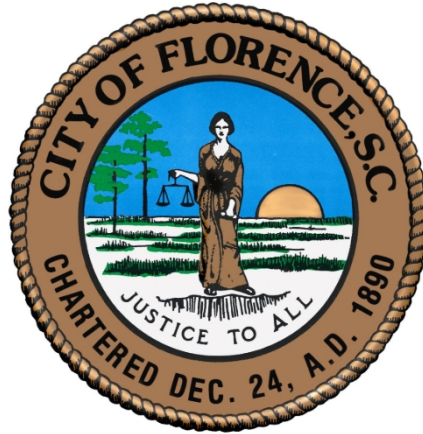
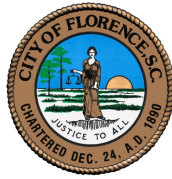


REGULAR MEETING OF FLORENCE CITY COUNCIL



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

Monday, July 13, 2026
1:00 PM



**REGULAR MEETING OF FLORENCE CITY COUNCIL
MONDAY, JULY 13, 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

June 8, 2026 - Regular Meeting

June 15, 2026 - Special Meeting

June 22, 2026 - Special Meeting

V. HONORS AND RECOGNITIONS

SERVICE RECOGNITIONS

Brandon Neal - 10 years - Police Department

VI. ORDINANCES IN POSITION

a. Bill No. 2026-25 - Second 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.

VII. 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. 2026-27 - First Reading

An Ordinance to rezone from NC-6.1 to CR the parcel located at 107 South Homestead Drive, identified as Florence County Tax Map Number 90034-17-005.

VIII. INTRODUCTION OF RESOLUTIONS

a. Resolution No. 2026-32

A Resolution to proclaim August 2 - 8, 2026 as National Health Center Week in the City of Florence.

IX. REPORT TO COUNCIL

a. Appointments to Boards and Commissions

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

b. Utilities Update

c. Report on the Noise Ordinance

X. CITY MANAGER'S REPORT

XI. MAYORAL REPORT

XII. COMMITTEE REPORTS

a. Business Development Committee

b. Community Development Committee

c. Finance, Audit and Budget Committee

XIII. 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. For a discussion regarding a proposed Economic Development Project located in a downtown redevelopment district [30-4-70(a)(5)].

d. Discussion and receipt of legal advice regarding the noise ordinance [30-4-70(a)(2)].

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

XIV. ADJOURN



**REGULAR MEETING OF FLORENCE CITY COUNCIL
MONDAY, JUNE 8, 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. 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; 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

Curtis Graham with WBTW News 13 and Deirdre Weaver-Currin with the Post and Courier were present for the meeting.

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

CALL TO ORDER

Mayor Barnes called the June 8, 2026 Regular meeting of Florence City Council to order at 1:02 p.m.

INVOCATION

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

ADOPTION OF AGENDA

Without objection, the agenda for the June 8, 2026 Regular meeting was adopted.



**FLORENCE CITY COUNCIL
REGULAR MEETING – JUNE 8, 2026**

APPROVAL OF MINUTES

Councilwoman NeSmith-Jackson made a motion to adopt the minutes of the April 30, 2026 Budget Work Session and Councilman McKay seconded the motion. The minutes were unanimously (7-0) adopted.

Councilwoman NeSmith-Jackson made a motion to adopt the minutes of the May 11, 2026 Regular Meeting and Councilman McKay seconded the motion. The minutes were unanimously (7-0) adopted.

SERVICE RECOGNITIONS

Mr. Adam Swindler, Director of Public Works, recognized Tracey Singletary for 10 years of service with the City of Florence.

GRANT PRESENTATION

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

Mrs. Mindy Taylor, Director of Government and Community Relations, presented the City of Florence with a \$15,000 HERO (Helping Emergency Response Organizations) Grant from the Duke Energy Foundation. Mrs. Taylor noted that the grant program supports emergency response organizations because of the critical services they provide to their communities. The Duke Energy Foundation has committed \$500,000 to emergency response organizations across South Carolina. This marks the fifth consecutive year that the City of Florence has received a HERO Grant. This year's funding will benefit the Florence Fire Department, helping to purchase battery-operated equipment and air-monitoring devices that will enhance the department's emergency response capabilities.

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 1:12pm.

Ms. Suzanne La Rochelle urged Council to prioritize the needs of Florence's most underserved residents in the budget and adopt a formal budget equity analysis tool before the next fiscal year. She said the budget does not clearly demonstrate whether City investments align with community needs and expressed concern that Community Program Funding totals only \$477,000. While acknowledging that not all budget funds are discretionary, she said residents most impacted by underfunded programs often have the fewest alternatives. Ms. La Rochelle also questioned the equal allocation of community funding among Councilmembers, emphasizing that equal distribution does not always result in equitable outcomes. She noted that other municipalities have implemented budget equity analysis tools and encouraged Council to do the same.

Mayor Barnes closed the public hearing at 1:17 p.m.

Mr. Glenn Bodenheimer, Finance Director, said the South Carolina Revenue and Fiscal Affairs Office determined the City's allowable millage increase using the Consumer Price Index (2.63%) and population growth factor (0.74%). Including carryback millage, the City is permitted to increase operating millage by up to 3.4 mills; however, no operating millage increase is proposed for Fiscal Year 2026-2027. Debt service millage, which is not subject to statutory limitations, will remain at 4 mills. Mr. Bodenheimer also



**FLORENCE CITY COUNCIL
REGULAR MEETING – JUNE 8, 2026**

noted a proposed increase of \$0.75 per Equivalent Residential Unit (ERU) for the Stormwater Utility Enterprise Fund, the first adjustment since 2021. The increase equates to approximately \$9 annually per household and is necessary to maintain the self-supporting fund, which provides drainage maintenance, repairs, flood mitigation, and other citywide stormwater services. The proposed FY 2026-2027 budget totals \$157,995,410.

Councilwoman NeSmith-Jackson asked Mr. Scotty Davis, City Manager, to discuss community programs and funding levels in response to Ms. La Rochelle's comments. Mr. Davis said the City's General Fund totals \$56,189,480 and supports essential services, including Fire, Police, Sanitation, Public Works, Parks, Recreation and Tourism, and administrative offices. He noted that approximately 60% to 70% of General Fund revenues are allocated toward employee salaries and benefits. Mr. Davis said the City has designated \$477,500 for community programs serving residents in need, including \$400,000 for Building Florence Together, the City's nonprofit organization established approximately three years ago. He also noted that, as a Community Development Block Grant (CDBG) community, the City has budgeted \$352,512 in CDBG funding and approximately \$800,000 for programs that assist target area neighborhoods through housing initiatives, trash collection, property demolition, and rehabilitation efforts.

