TOWN OF ATLANTIC BEACH
TOWN COUNCIL MEETING
AND PUBLIC HEARING

********

Monday, June 7, 2021
5:01 p.m.

The Town of Atlantic Beach Town Council meeting and public hearing was held and recorded at Atlantic Beach Community Center, 1010 32nd Avenue South, Atlantic Beach, South Carolina, on the 7th day of June, 2021.
APPEARANCES

COUNCIL MEMBERS:
Mayor Jake Evans, Chairman
Councilman Lenearl Evans
Councilwoman Josephine Isom
Councilwoman Jacqueline Gore

ADMINISTRATION:
Benjamin Quattlebaum Jr., Town Manager
Cheryl Pereira, Town Clerk

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Call to Order:

MAYOR EVANS: This Town Council meeting is called to order this Monday, June 7th, year 2021 at 5:01 p.m. Roll call?

CLERK: Councilman Lenearl Evans?

COUNCILMAN EVANS: Here.

CLERK: Councilwoman Josephine Isom?

COUNCILWOMAN ISOM: Here.

CLERK: Councilwoman Jacqueline Gore?

COUNCILWOMAN GORE: Here.

CLERK: Mayor Jake Evans?

MAYOR EVANS: Here. Council, seek a motion to go into Executive Session for potential litigation with Paul Curry and personnel.

COUNCILMAN EVANS: So moved.

COUNCILWOMAN ISOM: Second.

MAYOR EVANS: Motion and a second to go into Executive Session for legal -- litigation with Paul Curry and personnel. Any other questions or comments? Roll call.

CLERK: Councilman Lenearl Evans?

COUNCILMAN EVANS: Yea.

CLERK: Councilwoman Josephine Isom?

COUNCILWOMAN ISOM: Yea.

CLERK: Councilwoman Jacqueline Gore?
COUNCILWOMAN GORE: Yea.

CLERK: Mayor Jake Evans?

MAYOR EVANS: Yea. Motion granted.

Executive Session:

(Executive Session.)

MAYOR EVANS: Council, I seek a motion to come out of Executive Session into the General Session.

COUNCILWOMAN ISOM: So moved, Mr. Mayor.

COUNCILMAN EVANS: Second.

COUNCILWOMAN GORE: (Inaudible.)

MAYOR EVANS: There's a motion and a second to come out of Executive Session into the General Session. If there are no other questions or comments, roll call.

CLERK: Councilman Lenearl Evans?

COUNCILMAN EVANS: Yea.

CLERK: Councilwoman Josephine Isom?

COUNCILWOMAN ISOM: Yea.

CLERK: Councilwoman Jacqueline Gore?

COUNCILWOMAN GORE: Yea.

CLERK: Mayor Jake Evans?

MAYOR EVANS: Yea. The motion is granted.

General Session:

MAYOR EVANS: We're down to the General Session of our meeting. I would like to take this time
out to welcome the general public and ask, if
you have any cell phones that may go off and
disturb the proceedings, would you put those on
silence for us at this time or shut 'em off?
And if you would at this time, stand for a
moment of silence.

(Moment of Silence.)

MAYOR EVANS: And will we -- do our Pledge of
Allegiance.

(Pledge of Allegiance recited in unison.)

MAYOR EVANS: Thank you. We're down to ceremonial
matters. Council members, does anyone have any
ceremonial matters? Councilwoman Gore,
anybody? No?

COUNCILWOMAN GORE: No, I don't have any.

MAYOR EVANS: Okay, we're down to the approval of
the agenda. Council, seek a motion for the
approval of the agenda as it is outlined.

COUNCILMAN EVANS: So moved.

COUNCILWOMAN ISOM: Second.

MAYOR EVANS: There's a motion and second on the
floor for the approval of the agenda. If there
are no other questions or comments, roll call.

CLERK: Councilman Lenearl Evans?

COUNCILMAN EVANS: Yea.
TOWN OF ATLANTIC BEACH

CLERK: Councilwoman Josephine Isom?

COUNCILWOMAN ISOM: Yea.

CLERK: Councilwoman Jacqueline Gore?

COUNCILWOMAN GORE: Yea.

CLERK: Mayor Jake Evans?

MAYOR EVANS: Yea. The motion is granted.

Old Business:

MAYOR EVANS: We're down to Old Business. And I see we have no Town Council meeting minutes for approval. And we're down to Item B., which is Ordinance Number 4-2021, and this is an ordinance to amend Ordinance Number 6-2019, hospitality fee tax. And this is the second reading.

MR. QUATTLEBAUM: Mayor, Council and public, this is a second reading of an ordinance to repeal a .5 percent increase in the hospitality tax that is levied against those businesses that are assessed a hospitality fee. Just a brief history -- 2019, the County had the responsibility for collection hospitality taxes and fees for all municipalities within Horry County. In 2019, there was a suit brought against the County. It should have been -- since that (inaudible) on the collection in
2019, the Town of Atlantic Beach took over the
collection of the hospitality tax fee directly
while the court settlement, or case, was
litigated. In -- October 7th of 2019, the Town
increased the hospitality tax to 2 percent.
The settlement with the local municipalities
and the County was resolved in April of 2021
and, as a result of the settlement, the judge
decreed that the County would resume the
collection of the hospitality tax on behalf of
all municipalities within Horry County. The --
under the stipulation that the repeal of the 2
percent hospitality tax would resume back to
1.5 percent which it was before 2019. So
effective July 1st of this year, notices will
be going out to all of the businesses who are
required to pay hospitality taxes. Also, the
County will be sending out a notice to all of
the businesses indicating that they will resume
the collection of the 1.5 percent hospitality
fee. So this ordinance repeal -- the .5
percent -- bringing the hospitality fee back to
the 1.5 percent prior to 2000 -- October 2019.
Any questions?

MAYOR EVANS: Any questions, Council? Okay,
Council, seek a motion to adopt Ordinance Number 5-2021, which is an ordinance to amend the Town of Atlantic Beach business license -- I'm sorry. I'm on the wrong line. This is an ordinance to amend Ordinance Number 6-2019, the hospitality fee tax. Council, seek a motion to adopt Ordinance Number 4-2021.

COUNCILWOMAN ISOM: So moved, Mr. Mayor.

COUNCILMAN EVANS: Second.

MAYOR EVANS: There is a motion and a second to adopt Ordinance Number 4-2021, and this is the second reading. Roll call.

CLERK: Councilman Lena Earl Evans?

COUNCILMAN EVANS: Yea.

CLERK: Councilwoman Josephine Isom?

COUNCILWOMAN ISOM: Yea.

CLERK: Councilwoman Jacqueline Gore?

COUNCILWOMAN GORE: Yea.

CLERK: Mayor Jake Evans?

MAYOR EVANS: Yea. The motion is granted. We're down to C., Old Business, and this is Ordinance Number 5-2021, and this is an ordinance to amend the Town of Atlantic Beach business license, Ordinance Number 5-2001B-1204, and this will be the second reading as well.
MR. QUATTLEBAUM: Yes, sir. Mayor, Council and public, in 2020, the State of South Carolina General Assembly passed a law that all towns in the State of South Carolina will be on a uniform business license collection cycle beginning -- effective January 1st, 2022. In order to come into compliance with the new State law that business licenses issued this year from July 1st of 2021 will run 'til April 30th of 2022, and from May 1st of 2022, all the fiscal -- I mean the business license fee annual collection will run from May 1st 'til April 30th beginning -- effective January 1st, 2022. This is a State law requirement that all municipalities be uniform in the collection of business license fees. Once this is passed, we will work on a transition process providing -- the Municipal Association I think will be responsible for setting up a portal, and businesses will start paying their business license fees in 2022 online directly to the State collection of -- or Municipal Association collection on behalf of the State. Documentation and all of that will be submitted. So July 1st of this year, all
business licenses will be renewed from July 1st to April 30th, 2022, still based on the prior year's gross annual income to be reported.

MAYOR EVANS: Council, seek a motion to adopt Ordinance Number 5-2021, second reading.

COUNCILWOMAN ISOM: So moved, Mr. Mayor.

COUNCILMAN EVANS: Second.

MAYOR EVANS: There's a motion and a second to adopt Ordinance Number 5-2021, second reading. Any other questions or comments? Roll call.

CLERK: Councilman Lenearl Evans?

COUNCILMAN EVANS: Yea.

CLERK: Councilwoman Josephine Isom?

COUNCILWOMAN ISOM: Yea.

CLERK: Councilwoman Jacqueline Gore?

COUNCILWOMAN GORE: Yea.

CLERK: Mayor Jake Evans?

MAYOR EVANS: Yea. The motion is granted.

New Business:

MAYOR EVANS: We're down to 6, New Business, and this is our public hearing. Yeah, Item 6 is our public hearing for year 2021-2022 Proposed General Fund Budget. Council, I seek a motion to open the floor for public hearing for our proposed -- 2021-2022 Proposed General Fund
COUNCILMAN EVANS: So moved.

COUNCILWOMAN ISOM: Second.

COUNCILWOMAN GORE: Second.

MAYOR EVANS: There's a motion and a second to open
the floor for public hearing for the 2021-2022
Proposed General Fund Budget. Any other
questions or roll -- any other questions or
comments? Roll call.

CLERK: Councilman Lenearl Evans?

COUNCILMAN EVANS: Yea.

CLERK: Councilwoman Josephine Isom?

COUNCILWOMAN ISOM: Yea.

CLERK: Councilwoman Jacqueline Gore?

COUNCILWOMAN GORE: Yea.

CLERK: Mayor Jake Evans?

MAYOR EVANS: Yea. The motion is granted.

Public Hearing:

MAYOR EVANS: The floor is now open and, at this
time, the only questions that we're
entertaining are questions pertaining to the
proposed 2021-2022 General Fund Budget.

MR. QUATTLEBAUM: Mayor, before we entertain any
questions, I have some general comments to make
to the Council and to the public. We have a
lot of new property owners, residents, in the Town of Atlantic Beach. Last year due to COVID-19, the State allowed municipalities to adopt the same budget they had the prior year so that's why we did not hold a public hearing last year due to COVID-19 and the State allowing municipalities to adopt the same funding level as their prior year. That's one information. Also, I wanted to share with all of the residents for this past six years, the Town has not increased millage for tax fee collection in six years and has been able to maintain its budget ---

(Inaudible background noise.)

