

TOWN OF ATLANTIC BEACH
ATLANTIC BEACH COMMUNITY CENTER
1010 32ND AVENUE SOUTH, ATLANTIC BEACH, SC 29582

**TOWN OF ATLANTIC BEACH
TOWN COUNCIL SPECIAL SESSION
MEETING**

Monday, June 22, 2026



CREEL COURT REPORTING, INC.
1230 Richland Street / Columbia, SC 29201
(803) 252-3445 / contact@creelreporting.com

APPEARANCES

COMMISSION MEMBERS:

Mayor Pro Tem John David, Jr.
Councilman Edward Campbell
Councilwoman Jacqueline Gore
Councilwoman Carla Taylor

Also Present:

Titus Leaks

INDEX

	<u>PAGE</u>
<u>CALL TO ORDER:</u>	3
<u>ROLL CALL:</u>	3
<u>EXECUTIVE SESSION:</u>	3
 <u>SPECIAL SESSION MEETING:</u>	
RETURN TO OPEN SESSION	4
MOMENT OF SILENCE/PRAYER AND PLEDGE OF ALLEGIANCE	4
CEREMONIAL MATTERS	5
PUBLIC COMMENT	5
 <u>OLD BUSINESS:</u>	
APPROVAL OF TOWN COUNCIL MEETING MINUTES: . .	8
ORDINANCE NO. 8-2026:	9
BUDGET	12
 <u>PUBLIC HEARING:</u>	
FY 2026-2027 PROPOSED GENERAL FUND BUDGET . .	58
 <u>UPCOMING EVENTS AND ACTIVITIES - KEY DATES</u> . .	 66
 <u>ADJOURNMENT</u>	 67
Certificate	69



1 CALL TO ORDER:

2 **MAYOR PRO TEM DAVID:** We'll call this meeting to
3 order at 5:35 on January 22nd -- June 22nd,
4 thank you very much. Roll call.

5 ROLL CALL:

6 **UNNAMED SPEAKER:** Councilman Edward Campbell.

7 **COUNCILMAN CAMPBELL:** Here.

8 **UNNAMED SPEAKER:** Councilwoman Carla Taylor.

9 **COUNCILWOMAN TAYLOR:** Here.

10 **UNNAMED SPEAKER:** Councilwoman Jacqueline Gore.

11 **COUNCILWOMAN GORE:** Here.

12 **UNNAMED SPEAKER:** Mayor Pro Tem John David.

13 **MAYOR PRO TEM DAVID:** Here.

14 EXECUTIVE SESSION:

15 **MAYOR PRO TEM DAVID:** Is there a motion to move into
16 executive session?

17 **COUNCILWOMAN GORE:** So moved.

18 **MAYOR PRO TEM DAVID:** Is there a second?

19 **COUNCILWOMAN TAYLOR:** Second.

20 **MAYOR PRO TEM DAVID:** Roll call.

21 **UNNAMED SPEAKER:** Councilman Edward Campbell.

22 **COUNCILMAN CAMPBELL:** Yes.

23 **UNNAMED SPEAKER:** Councilwoman Carla Taylor.

24 **COUNCILWOMAN TAYLOR:** Yea.

25 **UNNAMED SPEAKER:** Councilwoman Jacqueline Gore.



1 COUNCILWOMAN GORE: Yea.

2 UNNAMED SPEAKER: Mayor Pro Tem John David.

3 MAYOR PRO TEM DAVID: Yes. Okay. We'll get
4 everyone to move outside.

5 (End of Audio.)

6 SPECIAL SESSION MEETING:

7 RETURN TO OPEN SESSION:

8 MAYOR PRO TEM DAVID: Is there a motion to come out
9 of executive session?

10 COUNCILWOMAN GORE: So moved.

11 COUNCILWOMAN TAYLOR: Second.

12 MAYOR PRO TEM DAVID: Roll call.

13 UNNAMED SPEAKER: Councilman Edward Campbell.

14 COUNCILMAN CAMPBELL: Yea.

15 UNNAMED SPEAKER: Councilwoman Carla Taylor.

16 COUNCILWOMAN TAYLOR: Yea.

17 UNNAMED SPEAKER: Councilwoman Jacqueline Gore.

18 COUNCILWOMAN GORE: Yea.

19 UNNAMED SPEAKER: Mayor Pro Tem John David.

20 MAYOR PRO TEM DAVID: Yes.

21 MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE:

22 MAYOR PRO TEM DAVID: Next we'll move to a moment of
23 silence, Pledge of Allegiance.

24 (Moment of silence.)

25 MAYOR PRO TEM DAVID: Pledge of allegiance.



1 (Pledge of Allegiance recited.)

2 **CEREMONIAL MATTERS:**

3 **MAYOR PRO TEM DAVID:** We will skip ceremonial
4 matters, but I would like to congratulate Ms.
5 Josephine Isom for being named mayor through
6 the Supreme Court, and we look forward and
7 welcome her as soon as she comes to the
8 meeting.

9 **PUBLIC COMMENT:**

10 **MAYOR PRO TEM DAVID::** Next, number four, do we have
11 any public comment, if anybody got anything to
12 say?

13 **COUNCILWOMAN GORE:** No, move it on.

14 **MAYOR PRO TEM DAVID:** Okay, if we don't have any,
15 we'll move on to the next -- next we have -- go
16 ahead. I'm sorry.

17 **COUNCILWOMAN GORE:** I'm sorry, I need to say one
18 thing about -- I got called early the other
19 morning, I think it might have been Saturday
20 morning, about the farmer's market, the idea of
21 the farmer's market. Well, I got calls from
22 John Skeeter, from all of his, his daughter.
23 I got calls from people because that's nice and
24 they love the idea of it. But at the same
25 time, the farmer's market idea has been the



1 idea that John Skeeter has been trying to
2 enforce for the past 20 years, maybe. So maybe
3 that was a really good idea. I loved it. I
4 love the way y'all had it here. But we might
5 need to talk to John Skeeter whenever we get to
6 do it so he could be a part of that because
7 that was some of his wishes. I don't know, you
8 know, how they came up, but I love the idea.
9 But I think we might need to talk to him about
10 that.

11 **MAYOR PRO TEM DAVID:** And Titus, one thing I forgot
12 to ask, too, in executive session, we have
13 update on sidewalks. And I know we don't have
14 a management report today, but can you let
15 people know who's paying for the sidewalks in
16 the 31st, and if it's gonna be any more across
17 the town?

18 **MR. LEAKS:** So before I was in this role, the town
19 applied to get 31st repaved -- I think Seaview
20 was included in that -- and to update the
21 sidewalks. And so the state is funding that.
22 That's not coming out of the town.

23 **MAYOR PRO TEM DAVID:** So will they do more than -- I
24 know 30th should be getting paved the end of
25 the -- later on after it's hot, right?



1 **MR. LEAKS:** Well, it's according to the waterline
2 project, 31st already been paved. But the
3 waterline project, they didn't want to pave the
4 road, tear the road, and then repave it. And
5 so once the waterline, the beach waterline
6 project is complete, 31st will be paved and
7 30th will be paved. And they're included with
8 some of the roads that North Myrtle Beach got
9 approved for would be the contractor that won
10 that bid would take care of Atlantic Beach as
11 well. So that's just the 30th. But 31st is
12 going through doing the sidewalks now. Once
13 the water project, waterline project is
14 complete, that'll be the 31st and, I want to
15 say, Seaview.