Mayor Barnes clarified that the programs identified by Mr. Davis directly benefit and support the community and asked him to restate the funding amounts, which he did.

Councilman McKay asked whether the process for community programs funded through the budget could be made public. Mr. Davis said it would be more appropriate to address that request during consideration of the budget's second reading.

Councilman Braddock asked Mr. Davis to explain the limitations of enterprise funds. Mr. Davis said that, aside from the \$56,189,480 General Fund, the remaining funds in the budget are enterprise funds that are legally restricted to specific purposes and cannot be used for projects or expenses outside of those designated purposes. Councilman Braddock reiterated that the City could not use enterprise fund revenues for unrelated projects, and Mr. Davis confirmed.

Councilwoman NeSmith-Jackson asked whether City staff could explore the use of a budget equity analysis tool for the next budget cycle. Mr. Davis said yes.

Councilman Braddock asked that staff also research the cost of implementing such an analysis and provide that information to Council at a later date to determine its feasibility. Mr. Davis agreed and said it is always the City's mission and intent to provide services to residents in need. He said the City addresses issues regardless of where they occur and noted that Community Development Block Grant (CDBG) funding is intended to enhance, not replace, the services the City already provides. He emphasized that core services, including Fire, Police, and Sanitation, must be funded first.

Councilman Braddock asked for clarification on whether CDBG funding has significantly declined over the past 10 years. Mr. Davis confirmed that it has and said there have been discussions at the federal level over the years regarding the potential elimination of CDBG funding.

Mayor Barnes expressed support for Council's community-driven approach and highlighted the work accomplished throughout the community during the current Council's tenure. She said that while Council would like to do more, funding limitations exist, but their commitment to serving the community remains strong.



**FLORENCE CITY COUNCIL
REGULAR MEETING – JUNE 8, 2026**

ORDINANCES IN POSITION

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.

Pro tem Jebaily made a motion to adopt Bill No. 2026-18 on second reading and Councilwoman NeSmith-Jackson seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2026-18 was adopted.

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.

Pro tem Jebaily made a motion to adopt Bill No. 2026-19 on second reading and Councilman McCall seconded the motion.

Councilman McKay suggested including the budgeted allocations for Community Program Funding in the budget materials to provide greater transparency.

Pro tem Jebaily agreed that increased transparency is beneficial but said delaying budget adoption to incorporate the information would not be advisable given the approaching end of the fiscal year. He suggested addressing the matter during the next budget cycle or at a future meeting and noted that Council could meet with the City Manager to discuss the process further. Councilman McKay clarified that he was not seeking to delay adoption of the budget but simply wanted the information included for transparency purposes.

Mr. Ron Scott, City Attorney, said the budget adoption process already involves Council's deliberation and discussion of funding allocations. He said incorporating a detailed breakdown of these specific allocations into the budget ordinance would be procedurally difficult and recommended that, if Council desires additional explanation, it could be addressed during future budget workshops.

Councilman McKay clarified that he was referring to the spreadsheet and grading process Council used during its budget discussions. Councilman Braddock agreed that transparency is important and suggested publicly releasing the community program allocations and how the funding decisions were made by Council.

Mayor Barnes said Council could approve the budget and also release the community program allocations for transparency purposes but asked how the two matters could be handled separately. Mr. Ron Scott, City Attorney, said the budget ordinance is a stand-alone matter and noted that previous Executive Session discussions involving contractual matters and outside funding agencies made it difficult to establish a standard for releasing individual Councilmember feedback related to funding decisions.

Councilman Smith asked whether community program funding has increased each year, and Mr. Scotty Davis, City Manager, confirmed that it has. Councilman Smith also asked whether increasing community program funding was discussed during development of the current budget, and Mr. Davis confirmed that it was.

Mr. Scott said it would be most appropriate to address the release of community program allocations at the next meeting since the matter was not included on the current agenda and would not affect approval of



**FLORENCE CITY COUNCIL
REGULAR MEETING – JUNE 8, 2026**

the budget. He added that, if desired, Council could direct staff to prepare a report outlining the process used to determine community program funding allocations.

Councilman Braddock emphasized the importance of transparency and asked whether there was an opportunity on the current agenda to release the community program funding documentation. He expressed concern that delaying the matter could create the perception that Council was not being transparent.

Councilwoman NeSmith-Jackson asked whether the City Manager could simply release the information.

Mayor Barnes said Council should proceed with approving the budget and discuss how to move forward with releasing the community program allocations during Executive Session.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2026-19 was adopted.

Following Executive Session, Council returned to open session. Councilman Smith then made a motion to reconsider the vote taken earlier to adopt Bill No. 2026-19 and Councilwoman NeSmith-Jackson seconded the motion. Councilman Smith said the reason for reconsidering the vote is due to Council receiving information regarding state legislative updates.

Pro tem Jebaily asked for clarification that, if the motion to reconsider was approved, Council would then have an opportunity to make a motion to amend. Mr. Ron Scott, City Attorney, said that if the motion to reconsider passes, Council would return to the point at which the original motion and second were pending, allowing an amendment to be proposed. Pro tem Jebaily further asked whether any proposed amendment would need to be stated at that time, and Mr. Scott confirmed.

Councilman McCall asked whether there would be a final vote on the budget after the amendment was considered. Mr. Scott said yes and explained that, if an amendment is adopted, Council would then vote on the ordinance as amended.

Council voted 6-1, with Pro tem Jebaily voting against the motion to reconsider. The motion to reconsider was passed.

Councilwoman NeSmith-Jackson made a motion to amend Bill No. 2026-19 by reducing the Florence Regional Airport allocation by \$80,000 and reallocating those funds to the Pee Dee Regional Transportation Authority (PDRTA), increasing PDRTA's allocation from \$281,000 to \$361,000 and Councilman McKay seconded the motion.

Pro tem Jebaily said he supports increased funding for PDRTA but does not believe reducing funding for the Florence Regional Airport is in the community's best interest. He noted that both organizations play important roles in economic development and expressed opposition to amending the approved budget.

Councilman Braddock said he agreed with Pro tem Jebaily's concerns but noted that legislative information provided to Council indicated the airport would receive state funding. He said that, based on that information, the state would help bridge the funding gap, allowing the City to direct additional resources toward local needs.