MR. QUATTLEBAUM: --- has been able to maintain its budget obligations and responsibilities with no tax increase for six years, consecutive years. Also, the Town has operated the past six years since 2015 with no debt. No debt. All of the purchases for capital improvements that have been made on behalf of the Town have been paid out of general operating funds and paid in cash. The Town has no debt. In addition, and since 2015, the Town has had only one lawsuit and settled without the authorization of the
Council and the Town Manager, and that was a settlement with the former chief of police, Mr. Timothy Taylor. The insurance carrier unilaterally decided to settle that case on behalf of the Town rather than go through full trial -- again, without authorization of the Council or the Town Manager. That is the only lawsuit that has been settled or won or brought against the Town in the last six years. When I took over as Town Manager, the Police Department was a one-person force with one vehicle. Over the past four years, we've been able to improve and enhance the Police Department to currently its level now of six -- five officers and potentially looking to add an additional officer to the force. We've purchased and beefed up our unit and capacity, and purchased all of the vehicles that are identified with the Town's logo with cash, and have acquired and built I feel one -- a police force that can match any in the county in terms of our technology and our capabilities and communication mechanism. Chief, whose leadership has won various awards -- six over the last year. Also, they have been successful
in securing grants for body armor and other equipment that the Town would have had to expend resources for. Just want to mention coming up this year in addition to the operating expenses -- general operating expenses as outlined in this report, the Town will also break ground on a $150,000 playground replacement of the Community Center playground right next -- adjacent. We were successful in acquiring a $150,000 Community Development Block Grant and should be breaking ground before the end of the summer on the construction of that replacement of that antiquated playground facility. Also, in this year -- I'm waiting on the schedule -- in addition and not coming out of our direct budget is that the County has laid out, or awarded, a contract to pave -- new road paving in municipalities throughout Horry County. Over the five or -- six years or so, the Town had acquired -- or accumulated -- about $152,000 in road maintenance fees that are paid -- earned by all municipalities and paid to each municipality. And rather than doing the road pavement ourselves and incurring the
overhead costs for estimates, bidding and all of that, the County came to the Town and Council agreed to allow the County to pave our roads within the Town. Waiting for that schedule and it will consist of paving roads from Highway 17 on 29th Avenue all the way down to Ocean Boulevard, paving the roads from Ocean Boulevard all the way across to 32nd Avenue and all the way up 32nd Avenue. That is going to commence sometime I hope in the early -- or the end -- by the end of the summer, if not, early fall. So that's some background information I wanted -- that I feel that is pertinent. Also, have received a lot of e-mails from residents concerned about the fact of COVID relief funding. The Town, I'm happy to report, along with other municipalities through the state will receive an allocation of up to $221,540 --

(Inaudible background noise.)

MR. QUATTLEBAUM: --- $221,540 in COVID relief. Those funds cannot be added or co-mingled in the general fund. A separate account has to be set up and established, and expenditures have to be made on a project-by-project, or
case-by-case basis. From my understanding, the regulation restricts a lot of the use of the funds that can be allowed to be spent. They are still working out the details on what is allowable but, at this time, minimally, the Town can reimburse itself for COVID-related expenses that we incurred -- personnel costs, as well as materials and supplies that we purchased to maintain the safety of our staff as well as the public. Also under it, in consideration of lost revenue that the Town sustained through reduction in our business license collections, we are hopeful that the COVID relief fund will allow us to replace those lost funds that we came up short through our business license and hospitality tax collection process. One more bit of good news and we announced previously and will be receiving in October of 2021 -- the first installment of our settlement allocation of hospitality funds of approximately $19,000 that are unrestricted for court -- collected court settlement with Horry County. So that is an overview of some of the major funding we will receive and major projects. Also, one of the
main things that we will be focusing on in terms of improving and enhancing operations is again -- and will seek -- I will seek from Council the ability to finance a brand new police vehicle fully stocked. Can't pay cash for it. I think it's about $38,000. So to finance state-of-the-art, first-class police vehicle the (inaudible) of our new officers and projected additional officers to be brought on board. Also, looking to fund a commercial-style lawnmower. Since the acquisition of the Housing Authority property, Mr. Kenny, our Maintenance staff person, has been maintaining with a residential-grade lawn cutting equipment. We're looking to purchase and finance a commercial-grade lawn cutting vehicle. Also, one of the major improvements we hope to add this year is to upgrade our website. We had entered into an agreement with a web designer back in April of last year. He came down with COVID. We had started the process of transitioning our information to be uploaded and to re -- or modernize our website and got curtailed with his demise. So we're looking to -- interested in -- I've got quotes
for upgrade of our website beginning of this fiscal year -- July 1st. Cost approximately $4,100, and maintenance I think is around $150 a month. Those are some general highlights that I wanted to bring to the Council and the public's attention. As indicated on the budget, we did not get our projection in terms of property tax collection, hospitality tax or business licenses primarily due to COVID. We hope -- and I modestly projected increases in all of those categories that I see taking place, especially around not only business licenses or permitting fees, as well as new housing construction fees. One last bit of information that I want to share: since 2015, I wanted to report to the Council and the public, new construction is one of the reasons we have not requested to raise taxes in the town. In 2015, two homes were built. In 2016, one home was built. In 2017, three homes were built. In 2018, four homes were built. In 2019, five homes were built. In 2020, two homes were built. As of January 4th, there are five houses currently under construction within the Town of Atlantic Beach with a projected
completion before 2021. Additionally, there are four plans submitted awaiting approval to bring a total of 26 new homes to be constructed or start construction in 2021. With that, the floor is open to any questions from the public.

MR. THOMAS: I have one.

MR. QUATTLEBAUM: Yes, sir.

MR. THOMAS: I may have missed the beginning ---

MAYOR EVANS: Take the microphone to him please.

MR. QUATTLEBAUM: Repeat by what this ... What was your question? The playground?

FEMALE SPEAKER: The playground.

MR. QUATTLEBAUM: The playground has -- we've received $150,000 CDBG grant. The Municipal Association is shepherding the procurement process and selection of the contractor. We hope to start construction within the next 60 days on the replacement of a state-of-the-art recreational playground. Mr. Thomas has the floor.

MR. THOMAS: Yeah, you said that there ---

MAYOR EVANS: State your name for the record so the ---

MR. THOMAS: Oh, my name is Will Thomas. I live on this side of -- 17. You said they were gonna
put new roads on the other side. I believe --
did I hear they're not gonna do anything on
this side of the street?

MR. QUATTLEBAUM: Not ---

MR. THOMAS: You said -- is it a phase one or a
phase two, or is it just one phase?

MR. QUATTLEBAUM: It's one phase at this time ---

MR. THOMAS: Okay. So it was left out this time?

MR. QUATTLEBAUM: You were -- based on the
assessment of the high -- of the County Road
Department, they chose the high priority roads
that need to be done and based on limited funds
that we had. The reason -- we receive -- and
don't quote me on this, but approximately about
five to $6,000 a year in road assessment fees.
That can't do much in terms of improving the
roads in the town. So that money has been
accumulated for over several years and has
grown to $152,000 ---

MR. THOMAS: So will it be done (ph)?

MR. QUATTLEBAUM: Yes, it will, but I couldn't give
you a time frame in terms of when it will be
sufficient enough to do the additional roads on
the other side.

MR. THOMAS: Thank you.
MR. DANIELS:  (Inaudible.) I didn't hear him when you were talking about the (inaudible) funds. How much money does the Town expect to receive, and could you go over the -- what you said regarding the uses of those funds?

MAYOR EVANS: Ben, have them state their name so you know who you're talking to.

MR. QUATTLEBAUM: Yeah, state your name for the record.

MR. DANIELS: My name is Maurice Daniels.

MR. QUATTLEBAUM: Okay. The amount that the Town will be receiving is $221,540. Those funds have to be placed in a separate account, can't be comingled with general operating funds, and any expenditures from that have to individually authorized by the Town Council. And the restriction, as we understand it now, are for COVID-related expenses that we incurred in terms of staffing salaries, supplies, equipment, and we're hoping that the funding will allow us to replace lost revenue from business license fees that were down in 2020, 2019 and 2021. But the -- all of the particulars on what the funds can be totally used for has not been fully determined, but we
at the very least hope that it would allow us

to pay for our expenditures that we made to

address COVID-19 and also to replace lost

revenue from our operating fund.

MR. DANIELS: Thank you ---

(inaudible background noise.)

MR. DANIELS: --- together but some kind of

(inaudible) issue -- use of those funds

(inaudible) the reimbursement for lost revenue

but (inaudible) also a category for investment

in the infrastructure as well so I would be

interested in whenever the final (inaudible) is

issued, given that Council has to approve on a

case-by-case basis, what the process would be

for public to provide input as to, you know,

the (inaudible) projects that might be

considered for expenditures.

MR. QUATTLEBAUM: Yes, sir. Thank you.

MR. McIVER: Kenneth McIver, 29th Avenue. Included

with the roads that are proposed, are there any

talk about speed bumps.

MR. QUATTLEBAUM: No.

MR. McIVER: Not with that? I'd like to state that

we need speed bumps.

MR. DIVINE: My name is Knowledge Divine. Mr.
Quattlebaum, I wanted to know -- you mentioned the playground. Have you already hired the contractors through the process of getting estimates and stuff?

MR. QUATTLEBAUM: No, sir.

MR. DIVINE: Well, so where are you at -- at that -- what point are you (inaudible)?

MR. QUATTLEBAUM: Okay. The Municipal Association has allowed us to choose from a safe list of preapproved contractors that do this type of playground work. It's a very specialized work -- construction work that needs to be done. There are already -- the State has pre-bid for contractors on that list, and we can negotiate with one of four of those contractors to select one of them to do the replacement of the playground. So we're at the process, and hopefully I'll be selecting in the next couple of weeks along with the Municipal Association that contractor from that list, State-approved contractors, to do the work.

MR. DIVINE: Okay, so that -- you say that'll happen in the next couple of weeks?

MR. QUATTLEBAUM: Yes.

MR. DIVINE: Okay, thank you.
MR. MONTGOMERY: My name is Joe Montgomery. First of all, Mr. Quattlebaum, I want to commend you for your fiscal responsibility you have shown regarding this budget and to the Town. Also, I want to include the members of Council in that. There aren't many towns that can say we don't have any debt so we are extremely pleased with that, and I want to give you the credit before everybody because you've got -- get so many criticisms and I share most of what I hear with you -- what I hear, you hear about them. So this is very positive so I want to commend you. But this is my question to you. What is the situation with Town and Montgomery, the debt -- alleged debt with the Town's old -- what's the situation with that?

MR. QUATTLEBAUM: Great question. There were two court cases ---

FEMALE SPEAKER: Did not hear the question.

MR. QUATTLEBAUM: Oh, he asked ---

FEMALE SPEAKER: Could you repeat the question for those of us on the call?

MR. QUATTLEBAUM: Yes, he wanted to know the status of the litigation with the Town and Montgomery, who sued the Town and we're under current
litigation. I'll share with the public what I can in regards to the status. There were two dates scheduled in 2020 that their attorney canceled on two occasions in the suit. As of 2021, I have not heard of a rescheduled date for when that court case will become adjudicated so I don't have any idea when that's gonna happen. So it was on their part on two occasions that they postponed the lawsuit.

MR. MONTGOMERY: Thank you.

MAYOR EVANS: Anybody else have any -- here you go.

MS. LANCE: Thank you so much. Mayor and Council and Mr. Quattlebaum, my name is Gloria Lance. I live at 29th Avenue South here in Atlantic Beach. I understand and I've looked at your budget. I've gone over this budget a couple of times, and I know that you have ---

FEMALE SPEAKER: Is anyone speaking?

MS. LANCE: Gloria Lance.

