

# **TOWN OF ATLANTIC BEACH TOWN COUNCIL MEETING**

**\*\*\*\*\***

**Monday, March 6, 2023**

**5:00 p.m.**

The Town of Atlantic Beach Town Council meeting was held and recorded at Atlantic Beach Community Center, 1010 32nd Avenue South, Atlantic Beach, South Carolina, on the 6th day of March, 2023, and transcribed by Amanda Godfrey, Court Reporter and Notary Public in and for the State of South Carolina.



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**APPEARANCES**

**COUNCIL MEMBERS:**

Mayor Jake Evans, Chairman  
Councilman Edward Lamar Campbell  
Mayor Pro Tem Josephine Isom  
Councilwoman Jacqueline Gore

**ADMINISTRATION:**

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

**GUESTS:**

Leigh Kane, Local Planning Services Director  
Waccamaw Regional Council of Governments

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1 Call to Order:

2 **MAYOR EVANS:** This Town Council meeting is called to  
3 order this Monday, March 6th, year 2023 at 5:00  
4 p.m. Roll call.

5 **CLERK:** Councilman Edward Campbell?

6 **COUNCILMAN CAMPBELL:** Here.

7 **CLERK:** Mayor Pro Tem Josephine Isom?

8 **MAYOR PRO TEM ISOM:** Here.

9 **CLERK:** Councilwoman Jacqueline Gore?

10 **COUNCILWOMAN GORE:** Here.

11 **CLERK:** Mayor Jake Evans?

12 **MAYOR EVANS:** Here. Council, seek a motion to go  
13 into Executive Session for personnel matters.

14 **COUNCILWOMAN GORE:** So moved.

15 **COUNCILMAN CAMPBELL:** Second ---

16 **MAYOR PRO TEM ISOM:** Second.

17 **MAYOR EVANS:** Motion and a second to go into  
18 Executive Session for personnel items. Any  
19 other comments or discussion? If not, roll  
20 call.

21 **CLERK:** Councilman Edward Campbell?

22 **COUNCILMAN CAMPBELL:** Yea.

23 **CLERK:** Mayor Pro Tem Josephine Isom?

24 **MAYOR PRO TEM ISOM:** Yea.

25 **CLERK:** Councilwoman Jacqueline Gore?



1 COUNCILWOMAN GORE: Yea.

2 CLERK: Mayor Jake Evans?

3 MAYOR EVANS: Yea. The motion's granted.

4 Executive Session:

5 (Executive Session.)

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

8 COUNCILWOMAN GORE: So moved.

9 COUNCILMAN CAMPBELL: Second.

10 MAYOR EVANS: There's a motion and a second to come  
11 out of the Executive Session into the General  
12 Session. Any other questions or comments? If  
13 not, roll call.

14 CLERK: Councilman Edward Campbell?

15 COUNCILMAN CAMPBELL: Yea.

16 CLERK: Mayor Pro Tem Josephine Isom?

17 MAYOR PRO TEM ISOM: Yea.

18 CLERK: Councilwoman Jacqueline Gore?

19 COUNCILWOMAN GORE: Yea.

20 CLERK: Mayor Jake Evans?

21 MAYOR EVANS: Yea. The motion is granted.

22 General Session:

23 MAYOR EVANS: We're now in the General Session of  
24 our meeting. We'll ask at this time if you  
25 have any cell phones or pagers or any devices



1           that might disturb the proceedings, silence  
2           those for us at this time please. And if you  
3           would, stand for a moment of silence.

4                           **(Moment of Silence.)**

5   **MAYOR EVANS:** Pledge of Allegiance.

6                           **(Pledge of Allegiance recited in unison.)**

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

10 **COUNCILWOMAN GORE:** And so moved.

11 **COUNCILMAN CAMPBELL:** Second.

12 **MAYOR EVANS:** A motion and second for approval of  
13           the agenda. If there are no other questions or  
14           comments, roll call.

15 **CLERK:** Councilman Edward Campbell?

16 **COUNCILMAN CAMPBELL:** Yea.

17 **CLERK:** Mayor Pro Tem Josephine Isom?

18 **MAYOR PRO TEM ISOM:** Yea.

19 **CLERK:** Councilwoman Jacqueline Gore?

20 **COUNCILWOMAN GORE:** Yea.

21 **CLERK:** Mayor Jake Evans?

22 **MAYOR EVANS:** Yea. The motion's granted.

23 **Old Business:**

24 **MAYOR EVANS:** We're down to Old Business, it's Town  
25           Council meeting minutes, minutes from the Town



1 Council meeting held on February 13th, 2023.

2 Council, seek a motion to approve the minutes.

3 **COUNCILWOMAN GORE:** So moved.

4 **COUNCILMAN CAMPBELL:** Second ---

5 **MAYOR PRO TEM ISOM:** Second.

6 **MAYOR EVANS:** Motion and a second for the approval  
7 of the minutes from February 13, 2023. If no  
8 other questions or comments, roll call.

9 **CLERK:** Councilman Edward Campbell?

10 **COUNCILMAN CAMPBELL:** Yea.

11 **CLERK:** Mayor Pro Tem Josephine Isom?

12 **MAYOR PRO TEM ISOM:** Yea.

13 **CLERK:** Councilwoman Jacqueline Gore?

14 **COUNCILWOMAN GORE:** Yea.

15 **CLERK:** Mayor Jake Evans?

16 **MAYOR EVANS:** Yea. Motion granted. We're down to  
17 Item B. under Old Business and this is  
18 Ordinance Number 2-2023, amending Ordinance  
19 Number 2-2015, establishing and adopting the  
20 Elections Ordinance of the Town of Atlantic  
21 Beach, South Carolina Comprehensive Government  
22 and Administration Ordinance Title 1, Chapter  
23 7, 1997 and Election Ordinance Number 2-89,  
24 Chapter 52, Statement of Candidacy Town of  
25 Atlantic Beach Election Registration Fee.



1 Council, and this is the second reading for  
2 Ordinance Number 2-2023, seek a motion.

3 **COUNCILWOMAN GORE:** So moved.

4 **MAYOR PRO TEM ISOM:** Second.

5 **MAYOR EVANS:** There's a motion to adopt Ordinance  
6 Number 2-2023, the motion has been seconded.  
7 Any other questions or comments?

