive covenants, reservations of rights, and conditions set out below**, granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said , its Successors and Assigns forever:

All that certain piece, parcel or lot of land in the County of Florence, State of South Carolina, fronting on the north side of Stokes Road and being bounded as follows: on the North by property now or formerly of the M. D. Lucas Estate for a distance of 417.4 feet; on the East by property now or formerly of the M. D. Lucas Estate for a distance of 170 feet; on the South by Stokes Road whereon it fronts for a distance of 310 feet; and on the West by property now or formerly of the M. D. Lucas Estate for a distance of 208.7 feet.

This being the same property conveyed to National Council of Negro Women, Florence Section, Inc. by deed of Metropolitan Council of Negro Women, Inc. dated July 19, 1980, and recorded in Deed Book A-170 at page 164 in the Office of the Clerk of Court for Florence County.

Florence County TMS#121-01-029.

FEES EXEMPT
SEE AFFIDAVIT

Restrictive Covenants and Reservations

The conveyance of the above described property is subject to the following restrictions and reservations of rights regarding its use and maintenance:

1. The **City of Florence** will hold title to the above described property for the purpose preserving the property as a historically significant site for the development of an African American Museum by the Grantor or its designated successor; provided, however, this use restriction can be eliminated by following the procedure set out in Paragraph 4 below.
2. The **City of Florence** shall maintain the structural integrity of the property subject to the provisions of Paragraph 3 below.
3. The **City of Florence** shall have the right to demolish the improvements on said property should it determine that the continued maintenance of said improvements is no longer reasonably justified provided, however, prior to demolishing the improvements, the **City of Florence** will notify the Grantor of its decision in writing of its decision and the Grantor shall have one hundred twenty (120) days from the receipt of said notice to avoid the demolition by agreeing to have the property deeded back to it and agreeing to assume responsibility for all future maintenance of said property.
4. The use restriction set forth in Paragraph 1 above shall only apply to the property during its ownership by the **City of Florence**. In the event the **City of Florence** should determine in the future that it is no longer in the public interest for the **City of Florence** to maintain ownership of the above described property, it must notify the Grantor of its decision in writing of its decision to sell or convey the property, and the Grantor or its designated successor shall have one hundred twenty (120) days from the receipt of said notice to require that the property be deeded back to it at no cost and free and clear of all liens and encumbrances except for any lien established pursuant to Paragraph 5 below. This Right of First Refusal shall be waived if Grantor or its designated successor fails to provide the **City of Florence** with written Notice of its demand that the property be deeded back to it within the one hundred twenty-day period described above.
5. During its ownership of the above described property, the **City of Florence** may keep a detailed accounting of all expenses incurred by it in maintaining or demolishing the improvements on the property. In the event the above described property is conveyed back to the Grantor or its designated successor pursuant to the provisions of Paragraph 3 or 4 above, then such conveyance will be done subject to a mortgage lien held by the **City of Florence** in the amount of the expenses incurred by it in maintaining or demolishing the improvements on the property. There will be no interest charged on said amount, and payment of said amount will be due only in the event the Grantor or its designated successor ultimately sells the described property to another entity for valuable consideration. If such sale of the property is for the purpose of raising funds for an African American Museum or some similar public purpose, then the **City of Florence** will release its mortgage without payment as an incentive to facilitate the

development.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said **City of Florence**, its Successors and Assigns forever.

And we do hereby bind ourselves and our Successors, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said **City of Florence**, its Successors and Assigns, against itself and its Successors and Assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal this 18 day of Feb, 2020.

Signed, Sealed and Delivered

in the Presence of

Mickie Wynn
Kuze Wynn

National Council of Negro Women, Florence Section, Inc.

By: Modestine Samuel (Seal)
Modestine Samuel, President

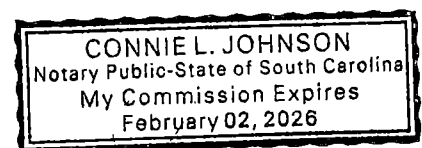
STATE OF SOUTH CAROLINA

ACKNOWLEDGMENT

COUNTY OF FLORENCE

The foregoing instrument was acknowledged before me this 18 day of Feb, 2020 by Modestine Samuel, President of National Council of Negro Women, Florence Section, Inc. a South Carolina corporation, on behalf of the corporation.

Connie L. Johnson (Seal)
Notary Public for SC
My Commission Expires: 2-2-26



STATE OF SOUTH CAROLINA)
COUNTY OF FLORENCE)

AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

PERSONALLY appeared before me the undersigned, who, being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at City of Florence bearing Florence County Tax Map Numbers 121-01-029, were transferred by National Council of Negro Women, Florence Section, Inc. to the City of Florence on _____, 2020.
3. Check one of the following: The deed is
 - (a) _____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) _____ Subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) X Exempt from the deed recording fee because (See Information section of affidavit): Exemption #2 (If exempt, please skip items 4 - 7, and go to item 8, of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?
Check Yes _____ or No _____

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):

- (a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____.
- (b) _____ The fee is computed on the fair market value of the realty which is _____.
- (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.

5. Check Yes _____ or No _____ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer.) If "Yes", the amount of the outstanding balance of this lien or encumbrance is: \$ _____.

6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: _____ 0
 - (b) Place the amount listed in item 5 above here: _____ 0
(If no amount is listed, place zero here.)
 - (c) Subtract Line 6(b) from Line 6(a) and place result here: _____ 0

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$0

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as Seller.

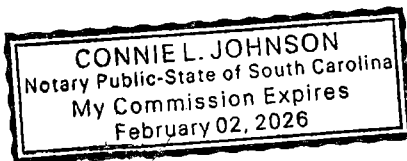
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

National Council of Negro Women, Florence Section, Inc.

By: Modestine Samuel President
Responsible Person Connected with the Transaction
Modestine Samuel, President

Sworn to before me this 18 day
of Feb 2020

[Signature]
Notary Public for South Carolina
My Commission Expires: 2-2-26



NCNW

Florence Section

March 6, 2026

Lethonia Barnes, Mayor
The City of Florence
324 W. Evans Street
Florence, SC 29501

Dear Mayor,

I am writing this letter to formally request that the property owned by The Florence Section National Council of Negro Women located at 1511 Stokes Road in Florence SC 29501 currently held in trust by The City of Florence be lawfully returned to us as soon as possible.

We will be able to meet with you whenever it is possible to accomplish this transaction. We would like the property deeded back to us all free and clear with no charges.

Yours in service,

Modestine J. Samuel

Dr. Modestine J. Samuel, President
Florence Section NCNW
modestinesamuel@gmail.com



STAFF REPORT
Florence City Council
June 8, 2026

Agenda Item:
VII.f.

Ordinance 2nd Reading

Department: Planning, Research & Development

Issue Under Consideration:

An Ordinance to declare as surplus and authorize the conveyance of the real estate known as Tax Parcel 90066-06-008 to John and Candace Greenan, described more fully on Exhibit "A" attached hereto.