MR. QUATTLEBAUM: Yes, Gloria Lance.

(Inaudible background noise.)

MAYOR EVANS: She's got to hold it closer to her mouth.

MS. LANCE: This is Gloria Lance from 29th Avenue.
And my question is -- I know that you've hired some police officers, but when are you gonna hire some other staff who are going to help you in your job here in Atlantic Beach. You need additional staff. You need a planner. You need more than a couple of planners, right? So I see where you're -- there is a need here for more employees to be hired in order to help you get your job done because we're talking about your (inaudible), right? I've put in calls to you so it should be where we're gonna look at your budget -- but years ago, Council, you know that we -- the -- you all would bring up the community together, and we would go through this budget with you all and the Town Manager so therefore we could tell you that, yeah, you need some people -- experienced people, qualified people -- who can help move this town along because we were in a deficit as I can see, and I'm positive over this, as of 2019 and 2020. And I know that's probably because of COVID and other issues as well. Also -- and I've been hammering about this for years with our community -- Pete Johnson and I did -- Council -- paid the Council and said
let's do something for the community because of that lawsuit. And that was to give the people the trash at no cost. And how many years has that been? That's why you need staff people. I don't think you can go anywhere in this county that that's happened. So that's $29,000 -- could be a staff person. Wouldn't you say? And probably more than that. So, something for you -- because we don't get involved -- Council don't get involved with your staff. That's your responsibility -- day-to-day operation -- but that's something you need to consider.

MR. QUATTLEBAUM: Thank you.

MAYOR EVANS: Thank you.

MR. QUATTLEBAUM: Let me just respond by saying ---

MAYOR EVANS: He'll get it from you.

MR. QUATTLEBAUM: --- let me just respond by saying I appreciate the recommendation. Let me -- so everyone will understand my philosophy as an administrator, my priority is the health, safety and welfare of the residents of this community first and foremost. I've made security, police, a priority. Seventy -- 60, maybe 70 percent of our budget is police-related items and -- because I feel --
and Chief can back up -- just talked to him the other day. Just for an example, we had a break-in. I think we had what, two, one?

POLICE CHIEF ROBINSON: One.

MR. QUATTLEBAUM: We initiated -- I'm just giving this as an example -- initiated a program when you go out of town, notify the Police Department to monitor their homes. So my point is that this budget reflects the priority of maintaining an adequate security force that the residents, property owners, investors. Two -- first and foremost. Number two, my management philosophy -- even though we are a government, a municipality, I always ran my organization as a business. Just like a business. And the bottom line is the bottom line that, in terms of not incurring debt, I have instituted a strict procedure: not a dime is spent without prior approval, and to maintain the priorities that the Council has set through its directives to me that they want to see. And I understand and I appreciate the recommendation, but this budget -- and based on our limited -- even with -- and I read off to you the projected homes that are gonna be built and constructed --
still would not escalate us to the point that we could be -- or have the kind of luxury of having that support staff that I need. Not (inaudible). It would take some considerable more investment in development to increase our tax base to the point of getting the kind of caliber of professional people that we're gonna need to assist me in terms of getting the salary needed. So I appreciate it but at this point -- and want the public to understand in terms of given our size, given the past -- okay, not to belabor whatever's gone on in the past, but coming into a town where there were actually six or seven lawsuits against the Town, okay, to now zero lawsuits and nobody, no one -- we've had one case -- that's ever got a dime under my watch, okay? So, you know and some of you who have been here for years know the history of the Town and how litigation has robbed this town of a lot of its resources that could have been spent on improvements in the Town. I've operated on a cash and carry basis -- if I can't pay for it, ain't gonna get it 'cause the first year when I come to Council and ask Council to finance police vehicles and
other capital improvements in order for us to get it done. So I thank you for that and I hope that we will develop the Town to a point that we are able to have the kind of professional staff that we do need. Yes, sir?

MR. MONTGOMERY: I just want to add we've had as many as 15 lawsuits at one time. One time. That's all. I wanted to add to -- he said it was six. Fifteen.

MR. QUATTLEBAUM: I was being conservative.

MR. THOMPSON: Mr. Quattlebaum, can I ask (inaudible).

MR. QUATTLEBAUM: Yes. State your name.

MR. THOMPSON: Donald Thompson.

MR. QUATTLEBAUM: Yes, sir.

MR. THOMPSON: I wanted to just tell you thank you for such a great job that you've been doing. I'm really impressed with the lawsuits we don't have to deal with any more and the homes that's being built in the city. You're doing a fantastic job of (inaudible). I'd like to thank you for the job you're doing. This (inaudible) has come a long way. So I just wanted to (inaudible) because everybody always states what's wrong but here's somebody to tell
you what's right ---

MR. QUATTLEBAUM: Thank you.

MR. THOMPSON: --- and I think you've got, you know, at least you've got the (inaudible) and you're doing a good job. Thanks a lot.

MR. QUATTLEBAUM: I appreciate it. Any other questions?

MS. ALLEN: Mr. -- yeah, Mr. Quattlebaum, this is Kathryn Allen. Could you just -- you know, I don't mean to (inaudible) or I don't even know (inaudible), but I did wonder who is under the personnel total budget because I noticed that Police Department was only $5,500 so I'm just assuming the personnel budget includes the police officers so could you just confirm which positions ---

MR. QUATTLEBAUM: Okay.

MS. ALLEN: --- are in that budget, in that total?

MR. QUATTLEBAUM: Okay. In the personnel line are all staff other than the Town Manager. That's all staff. That's all the police officers, the Town Clerk and -- (inaudible), court clerk, one (inaudible) staff person and one part-time code official that's included in that. Those are the salaries included in that. My salary as
Town Manager is included in the professional services line because I'm hired as a consultant to the Town and it is in that line and not in the personnel salary line. Does that answer your question?

MS. ALLEN: It does. Thank you very much.

MAYOR EVANS: Is that it?

(MInaudible background noise.)

MAYOR EVANS: Give her the mike.

MS. LANCE: Gloria Lance from 29th Avenue. The Town's attorney is in the professional?

MR. QUATTLEBAUM: Yes.

MS. LANCE: Okay. And that Town's attorney is?

MR. QUATTLEBAUM: We don't have one currently at this time. We don't have an attorney.

MS. LANCE: Oh, so you don't pay (ph) the Town's attorney.

MR. QUATTLEBAUM: We're actively ---

MS. LANCE: (Inaudible.)

MR. QUATTLEBAUM: --- I'm glad you mentioned it. We're actively recruiting a Town attorney. The challenge has been is that municipal government law is a speciality as I find here in South Carolina there's very limited attorneys that practice this type of law so trying to get
someone with municipal experience has been a challenge. If there's anyone who knows a recommendation Council can talk about in Executive Session that want to recommend someone they know, an attorney with municipal experience, we would appreciate it. Also, on that -- and then put also on that line, professional services line, is our accountant and our consulting business official.

MAYOR EVANS: Is that it? Do we have any questions from Council members?

COUNCILWOMAN ISOM: No ---

MAYOR EVANS: You guys have any questions?

COUNCILMAN EVANS: We're good.

MAYOR EVANS: I don't have any, and I've kinda went through this ---

MR. MONTGOMERY: If something comes up now, what do you do with -- it in regards to legal?

MR. QUATTLEBAUM: Well, we are -- we're covered under a blanket -- covered through our tort liability coverage ---

MR. MONTGOMERY: No, I'm talking about the attorney.

MR. QUATTLEBAUM: No, we -- that's what I'm saying. If we are sued -- if we are sued by someone, we are covered. The Town, its officers and staff
MR. QUATTLEBAUM: --- Fund covers us under that.
But if we are to take legal action, we would
have to hire an attorney.

MR. MONTGOMERY: Right.

MR. QUATTLEBAUM: And anything above that, we would
need our own attorney. Excellent question.

MR. MONTGOMERY: Thank you.

MAYOR EVANS: Okay, I don't have any questions
either. I just want to say that Ms. Lance did
bring up a good point about you having such a
load and she wants to make sure you've got some
help to take some of the load off of you --
that would be a welcoming sight I know for you
as well but, other than that, that's all I
have. Like I said, I've been through it as
well. Council members, you guys don't have
anything either you said?

COUNCILWOMAN ISOM: No questions.

MAYOR EVANS: Okay, Council, seek a motion to close
the public hearing.

COUNCILWOMAN ISOM: So moved.

COUNCILMAN EVANS: Second.

MAYOR EVANS: There's a motion ---
COUNCILWOMAN GORE: So moved.

MAYOR EVANS: There's a motion and a second to close the public hearing. If there's no other questions or comments, roll call.

CLERK: Councilman Lenearl Evans?

COUNCILMAN EVANS: Yea.

CLERK: Councilwoman Josephine Isom?

COUNCILWOMAN ISOM: Yea.

CLERK: Councilwoman Jacqueline Gore?

COUNCILWOMAN GORE: Yea.

CLERK: Mayor Jake Evans?

MAYOR EVANS: Yea. The motion's granted. We're down to Item Number 7 which is Ordinance Number 6-2021, adopt the budget for year 2021-2022, and this will be the first reading. Council, seek a motion.

COUNCILWOMAN ISOM: So moved, Mr. Mayor.

COUNCILMAN EVANS: Second.

COUNCILWOMAN GORE: Second.

MAYOR EVANS: There's a motion and a second to adopt Ordinance Number 6-2021, and that's the budget for the 2021-2022 year, and this is the first reading. If there's no other questions or comments, roll call.

CLERK: Councilman Lenearl Evans?
COUNCILMAN EVANS: Yea.
CLERK: Councilwoman Josephine Isom?
COUNCILWOMAN ISOM: Yea.
CLERK: Councilwoman Jacqueline Gore?
COUNCILWOMAN GORE: Yea.
CLERK: Mayor Jake Evans?
MAYOR EVANS: Yea. The motion's granted. All right, we're down to Item Number 8 and this is the development presentation by Atlantic Beach Public Private Partnership, Inc.
MR. QUATTLEBAUM: Mayor and Council, by way of background, in 2019, this development team came before Council and requested that they enter into a memorandum of understanding to -- non-binding memorandum of understanding to explore plans, development, investment for the comprehensive revitalization of the Town of Atlantic Beach. That memorandum of understanding was agreed to. Over the past several months, I've been in communication with the development team and they have now got to a point that they wanted to make a public presentation to the Council and to the public. Mr. Sonny Matta, Mr. Harrison and Mr. Jamil ---
MR. FORD: Jamil Ford.
MR. QUATTLEBAUM: --- are part of the team of the
Atlantic Beach Public Private Partnership.
I'll turn it over to them.

MR. MATTA: Good evening. Can everybody hear me?

IN UNISON: Yes.

COUNCILWOMAN ISOM: Got to say your name.

MR. MATTA: March 20th last year, we ---

MR. QUATTLEBAUM: Sonny ---

MR. MATTA: --- yeah, March 20th last year we finalized ---

FEMALE SPEAKER: Can he speak into the mike please?

MR. QUATTLEBAUM: Yes.