Council voted 6-1, with Pro tem Jebaily voting against the motion to amend.

The motion to amend was passed.



**FLORENCE CITY COUNCIL
REGULAR MEETING – JUNE 8, 2026**

Councilman Braddock made a motion to adopt Bill No. 2026-19 on second reading and Councilwoman NeSmith-Jackson seconded the motion.

Council voted (6-1) in favor of the motion, with Pro tem Jebaily voting against the motion. Bill No. 2026-19 was adopted, as amended.

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.

Councilwoman NeSmith-Jackson made a motion to adopt Bill No. 2026-20 on second reading and Councilman McKay seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2026-20 was adopted.

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.

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

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

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.

Councilwoman NeSmith-Jackson made a motion to adopt Bill No. 2026-22 on second reading and Pro tem Jebaily seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2026-22 was adopted.

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.

Pro tem Jebaily made a motion to adopt Bill No. 2026-23 on second reading and Councilman McCall seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2026-23 was adopted.

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.

Pro tem Jebaily made a motion to adopt Bill No. 2026-24 on second reading and Councilwoman NeSmith-Jackson seconded the motion.



**FLORENCE CITY COUNCIL
REGULAR MEETING – JUNE 8, 2026**

Council voted unanimously (7-0) in favor of the motion. Bill No. 2026-24 was adopted.

INTRODUCTION OF ORDINANCES

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. 2026-25 - 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.

Councilman Smith made a motion to pass Bill No. 2026-25 on first reading and Councilman McKay seconded the motion.

Mr. Jerry Dudley, Director of Planning, said this property is located at the corner of Maxwell Street and Rose Street near Dr. Iola Jones Park. The request is to rezone the property from Neighborhood Conservation 6.1 (NC-6.1), which permits small-lot single-family detached homes, to Neighborhood Conservation 6.2 (NC-6.2), which permits both single-family detached homes and attached housing, including duplexes. Mr. Dudley noted that the surrounding area includes both NC-6.1 and NC-6.2 zoning districts and due to the roadway, the property would be contiguous with the existing NC-6.2 zoning designation.

Pro tem Jebailly inquired about the surrounding properties and confirmed that a commercial property is adjacent to the site, while the surrounding area consists primarily of single-family homes located within the City limits. Mr. Dudley explained that the proposed development would remain single-family in nature, consisting of attached single-family units, with duplexes representing the highest density permitted.

Councilman Smith asked about the recommendation of Planning Commission. Mr. Dudley reported that Planning Commission voted unanimously (4-0) to recommend approval of the zoning request following discussion and a presentation by the property owner/developer. He noted that the developer, a local resident who grew up in the area, intends to construct duplex rental units. Mr. Dudley added that both the Housing Study and the Comprehensive Plan support the development and identified additional single-family housing as a community need.

Councilwoman NeSmith-Jackson asked whether the developer had presented plans depicting the appearance of the duplexes. Mr. Dudley stated that such plans are not required at this stage of the process but noted that any future development plans would be required to comply with the City's design guidelines.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2026-25 was passed on first reading.



**FLORENCE CITY COUNCIL
REGULAR MEETING – JUNE 8, 2026**

INTRODUCTION OF RESOLUTIONS

Resolution No. 2026-31

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

Councilwoman NeSmith-Jackson made a motion to pass Resolution No. 2026-31 and Councilman McKay seconded the motion.

Mayor Barnes presented the Resolution to Ms. Vonda Sellers-Ford, President of Pee Dee Realtors Association. Ms. Sellers-Ford thanked Council for the recognition.

Council voted unanimously (7-0) in favor of the motion. Resolution No. 2026-31 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 Mrs. Amanda Pope, Director of Marketing, Communications and Municipal Services, to provide an update on the City's communications efforts related to utilities.

Mrs. Pope announced the launch of the City's new utilities branding initiative, Resilient Infrastructure and System Enhancements (RISE), guided by the principles of Investing Today, Building Tomorrow, and Serving Our Community. She said the initiative reflects the City's commitment to moving beyond past challenges, rebuilding trust through action, and demonstrating accountability, progress, and continuous improvement in delivering utility services. Mrs. Pope explained that the RISE logo uses blue to represent water, light green to represent sewer, and dark green to represent stormwater, creating a consistent visual identity for utility projects. She also noted that project names on informational materials align with those displayed on the utility portals to maintain consistency.

Pro tem Jebailly expressed his support for the RISE initiative and commended staff for their efforts in developing the program. Councilman Braddock and Councilwoman NeSmith-Jackson also expressed their support, with Councilwoman NeSmith-Jackson noting that the initiative demonstrates to the public the City's commitment to addressing utility system needs.

Mr. Scotty Davis, City Manager, also commended Mrs. Pope for her leadership in developing the initiative and said additional information and resources would continue to be rolled out.

Mrs. Pope then demonstrated the updated Utilities webpage and utility portals, noting that AECOM assisted staff in creating a more user-friendly and customer-focused platform. She said the City's communication efforts also include press releases, social media outreach, and educational campaigns highlighting the City's water sources and utility resources. She added that Utility staff would participate in the June 20th Bee City Market Takeover and continue engaging with residents throughout the community.



FLORENCE CITY COUNCIL REGULAR MEETING – JUNE 8, 2026

Councilman McCall asked how residents can access the utility portals. Mrs. Pope said a RISE Utilities tab is located on the homepage of the City's website and directs users to the RISE webpage.

Pro tem Jebailly referenced a press release announcing that the section of Coit Street between Cherokee Road and Timrod Park would be closed beginning Monday, June 15, for approximately three weeks due to an upcoming project.

Mr. Hemingway reported that the City currently has 31 active utility projects, including 12 water projects, eight sewer projects, seven stormwater projects, and four utility crossover projects. He said these projects involve collaboration among City staff and consulting firms AECOM, CDM Smith, and Ardurra throughout the design, permitting, and construction phases. Mr. Hemingway also announced that a public meeting regarding the Jeffries Creek Sanitary Sewer Project Phase I would be held this evening from 5:30 pm to 7:00pm in Council Chambers, with representatives from CDM Smith available to provide information and answer questions about the project.

CITY MANAGER'S REPORT

Mr. Scotty Davis, City Manager, shared a promotional video for the Fireworks Over Florence event scheduled for July 4th. He also announced that the City of Florence was recently ranked by the U.S. News & World Report as the third-best place to live in South Carolina for 2026-2027, marking the second consecutive year the City has received this recognition.