16 **MAYOR PRO TEM DAVID:** Okay. Would it be sidewalks
17 for -- would it be sidewalk repair for 30th as
18 well, or do you know?

19 **MR. LEAKS:** Not that I know of. I know 31st was
20 including sidewalk repair and the roads.

21 **MAYOR PRO TEM DAVID:** I know before, and I'll send
22 it to you, hopefully we can take another
23 request to the CTC, which is the County
24 Transportation Commission, and -- or to GSAT
25 and ask for all the sidewalks to be paved in



1 the whole entire town, and -- and even on 17.
2 I know The Dollhouse mentioned doing something
3 with that too.

4 **OLD BUSINESS:**

5 **APPROVAL OF TOWN COUNCIL MEETING MINUTES:**

6 **MAYOR PRO TEM DAVID:** Next we have old business. We
7 have approval of the town council meeting
8 minutes, May 4th, May 11th, May 19th, and June
9 1st. Is there a motion on the floor to approve
10 those minutes?

11 **COUNCILWOMAN GORE:** So moved.

12 **MAYOR PRO TEM DAVID:** Or is there a comment?

13 **COUNCILWOMAN TAYLOR:** Yes. After reading over the
14 minutes from May 19th and June 1st, I saw
15 numerous errors. So before I approve those
16 minutes we need to go back and correct those
17 errors.

18 **MAYOR PRO TEM DAVID:** So you will -- so we'll just
19 move to -- move to approve May 4th and May
20 11th, if there's a motion on the table. And
21 you can send your edits in to everybody so we
22 can see those, and she can send them back to
23 Creel. Is there a motion on the table to
24 approve May 4th and May 11th?

25 **COUNCILWOMAN GORE:** So moved.



1 **MAYOR PRO TEM DAVID:** Is there a second?

2 **COUNCILMAN CAMPBELL:** Second.

3 **MAYOR PRO TEM DAVID:** Roll call.

4 **UNNAMED SPEAKER:** Councilman Edward Campbell.

5 **COUNCILMAN CAMPBELL:** Yea.

6 **UNNAMED SPEAKER:** Councilwoman Carla Taylor.

7 **COUNCILWOMAN TAYLOR:** Yea.

8 **UNNAMED SPEAKER:** Councilwoman Jacqueline Gore.

9 **COUNCILWOMAN GORE:** Yea.

10 **UNNAMED SPEAKER:** Mayor Pro Tem John David.

11 **MAYOR PRO TEM DAVID:** Yes.

12 **ORDINANCE NUMBER 8-2026:**

13 **MAYOR PRO TEM DAVID:** Next we have, we have
14 ordinance number 8-2026, the second reading of
15 -- Titus.

16 **MR. LEAKS:** (Inaudible.)

17 **UNNAMED SPEAKER:** So this is the business license
18 schedule -- can you hear me? -- business
19 license schedule B to be approved or adopted in
20 terms of the required amended schedule. From
21 the 2000, the 7-2026, the wrong schedule was
22 attached to it. And so this is to correct that
23 -- that fee schedule, the NAICS codes.

24 **MAYOR PRO TEM DAVID:** I am gonna have to review this
25 again just to make sure, and then also to make



1 sure we got these numbers right. 'Cause, but
2 if somebody puts a motion on the floor, but I'd
3 move that we table it until the next meeting.

4 **COUNCILWOMAN TAYLOR:** I move that we pass ordinance
5 number 8-2026, the ordinance amending the
6 business license ordinance number 7-2026 of the
7 Town of Atlantic Beach, update the title
8 schedule as required by the Act 176 of 2020.

9 **COUNCILMAN CAMPBELL:** Second.

10 **MAYOR PRO TEM DAVID:** Roll call.

11 **FEMALE SPEAKER:** Councilman Edward Campbell.

12 **COUNCILMAN CAMPBELL:** Yea.

13 **FEMALE SPEAKER:** Councilwoman Carla Taylor.

14 **COUNCILWOMAN TAYLOR:** Yea.

15 **FEMALE SPEAKER:** Councilwoman Jacqueline Gore.

16 **COUNCILWOMAN GORE:** Nay.

17 **FEMALE SPEAKER:** Mayor Pro Tem John David.

18 **MAYOR PRO TEM DAVID:** No. Next. Go ahead.

19 **MR. LEAKS:** Is there any way y'all can identify what
20 is -- questions about (inaudible) on the agenda
21 for the past few meetings, so it would be nice
22 if we could have some direction on what needs
23 to be addressed.

24 **MAYOR PRO TEM DAVID:** Go ahead.

25 **COUNCILWOMAN GORE:** Well, I'm going to be waiting to



1 see because if Cheryl is the one that came up
2 with these numbers where there was 7-2026,
3 that's probably generated through the clerk.

4 **UNNAMED SPEAKER:** So the business license ordinance
5 is 7-2026. The fee schedule to correct and
6 make it the right fee schedule that matches
7 what is online with the Municipal Association
8 is 8-2026. I think the confusion might come
9 from the way it's written in terms of this
10 ordinance would be number 8-2026. But if you
11 look past that, it's an ordinance amending the
12 business license ordinance number 7-2026 of the
13 Town of Atlantic Beach to update the class
14 schedule as required by the Act 176 of 2020.
15 So all we're doing is updating the NAICS code
16 Schedule B to make sure that it matches what is
17 required by state to be amended. So each year,
18 there may be some kind of amendment that we
19 have to do. So this is making it consistent
20 with what the NAICS code should be for today.

21 **MAYOR PRO TEM DAVID:** Can you all send us the, can
22 you send us the two different NAICS codes, the
23 one that's now and the one that we're amending?
24 'Cause I'm looking at one and it looks the
25 same. I don't know.



1 **COUNCILWOMAN GORE:** That's our problem. That was my
2 problem. Everything looks the same to me. I
3 don't see where there's been change. So that's
4 how come kind of, you know, delayed on the
5 decision, but because everything looks the same
6 to me in my comparison. And I left my notes.

7 **MAYOR PRO TEM DAVID:** And then if you got the -- I
8 looked online -- if 7-2026, you can place that
9 online, because I can't read it. And then if
10 all of them online, I can see if ordinance,
11 we're actually replacing or doing something to
12 7-2026, because right now, we're doing 8-2026,
13 and 7-2026 was just done, enacted on May 4th,
14 is what this says. That seems kind of ---

15 **UNNAMED SPEAKER:** You all haven't signed that
16 ordinance, so ---

17 **MAYOR PRO TEM DAVID:** And you said that was done on
18 May 4th?

19 **UNNAMED SPEAKER:** Yes.

20 **MAYOR PRO TEM DAVID:** I'll look at the minutes, too.
21 'Cause we just got those minutes. Okay.

22 **BUDGET:**

23 **MAYOR PRO TEM DAVID:** Next, we have a budget.
24 Titus, did you wanna go or start us through
25 this, the budget that you submitted to us? And



1 then there needs to be a -- oh, okay, okay.
2 Yeah, we'll skip resolution, 'cause that's --
3 we'll have a public hearing right after you
4 give the information.