MR. MATTA: An agreement with the Town and Council
to put together the latest and greatest in
innovations, land planning and how we intend to
finance this and bring forward the scenarios of
---

FEMALE SPEAKER: We can't hear.

MR. MATTA: --- which we -- which we can ---

MAYOR EVANS: Hold on a second please.

(Inaudible background noise.)

MR. MATTA: So our team consists of specialists in
commercial real estate on the education and
municipal facility standpoint. Gene Lawson is
--- some of you have met Gene. Gene's not here
-- he's also dealing with COVID issues with his mom. We have our land planner, Mr. Rick Harrison, here, who is here leading our charge ---

MALE SPEAKER: We can't hear anything.

MR. MATTA: --- and we have ...

(Inaudible background noise.)

MR. MATTA: We have Mr. Jamil Ford. So let me let these gentlemen introduce themselves and we'll get some updates.

MR. FORD: Hello everyone. It's an -- honor and blessing to be here in Atlantic Beach, South Carolina. I'm from Minneapolis, Minnesota. I own an architectural firm and a development company. One of the things I believe in is bringing beauty, dignity and value through architectural design. I personally wanted to get involved in this project to add value to the City of Atlantic Beach. I'm here to provide professional services and support and to carry out the vision for all residents, for all property owners and businesses. Thank you for your time today.

MR. HARRISON: And thank you. This is Richard Harrison. I was -- Sonny Matta called me one
day and told me about Atlantic Beach, and I just got all excited about an opportunity to do something special for this town and what I'd like -- what I'd like to do is go through a presentation if I could direct you to the screen. From what I understand, the memo of understanding was to form a legal entity, develop a new master plan -- that's why I came in. The next step would be form a joint development agreement with the City and then create the investment perspective and capital budget, lead the planning, implementing and finance; and then enact a strategic advisory committee. The existing land use of Atlantic Beach is kind of a throw a pick-up stick, see where it lands land use, a hodgepodge of different uses, and that's -- actually, not a lot of the cities during the turn of the last century were kind of planned. And then we have connected zoning and land use, and separated those uses. That would be kind of a what we call boilerplate plan. Reportedly, the Town spent about $250,000 for that. We actually don't do that kind of work. That just takes an existing infrastructure that was pretty much
designed almost a hundred years ago and says let's just move around some of the land uses. Refurbishing the design to create a fresh town -- you've got 1,400 -- according to GIS data, 14,242 linear feet -- linear ... Linear feet of street. That's -- if you were to replace that with new streets, utilities, it'd be around 85 -- 8.5 million dollars. Due to the limited community input because of COVID, the next step if we were to move forward would be to engage the stakeholders, the property, business owners to refine and revise this master plan, but we didn't have the luxury of that because of COVID. According to the GIS, you've got 97 acres. If we were to be involved in the planning, we would abandon all unnecessary street and right-of-way and start fresh with the new plan, keeping what makes sense. This plan that we've put together would reduce the streets to just 6,100 liner foot -- that would probably be revised to a little bit more. That would gain 9-1/2 acres of land that would have gone into right-of-way instead on average would go to the landowners. Construction costs would be about 58 percent or
5 million dollars less with this plan. Essentially if we abandon right-of-ways that were designed a hundred years ago and put that into ownership, collectively every lot goes up by about 10 percent in value. Every functional city today would have pedestrian connectivity. So we looked at creating a direct pedestrian system that ties Kings Highway to the beach -- your beaches here, your value of Kings Highway was redeveloped, that would be also quite high value. To create a very convenient pedestrian system. As Jamil and I were walking around different developments in this area, it's actually not that walkable. It's walkable through one block, but you would have to cut through people's properties to have interlinks through those blocks. So it's really important to interlink the pedestrian system and avoid vehicular conflicts, and that would create a much safer, walkable neighborhood not only for Atlantic Beach but would be a model that others should emulate. The beachfront would be the park setting -- this green way where the main trail goes through in this plan that would go through the city and create a much more
park-like setting everywhere -- much more green setting, of course, since we're reducing the streets in half so that would again go more into green space. We thought an amphitheater, boardwalk and activity centers on that park area by the ocean would be nice. And then, again, the whole feeling would be more open than urban concrete jungles. We were told that essentially -- and we worked with Mr. Quattlebaum -- that, you know, to keep this very much of a village-like feel that really exists today, a low density feel, and that's what we specialize in is we design (inaudible). We don't really design high-density, gentrified villages. We specialize in the low density. So the land use would be different. There would be more low density and keep the beach open, and put the high density in the back -- the towers would be the back. They're gonna see an ocean view anyhow. From the living room or the front yard is what we wanted to create as many people when they live in their house, they want direct connection to the ocean and go through the Town as far as (inaudible) to keep that. The north side of the highway would be
more intense uses -- a charter school, professional offices, grocery, residential services, and restaurants would be throughout just like it is in the town today. Towns don't survive and a lot of these planners will tell people that they have to make walkable towns. Well, if it's not drivable, it -- they often end up failing. And so we need to make sure we've got plenty of parking so that's really important to be successful, especially in the commercial areas. But we want to also heighten our curbs as much as practical so this is what -- this design (inaudible). And we can't be short on parking because that's really not going to create a successful city. We'd like to get two new corridors across to the north and across Kings Highway, what's common in a lot of developments here -- the high-rises just have a visual block. The key to making Atlantic Beach something special that would be special 50, 100 and 150 years from now is to capitalize on that ocean, and that is extremely valuable. That will spread value throughout the town. So that's your major value right. When we walked down the street, there's an
ocean there but you're not gonna see it. In this development -- it's about a mile south of here, half a mile -- there's isn't a single home in that development -- there must be about four or 500 homes, or units, that are rentals. None of them will ever feel that they're an ocean community unless they get in their car or they walk across to the ocean, and it is quite a walk. So a new approach -- and this is what we do with all of our developments, and this is where Jamil and I come together -- is create a plan by using different geometric models so that the most people possible, whether they're in their living room or they're in -- on their balcony, their front yard, they are going to see the ocean. And that's really -- if we get involved, that's what we're going to accomplish. And there isn't a city in the United States that's designed that way. So currently, there was a lot of money spent on simplistic solutions. The -- if the infrastructure was totally to be rebuilt, that would be pretty expensive. And really, to create a great city, you need new walks, new utilities, new streets and, you know, a
hodgepodge of this and that, that (inaudible) but it's gonna be a hodgepodge. And that also brings up there will be different multiple (inaudible) undermining full prosperity as could be done. In a public private partnership, there'll be zero dollars spent to get to the better way, reduces reconstruction costs. We know the plan would have to be redone. It won't be 60 percent, but it's gonna be high. A coordinated solution that would be executed much faster in order to create the story and then execute that story, and that's what we do -- adds tremendous value to the town. It will entice the right investors that have Atlantic Beach residents and business owners in mind, and that quick profit for -- and then believe. The average equity -- mass equity would go up. Well, morose -- it's gonna have to be a little bit morose. It's at 8 to 10 percent, but it's about the (inaudible) for everyone. So, the existing plan was the starting point. To create a plan that more people would feel comfortable with and, you know, Ben Quattlebaum, Mr. Quattlebaum, knows this, that we want a workshop to work with all
the residents and stakeholders and the new future property owners to come up with the best plan possible if we were to move forward. This plan -- it was the starting point. So each landholder would have a percentage of the whole base on the current appraised value in place (inaudible). The master plan would be optimized to base and community verses station, and a full assessment of existing properties and also those being planned. A phased approach will -- we'll coordinate it to our best of ability by new housing or remodeled housing for existing residents, and will seek all possible private and public funding as well as seek out the best engineering, surveying and construction. The initial team is -- couldn't make it here -- is Reverend Gene Lawson. A lot of you know him. His specialty has been developer of education and municipal facilities. He's really an expert on community relations, you know, dealing with different opinions and coming up with a consensus, and he has a face-to-face approach and guiding principles. Sonny Matta -- he's more in the capital markets of credit committing and those
responsibilities. Financial, institutional, market development -- he can answer questions on that, and has strategic relationships.

Jamil Ford -- we're gonna end with Jamil Ford. He's a great friend of mine. He is incredibly respected in the Minneapolis community dealing with neighborhood renovation and he, like myself, we are not being paid, we have nothing in writing as far as an agreement or signed -- we're doing this to be involved with Atlantic Beach, and he's really the person that could bring this community together on a solution.

We're both, you know, innovators in design, but Jamil is the most respected architect I know. And he's one of the few architects that listens and doesn't tell you what you want, but he really listens -- and that's unusual. As far as myself, I've been put in the position of like the interim managing principal, I'm the planner over all, envisioning coordinator. I would lead the engineering team, aid in the marketing and investor relations. I can tell you I have about $250,000 in time that should have been billing someone else. I haven't been paid. I flew down here. And I could continue
TOWN OF ATLANTIC BEACH

1. to donate ---

(Inaudible background noise.)

MR. HARRISON: --- community come up with a solution as the best solution. I also am developing 520 acres in Rochester, Minnesota -- the largest master planned community. Right now, we're getting council approval on the 21st. I put that together. I've done over 1,400 developments in 47 states in 18 nations for 300 developer clients. That means they come back for more. If it doesn't work, why would they hire me again. I also am the planner for the 5 billion dollar fund from FEMA that has gone to Harris County, Houston, to relocate 140,000 homes. So that's recent. I'm endorsed by many organizations that you probably know. Virtually every publication that touches building or development or engineering and surveying has run articles on us, and many, many awards. But David Earl. David Earl would volunteer his time to make sure that we're doing everything on the up and up. He's highly respected. He is the attorney that finds the federal, state and local funds of grants for our very large developer, and he's volunteered
to help Atlantic Beach get those funds. He's like the expert. He's done his own 520-acre development that I have planned -- San Marcos -- that's going on right now. And he's recently been principal to hire me to do the new city in -- North of Laredo -- Legacy -- that is 26 square miles with an international airport that will be built, and he found -- he finds all those funds. We don't have the answers right now. Nobody does. I can't tell you. If someone tells you they have the answers, that's not -- that's not the truth. This is a very complex situation. And we won't get the answers until we have a commitment that we can moved forward, meet the neighbors, work with the neighbors in a proper workshop to come up with a solution that will work for everybody. And the next steps -- I'm going to go to Mr. Matta, and then really like to (inaudible) tonight. Thank you.

