

**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.



**CREEL COURT REPORTING, INC.**  
1230 Richland Street / Columbia, SC 29201  
(803) 252-3445 / (800) 822-0896

**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

**INDEX**

	<b><u>PAGE:</u></b>
Call to Order.. . . . .	3
Executive Session . . . . .	4
General Session. . . . .	4
Old Business . . . . .	6
New Business . . . . .	10
Public Hearing . . . . .	11
Manager's Report . . . . .	88
Public Time . . . . .	91
Certificate.. . . . .	101



1 Call to Order:

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

5 **CLERK:** Councilman Lenearl Evans?

6 **COUNCILMAN EVANS:** Here.

7 **CLERK:** Councilwoman Josephine Isom?

8 **COUNCILWOMAN 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 potential litigation  
14 with Paul Curry and personnel.

15 **COUNCILMAN EVANS:** So moved.

16 **COUNCILWOMAN ISOM:** Second.

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

21 **CLERK:** Councilman Lenearl Evans?

22 **COUNCILMAN EVANS:** Yea.

23 **CLERK:** Councilwoman Josephine Isom?

24 **COUNCILWOMAN ISOM:** Yea.

25 **CLERK:** Councilwoman Jacqueline Gore?



1 COUNCILWOMAN GORE: Yea.

2 CLERK: Mayor Jake Evans?

3 MAYOR EVANS: Yea. Motion 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 ISOM: So moved, Mr. Mayor.

9 COUNCILMAN EVANS: Second.

10 COUNCILWOMAN GORE: (Inaudible.)

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

15 CLERK: Councilman Lenearl Evans?

16 COUNCILMAN EVANS: Yea.

17 CLERK: Councilwoman Josephine Isom?

18 COUNCILWOMAN 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 General Session:

24 MAYOR EVANS: We're down to the General Session of  
25 our meeting. I would like to take this time



1 out to welcome the general public and ask, if  
2 you have any cell phones that may go off and  
3 disturb the proceedings, would you put those on  
4 silence for us at this time or shut 'em off?  
5 And if you would at this time, stand for a  
6 moment of silence.

7 **(Moment of Silence.)**

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

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

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

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

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

19 **COUNCILMAN EVANS:** So moved.

20 **COUNCILWOMAN ISOM:** Second.

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

24 **CLERK:** Councilman Lenearl Evans?

25 **COUNCILMAN EVANS:** Yea.



1 **CLERK:** Councilwoman Josephine Isom?

2 **COUNCILWOMAN ISOM:** Yea.

3 **CLERK:** Councilwoman Jacqueline Gore?

4 **COUNCILWOMAN GORE:** Yea.

5 **CLERK:** Mayor Jake Evans?

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

7 **Old Business:**

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

15 **MR. QUATTLEBAUM:** Mayor, Council and public, this is  
16 a second reading of an ordinance to repeal a .5  
17 percent increase in the hospitality tax that is  
18 levied against those businesses that are  
19 assessed a hospitality fee. Just a brief  
20 history -- 2019, the County had the  
21 responsibility for collection hospitality taxes  
22 and fees for all municipalities within Horry  
23 County. In 2019, there was a suit brought  
24 against the County. It should have been --  
25 since that (inaudible) on the collection in



1           2019, the Town of Atlantic Beach took over the  
2           collection of the hospitality tax fee directly  
3           while the court settlement, or case, was  
4           litigated. In -- October 7th of 2019, the Town  
5           increased the hospitality tax to 2 percent.  
6           The settlement with the local municipalities  
7           and the County was resolved in April of 2021  
8           and, as a result of the settlement, the judge  
9           decreed that the County would resume the  
10          collection of the hospitality tax on behalf of  
11          all municipalities within Horry County. The --  
12          under the stipulation that the repeal of the 2  
13          percent hospitality tax would resume back to  
14          1.5 percent which it was before 2019. So  
15          effective July 1st of this year, notices will  
16          be going out to all of the businesses who are  
17          required to pay hospitality taxes. Also, the  
18          County will be sending out a notice to all of  
19          the businesses indicating that they will resume  
20          the collection of the 1.5 percent hospitality  
21          fee. So this ordinance repeal -- the .5  
22          percent -- bringing the hospitality fee back to  
23          the 1.5 percent prior to 2000 -- October 2019.  
24          Any questions?

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



1 Council, seek a motion to adopt Ordinance  
2 Number 5-2021, which is an ordinance to amend  
3 the Town of Atlantic Beach business license --  
4 I'm sorry. I'm on the wrong line. This is an  
5 ordinance to amend Ordinance Number 6-2019, the  
6 hospitality fee tax. Council, seek a motion to  
7 adopt Ordinance Number 4-2021.

8 **COUNCILWOMAN ISOM:** So moved, Mr. Mayor.

9 **COUNCILMAN EVANS:** Second.

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

13 **CLERK:** Councilman Lenearl Evans?

14 **COUNCILMAN EVANS:** Yea.

15 **CLERK:** Councilwoman Josephine Isom?

16 **COUNCILWOMAN ISOM:** Yea.

17 **CLERK:** Councilwoman Jacqueline Gore?

18 **COUNCILWOMAN GORE:** Yea.

19 **CLERK:** Mayor Jake Evans?

20 **MAYOR EVANS:** Yea. The motion is granted. We're  
21 down to C., Old Business, and this is Ordinance  
22 Number 5-2021, and this is an ordinance to  
23 amend the Town of Atlantic Beach business  
24 license, Ordinance Number 5-2001B-1204, and  
25 this will be the second reading as well.





1     **MR. QUATTLEBAUM:**     Yes, sir.     Mayor, Council and  
2     public, in 2020, the State of South Carolina  
3     General Assembly passed a law that all towns in  
4     the State of South Carolina will be on a  
5     uniform business license collection cycle  
6     beginning -- effective January 1st, 2022. In  
7     order to come into compliance with the new  
8     State law that business licenses issued this  
9     year from July 1st of 2021 will run 'til April  
10    30th of 2022, and from May 1st of 2022, all the  
11    fiscal -- I mean the business license fee  
12    annual collection will run from May 1st 'til  
13    April 30th beginning -- effective January 1st,  
14    2022. This is a State law requirement that all  
15    municipalities be uniform in the collection of  
16    business license fees. Once this is passed, we  
17    will work on a transition process providing --  
18    the Municipal Association I think will be  
19    responsible for setting up a portal, and  
20    businesses will start paying their business  
21    license fees in 2022 online directly to the  
22    State collection of -- or Municipal Association  
23    collection on behalf of the State.  
24    Documentation and all of that will be  
25    submitted.     So July 1st of this year, all



1 business licenses will be renewed from July 1st  
2 to April 30th, 2022, still based on the prior  
3 year's gross annual income to be reported.

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

6 **COUNCILWOMAN ISOM:** So moved, Mr. Mayor.

7 **COUNCILMAN EVANS:** Second.

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

11 **CLERK:** Councilman Lenearl Evans?

12 **COUNCILMAN EVANS:** Yea.

13 **CLERK:** Councilwoman Josephine Isom?

14 **COUNCILWOMAN ISOM:** Yea.

15 **CLERK:** Councilwoman Jacqueline Gore?

16 **COUNCILWOMAN GORE:** Yea.

17 **CLERK:** Mayor Jake Evans?

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

19 **New Business:**

20 **MAYOR EVANS:** We're down to 6, New Business, and  
21 this is our public hearing. Yeah, Item 6 is  
22 our public hearing for year 2021-2022 Proposed  
23 General Fund Budget. Council, I seek a motion  
24 to open the floor for public hearing for our  
25 proposed -- 2021-2022 Proposed General Fund



1 Budget.

2 **COUNCILMAN EVANS:** So moved.

3 **COUNCILWOMAN ISOM:** Second.

4 **COUNCILWOMAN GORE:** Second.

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

10 **CLERK:** Councilman Lenearl Evans?

11 **COUNCILMAN EVANS:** Yea.

12 **CLERK:** Councilwoman Josephine Isom?

13 **COUNCILWOMAN ISOM:** Yea.

14 **CLERK:** Councilwoman Jacqueline Gore?

15 **COUNCILWOMAN GORE:** Yea.

16 **CLERK:** Mayor Jake Evans?

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

18 **Public Hearing:**

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

23 **MR. QUATTLEBAUM:** Mayor, before we entertain any  
24 questions, I have some general comments to make  
25 to the Council and to the public. We have a



1 lot of new property owners, residents, in the  
2 Town of Atlantic Beach. Last year due to  
3 COVID-19, the State allowed municipalities to  
4 adopt the same budget they had the prior year  
5 so that's why we did not hold a public hearing  
6 last year due to COVID-19 and the State  
7 allowing municipalities to adopt the same  
8 funding level as their prior year. That's one  
9 information. Also, I wanted to share with all  
10 of the residents for this past six years, the  
11 Town has not increased millage for tax fee  
12 collection in six years and has been able to  
13 maintain its budget ---

14 **(Inaudible background noise.)**

15 **MR. QUATTLEBAUM:** --- has been able to maintain its  
16 budget obligations and responsibilities with no  
17 tax increase for six years, consecutive years.  
18 Also, the Town has operated the past six years  
19 since 2015 with no debt. No debt. All of the  
20 purchases for capital improvements that have  
21 been made on behalf of the Town have been paid  
22 out of general operating funds and paid in  
23 cash. The Town has no debt. In addition, and  
24 since 2015, the Town has had only one lawsuit  
25 and settled without the authorization of the



1 Council and the Town Manager, and that was a  
2 settlement with the former chief of police, Mr.  
3 Timothy Taylor. The insurance carrier  
4 unilaterally decided to settle that case on  
5 behalf of the Town rather than go through full  
6 trial -- again, without authorization of the  
7 Council or the Town Manager. That is the only  
8 lawsuit that has been settled or won or brought  
9 against the Town in the last six years. When  
10 I took over as Town Manager, the Police  
11 Department was a one-person force with one  
12 vehicle. Over the past four years, we've been  
13 able to improve and enhance the Police  
14 Department to currently its level now of six --  
15 five officers and potentially looking to add an  
16 additional officer to the force. We've  
17 purchased and beefed up our unit and capacity,  
18 and purchased all of the vehicles that are  
19 identified with the Town's logo with cash, and  
20 have acquired and built I feel one -- a police  
21 force that can match any in the county in terms  
22 of our technology and our capabilities and  
23 communication mechanism. Chief, whose  
24 leadership has won various awards -- six over  
25 the last year. Also, they have been successful