5 **MR. LEAKS:** Okay. So I will start off by some of the
6 things that I've added to the budget. Made
7 some changes for the needs that we need, I
8 recognize that we need in the town hall. The
9 first one was I added \$2,000 for the permit
10 software for GovPossible to manage business
11 license, building permits, inspections that we
12 currently do by paper. We have a problem with
13 our records. We do not have our records housed
14 like it's supposed to. We have a problem with
15 getting access to old records. This system
16 will house all of these records. It'll make it
17 easier for the building inspectors. It'll make
18 it easier for the building contractors. And it
19 will make it easier for any of our planning and
20 zoning review. This is a system that we
21 already have. It's just adding this new
22 feature to it to make sure that we have
23 everything digitized. Then in the future, all
24 of our records, anything that will -- any new
25 bills will be housed in this one system. And



1 it will help our plan to get everything
2 digitized and improve record maintenance. We
3 also have some issues with cybersecurity. So
4 in the same communication tab, I added an
5 expense for a laptop so all employees will have
6 a town device.

7 **MAYOR PRO TEM DAVID:** How many employees is that?

8 **MR. LEAKS:** All we need is one additional laptop.
9 So I have a laptop and Ms. Cheryl has a laptop,
10 so I just need one additional laptop. Like I
11 said, cybersecurity, one of the town employee's
12 email was hacked, and so trying to prevent
13 stuff like that from happening. We can assure
14 that all employees are using town devices at
15 all times. And so that's why this section was
16 added, laptop and the communication, the permit
17 software was added to communications. Repairs
18 and maintenance, vehicle maintenance, I added
19 an additional \$5,000 to this line for
20 anticipated repair and maintenance costs
21 associated with (inaudible), particularly as we
22 are working towards restoring and staffing the
23 police department. As you know, we don't have
24 the newest vehicles, and they have made a lot
25 of problems in the past. So I felt like it



1 made sense to increase that line item by \$5,000
2 to make sure that these vehicles operation --
3 are operating as intended, and to make sure
4 that our police staff, once we get the
5 department back up and running, that they have
6 reliable vehicles to be able to do their job.
7 Under professional service, IT and
8 cybersecurity, like I said, we had some emails
9 that were compromised. The town right now does
10 not have any protection with the town hall or
11 the police department. So we added around
12 \$8,000 to this line to make sure that we have
13 cybersecurity for both departments, not just
14 the town hall, the town hall and the police
15 department. As you know, the police department
16 handles a lot of records, a lot of sensitive
17 records. And so it's essential that we have
18 the steps in place to make sure that we are
19 protecting those records. Just like in the
20 town hall, we have a lot of personal
21 information, we have personal Social Security
22 numbers, business numbers, EINs, a lot of
23 stuff, people's financial records. So we need
24 to make sure that we're doing our due diligence
25 as a town to make sure those items are being



1 protected, make sure we're not being exposed
2 for data breaches, loss of records, system
3 disruption, exposure of sensitive information.
4 So we just want to make sure that we're doing
5 the right thing to make sure that it's
6 protected. We will issue an RFQ for this. But
7 just after discussing things with the
8 accountant we found that through the other
9 municipalities that you work with around the
10 average is what they were paying for a town our
11 size and the police department.

12 **COUNCILWOMAN GORE:** What? I'm sorry, repeat that.

13 **MR. LEAKS:** I said I worked with the accountant to
14 go over other -- other prices that other towns
15 are paying our size and it came in a little
16 under 8,000. So we put the line item of 8,000,
17 added 8,000 to that line to make sure that we
18 cover for both the town hall and the police
19 department. I also added \$4,000 to that line
20 for a code enforcement officer. The current
21 budget was based on the hourly rate of \$20 an
22 hour. However, after researching comparable
23 positions and evaluating the current market
24 rates, I believe increasing the hourly rate to
25 25 per hour will place the town in a much



1 better position to attract a qualified and
2 experienced code enforcement officer. Code
3 enforcement is an important function that helps
4 to set property values, maintain community
5 appearance, ensure compliance with town orders,
6 and address (inaudible) concerns.

7 **MAYOR PRO TEM DAVID:** I remember you had talked
8 about sending an RFP out for that too. Has
9 that happened or are you still waiting on that?

10 **MR. LEAKS:** Yes, we're still waiting to put those
11 RFPs out. The attorney informed me that
12 they'll have those RFPs ready for me tomorrow.
13 But adding that additional amount will allow us
14 to offer a more competitive rate and improve
15 our ability to recruit and retain qualified
16 individuals capable of addressing the town's
17 current and future code enforcement needs.

18 **MAYOR PRO TEM DAVID:** Code enforcement and business,
19 code enforcer or building inspector.

20 **MR. LEAKS:** Yeah.

21 **MAYOR PRO TEM DAVID:** Yeah, and then the building
22 inspector, business inspector too, we're doing
23 that one too.

24 **MR. LEAKS:** Yeah, that's the RFP and building
25 inspector. So we've got to move -- the way



1 they were listed before was under -- the code
2 enforcement was listed under professional
3 service. And so we're making a change to make
4 sure that they are listed under -- I think it's
5 planning -- I think it's planning that ---

6 **MAYOR PRO TEM DAVID:** Contracts and consultants?

7 **MR. LEAKS:** Not contracts and consultants.

8 **COUNCILWOMAN GORE:** Not consultants, for sure.

9 **MR. LEAKS:** So the building official, the code
10 enforcement, all of them will be listed under
11 that one tab. The building official, we do
12 have them budgeted, but the structure that
13 we're going after, the code enforcement, I mean
14 the building official will be paid based off of
15 what the inspection fees are. So our
16 inspection fees are 175 right now. The way
17 we're setting it up is that the building
18 official will be paid directly out of that, so
19 it wouldn't cost any -- it won't bear any cost
20 to the town for the taxpayer. It would be paid
21 based off per inspection. It would come right
22 out of that \$175. And so we did budget around
23 10,000, just in case if we have any
24 emergencies, if we need anything reviewed
25 that's outside of the context. We just want to



1 make sure that we have enough money where we're
2 not (inaudible) just in case we get an
3 emergency that we need to get him out there.
4 We can't wait until somebody pays \$175 if a
5 power line falls or if anything happens, we
6 need to be able to have that building official
7 come out so we can get that taken care of.
8 Legal and accounting, so I added \$25,000 to
9 this line for legal fees. This funding was
10 reallocated upon the attorney service line
11 after reducing the amount for the current
12 attorney contract, which only extends through
13 the end date of existing terms, which is
14 January. So being that the attorney contract
15 ends in January, we had some extra money left
16 over. So instead of just putting that
17 somewhere else, we put it directly into
18 attorney fees. Given the town's ongoing legal
19 matters, the history of litigation, I believe
20 it's prudent to reserve these funds for future
21 legal expenses that may arise during the fiscal
22 year. Allocating the funds to this, I mean,
23 the funds to this line item, we can assure that
24 resources are available should the town require
25 additional legal services, special counsel,



1 litigation support, and other unforeseen legal
2 expenditures. And like I said, the goal is
3 always to reduce the town legal exposure, but
4 I recognize that this accomplishment will take
5 some time. So I intend that and focus on
6 implementing effective processes, improving
7 documentation and record management,
8 strengthening compliance efforts, expanding
9 institutional knowledge, and helping the town
10 make informed decisions that reduce the risk.
11 And until those improvements take full effect,
12 I believe maintaining the adequate reserve and
13 legal expenses is responsible and necessary for
14 it.