MR. MATTA: So, as we worked with Ben -- March 20th, we actually received our agreement but a year before that we worked up to the agreement. Ben, you know, really challenged us to make sure that we could bring the right team in
place. As you know, you have a literal --
lifetime community, right? And this community
is at a point we believe of where we can
deliver on your expectations, which include how
we finance it, how we develop it and how the
homeowners and the property owners directly
benefit from it, right? And the nature of a
public private partnership is we are partners,
right? So as revenue comes in, it is
distributed. This can more than cover any of
the financial needs of the Town. Also, as Rick
mentioned, David Earl, one of the attorney --
the top attorneys that will locate the grant
capital that you need right now is on standby.
He's available to work with Ben and, as you
mentioned, you know, be on the staff, hiring
the, you know, the resources that you need, and
then allowing us to meet with everybody so that
there's no surprises. We are not making any
assumptions. You can see clearly in black and
white what we're doing, how we're doing it, and
we can all decide together, right? So this is
really what can save the Pearl, right? Help us
to deliver on its legacy. We have the musical
community's -- celebrity community backgrounds
and a lot folks that we've worked with over the years. Some that we work with, we decided not to work with simply because they didn't have the same vision of the Town leadership as we understand for Mayor, you know, for Mayor Evans and working with Ben and sticking to that plan. So our next steps, as we've talked about, we would like to negotiate -- the next step, which is a redevelopment plan that allows us to do all the work, get back to town with and sit with everybody and make sure you can see exactly what we are proposing, how it directly benefits you and how it directly benefits the community at large. There is a lot of capital out there for this community, right? It needs to be sourced. Therefore, the way we see it, we want to be able to bring the capital and the human capital, right? No one man is an army. As we've heard, you know, Ben is doing the job of many people, and we want to help with that. We would love to help with the legal needs that you have. We have these kinds of resources. So we're here to contribute, and do it in a way that's very clear, very transparent and when --
documented, as I mentioned, highly transparent. There's no developer making all of this money in this transaction. For us, if we do a great job here, that for us is going to lead to repeat business so that is our end game. It's not to look at the, you know, the diamond that you have here, it's to just do a great job and therefore, this way, once you really understand how we're doing it, you'll see many towns doing this. Many towns need a way that the residents can be in a nice, beautiful home. They've got income because of the public private partnership and so that's the -- that's the innovation set that we have developed that are utilized, by the way, in different parts of the world and we're bringing -- we've -- we would like to get our agreement, as we mentioned, just documented, who all the parties are so everybody knows -- representatives on our side, your side. The timeline to complete this negotiation so that -- the property owners know that if I'm gonna be getting an offer or whatever this deal is, let's put a timeline on it. Because of COVID, I mean, literally we had -- we had Gene Lawson as getting -- he was here
for two weeks during the tail end of COVID, and it was, you know, again, time to meet the people. So we -- again, the purpose of that is we don't want to assume anything. We know you have a lot of questions, and we have a lot of questions so I -- so we would like to answer those questions and to ask the questions of the property owners, identify our goals and together -- and do this together. So we want to make sure that you're, you know, we are your strength, we want you to be our strength, and we make a path together. So with that said, Jamil Ford is our lead architect and I'd like follow this with Jamil.

MR. FORD: Thanks a lot, Sonny. Right now, today, we're in a pivotal moment in history, not only amongst ourselves but more specifically the fore founders of this community. Just as in there was a plan in the early starting days of this community, we're at the pivotal junction point of looking not only at the past in regards to the history, but also how this community moves forward in the future. One of the big things that you may have already started experiencing, as mentioned in some of
the reports earlier, it's been documented that there's an increase in construction in the community. Right now at the same place, there's not a solid plan that speaks to the larger community collective process. One of the big things that we want to reassure is that this consensus amongst the full committee -- community, not specific individuals, but also to be a model that can be represented and shine upon in a positive manner. Right now, we're looking at the history of Greenwood over the whole -- we may choose to go backwards and look at what hasn't been done in that community versus what can be done. As we look at the neighboring parties such as North Myrtle Beach, we can rival what has been built, what has been demonstrated, and compete and have some of the very best in terms of innovation, sustainability, resilience, as well as an opportunity to begin to reserve and protect the interest of not only history but the existing residents that should and will remain, as well as the legacy moving forward. Just as a lot of residents that came before us -- or became (sic) before you, we want to make sure that
there's a legacy for future generations that holds onto the Black Pearl model that was represented and presented for yourselves. And so moving forward, it is our understanding that we're here to serve in the best interest through our professional services and to provide the necessary assets and the information so that you're informed and engaged in the correct manner that allows you to make the necessary decisions both from a public and private interest that protects all. I'm going to reserve my time to make sure that we hear everybody in this room. As mentioned earlier, COVID was a major constraint for us getting involved through the earlier process, and one of the biggest things in all manners in any development that I work on is making sure that we listen to the community first in all of the projects I'm involved in. And the reason and the rationale behind that is when we get the community involved, there's community ownership and it's not just a monetary value but there's involvement that means your voice was heard and it should reside as the future moves forward for this community. The tax -- property taxes
at this point would only increase based on the 
existing conditions with no major game plan in 
place for you. There's many of you that may 
have fixed incomes, and the last thing that I, 
even from an outsider, would hate to see -- I, 
myself, seen firsthand situations happen in 
Minneapolis, Minnesota. For a stranger, I was 
heavily involved on the grounds leading all the 
way up to the George Floyd case with Mr. 
Chauvin. I say all that to say I'm heavily 
committed as the rest of my team, and we're 
here to listen to everything that you have to 
say, and I look forward to following up with 
individuals directly. I'm accessible and I 
want to hear more on how we can support your 
efforts and not personal agendas. Thank you.

MAYOR EVANS: Thank you. We do have public comment 
cards that people submitted that can speak 
during public time but, at this time, if there 
are any questions that the public cares to ask 
them, they're welcome to do so at this time. 
If not, I have the public comment cards from 
---

MR. QUATTLEBAUM: Let me start.

MAYOR EVANS: Okay.
Mr. Quattlebaum: The plan that you've presented involved the commitment of acquisition of not only public lands but private lands and private owners. We need more details in terms of what that involves, in terms of the residents, private property owners -- how will they be impacted by this development scheme that, from what you've displayed, totally reconfigures the entire town? Can you speak more specifically? A lot of concerns that I've heard raised was how the private individuals, property owners, are to, one, benefit from this development process? Number two, in the development process, the timeline and the legality around those commitments that must be made based on what you're proposing on a redesign and re -- of the entire town, how does that work and where has it been done?

Mr. Ford: I'll just start out by saying directly that there is not one option that would ---

Female Speaker: We can't hear.

Mr. Ford: Excuse me. I would just like ... Excuse me. I would just like to say that there's not one specific option. Everything that's been shown this evening was a starting point to
engage in a conversation. It wasn't to displace anybody, it wasn't to create a situation where there is a listening session and it's specific to particular individuals, but most importantly we want to put on the table options given each individual's situation -- whether you're a property owner, a landowner, business owner, et cetera -- we want to make sure that your voices are heard. In some cases, there's individuals that have existing homes that may not want to change anything, and that's been heard and it's been very, very well received in regards to whatever your circumstance may be. There's multiple interests, but we have to make sure that there's a -- an inventory that's per the needing to move this plan and effort forward, to have a better understanding of what's needed not only short term but long term. And we can look at this overall plan as one of a phased approach, addressing one of the immediate things as well as long-term strategies in getting to the overall master plan. I'll allow Rick Harrison to talk about -- demonstrate the models that has not only worked, but
award-winning projects that has been
demonstrated not only here in this country but
around the world.

MALE SPEAKER: Excuse me ---

FEMALE SPEAKER: Excuse me. The question wasn't ---

MR. FORD: No, I know it. We're not -- we're not
finished.

FEMALE SPEAKER: Can you please answer the ---

MR. FORD: That's where he's -- he's getting
directly into it.

FEMALE SPEAKER: Well, we've been ... 

MR. FORD: He's getting directly into the -- that
---

(Inaudible background noise.)

MR. HARRISON: Yeah, the question is ---

MALE SPEAKER: Yeah.

MR. HARRISON: --- what's gonna happen with your
properties?

FEMALE SPEAKER: Yes.

MALE SPEAKER: That ---

MR. HARRISON: That's important.

FEMALE SPEAKER: Yes.

MR. HARRISON: And when -- and I didn't have the
luxury of knowing which properties are newer,
which properties are settled but, coming into
the neighborhood, there is -- I call it a
neighborhood. You have a town here. There's
a quaintness in its own way. You can tell that
everybody's like family. You might not all get
along, but you all know each other ---

(Inaudible background noise.)

MR. HARRISON: There would be some changes. There
would be some changes ---

FEMALE SPEAKER: Okay.

MR. HARRISON: --- you know, there's no doubt about
it. If we get involved, we would work around
the properties, we'd get the basis to have the
least amount of disruption possible. But, for
example, if there's high-rises along the ocean
that cuts the ocean off to Atlantic Beach, end
of this meeting, we're out of here. We're not
gonna get involved in that, you know, but that
being said, those high-rises, they're still
there. They get shifted over time. Let me ---

MAYOR EVANS: Take the microphone to her ---

MS. CHEATHAM: I think it's time for us to ---

(Inaudible background noise.)

CLERK: Ms. Cheatham?

MAYOR EVANS: Or Joe. Give it to Joe for right now.

He's talking.
MR. MONTGOMERY: Most of the lands here are owned individually, and we have seen so many plans over the years. We've gone through some ---

(Inaudible background noise.)

MR. MONTGOMERY: --- this -- again, the individuals, they own -- landowners together collectively, I want to know how you're gonna get that ---

(Inaudible background noise.)

MR. MATTA: Can you hear me? All right. So let's talk about that ---

(Inaudible background noise.)

MAYOR EVANS: Let's have some order, guys ---

MR. MATTA: --- how we can get all these individual landowners together, is that ---

IN UNISON: No.

(Inaudible background noise.)

FEMALE SPEAKER: We want the Quattlebaum question answered.

MAYOR EVANS: Do you remember the question he asked you?

MR. FORD: Do you have the microphone?

FEMALE SPEAKER: He don't know 'cause he's (inaudible).

MR. MATTA: Can I kind of respond to that question?

MAYOR EVANS: No, they want to hear the question
that he asked -- or the question that he asked you ---

COUNCILWOMAN ISOM: Yeah.

MR. MATTA: Okay.

MAYOR EVANS: Okay.

MR. MATTA: The way that this process goes, there are individuals that we want to be able to cut a deal with that buy the property, right? It's a simple process as you normally would buy and sell property. Now, that's one. Two, we know that we're going to have individuals that are gonna have very different expectations, and how do we intend to meet those expectations? Again, the public private partnership has a benefit above the price of your property. So let me give you a very specific example. Let's say I came to you today and I said I would like to buy your home. How much is your home -- would you like to sell it to me for? $200,000, $300,000? Let's say it is $300,000 as an example, okay? By the time I take the purchase of your home and I assemble the property with the owners, right? And I'm able to do much more there, the value of that area goes up significantly. So that is the business, as you
know, of (inaudible). We know that we're already dealing with a situation where there's gonna be very high expectations on pricing. We intend to address that with bringing in some financial institutions and businesses that'll help us take a much longer view of when and how the Town becomes profitable from a public private point of view. So, everybody's situation is a little different, right? So you may be a younger person and you may look at the transaction and say I would like to contribute my property because once you get to (inaudible), I know my property's worth a lot more at that point, right? So there will be options that will be presented to the property owners individually, and it'll be a function of would you like to sell the property, do you want a venture the property with some cash and participation in the whole development or would like you to participate and contribute your property into the whole development? But that's because you've seen the financials, you see here's the appraisals, here's the cost, here's all the redevelopment work that needs to be finalized that we can only do with the
support that we get from Council. Without that, we're really wasting everybody's time, right? And we're not here to do that so please -- how would you like me to proceed with this?