1 in securing grants for body armor and other  
2 equipment that the Town would have had to  
3 expend resources for. Just want to mention  
4 coming up this year in addition to the  
5 operating expenses -- general operating  
6 expenses as outlined in this report, the Town  
7 will also break ground on a \$150,000 playground  
8 replacement of the Community Center playground  
9 right next -- adjacent. We were successful in  
10 acquiring a \$150,000 Community Development  
11 Block Grant and should be breaking ground  
12 before the end of the summer on the  
13 construction of that replacement of that  
14 antiquated playground facility. Also, in this  
15 year -- I'm waiting on the schedule -- in  
16 addition and not coming out of our direct  
17 budget is that the County has laid out, or  
18 awarded, a contract to pave -- new road paving  
19 in municipalities throughout Horry County.  
20 Over the five or -- six years or so, the Town  
21 had acquired -- or accumulated -- about  
22 \$152,000 in road maintenance fees that are paid  
23 -- earned by all municipalities and paid to  
24 each municipality. And rather than doing the  
25 road pavement ourselves and incurring the



1 overhead costs for estimates, bidding and all  
2 of that, the County came to the Town and  
3 Council agreed to allow the County to pave our  
4 roads within the Town. Waiting for that  
5 schedule and it will consist of paving roads  
6 from Highway 17 on 29th Avenue all the way down  
7 to Ocean Boulevard, paving the roads from Ocean  
8 Boulevard all the way across to 32nd Avenue and  
9 all the way up 32nd Avenue. That is going to  
10 commence sometime I hope in the early -- or the  
11 end -- by the end of the summer, if not, early  
12 fall. So that's some background information I  
13 wanted -- that I feel that is pertinent. Also,  
14 have received a lot of e-mails from residents  
15 concerned about the fact of COVID relief  
16 funding. The Town, I'm happy to report, along  
17 with other municipalities through the state  
18 will receive an allocation of up to \$221,540  
19 ---

20 **(Inaudible background noise.)**

21 **MR. QUATTLEBAUM:** --- \$221,540 in COVID relief.  
22 Those funds cannot be added or co-mingled in  
23 the general fund. A separate account has to be  
24 set up and established, and expenditures have  
25 to be made on a project-by-project, or



1 case-by-case basis. From my understanding, the  
2 regulation restricts a lot of the use of the  
3 funds that can be allowed to be spent. They  
4 are still working out the details on what is  
5 allowable but, at this time, minimally, the  
6 Town can reimburse itself for COVID-related  
7 expenses that we incurred -- personnel costs,  
8 as well as materials and supplies that we  
9 purchased to maintain the safety of our staff  
10 as well as the public. Also under it, in  
11 consideration of lost revenue that the Town  
12 sustained through reduction in our business  
13 license collections, we are hopeful that the  
14 COVID relief fund will allow us to replace  
15 those lost funds that we came up short through  
16 our business license and hospitality tax  
17 collection process. One more bit of good news  
18 and we announced previously and will be  
19 receiving in October of 2021 -- the first  
20 installment of our settlement allocation of  
21 hospitality funds of approximately \$19,000 that  
22 are unrestricted for court -- collected court  
23 settlement with Horry County. So that is an  
24 overview of some of the major funding we will  
25 receive and major projects. Also, one of the





1 main things that we will be focusing on in  
2 terms of improving and enhancing operations is  
3 again -- and will seek -- I will seek from  
4 Council the ability to finance a brand new  
5 police vehicle fully stocked. Can't pay cash  
6 for it. I think it's about \$38,000. So to  
7 finance state-of-the-art, first-class police  
8 vehicle the (inaudible) of our new officers and  
9 projected additional officers to be brought on  
10 board. Also, looking to fund a  
11 commercial-style lawnmower. Since the  
12 acquisition of the Housing Authority property,  
13 Mr. Kenny, our Maintenance staff person, has  
14 been maintaining with a residential-grade lawn  
15 cutting equipment. We're looking to purchase  
16 and finance a commercial-grade lawn cutting  
17 vehicle. Also, one of the major improvements  
18 we hope to add this year is to upgrade our  
19 website. We had entered into an agreement with  
20 a web designer back in April of last year. He  
21 came down with COVID. We had started the  
22 process of transitioning our information to be  
23 uploaded and to re -- or modernize our website  
24 and got curtailed with his demise. So we're  
25 looking to -- interested in -- I've got quotes



1 for upgrade of our website beginning of this  
2 fiscal year -- July 1st. Cost approximately  
3 \$4,100, and maintenance I think is around \$150  
4 a month. Those are some general highlights  
5 that I wanted to bring to the Council and the  
6 public's attention. As indicated on the  
7 budget, we did not get our projection in terms  
8 of property tax collection, hospitality tax or  
9 business licenses primarily due to COVID. We  
10 hope -- and I modestly projected increases in  
11 all of those categories that I see taking  
12 place, especially around not only business  
13 licenses or permitting fees, as well as new  
14 housing construction fees. One last bit of  
15 information that I want to share: since 2015,  
16 I wanted to report to the Council and the  
17 public, new construction is one of the reasons  
18 we have not requested to raise taxes in the  
19 town. In 2015, two homes were built. In 2016,  
20 one home was built. In 2017, three homes were  
21 built. In 2018, four homes were built. In  
22 2019, five homes were built. In 2020, two  
23 homes were built. As of January 4th, there are  
24 five houses currently under construction within  
25 the Town of Atlantic Beach with a projected



1 completion before 2021. Additionally, there  
2 are four plans submitted awaiting approval to  
3 bring a total of 26 new homes to be constructed  
4 or start construction in 2021. With that, the  
5 floor is open to any questions from the public.

6 **MR. THOMAS:** I have one.

7 **MR. QUATTLEBAUM:** Yes, sir.

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

9 **MAYOR EVANS:** Take the microphone to him please.

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

12 **FEMALE SPEAKER:** The playground.

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

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

22 **MAYOR EVANS:** State your name for the record so the  
23 ---

24 **MR. THOMAS:** Oh, my name is Will Thomas. I live on  
25 this side of -- 17. You said they were gonna



1 put new roads on the other side. I believe --  
2 did I hear they're not gonna do anything on  
3 this side of the street?

4 **MR. QUATTLEBAUM:** Not ---

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

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

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

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

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

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

25 **MR. THOMAS:** Thank you.



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

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

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

10 **MR. DANIELS:** My name is Maurice Daniels.

11 **MR. QUATTLEBAUM:** Okay. The amount that the Town  
12 will be receiving is \$221,540. Those funds  
13 have to be placed in a separate account, can't  
14 be comingled with general operating funds, and  
15 any expenditures from that have to individually  
16 authorized by the Town Council. And the  
17 restriction, as we understand it now, are for  
18 COVID-related expenses that we incurred in  
19 terms of staffing salaries, supplies,  
20 equipment, and we're hoping that the funding  
21 will allow us to replace lost revenue from  
22 business license fees that were down in 2020,  
23 2019 and 2021. But the -- all of the  
24 particulars on what the funds can be totally  
25 used for has not been fully determined, but we



1 at the very least hope that it would allow us  
2 to pay for our expenditures that we made to  
3 address COVID-19 and also to replace lost  
4 revenue from our operating fund.

5 **MR. DANIELS:** Thank you ---

6 **(Inaudible background noise.)**

7 **MR. DANIELS:** --- together but some kind of  
8 (inaudible) issue -- use of those funds  
9 (inaudible) the reimbursement for lost revenue  
10 but (inaudible) also a category for investment  
11 in the infrastructure as well so I would be  
12 interested in whenever the final (inaudible) is  
13 issued, given that Council has to approve on a  
14 case-by-case basis, what the process would be  
15 for public to provide input as to, you know,  
16 the (inaudible) projects that might be  
17 considered for expenditures.

18 **MR. QUATTLEBAUM:** Yes, sir. Thank you.

19 **MR. McIVER:** Kenneth McIver, 29th Avenue. Included  
20 with the roads that are proposed, are there any  
21 talk about speed bumps.

22 **MR. QUATTLEBAUM:** No.

23 **MR. McIVER:** Not with that? I'd like to state that  
24 we need speed bumps.

25 **MR. DIVINE:** My name is Knowledge Divine. Mr.



1 Quattlebaum, I wanted to know -- you mentioned  
2 the playground. Have you already hired the  
3 contractors through the process of getting  
4 estimates and stuff?

5 **MR. QUATTLEBAUM:** No, sir.

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

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

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

24 **MR. QUATTLEBAUM:** Yes.

25 **MR. DIVINE:** Okay, thank you.



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

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

19 **FEMALE SPEAKER:** Did not hear the question.

20 **MR. QUATTLEBAUM:** Oh, he asked ---

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

23 **MR. QUATTLEBAUM:** Yes, he wanted to know the status  
24 of the litigation with the Town and Montgomery,  
25 who sued the Town and we're under current





1 litigation. I'll share with the public what I  
2 can in regards to the status. There were two  
3 dates scheduled in 2020 that their attorney  
4 canceled on two occasions in the suit. As of  
5 2021, I have not heard of a rescheduled date  
6 for when that court case will become  
7 adjudicated so I don't have any idea when  
8 that's gonna happen. So it was on their part  
9 on two occasions that they postponed the  
10 lawsuit.

11 **MR. MONTGOMERY:** Thank you.

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

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

19 **FEMALE SPEAKER:** Is anyone speaking?

20 **MS. LANCE:** Gloria Lance.

21 **MR. QUATTLEBAUM:** Yes, Gloria Lance.

22 **(Inaudible background noise.)**

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

25 **MS. LANCE:** This is Gloria Lance from 29th Avenue.



1 And my question is -- I know that you've hired  
2 some police officers, but when are you gonna  
3 hire some other staff who are going to help  
4 you in your job here in Atlantic Beach. You  
5 need additional staff. You need a planner.  
6 You need more than a couple of planners, right?  
7 So I see where you're -- there is a need here  
8 for more employees to be hired in order to help  
9 you get your job done because we're talking  
10 about your (inaudible), right? I've put in  
11 calls to you so it should be where we're gonna  
12 look at your budget -- but years ago, Council,  
13 you know that we -- the -- you all would bring  
14 up the community together, and we would go  
15 through this budget with you all and the Town  
16 Manager so therefore we could tell you that,  
17 yeah, you need some people -- experienced  
18 people, qualified people -- who can help move  
19 this town along because we were in a deficit as  
20 I can see, and I'm positive over this, as of  
21 2019 and 2020. And I know that's probably  
22 because of COVID and other issues as well.  
23 Also -- and I've been hammering about this for  
24 years with our community -- Pete Johnson and I  
25 did -- Council -- paid the Council and said



1 let's do something for the community because of  
2 that lawsuit. And that was to give the people  
3 the trash at no cost. And how many years has  
4 that been? That's why you need staff people.  
5 I don't think you can go anywhere in this  
6 county that that's happened. So that's \$29,000  
7 -- could be a staff person. Wouldn't you say?  
8 And probably more than that. So, something for  
9 you -- because we don't get involved -- Council  
10 don't get involved with your staff. That's  
11 your responsibility -- day-to-day operation --  
12 but that's something you need to consider.