Current Status/Previous Action Taken:

No previous action has been taken.

Points to Consider:

1. The City of Florence purchased 540 Wisteria Drive in July of 2020.
2. John and Candace Greenan have requested the transfer of property for the addition and recombination of their existing property.
3. The property will be surveyed and recorded by John and Candace Greenan.
4. Compensation for the property will be established in accordance with the City's recent appraisal of the property, less the cost of demolition of the structure.

Attachments:

1. 540 Wisteria surplus property ordinance

ORDINANCE NO. 2026 - _____

AN ORDINANCE TO DECLARE AS SURPLUS AND AUTHORIZE THE CONVEYANCE OF THE REAL ESTATE KNOWN AS TAX PARCEL 90066-06-008 TO JOHN AND CANDACE GREENAN, DESCRIBED MORE FULLY ON EXHIBIT "A" ATTACHED HERETO.

WHEREAS, after due consideration, the City has concluded that the land designated as Florence County tax parcel 90066-06-008 as described on Exhibit "A" and shown on the location map attached hereto as Exhibit "B" is surplus land to the City, and sale of said property to John and Candace Greenan at fair market value is in the best interest and to the benefit of the citizens of the City of Florence and;

WHEREAS, said property identified as Florence County tax parcel 90066-06-008 is to be sold to the Greenan's at fair market value less the cost of demolition of the residential structure;

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 pursuant to §5-7-260(6) of the South Carolina Code of Laws, as amended, and §2-26(8) of the Code of Ordinances of the City of Florence, the City Manager of the City of Florence is hereby authorized to execute the necessary Deed and other documentation in order to convey title to the property described above to John and Candace Greenan.
2. This Ordinance shall become effective immediately upon its approval and adoption by the City Council of the City of Florence.

ADOPTED THIS _____ DAY OF _____, 2026

Approved as to form:

RONALD T. SCOTT
CITY ATTORNEY

LETHONIA BARNES
MAYOR

ATTEST:

CASEY MOORE

EXHIBIT A

All that certain piece, parcel or lot of land lying, being and situate in the City of Florence, County of Florence, State of South Carolina, being shown and designated as Lot No. Eight (8) in Block F as shown on a plat of Forest Hills Subdivision made by A.L. Ervin, CE and Eugene Martini Landscape Architect dated August, 1950 and recorded in Plat Book L at page 103 in the office of the Clerk of Court for Florence County. Said lot lies on the south side of Wisteria Drive upon which it fronts and measures one hundred (100') feet. Reference is had to said plat for a more complete and accurate description of said property.

This being the same property conveyed to Derrick F. Owens and Christine R. Owens by Deed of John W. Schofield, Jr. dated January 11, 2017 and recorded January 13, 2017 in Deed Book B670 at page 1186 in the office of the Clerk of Court for Florence County.

EXHIBIT B

540 Wisteria Drive





STAFF REPORT
Florence City Council
June 8, 2026

Agenda Item:
VII.g.

Ordinance 2nd Reading

Department: Utilities Department

Issue Under Consideration:

A Series Ordinance to authorize the borrowing of not exceeding \$6,000,000, plus capitalized interest, if any, from the South Carolina Water Quality Revolving Fund Authority ("SRF") for a low interest loan from the Drinking Water Revolving Loan Fund to finance a PFAS Study at the city's Pee Dee Regional Surface Water Treatment Plant and for lead and copper service line replacement as required by the EPA Lead and Copper Rule Improvement.

Current Status/Previous Action Taken:

1. City Council authorized and approved the City Manager to accept initial PFAS Study South Carolina Water Quality Revolving Fund Authority during May 13, 2024, City Council meeting by Resolution 2024-22.
2. The current ordinance is to provide a funding source for \$6,000,000 for additional PFAS Study Treatment Assessment at the city's Regional Surface Water Treatment Plant and for lead and copper service line replacement as required by the Lead and Copper Rule Improvement.

Points to Consider:

1. The financing, in the approximate amount of \$3.5 million, will be provided through a Drinking Water SRF loan at an interest rate of 2.6%, along with approximately \$1.5 million in loan forgiveness grant funding.
2. In April 2026, City Council approved a resolution to submit an application to the South Carolina Water Quality Revolving Fund Authority ("SRF") for a low interest loan from the Drinking Water Revolving Loan to finance the PFAS Study.
3. The adoption of this ordinance is required prior to the closing of the State Revolving Fund Loan to finance the PFAS Study for operational improvement of the city's Pee Dee Regional Surface Water Treatment Plant.
4. EPA is setting enforceable Maximum Contaminant Level Goal (MCLG) at 4.0 parts per trillion for PFOA and PFOS for each individual parameter.
5. The city's Pee River Regional Surface Water Treatment Plant is required to meet compliance with the new rule for these parameters by 2029.
6. The proposed Resolution will allow the city to secure funding necessary to assess present treatment options which best allows the city's Surface Water Treatment Plant to achieve compliance of the proposed EPA enforceable Maximum Contaminant Level Goal (MCLG) at 4.0 parts per trillion for

PFOA and PFOS limits.

7. EPA finalized Lead and Copper Rule on October 8, 2024, to eliminate lead exposure in drinking water by completing lead service line inventory within water distribution systems and to notify customers about the status of their water service lines.
8. Staff recommends to approve and adopt the proposed ordinance approving a loan from the State Revolving Fund in the amount of not exceeding \$6,000,000 to finance the PFAS Study at the city's Pee Dee Regional Surface Water Treatment Plant and lead and copper water service line replacement.

Attachments:

1. Series Ordinance

ORDINANCE NO. _____

A SERIES ORDINANCE

MAKING PROVISION FOR THE TERMS AND CONDITIONS OF COMBINED WATERWORKS AND SEWERAGE SYSTEM REVENUE BORROWING OF THE CITY OF FLORENCE, SOUTH CAROLINA, AUTHORIZED BY A BOND ORDINANCE OF THE CITY OF FLORENCE ADOPTED OCTOBER 24, 1989, AS AMENDED BY ORDINANCES OF CITY COUNCIL DATED APRIL 12, 2010 AND DECEMBER 12, 2011; APPROVING THE FINANCING OF SYSTEM IMPROVEMENTS THROUGH THE BORROWING OF NOT EXCEEDING \$6,000,000 PLUS CAPITALIZED INTEREST, IF ANY, FROM THE STATE DRINKING WATER REVOLVING LOAN FUND BY AGREEMENT WITH THE SOUTH CAROLINA WATER QUALITY REVOLVING FUND AUTHORITY PURSUANT TO TITLE 48, CHAPTER 5, CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED; PROVIDING FOR THE AGREEMENT TO MAKE AND TO ACCEPT THE LOAN, THE EXECUTION AND DELIVERY OF LOAN AGREEMENTS BETWEEN THE CITY OF FLORENCE AND THE SOUTH CAROLINA WATER QUALITY REVOLVING FUND AUTHORITY, THE EXECUTION AND DELIVERY OF PROMISSORY NOTES FROM THE CITY OF FLORENCE TO THE SOUTH CAROLINA WATER QUALITY REVOLVING FUND AUTHORITY; AND OTHER MATTERS RELATING THERETO.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FLORENCE, SOUTH CAROLINA, IN MEETING DULY ASSEMBLED:

ARTICLE I

FINDINGS OF FACT

SECTION 1.1. Findings of Fact. As an incident to the adoption of this Series Ordinance, the City Council ("**City Council**") of the City of Florence, South Carolina (the "**City**") has made the following findings:

(a) The City of Florence is a municipality created pursuant to the laws of the State of South Carolina and empowered by the provisions of Title 48, Chapter 5, Code of Laws of South Carolina, 1976, as amended (the "**Act**") (i) to undertake a drinking water supply/distribution project as defined and approved pursuant to the Federal Safe Drinking Water Act, 42 U.S.C.A. subsection 300f et seq.; (ii) to make application for and to receive assistance; (iii) to comply with regulations relating to the receipt and disposition of money of the State Drinking Water Revolving Loan Fund created by the Act; (iv) to apply for and receive state grants; (v) to enter into loan agreements; and (vi) to comply with all terms and conditions of any loan agreement.

(b) Title 6, Chapter 17, Code of Laws of South Carolina, 1976, as amended, permits the incurring of debt for the purpose of financing facilities for the furnishing of water and wastewater treatment services and permits the securing of such indebtedness with a pledge of revenues derived from the operation of the Combined Waterworks and Sewerage System (the "**System**") of the City.

(c) By ordinance entitled AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF COMBINED WATERWORKS AND SEWERAGE SYSTEM REVENUE BONDS OF THE CITY OF FLORENCE, SOUTH CAROLINA, AND OTHER MATTERS RELATING THERETO, adopted on October 24, 1989, by ordinances of City Council dated April 12, 2010 and December 12, 2011 (the "**Bond Ordinance**"), City Council made provision for the issuance from time to time of Combined Waterworks and Sewerage System Revenue Bonds of the City payable from revenues derived from the operation of the System.

(d) The revenues derived from the System are now hypothecated and pledged to the payment of the following:

(1) the outstanding installments of an original issue of \$10,428,518 South Carolina Water Quality Revolving Fund Loan dated April 18, 2013;

(2) the outstanding installments of an original issue of \$3,817,741 South Carolina Water Quality Revolving Fund Loan dated September 23, 2013;

(3) the outstanding installments of an original issue of \$6,111,310.18 Waterworks and Sewerage System Junior Lien Revenue Bond dated March 10, 2014;

(4) the outstanding installments of an original issue of not exceeding \$1,750,566 plus capitalized interest, if any, South Carolina Water Quality Revolving Fund Loan dated September 11, 2014;

(5) the outstanding installments of an original issue of \$2,702,347.56 Combined Waterworks and Sewerage System Refunding Revenue Bond, Series 2015, dated July 15, 2015;

(6) the outstanding installments of an original issue of \$14,405,000 Combined Waterworks and Sewerage System Refunding Revenue Bonds, Series 2016, dated November 9, 2016;

(7) the outstanding installments of an original issue of \$9,055,000 Special Obligation Bonds (Florence Downtown Redevelopment Project Area), Taxable Series 2016A, dated November 9, 2016, additionally secured by a junior lien pledge of System revenues;

(8) the outstanding installments of an original issue of \$26,515,000 Special Obligation Bonds (Florence Downtown Redevelopment Project Area), Series 2016B, dated November 9, 2016, additionally secured by a junior lien pledge of System revenues;

(9) the outstanding installments of an original issue of not exceeding \$2,260,938 plus capitalized interest, if any, South Carolina Drinking Water Revolving Fund Loan dated June 14, 2018;

(10) the outstanding installments of an original issue of not exceeding \$5,730,149 plus capitalized interest, if any, South Carolina Water Pollution Control Revolving Fund Loan dated June 14, 2018;

(11) the outstanding installments of an original issue of \$68,590,000 Combined Waterworks and Sewerage System Refunding and Capital Improvement Revenue Bonds, Series 2019, dated October 3, 2019;

(12) the outstanding installments of an original issue of \$15,252,000 Combined Waterworks and Sewerage System Refunding Improvement Revenue Bond, Series 2020, dated May 15, 2020;

(13) the outstanding installments of an original issue of \$32,100,000 Combined Waterworks and Sewerage System Refunding Improvement Revenue Bonds, Series 2023, dated September 27, 2023; and

(14) the outstanding installments of an original issue of \$147,395,000 Combined Waterworks and Sewerage System Capital Improvement Revenue Bonds, Series 2025, dated November 13, 2025.

The City will simultaneously borrow not exceeding \$6,000,000 plus capitalized interest, if any, from the South Carolina Drinking Water Revolving Loan Fund as evidenced by one or more notes (the “**2026A Note**” and the “**2026B Note**,” together, the “**2026 Notes**”) by issuance of Waterworks and Sewer System Revenue Bonds in one or more series (the “**2026 Bonds**”) which will be issued on parity with the above-described borrowings in this paragraph (d) (1), (2), (4) through (6), and (9) through (14) are hereinafter referred to as the “**Parity Bonds**.”

(e) The City has determined to defray the cost of the capital improvements described in attached Exhibit A (collectively, the “**Projects**”) through the borrowing authorized herein. The Projects will be part of the System.

(f) City Council has adopted a Resolution authorizing application to the South Carolina Water Quality Revolving Fund Authority (the “**State Authority**”) for a loan from the South Carolina Drinking Water Revolving Loan Fund created by the Act (the “**2026A Loan**”), to provide for the financing of the 2026A Project.

(g) City Council has adopted a Resolution authorizing application to the State Authority for a loan from the South Carolina Drinking Water Revolving Loan Fund created by the Act (the “**2026B Loan**”), to provide for the financing of the 2026B Project.

(h) The State Authority upon review of the City’s loan application conditionally approved the 2026A Loan and is in the process of approving the Loan application with respect to the 2026B Loan.