8 **MR. QUATTLEBAUM:** Mayor -- Mayor, for the record,  
9 the proposal increases the registration  
10 candidate's fee to \$150 for Council members and  
11 \$300 for Mayor.

12 **MAYOR EVANS:** Thank you, that's on the record. If  
13 there are no other questions or comments, roll  
14 call.

15 **CLERK:** Councilman Edward Campbell?

16 **COUNCILMAN CAMPBELL:** Nay.

17 **CLERK:** Mayor Pro Tem Josephine Isom?

18 **MAYOR PRO TEM ISOM:** Yea.

19 **CLERK:** Councilwoman Jacqueline Gore?

20 **COUNCILWOMAN GORE:** Yea.

21 **CLERK:** Mayor Jake Evans?

22 **MAYOR EVANS:** Yea. The motion is granted.

23 **New Business:**

24 **MAYOR EVANS:** We're down to New Business, Ordinance  
25 Number 5-2023, and this is an ordinance to



1 amend the Land Management Ordinance to modify  
2 the parking requirements to support infill,  
3 mixed-use development, and this is the first  
4 reading. Hello.

5 **MR. QUATTLEBAUM:** Need a motion.

6 **CLERK:** Need a motion.

7 **(Inaudible background noise.)**

8 **MAYOR EVANS:** Council, seek a motion to adopt  
9 Ordinance Number 5-2023.

10 **COUNCILWOMAN GORE:** So moved.

11 **MAYOR EVANS:** Need a second.

12 **COUNCILWOMAN GORE:** Second -- oh, no, so moved ---

13 **MAYOR EVANS:** She moved -- second ---

14 **MAYOR PRO TEM ISOM:** Second.

15 **COUNCILWOMAN GORE:** Got a second.

16 **MAYOR EVANS:** Okay, there's a motion and a second on  
17 the floor.

18 **MS. KANE:** Good evening, everybody.

19 **IN UNISON:** Good evening.

20 **MS. KANE:** Can you all hear me (inaudible)?

21 **COUNCILWOMAN GORE:** We can but they can't I'm sure.

22 **MS. KANE:** Okay. I'll try to project. Is this any  
23 better? My name is Leigh Kane and I serve as  
24 the Staff Assistant to the Waccamaw -- you want  
25 me to wait?





1 **COUNCILWOMAN GORE:** Well, you -- take the mike.

2 **(Inaudible background noise.)**

3 **MS. KANE:** There we go. All right, much better.

4 I'm not exactly a quiet person, but a  
5 microphone sometimes helps. My name is Leigh  
6 Kane and I provide planning assistance to the  
7 Town of Atlantic Beach. I work for the  
8 Waccamaw Regional Council of Governments, some  
9 of you know my predecessors, Tom Britton and  
10 Carol Coleman. I started with the Waccamaw  
11 Regional Council of Governments back in  
12 September and one of my first items that I  
13 really wanted to get into was looking at your  
14 Land Management Ordinance and try to identify  
15 ways that would help promote quality growth  
16 that reflected what your Comprehensive Plan  
17 indicated and what the intent of your zoning  
18 regulations have -- had set. You've got a lot  
19 of vacant land and I think you've got a lot of  
20 opportunity for growth in your community. One  
21 of the areas that I've looked at was your main  
22 street area, which is your Main Street 1  
23 District and that's intended to be your main  
24 street, and there's a lot of vacant land there  
25 and, in order to promote the type of growth the



1 Comprehensive Plan is recommending, I went  
2 through and talked to Mr. Quattlebaum and one  
3 of the things that we had heard was that the  
4 parking regulations were just too excessive for  
5 the type of development you are looking for.  
6 The parking regulations for that particular  
7 corridor are the same as they are for Highway  
8 17 and, really, kind of the same and type of  
9 intensity that you would have in a more  
10 suburban-type area as opposed to creating a  
11 downtown, walkable feel. So, what I wanted to  
12 do was to propose ways to reduce the parking  
13 requirements on that particular roadway along  
14 30th and also the portion that covers your Main  
15 Street 2 District, which is a culmination there  
16 at the end of 30th and some of the other  
17 roadways that intersect it. The recommendation  
18 was to reduce the parking requirements for non-  
19 residential and non-accommodation uses so that  
20 way if, say, you had a multifamily development  
21 come in, they would still have to meet the  
22 requirements because, as you know, people are  
23 gonna be staying there ---

24 **COUNCILWOMAN GORE:** Uh-huh.

25 **MS. KANE:** --- full time. But if you had a mixture



1 of residential -- you had restaurants  
2 downstairs, what I recommended was reducing the  
3 parking requirements in half for that  
4 restaurant use because there was already going  
5 to be, you know, the people in the apartment  
6 complex could go downstairs, they could eat,  
7 they could walk and dine ---

8 **FEMALE SPEAKER:** You're right.

9 **MS. KANE:** --- so the recommendation was that if you  
10 had a mixed-use development that the non-  
11 residential and non-accommodation uses could  
12 have a half a reduction in parking and if it  
13 wasn't a mixed use but it was, say, a store or  
14 some restaurant that they would be able to be  
15 reduced by 25 percent because you do have on-  
16 street parking on that corridor ---

17 **COUNCILWOMAN GORE:** Right.

18 **MS. KANE:** --- so that is just the breadth of that  
19 ordinance that is recommended, anything to try  
20 to help encourage some infill development on  
21 that corridor to get you some more commercial  
22 activity.

23 **MAYOR EVANS:** Okay. Questions, Council?

24 **(Inaudible background noise.)**

25 **MAYOR EVANS:** Do you have any questions, Jo?



1 (Inaudible background noise.)

2 **MAYOR EVANS:** I don't have anything else.

3 **CLERK:** Roll call?

4 **MAYOR EVANS:** Uh-huh.

5 **CLERK:** Councilman Edward Campbell?

6 **COUNCILMAN CAMPBELL:** Yea.

7 **CLERK:** Mayor Pro Tem Josephine Isom?

8 **MAYOR PRO TEM ISOM:** Yea.

9 **CLERK:** Councilwoman Jacqueline Gore?

10 **COUNCILWOMAN GORE:** Yea.

11 **CLERK:** Mayor Jake Evans?

12 **MAYOR EVANS:** Yea. The motion's granted. Ordinance  
13 Number 4 ---

14 (Inaudible background noise.)