MR. FORD: So, Mr. Quattlebaum ... 

MS. CHEATHAM: Linda Cheatham.

MR. FORD: Excuse me. Just to finish up in regards to existing -- excuse me -- in regards to the redevelopment of the properties, as mentioned before, there has to be an assessment. Each home, each property needs to be evaluated. In addition to that, in regards to timing and how it's a phased approach, once that -- once -- once that assessment has been done, we can basically make the decisions that's necessary for each one of those different property owners. Assessed price, the ask and figuring out how do we collectively come together with a shared vision that meets all interests? In some cases from a redevelopment standpoint, there may be the restructuring of your home. It may be adding a better quality of living for an existing home. Going back to what I said before -- options. It may not be a one-off approach in terms of giving you a check. In
some cases, there's individuals that may not want that. Mr. Quattlebaum, one of the -- excuse me -- one of the big things that you -- the last question that you raised was the timing, how long would it take for something like this? I'll specifically allow Rick to talk about some of the much larger developments that he's worked on in regards to time ---

(Inaudible background noise.)

MR. FORD: No? Okay. I'll respect it. I'll respect it ---

MS. CHEATHAM: So, I live on 29th Avenue.

MR. FORD: Yes, ma'am.

MS. CHEATHAM: And I've heard you talk about how you listen to people. I've heard about how you value transparency. I've heard about this -- this is a public private partnership and we are going to be partners. My issue and my question is, if you've been working on this since 2019, almost two years ago, why has there not been any visioning meetings, any workshops? Communities all across America have had charrettes via Zoom, they've had conference calls and they've done all of this. And what -- I see a list of residents -- if you -- you
have designed what you think this community needs, has put it out there with a bunch of innuendos, with a -- some half-truths, and now you want us to come together and talk about it. So to me, you've wasted almost two years when we could have been at a partnership or discussion or visioning place ---

MR. HARRISON: I can answer this ---

MS. CHEATHAM: --- and I just, you know, I understand there was COVID and we couldn't do that ---

MR. HARRISON: I didn't get started until after COVID started. I was not involved.

MAYOR EVANS: Before you answer her question, if I could speak a moment please. You have the citizens and the land owners of Atlantic Beach here -- a majority of them. And you guys already know that you got a bad start because this huge article got out in the news, and I think we had a Council meeting that next week?

COUNCILWOMAN ISOM: Uh-huh.

MAYOR EVANS: By phone.

COUNCILWOMAN ISOM: Yes.

MAYOR EVANS: And I let the people know that I was caught off guard by the article -- didn't know
anything about it. And -- 'cause they were asking me about it and I didn't know what to tell them. I mean I was blindsided too -- how does this article get out? Now, what we're doing now today should have been done before the article went out. So like she mentions, transparency -- you've got a whole lot of people now thinking distrust because of that. Here's an article that the mayor doesn't even know anything about. The article didn't even mention my name. And I know you guys came here and we signed a memorandum of agreement and took a picture and got off from the start -- a good foot -- starting on a good foot and then the next thing I know, I mean, I hear you've been talking to Ben, but I haven't been in any conversations at all with anybody. And then I see we're at this point and we're doing this, and this should've been done before the article went out. The redevelopment of this town is gonna be what me as the mayor, the Town Council and the citizens of this town. They're gonna design that. It's gonna be what they want and what we want ---

(Applause.)
MAYOR EVANS: --- so you've kinda got off on a bad footing with these guys, and I hope you understand why and what you've done.

MR. HARRISON: Yeah.

MAYOR EVANS: So, I'm just gonna leave it at that.

MR. MATTA: So we -- back to the timing of the agreement, we -- I forget exactly -- we made the Town Council meeting. I think it was three or four months after that that we actually were engaged to start to formally work on it. As we went into this COVID time frame, we requested Zoom meetings, we requested a number of work-arounds to be able to interact, and we weren't able to make that happen for whatever reason, right? But we requested it on numerous occasions. So let's talk about the involvement, right? In addition to ---

FEMALE SPEAKER: So, who did you ask? Who ---

MR. MATTA: We worked with ---

MALE SPEAKER: (Inaudible.)

MR. MATTA: We worked with Ben. We worked ---

FEMALE SPEAKER: You said you couldn't ---

MR. MATTA: --- that's our only point of contact.

MR. HARRISON: Yeah, the way we work is through community engagement typically. And Mr.
Quattlebaum will tell you I -- we asked many, many times to get a community workshop with all the stakeholders -- which means you -- before we did a plan. That's how we usually do things. And that didn't happen. I said we can be separated, spread apart, you know, even with COVID. Did not happen. And frankly, nothing was going on, it was dissipating, and they asked me to take the lead and get something going. So ...

MR. FORD: There was scheduled City Council meeting that would have been held without our presence at that particular time or any shared conversation around what the possibilities are. Now, in due respect, on multiple occasions, we've demonstrated through all of the projects that we work on that community engagement is a first in anything. To your point, Mayor, we have placed something on the table as a point of conversation to begin the discussion specifically around what it is that you want, both publicly and privately, and we -- the only way that we can work is by adding value for you, what your goals and vision is for this city.
MAYOR EVANS: If I may, the -- I keep going back to this article. See, this big, elaborate plan is out there in the media and it's all over everywhere that me nor these people are a part of, and so how do we -- how do we get back to that? I mean that's the tough part. This elaborate plan has been out there that me, none of these people, nobody was involved -- that there were people asking them questions just like they were asking me, oh, I see Atlantic Beach has got -- it's -- and it was just -- it was just -- it was just awful ---

MR. HARRISON: We can add to it by having the community engagement and revising the plan ---

MS. BOOKER: It's too late for that. It's too late ---

MAYOR EVANS: Let -- go ahead and ask your question. I'm sorry.

MS. BOOKER: First of all, I will say to your presentation -- and I'm sorry, I'm Lynda Booker from 29th Avenue. And I listened to your presentation Friday night. I was very disturbed, and I was also offended by the way you all presented it. You started talking about how you can make our town be nice. You
started talking about what you wanted to do in our town for us. We were gonna give you $30,000 to get this partnership going. Don't look at each other. I have a witness 'cause I watched it with somebody else. I did the meeting with someone else. And also, one of you has said, well, if this thing doesn't go through, I can walk away. I spent $200,000. I don't need to have you. Now, I don't -- and they know who they are. If this is how you feel, you should leave. The first thing that you did that was wrong, you went and set up a meeting with Mr. Q. and you didn't ask Mr. Q. to bring us to the table at the very beginning.

MR. HARRISON: I did.

MS. BOOKER: Well, we should've been there. We are the ones that are here. We live here. Mr. Q. lives in Wilmington. We live here. And we -- saving the Pearl? The Pearl is saved.

FEMALE SPEAKER: Yeah.

FEMALE SPEAKER: Right.

MS. BOOKER: 26 new houses? The Pearl is saved. So, if you are not happy meeting with us and finding out what our vision is and what we
want, this probably isn't a project for you. You're the first group to come through here and we've never picked the first anyway. We need to -- we embrace development, but you're not gonna come in here and make our town what you want it to be. That's not gonna work ---

MR. FORD: You're absolutely correct.

MS. BOOKER: Okay.

MR. FORD: Okay? I agree with you one hundred percent. First and foremost, we intended on having what we put on the table today in our presentation, our two-day workshop, specifically that speaks to defining community goals and interests. That's what we plan on. Because we ask for the process, to begin to do that, out of respect and whatever that order is, one thing I have realized, even with the presence of me trying to do the Zoom call on Friday, that was out of me specifically -- or us specifically trying to get the presence that has not taken place. We showed up on Saturday morning specifically to hear the concerns, if any, from Friday night, as well as to listen to what it is that you want as resident goals, business owner goals in regards to saving the
Pearl. Yes, you are correct, and I definitely want to make sure with or without us being involved that that is taking place. One thing's for sure, if these homes continue to get built in the hodgepodge manner that they are, property values will go up and increase. Those property taxes will eventually begin going up. For individuals that have fixed incomes and a limited budget, they will not be able to hold those kind of costs. And that's where gentrification ---

(Inaudible background noise.)

MAYOR EVANS: Okay. Allow her to ask a ---

MR. FORD: I say ---

(Inaudible background noise.)

MAYOR EVANS: Order. Order, order, order, order. Order. Order. Order, order -- can I have order?

MR. FORD: Sure.

MS. MALLETT: And also, we're not ---

MR. FORD: Absolutely.

MS. MALLETT: --- I want to say that the presentation did not just start with our history -- and you talk about the Black Pearl. Do you know what the Black Pearl is really
about? Do you know the history of this city?
Do you care to know it? You don't know so
don't start with my -- tell me about my
history, just like I would walk into your house
and say I'm coming into your house, I'm gonna
redesign your house. I've been living her for
two hundred -- I meant, since 1930 ---

MR. FORD: Absolutely.

MS. MALLETT: 1930.

MR. FORD: Absolutely.

MS. MALLETT: And we started this city when there
was -- segregated ---

MR. FORD: Absolutely.

MS. MALLETT: --- we were not allowed to go to North
Myrtle Beach and lay -- to -- or Myrtle Beach
and these other places ---

MR. FORD: Absolutely.

MS. MALLETT: --- that's the reason we exist. Do
you know that we did not have welcome -- no, we
had fences in the water saying we couldn't get
there so do you know how we feel ---

MR. FORD: Yes.

MS. MALLETT: --- when somebody walks into our house
and tell us what we need to do in our house?

MR. FORD: Yep.
Ms. Mallett: You've got the wrong place, and the wrong -- you don't respect us. Stop it and listen to the people because that is not fair what you've done to us.

Mr. Ford: I personally have read a book on the history of your community ---

(Inaudible background noise.)

Mr. Ford: --- I have not experienced ---

Mayor Evans: Who has a question?

Mr. Ford: --- what you have as a resident, okay? Any -- and with that being said, for you to be here in the environment in which you are, I would be a fool to walk into your community just as if anybody came to my community and told me how to run, not only my home, but my community so you are absolutely correct ---

Mayor Evans: Okay, allow her to ask a question please.

Mr. Ford: I can't speak for you as a resident ---

Mayor Evans: Yeah, I'll ---

(Inaudible background noise.)

Mr. Ford: --- but I will respect this process of hearing firsthand what your experience is.

Male Speaker: Architect.

Mayor Evans: Okay. All right, you can go ahead ---
REV. DR. BENNETT: First of all ---

MAYOR EVANS: You have the floor.

REV. DR. BENNETT: --- to our esteemed and honorable Mayor and to our astute Town Council and our honorable City Manager, and to all of the residents, property owners, homeowners of Atlantic Beach, I don't want to start by saying you've already disrespected us, but I'm going to start by saying that but I'm -- I have a letter, Mr. Mayor, that has come from 29 of our property owners and residents who go back and forth because it is escalating and there's a need for de-escalation training ---

(Inaudible background noise.)