13 **MR. QUATTLEBAUM:** Thank you.

14 **MAYOR EVANS:** Thank you.

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

16 **MAYOR EVANS:** He'll get it from you.

17 **MR. QUATTLEBAUM:** --- let me just respond by saying  
18 I appreciate the recommendation. Let me -- so  
19 everyone will understand my philosophy as an  
20 administrator, my priority is the health,  
21 safety and welfare of the residents of this  
22 community first and foremost. I've made  
23 security, police, a priority. Seventy -- 60,  
24 maybe 70 percent of our budget is  
25 police-related items and -- because I feel --



1           and Chief can back up -- just talked to him the  
2           other day.    Just for an example, we had a  
3           break-in.   I think we had what, two, one?

4   **POLICE CHIEF ROBINSON:**   One.

5   **MR. QUATTLEBAUM:**   We initiated -- I'm just giving  
6           this as an example -- initiated a program when  
7           you go out of town, notify the Police  
8           Department to monitor their homes.   So my point  
9           is that this budget reflects the priority of  
10          maintaining an adequate security force that the  
11          residents, property owners, investors.   Two --  
12          first and foremost.   Number two, my management  
13          philosophy -- even though we are a government,  
14          a municipality, I always ran my organization as  
15          a business.   Just like a business.   And the  
16          bottom line is the bottom line that, in terms  
17          of not incurring debt, I have instituted a  
18          strict procedure: not a dime is spent without  
19          prior approval, and to maintain the priorities  
20          that the Council has set through its directives  
21          to me that they want to see.   And I understand  
22          and I appreciate the recommendation, but this  
23          budget -- and based on our limited -- even with  
24          -- and I read off to you the projected homes  
25          that are gonna be built and constructed --



1 still would not escalate us to the point that  
2 we could be -- or have the kind of luxury of  
3 having that support staff that I need. Not  
4 (inaudible). It would take some considerable  
5 more investment in development to increase our  
6 tax base to the point of getting the kind of  
7 caliber of professional people that we're gonna  
8 need to assist me in terms of getting the  
9 salary needed. So I appreciate it but at this  
10 point -- and want the public to understand in  
11 terms of given our size, given the past --  
12 okay, not to belabor whatever's gone on in the  
13 past, but coming into a town where there were  
14 actually six or seven lawsuits against the  
15 Town, okay, to now zero lawsuits and nobody, no  
16 one -- we've had one case -- that's ever got a  
17 dime under my watch, okay? So, you know and  
18 some of you who have been here for years know  
19 the history of the Town and how litigation has  
20 robbed this town of a lot of its resources that  
21 could have been spent on improvements in the  
22 Town. I've operated on a cash and carry basis  
23 -- if I can't pay for it, ain't gonna get it  
24 'cause the first year when I come to Council  
25 and ask Council to finance police vehicles and



1 other capital improvements in order for us to  
2 get it done. So I thank you for that and I  
3 hope that we will develop the Town to a point  
4 that we are able to have the kind of  
5 professional staff that we do need. Yes, sir?

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

10 **MR. QUATTLEBAUM:** I was being conservative.

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

13 **MR. QUATTLEBAUM:** Yes. State your name.

14 **MR. THOMPSON:** Donald Thompson.

15 **MR. QUATTLEBAUM:** Yes, sir.

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



1           you what's right ---

2       **MR. QUATTLEBAUM:** Thank you.

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

6       **MR. QUATTLEBAUM:** I appreciate it. Any other  
7           questions?

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

17       **MR. QUATTLEBAUM:** Okay.

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

19       **MR. QUATTLEBAUM:** Okay. In the personnel line are  
20          all staff other than the Town Manager. That's  
21          all staff. That's all the police officers, the  
22          Town Clerk and -- (inaudible), court clerk, one  
23          (inaudible) staff person and one part-time code  
24          official that's included in that. Those are  
25          the salaries included in that. My salary as



1 Town Manager is included in the professional  
2 services line because I'm hired as a consultant  
3 to the Town and it is in that line and not in  
4 the personnel salary line. Does that answer  
5 your question?

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

7 **MAYOR EVANS:** Is that it?

8 (Inaudible background noise.)

9 **MAYOR EVANS:** Give her the mike.

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

12 **MR. QUATTLEBAUM:** Yes.

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

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

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

18 **MR. QUATTLEBAUM:** We're actively ---

19 **MS. LANCE:** (Inaudible.)

20 **MR. QUATTLEBAUM:** --- I'm glad you mentioned it.  
21 We're actively recruiting a Town attorney. The  
22 challenge has been is that municipal government  
23 law is a speciality as I find here in South  
24 Carolina there's very limited attorneys that  
25 practice this type of law so trying to get





1 someone with municipal experience has been a  
2 challenge. If there's anyone who knows a  
3 recommendation Council can talk about in  
4 Executive Session that want to recommend  
5 someone they know, an attorney with municipal  
6 experience, we would appreciate it. Also, on  
7 that -- and then put also on that line,  
8 professional services line, is our accountant  
9 and our consulting business official.

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

12 **COUNCILWOMAN ISOM:** No ---

13 **MAYOR EVANS:** You guys have any questions?

14 **COUNCILMAN EVANS:** We're good.

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

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

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

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

23 **MR. QUATTLEBAUM:** No, we -- that's what I'm saying.  
24 If we are sued -- if we are sued by someone, we  
25 are covered. The Town, its officers and staff



1 are covered by the State ---

2 (Inaudible background noise.)

3 **MR. QUATTLEBAUM:** --- Fund covers us under that.  
4 But if we are to take legal action, we would  
5 have to hire an attorney.

6 **MR. MONTGOMERY:** Right.

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

9 **MR. MONTGOMERY:** Thank you.

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

20 **COUNCILWOMAN ISOM:** No questions.

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

23 **COUNCILWOMAN ISOM:** So moved.

24 **COUNCILMAN EVANS:** Second.

25 **MAYOR EVANS:** There's a motion ---



1 **COUNCILWOMAN GORE:** So moved.

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

5 **CLERK:** Councilman Lenearl Evans?

6 **COUNCILMAN EVANS:** Yea.

7 **CLERK:** Councilwoman Josephine Isom?

8 **COUNCILWOMAN ISOM:** Yea.

9 **CLERK:** Councilwoman Jacqueline Gore?

10 **COUNCILWOMAN GORE:** Yea.

11 **CLERK:** Mayor Jake Evans?

12 **MAYOR EVANS:** Yea. The motion's granted. We're  
13 down to Item Number 7 which is Ordinance Number  
14 6-2021, adopt the budget for year 2021-2022,  
15 and this will be the first reading. Council,  
16 seek a motion.

17 **COUNCILWOMAN ISOM:** So moved, Mr. Mayor.

18 **COUNCILMAN EVANS:** Second.

19 **COUNCILWOMAN GORE:** Second.

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

25 **CLERK:** Councilman Lenearl Evans?



1 **COUNCILMAN EVANS:** Yea.

2 **CLERK:** Councilwoman Josephine Isom?

3 **COUNCILWOMAN ISOM:** Yea.

4 **CLERK:** Councilwoman Jacqueline Gore?

5 **COUNCILWOMAN GORE:** Yea.

6 **CLERK:** Mayor Jake Evans?

7 **MAYOR EVANS:** Yea. The motion's granted. All  
8 right, we're down to Item Number 8 and this is  
9 the development presentation by Atlantic Beach  
10 Public Private Partnership, Inc.

11 **MR. QUATTLEBAUM:** Mayor and Council, by way of  
12 background, in 2019, this development team came  
13 before Council and requested that they enter  
14 into a memorandum of understanding to --  
15 non-binding memorandum of understanding to  
16 explore plans, development, investment for the  
17 comprehensive revitalization of the Town of  
18 Atlantic Beach. That memorandum of  
19 understanding was agreed to. Over the past  
20 several months, I've been in communication with  
21 the development team and they have now got to  
22 a point that they wanted to make a public  
23 presentation to the Council and to the public.  
24 Mr. Sonny Matta, Mr. Harrison and Mr. Jamil ---

25 **MR. FORD:** Jamil Ford.



1 **MR. QUATTLEBAUM:** --- are part of the team of the  
2 Atlantic Beach Public Private Partnership.  
3 I'll turn it over to them.

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

5 **IN UNISON:** Yes.

6 **COUNCILWOMAN ISOM:** Got to say your name.

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

8 **MR. QUATTLEBAUM:** Sonny ---

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

11 **FEMALE SPEAKER:** Can he speak into the mike please?

12 **MR. QUATTLEBAUM:** Yes.

13 **MR. MATTA:** An agreement with the Town and Council  
14 to put together the latest and greatest in  
15 innovations, land planning and how we intend to  
16 finance this and bring forward the scenarios of  
17 ---

18 **FEMALE SPEAKER:** We can't hear.

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

20 **MAYOR EVANS:** Hold on a second please.

21 **(Inaudible background noise.)**

22 **MR. MATTA:** So our team consists of specialists in  
23 commercial real estate on the education and  
24 municipal facility standpoint. Gene Lawson is  
25 -- some of you have met Gene. Gene's not here



1           -- he's also dealing with COVID issues with his  
2           mom.     We have our land planner, Mr. Rick  
3           Harrison, here, who is here leading our charge  
4           ---

5     **MALE SPEAKER:**   We can't hear anything.