15 **MAYOR EVANS:** We're down to Item B., Ordinance  
16 Number 4-2023, and this is an ordinance to  
17 amend the Land Management Ordinance to modify  
18 the eligibility for designation requirements  
19 for the Planned Development and the Flexible  
20 Design Zoning Districts. Council, seek a  
21 motion.

22 **COUNCILWOMAN GORE:** So moved.

23 **MAYOR EVANS:** And ---

24 **MAYOR PRO TEM ISOM:** Second.

25 **MAYOR EVANS:** There's a motion and a second on the



1 floor to adopt Ordinance Number 4-2023.

2 **MS. KANE:** This amendment is proposed -- you have a  
3 number of different zoning districts within  
4 your Land Management Ordinance, and these are  
5 the only two districts that require that -- say  
6 you had multiple parcels that were being  
7 rezoned, they all would have to be under the  
8 same underlying ownership before someone could  
9 even apply for rezoning. So, I will say that  
10 that's not typical in other zoning regulations  
11 in other communities because a lot of times a  
12 developer isn't going to know if they can move  
13 forward until after the rezoning ---

14 **FEMALE SPEAKER:** Right ---

15 **MS. KANE:** --- is considered so it's a lot of up-  
16 front investment for somebody to be able to put  
17 out there to not know if Town Council or  
18 Planning Commission are going to recommend  
19 approval. This amendment is proposed just to  
20 remove that requirement that they would have to  
21 be the same ownership, that does not remove the  
22 requirement that all the property owners would  
23 have to sign the zoning -- rezoning application  
24 so all property owners that were part of that  
25 rezoning would have to be agreeable to it and



1           -- and that's all.

2   **MAYOR EVANS:**   Okay ---

3   **COUNCILWOMAN GORE:**   Can you explain that again,  
4           though, because we just -- are you saying that,  
5           as it is now -- how is it now?

6   **MS. KANE:**   Right now, this -- the ordinance requires  
7           that -- say you had two or three properties  
8           that were all adjacent to one another and if  
9           you wanted to come in and build it as one  
10          larger development or one cohesive development  
11          that all those properties would have to be  
12          under the same ownership so somebody would've  
13          already have had to invested in all three of  
14          those properties and had the sale already  
15          occurred and the property is transferred to  
16          their ownership before they could even apply  
17          for a rezoning.

18   **COUNCILWOMAN GORE:**   Oh, okay.

19   **MS. KANE:**   And so, just for those two particular  
20          districts, the Planned Development District and  
21          the Flexible Design District, right now, the  
22          Town doesn't have anything that's zoned these  
23          particular districts.

24   **COUNCILWOMAN GORE:**   Gotcha, gotcha.   So then if we  
25          get -- okay, gotcha.   Thank you.



1 **COUNCILMAN CAMPBELL:** I do have a question.

2 **MAYOR EVANS:** Uh-huh.

3 **COUNCILMAN CAMPBELL:** The Planning Commission  
4 disapproved it so why are we actually following  
5 through trying to vote on it without -- they  
6 have to do some investigation, right?

7 **MS. KANE:** So, the Planning Commission did recommend  
8 disapproval for this particular ordinance, they  
9 actually really did not discuss it in detail.

10 **COUNCILMAN CAMPBELL:** Okay (ph).

11 **MS. KANE:** But anything that comes to the Planning  
12 Commission, whether they recommend approval or  
13 disapproval, will still always come in front of  
14 this body.

15 **COUNCILMAN CAMPBELL:** But why are we pushing it  
16 through ---

17 **COUNCILWOMAN GORE:** 'Cause we can make that  
18 decision, we get to say the last say so ---

19 **COUNCILMAN CAMPBELL:** Yeah, but ---

20 **COUNCILWOMAN GORE:** They recommend it ---

21 **COUNCILMAN CAMPBELL:** No ---

22 **COUNCILWOMAN GORE:** --- they make a recommendation,  
23 it's up to us to say yea or nay.

24 **COUNCILMAN CAMPBELL:** You find out anything different  
25 from the Planning Commission, from them



1           disapproving it? Did Council find out anything  
2           different?

3       **COUNCILWOMAN GORE:** We found out different before  
4           the Council -- the Planning Board made that  
5           decision, we found out before they ever came to  
6           town that we wanted this so therefore, I don't  
7           know why they made that decision ---

8       **MAYOR EVANS:** Do---

9       **COUNCILWOMAN GORE:** --- so we wanted that before  
10          they ever came to town.

11      **MAYOR EVANS:** Do you have any other questions for  
12          her?

13      **COUNCILMAN CAMPBELL:** Yes, sir, could we wait until  
14          the investigation is over before we vote on  
15          this?

16      **COUNCILWOMAN GORE:** What are we investigating?

17      **COUNCILMAN CAMPBELL:** The Planning Commission.

18      **MAYOR EVANS:** We ---

19      **COUNCILWOMAN GORE:** Who's investigating the Planning  
20          Commission?

21      **COUNCILMAN CAMPBELL:** I'm saying they're ---

22      **MAYOR EVANS:** Do you all have any other questions  
23          for her on the ---

24      **COUNCILWOMAN GORE:** I don't.

25      **MAYOR EVANS:** If not, roll call.





1 **CLERK:** Councilman Edward Campbell?

2 **COUNCILMAN CAMPBELL:** Nay.

3 **CLERK:** Mayor Pro Tem Josephine Isom?

4 **MAYOR PRO TEM ISOM:** Yea.

5 **CLERK:** Councilwoman Jacqueline Gore?

6 **COUNCILWOMAN GORE:** Yea.

7 **CLERK:** Mayor Jake Evans?

8 **MAYOR EVANS:** Yea. The motion's granted. We're  
9 down to Item C. under New Business and this is  
10 Ordinance Number 5-2023, and this is an  
11 ordinance to amend the Land Management  
12 Ordinance to modify the district bulk,  
13 dimensional and density standards to support  
14 infill development and reduce the prevalence of  
15 nonconforming lots. Council ---

16 **MS. KANE:** That's a mouth full.

17 **MAYOR EVANS:** Yeah, it is. Council, seek a motion  
18 to adopt Ordinance Number 5-2023.

19 **COUNCILWOMAN GORE:** So moved.

20 **MAYOR PRO TEM ISOM:** Second.