Mr. Davis said the City works with Capital Hill Consulting Group, a bipartisan lobbying firm based in Washington, D.C., and its grant-writing affiliate, Capital Funding Solutions of Baton Rouge, Louisiana, to pursue federal funding opportunities. He provided an overview of accomplishments over the past year, including an invitation to apply for a \$193 million Water Infrastructure Finance and Innovation Act (WIFIA) loan through the United States Environmental Protection Agency (EPA), a SAFER grant application through the Federal Emergency Management Agency (FEMA) to fund 15 additional firefighters over a three-year period, and efforts to resubmit a grant application for an intermodal transportation center in partnership with PDRTA. Mr. Davis also highlighted several funding successes, including \$5 million in congressionally directed spending for the Pine Street Groundwater Treatment Plant, \$2.25 million in appropriations for water and sewer projects secured through Congressman Fry's office, a \$40 million authorization through the Water Resources Development Act (WRDA) with assistance from Congressman Fry and Senator Lindsey Graham, a \$65 million WRDA authorization through Senator Graham, and \$11.2 million in congressionally directed spending through the United States Army Corps of Engineers for water infrastructure improvements. He noted that the City was not selected for a \$9.66 million grant that had been advanced by Senator Graham's office and continues to pursue additional funding opportunities.

Councilwoman NeSmith-Jackson asked for clarification on the funding secured during the past year. Mr. Davis said the City has secured \$5 million, plus an additional \$2.25 million, in federal funding.

MAYORAL REPORT

Mayor Barnes expressed her gratitude for the outpouring of love and support shown to her and her family during their time of bereavement. She noted that every City department includes community-focused initiatives in its budget and highlighted the City's ongoing efforts to support and engage the community. Mayor Barnes also thanked City staff for their dedication and commitment to serving residents.



FLORENCE CITY COUNCIL REGULAR MEETING – JUNE 8, 2026

COMMITTEE REPORTS

Business Development Committee, Chaired by Pro tem Jebaily

Pro tem Jebaily reported that the committee met at the AESC Training Center and reviewed several ongoing projects and infrastructure initiatives. The committee discussed Project Urban Square, with Pro tem Jebaily noting the construction currently underway. The committee also reviewed the MUSC and McLeod Health water tank projects, the Railroad Crossing Elimination Grant, and various South Carolina Department of Transportation (SCDOT) projects. In addition, the committee received updates on general utility capital infrastructure projects, AESC, the Florence East Industry project, the GE Groundwater Treatment Plant, and federal funding opportunities. Pro tem Jebaily also highlighted the city's Water Quality Master Plan.

Community Development Committee, Chaired by Mayor Barnes

Mayor Barnes reported that the committee discussed an initiative to bring local nonprofit organizations together to strengthen collaboration and better serve community members who lack access to connections, resources, and awareness of available services. The committee also received updates regarding Building Florence Together, Community Development Block Grant (CDBG) projects, and various other community service-related projects.

Finance, Audit and Budget Committee, Chaired by Councilman McCall

Councilman McCall reported that the committee discussed the City's procurement process, including efforts to prioritize local vendors whenever possible. The committee also entered Executive Session to discuss contractual matters.

EXECUTIVE SESSION

Mayor Barnes said Council will be entering into Executive Session 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 appointments to city Boards and Commissions, to receive legal advice regarding potential election changes and to receive an update regarding Project Urban Square.

Councilwoman NeSmith-Jackson made a motion to enter into Executive Session and Councilman McCall seconded the motion. Council voted unanimously (7-0) to enter into Executive Session at 2:21pm.

Pro tem Jebaily made a motion to resume open session and Councilwoman NeSmith-Jackson seconded the motion. The motion carried. Council resumed open session at 3:52pm and took action on the following items:

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

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



**FLORENCE CITY COUNCIL
REGULAR MEETING – JUNE 8, 2026**

Appointments to Boards and Commissions

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

Resilience and Sustainability Advisory Committee

Councilman McKay deferred his nomination to the Board.

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.

ADJOURN

Without objection, the June 8, 2026 Regular meeting of City Council was adjourned at 4:01pm.

Dated this 13th day of July 2026.

Casey C. Moore, Municipal Clerk

Lethonia Barnes, Mayor



**SPECIAL MEETING OF FLORENCE CITY COUNCIL
MONDAY, JUNE 15, 2026 – 11:00 A.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. Clint Moore, Assistant City Manager of Development; Mrs. Casey Moore, Municipal Clerk; Ms. Patrice Rankin, Assistant City Clerk; Mrs. Amanda Pope, Director of Marketing/Communications and Municipal Services and Mr. Glenn Bodenheimer, Finance Director

MEDIA PRESENT

Curtis Graham with WBTW News 13, Deirdre Weaver-Currin with the Post and Courier, Katherine Schreiner with WMBF News and Emmy Ribero with the Morning News were present for the meeting.

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

CALL TO ORDER

Mayor Barnes called the June 15, 2026 Special meeting of Florence City Council to order at 11:01 a.m.

INVOCATION

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

ADOPTION OF AGENDA

Without objection, the agenda for the June 15, 2026 Special meeting was adopted.

INTRODUCTION OF ORDINANCES

Bill No. 2026-26 – First Reading

An Ordinance to amend the budget for the City of Florence, SC for Fiscal Year beginning July 1, 2026 and ending June 30, 2027.



**FLORENCE CITY COUNCIL
SPECIAL MEETING – JUNE 15, 2026**

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

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

EXECUTIVE SESSION

Mayor Barnes said Council will be entering into Executive Session to receive legal advice regarding Bill No. 2026-26.

Pro tem Jebailly made a motion to enter into Executive Session and Councilman Smith seconded the motion. Council voted 6-1, with Councilman McCall voting against the motion to enter into Executive Session at 11:04 a.m.

Councilwoman NeSmith-Jackson made a motion to resume open session and Councilman McKay seconded the motion. The motion carried. Council resumed open session at 12:05pm and took action on the following items:

Bill No. 2026-26 – First Reading

An Ordinance to amend the budget for the City of Florence, SC for Fiscal Year beginning July 1, 2026 and ending June 30, 2027.

Pro tem Jebailly made a motion to pass Bill No. 2026-26 on first reading and to appropriate \$265,000 from the General Fund's unassigned fund balance for expenditures not currently included in the Fiscal Year 2026–2027 budget to provide \$100,000 in funding for Florence Regional Airport and \$165,000 for Pee Dee Regional Transportation Authority (PDRTA) and Councilman McCall seconded the motion.