15 **MAYOR PRO TEM DAVID:** I'm fine with the reserve.
16 But again, I still -- and I can't -- I can't
17 stand by this. Because, again, the current
18 attorney contract that we have was not the one
19 that was approved by council in January --
20 January 5th of 2026. We approved a contract
21 for ten hours of lawyer fees at \$2500 and an
22 additional rate at \$295 an hour. Most
23 municipalities under 500 people -- under 5,000
24 people don't have a full time -- well, I'm
25 gonna say, don't have a part-time attorney



1 making a full-time wage of \$85,000 a year plus
2 benefits and fringe up to \$116,000. I approved
3 and gave authorization for the former town
4 manager only to do the contract that was
5 presented before us and not a contract that
6 supersedes, and is one-thirteenth of our entire
7 budget. So again, I'm down for going back to
8 the original contract that was passed. But I
9 cannot support this astronomical amount that's
10 being paid.

11 **MR. LEAKS:** Yeah, I definitely understand that. I
12 definitely understand. I spoke with you
13 several times about this. Like I mentioned
14 before, this amount will be budgeted for. So
15 if the town decides to go in a different
16 direction, we can still go in that direction.
17 But I just want to make sure that we are
18 budgeted for what we already signed up for.
19 None of us had anything to do with what
20 happened, but it's here. We're here to make
21 sure that we're making the right decisions for
22 the town, not -- not just the visual perception
23 of things. Now, we do have legal issues. So
24 I believe we do need legal guidance and until
25 we find a solution to -- to the issues that we



1 have, I think we need to maintain what we have
2 and then it gives us time to make those
3 decisions and find the right person that if we
4 have the wrong person that if -- if we think we
5 have the wrong person we have time ---

6 **MAYOR PRO TEM DAVID:** I don't think we have the
7 wrong -- I think we got -- we got a person. I
8 just want it to be at the contract rate that we
9 approved and -- and also, our attorney does not
10 handle the actual cases for the town. So we're
11 paying other attorneys to consult with the
12 attorney to do the work. So we're not paying
13 the attorney to handle cases.

14 **COUNCILWOMAN TAYLOR:** Mr. Leaks, may I ask a
15 question? Per our previous conversations
16 regarding this matter, comparing this projected
17 budget with what we've paid in the past, with
18 the extenuating circumstances where we pay
19 multiple attorneys throughout that year, we are
20 coming in under what we had paid or would pay
21 for last year, correct?

22 **MR. LEAKS:** Yes, that's correct.

23 **COUNCILWOMAN TAYLOR:** Secondly, if you look at what
24 you paid to have representation for the town,
25 just to be in compliance by having the town's



1 attorney, we have gone through numerous
2 individuals that held that position. And one
3 of the things you said earlier that stood out
4 to me was your effort in this budget to be more
5 proactive and to try to mitigate issues before
6 it becomes an expense for the town. And I
7 think one way to do that is to have an attorney
8 that has been working with us for more than a
9 couple of months, that has gone in and has done
10 the research and has given us the support to
11 get us out of some of these legal matters that
12 we find ourselves in. I think in the long run
13 that will save the town money because when you
14 have constant turnover, we have constant people
15 coming in, new retainers, time for them to get
16 caught up, time for them to figure out where
17 top is from bottom, then we are not only losing
18 money, but we're wasting time. So I appreciate
19 your effort to try to build consistency in this
20 budget, not just in the legal department, but
21 across the board, so that for once this town
22 can move forward with a designated staff, a
23 designated budget, a designated support for all
24 of our legal concerns so that we can get on the
25 other side of some of these issues. Some of



1 them are issues that we've created for
2 ourselves. But nevertheless, I think that the
3 object here is to be proactive and not
4 reactive, so thank you for that.

5 **COUNCILWOMAN GORE:** And I'd like to say I'm not
6 opposing against the attorney and the fees. We
7 do need attorney, we always need attorney. But
8 I am opposing against the staff. And we have
9 -- we are in a four block town. I worked in
10 the town and things have changed, times has
11 changed. I worked there from 2005 until 2012,
12 the end of '11. And working there, it was
13 myself, Cheryl, and the town manager. There is
14 nothing too much in this town that has changed.
15 I understand we got to do the updates, we got
16 to put everything on the computer, we got to do
17 -- there's things that has to be done. But as
18 far as what has changed in Atlantic Beach since
19 2005, nothing other than those folks went over
20 there and built those homes over there. They
21 did that. The town didn't do that. We didn't
22 have any input in these new homes that's here,
23 that I'm so grateful that they're here. That's
24 not no input on us. The workload, I look at
25 everything that comes through here. And the



1 same thing that comes through here, the land
2 management, the comprehensive plan, all that
3 stuff, the updating, the doing this to all
4 that, that's always been going on. We have had
5 one town manager in our place with a clerk for
6 years. I mean, just, and everything was being
7 handled. This man was getting paid nowhere
8 near what we're trying to make a proposal to
9 pay for the town manager. And it's not like
10 I'm trying to knock anybody down or out or
11 whatever. I'm just saying, I live in this town
12 right here. This is a burden on the town, the
13 taxpayers. We are paying more money in
14 salaries than we are on anything else. We got
15 a place out there for a pickleball court or
16 tennis court out there. We don't have no
17 capital gains where we could do anything to
18 upgrade because all our money is going to
19 employees, to salaries. And I, as a person,
20 don't think that's right to the taxpayers. I
21 honestly don't think -- I think that's a little
22 bit overreaching. I think once we get
23 something going in here, we got some revenue
24 coming in here, I think we should be able to
25 hire people and put people in places. Until



1 then, just if I want a job, but we could just
2 get hired to come to work and not seeing that
3 nobody's not doing nothing. I'm not saying
4 that, but I'm seeing those jobs is being done,
5 I think they could be handled by a town manager
6 and the clerk that's up there that know where
7 all the bodies is that's been there forever.
8 She knows where it's at. And I'm telling you,
9 I just don't think -- and I did a little
10 calling around and asked myself for a town with
11 less than 400 in population, what sense does
12 this make for us to be doing all this? And you
13 know what? Everybody asks me, is they stealing
14 up there? Because what's going on? They don't
15 make no sense. I know nobody's stealing.
16 They're trying to do what's going across the
17 board. But at the same time, I mean, I don't
18 think that it's so much appropriate for us to
19 have all these employees in this little town.
20 Then we get the consultants. We got a
21 consultant for this. We got one for that. And
22 who -- how do their salaries, who appoints how
23 much they're getting paid? I mean, just to
24 throw a number. I've never seen nothing like
25 that. And then the departments are brand new



1 departments. This was nothing that the mayor
2 and council came up with. That's not okay with
3 me. And it can't be okay with you guys.
4 That's not okay. We let somebody come in here
5 and dictate what we was going to give somebody.
6 That's not right. We got to get it back to
7 right. That's how come we're over our budget.
8 What Titus is saying, what we need here, that's
9 good. We need all that. I'm agreeing with the
10 majority. I think we need an attorney. I
11 think we need that. But when it comes down to
12 just we're just going to pay somebody to come
13 to work, and we're going to give them this --
14 I mean, no knocks to nobody. But I've never
15 heard in all my life somebody getting a raise
16 from 30, high 30s, maybe 40s, up to high 50s.
17 I have never heard of that in eight months in
18 all my life. And problem with it -- I have a
19 big problem with it. And that's all I have to
20 say. So therefore, I'm not so much agreeing to
21 what's going to these numbers here. I'm just
22 not ready to accept this right here. I'm not
23 ready for this.

24 **MR. LEAKS:** And I'm just going to say something. I
25 just have to beg to differ with a lot of things



1 that were said.