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

7                           **(Inaudible background noise.)**

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

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

24    **MR. HARRISON:**   And thank you.   This is Richard  
25          Harrison.   I was -- Sonny Matta called me one



1 day and told me about Atlantic Beach, and I  
2 just got all excited about an opportunity to do  
3 something special for this town and what I'd  
4 like -- what I'd like to do is go through a  
5 presentation if I could direct you to the  
6 screen. From what I understand, the memo of  
7 understanding was to form a legal entity,  
8 develop a new master plan -- that's why I came  
9 in. The next step would be form a joint  
10 development agreement with the City and then  
11 create the investment perspective and capital  
12 budget, lead the planning, implementing and  
13 finance; and then enact a strategic advisory  
14 committee. The existing land use of Atlantic  
15 Beach is kind of a throw a pick-up stick, see  
16 where it lands land use, a hodgepodge of  
17 different uses, and that's -- actually, not a  
18 lot of the cities during the turn of the last  
19 century were kind of planned. And then we have  
20 connected zoning and land use, and separated  
21 those uses. That would be kind of a what we  
22 call boilerplate plan. Reportedly, the Town  
23 spent about \$250,000 for that. We actually  
24 don't do that kind of work. That just takes an  
25 existing infrastructure that was pretty much



1 designed almost a hundred years ago and says  
2 let's just move around some of the land uses.  
3 Refurbishing the design to create a fresh town  
4 -- you've got 1,400 -- according to GIS data,  
5 14,242 linear feet -- linear ... Linear feet  
6 of street. That's -- if you were to replace  
7 that with new streets, utilities, it'd be  
8 around 85 -- 8.5 million dollars. Due to the  
9 limited community input because of COVID, the  
10 next step if we were to move forward would be  
11 to engage the stakeholders, the property,  
12 business owners to refine and revise this  
13 master plan, but we didn't have the luxury of  
14 that because of COVID. According to the GIS,  
15 you've got 97 acres. If we were to be involved  
16 in the planning, we would abandon all  
17 unnecessary street and right-of-way and start  
18 fresh with the new plan, keeping what makes  
19 sense. This plan that we've put together would  
20 reduce the streets to just 6,100 liner foot --  
21 that would probably be revised to a little bit  
22 more. That would gain 9-1/2 acres of land that  
23 would have gone into right-of-way instead on  
24 average would go to the landowners.  
25 Construction costs would be about 58 percent or





1           5 million dollars less with this plan.  
2           Essentially if we abandon right-of-ways that  
3           were designed a hundred years ago and put that  
4           into ownership, collectively every lot goes up  
5           by about 10 percent in value. Every functional  
6           city today would have pedestrian connectivity.  
7           So we looked at creating a direct pedestrian  
8           system that ties Kings Highway to the beach --  
9           your beaches here, your value of Kings Highway  
10          was redeveloped, that would be also quite high  
11          value. To create a very convenient pedestrian  
12          system. As Jamil and I were walking around  
13          different developments in this area, it's  
14          actually not that walkable. It's walkable  
15          through one block, but you would have to cut  
16          through people's properties to have interlinks  
17          through those blocks. So it's really important  
18          to interlink the pedestrian system and avoid  
19          vehicular conflicts, and that would create a  
20          much safer, walkable neighborhood not only for  
21          Atlantic Beach but would be a model that others  
22          should emulate. The beachfront would be the  
23          park setting -- this green way where the main  
24          trail goes through in this plan that would go  
25          through the city and create a much more



1 park-like setting everywhere -- much more green  
2 setting, of course, since we're reducing the  
3 streets in half so that would again go more  
4 into green space. We thought an amphitheater,  
5 boardwalk and activity centers on that park  
6 area by the ocean would be nice. And then,  
7 again, the whole feeling would be more open  
8 than urban concrete jungles. We were told that  
9 essentially -- and we worked with Mr.  
10 Quattlebaum -- that, you know, to keep this  
11 very much of a village-like feel that really  
12 exists today, a low density feel, and that's  
13 what we specialize in is we design (inaudible).  
14 We don't really design high-density, gentrified  
15 villages. We specialize in the low density.  
16 So the land use would be different. There  
17 would be more low density and keep the beach  
18 open, and put the high density in the back --  
19 the towers would be the back. They're gonna  
20 see an ocean view anyhow. From the living room  
21 or the front yard is what we wanted to create  
22 as many people when they live in their house,  
23 they want direct connection to the ocean and go  
24 through the Town as far as (inaudible) to keep  
25 that. The north side of the highway would be



1 more intense uses -- a charter school,  
2 professional offices, grocery, residential  
3 services, and restaurants would be throughout  
4 just like it is in the town today. Towns don't  
5 survive and a lot of these planners will tell  
6 people that they have to make walkable towns.  
7 Well, if it's not drivable, it -- they often  
8 end up failing. And so we need to make sure  
9 we've got plenty of parking so that's really  
10 important to be successful, especially in the  
11 commercial areas. But we want to also heighten  
12 our curbs as much as practical so this is what  
13 -- this design (inaudible). And we can't be  
14 short on parking because that's really not  
15 going to create a successful city. We'd like  
16 to get two new corridors across to the north  
17 and across Kings Highway, what's common in a  
18 lot of developments here -- the high-rises just  
19 have a visual block. The key to making  
20 Atlantic Beach something special that would be  
21 special 50, 100 and 150 years from now is to  
22 capitalize on that ocean, and that is extremely  
23 valuable. That will spread value throughout  
24 the town. So that's your major value right.  
25 When we walked down the street, there's an



1 ocean there but you're not gonna see it. In  
2 this development -- it's about a mile south of  
3 here, half a mile -- there's isn't a single  
4 home in that development -- there must be about  
5 four or 500 homes, or units, that are rentals.  
6 None of them will ever feel that they're an  
7 ocean community unless they get in their car or  
8 they walk across to the ocean, and it is quite  
9 a walk. So a new approach -- and this is what  
10 we do with all of our developments, and this is  
11 where Jamil and I come together -- is create a  
12 plan by using different geometric models so  
13 that the most people possible, whether they're  
14 in their living room or they're in -- on their  
15 balcony, their front yard, they are going to  
16 see the ocean. And that's really -- if we get  
17 involved, that's what we're going to  
18 accomplish. And there isn't a city in the  
19 United States that's designed that way. So  
20 currently, there was a lot of money spent on  
21 simplistic solutions. The -- if the  
22 infrastructure was totally to be rebuilt, that  
23 would be pretty expensive. And really, to  
24 create a great city, you need new walks, new  
25 utilities, new streets and, you know, a



1 hodgepodge of this and that, that (inaudible)  
2 but it's gonna be a hodgepodge. And that also  
3 brings up there will be different multiple  
4 (inaudible) undermining full prosperity as  
5 could be done. In a public private  
6 partnership, there'll be zero dollars spent to  
7 get to the better way, reduces reconstruction  
8 costs. We know the plan would have to be  
9 redone. It won't be 60 percent, but it's gonna  
10 be high. A coordinated solution that would be  
11 executed much faster in order to create the  
12 story and then execute that story, and that's  
13 what we do -- adds tremendous value to the  
14 town. It will entice the right investors that  
15 have Atlantic Beach residents and business  
16 owners in mind, and that quick profit for --  
17 and then believe. The average equity -- mass  
18 equity would go up. Well, morose -- it's gonna  
19 have to be a little bit morose. It's at 8 to  
20 10 percent, but it's about the (inaudible) for  
21 everyone. So, the existing plan was the  
22 starting point. To create a plan that more  
23 people would feel comfortable with and, you  
24 know, Ben Quattlebaum, Mr. Quattlebaum, knows  
25 this, that we want a workshop to work with all



1 the residents and stakeholders and the new  
2 future property owners to come up with the best  
3 plan possible if we were to move forward. This  
4 plan -- it was the starting point. So each  
5 landholder would have a percentage of the whole  
6 base on the current appraised value in place  
7 (inaudible). The master plan would be  
8 optimized to base and community verses station,  
9 and a full assessment of existing properties  
10 and also those being planned. A phased  
11 approach will -- we'll coordinate it to our  
12 best of ability by new housing or remodeled  
13 housing for existing residents, and will seek  
14 all possible private and public funding as well  
15 as seek out the best engineering, surveying and  
16 construction. The initial team is -- couldn't  
17 make it here -- is Reverend Gene Lawson. A lot  
18 of you know him. His specialty has been  
19 developer of education and municipal  
20 facilities. He's really an expert on community  
21 relations, you know, dealing with different  
22 opinions and coming up with a consensus, and he  
23 has a face-to-face approach and guiding  
24 principles. Sonny Matta -- he's more in the  
25 capital markets of credit committing and those



1           responsibilities.     Financial, institutional,  
2           market development -- he can answer questions  
3           on that, and has strategic relationships.  
4           Jamil Ford -- we're gonna end with Jamil Ford.  
5           He's a great friend of mine. He is incredibly  
6           respected in the Minneapolis community dealing  
7           with neighborhood renovation and he, like  
8           myself, we are not being paid, we have nothing  
9           in writing as far as an agreement or signed --  
10          we're doing this to be involved with Atlantic  
11          Beach, and he's really the person that could  
12          bring this community together on a solution.  
13          We're both, you know, innovators in design, but  
14          Jamil is the most respected architect I know.  
15          And he's one of the few architects that listens  
16          and doesn't tell you what you want, but he  
17          really listens -- and that's unusual. As far  
18          as myself, I've been put in the position of  
19          like the interim managing principal, I'm the  
20          planner over all, envisioning coordinator. I  
21          would lead the engineering team, aid in the  
22          marketing and investor relations. I can tell  
23          you I have about \$250,000 in time that should  
24          have been billing someone else. I haven't been  
25          paid. I flew down here. And I could continue



1 to donate ---

2 (Inaudible background noise.)

3 **MR. HARRISON:** --- community come up with a solution  
4 as the best solution. I also am developing 520  
5 acres in Rochester, Minnesota -- the largest  
6 master planned community. Right now, we're  
7 getting council approval on the 21st. I put  
8 that together. I've done over 1,400  
9 developments in 47 states in 18 nations for 300  
10 developer clients. That means they come back  
11 for more. If it doesn't work, why would they  
12 hire me again. I also am the planner for the  
13 5 billion dollar fund from FEMA that has gone  
14 to Harris County, Houston, to relocate 140,000  
15 homes. So that's recent. I'm endorsed by many  
16 organizations that you probably know.  
17 Virtually every publication that touches  
18 building or development or engineering and  
19 surveying has run articles on us, and many,  
20 many awards. But David Earl. David Earl would  
21 volunteer his time to make sure that we're  
22 doing everything on the up and up. He's highly  
23 respected. He is the attorney that finds the  
24 federal, state and local funds of grants for  
25 our very large developer, and he's volunteered





1 to help Atlantic Beach get those funds. He's  
2 like the expert. He's done his own 520-acre  
3 development that I have planned -- San Marcos  
4 -- that's going on right now. And he's  
5 recently been principal to hire me to do the  
6 new city in -- North of Laredo -- Legacy --  
7 that is 26 square miles with an international  
8 airport that will be built, and he found -- he  
9 finds all those funds. We don't have the  
10 answers right now. Nobody does. I can't tell  
11 you. If someone tells you they have the  
12 answers, that's not -- that's not the truth.  
13 This is a very complex situation. And we won't  
14 get the answers until we have a commitment that  
15 we can moved forward, meet the neighbors, work  
16 with the neighbors in a proper workshop to come  
17 up with a solution that will work for  
18 everybody. And the next steps -- I'm going to  
19 go to Mr. Matta, and then really like to  
20 (inaudible) tonight. Thank you.