(i) The Bond Ordinance provides that a Series Ordinance shall be adopted with respect to each Series of Bonds which Series Ordinance shall express the approval of City Council to the issuance of a Series of Bonds and City Council’s agreement to abide by the terms, provisions and agreements set forth in the Bond Ordinance and shall specify and determine:

(1) As prescribed by Section 6-17-60 of the Enabling Act, the then period of usefulness of the System;

(2) The Date or Dates of Issue of such Series of Bonds;

(3) The precise principal amount of the Series of Bonds;

(4) The specific purposes for which the proceeds of such Series will be used;

(5) The title and designation of the Bonds of such Series and manner of numbering and lettering, and the denomination or denominations of the Bonds of such Series;

(6) The date or dates of maturity and the amounts thereof;

(7) The interest rate or rates, or the manner of determining such rate or rates, of the Bonds of such Series;

(8) The time for the payment of interest on the Bonds in such Series and the Record Date;

(9) The redemption price or redemption prices and the redemption date or redemption dates and other terms of redemption (if any) applicable to any of the Bonds of such Series for such payments;

(10) The Registrar for such Bonds if other than the Trustee;

(11) The portion of such Series that are serial Bonds and that are Term Bonds, if any, including the amount and date of each mandatory redemption or sinking fund installment, if any, required by such Series Ordinance to be paid for the retirement of any such Bonds;

(12) The portion of such Series that are Capital Appreciation Bonds, if any, including the time for payment of such Capital Appreciation Bonds in order to address the information requested in paragraphs (7) and (8) above.

(13) Any other applicable redemption requirement for the Bonds of such Series and the method of satisfying the same;

(14) The manner in which Bonds of such Series are to be sold and provisions for the sale thereof;

(15) The form or forms for the Bonds of each Series;

(16) That the then applicable Reserve Requirement has been or will be met;

(17) The disposition of the proceeds of the sale of the Bonds of such Series and the manner of their application; and

(18) Any other provisions deemed advisable by the City not in conflict with or in substitution for the provisions of the Bond Ordinance and the Series Ordinance relating to the Bonds of such Series.

(j) The funds are to be loaned and secured pursuant to loan agreements (the “**2026A Loan Agreement**” and “**2026B Loan Agreement**,” and together, the “**Loan Agreements**”) between the City and the State Authority, and promissory notes executed and delivered by the City registered in the name of the State Authority (the “**2026A Note**” or the “**2026B Note**,” and together, the “**2026 Notes**”). Pursuant to each Loan Agreement, the City will agree to use the 2026 Loan proceeds only to pay the actual eligible costs of each of Project, and the City will agree to pay to the State Authority such amounts as shall be required to provide for the payment of all amounts due with respect to the repayment of the 2026 Loans. To secure its obligations the City will grant to the State Authority a pledge of, and lien upon, that portion of the Revenues which remain after paying the cost of the operation and maintenance of the System, which pledge is on a parity with the Parity Bonds and any additional bonds issued on a parity therewith.

Upon any failure of the City to make any payments to the State Authority pursuant to the Loan Agreements or the 2026 Notes, the State Authority shall require the State Treasurer to pay to the State Authority, subject to the provisions of the Act, such amount from State appropriations to which the City may be or may become entitled as may be necessary to provide for the payment of all amounts due with respect to the 2026 Notes.

(k) City Council is adopting this Ordinance in order to:

(a) authorize the execution and delivery on behalf of the City of the Loan Agreements and the 2026 Notes;

(b) evidence the approval of the Project and the 2026 Loans by the City; and

(c) authorize the execution and delivery by, and on behalf of, the City of such other agreements and certificates and the taking of such other action by the City and its officers as shall be necessary or desirable in connection with the financing of the Projects in order to carry out the intent of this Ordinance.

(l) The Bond Ordinance permits the issuance of further bonds on a parity with the Parity Bonds, on the following conditions. Capitalized terms used herein shall have the meanings ascribed thereto in the Bond Ordinance.

(1) There shall exist, on the occasion of the issuance of the Bonds, no default in the payment of the principal of or interest on any Prior Lien Bonds, Bonds or Junior Lien Bonds then Outstanding;

(2) There shall be on deposit in each Debt Service Reserve Fund established pursuant to any Series Ordinance the amount then required to be on deposit therein by the provisions of such Series Ordinance; and

(3) Except in the case of Bonds issued for the purpose of refunding any Bonds, there shall be delivered to the Trustee a certificate, which is not required to be based upon an audit of the City, from an Accountant, a Financial Consultant or a Consulting Engineer, to the effect that Net Earnings during any consecutive 12-month period out of the 24 months immediately preceding the issuance date of the proposed Bonds (the “**Test Period**”) are not less than 125% of the greatest sum for any Fiscal Year ending after the date of delivery of the Bonds proposed to be issued obtained by adding all the Annual Principal and Interest Requirement for each Fiscal Year for all Series of Bonds then proposed to be Outstanding.

It is specifically found that the 2026 Notes, whose issuance are herewith provided for, are issued as Bonds under the Bond Ordinance and for purposes permitted by and in full compliance with all of the provisions set forth in the Bond Ordinance and that the 2026 Notes will be on a parity with said Parity Bonds. It is further found that the received and anticipated commitments from the State Authority to purchase the 2026 Notes is for an amount not to exceed \$6,000,000 plus capitalized interest, if any. The final terms and conditions of the borrowings will be substantially as set forth in the Loan Agreements attached hereto as Exhibit B and Exhibit C which terms and conditions are incorporated herein, with such changes as the City Manager shall approve in his discretion in order effectuate the purposes of this Ordinance.

NOW THEREFORE BE IT ORDAINED BY COUNCIL IN MEETING DULY ASSEMBLED:

(1) The useful life of the System is found to be 40 years.

(2) The Date of Issue of the 2026A Note is to be no later than June 30, 2026, and the actual date of issue of the 2026A Note will be as set forth in a certificate to be delivered by the Mayor and contained in the final 2026A Note.

(3) The 2026A Note shall be in the original principal amount of not exceeding \$4,000,000 plus capitalized interest, if any, and the actual principal amount of the 2026A Note will be as set forth in the 2026A Loan Agreement with respect to the 2026A Note (the “**2026A Loan Agreement**”).

(4) The proceeds of the 2026A Note shall be used to defray that portion of the Project allocated to the 2026A Note described in attached Exhibit A;

(5) The 2026A Note shall be designated as the City of Florence, SC Combined Waterworks and Sewerage System Revenue Bond, Series 2026A, and shall be issued in the denomination of the final principal amount borrowed and shall be numbered 1.

(6) The date of maturity and amounts thereof shall be as set forth in the 2026A Loan Agreement. Inasmuch as the final principal amounts may be reduced to reflect lower than anticipated construction costs, any changes to the principal amounts to provide for a reduction in the amounts borrowed shall be permitted and shall be evidenced by the City's execution of the 2026A Loan Agreement, as it may be amended from time to time.

(7) The interest rate on the 2026A Note and the time for the payment of interest and the Record Date shall be as set forth in the 2026A Loan Agreement.

(8) The 2026A Note is subject to prepayment in whole or in part together with any accrued interest thereon at any time without penalty or premium; all such prepayments shall be applied against principal installments due on the 2026A Note in inverse order of maturity.

(9) The Registrar for the 2026A Note shall be the Trustee under the Bond Ordinance.

(10) The 2026A Note shall be sold to the State Authority pursuant to the State Authority's final approval of the 2026A Loan and shall be issued as a single obligation with principal to be paid as set forth in the 2026A Loan Agreement.

(11) The 2026A Note shall be substantially in the form attached to the Loan Agreement.