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

3 **MR. LEAKS:** The reason that the town is in certain
4 situations that they're in now is because they
5 haven't had enough staff to support what we
6 have going on. This year was the first year
7 that we ever went after business license for
8 late fees. Nobody's ever been charged with
9 late fee for a business license.

10 **COUNCILWOMAN GORE:** That's not true, Titus.

11 **MR. LEAKS:** This is the first year -- this is the
12 first year that we identified mostly all of the
13 businesses in the town. We have a business
14 community center that never had a business
15 license. We have a business on 17 that paid
16 business licenses for over ten years. We have
17 -- it's a different place now. We have million
18 dollar houses that are being placed. There's
19 a lot of things that need attention. This
20 community center, nothing's going on here. A
21 town manager cannot do it by himself. And I
22 mean, it's the proof. The proof is here. In
23 the past 20 years, what step have we taken
24 forward? We're still in the same place.
25 Everybody around us is expanding, everybody



1 around us is growing, and we need staff that
2 can work to make things happen. You mentioned
3 you had three staff members back in the day.
4 We still have three staff members. Nothing has
5 changed. It's a clerk, a town manager, and
6 assistant.

7 **MAYOR PRO TEM DAVID:** We had a community affair, two
8 community affairs. We had a lot of folks.

9 **MR. LEAKS:** But this budget does not -- this budget
10 does not include that. My budget that I put
11 together has a manager, assistant manager, and
12 a clerk.

13 **COUNCILWOMAN GORE:** I have a problem with this town
14 manager part. Like I said, the government, the
15 body did not vote on that. I have a problem
16 with it. It is way too much for anybody
17 getting paid. And this right here, part right
18 here, the business license -- and I'm not
19 disputing you or anything because you're going
20 more so on recommended, but the business
21 license part, I know for sure there's been late
22 fees charged for that. They went after whether
23 or not to pay them. I don't know how much they
24 pursued them, but up until the last
25 administration, okay, not you, not the one



1 before that, but the next one, Mr. Booker and
2 Ms. Cheatham. There is where the problem lies.
3 There was business license being sent out for,
4 late charge or what have you. How I know,
5 because I have actually just looked in my
6 drawer just the other day and what was there,
7 it was late fee charge for so and so and so.
8 So that -- that -- that -- that has happened
9 before.

10 **MR. LEAKS:** (Inaudible.)

11 **COUNCILWOMAN GORE:** Oh, yes, he paid it. You look
12 back in his records, he had to pay it. Yeah,
13 you go back and look in there and see.

14 **MR. LEAKS:** It's a lot of stuff in there, the
15 verifying the income. We had a number of
16 businesses last year, being that our business
17 licenses are (inaudible), they'll just give us
18 any number. And then when we cross reference
19 with the report we received from the IRS, they
20 are underpaying the Town of Atlantic Beach.
21 This year was the first year that we went after
22 everyone and made them provide proof of income.
23 Some businesses practice in good faith, and
24 they've always provided that information. But
25 before this year, people were just giving



1 numbers, and that's not what we -- we cannot
2 grow like that. We have a problem. We are
3 working on a budget of \$1.3 million, and it's
4 not ---

5 **COUNCILWOMAN GORE:** Exactly.

6 **MR. LEAKS:** That's not ---

7 **COUNCILWOMAN GORE:** That's exactly.

8 **MR. LEAKS:** --- good for a town of our size.

9 **COUNCILWOMAN GORE:** That's my point.

10 **MR. LEAKS:** And in order for us to get everything
11 that we need properly permitted, make sure
12 everybody's getting the permit, make sure
13 everybody's getting the inspection, we leave
14 the money on the table, and that's because the
15 town manager cannot do it by himself. It's
16 2026. It cannot happen. It cannot happen.

17 **COUNCILWOMAN GORE:** Okay, Titus, I don't mean to cut
18 you off. Before Adrian Jones came here -- I
19 didn't want to call his name because his name
20 is so bitter in my mouth -- before that man
21 came here and dismantled this town right here,
22 they were sending out stuff in this town.
23 Cheryl, our clerk, was sending out -- we were
24 getting all the -- we were getting notices of
25 this and that. This man has come here and



1 stopped all the -- I don't know if you was in
2 this department working over here or not, but
3 we was not getting any, we don't get anything
4 from Adrian Jones, nothing, these folks here
5 didn't know nothing what was going on unless we
6 told them and however we got it. So what I'm
7 saying is he came in here, like I said, and
8 dismantled this town -- not just the police
9 department, but the whole town. And Mr. Q
10 could tell you, he and Cheryl ran this town
11 with everything being certified that went up to
12 the state of Columbia. Everything was
13 certified. So, and I've heard this before.
14 I've heard several times that this wasn't done,
15 that wasn't done, that's not true. That's not
16 true.

17 **MR. LEAKS:** I work in the town hall every day, and I
18 can just say simply that as a house that was
19 built last year, we don't even have the
20 records, I mean, the plans in the town hall.
21 We don't even have the proper permits in the
22 town hall. We're not even -- we don't even --
23 I can go on all day, but that's not what I want
24 to do here. But I'm just, I work in this town
25 hall, and I've identified the issues that we



1 have. And we have issues.

2 **COUNCILWOMAN GORE:** And I don't want to get in a
3 pissing match with you either, but I just want
4 to say this part right here. See, that's what
5 I'm saying. If I hadn't worked up there, I
6 could say yes, and I could agree with you and
7 go on with you every day, all day. But you
8 know what I was, what I did when I worked at
9 the town hall, I was the building permit tech
10 there. I know for sure, but little things that
11 was done, if it was only somebody putting a
12 string on their fence, I know for sure they had
13 files over there. Every file was docket for
14 everything that was good. And I know for sure
15 that I would get in that town truck and I would
16 ride around if somebody was building on
17 something and they didn't have a permit. Guess
18 what I did? I got out that truck and I went to
19 them, told me they had to get a building
20 permit. That's what I did. So what's going on
21 right now, it seems to me like it slid back
22 from what it was. 'Cause we was going forward.
23 There was a time we had a process going on
24 there. So I don't know about ---

25 **MR. LEAKS:** The world is evolving. I mean ---



1 **COUNCILWOMAN GORE:** But yeah, but, but, but for you
2 to be saying that they never had a building
3 permit, business license, late fees and all
4 that -- that, and like I said, like you said,
5 whether or not we had people in our consultant
6 that's not here today, that was one of his
7 jobs. He was supposed to go around and make
8 sure that business license was collected and
9 what have you. I'll tell you where he ran it
10 and collected their fees over to The Dollhouse.
11 He didn't go over there and get his man up over
12 here though, why he didn't do that. So I'm
13 saying it's not like -- and I'm not, like I
14 said, and like he said this, and I don't want
15 nobody think that I'm hitting on nobody. I'm
16 just speaking on business right here. This
17 town has moved backwards. If you're telling me
18 that we're in a position where we don't have
19 nobody, we just getting to the position where
20 we have nobody putting the -- all those homes
21 over there, whenever they're built, there
22 should be a permit in each person's file,
23 everybody. Like I said, it wasn't no homes
24 being built when I worked here, only one. And
25 that one was in that file at 508 32nd, that



1 file, that permit fee was in that file. If
2 somebody got a roof put on, it was in the file.
3 That's what we did. So therefore, I don't know
4 where that stopped happening or whatever, but
5 that was being done. So, but like I said, I'm
6 just at the point where I feel 400 people or
7 less as a population in Atlantic Beach, we are
8 very limited to our revenue here, other than
9 our business license and our tax space. We are
10 done. So I don't feel comfortable being a
11 taxpayer from that side. I don't feel
12 comfortable paying all my little taxpayer money
13 into salaries. That's all I'm saying. So I
14 don't have anything else to say with it. Next.