21 **MR. MATTA:** So, as we worked with Ben -- March 20th,  
22 we actually received our agreement but a year  
23 before that we worked up to the agreement.  
24 Ben, you know, really challenged us to make  
25 sure that we could bring the right team in



1 place. As you know, you have a literal --  
2 lifetime community, right? And this community  
3 is at a point we believe of where we can  
4 deliver on your expectations, which include how  
5 we finance it, how we develop it and how the  
6 homeowners and the property owners directly  
7 benefit from it, right? And the nature of a  
8 public private partnership is we are partners,  
9 right? So as revenue comes in, it is  
10 distributed. This can more than cover any of  
11 the financial needs of the Town. Also, as Rick  
12 mentioned, David Earl, one of the attorney --  
13 the top attorneys that will locate the grant  
14 capital that you need right now is on standby.  
15 He's available to work with Ben and, as you  
16 mentioned, you know, be on the staff, hiring  
17 the, you know, the resources that you need, and  
18 then allowing us to meet with everybody so that  
19 there's no surprises. We are not making any  
20 assumptions. You can see clearly in black and  
21 white what we're doing, how we're doing it, and  
22 we can all decide together, right? So this is  
23 really what can save the Pearl, right? Help us  
24 to deliver on its legacy. We have the musical  
25 community's -- celebrity community backgrounds



1 and a lot folks that we've worked with over the  
2 years. Some that we work with, we decided not  
3 to work with simply because they didn't have  
4 the same vision of the Town leadership as we  
5 understand for Mayor, you know, for Mayor Evans  
6 and working with Ben and sticking to that plan.  
7 So our next steps, as we've talked about, we  
8 would like to negotiate -- the next step, which  
9 is a redevelopment plan that allows us to do  
10 all the work, get back to town with and sit  
11 with everybody and make sure you can see  
12 exactly what we are proposing, how it directly  
13 benefits you and how it directly benefits the  
14 community at large. There is a lot of capital  
15 out there for this community, right? It needs  
16 to be sourced. Therefore, the way we see it,  
17 we want to be able to bring the capital and the  
18 human capital, right? No one man is an army.  
19 As we've heard, you know, Ben is doing the job  
20 of many people, and we want to help with that.  
21 We would love to help with the legal needs that  
22 you have. We have these kinds of resources.  
23 So we're here to contribute, and do it in a way  
24 that's very clear, very transparent and when --  
25 in a public private, everything is well



1 documented, as I mentioned, highly transparent.  
2 There's no developer making all of this money  
3 in this transaction. For us, if we do a great  
4 job here, that for us is going to lead to  
5 repeat business so that is our end game. It's  
6 not to look at the, you know, the diamond that  
7 you have here, it's to just do a great job and  
8 therefore, this way, once you really understand  
9 how we're doing it, you'll see many towns doing  
10 this. Many towns need a way that the residents  
11 can be in a nice, beautiful home. They've got  
12 income because of the public private  
13 partnership and so that's the -- that's the  
14 innovation set that we have developed that are  
15 utilized, by the way, in different parts of the  
16 world and we're bringing -- we've -- we would  
17 like to get our agreement, as we mentioned,  
18 just documented, who all the parties are so  
19 everybody knows -- representatives on our side,  
20 your side. The timeline to complete this  
21 negotiation so that -- the property owners know  
22 that if I'm gonna be getting an offer or  
23 whatever this deal is, let's put a timeline on  
24 it. Because of COVID, I mean, literally we had  
25 -- we had Gene Lawson as getting -- he was here



1 for two weeks during the tail end of COVID, and  
2 it was, you know, again, time to meet the  
3 people. So we -- again, the purpose of that is  
4 we don't want to assume anything. We know you  
5 have a lot of questions, and we have a lot of  
6 questions so I -- so we would like to answer  
7 those questions and to ask the questions of the  
8 property owners, identify our goals and  
9 together -- and do this together. So we want  
10 to make sure that you're, you know, we are your  
11 strength, we want you to be our strength, and  
12 we make a path together. So with that said,  
13 Jamil Ford is our lead architect and I'd like  
14 follow this with Jamil.

15 **MR. FORD:** Thanks a lot, Sonny. Right now, today,  
16 we're in a pivotal moment in history, not only  
17 amongst ourselves but more specifically the  
18 fore founders of this community. Just as in  
19 there was a plan in the early starting days of  
20 this community, we're at the pivotal junction  
21 point of looking not only at the past in  
22 regards to the history, but also how this  
23 community moves forward in the future. One of  
24 the big things that you may have already  
25 started experiencing, as mentioned in some of



1 the reports earlier, it's been documented that  
2 there's an increase in construction in the  
3 community. Right now at the same place,  
4 there's not a solid plan that speaks to the  
5 larger community collective process. One of  
6 the big things that we want to reassure is that  
7 this consensus amongst the full committee --  
8 community, not specific individuals, but also  
9 to be a model that can be represented and shine  
10 upon in a positive manner. Right now, we're  
11 looking at the history of Greenwood over the  
12 whole -- we may choose to go backwards and look  
13 at what hasn't been done in that community  
14 versus what can be done. As we look at the  
15 neighboring parties such as North Myrtle Beach,  
16 we can rival what has been built, what has been  
17 demonstrated, and compete and have some of the  
18 very best in terms of innovation,  
19 sustainability, resilience, as well as an  
20 opportunity to begin to reserve and protect the  
21 interest of not only history but the existing  
22 residents that should and will remain, as well  
23 as the legacy moving forward. Just as a lot of  
24 residents that came before us -- or became  
25 (sic) before you, we want to make sure that



1           there's a legacy for future generations that  
2           holds onto the Black Pearl model that was  
3           represented and presented for yourselves. And  
4           so moving forward, it is our understanding that  
5           we're here to serve in the best interest  
6           through our professional services and to  
7           provide the necessary assets and the  
8           information so that you're informed and engaged  
9           in the correct manner that allows you to make  
10          the necessary decisions both from a public and  
11          private interest that protects all. I'm going  
12          to reserve my time to make sure that we hear  
13          everybody in this room. As mentioned earlier,  
14          COVID was a major constraint for us getting  
15          involved through the earlier process, and one  
16          of the biggest things in all manners in any  
17          development that I work on is making sure that  
18          we listen to the community first in all of the  
19          projects I'm involved in. And the reason and  
20          the rationale behind that is when we get the  
21          community involved, there's community ownership  
22          and it's not just a monetary value but there's  
23          involvement that means your voice was heard and  
24          it should reside as the future moves forward  
25          for this community. The tax -- property taxes



1 at this point would only increase based on the  
2 existing conditions with no major game plan in  
3 place for you. There's many of you that may  
4 have fixed incomes, and the last thing that I,  
5 even from an outsider, would hate to see -- I,  
6 myself, seen firsthand situations happen in  
7 Minneapolis, Minnesota. For a stranger, I was  
8 heavily involved on the grounds leading all the  
9 way up to the George Floyd case with Mr.  
10 Chauvin. I say all that to say I'm heavily  
11 committed as the rest of my team, and we're  
12 here to listen to everything that you have to  
13 say, and I look forward to following up with  
14 individuals directly. I'm accessible and I  
15 want to hear more on how we can support your  
16 efforts and not personal agendas. Thank you.

17 **MAYOR EVANS:** Thank you. We do have public comment  
18 cards that people submitted that can speak  
19 during public time but, at this time, if there  
20 are any questions that the public cares to ask  
21 them, they're welcome to do so at this time.  
22 If not, I have the public comment cards from  
23 ---

24 **MR. QUATTLEBAUM:** Let me start.

25 **MAYOR EVANS:** Okay.





1 **MR. QUATTLEBAUM:** The plan that you've presented  
2 involved the commitment of acquisition of not  
3 only public lands but private lands and private  
4 owners. We need more details in terms of what  
5 that involves, in terms of the residents,  
6 private property owners -- how will they be  
7 impacted by this development scheme that, from  
8 what you've displayed, totally reconfigures the  
9 entire town? Can you speak more specifically?  
10 A lot of concerns that I've heard raised was  
11 how the private individuals, property owners,  
12 are to, one, benefit from this development  
13 process? Number two, in the development  
14 process, the timeline and the legality around  
15 those commitments that must be made based on  
16 what you're proposing on a redesign and re --  
17 of the entire town, how does that work and  
18 where has it been done?

19 **MR. FORD:** I'll just start out by saying directly  
20 that there is not one option that would ---

21 **FEMALE SPEAKER:** We can't hear.

22 **MR. FORD:** Excuse me. I would just like ... Excuse  
23 me. I would just like to say that there's not  
24 one specific option. Everything that's been  
25 shown this evening was a starting point to



1 engage in a conversation. It wasn't to  
2 displace anybody, it wasn't to create a  
3 situation where there is a listening session  
4 and it's specific to particular individuals,  
5 but most importantly we want to put on the  
6 table options given each individual's situation  
7 -- whether you're a property owner, a  
8 landowner, business owner, et cetera -- we want  
9 to make sure that your voices are heard. In  
10 some cases, there's individuals that have  
11 existing homes that may not want to change  
12 anything, and that's been heard and it's been  
13 very, very well received in regards to whatever  
14 your circumstance may be. There's multiple  
15 interests, but we have to make sure that  
16 there's a -- an inventory that's per the  
17 needing to move this plan and effort forward,  
18 to have a better understanding of what's needed  
19 not only short term but long term. And we can  
20 look at this overall plan as one of a phased  
21 approach, addressing one of the immediate  
22 things as well as long-term strategies in  
23 getting to the overall master plan. I'll allow  
24 Rick Harrison to talk about -- demonstrate the  
25 models that has not only worked, but



1 award-winning projects that has been  
2 demonstrated not only here in this country but  
3 around the world.

4 **MALE SPEAKER:** Excuse me ---

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

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

8 **FEMALE SPEAKER:** Can you please answer the ---

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

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

12 **MR. FORD:** He's getting directly into the -- that  
13 ---

14 **(Inaudible background noise.)**

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

16 **MALE SPEAKER:** Yeah.

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

19 **FEMALE SPEAKER:** Yes.

20 **MALE SPEAKER:** That ---

21 **MR. HARRISON:** That's important.

22 **FEMALE SPEAKER:** Yes.

23 **MR. HARRISON:** And when -- and I didn't have the  
24 luxury of knowing which properties are newer,  
25 which properties are settled but, coming into



1 the neighborhood, there is -- I call it a  
2 neighborhood. You have a town here. There's  
3 a quaintness in its own way. You can tell that  
4 everybody's like family. You might not all get  
5 along, but you all know each other ---

6 (Inaudible background noise.)

7 **MR. HARRISON:** There would be some changes. There  
8 would be some changes ---

9 **FEMALE SPEAKER:** Okay.

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

20 **MAYOR EVANS:** Take the microphone to her ---

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

22 (Inaudible background noise.)

23 **CLERK:** Ms. Cheatham?

24 **MAYOR EVANS:** Or Joe. Give it to Joe for right now.  
25 He's talking.