(12) Provision for the Reserve Requirement shall be made by the deposit in the Debt Service Reserve Fund established as permitted by the Bond Ordinance of an amount necessary to satisfy the Reserve Requirement as set forth in the 2026A Loan Agreement.

(13) The proceeds of the 2026A Note shall be disbursed in accordance with the requirements of the 2026A Loan Agreement.

(14) The Date of Issue of the 2026B Note is to be no later than June 30, 2026, and the actual date of issue of the 2026B Note will be as set forth in a certificate to be delivered by the Mayor and contained in the final 2026B Note.

(15) The 2026B Note shall be in the original principal amount of not exceeding \$2,000,000 plus capitalized interest, if any, and the actual principal amount of the 2026B Note will be as set forth in the 2026B Loan Agreement with respect to the 2026B Note (the **"2026B Loan Agreement"**).

(16) The proceeds of the 2026B Note shall be used to defray that portion of the Project allocated to the 2026B Note described in attached Exhibit A;

(17) The 2026B Note shall be designated City of Florence, SC Combined Waterworks and Sewerage System Revenue Bond, Series 2026B, and shall be issued in the denomination of the final principal amount borrowed and shall be numbered 1.

(18) The date of maturity and amounts thereof shall be as set forth in the 2026B Loan Agreement. Inasmuch as the final principal amounts may be reduced to reflect lower than anticipated construction costs, any changes to the principal amounts to provide for a reduction in the amounts borrowed shall be permitted and shall be evidenced by the City's execution of the 2026B Loan Agreement, as it may be amended from time to time.

(19) The interest rate on the 2026B Note and the time for the payment of interest and the Record Date shall be as set forth in the 2026B Loan Agreement.

(20) The 2026B Note is subject to prepayment in whole or in part together with any accrued interest thereon at any time without penalty or premium; all such prepayments shall be applied against principal installments due on the 2026B Note in inverse order of maturity.

(21) The Registrar for the 2026B Note shall be the Trustee under the Bond Ordinance.

(22) The 2026B Note shall be sold to the State Authority pursuant to the State Authority's final approval of the 2026B Loan and shall be issued as a single obligation with principal to be paid as set forth in the 2026B Loan Agreement.

(23) The 2026B Note shall be substantially in the form attached to the Loan Agreement.

(24) Provision for the Reserve Requirement shall be made by the deposit in the Debt Service Reserve Fund established as permitted by the Bond Ordinance of an amount necessary to satisfy the Reserve Requirement as set forth in the 2026B Loan Agreement.

(25) The proceeds of the 2026B Note shall be disbursed in accordance with the requirements of the 2026B Loan Agreement.

ARTICLE II

THE LOANS

SECTION 2.1. Authorization of 2026A Loan. Council hereby authorizes the City's acceptance of the 2026A Loan from the State Authority of not exceeding \$4,000,000 plus capitalized interest, if any, pursuant to and in accordance with, the provisions of the 2026A Loan Agreement.

SECTION 2.2. Repayment of 2026A Loan by the City. Council hereby authorizes the repayment of the 2026A Loan by the City to the State Authority from revenues of the System or, if said revenues are not sufficient, from state appropriations the City may become entitled pursuant to and in accordance with the provisions of the 2026A Loan Agreement and the 2026A Note.

SECTION 2.3. Authorization of 2026B Loan. Council hereby authorizes the City's acceptance of the 2026B Loan from the State Authority of not exceeding \$2,000,000 plus capitalized interest, if any, pursuant to and in accordance with, the provisions of the 2026B Loan Agreement.

SECTION 2.4. Repayment of 2026B Loan by the City. Council hereby authorizes the repayment of the 2026B Loan by the City to the State Authority from revenues of the System or, if said revenues are not sufficient, from state appropriations the City may become entitled pursuant to and in accordance with the provisions of the 2026B Loan Agreement and the 2026B Note.

ARTICLE III

LOAN AGREEMENTS AND NOTES

SECTION 3.1. Authorization of 2026A Loan Agreement and the 2026A Note. The 2026A Loan Agreement and the 2026A Note in substantially the form attached hereto as Exhibit “B” with such changes as the executing officers shall approve (their execution to be conclusive evidence of such approval) are hereby approved and the execution and delivery of the Loan Agreement and the 2026A Note, on behalf of the City are hereby authorized and directed. The Loan Agreement and the 2026A Note shall be executed on behalf of the City by the Mayor and attested by the Clerk of Council (the “**Clerk**”).

SECTION 3.2. Authorization of 2026B Loan Agreement and the 2026B Note. The 2026B Loan Agreement and the 2026B Note in substantially the form attached hereto as Exhibit “B” with such changes as the executing officers shall approve (their execution to be conclusive evidence of such approval) are hereby approved and the execution and delivery of the 2026B Loan Agreement and the 2026B Note, on behalf of the City are hereby authorized and directed. The 2026B Loan Agreement and the 2026B Note shall be executed on behalf of the City by the Mayor and attested by the Clerk.

ARTICLE IV

MISCELLANEOUS

SECTION 4.1. Other Instruments and Actions. In order to implement (i) the 2026A Loan pursuant to the 2026A Loan Agreement and 2026A Note and (ii) the 2026B Loan pursuant to the 2026B Loan Agreement and 2026B Note, and to give full effect to the intent and meaning of this Ordinance and the agreements and actions herein authorized, the Mayor and Clerk are hereby authorized to execute and deliver such certificates, showings, instruments and agreements and to take such further action as the shall deem necessary or desirable.

SECTION 4.2. Ordinance a Contract. This Ordinance shall be a contract between the City and the State Authority, and shall be enforceable as such against the City.

SECTION 4.3. Continuing Disclosure. The City covenants to file with the State Authority:

- (a) An annual audit, within thirty days of the City’s receipt of the audit; and
- (b) Event specific information within thirty days of an event adversely affecting more than five percent of revenues of the System or the City’s tax base.

SECTION 4.4. Effective Date. This Ordinance shall become effective upon receiving approval on second reading by Council.

DONE, RATIFIED AND ADOPTED THIS 8th day of June, 2026.

(SEAL)

Mayor, City of Florence, South Carolina

Attest:

Clerk, City of Florence, South
Carolina

First Reading: May 11, 2026
Second Reading: June 8, 2026

STATE OF SOUTH CAROLINA

COUNTY OF FLORENCE

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

That the foregoing constitutes a true, correct and verbatim copy of an Ordinance adopted by Council. The Ordinance was read at two public meetings of Council on May 11, 2026, and June 8, 2026. An interval of at least six days occurred between each reading. At each meeting, a quorum of Council was present and remaining present throughout the meeting.

The Ordinance is now in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my Hand this 8th day of June, 2026.

Clerk

EXHIBIT A

Description of the Projects

The Projects are comprised as follows.

1. 2026A NOTE: PFAS

The cost of designing improvements to the City's Waterworks needed to meet required limitations on PFAS currently proposed by USEPA prior to 2031.