21 **MAYOR EVANS:** There's a motion and a second on the  
22 floor to adopt Ordinance Number 5-2023 and this  
23 is -- well, it's the first reading.

24 **MS. KANE:** Just like the first ordinance that we  
25 talked about was looking at the number of lots



1 in town and are they actually developable under  
2 the zoning that they are designated, while the  
3 majority of the lots in town are that 7,500  
4 square feet, there are some that are smaller  
5 than that and that means that many of them are  
6 actually what we consider nonconforming. It  
7 makes it difficult for somebody to be able to  
8 sell the property and say that it meets the  
9 underlying zoning and there -- it usually  
10 creates hurdles for either an existing property  
11 owner or someone that you're trying to sell it  
12 to. This amendment is really to try to clean  
13 up your ordinance as much as possible just so  
14 people can even pass go and so some of the  
15 things that were added here were specific to  
16 some of the issues that property owners were  
17 having in trying to develop their properties  
18 and just clarifications that needed to happen  
19 in the Land Management Ordinance so there was  
20 no question about whether use or where the use  
21 was allowed on the property. This has a number  
22 of different amendments within it, the first  
23 item here is just clarifying that in the MS1 --  
24 that's the Main Street District -- that  
25 multifamily is allowed. Right now, it kind of



1 -- it reads as if it's only allowed on the  
2 second and third floors where you may have a  
3 site that you could actually still develop a  
4 storefront on and still have rear access to  
5 multifamily if it was above it so this just  
6 really cleans that up to make sure that that's  
7 -- you don't want to necessarily have  
8 residential at the storefront but you wouldn't  
9 -- you would want it to the rear -- so people  
10 could access it there so that's a clarification  
11 there. In terms of the Residential 2 Zoning  
12 District, there are a number of lots that could  
13 be subdivided, there's actually a few larger  
14 lots in town that could be subdivided but they  
15 wouldn't meet the minimum lot width which is  
16 50. Right now, that regulation does require  
17 that 50 minimum lot width so you may end up  
18 with a vacant area that could have been  
19 developed otherwise so the recommendation there  
20 is to reduce that minimum lot width down to 35  
21 feet, which you could still get a reasonably  
22 sized home on a property of that width. It  
23 does not reduce the minimum lot size so it  
24 still sticks with that being a 6,000 square  
25 foot minimum lot size and it doesn't change any



1 of the allowable uses in that residential  
2 district. In addition, there is some  
3 clarification about what the minimum lot size  
4 is. If you wanted to move forward with a  
5 duplex on a property, an amendment was made --  
6 I believe it was last year -- to be able to  
7 allow -- if it's a 6,000 square foot cumulative  
8 lot, that you had a, you know, duplex where you  
9 had to have 3,000 on one side and 3,000 on the  
10 other; well, there's also another use in your  
11 district which is semidetached, which would be  
12 -- it's basically a duplex but you can run a  
13 property line down the middle. And so I just  
14 wanted to make sure that we are having apples  
15 to apples there, that you weren't going to end  
16 up requiring a -- 12,000 square feet for the  
17 same thing just because they had a property  
18 line down the middle.

19 **MAYOR EVANS:** Okay.

20 **MS. KANE:** So, that's just to make it fair for all  
21 players or, if somebody had a duplex and they  
22 decided to subdivide it down the middle, down  
23 the line, that they would have the ability to  
24 do that. We ended up making a clarification  
25 due to a scrivener's error and that was



1 removing duplexes from being MS1 District from  
2 one of the tables, that was just a scrivener's  
3 error made on staff's end, on our end, when we  
4 developed the Land Management Ordinance and  
5 that's just for clarification purposes. And  
6 then, the reduction of the minimum lot size in  
7 the MS1, MS1R which is ---

8 (Inaudible background noise.)

9 **MS. KANE:** --- corridor in the MS2 District, this  
10 goes back to the minimum lot size. While the  
11 districts currently require 7,500, there's a  
12 number of those lots that are like 72 or 7,250,  
13 they're -- they're not quite that 7,500 point  
14 which makes it, again, difficult for somebody  
15 to come in and actually get a building permit  
16 and know what kind of rules they're gonna have  
17 to follow because it's a nonconforming lot so  
18 the recommendation is just to bump that down to  
19 7,000. It's not gonna change the character of  
20 that corridor, it's just gonna ensure that  
21 people have the ability to be able to build on  
22 their sites. And then, one of the other  
23 changes which, again, is related to the MS1,  
24 the MS1R -- sorry, guys, this (inaudible) but  
25 in the MS2 Districts -- again, those are more



1 of your main street primary corridors coming  
2 into town -- there was a standard put in place  
3 that if a lot were larger than 8,000 square  
4 feet -- so, for instance, you had multiple  
5 properties that wanted to combine and turn into  
6 one lot and actually do a larger development,  
7 that their rear setback was going to have to go  
8 to 60 feet. The lots of most are less than 150  
9 feet, that's like saying, well, we'll let you  
10 combine but you can only build half of your  
11 property ---

12 **COUNCILWOMAN GORE:** Right.

13 **MS. KANE:** --- so the recommendation there was to  
14 reduce that to 30 feet, that may even be  
15 something to further reduce, but I think that  
16 it still provides the protection for the  
17 surrounding residential uses so that way it's  
18 able -- two-family development came in or  
19 townhouses along those corridors, you would  
20 still have an area to the rear that somebody  
21 could put in parking, you know, there's just --  
22 I think it'll help with some flexible design  
23 for those corridors. And that's the last, so  
24 I welcome any questions that you may have.

25 **MAYOR EVANS:** Council, questions?



1 (Inaudible background noise.)

2 **MAYOR EVANS:** Roll call.

3 **CLERK:** Councilman Edward Campbell?

4 **COUNCILMAN CAMPBELL:** Yea.

5 **CLERK:** Mayor Pro Tem Josephine Isom?

6 **MAYOR PRO TEM ISOM:** Yea.

7 **CLERK:** Councilwoman Jacqueline Gore?

8 **COUNCILWOMAN GORE:** Yea.

9 **CLERK:** Mayor Jake Evans?

10 **MAYOR EVANS:** Yea. The motion's granted.

11 **MS. KANE:** Thank you.

12 **MAYOR EVANS:** Thank you very much.

13 **COUNCILWOMAN GORE:** Thank you.