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

4 **(Inaudible background noise.)**

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

8 **(Inaudible background noise.)**

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

11 **(Inaudible background noise.)**

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

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

15 **IN UNISON:** No.

16 **(Inaudible background noise.)**

17 **FEMALE SPEAKER:** We want the Quattlebaum question  
18 answered.

19 **MAYOR EVANS:** Do you remember the question he asked  
20 you?

21 **MR. FORD:** Do you have the microphone?

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

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

25 **MAYOR EVANS:** No, they want to hear the question



1           that he asked -- or the question that he asked  
2           you ---

3           **COUNCILWOMAN ISOM:**   Yeah.

4           **MR. MATTA:**    Okay.

5           **MAYOR EVANS:**   Okay.

6           **MR. MATTA:**    The way that this process goes, there  
7           are individuals that we want to be able to cut  
8           a deal with that buy the property, right?  It's  
9           a simple process as you normally would buy and  
10          sell property.  Now, that's one.  Two, we know  
11          that we're going to have individuals that are  
12          gonna have very different expectations, and how  
13          do we intend to meet those expectations?  
14          Again, the public private partnership has a  
15          benefit above the price of your property.  So  
16          let me give you a very specific example.  Let's  
17          say I came to you today and I said I would like  
18          to buy your home.  How much is your home --  
19          would you like to sell it to me for?  \$200,000,  
20          \$300,000?  Let's say it is \$300,000 as an  
21          example, okay?  By the time I take the purchase  
22          of your home and I assemble the property with  
23          the owners, right?  And I'm able to do much  
24          more there, the value of that area goes up  
25          significantly.  So that is the business, as you



1 know, of (inaudible). We know that we're  
2 already dealing with a situation where there's  
3 gonna be very high expectations on pricing. We  
4 intend to address that with bringing in some  
5 financial institutions and businesses that'll  
6 help us take a much longer view of when and how  
7 the Town becomes profitable from a public  
8 private point of view. So, everybody's  
9 situation is a little different, right? So you  
10 may be a younger person and you may look at the  
11 transaction and say I would like to contribute  
12 my property because once you get to  
13 (inaudible), I know my property's worth a lot  
14 more at that point, right? So there will be  
15 options that will be presented to the property  
16 owners individually, and it'll be a function of  
17 would you like to sell the property, do you  
18 want a venture the property with some cash and  
19 participation in the whole development or would  
20 like you to participate and contribute your  
21 property into the whole development? But  
22 that's because you've seen the financials, you  
23 see here's the appraisals, here's the cost,  
24 here's all the redevelopment work that needs to  
25 be finalized that we can only do with the



1 support that we get from Council. Without  
2 that, we're really wasting everybody's time,  
3 right? And we're not here to do that so please  
4 -- how would you like me to proceed with this?

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

6 **MS. CHEATHAM:** Linda Cheatham.

7 **MR. FORD:** Excuse me. Just to finish up in regards  
8 to existing -- excuse me -- in regards to the  
9 redevelopment of the properties, as mentioned  
10 before, there has to be an assessment. Each  
11 home, each property needs to be evaluated. In  
12 addition to that, in regards to timing and how  
13 it's a phased approach, once that -- once --  
14 once that assessment has been done, we can  
15 basically make the decisions that's necessary  
16 for each one of those different property  
17 owners. Assessed price, the ask and figuring  
18 out how do we collectively come together with  
19 a shared vision that meets all interests? In  
20 some cases from a redevelopment standpoint,  
21 there may be the restructuring of your home.  
22 It may be adding a better quality of living for  
23 an existing home. Going back to what I said  
24 before -- options. It may not be a one-off  
25 approach in terms of giving you a check. In





1           some cases, there's individuals that may not  
2           want that. Mr. Quattlebaum, one of the --  
3           excuse me -- one of the big things that you --  
4           the last question that you raised was the  
5           timing, how long would it take for something  
6           like this? I'll specifically allow Rick to  
7           talk about some of the much larger developments  
8           that he's worked on in regards to time ---

9                           **(Inaudible background noise.)**

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

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

13       **MR. FORD:**    Yes, ma'am.

14       **MS. CHEATHAM:**    And I've heard you talk about how you  
15           listen to people. I've heard about how you  
16           value transparency. I've heard about this --  
17           this is a public private partnership and we are  
18           going to be partners. My issue and my question  
19           is, if you've been working on this since 2019,  
20           almost two years ago, why has there not been  
21           any visioning meetings, any workshops?  
22           Communities all across America have had  
23           charrettes via Zoom, they've had conference  
24           calls and they've done all of this. And what  
25           -- I see a list of residents -- if you -- you



1           have designed what you think this community  
2           needs, has put it out there with a bunch of  
3           innuendos, with a -- some half-truths, and now  
4           you want us to come together and talk about it.  
5           So to me, you've wasted almost two years when  
6           we could have been at a partnership or  
7           discussion or visioning place ---

8           **MR. HARRISON:** I can answer this ---

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

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

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

21          **COUNCILWOMAN ISOM:** Uh-huh.

22          **MAYOR EVANS:** By phone.

23          **COUNCILWOMAN ISOM:** Yes.

24          **MAYOR EVANS:** And I let the people know that I was  
25          caught off guard by the article -- didn't know



1 anything about it. And -- 'cause they were  
2 asking me about it and I didn't know what to  
3 tell them. I mean I was blindsided too -- how  
4 does this article get out? Now, what we're  
5 doing now today should have been done before  
6 the article went out. So like she mentions,  
7 transparency -- you've got a whole lot of  
8 people now thinking distrust because of that.  
9 Here's an article that the mayor doesn't even  
10 know anything about. The article didn't even  
11 mention my name. And I know you guys came here  
12 and we signed a memorandum of agreement and  
13 took a picture and got off from the start -- a  
14 good foot -- starting on a good foot and then  
15 the next thing I know, I mean, I hear you've  
16 been talking to Ben, but I haven't been in any  
17 conversations at all with anybody. And then I  
18 see we're at this point and we're doing this,  
19 and this should've been done before the article  
20 went out. The redevelopment of this town is  
21 gonna be what me as the mayor, the Town Council  
22 and the citizens of this town. They're gonna  
23 design that. It's gonna be what they want and  
24 what we want ---

25 (Applause.)



1     **MAYOR EVANS:**   --- so you've kinda got off on a bad  
2                    footing with these guys, and I hope you  
3                    understand why and what you've done.

4     **MR. HARRISON:**   Yeah.

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

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

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

19    **MR. MATTA:**     We worked with ---

20    **MALE SPEAKER:**   (Inaudible.)

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

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

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

24    **MR. HARRISON:**   Yeah, the way we work is through  
25                   community engagement typically.        And Mr.



1 Quattlebaum will tell you I -- we asked many,  
2 many times to get a community workshop with all  
3 the stakeholders -- which means you -- before  
4 we did a plan. That's how we usually do  
5 things. And that didn't happen. I said we can  
6 be separated, spread apart, you know, even with  
7 COVID. Did not happen. And frankly, nothing  
8 was going on, it was dissipating, and they  
9 asked me to take the lead and get something  
10 going. So ...

11 **MR. FORD:** There was scheduled City Council meeting  
12 that would have been held without our presence  
13 at that particular time or any shared  
14 conversation around what the possibilities are.  
15 Now, in due respect, on multiple occasions,  
16 we've demonstrated through all of the projects  
17 that we work on that community engagement is a  
18 first in anything. To your point, Mayor, we  
19 have placed something on the table as a point  
20 of conversation to begin the discussion  
21 specifically around what it is that you want,  
22 both publicly and privately, and we -- the only  
23 way that we can work is by adding value for  
24 you, what your goals and vision is for this  
25 city.



1     **MAYOR EVANS:**  If I may, the -- I keep going back to  
2                    this article.  See, this big, elaborate plan is  
3                    out there in the media and it's all over  
4                    everywhere that me nor these people are a part  
5                    of, and so how do we -- how do we get back to  
6                    that?  I mean that's the tough part.  This  
7                    elaborate plan has been out there that me, none  
8                    of these people, nobody was involved -- that  
9                    there were people asking them questions just  
10                   like they were asking me, oh, I see Atlantic  
11                   Beach has got -- it's -- and it was just -- it  
12                   was just -- it was just awful ---

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

15     **MS. BOOKER:**  It's too late for that.  It's too late  
16                    ---

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

19     **MS. BOOKER:**  First of all, I will say to your  
20                    presentation -- and I'm sorry, I'm Lynda Booker  
21                    from 29th Avenue.  And I listened to your  
22                    presentation Friday night.  I was very  
23                    disturbed, and I was also offended by the way  
24                    you all presented it.  You started talking  
25                    about how you can make our town be nice.  You



1 started talking about what you wanted to do in  
2 our town for us. We were gonna give you  
3 \$30,000 to give our -- to get this partnership  
4 going. Don't look at each other. I -- I have  
5 a witness 'cause I watched it with somebody  
6 else. I did the meeting with someone else.  
7 And also, one of you has said, well, if this  
8 thing doesn't go through, I can walk away. I  
9 spent \$200,000. I don't need to have you.  
10 Now, I don't -- and they know who they are. If  
11 this is how you feel, you should leave. The  
12 first thing that you did that was wrong, you  
13 went and set up a meeting with Mr. Q. and you  
14 didn't ask Mr. Q. to bring us to the table at  
15 the very beginning.

16 **MR. HARRISON:** I did.

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

21 **FEMALE SPEAKER:** Yeah.

22 **FEMALE SPEAKER:** Right.

23 **MS. BOOKER:** 26 new houses? The Pearl is saved.  
24 So, if you are not happy meeting with us and  
25 finding out what our vision is and what we



1 want, this probably isn't a project for you.  
2 You're the first group to come through here and  
3 we've never picked the first anyway. We need  
4 to -- we embrace development, but you're not  
5 gonna come in here and make our town what you  
6 want it to be. That's not gonna work ---

7 **MR. FORD:** You're absolutely correct.

8 **MS. BOOKER:** Okay.

9 **MR. FORD:** Okay? I agree with you one hundred  
10 percent. First and foremost, we intended on  
11 having what we put on the table today in our  
12 presentation, our two-day workshop,  
13 specifically that speaks to defining community  
14 goals and interests. That's what we plan on.  
15 Because we ask for the process, to begin to do  
16 that, out of respect and whatever that order  
17 is, one thing I have realized, even with the  
18 presence of me trying to do the Zoom call on  
19 Friday, that was out of me specifically -- or  
20 us specifically trying to get the presence that  
21 has not taken place. We showed up on Saturday  
22 morning specifically to hear the concerns, if  
23 any, from Friday night, as well as to listen to  
24 what it is that you want as resident goals,  
25 business owner goals in regards to saving the





1 Pearl. Yes, you are correct, and I definitely  
2 want to make sure with or without us being  
3 involved that that is taking place. One  
4 thing's for sure, if these homes continue to  
5 get built in the hodgepodge manner that they  
6 are, property values will go up and increase.  
7 Those property taxes will eventually begin  
8 going up. For individuals that have fixed  
9 incomes and a limited budget, they will not be  
10 able to hold those kind of costs. And that's  
11 where gentrification ---

12 (Inaudible background noise.)