2. 2026B NOTE: Lead and Copper 2024

Replacement service lines in the North Florence Area and a galvanized water line on Bradford Street.

EXHIBIT B

Form of 2024A Loan Agreement and Note

EXHIBIT C

Form of 2026B Loan Agreement and Note



STAFF REPORT
Florence City Council
June 8, 2026

Agenda Item:
VIII.a.

Ordinance 1st Reading

Department: City Manager's Office

Issue Under Consideration:

An ordinance authorizing the execution of an amendment (the “*Lease Amendment*”) to extend the Lease Agreement (the “*Lease*”) between the City of Florence (the “*City*”) and Pee Dee Healthy Start, Inc. (“*Pee Dee Healthy Start*”).

Current Status/Previous Action Taken:

The City and Pee Dee Healthy Start entered into the Lease on September 1, 2016 for a ten (10) year term set to expire on June 30, 2026.

Points to Consider:

1. The Amendment would extend the Lease an additional ten (10) years through June 30, 2036.

Attachments:

1. Pee Dee Healthy Start Lease Amendment Ordinance 12219405.1

ORDINANCE NO. 2026 - _____

AN ORDINANCE AUTHORIZING THE EXEUTION OF A LEASE AMENDMENT TO
EXTEND THE LEASE AGREEMENT BETWEEN THE CITY OF FLORENCE, SOUTH
CAROLINA AND PEE DEE HEALTHY START, INC.

WITNESSETH:

WHEREAS, the City of Florence, South Carolina (the “**City**”) entered into a Lease Agreement (the “**Lease**”) with Pee Dee Healthy Start, Inc. (“**Pee Dee Healthy Start**”) on September 1, 2016; and

WHEREAS, the Lease is set to expire on June 30, 2026; and

WHEREAS, the City and Pee Dee Healthy Start desire to enter into an amendment to the Lease (the “**Lease Amendment**”) to extend the term of the Lease for an additional ten (10) years through June 30, 2036.

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

- a. The City hereby approves and authorizes the City Manager to execute and sign that certain Lease Amendment between the City and Pee Dee Healthy Start extending the term of the existing Lease by an additional ten (10) years, in substantially the form presented to City Council of the City.
- b. This Ordinance shall become effective upon its approval and adoption by the City Council of the City.

ADOPTED this __ day of _____, 2026.

Approved as to form:

RONALD T. SCOTT
CITY ATTORNEY

LETHONIA BARNES
MAYOR

ATTEST:

CASEY MOORE



STAFF REPORT
Florence City Council
June 8, 2026

Agenda Item:
VIII.b.

Ordinance 1st Reading

Department: Planning, Research & Development

Issue Under Consideration:

An Ordinance to rezone the parcel located at 901 Rose Street from NC-6.1 to NC-6.2, identified as Florence County Tax Map Number 90114-13-004.

Current Status/Previous Action Taken:

1. On May 12, 2026, Planning Commission held a public hearing on this matter and voted unanimously (4-0) to recommend that the parcel be rezoned from NC-6.1 to NC-6.2.

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 Neighborhood Conservation-6.1 (NC-6.1). This zoning district only allows single-family detached residential uses.
4. The requested zoning of Neighborhood Conservation-6.2 (NC-6.2). This zoning allows single-family detached and attached residential uses, including duplexes.

Attachments:

1. 901 Rose St Rezoning CC Ordinance
2. 901 Rose St CC Maps

ORDINANCE NO. 2026-_____

**AN ORDINANCE TO REZONE 901 ROSE STREET,
TAX MAP NUMBER 90114-13-004, FROM NEIGHBORHOOD CONSERVATION-6.1 (NC-6.1)
TO NEIGHBORHOOD CONSERVATION-6.2 (NC-6.2)**

WHEREAS, a Public Hearing was held in City Council Chambers on May 12, 2026 at 6:00 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, Kalin Waiters made application to rezone from Neighborhood Conservation-6.1 (NC-6.1) to Neighborhood Conservation-6.2 (NC-6.2);

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-6.2;
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 _____, 2026

Approved as to form:

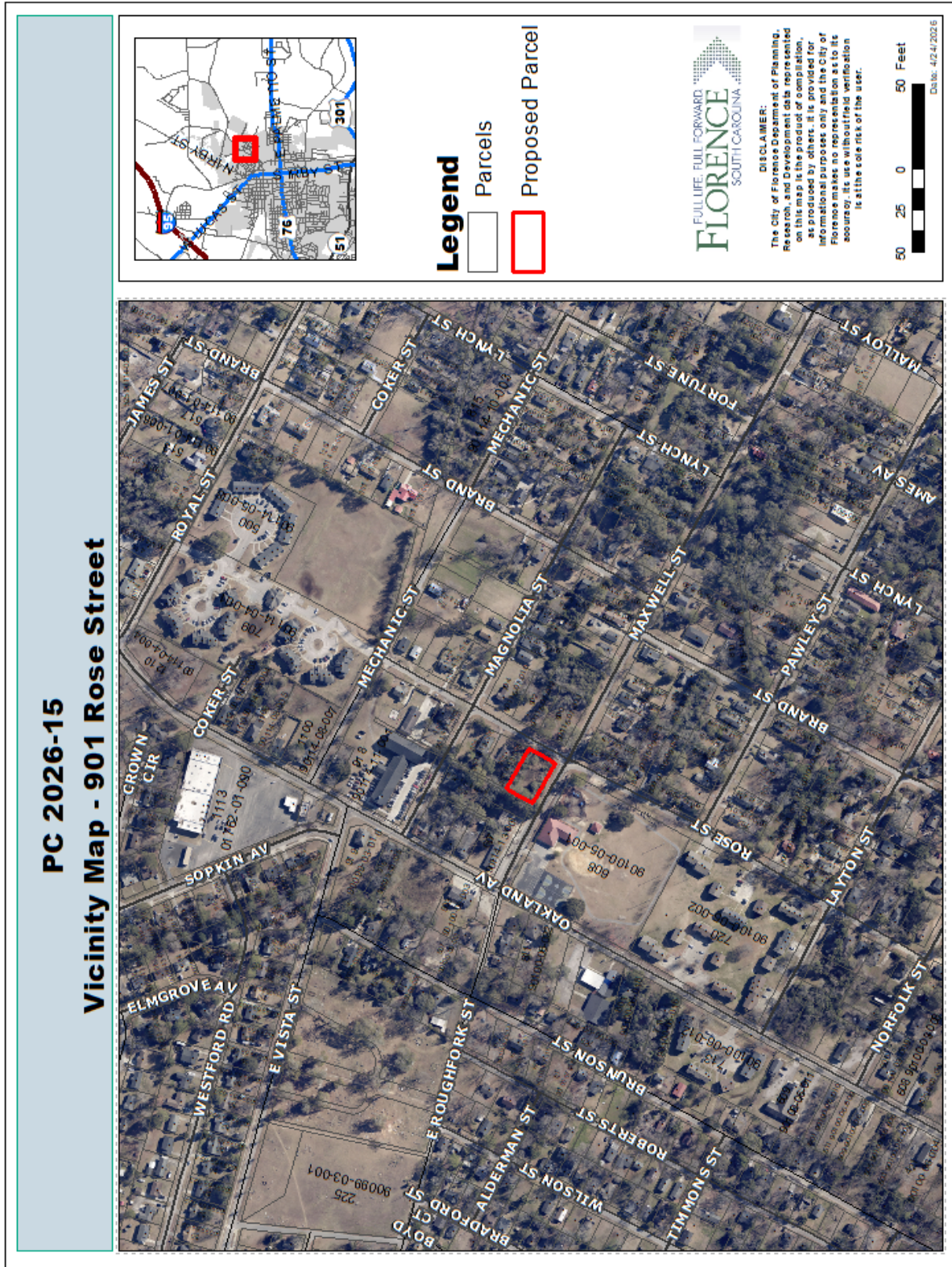
City Attorney

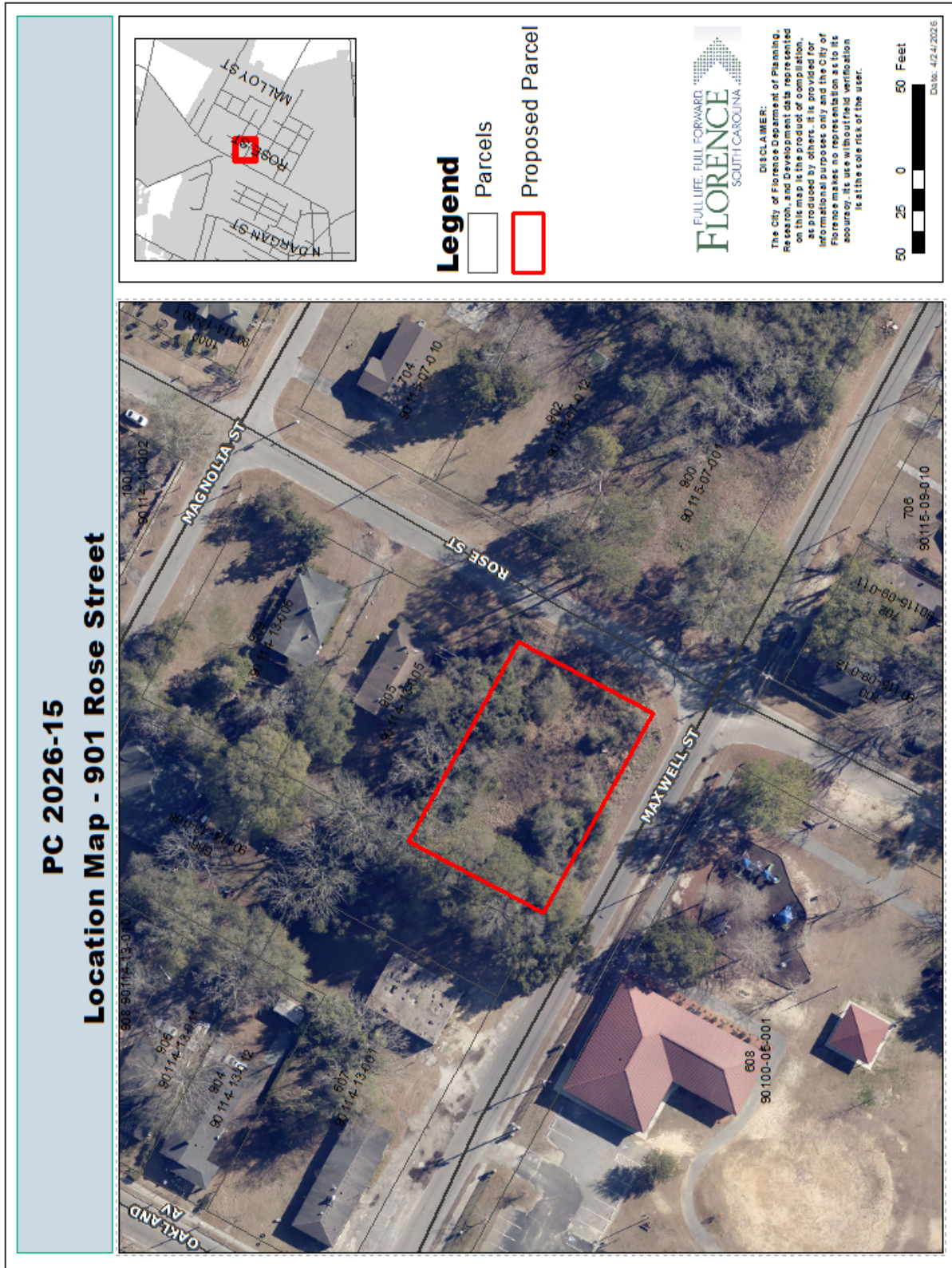
Lethonia Barnes
Mayor

Attest:

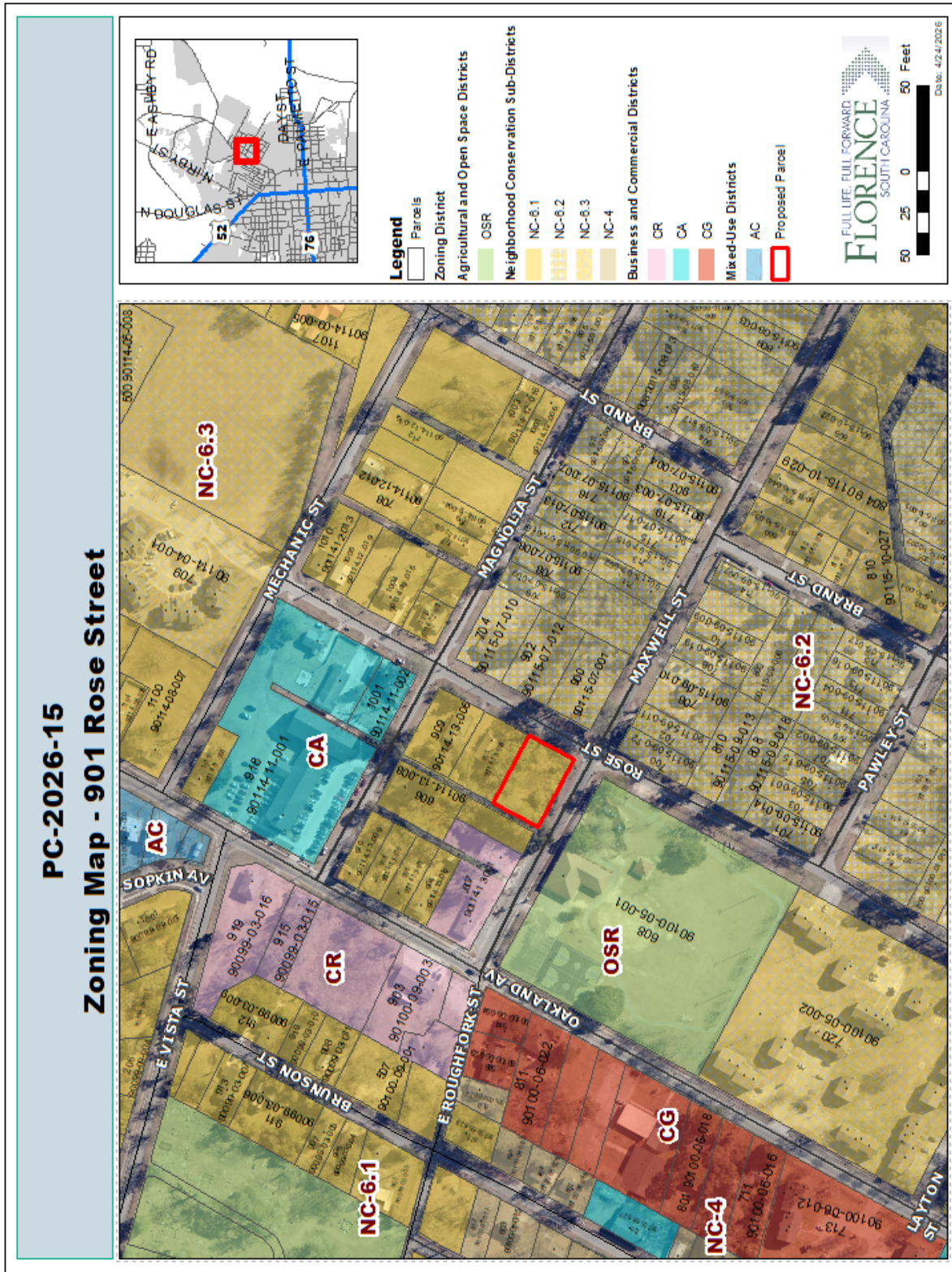
Casey C. Moore
Municipal Clerk

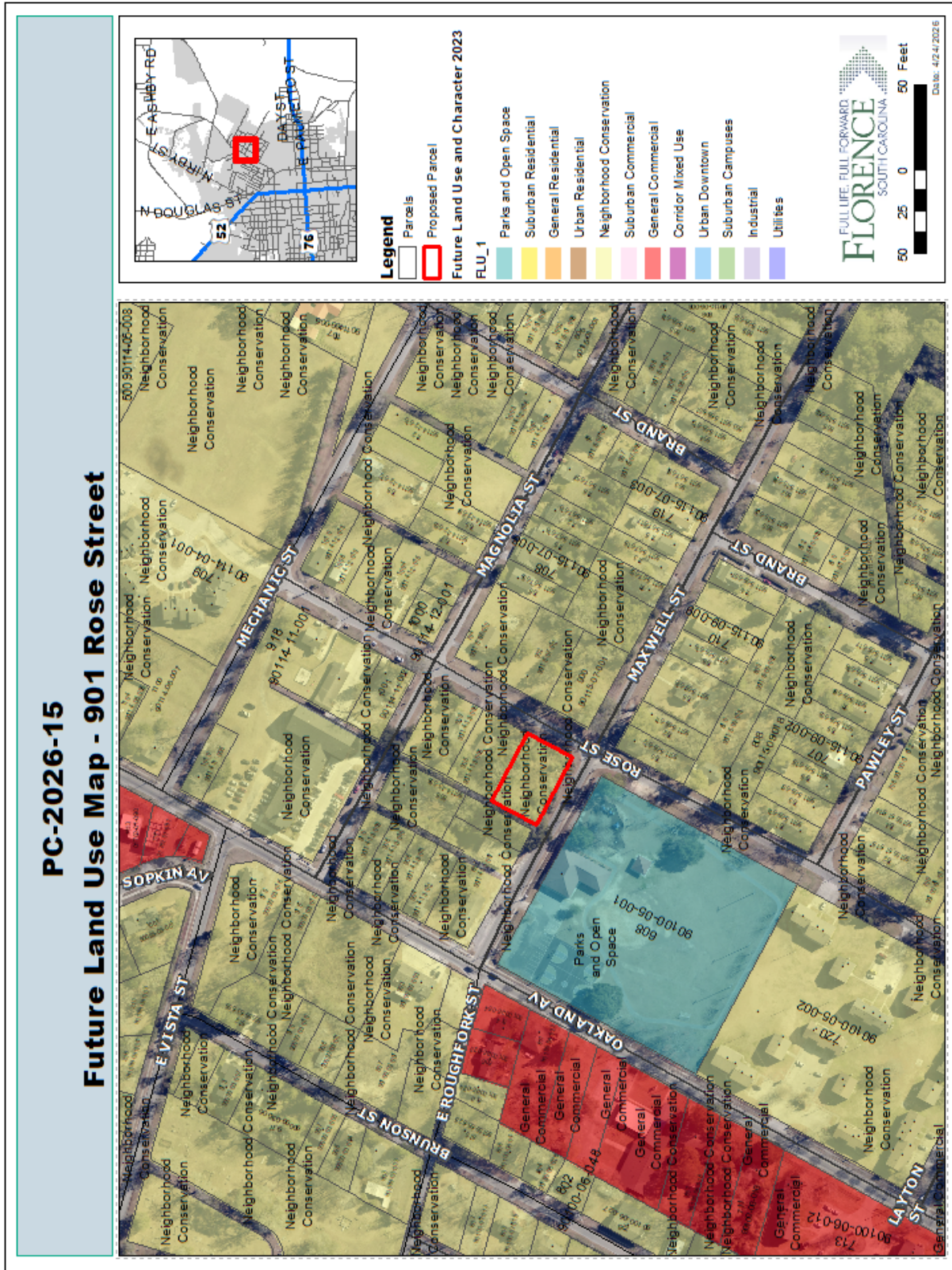
Attachment A: Vicinity Map





Attachment C: Zoning Map







STAFF REPORT
Florence City Council
June 8, 2026

Agenda Item:
IX.a.

Resolution

Department: Community Services Department

Issue Under Consideration:

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

Current Status/Previous Action Taken:

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.

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.

Attachments:

1. Homeownership Month

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

RESOLUTION NO. 2026-32

**A RESOLUTION TO PROCLAIM THE MONTH OF JUNE AS HOMEOWNERSHIP
MONTH IN THE CITY OF FLORENCE.**

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 the effort to reaffirm our individual commitment to support the dream of homeownership.

RESOLVED THIS 8TH DAY OF JUNE 2026.

Approved as to form:

HAYNSWORTH SINKLER BOYD, P.A.
CITY ATTORNEY

LETHONIA BARNES
MAYOR

ATTEST:

CASEY C. MOORE
MUNICIPAL CLERK