15 **MAYOR PRO TEM DAVID:** And I just got a report back.
16 Councilwoman Taylor said something about the
17 legal services, 2024 ---

18 **COUNCILWOMAN GORE:** Part of hers.

19 **MAYOR PRO TEM DAVID:** 2024, 2025 to 2026, there's an
20 overage of \$35,000 in legal fees. And I know
21 that that's including the lawsuit, we had the
22 big one with The Dollhouse, and that includes
23 the same amount of money we spent on the salary
24 for a part-time work at home, 32-hour a week
25 lawyer on full-time staff and benefits. I'm



1 going to harp on it to the end of the day.
2 It's not something that is sustainable. It's
3 not what we voted on. And it's not something
4 that I can support going forward.

5 **COUNCILWOMAN TAYLOR:** For clarification, I was
6 comparing Dwayne Green's salary along with
7 Brad's salary and the number of months that
8 they worked and what they were paid compared to
9 what has been paid out so far this year. So
10 they were on track to pay more if they had
11 stayed on, you know, what we paid, what we had
12 budgeted to pay ---

13 **MAYOR PRO TEM DAVID:** I'm looking at that.

14 **MR. LEAKS:** (Inaudible) just like this year, we
15 continue to pay the 1st, January 1st through
16 July 1st to be on a different, I mean, like
17 June 30th would be on a different budget than
18 July 1st through December.

19 **MAYOR PRO TEM DAVID:** This here document, I'm
20 looking at this document.

21 **MR. LEAKS:** No, I was saying, I just wanted to make
22 sure that you can be aware with the public that
23 that's a business calendar year, so June 30th
24 -- I mean July 1st to June 30th.

25 **COUNCILMAN PRO TEM DAVID:** And that's July '24 to



1 June '25, and then we go in July '25, July '26,
2 or June '26, so.

3 **MR. LEAKS:** Same revenue, you can say that with the
4 personnel. Last year, y'all had the birthday,
5 we came up with the 10,000, and we only spent
6 out 622 ---

7 **MAYOR PRO TEM DAVID:** That's because our police
8 department was suspended.

9 **COUNCILWOMAN GORE:** Gone.

10 (Multiple voices at once.)

11 **COUNCILWOMAN GORE:** Yeah, that's what happened, no
12 police department.

13 **MAYOR PRO TEM GORE:** Got to put context to it.

14 **MR. LEAKS:** So even with Horry County providing
15 their services, even with the attorney fees
16 that we have, we're still a hundred, a hundred
17 and some thousand under budget.

18 **COUNCILWOMAN GORE:** Because we don't have the police
19 department now, that's why. Because we don't
20 have a ---

21 **MR. LEAKS:** That's why I would say the context. I
22 mean, context, if you provide context, if we
23 were -- somebody's saying well you referenced
24 the lawyer fees. So we're just looking off the
25 numbers. Right now, we're currently under



1 budget with what we had budgeted for last year.

2 **COUNCILWOMAN GORE:** We're under budget for the 13, 1
3 million, 300. So therefore -- but if -- but to
4 bounce it back over to the previous years, we
5 are well over our budget.

6 **MAYOR PRO TEM DAVID:** And one thing I would say too,
7 I know there's EV charging station in here with
8 a charge. Has anybody, I've asked about this
9 a couple times, the revenue for the EV charging
10 station?

11 **MR. LEAKS:** We can't even find the records. We
12 don't even know the manufacturer that -- that
13 has that processing system. And that's why I
14 keep bringing up how important it is that we
15 have adequate recordkeeping systems. We have
16 something out there that's making money. We
17 pay a light bill every month and we don't even
18 know where that money is going.

19 **MAYOR PRO TEM DAVID:** Have y'all reached out to Ms.
20 -- Ms. -- Ms. -- Ms. -- Ms. ---

21 **MR. LEAKS:** Yes, I reached out to the former town --
22 interim town manager. She said she left
23 everything in there. I reached out to Mr.
24 Electric (inaudible) charges. He is trying to
25 help us. We are trying to figure that stuff



1 out, but that's why I say it's important that
2 we have the correct recordkeeping system.
3 That's important why we have enough people in
4 the town hall that can support the stuff that
5 we have going on. All it takes is one big
6 grant to come through, and we can't even
7 support it. The ARPA grant, it's worthless.
8 I didn't know anything when the ARPA grant
9 came. On my first day, I had to join on the
10 meeting, and I had to figure that grant out.
11 I did not have the proper records. I went out
12 there, I gained every piece of record I could,
13 and I gained control of that project. But if
14 we need the staff to support that, and the
15 group that we have right now is a good group
16 that can support the things that we're trying
17 to do. This with the staff breaking it down to
18 just a town manager and a clerk will not
19 support anything that we want. You speak all
20 the time, John, about grants, grants, grants.
21 How are we going to effectively manage those
22 grants if we don't have the staff that can
23 manage those grants?

24 **COUNCILWOMAN GORE:** We can keep the staff. We can
25 keep the staff. We just have to lower staff



1 down to their pay. And we're in a town,
2 four-block town, everybody on salary except one
3 person. I've never seen that before in my
4 whole life. I've never heard of that.

5 **COUNCILWOMAN TAYLOR:** Excuse me. I think what he is
6 referring to is to have a staff that has the
7 technical skills to do the work. We can have
8 staff in there, but we'll continue to have an
9 analog system where files are misplaced or not
10 correctly put away. We need to digitize our
11 entire system. And that means having people on
12 staff who have the skill set to do that.

13 **COUNCILWOMAN GORE:** No, I beg to differ. And let me
14 tell you why I beg to differ on that. It's
15 because when the government changed over, there
16 was everything that you could find. When Mr.
17 Q was in that office, there wasn't nothing that
18 you could go up there and ask for that he
19 couldn't give you. You can suck your teeth all
20 you want to. He would sit there and he could
21 give you anything. Cheryl could have it to you
22 in doggone 30 minutes if asked and need be.
23 And at the same time, like I said, what kind of
24 rocket science do you need to be getting paid
25 \$58,000 a year? That's why I want to know in



1 a four-block town with 400 people or less, with
2 limited revenue, what kind of, what, make it
3 make sense to me and I'll go along with all of
4 it. But right now, it's not making no sense to
5 me. I mean, for somebody getting paid, a clerk
6 getting paid \$58,000 a year.

7 **MR. LEAKS:** You've got a clerk. You've got an
8 assistant town manager.

9 **COUNCILWOMAN GORE:** Excuse me, I beg to differ.
10 Whatever, we don't need assistant town manager
11 in Atlantic Beach, four blocks wide. We don't
12 need one.

13 **COUNCILWOMAN TAYLOR:** I think it's up to the town
14 manager ---

15 **COUNCILWOMAN GORE:** And we didn't vote on it. No.

16 **COUNCILWOMAN TAYLOR:** --- to decide what staff he
17 needs ---

18 **COUNCILWOMAN GORE:** No, ma'am. No, ma'am.

19 **COUNCILWOMAN TAYLOR:** --- or she needs in order to
20 govern.

21 **COUNCILWOMAN GORE:** No, ma'am.

22 **COUNCILWOMAN TAYLOR:** Yes, ma'am.