14 **MAYOR EVANS:** Okay, we're down to Item D. under New  
15 Business, Atlantic Beach Fun Run proposal. Hey  
16 Kenneth.

17 **MR. McIVER:** Hey. I wanted ---

18 (Inaudible background noise.)

19 **MR. McIVER:** Good afternoon, Mayor and Council and  
20 Town Manager. Good afternoon, community. I,  
21 run, walk every once in a while and -- with Mr.  
22 Montgomery here, and I thought about a fun  
23 idea, event, to continue some of our  
24 programming that we do and just to sort of  
25 extend some of our things that we do throughout



1 the summer and I'm in -- I'm proposing an  
2 Atlantic Beach Fun Run on August 19th, you can  
3 read the description I have there. The course  
4 will consist of all the streets in the Town,  
5 beginning at 30th Avenue cul-de-sac, going down  
6 32nd, going down 31st, coming up 30th and going  
7 back down 29th and ending back up at Ocean  
8 Boulevard. This will be a two mile Fun Run  
9 that will consist of both walkers, runners,  
10 families of all ages and levels, you know, some  
11 of the checklist items I have listed on the  
12 back page, and it's just sort of an idea to  
13 sort of continue some of the activities  
14 throughout the summer. Is there any questions  
15 that you have, the committee is formed of John  
16 David, Denise Gibson Bailey and myself.

17 **COUNCILWOMAN GORE:** Thank you.

18 **MAYOR EVANS:** Council, you got any questions for  
19 Kenneth?

20 **COUNCILWOMAN GORE:** I don't.

21 **MAYOR EVANS:** Well, I'm sure I'll probably have some  
22 -- come up with some questions for you,  
23 Kenneth, but probably not right now.

24 **MR. QUATTLEBAUM:** Mayor, I have a couple ---

25 **MAYOR EVANS:** Sure.





1 **MR. QUATTLEBAUM:** Can you designate on your  
2 checklist which other items that you're looking  
3 for support from the Town in terms of  
4 sponsoring versus what the committee is going  
5 to sponsor? Don't have to do it right ---

6 **MR. McIVER:** Right now, we don't have that outlined.

7 **MR. QUATTLEBAUM:** Okay.

8 **MR. McIVER:** We hope to secure a lot of -- most of  
9 the items through the registration and through  
10 sponsorships that we're looking to cover most  
11 of the items so, at this point, I don't have  
12 any other -- I'm not requesting any items now.

13 **MR. QUATTLEBAUM:** Okay.

14 **COUNCILWOMAN GORE:** Um ---

15 **MR. McIVER:** Yes, ma'am?

16 **COUNCILWOMAN GORE:** Who is this -- who -- the Black  
17 Pearl, who is the Black Pearl, I mean, who is  
18 this -- I'm -- I like the idea, I'm just trying  
19 to figure who is it that you say you're -- be  
20 collecting money, who -- are we going to be  
21 collecting money, I'm saying, who is this right  
22 here?

23 **MR. McIVER:** It's a committee that will establish  
24 the Fun Run. We haven't formed any checking  
25 account, we haven't done anything else like



1           that. I think we will be coming forward to you  
2           to answer some specific questions, this is a  
3           proposal ---

4                           **(Inaudible background noise.)**

5   **MR. McIVER:**   --- embrace going forward.

6   **COUNCILWOMAN GORE:** Right. Okay. Good, okay.

7   **MAYOR EVANS:** Okay.

8   **COUNCILWOMAN GORE:** Thank you.

9   **MAYOR EVANS:** Thanks, Ken.

10   **MR. McIVER:** Okay.

11   **MAYOR EVANS:** Okay, next is Item E., dissolution of  
12           the Beautification Committee. Now, I think  
13           this came about, Ben, there were some ---

14   **MR. QUATTLEBAUM:** Need a motion.

15                           **(Inaudible background noise.)**

16   **MAYOR EVANS:** Okay, Council, seek a motion for the  
17           dissolution of the Beautification Committee.

18   **COUNCILWOMAN GORE:** So moved.

19   **MAYOR EVANS:** Need a second.

20   **MAYOR PRO TEM ISOM:** Second.

21   **MAYOR EVANS:** There's a motion and a second on the  
22           floor for the dissolution of the Beautification  
23           Committee. All right, Council, questions and  
24           comments. Okay now, I think this is on here  
25           because there was some financial documents and



1 information that we asked Ben to get for us as  
2 far as some other documents and information  
3 and, Ben, where are we with that stuff?

4 **MR. QUATTLEBAUM:** Mayor and Council, I provided for  
5 you the documentation that I received from the  
6 Beautification Committee indicating -- the  
7 first report dated August 1st, 2021 on  
8 contributions made to the Committee and also a  
9 grant fund of the County dated July 21st, 2022  
10 in the amount of \$5,000 from the County. So,  
11 I provided all of the documentation that I  
12 have, the August 1st report, in terms of funds  
13 collected and expenditures made at that  
14 particular time, \$3,691 for the chairs -- I  
15 mean the benches that were put in the Town so  
16 that is the extent of the report that I have on  
17 financial accounting and contributions to the  
18 committee.

19 **MAYOR EVANS:** Okay, so this though dates back to  
20 August the 1st of 2021 so you have -- you don't  
21 have anything since August 1st of 2021?

22 **MR. QUATTLEBAUM:** I have not received.

23 **MAYOR EVANS:** Well ...

24 **MR. QUATTLEBAUM:** And also the check, Mayor, July  
25 21st, 2022, \$5,000 from the County.



1 **COUNCILWOMAN GORE:** So that's it, nothing for --  
2 nothing since 2021, there's nothing been done  
3 and so what you're saying that you have right  
4 here from 7/11/2021, that's the last thing we  
5 have that's been reported was 7/16 -- 7/19/2021  
6 -- it was 7/22/2021, that's the last thing we  
7 have been -- this account has been -- hasn't  
8 paid out anything, they haven't received any  
9 money so therefore this is all they are being  
10 accounted for right here?

11 **MAYOR EVANS:** So ---

12 **MR. QUATTLEBAUM:** This is all I have ---

13 **COUNCILWOMAN GORE:** Well, okay -- so therefore, no,  
14 that's not correct then because I know for sure  
15 that there's been -- so therefore, there's --  
16 nobody's been paid out from this account far as  
17 ---

18 **MAYOR EVANS:** There's a motion and second on the  
19 floor, ain't no need to ---

20 **COUNCILWOMAN GORE:** Okay.