Councilman Braddock explained that this ordinance stems from actions taken at the June 8th Regular meeting, when Council adopted the budget for Fiscal Year 2026–2027 budget. Following that approval, Council was notified that it had lost its appointments to the Airport Authority. He said that when Council appropriates funding to an organization, it should have representation within that entity to ensure accountability, understand how funds are used, and answer to constituents regarding those expenditures. Councilman Braddock noted that he and other councilmembers have since spoken with members of the state legislature, who acknowledged that the change in Airport Authority appointments had not been communicated to Council beforehand and understood Council's response. He said he was informed that the legislature intends to pursue a process that would restore representation from both city and county councils on the Airport Authority. He also clarified that, contrary to some perceptions on social media, Council was not taking funding away from the Florence Regional Airport to give it to PDRTA. Rather, Council was reclaiming the funding until a mechanism was established that would allow it to exercise appropriate oversight and accountability regarding how the funds are spent. Councilman Braddock emphasized that Council fully supports both the Florence Regional Airport and PDRTA, recognizing the significant economic development benefits they provide to the community. He added that Council also supports other community initiatives and continues to explore opportunities to fund them in the future. He concluded by reiterating that whenever Council allocates public funds, it must be able to ensure accountability and transparency in their use.

Pro tem Jebailly clarified that the funding being considered for PDRTA represented an additional \$165,000 beyond the amount already appropriated to the organization.

Councilman Smith concurred with Councilman Braddock's comments.



**FLORENCE CITY COUNCIL
SPECIAL MEETING – JUNE 15, 2026**

Mayor Barnes acknowledged that Council is often faced with difficult decisions and commended her fellow councilmembers for their commitment to serving the community. She emphasized that Council's work is not about individual interests, but about doing what is best for the citizens of Florence. Mayor Barnes said Council remains willing to collaborate, find solutions, and work together to strengthen the community, adding that the decision was made out of a genuine commitment to and love for the City of Florence.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2026-26 was passed on first reading.

ADJOURN

Without objection, the June 15, 2026 special meeting of City Council was adjourned at 12:12 p.m.

Dated this 13th day of July 2026.

Casey C. Moore, Municipal Clerk

Lethonia Barnes, Mayor



**SPECIAL MEETING OF FLORENCE CITY COUNCIL
MONDAY, JUNE 22, 2026 – 11:00 A.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 J. Lawrence Smith, II and Councilman Zach McKay

MEMBERS ABSENT

Councilman Bryan A. Braddock

ALSO PRESENT

Mr. Scotty Davis, City Manager; Mr. Ronald Scott, City Attorney; Mrs. Casey Moore, Municipal Clerk; Ms. Patrice Rankin, Assistant City Clerk; Mrs. Amanda Pope, Director of Marketing/Communications and Municipal Services and Mr. Glenn Bodenheimer, Finance Director

MEDIA PRESENT

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 June 22, 2026 Special meeting of Florence City Council to order at 11:01 a.m.

INVOCATION

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

ADOPTION OF AGENDA

Without objection, the agenda for the June 22, 2026 Special meeting was adopted.

ORDINANCES IN POSITION

Bill No. 2026-26 – Second Reading

An Ordinance to amend the budget for the City of Florence, SC for Fiscal Year beginning July 1, 2026 and ending June 30, 2027.



**FLORENCE CITY COUNCIL
SPECIAL MEETING – JUNE 22, 2026**

Pro tem Jebaily made a motion to adopt Bill No. 2026-26 on second reading and Councilwoman NeSmith-Jackson seconded the motion.

Mayor Barnes noted that the allocation to the Pee Dee Regional Transportation Authority (PDRTA) should be corrected from \$165,000 to \$164,000.

Council voted unanimously (6-0) in favor of the motion. Bill No. 2026-26 was adopted.

ADJOURN

Without objection, the June 22, 2026 special meeting of City Council was adjourned at 11:03 a.m.

Dated this 13th day of July 2026.

Casey C. Moore, Municipal Clerk

Lethonia Barnes, Mayor



STAFF REPORT
Florence City Council
July 13, 2026

Agenda Item:
VI.a.

Ordinance 2nd 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:

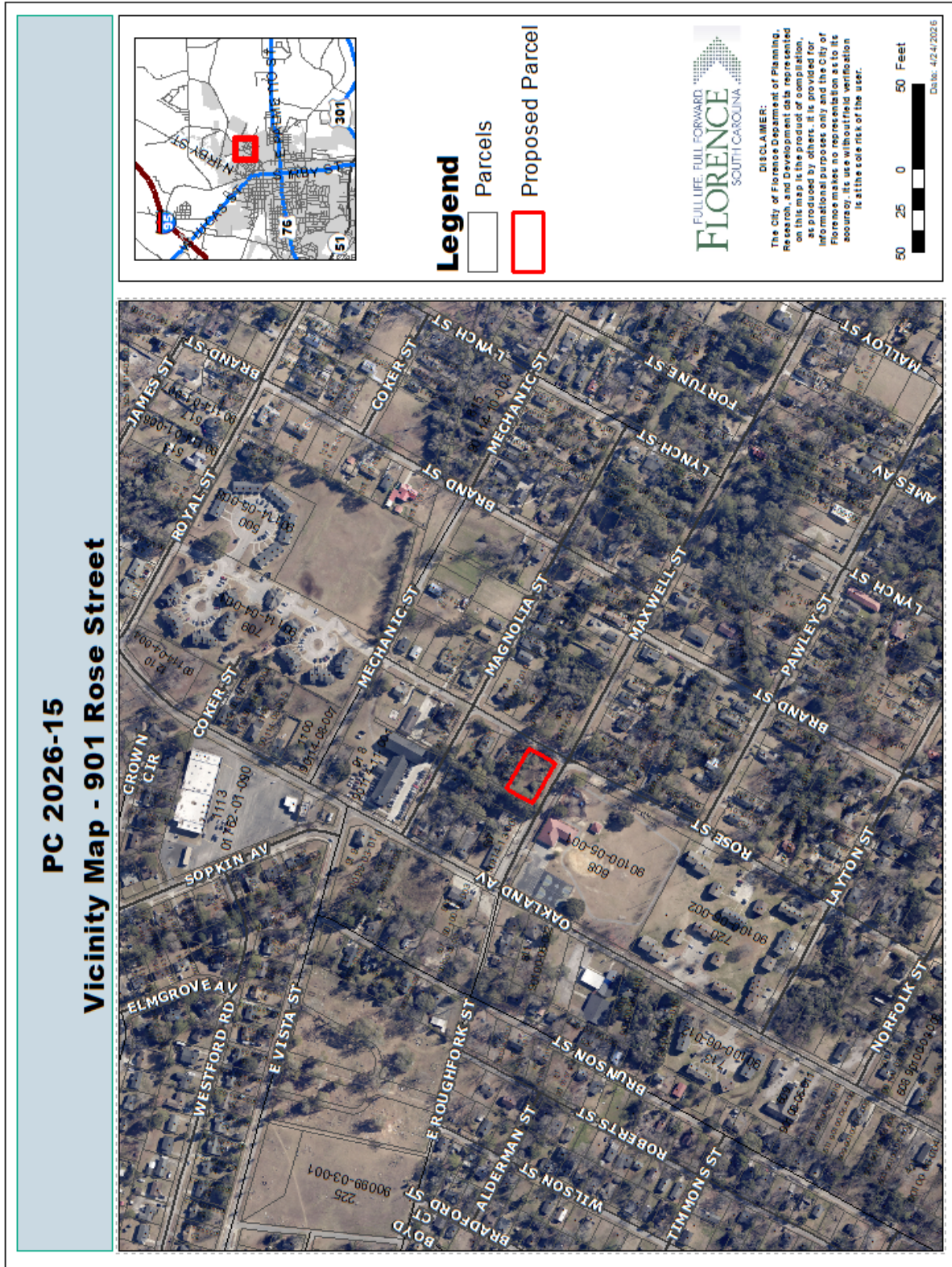
City Attorney

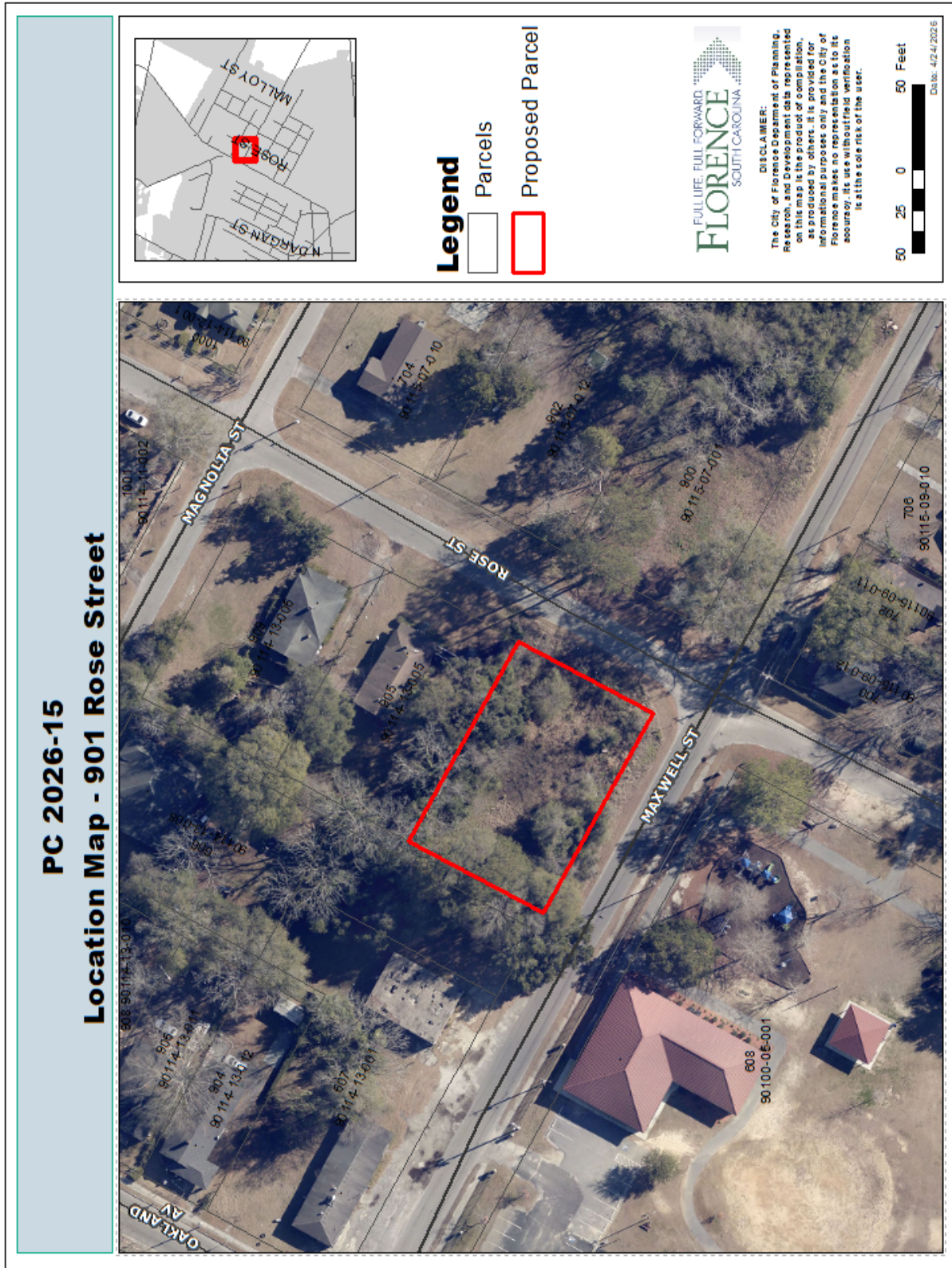
Lethonia Barnes
Mayor

Attest:

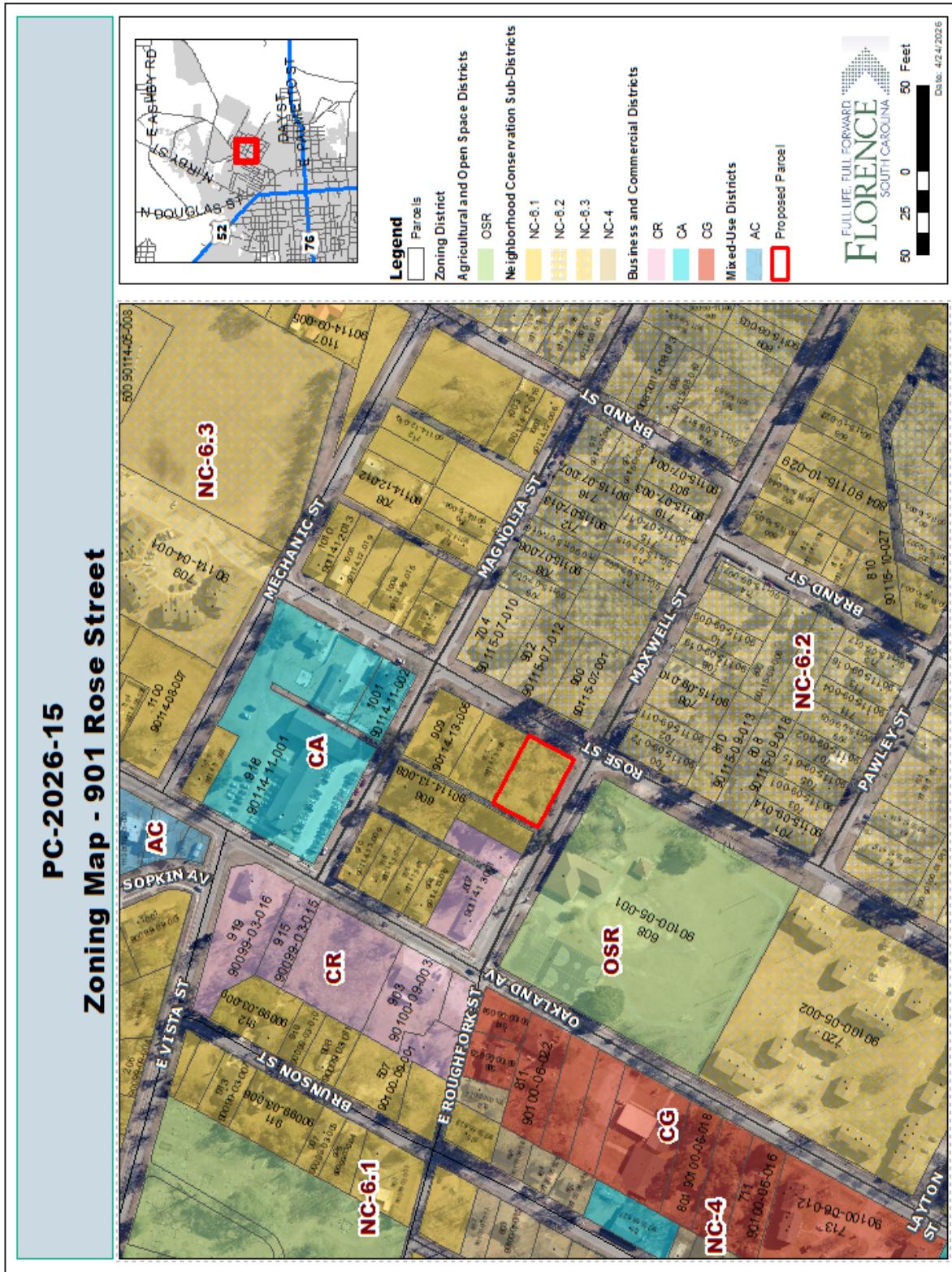
Casey C. Moore
Municipal Clerk

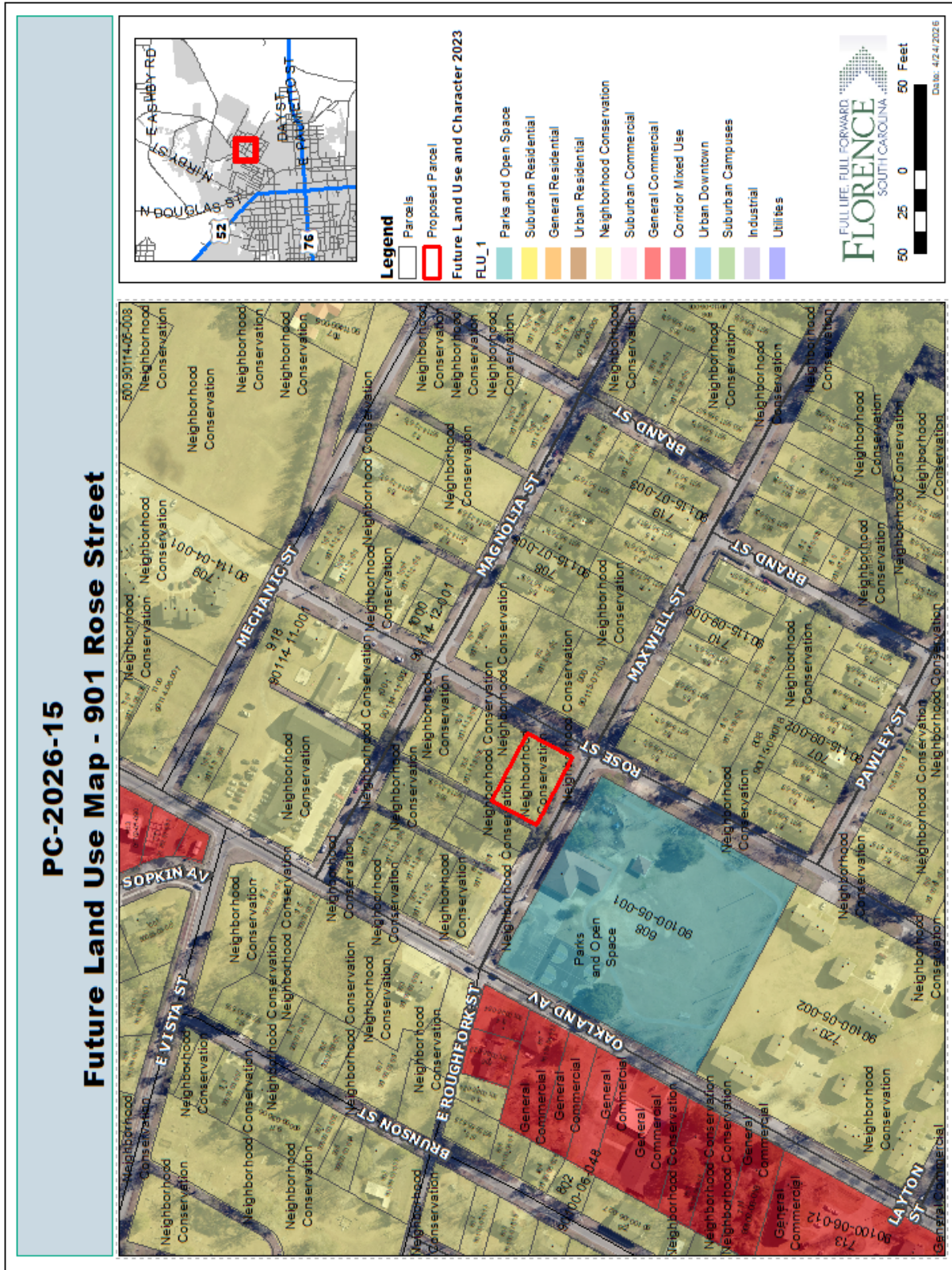
Attachment A: Vicinity Map





Attachment C: Zoning Map







STAFF REPORT
Florence City Council
July 13, 2026

Agenda Item:
VII.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
July 13, 2026

Agenda Item:
VII.b.