REV. DR. BENNETT: --- let me just read the letter. May I? I know -- Mr. Mayor, may I? Because I've been asked to do this and I want to read ---

MAYOR EVANS: Yeah.

REV. DR. BENNETT: --- true, true -- oh, my name?

MAYOR EVANS: Yeah, state your name for the record.

REV. DR. BENNETT: My name is the Reverend Doctor Karen L. Bennett, and I live at the corner of Ocean Boulevard and 32nd Street, of which my parents would be very proud for me to have that
property. So let me say June 7th, 2021 to Mr. Benjamin Quattlebaum, Town Administrator, the Atlantic Beach Town Hall, 717 30th Avenue, Atlantic Beach. Dear Mr. Quattlebaum and members of the Atlantic Beach, South Carolina Town Council. After meeting with members of the proposed development team -- and this letter has been circulated -- this letter is to express our collective disapproval of the proposed Atlantic Beach, South Carolina public private partnership redevelopment. And let me just say before I go on that the Zoom meeting was a request of homeowners and not the developers. As concerned residents, the plan is concerning for many reasons to include, but are not limited to, the following -- and I will begin -- concern number one, the Town loses all its historical values as Ms. Mallett has said and is renewed with a new vision that eradicates the history upon which this town was built. Their vision -- your vision does not reflect the vision of what the community wants for Atlantic Beach. Concern number two, the plan was conceptualized without any formal qualitative or quantitative input from the
community. We've gone over that. Concern number three, this plan has several misleading and contradictory statements, concepts, including the destruction of newly-built homes without any explanation as to what can be done about it, and money is not always at the center of one's pride. It does not address how the land parcels that are needed would be acquired, as what Mr. Quattlebaum asked earlier, and I still think we've got a hodgepodge of an answer. Is eminent domain a tool that you think will be used to acquire these parcels? We don't know. Concern number five, the development team indicated that they have been working with Mr. Quattlebaum on this plan for over two and a half years. However, you only showed up on Saturday to meet with the Town members -- residents. The plan is presented is a direct reflection of an organization that is completely out of touch with our community as evident by your design and your approach to us. We are asking to our illustrious Town Council that you deny and reject any further consideration of working with this team in any capacity, including the
Town-owned parcels, as they have no understanding of how Atlantic Beach was originally formed and therefore cannot build on the Town's historical value as blatantly evident in your design. And yes, I'm one of those 26, but I have been coming down to the Pearl for over 10 years and actively participating in the community. We need to seek collaborative partners and developers that show respect for the Town heritage, history, its constituents and our illustrious public officials. That starts with working with the Town Manager to establish community outreach to the local constituents to gain an understanding of what the Town would support and a plan that reflects the vision of the Town. It's very unfortunate that this project has gotten off to a bad start because it could've had some amazing outcomes.

MAYOR EVANS: Right.

REV. DR. BENNETT: But as you continue chartering the Town's vision and redevelopment plan, we are asking that you keep residents, citizens and business leaders routinely briefed on any and all planned development, exploratory or
actual. Several stakeholders, inclusive of many listed below -- and I will call their names -- have expressed formally and informally their willingness to serve and share their time, talents and respective resources for this cause. So thank you for your leadership to our Town Council and to our Town Manager, and we look forward to working with you to preserve, save and protect Atlantic Beach, our most precious sustained and not dying Pearl. With regard, Mr. James Dewitt; Mr. and Mrs. Knowledge and Jay Divine; S. Kathryn Allen, Esquire and Demarius Daniel; Mr. and Mrs. Leon and Bernita Bailey; Mr. and Mrs. Decarley and Kandice Rogers; Mr. and Mrs. Harold and Elizabeth Cheatham; Ms. Patricia Mallett -- so many names, I've (inaudible) page -- Mr. and Mrs. William and Lynda Booker; Mr. Jerry Leo Finney, Esquire; Dr. Noble P. Cooper, Junior, and Dr. Traci Young Cooper; Mr. William Adams; Ms. Elizabeth Armstrong; Ms. Maria Pierce Ford; Ms. Glynis Cheatham; Ms. Denise Gibson-Bailey; Ms. Val and Gibson (inaudible); Mr. and Mrs. Mack M. and Elle Jenkins; Ms. Gloria Lance; Mrs. Nicole Adams; Ms. Alice Graham; Ms. Monica...
Parker; Dr. M. Greg Fisher; Mr. Joe Montgomery; Mr. Hubert Williams; the Taylor Family; Mr. and Mrs. Vernon and Lily Fisher; Mr. and Mrs. William and Irene Armstrong; Ms. Poterressia McNeil Dolphin; and, yours truly, the Reverend Dr. Karen L. Bennett. In conclusion, we the aforementioned property owners in Atlantic Beach, along with more whom we believe will join — and they might be here — stand in solidarity with a unified voice in recommending to this body of the Atlantic Beach Town Council members to end this pursuit. Thank you very much.

(Applause.)

MR. HARRISON: I just — we want to respond to them. First of all, Mr. James Dewitt, I was the one that scheduled that because I wanted to get a public meeting before this meeting. I've been wanting to do that since day one then we got involved — and it seems to me that we just can't come eye-to-eye on the future, and that's fine. 'Cause, you know, our intention was to create a foundation that the next generation and the generation after that — not just this generation — would have a town that would be,
you know, a -- an ideal place for everybody to
visit. You've got some severe problems in this
town and I can tell you -- I can tell you that
that oceanfront, if you get towers on that
oceanfront, there goes your value, there goes
the future investment, and I'll turn this over
to ...

MR. MATTA: Again, we're -- first of all, it was a
-- an experience. We did our best. We looked
at historically how many have come before us
that have tried. We've been told by our
lobbyists, our lawyers, that, guys, you know,
this town, everybody has tried and tried and
there is ---

(Inaudible background noise.)

MR. MATTA: Well, I mean ---

MR. DIVINE: We don't need -- we don't need -- why
are you ---

MAYOR EVANS: Okay ---

MR. MATTA: If you'd let me finish please ---

MAYOR EVANS: Tell him to stop.

MR. MATTA: --- we -- we looked at why, right? And
we said, okay, well, what if we try this way,
what if we try this way? And all that we are
trying to do is just bring options for you to
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1. take a look at. Those options are how would you finance it, how would you acquire it, how does it benefit everybody? And we apologize that anybody was offended with the video or any of the communication that went out. Again, we were simply trying to keep the momentum going, knowing a couple of things, right? One, as we mentioned, we -- we're a little, you know, wanted our lawyer to help and -- with getting any grant money. We -- ideally, again, the -- running a town is running a business, right? So we -- we looked at it also from a -- okay, Ben, he's, you know, he can only do so much. What else can we do to help? And so we simply were looking to do our best. Now, as far as moving forward, we are happy to move on and it was a pleasure to work on your project. We wish everybody the best. We think you've got an amazing, amazing place. We thank you for ---

IN UNISON: Thank you.

MAYOR EVANS: Thank you. Yeah, you can go ahead. Ben it's time for your report anyway.

(Inaudible background noise.)

MAYOR EVANS: Keep it short because we're -- people
are ready to get out of here ---

MR. MATTA: That introduction to David Earl, you need to pursue that because he could get the funds you need and he's a good friend of mine and he wants to help so ...

MAYOR EVANS: Thank you. We're down to the Manager's Report.

(Inaudible background noise.)

MR. MATTA: Thanks, everybody.

(Inaudible background noise.)

MR. FORD: Much appreciated.

MR. COX: Good evening, (inaudible). I'm honored to be here tonight ---

CLERK: He needs to come up ---

(Inaudible background noise.)

MR. COX: My number's available. I've talked to a lot of you all, but call ---

(Inaudible background noise.)

MR. QUATTLEBAUM: First of all, let me -- let me just keep this professional. I take the responsibility ---

MAYOR EVANS: Is that one working?

MR. QUATTLEBAUM: I take the responsibility as the Town Manager for whatever miscommunication, lack of involvement, I take responsibility. At
the same time, I'll just say on a general standpoint, I am ---

MAYOR EVANS: It quit working again, Chief.

MR. QUATTLEBAUM: --- the type of presentation -- presentation that (inaudible) residents. I own and my name has been thrown out and bandied around a lot, what I do and what I'm doing and what I was withholding. My intent -- so that the residents and the public will know -- is that I'm going to bring any proposals to the community for you to decide. I don't know what is feasible and workable at best for you as a community. I accept the responsibility of some breakdowns in communication with the residents. I own it. At the same time, the level -- and I've conveyed to this development team my concerns around the rollout of this process. Granted, they're absolutely right that in suggesting public engagement meetings during COVID, that face-to-face meetings was discouraged by policy of the Council. Did not preclude any virtual meetings, but I'm not gonna belabor that. What I am disappointed in is that I conveyed to them when this -- as the Mayor indicated -- was prematurely released to
the public before the residents even had wind of it that the team needed to make amends with the community and start the process of involvement, and that didn't happen. Okay? This weekend, as you said, they came down for the first time to engage the residents, but nowhere in terms of an apology for advancing a plan and a program that people have not supported, whether it's Council or the community. And if you're insensitive to that, then how are you going to provide the kind of leadership and vision for the Town. So, you know, my intent as always is going to be anyone who offers to bring the resources to improve the Town, I'm going to bring it to you. I'm not gonna unilaterally decide on what you should hear or not hear, okay, because there may be something of benefit to you as a community. And that's for you to decide. Not me. I'm just the Town Manager. I'm the conduit. And that's all I was doing was hopefully bringing something that would be beneficial to the Town. And just as my question lead off because I'm highly disappointed with the lack of detail to explain
in terms of how this basic premise of private ownership and acquisition is gonna take place. Case in point. If one person legally challenged the acquisition of the process, it could hold this thing up for years. How long is it gonna take? What's the timeline? How are you gonna get it done? You know, so I'm not here to debate in terms of the merits of what they're proposing because in their truthfulness, in terms of that, I'm hearing some of this for the first time. In terms of the details, I asked them to focus on the public lands that we own, Town property. That would be the easiest way, as I suggested, to develop this. But they decided, obviously, that their plan was the best plan. So I don't want to get into a contest back and forth about who said, she said -- I take responsibility. Bottom line. I take responsibility, and I apologize to you as the residents of the Town and that I will work to make sure that we vet development groups even better before any contact and presentation with the public. So thank you, Mayor.

MAYOR EVANS: Thank you.
Manager's Report:

MAYOR EVANS: We're down to your report, Ben.

COUNCILWOMAN ISOM: Your report, Ben.

MAYOR EVANS: On the agenda.

(Inaudible background noise.)

MR. QUATTLEBAUM: Oh, one -- just wanted to give everybody an update on the Beautification Committee. Council voted at the last meeting to commit $2,500. Met with Mr. Will Thomas -- told me that the payment was due upon receipt of the signs. Okay, it'll be about what, a couple weeks?

MR. THOMAS: Yeah.

MR. QUATTLEBAUM: A couple weeks so I -- add to that?