21 **MAYOR EVANS:** This is what he's got.

22 **COUNCILWOMAN GORE:** Okay. Okay, cool.

23 **MAYOR EVANS:** Cheryl, there's a motion and a second  
24 on the floor.

25 **CLERK:** Roll call?



1     **MAYOR EVANS:** Yes, roll call.

2     **CLERK:** Councilman Edward Campbell?

3     **COUNCILMAN CAMPBELL:** Nay.

4     **CLERK:** Mayor Pro Tem Josephine Isom?

5     **MAYOR PRO TEM ISOM:** What are we voting now,  
6             (inaudible) discussion ---

7     **MR. QUATTLEBAUM:** Dissolution of the Beautification  
8             Committee.

9     **MAYOR PRO TEM ISOM:** Yea.

10    **CLERK:** Councilwoman Jacqueline Gore?

11    **COUNCILWOMAN GORE:** Yea.

12    **CLERK:** Mayor Jake Evans?

13    **MAYOR EVANS:** Yea. The motion's granted.

14    **Manager's Report:**

15    **MAYOR EVANS:** We're down to the Manager's Report,  
16             and it's the Gullah Geechee Festival update  
17             from Ms. Mallett.

18    **MS. MALLETT:** Good evening, everyone. Good evening,  
19             Mayor and Council members and -- and members of  
20             the community. I am proud to announce that we  
21             are working really hard on this festival,  
22             people are very excited about it, and you don't  
23             know how many hours Will and I are really  
24             putting into this. One thing we have already  
25             got, we have received from the Gullah Geechee



1 Corridor \$10,000 to be seeding money for us to  
2 start so we're just really getting committees,  
3 people who are interested in working with us on  
4 this and logistics, we're working on actual  
5 activities and vendors and everything that's  
6 gonna go on but right now, we're in the process  
7 -- we're working, you all, we're working for  
8 you, and I -- and we're looking up so many  
9 things in history that we want to bring forth,  
10 we want to do a parade, we want to do a lot of  
11 things. We want to bring back the old Atlantic  
12 Beach, we want to bring back the heyday that  
13 John Sketers always talks about and other  
14 people talk (inaudible) as well. So right now,  
15 we're just trying to get pictures and anything  
16 that you can help us with to enhance this  
17 fabulous June 23rd, 24th and 25th weekend.

18 **COUNCILWOMAN GORE:** Can you give us those days  
19 again?

20 **MS. MALLET:** I have some save-the-dates for June  
21 the 23rd, 24th and 25th, and we'll pass a few  
22 of the flyers -- I'm sorry, we want to get more  
23 of them out, I've got them working to get them  
24 printed out so we'll have ---

25 **(Inaudible background noise.)**



1 **MS. MALLETT:** --- at least to give to the Council  
2 members, a save-the-date flyer, and I promise  
3 you it's gonna be better than this but this is  
4 what we've got right now.

5 **MAYOR EVANS:** All right, thank you.

6 **COUNCILWOMAN GORE:** Good, good, good. Perfect.  
7 Thank you, Ms. Mallett.

8 **MAYOR EVANS:** Thank you.

9 **(Inaudible background noise.)**

10 **MAYOR EVANS:** Kenneth, do you have anything for us  
11 on the Beautification Committee at all, other  
12 than what you've had us before. I see you're  
13 on the agenda.

14 **MR. McIVER:** I don't have anything new, I just ---

15 **MAYOR EVANS:** Okay, thank you. Ben? Community  
16 Center renovations.

17 **MR. QUATTLEBAUM:** Yes, sir. Mayor, Council and  
18 public, I wanted to update the community on  
19 renovation work that we have started here on  
20 the Community Center. The back offices have  
21 been completed and renovated. We're currently  
22 working on the renovations on the kitchen area  
23 and it looks very nice. The total renovation  
24 of the kitchen area and (inaudible) with a new  
25 stove, a range hood and also with the equipment



1 -- of the new refrigerator. Also ---

2 (Inaudible background noise.)

3 **MR. QUATTLEBAUM:** --- we received from the County as  
4 well as a donation from the Francis in the  
5 Dunes, \$5,000 each, went towards the initial --  
6 start renovations, total back renovation and  
7 we're working on renovations to the bathrooms,  
8 both bathrooms, men's and women's bathrooms, as  
9 we speak. Also, I'm presenting -- we will  
10 bring back to the Council a recommendation to  
11 do some -- to finance the renovation. The  
12 renovations to date have been paid as we go,  
13 the approximate cost of the renovation of the  
14 back room about \$10,000, the kitchen area is  
15 approximately \$30,000 at this point. I'm  
16 looking at a comprehensive recommendation with  
17 all of these interior renovations, the roof on  
18 this building is the original roof built in  
19 1975, it's 48 years old, we've been patching  
20 for several years and I will be bringing back  
21 in April recommendation to Council upon  
22 replacement of the prior roof as well as  
23 financing the renovations on the two bathrooms,  
24 waiting on cost -- total cost for -- to get  
25 some hard numbers on what those actual figures





1 will be and we will phase it starting with the  
2 women's bathroom first so that both are not  
3 down at the same time and looking at scheduling  
4 based on the response to bid requirements, the  
5 entire replacement of the roof which will be  
6 financed if Council approves the recommendation  
7 on financing. The last thing I have is that  
8 the Atlantic Beach dedication and naming  
9 ceremony for the park. Last Thursday, we had  
10 the final closeout from the Waccamaw COG who  
11 oversaw administratively the grant  
12 implementation of CDBG funds, had a final  
13 public meeting and closeout. They're looking  
14 and I am suggesting and asking Council at our  
15 next meeting in April to give a date for the  
16 park dedication and the naming ceremony for the  
17 park. Still have some other minor exterior  
18 perimeter things to improve, the overall  
19 amenity -- aesthetics of the park and looking  
20 for a date and some proposed names of naming  
21 the park officially by the Council. Any  
22 questions?

23 **MAYOR EVANS:** No, I don't. Any questions?

24 **(Inaudible background noise.)**

25 **MR. QUATTLEBAUM:** That's all I have, thank you.