Ordinance 1st Reading

Department: Planning, Research & Development

Issue Under Consideration:

An ordinance to rezone from NC-6.1 to CR the parcel located at 107 South Homestead Drive, said property being specifically designated in the Florence County Tax Records as Tax Map Parcel 90034-17-005. The request is being made by the property owner.

Current Status/Previous Action Taken:

1. On June 9, 2026, Planning Commission held a public hearing on this matter and voted 5 to 1 to recommend that the parcel be rezoned from NC-6.1 to CR.

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 Commercial Reuse (CR) allows low impact commercial uses such as offices and small retail.
5. The applicant intends to renovate the existing house to use as his real estate office.

Attachments:

1. 107 S Homestead Dr Rezoning CC Ordinance
2. 107 Homestead CC Maps

ORDINANCE NO. 2026-_____

**AN ORDINANCE TO REZONE 107 SOUTH HOMESTEAD DRIVE,
TAX MAP NUMBER 90034-17-005, FROM
NEIGHBORHOOD CONSERVATION-6.1 (NC-6.1) TO COMMERCIAL REUSE (CR)**

WHEREAS, a Public Hearing was held in City Council Chambers on June 9, 2026 at 6:00 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, Trevis Cooper made application to rezone from Neighborhood Conservation-6.1 (NC-6.1) to Commercial Reuse (CR);

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 CR;**
- 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 -2026-17
Location Map - 107 S. Homestead Dr.



Legend

 Parcels

 Proposed Parcel



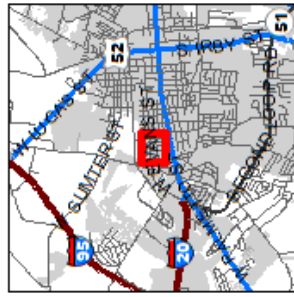
DISCLAIMER:
 The City of Florence Department of Planning, Research, and Development data represented on this map is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Florence makes no representation as to its accuracy. Its use without field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



ENR No. 52-2/2026

PC -2026-17

Zoning Map - 107 S. Homestead Dr.



- Legend**
- Parcels
 - Zoning District
 - Neighborhood Conservation Sub-Districts
 - NC-6.1
 - NC-6.2
 - NC-6.3
 - Business and Commercial Districts
 - CR
 - CA
 - CG
 - Industrial Zoning Districts
 - L
 - Proposed Parcel



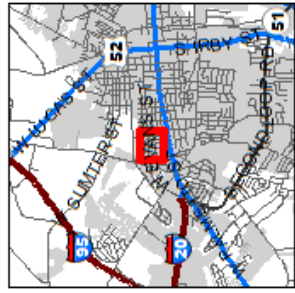
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DATE: 5/21/2024

PC -2026-17

Future Land Use Map - 107 S. Homestead Dr.



Legend

- Parcels
- Proposed Parcel

Future Land Use and Character 2023

FLU_1

- Parks and Open Space
- Suburban Residential
- General Residential
- Urban Residential
- Neighborhood Conservation
- Suburban Commercial
- General Commercial
- Corridor Mixed Use
- Urban Downtown
- Suburban Campuses
- Industrial
- Utilities

FULL LIFE, FULL FORWARD

FLORENCE

SOUTH CAROLINA

50 25 0 50 Feet

DATE: 5/22/2026



STAFF REPORT
Florence City Council
July 13, 2026

Agenda Item:
VIII.a.

Resolution

Department: City Council

Issue Under Consideration:

A Resolution to proclaim August 2 - 8, 2026 as National Health Center Week in the City of Florence.

Current Status/Previous Action Taken:

This Resolution is sponsored by Mayor Lethonia Barnes.

Points to Consider:

1. Community health centers provide high-quality, affordable, and comprehensive primary and preventive healthcare services to underserved communities, ensuring that all individuals have access to care regardless of their economic circumstances.
2. Community health centers strengthen local communities by providing integrated services, including behavioral health, dental care, and health education, and by collaborating with community organizations to address the diverse needs of the populations they serve.
3. Community health centers play a vital role in safeguarding the health and improving the quality of life for the citizens of the City of Florence.

Attachments:

1. National Health Center Week 2026

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

Resolution No. 2026-32

- WHEREAS,** for over fifty years, community health centers have provided high-quality, affordable, comprehensive primary and preventive health care in our nation's underserved communities, delivering value to and having a significant impact on America's healthcare system; and
- WHEREAS,** individuals are able to receive patient-focused, comprehensive health care services including preventive primary care and dental care, case management, behavioral health services, maternal and child care, and enabling services from community-based facilities across the Palmetto State; and
- WHEREAS,** in addition to contributing to improved health in our communities, these facilities help lower the cost of health care by reducing inappropriate emergency room and hospital utilization and have a positive impact on the communities they serve; and
- WHEREAS,** community health centers continue to prove an effective means of overcoming barriers to healthcare access, including geography, income and insurance status; and
- WHEREAS,** during National Health Center Week, we celebrate HopeHealth and their vital role in making the Florence community a better place, and recognize their dedicated staff, board members, patients and all those responsible for their continued success and growth.

NOW, THEREFORE BE IT RESOLVED, the City Council of the City of Florence, does hereby proclaim August 2 – 8, 2026, as

National Health Center Week

throughout the city and encourage all residents to recognize the important contributions of community health centers in safeguarding the health and improving the quality of life for the residents of the City of Florence.

RESOLVED THIS 13TH DAY OF JULY 2026.

Approved as to form:

CITY ATTORNEY

LETHONIA BARNES
MAYOR

ATTEST:

CASEY C. MOORE
MUNICIPAL CLERK