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

14 **MR. FORD:** I say ---

15 (Inaudible background noise.)

16 **MAYOR EVANS:** Order. Order, order, order, order.  
17 Order. Order. Order, order -- can I have  
18 order?

19 **MR. FORD:** Sure.

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

21 **MR. FORD:** Absolutely.

22 **MS. MALLETT:** --- I want to say that the  
23 presentation did not just start with our  
24 history -- and you talk about the Black Pearl.  
25 Do you know what the Black Pearl is really



1           about? Do you know the history of this city?  
2           Do you care to know it? You don't know so  
3           don't start with my -- tell me about my  
4           history, just like I would walk into your house  
5           and say I'm coming into your house, I'm gonna  
6           redesign your house. I've been living her for  
7           two hundred -- I meant, since 1930 ---

8           **MR. FORD:** Absolutely.

9           **MS. MALLETT:** 1930.

10          **MR. FORD:** Absolutely.

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

13          **MR. FORD:** Absolutely.

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

17          **MR. FORD:** Absolutely.

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

22          **MR. FORD:** Yes.

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

25          **MR. FORD:** Yep.



1 **MS. MALLETT:** You've got the wrong place, and the  
2 wrong -- you don't respect us. Stop it and  
3 listen to the people because that is not fair  
4 what you've done to us.

5 **MR. FORD:** I personally have read a book on the  
6 history of your community ---

7 **(Inaudible background noise.)**

8 **MR. FORD:** --- I have not experienced ---

9 **MAYOR EVANS:** Who has a question?

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

17 **MAYOR EVANS:** Okay, allow her to ask a question  
18 please.

19 **MR. FORD:** I can't speak for you as a resident ---

20 **MAYOR EVANS:** Yeah, I'll ---

21 **(Inaudible background noise.)**

22 **MR. FORD:** --- but I will respect this process of  
23 hearing firsthand what your experience is.

24 **MALE SPEAKER:** Architect.

25 **MAYOR EVANS:** Okay. All right, you can go ahead ---



1     **REV. DR. BENNETT:** First of all ---

2     **MAYOR EVANS:** You have the floor.

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

14                           **(Inaudible background noise.)**

15     **REV. DR. BENNETT:** --- let me just read the letter.  
16           May I? I know -- Mr. Mayor, may I? Because  
17           I've been asked to do this and I want to read  
18           ---

19     **MAYOR EVANS:** Yeah.

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

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

22     **REV. DR. BENNETT:** My name is the Reverend Doctor  
23           Karen L. Bennett, and I live at the corner of  
24           Ocean Boulevard and 32nd Street, of which my  
25           parents would be very proud for me to have that



1 property. So let me say June 7th, 2021 to Mr.  
2 Benjamin Quattlebaum, Town Administrator, the  
3 Atlantic Beach Town Hall, 717 30th Avenue,  
4 Atlantic Beach. Dear Mr. Quattlebaum and  
5 members of the Atlantic Beach, South Carolina  
6 Town Council. After meeting with members of  
7 the proposed development team -- and this  
8 letter has been circulated -- this letter is to  
9 express our collective disapproval of the  
10 proposed Atlantic Beach, South Carolina public  
11 private partnership redevelopment. And let me  
12 just say before I go on that the Zoom meeting  
13 was a request of homeowners and not the  
14 developers. As concerned residents, the plan  
15 is concerning for many reasons to include, but  
16 are not limited to, the following -- and I will  
17 begin -- concern number one, the Town loses all  
18 its historical values as Ms. Mallett has said  
19 and is renewed with a new vision that  
20 eradicates the history upon which this town was  
21 built. Their vision -- your vision does not  
22 reflect the vision of what the community wants  
23 for Atlantic Beach. Concern number two, the  
24 plan was conceptualized without any formal  
25 qualitative or quantitative input from the



1 community. We've gone over that. Concern  
2 number three, this plan has several misleading  
3 and contradictory statements, concepts,  
4 including the destruction of newly-built homes  
5 without any explanation as to what can be done  
6 about it, and money is not always at the center  
7 of one's pride. It does not address how the  
8 land parcels that are needed would be acquired,  
9 as what Mr. Quattlebaum asked earlier, and I  
10 still think we've got a hodgepodge of an  
11 answer. Is eminent domain a tool that you  
12 think that will be used to acquire these  
13 parcels? We don't know. Concern number five,  
14 the development team indicated that they have  
15 been working with Mr. Quattlebaum on this plan  
16 for over two and a half years. However, you  
17 only showed up on Saturday to meet with the  
18 Town members -- residents. The plan is  
19 presented is a direct reflection of an  
20 organization that is completely out of touch  
21 with our community as evident by your design  
22 and your approach to us. We are asking to our  
23 illustrious Town Council that you deny and  
24 reject any further consideration of working  
25 with this team in any capacity, including the



1 Town-owned parcels, as they have no  
2 understanding of how Atlantic Beach was  
3 originally formed and therefore cannot build on  
4 the Town's historical value as blatantly  
5 evident in your design. And yes, I'm one of  
6 those 26, but I have been coming down to the  
7 Pearl for over 10 years and actively  
8 participating in the community. We need to  
9 seek collaborative partners and developers that  
10 show respect for the Town heritage, history,  
11 its constituents and our illustrious public  
12 officials. That starts with working with the  
13 Town Manager to establish community outreach to  
14 the local constituents to gain an understanding  
15 of what the Town would support and a plan that  
16 reflects the vision of the Town. It's very  
17 unfortunate that this project has gotten off to  
18 a bad start because it could've had some  
19 amazing outcomes.

20 **MAYOR EVANS:** Right.

21 **REV. DR. BENNETT:** But as you continue chartering  
22 the Town's vision and redevelopment plan, we  
23 are asking that you keep residents, citizens  
24 and business leaders routinely briefed on any  
25 and all planned development, exploratory or



1 actual. Several stakeholders, inclusive of  
2 many listed below -- and I will call their  
3 names -- have expressed formally and informally  
4 their willingness to serve and share their  
5 time, talents and respective resources for this  
6 cause. So thank you for your leadership to our  
7 Town Council and to our Town Manager, and we  
8 look forward to working with you to preserve,  
9 save and protect Atlantic Beach, our most  
10 precious sustained and not dying Pearl. With  
11 regard, Mr. James Dewitt; Mr. and Mrs.  
12 Knowledge and Jay Divine; S. Kathryn Allen,  
13 Esquire and Demarius Daniel; Mr. and Mrs. Leon  
14 and Bernita Bailey; Mr. and Mrs. Decarley and  
15 Kandice Rogers; Mr. and Mrs. Harold and  
16 Elizabeth Cheatham; Ms. Patricia Mallett -- so  
17 many names, I've (inaudible) page -- Mr. and  
18 Mrs. William and Lynda Booker; Mr. Jerry Leo  
19 Finney, Esquire; Dr. Noble P. Cooper, Junior,  
20 and Dr. Traci Young Cooper; Mr. William Adams;  
21 Ms. Elizabeth Armstrong; Ms. Maria Pierce Ford;  
22 Ms. Glynis Cheatham; Ms. Denise Gibson-Bailey;  
23 Ms. Val and Gibson (inaudible); Mr. and Mrs.  
24 Mack M. and Elle Jenkins; Ms. Gloria Lance;  
25 Mrs. Nicole Adams; Ms. Alice Graham; Ms. Monica





1 Parker; Dr. M. Greg Fisher; Mr. Joe Montgomery;  
2 Mr. Hubert Williams; the Taylor Family; Mr. and  
3 Mrs. Vernon and Lily Fisher; Mr. and Mrs.  
4 William and Irene Armstrong; Ms. Poterressia  
5 McNeil Dolphin; and, yours truly, the Reverend  
6 Dr. Karen L. Bennett. In conclusion, we the  
7 aforementioned property owners in Atlantic  
8 Beach, along with more whom we believe will  
9 join -- and they might be here -- stand in  
10 solidarity with a unified voice in recommending  
11 to this body of the Atlantic Beach Town Council  
12 members to end this pursuit. Thank you very  
13 much.

14 (Applause.)

15 **MR. HARRISON:** I just -- we want to respond to them.  
16 First of all, Mr. James Dewitt, I was the one  
17 that scheduled that because I wanted to get a  
18 public meeting before this meeting. I've been  
19 wanting to do that since day one then we got  
20 involved -- and it seems to me that we just  
21 can't come eye-to-eye on the future, and that's  
22 fine. 'Cause, you know, our intention was to  
23 create a foundation that the next generation  
24 and the generation after that -- not just this  
25 generation -- would have a town that would be,





1 take a look at. Those options are how would  
2 you finance it, how would you acquire it, how  
3 does it benefit everybody? And we apologize  
4 that anybody was offended with the video or any  
5 of the communication that went out. Again, we  
6 were simply trying to keep the momentum going,  
7 knowing a couple of things, right? One, as we  
8 mentioned, we -- we're a little, you know,  
9 wanted our lawyer to help and -- with getting  
10 any grant money. We -- ideally, again, the --  
11 running a town is running a business, right?  
12 So we -- we looked at it also from a -- okay,  
13 Ben, he's, you know, he can only do so much.  
14 What else can we do to help? And so we simply  
15 were looking to do our best. Now, as far as  
16 moving forward, we are happy to move on and it  
17 was a pleasure to work on your project. We  
18 wish everybody the best. We think you've got  
19 an amazing, amazing place. We thank you for  
20 ---

21 **IN UNISON:** Thank you.

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

24 **(Inaudible background noise.)**

25 **MAYOR EVANS:** Keep it short because we're -- people



1           are ready to get out of here ---

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

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

8                    **(Inaudible background noise.)**

9   **MR. MATTA:**    Thanks, everybody.

10                   **(Inaudible background noise.)**

11   **MR. FORD:**    Much appreciated.

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

14   **CLERK:**    He needs to come up ---

15                   **(Inaudible background noise.)**

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

18                   **(Inaudible background noise.)**

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

22   **MAYOR EVANS:**    Is that one working?

23   **MR. QUATTLEBAUM:**    I take the responsibility as the  
24           Town Manager for whatever miscommunication,  
25           lack of involvement, I take responsibility. At



1 the same time, I'll just say on a general  
2 standpoint, I am ---

3 **MAYOR EVANS:** It quit working again, Chief.