23 **COUNCILWOMAN GORE:** The government ---

24 **COUNCILWOMAN TAYLOR:** The government ---

25 **COUNCILWOMAN GORE:** Mayor and council both on the



1 pertinence. We never voted to bring a town --
2 assistant town manager in Atlantic and I went
3 back on ---

4 **COUNCILWOMAN TAYLOR:** We don't have to tell him
5 which people to ---

6 **COUNCILWOMAN GORE:** Are you kidding me?

7 **COUNCILWOMAN TAYLOR:** No, I'm not.

8 **COUNCILWOMAN GORE:** No, you're not right.

9 **COUNCILWOMAN TAYLOR:** He's in charge of the
10 personnel.

11 (Multiple voices at once.)

12 **COUNCILWOMAN GORE:** Whatever. You just got here
13 honey. You don't know. You don't know. Go to
14 class. You got class. (Inaudible.) How 'bout
15 go to that. Go to that. You don't got none of
16 that. None of that.

17 **MAYOR PRO TEM DAVID:** Titus, you brought up grants.
18 I know you allocated \$45,000 or so to planning,
19 but there's no money in the grant section. Is
20 part of that money the grant money or ...

21 **MR. LEAKS:** It was 35,000 that was allocated to the
22 capital outlay projects and grant match.

23 **MAYOR PRO TEM DAVID:** Okay. So grant match, not
24 what -- what about grant, grant -- you got to,
25 in order to get match, we got to write them



1 and propose them to get the match.

2 **MR. LEAKS:** Yes. So currently right now we have
3 (inaudible) that has a program that provides
4 assistance to small municipalities such as
5 Atlantic Beach. They helped us get grants
6 before. They helped get the playground right
7 outside. We have stuff that we have to do on
8 our side to be able to get those grants. The
9 grant -- Waccamaw COG is not going to give us
10 grants. The town administrator ---

11 **COUNCILWOMAN GORE:** (Inaudible) give us nothing.

12 **MR. LEAKS:** --- that he's supposed to do to go out
13 and get grants. We can't expect somebody to
14 just -- we just tell them that we want this and
15 they give us a grant. That's not how that
16 works. You have to be proactive, you have to
17 do what you have to do, you have to do those
18 needs assessments. You have to follow up and
19 make sure that we're applying on time, make
20 sure that we're writing them correctly, which
21 they will provide assistance and everything.
22 And once we get awarded those grants, they will
23 -- they will manage those grants for us.

24 **MAYOR PRO TEM DAVID:** So the last time they wrote a
25 grant for us and we've been paying them for the



1 last -- it's been five years or so and we
2 haven't had ---

3 **MR. LEAKS:** And how many houses have we built?

4 **MAYOR PRO TEM DAVID:** I just asked about the grants.

5 **COUNCILWOMAN GORE:** The houses? Wait a minute. How
6 many houses?

7 **MR. LEAKS:** Yeah.

8 **COUNCILWOMAN GORE:** What the houses got to do with
9 this?

10 **MAYOR PRO TEM DAVID:** I just said ---

11 **MR. LEAKS:** Because we paid Waccamaw COG when we
12 referred ---

13 **MAYOR PRO TEM DAVID:** I'm talking about the grant
14 section.

15 **MR. LEAKS:** I'm clarifying. What we paid Waccamaw
16 COG is for a planning zoning review. The grant
17 program is in addition to being in contract
18 with Waccamaw COG. We are not paying
19 specifically for grant program. That's just
20 something to have being that we have a contract
21 with them. We're paying for a planning and
22 zoning review so when somebody wants to build
23 a house they make sure that we're following our
24 own laws for our state laws and local county
25 laws.



1 municipalities such as Atlantic Beach. We have
2 to be proactive, the stuff that we have to do
3 on our side to make sure that we're receiving
4 all the benefits from Waccamaw COG. We can't
5 just say that -- we can't just expect them to
6 just give us anything. We have to identify
7 what we want and (inaudible) put the work in it
8 for that.

9 **MAYOR PRO TEM DAVID:** Well, the last thing I'm going
10 to say is ---

11 **COUNCILWOMAN GORE:** Please, yeah, please cut it
12 short.

13 **MAYOR PRO TEM DAVID:** I've identified that we're
14 paying an overage of \$65,000 for a lawyer that
15 works at home part time. And we can take that
16 \$65,000, or \$60,000, and hire another police
17 officer and put another \$15,000 for grant
18 matching. And so much more can be done with
19 that money. And that's all I got to say.

20 **MR. LEAKS:** I also want to identify that we have no
21 officers in our police department. To expect
22 a chief to come in and hire four officers on
23 top of getting the police -- police department
24 back up and running, that's -- that's not
25 ideal. Police -- our police department has not



1 had officers since December and ---

2 **MAYOR PRO TEM DAVID:** November. Well, I guess the
3 chief came and then we got pushed out too.

4 **MR. LEAKS:** But I just wanted -- the police
5 department needs work. It's just like the town
6 hall. It's not like he's coming -- he's coming
7 in on day one and everything is laid out for
8 him. There's a lot of work that needs to be
9 done in the police department. So he's going
10 to -- it's going to take that chief some time.

11 **MAYOR PRO TEM DAVID:** He or she, he or she, he or
12 she.

13 **MR. LEAKS:** It's going to take the chief some time
14 and (inaudible) provide and that time to
15 actually (inaudible) and make sure that he's
16 bringing in qualified officers. We don't want
17 a chief to come in and just bring in four
18 officers just to say that we have officers ---

19 **COUNCILWOMAN GORE:** No.

20 **MR. LEAKS:** --- programs that we need. We have --
21 that can help assist us with that. I've
22 actually been looking at a COPS grant that can
23 help us hire additional officers. But we just
24 need to be mindful that we can't just put all
25 that money -- it wouldn't be smart to put all



1 that money into something that, you know, in
2 the year time frame, we can achieve with two
3 officers, three officers, in a position to
4 bring somebody else, bringing three officers
5 into a department that is not -- that's not
6 where it's supposed to be at. We don't have
7 anything going on right now in our department.
8 There's no reason to rush. We can take our
9 time, let the chief do what he has to do and
10 build the department back the correct way.

11 **COUNCILWOMAN GORE:** Well, you know what, I hate to
12 cut you off but Adrian Jones -- Adrian Jones
13 made a comment that if he brought the chief in,
14 chief could work so many months without a
15 police being involved and he could do whatever
16 to mandate the daily process that he had to do.
17 And by this being said, he said, if we get a
18 chief in here now, all I have to do is save --
19 I could save money so I could be able to get a
20 what next year?

21 **MAYOR PRO TEM DAVID:** A raise.

22 **COUNCILWOMAN GORE:** A raise. So therefore, you
23 know, I mean, like I said, I commend you on
24 everything you're doing, but I'm -- this past
25 town manager that we had up in here, he really



1 have left a bad taste in my mouth from how he
2 left it side up for you to run into, have to
3 run into what he left here. He left you in a
4 pickle, more to say, but the pickle that he
5 left you is like terrible because for the
6 simple reason he put people in place just
7 because, just because, and just because you
8 like somebody that don't give you authority to
9 put somebody in place. Because see, I'm
10 sitting here seeing it, but these taxpayers out
11 here is the ones that pays these salaries. So
12 therefore I think that we need to be a little
13 bit more considerate of them because I
14 guarantee you there ain't a person out here
15 that's got a little -- don't have a problem
16 with that, with it being once again 400 less
17 people in our town, little revenue. I mean to
18 me it just don't make no sense. I just can't
19 see it. I honestly can't see it. So and --
20 and I mean I don't have -- this is nothing
21 personal with me, nothing, but I must still
22 answer to these folks out here. These folks
23 out here is the reason why I'm sitting up here.
24 So I can't sit here and say, yeah, I agree with
25 that. I'm never gonna agree with that. That



1 don't make no sense to me. It don't make no
2 sense to me.