1     **MAYOR EVANS:**   Okay.

2     **Public Time:**

3     **MAYOR EVANS:**   Okay, we're down to Pubic Time, public  
4                    comments.   Kenneth, I've got you here again.  
5                    You got a public comment card, Kenneth, you  
6                    don't wish to -- you turned this in.

7     **MR. McIVER:**    No.

8     **MAYOR EVANS:**   Okay, all right.   Lynda Booker?

9     **MS. BOOKER:**    Good evening, everyone.

10    **IN UNISON:**    Good evening.

11    **MS. BOOKER:**    I just had a few things that I wanted  
12                    to just mention.   One is the -- Mr. Quattlebaum  
13                    mentioned this but I'm going to mention it, all  
14                    of the equipment that's going into the kitchen  
15                    is coming from the Beautification Committee,  
16                    and we had a discussion about that last week  
17                    and I did ask him did he need the paperwork and  
18                    he told me he did not need it.   When I came in  
19                    your office, all of those items, all of the  
20                    same is still pieces, I said do you want me to  
21                    leave a copy of this (inaudible) and you said  
22                    it's not necessary.   So I have it, it's -- I  
23                    don't -- I can get it to you tomorrow, but I  
24                    did ask you that so the equipment is coming  
25                    from the Beautification Committee and it is



1           about, what, \$3,000 ...

2       **FEMALE SPEAKER:** (Inaudible.)

3       **MS. BOOKER:** \$3,700 for the equipment so -- and we  
4           have also ordered some things for the bathroom  
5           -- what we had left, we ordered some items for  
6           the bathrooms.     Second thing I wanted to  
7           mention is, as I'm moving around town, I'm  
8           still seeing a lot of -- such as these  
9           apartments across the street, I'm seeing trash  
10          that's been moved out of the yard but not moved  
11          out, I'm just seeing a whole lot of trash and  
12          I mentioned to Michael Gore today that some of  
13          the -- that the home that's being built on 29th  
14          Avenue, there is a huge dumpster in that yard  
15          and they have trash all over the yard and all  
16          over the back yard so he said he would wait  
17          until he's, you know, the workers are there,  
18          and he will take care of that.     So I just  
19          wanted to just bring that up, we don't have to  
20          be on Beautification to notice the trash  
21          buildup that's in the Town.     And that's it, the  
22          posts down at the cul-de-sac are rusted, I  
23          think they need to be sanded and repainted, the  
24          posts that go across the front, that needs to  
25          be taken care of.     Thank you.



1     **MAYOR EVANS:** Thank you. William Booker?

2     **MR. BOOKER:** Good evening, Mayor and Council, Mr.  
3             Quattlebaum, Clerk, neighbors.

4     **COUNCILWOMAN GORE:** Good evening.

5     **MR. BOOKER:** I'm William Booker, I live on 29th  
6             Avenue and I'm here to talk about two things,  
7             one is the Comprehensive Plan review. State  
8             law requires the Comprehensive Plan must be  
9             reviewed every five years and revised every 10  
10            years, it says in Section 6-29-340, 6-29-510.  
11            So, I guess I'm wondering -- because the  
12            Comprehensive Plan is the basis for doing the  
13            Land Management Ordinance, big factor in that,  
14            why are we making changes to the Land  
15            Management Ordinance when the Comprehensive  
16            Plan review is out of date? It seems a bit  
17            risky and it seems a bit irresponsible to be  
18            doing that and setting the Town up to be  
19            challenged if someone comes along with some of  
20            these issues and can bring up the fact that the  
21            Comprehensive Plan is not in accordance with  
22            the State. So, I'm just putting that out  
23            there, I don't know the answer to it, I don't  
24            know if you guys were aware of that but I'm  
25            just making you aware because that definitely



1 needs to get done. Second point I want to  
2 discuss is the ordinance division that has to  
3 do with the registration fee for running for  
4 office, and I know that you have the authority  
5 to make whatever decisions you want and I'm not  
6 trying to suggest that Atlantic Beach ought to  
7 be like any other town because we're unique,  
8 but when I heard Ms. Leigh talk about making  
9 the revisions to the ordinance because no other  
10 town has it then it seems that there are times  
11 when we want to be in alignment and other times  
12 that we don't, and so we just voted in a 600  
13 percent increase in the cost to run for office.  
14 Second reading -- I didn't hear one question  
15 about that in the first reading and I didn't  
16 hear one question about it in the second  
17 reading, and so we as citizens are wondering  
18 why such a huge increase, I mean, maybe it's  
19 appropriate to increase it but when you look at  
20 North Myrtle Beach charges \$75 for Council and  
21 \$150 for Mayor and we're charging \$150 for  
22 Council and \$300 for Mayor, Myrtle Beach has no  
23 fee, Briarcliffe has no fee so it just seems  
24 out of line, I just wanted to make a response.  
25 Thank you.



1     **MAYOR EVANS:** Thank you.

2     **MAYOR PRO TEM ISOM:** (Inaudible.)

3     **MAYOR EVANS:** I'm sorry?

4     **COUNCILWOMAN GORE:** Ma'am? Ms. Jo ---

5     **MAYOR PRO TEM ISOM:** No, I said that he said Myrtle

6             Beach does not have a (inaudible)?

7     **COUNCILWOMAN GORE:** He said they don't have a fee --

8             -

9     **MAYOR EVANS:** Fee.

10    **COUNCILWOMAN GORE:** --- for candidates ---

11    **MAYOR PRO TEM ISOM:** Okay. Yes, they do.

12    **MAYOR EVANS:** Okay.

13    **COUNCILWOMAN GORE:** Okay.

14    **MAYOR EVANS:** Well ---

15    **MAYOR PRO TEM ISOM:** They also do (inaudible)

16             Briarcliffe.

17    **COUNCILWOMAN GORE:** Oh, okay.

18    **MAYOR EVANS:** Okay.

19    **COUNCILWOMAN GORE:** All right.

20    **MAYOR EVANS:** Linda Cheatham.

21    **MS. CHEATHAM:** Good evening, Mayor ---

22    **MAYOR EVANS:** Good evening.

23    **MS. CHEATHAM:** --- Council ---

24    **COUNCILWOMAN GORE:** Good evening.