4 **MR. QUATTLEBAUM:** --- the type of presentation --  
5 presentation that (inaudible) residents. I own  
6 and my name has been thrown out and bandied  
7 around a lot, what I do and what I'm doing and  
8 what I was withholding. My intent -- so that  
9 the residents and the public will know -- is  
10 that I'm going to bring any proposals to the  
11 community for you to decide. I don't know what  
12 is feasible and workable at best for you as a  
13 community. I accept the responsibility of some  
14 breakdowns in communication with the residents.  
15 I own it. At the same time, the level -- and  
16 I've conveyed to this development team my  
17 concerns around the rollout of this process.  
18 Granted, they're absolutely right that in  
19 suggesting public engagement meetings during  
20 COVID, that face-to-face meetings was  
21 discouraged by policy of the Council. Did not  
22 preclude any virtual meetings, but I'm not  
23 gonna belabor that. What I am disappointed in  
24 is that I conveyed to them when this -- as the  
25 Mayor indicated -- was prematurely released to



1 the public before the residents even had wind  
2 of it that the team needed to make amends with  
3 the community and start the process of  
4 involvement, and that didn't happen. Okay?  
5 This weekend, as you said, they came down for  
6 the first time to engage the residents, but  
7 nowhere in terms of an apology for advancing a  
8 plan and a program that people have not  
9 supported, whether it's Council or the  
10 community. And if you're insensitive to that,  
11 then how are you going to provide the kind of  
12 leadership and vision for the Town. So, you  
13 know, my intent as always is going to be anyone  
14 who offers to bring the resources to improve  
15 the Town, I'm going to bring it to you. I'm  
16 not gonna unilaterally decide on what you  
17 should hear or not hear, okay, because there  
18 may be something of benefit to you as a  
19 community. And that's for you to decide. Not  
20 me. I'm just the Town Manager. I'm the  
21 conduit. And that's all I was doing was  
22 hopefully bringing something that would be  
23 beneficial to the Town. And just as my  
24 question lead off because I'm highly  
25 disappointed with the lack of detail to explain



1 in terms of how this basic premise of private  
2 ownership and acquisition is gonna take place.  
3 Case in point. If one person legally  
4 challenged the acquisition of the process, it  
5 could hold this thing up for years. How long  
6 is it gonna take? What's the timeline? How  
7 are you gonna get it done? You know, so I'm  
8 not here to debate in terms of the merits of  
9 what they're proposing because in their  
10 truthfulness, in terms of that, I'm hearing  
11 some of this for the first time. In terms of  
12 the details, I asked them to focus on the  
13 public lands that we own, Town property. That  
14 would be the easiest way, as I suggested, to  
15 develop this. But they decided, obviously,  
16 that their plan was the best plan. So I don't  
17 want to get into a contest back and forth about  
18 who said, she said -- I take responsibility.  
19 Bottom line. I take responsibility, and I  
20 apologize to you as the residents of the Town  
21 and that I will work to make sure that we vet  
22 development groups even better before any  
23 contact and presentation with the public. So  
24 thank you, Mayor.

25 **MAYOR EVANS:** Thank you.



1 Manager's Report:

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

3 **COUNCILWOMAN ISOM:** Your report, Ben.

4 **MAYOR EVANS:** On the agenda.

5 (Inaudible background noise.)

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

13 **MR. THOMAS:** Yeah.

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

16 **MR. McIVER:** Yes. I just wanna -- there's one other  
17 thing -- members of our community, my name is  
18 Kenneth McIver, Beautification Chair. And we  
19 were gifted two park benches and I'm gonna  
20 present that to Council and there is a -- there  
21 is a need for four benches so we will need two  
22 additional benches. I'm just gonna present  
23 that to you at this time for your  
24 consideration. We will get back to you for the  
25 details, but these are the benches that were







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

8 **COUNCILMAN EVANS:** Please use your mike.

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

10 **COUNCILWOMAN ISOM:** Put your mike ---

11 **COUNCILMAN EVANS:** Speak in the mike.

12 **MAYOR EVANS:** It went dead on you? Here.

13 **(Inaudible background noise.)**

14 **POLICE CHIEF ROBINSON:** Yeah, this weekend ... Last  
15 year, 2019, we were up 100 percent than where  
16 we were 2020 -- my bad -- 2020, we were up 100  
17 percent of people that came into the town but,  
18 the good thing about it, we did drop 100  
19 percent in crime since -- 2020 to 2021. And  
20 property crimes -- we didn't have nobody  
21 breaking into no houses and that so that -- all  
22 was good. We did have one domestic, and you  
23 all might have heard a call that came out for  
24 a shooting. It wasn't a shooting -- it was  
25 just a fight that came out at one of our



1           nightclubs. I know you all might've -- did  
2           hear a lot of loud noise, but it was bikes.  
3           Those are kinda hard to control because they  
4           ride through, and there's so many people out  
5           there. It wasn't the club. I promise you --  
6           it wasn't the club. That's all -- the Council  
7           would have to vote on. I can't push people,  
8           but I can give you a little information about  
9           (inaudible). You're probably not gonna get it  
10          because that's DOT-maintained road, which I  
11          think Mr. Quattlebaum asked me to look into it  
12          one time, and they said it would probably  
13          (inaudible), you know, I can't say whether it  
14          would it would do (inaudible). But I did ask  
15          about that in the past. But I do want to thank  
16          everybody for being patient with us with this  
17          unofficial bike week that we just had. I'm  
18          pretty sure we will have Bike Week next year.

19       **MAYOR EVANS:** Oh, yeah.

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

22       **MAYOR EVANS:** Thank you.

23       **Public Time:**

24       **MAYOR EVANS:** Okay, we're down to public time and I  
25               see I've got a lot of public comments here. I



1 don't know if you guys already had your public  
2 time or you want to speak some more or what you  
3 want to do? Does anybody out there want to  
4 speak during public time?

5 **CLERK:** Yeah -- no ---

6 **MAYOR EVANS:** No?

7 **CLERK:** --- Mayor ---

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

10 **CLERK:** There was only four ---

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

13 **MR. DIVINE:** I just want to say that I'm really  
14 appreciative of how we all came together today  
15 ---

16 **(Applause.)**

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

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

22 **MR. DIVINE:** --- is they have to separate us. It's  
23 almost a people -- divide and conquer, and  
24 they're trying to scare you fast, think fast.  
25 You, Mr. Quattlebaum, they made you look -- you



1 looked at fault, you know, but then when we  
2 talked to our Mayor and he said why? I  
3 (inaudible) for a year. He did -- he talked to  
4 these people, which they did it in a  
5 (inaudible) so it was evident today in your  
6 question that never really got answered. So,  
7 they didn't -- I guess they just didn't care  
8 whether they let you down or not, the person  
9 who was their introduction. So I just want to  
10 say thank you for the assistance and our  
11 Council and your office for a job well done in  
12 comment (ph) to that.

13 **MR. QUATTLEBAUM:** Thank you.

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

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

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

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

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

22 **MAYOR EVANS:** Tell her to hold on a second.

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

25 **MS. ISOM:** I just think in spite of everything too



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

17 (Inaudible background noise.)

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

20 (Inaudible background noise.)

21 **MAYOR EVANS:** Go ahead.

22 **MS. ALLEN:** Kathryn Allen ---

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

25 **MS. ALLEN:** --- and I thought we were done. We're



1 back with them again. I'm just -- are we done,  
2 are ---

3 (Inaudible background noise.)

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

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

7 MR. QUATTLEBAUM: I'm done.

8 MAYOR EVANS: We're done.

9 MR. QUATTLEBAUM: I'm done.

10 MS. ALLEN: Thank you, Mayor.

11 MAYOR EVANS: Thank you. Is that it?

12 (Inaudible background noise.)

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

14 MR. THOMPSON: Donnell Thompson.

15 MAYOR EVANS: Who's that?

16 POLICE CHIEF ROBINSON: Can you state your name?

17 MR. THOMPSON: Donnell Thompson.

18 MAYOR EVANS: Is that Donnell Thompson?

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

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

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

23 MAYOR EVANS: Yes, I have it right here.

24 MR. THOMPSON: Is there -- the card -- can you  
25 address that card or do I need to speak on that



1 card?

2 **MR. QUATTLEBAUM:** Yeah, the public doesn't know what  
3 the card says.

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

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

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

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

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

23 **POLICE CHIEF ROBINSON:** Well, I would have to get  
24 back with you because I would have to speak  
25 with my lieutenant and get the status and calls





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

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

6 **POLICE CHIEF ROBINSON:** Well, they were shut down  
7 for about six months so I know it wasn't coming  
8 form Off The Hook. But we will look into it  
9 ---

10 (Inaudible background noise.)

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

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

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

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

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

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

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



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

4                   **(Inaudible background noise.)**

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

12    **MAYOR EVANS:**    We do.

13    **MR. QUATTLEBAUM:**   Yes, ma'am.

14    **MS. BOOKER:**     Thank you.

15    **MR. QUATTLEBAUM:**   Yes.

16    **MAYOR EVANS:**    Another question on -- somebody else  
17                  on the line?   Ms. Hill?   Okay.   Yes, I have  
18                  Diane Hill, yeah.   You can go ahead Ms. Hill.

19    **MR. QUATTLEBAUM:**   Ms. Hill.

20    **MS. HILL:**        I'm -- Diane Hill here.   Thank you so  
21                  much for the opportunity to speak.   I just --  
22                  because I'm not in town (ph).   The Council and  
23                  Mayor, thank you for the (inaudible).   For the  
24                  residents of Atlantic Beach, I'd just like to  
25                  say that I applaud you -- I have been traveling



1 since the first of June so I've not been there,  
2 didn't know about a lot of what was going on.  
3 And thank you, Dr. Karen Bennett, for the  
4 letter. I (inaudible) to add my name to the  
5 letter. Please help. As a resident of  
6 Atlantic Beach, I am with you against a public  
7 private partnership. Thank you for speaking  
8 up. Thank you.

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

12 **(Inaudible background noise.)**

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

15 **COUNCILWOMAN ISOM:** So moved.

16 **COUNCILMAN EVANS:** Second.

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

19 **CLERK:** Councilman Lenearl Evans?

20 **COUNCILMAN EVANS:** Yea.

21 **CLERK:** Councilwoman Josephine Isom?

22 **COUNCILWOMAN ISOM:** Yea.

23 **CLERK:** Councilwoman Jacqueline Gore?

24 **COUNCILWOMAN GORE:** (No audible response.)

25 **CLERK:** Mayor Jake Evans?



1 **MAYOR EVANS:** Yea. Motion granted. This meeting is  
2 adjourned at 8:17 p.m.

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

5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