MR. McIVER: Yes. I just wanna -- there's one other thing -- members of our community, my name is Kenneth McIver, Beautification Chair. And we were gifted two park benches and I'm gonna present that to Council and there is a -- there is a need for four benches so we will need two additional benches. I'm just gonna present that to you at this time for your consideration. We will get back to you for the details, but these are the benches that were
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1. gifted to the Town and the Beautification Committee is asking for two more. They will be colored our color scheme which is ---

IN UNISON: Blue.

MR. McIVER: --- champagne blue or ocean blue or ---

FEMALE SPEAKER: It's blue. It's already on the sheet.

MR. McIVER: Right, okay. So that is my other thing that I wanted to say.

MR. QUATTLEBAUM: All right. And the last thing I have, I just wanted to bring the Chief -- let me first of all commend the Police Department for doing an outstanding job over Memorial Day weekend. Even though Bike Fest was canceled this year, we did anticipate that we were gonna have the numbers -- guests and visitors to the Town, and I think they did an outstanding job with limited support resources, and I want to commend them publicly and him just give you a brief report that we had no major incidents with all that the entire weekend.

(Applause.)

POLICE CHIEF ROBINSON: I'll try not to spend a long time on this.

(Inaudible background noise.)
POLICE CHIEF ROBINSON: First of all, I want to thank my Police Department for a job well done. I can't do this by myself. It was the collaboration of my officers that were out there, SLED, Highway Patrol of Horry County, (inaudible). The crowd was very large this weekend ---

COUNCILMAN EVANS: Please use your mike.

POLICE CHIEF ROBINSON: --- as you know, I was ---

COUNCILWOMAN ISOM: Put your mike ---

COUNCILMAN EVANS: Speak in the mike.

MAYOR EVANS: It went dead on you? Here.

(Inaudible background noise.)

POLICE CHIEF ROBINSON: Yeah, this weekend ... Last year, 2019, we were up 100 percent than where we were 2020 -- my bad -- 2020, we were up 100 percent of people that came into the town but, the good thing about it, we did drop 100 percent in crime since -- 2020 to 2021. And property crimes -- we didn't have nobody breaking into no houses and that so that -- all was good. We did have one domestic, and you all might have heard a call that came out for a shooting. It wasn't a shooting -- it was just a fight that came out at one of our
nightclubs. I know you all might've -- did
hear a lot of loud noise, but it was bikes.
Those are kinda hard to control because they
ride through, and there's so many people out
there. It wasn't the club. I promise you --
it wasn't the club. That's all -- the Council
would have to vote on. I can't push people,
but I can give you a little information about
(inaudible). You're probably not gonna get it
because that's DOT-maintained road, which I
think Mr. Quattlebaum asked me to look into it
one time, and they said it would probably
(inaudible), you know, I can't say whether it
would it would do (inaudible). But I did ask
about that in the past. But I do want to thank
everybody for being patient with us with this
unofficial bike week that we just had. I'm
pretty sure we will have Bike Week next year.

MAYOR EVANS: Oh, yeah.

POLICE CHIEF ROBINSON: You all got any questions
for me? Appreciate it.

MAYOR EVANS: Thank you.

Public Time:

MAYOR EVANS: Okay, we're down to public time and I
see I've got a lot of public comments here. I
don't know if you guys already had your public
time or you want to speak some more or what you
want to do? Does anybody out there want to
speak during public time?

CLERK: Yeah -- no ---

MAYOR EVANS: No?

CLERK: --- Mayor ---

MAYOR EVANS: You sure? We got somebody on the
phone?

CLERK: There was only four ---

MAYOR EVANS: We have some people on the phone want
to make a public comment?

MR. DIVINE: I just want to say that I'm really
appreciative of how we all came together today
---

(Applause.)

MR. DIVINE: --- because there's a lot of things
going on that had us feeling in dissension --
dissension between us, and the one thing that
most of the town has ---

FEMALE SPEAKER: (Inaudible.)

MR. DIVINE: --- is they have to separate us. It's
almost a people -- divide and conquer, and
they're trying to scare you fast, think fast.
You, Mr. Quattlebaum, they made you look -- you
looked at fault, you know, but then when we talked to our Mayor and he said why? I (inaudible) for a year. He did -- he talked to these people, which they did it in a (inaudible) so it was evident today in your question that never really got answered. So, they didn't -- I guess they just didn't care whether they let you down or not, the person who was their introduction. So I just want to say thank you for the assistance and our Council and your office for a job well done in comment (ph) to that.

MR. QUATTLEBAUM: Thank you.

MAYOR EVANS: Thank you. I think we have someone on the phone who had a public comment card. Who was on the phone.

FEMALE SPEAKER: (Inaudible.)

MAYOR EVANS: Go ahead and take her first since she's in-house.

POLICE CHIEF ROBINSON: Hold -- can you hold on?

FEMALE SPEAKER: (Inaudible.)

MAYOR EVANS: Tell her to hold on a second.

POLICE CHIEF ROBINSON: Can you hold on for one second, ma'am? They're gonna take (inaudible).

MS. ISOM: I just think in spite of everything too
-- but you know what? When things come up, we're supposed to know about it first and that's why (inaudible) because people's telling all kinda different things and some of it didn't come to what we thought it was. They were coming here to take our land and stuff, and I just think -- and I didn't think that should've been said. It shouldn't been like that. So if we know what's going on -- ain't but a few of us -- not a whole bunch of us. And I'm taking -- I'm picking up the phone and calling out saying -- this is what's going on. Send a note around. And that's why -- from the start. We thank you all for what you all do -- doing (inaudible). That was good -- that was wrong. That was wrong.

(Inaudible background noise.)

MAYOR EVANS: Okay, who was on the phone with a public comment?

(Inaudible background noise.)

MAYOR EVANS: Go ahead.

MS. ALLEN: Kathryn Allen ---

MR. QUATTLEBAUM: We have a question on the line. Somebody on the line.

MS. ALLEN: --- and I thought we were done. We're
back with them again. I'm just -- are we done, are ---

(Inaudible background noise.)

MR. QUATTLEBAUM: We're done. We're done. Well, let me -- excuse me, I can't speak ...

MAYOR EVANS: Yeah, we're done with 'em.

MR. QUATTLEBAUM: I'm done.

MAYOR EVANS: We're done.

MR. QUATTLEBAUM: I'm done.

MS. ALLEN: Thank you, Mayor.

MAYOR EVANS: Thank you. Is that it?

(Inaudible background noise.)

MAYOR EVANS: And who is that? Who is that?

MR. THOMPSON: Donnell Thompson.

MAYOR EVANS: Who's that?

POLICE CHIEF ROBINSON: Can you state your name?

MR. THOMPSON: Donnell Thompson.

MAYOR EVANS: Is that Donnell Thompson?

MR. THOMPSON: Donnell -- yes, it is.

MAYOR EVANS: Okay. You can go ahead, Mr. Thompson.

MR. THOMPSON: Yes, I think that Frank gave you a card that I turned in.

MAYOR EVANS: Yes, I have it right here.

MR. THOMPSON: Is there -- the card -- can you address that card or do I need to speak on that
MR. QUATTLEBAUM: Yeah, the public doesn't know what the card says.

MAYOR EVANS: Yeah. Okay, I have a public comment card from Donnell Thompson and it says we continue to experience loud music at night until 3:00 to 4:30 a.m. from Off The Hook located on 30th Avenue. I have called Horry County Police when AB Police is unavailable as well as AB Police. The music was turned down on June 5th and 6th late nights. And that's his comment card.

MR. THOMPSON: So do we -- is anything (inaudible) to do, sir?

MAYOR EVANS: That's a question for you. You've got the phone. Go ahead.

POLICE CHIEF ROBINSON: Well, I want to ---

MR. THOMPSON: Anything you can do to satisfy (inaudible)? For example, if my friends call me and say they sent (inaudible) but we was looking for you guys to see if you could help us.

POLICE CHIEF ROBINSON: Well, I would have to get back with you because I would have to speak with my lieutenant and get the status and calls
TOWN OF ATLANTIC BEACH

for that weekend. And you say it was this past weekend, correct?

MR. THOMPSON: Well, not only this weekend, but I've called several times. I've probably called 15 times.

POLICE CHIEF ROBINSON: Well, they were shut down for about six months so I know it wasn't coming form Off The Hook. But we will look into it ---

(Inaudible background noise.)

POLICE CHIEF ROBINSON: Have we got anybody else on the line, they need to speak?

MAYOR EVANS: No, that's it ---

MR. DEWITT: My name is James Dewitt ---

MAYOR EVANS: Oh, James Dewitt is on the line.

MR. DEWITT: --- from Atlantic Beach. I just wanted to say that Atlantic Beach is already special. And all those business groups and (inaudible) and (inaudible) our longtime property owners in the Town of Atlantic Beach, we do not approve the Town entering into a public private partnership and developing (inaudible).

MAYOR EVANS: Thank you. Thank you, Mr. Dewitt.

MS. BOOKER: I'm just ask Mr. Quattlebaum -- I've got a question.

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MAYOR EVANS: Okay, you have to -- we have to put it on for the record because the recording is going so go ahead.

(Inaudible background noise.)

MS. BOOKER: Lynda Booker, 29th Avenue. I was looking at the budget. I just have a quick question. You know the Beautification Committee -- we gathered information for you to send out those letters for people to keep their lots up. Do we have enough money for the Town to track that and then ---

MAYOR EVANS: We do.

MR. QUATTLEBAUM: Yes, ma'am.

MS. BOOKER: Thank you.

MR. QUATTLEBAUM: Yes.


MR. QUATTLEBAUM: Ms. Hill.

MS. HILL: I'm -- Diane Hill here. Thank you so much for the opportunity to speak. I just -- because I'm not in town (ph). The Council and Mayor, thank you for the (inaudible). For the residents of Atlantic Beach, I'd just like to say that I applaud you -- I have been traveling
since the first of June so I've not been there,
didn't know about a lot of what was going on.
And thank you, Dr. Karen Bennett, for the
letter. I (inaudible) to add my name to the
letter. Please help. As a resident of
Atlantic Beach, I am with you against a public
private partnership. Thank you for speaking
up. Thank you.

MAYOR EVANS: Thank you. That's it. It shouldn't
-- there's nobody else on there than has a
comment card.

(Inaudible background noise.)

MAYOR EVANS: Okay, Council, seek a motion to
adjourn.

COUNCILWOMAN ISOM: So moved.

COUNCILMAN EVANS: Second.

MAYOR EVANS: Motion and a second to adjourn. Roll
call.

CLERK: Councilman Lenearl Evans?

COUNCILMAN EVANS: Yea.

CLERK: Councilwoman Josephine Isom?

COUNCILWOMAN ISOM: Yea.

CLERK: Councilwoman Jacqueline Gore?

COUNCILWOMAN GORE: (No audible response.)

CLERK: Mayor Jake Evans?
MAYOR EVANS: Yea. Motion granted. This meeting is adjourned at 8:17 p.m.

(There being nothing further, the meeting was adjourned.)