25    **MS. CHEATHAM:** --- family and friends. My name is



1 Linda Cheatham, I live on 29th Avenue South.  
2 I don't understand the rationale for the  
3 dissolution of the Beautification Committee. I  
4 understand (inaudible) to do. The Town  
5 accountant (ph) gets all of the financial  
6 reports, she gets the monthly bank statements,  
7 she gets the receipts, and I also understand  
8 that Kenneth provided all the minutes of the  
9 meetings which talked about the things we  
10 wanted to do and were investigating to do. And  
11 so I just wanted to say that nothing was hidden  
12 from anybody who wanted to know because every  
13 month Kim Vincent gets a copy of the bank  
14 statements and receipts that indicated how the  
15 money was spent so I don't know who is -- I  
16 don't understand the perpetrating a fraud, but  
17 I don't know who was telling me that the  
18 information was not available ---

19 (Inaudible background noise.)

20 **MAYOR EVANS:** Thank you.

21 **COUNCILWOMAN GORE:** Ms. Cheatham, I just want to say  
22 one thing before you sit down and address that  
23 right there ---

24 **MS. CHEATHAM:** Okay, sure.

25 **COUNCILWOMAN GORE:** --- well, nobody up here is



1           perpetrating a fraud except for the reason he  
2           and he and all of us asked for the information  
3           and what we got is this and all the checks was  
4           made out to Ms. Lynda Booker. At the end of  
5           the day, we must do -- we aren't trying to say  
6           that nobody's doing anything wrong, it's just  
7           that we didn't have the right documents up to  
8           date. It's not up to date.

9           **MS. CHEATHAM:**    You had the documentation there  
10           'cause the August 21st information about the  
11           donor for the trash can (inaudible), I believe  
12           you had that some time, Mr. Quattlebaum, and I  
13           -- so I don't know what else -- all the money  
14           was deposited to the bank, we wrote thank you  
15           letters to the people who donated money for the  
16           trash cans and the park benches, Ms. Vincent  
17           got all of that information about how the money  
18           was spent so I -- like I said, I'm just  
19           suggesting -- I'm just telling you that it was  
20           an open book that the Town got copies of  
21           everything that we done and somebody wants to  
22           come and look at the books, I mean, you know,  
23           we'll turn the books over.

24           **MAYOR EVANS:**    Thank you.

25           **MS. CHEATHAM:**    Thank you.





1     **MAYOR EVANS:** Next up is John David.

2     **MR. DAVID:** (Inaudible.)

3     **COUNCILWOMAN GORE:** Hello.

4     **MR. DAVID:** The Planning Commission met on February  
5           16th and I recollect the Planning Commission  
6           requested more details about what (inaudible)  
7           that included a traffic impact study and  
8           additional information. Was that information  
9           provided prior to this first reading or will it  
10          be provided prior to the second reading before  
11          a decision is made, when the Planning  
12          Commission asked for additional information  
13          that would be helpful to Council as well as to  
14          the Planning Commission?

15    **MR. QUATTLEBAUM:** On which item are you referring?

16    **MR. DAVID:** I'm referring to Ordinance Number 4-  
17          2023. They disapproved that ordinance and they  
18          asked for additional information to include  
19          traffic study, impact study, and additional  
20          information. Was that information provided so  
21          that you all can make an informed decision?

22    **MAYOR EVANS:** She wants to answer that for you.

23    **MS. KANE:** I can answer.

24    **MR. DAVID:** Yes.

25                           **(Inaudible background noise.)**



1     **MS. KANE:**     So there were a couple of things that  
2                     were in front of the Planning Commission and --  
3                     at their last meeting and three of them were  
4                     the ordinances in front of you, there was also  
5                     a review of a conceptual plan for the Black  
6                     Pearl of the Atlantic, which I'm sure many of  
7                     you are vastly aware of, and that was just a  
8                     preliminary review so Planning Commission,  
9                     they're -- they recommended that the applicant  
10                    go ahead and submit their full rezoning, of  
11                    course, that was contingent upon if Item 5.B.  
12                    on your agenda went forward and a number of  
13                    conditions such as traffic study and evaluation  
14                    of whether or not SCDOT would allow the  
15                    encroachment so there's a full list that came  
16                    from Planning Commission, we won't have that  
17                    information until the application submits their  
18                    full rezoning package.

19     **MR. DAVID:**     Okay.     And that goes back to my  
20                     question.     In the order -- you were asking for  
21                     that additional information and I think though  
22                     the applicant is contingent on Ordinance 4-  
23                     2023.     So in order -- we're voting on something  
24                     that they're contingent on but we don't have  
25                     all the information.



1     **MS. KANE:** So the review process for pre-application  
2             for Flexible Design District requires more of  
3             a site plan review. Item B. is also another  
4             item that would -- the applicant would either  
5             have to own the property or this ordinance  
6             would have to be amended, but that could be  
7             with -- it doesn't have to be specific to this  
8             particular property ---

9     **MR. DAVID:** Right, but ---

10    **MS. KANE:** --- it could be any property.

11    **MR. DAVID:** But it is specific to this -- in this  
12             (inaudible), right?

13    **MS. KANE:** No, in items that I reviewed when I was  
14             going through the Land Management Ordinance  
15             when I first started on, that was something I  
16             immediately saw as a discrepancy compared to  
17             other communities.

18    **MR. DAVID:** Thank you.

19    **MAYOR EVANS:** Thank you.

20    **COUNCILWOMAN GORE:** Thank you.

21    **MAYOR EVANS:** Council, seek a motion to adjourn.

22    **COUNCILWOMAN GORE:** So moved.

23    **MAYOR PRO TEM ISOM:** Second.

24    **MAYOR EVANS:** There's a motion to adjourn, motion  
25             and second. Roll call.



1 **CLERK:** Councilman Edward Campbell?

2 **COUNCILMAN CAMPBELL:** Yea.

3 **CLERK:** Mayor Pro Tem Josephine Isom?

4 **MAYOR PRO TEM ISOM:** Yea.

5 **CLERK:** Councilwoman Jacqueline Gore?

6 **COUNCILWOMAN GORE:** Yea.

7 **CLERK:** Mayor Jake Evans?

8 **MAYOR EVANS:** Yea. Motion granted. Meeting  
9 adjourned at what time?

10 **COUNCILWOMAN GORE:** At 6:50.

11 **MAYOR EVANS:** At 6:50 p.m.

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

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