3 **MR. LEAKS:** With all due respect, I'm not Adrian
4 Jones. I'm not doing this job for money. I
5 didn't get a pay increase when I got into town
6 management.

7 **COUNCILWOMAN GORE:** Perfect then.

8 **MR. LEAKS:** I get paid \$30 an hour.

9 **COUNCILWOMAN GORE:** Perfect then. That's what you
10 get.

11 **MR. LEAKS:** I get \$30 an hour to do my job. So I
12 love Atlantic Beach. This is my home.

13 **COUNCILWOMAN GORE:** Perfect.

14 **MR. LEAKS:** I'm coming here and trying to put
15 something together that will help the town.
16 I'm always going to put the town first. This
17 is not about money for me.

18 **COUNCILWOMAN GORE:** Perfect.

19 **MR. LEAKS:** I don't need the town's money. I do
20 this because I love Atlantic Beach.

21 **COUNCILWOMAN GORE:** Great.

22 **MR. LEAKS:** I didn't come to Atlantic Beach ---

23 **COUNCILWOMAN GORE:** That's what we need.

24 **MR. LEAKS:** --- to come work in the town hall. I
25 came to Atlantic Beach to attend to my family.



1 **COUNCILWOMAN GORE:** But this didn't really have
2 anything to do with you and your position
3 either now.

4 **MR. LEAKS:** No, I'm just saying -- but I'm just
5 letting you know the person I am, the person
6 that you ---

7 **COUNCILWOMAN GORE:** Yeah, that's who I am too, from
8 here too.

9 **MR. LEAKS:** So anything that I do is from my heart.
10 Anything I do is to help push Atlantic Beach
11 forward.

12 **COUNCILWOMAN GORE:** And I don't doubt that.

13 **MR. LEAKS:** (Inaudible) took my first step. I'm
14 from Atlantic Beach all day. I would never put
15 the town in a position that'll affect the town.
16 I will never do anything to harm my town. I
17 ain't going nowhere.

18 **COUNCILWOMAN GORE:** Neither am I.

19 **MR. LEAKS:** I'm here. Any job -- anybody come here
20 it's gonna be a job for them. This is not a
21 job for me. I wake up and do this every
22 morning because this is what I love. I want to
23 see my town prepared. So I want to see my town
24 move forward. This is not a job for me. If it
25 was about money, I have an MBA, seven years



1 accounting experience. I can go get a six
2 figure job just like that.

3 **COUNCILWOMAN GORE:** Oh, perfect.

4 **MR. LEAKS:** I walked away from the six figure job to
5 attend my family.

6 **COUNCILWOMAN GORE:** Great.

7 **MR. LEAKS:** So whatever I do or my position, it's
8 always for the love of Atlantic Beach. This is
9 not for money. So whatever Mr. Jones did,
10 that's on him, but please don't compare me to
11 ---

12 **COUNCILWOMAN GORE:** Okay.

13 **MR. LEAKS:** --- what he did.

14 **COUNCILWOMAN GORE:** And I apologize.

15 **MR. LEAKS:** What I want now is to push the town
16 forward. And what I propose, I'll never put
17 anything together that will harm the town.
18 Everything that I identify in the budget, the
19 many things that I identify in this budget is
20 to help put the town forward, push the town
21 forward, identify all the needs that we do. I
22 tried to address everything that y'all told me.
23 Everything, capital improvements, a reserve
24 fund. I dropped the salaries. I took my own
25 position away, my own position. I was told



1 when I got this job ---

2 **COUNCILWOMAN GORE:** Oh, we was gonna take that away.

3 **MR. LEAKS:** -- when I got this job, I could always
4 go back to my old position if it didn't work
5 out. I can't go back to that position anymore
6 because I took my own job away. I don't --
7 it's not about my job to me. This is about
8 what -- I love my community, I love my town,
9 and I always do what's right.

10 **COUNCILWOMAN GORE:** And that's great, and I
11 appreciate all that. And so therefore -- well,
12 we shouldn't have a problem because I don't
13 know, and I'm not even gonna discuss to the
14 matter of where my salary ranges from for a
15 town manager, town clerk, town attorney, and
16 the maintenance department. I'm gonna to keep
17 my numbers for now for later, because I'm not
18 in the position right now to vote on anything
19 when it come down to this budget. I just can't
20 do it. And because I can never ever imagine
21 approving salaries like we have stated here for
22 the proposal. So therefore, y'all could go
23 carry on. Yeah, I'm just not in the position.

24 **MR. LEAKS:** Speaking on the salaries, the town
25 manager's salary, that was what was proposed.



1 I didn't change that.

2 **COUNCILWOMAN GORE:** I'm not talking about you.

3 **MR. LEAKS:** Huh?

4 **MR. COUNCILWOMAN GORE:** I'm not talking to you. I'm
5 just talking overall.

6 **MR. LEAKS:** I'm just saying, I'm just speaking on
7 the numbers that the public has. I put those
8 numbers out there because I don't have anything
9 to hide. They're looking at the same thing
10 that you're looking at right in front of your
11 face. They have every salary out there. The
12 town manager number was what a council member
13 provided. The assistant town manager, when I
14 talk to council, \$50,000 was okay. And I
15 talked to two more and they were okay with the
16 \$52,500. That's why I put those numbers there.
17 The maintenance guy, I gave him a raise.

18 **MAYOR PRO TEM DAVID:** The maintenance guy needed a
19 raise.

20 **MR. LEAKS:** He needed a raise.

21 **COUNCILWOMAN GORE:** More than anybody else.

22 **MAYOR PRO TEM DAVID:** A lot of things, again, I
23 commend you. A lot of the things that we
24 talked about that you went back and changed,
25 because again, we said it wasn't going to go.



1 And the only thing that I'm talking about right
2 now is the attorney salary, that's the only
3 thing that's just huge and mind blowing.
4 Because again, I expressed what the deal was
5 with it. We got to do some jiggering on that.

6 **MR. LEACH:** But it's not set in stone. If the
7 council feels that they want to move past that,
8 you can vote on it and it's just budgeted.
9 That doesn't mean we're going to spend it.
10 That's just like right now, the town manager
11 salary that left is still budgeted, but we're
12 not spending that money.

13 **MAYOR PRO TEM DAVID:** But the one that -- the
14 attorney fee is a contract that was signed that
15 has to be adjusted.

16 **MR. LEAKS:** But I don't think that's a reason not to
17 approve the budget.

18 **COUNCILWOMAN GORE:** The members got to be there,
19 though.

20 **MAYOR PRO TEM DAVID:** If you approve it, it's going
21 to happen.

22 **COUNCILWOMAN GORE:** The members got to be there. We
23 can't just say, yeah, assume it.

24 **MR. LEAKS:** What about the numbers from last year
25 that wasn't there?



1 COUNCILWOMAN GORE: Oh, I didn't vote on it last
2 year.

3 MAYOR PRO TEM DAVID: (Inaudible.) Just like last
4 year, all the consultants that were added
5 weren't there either, but they were added.

6 MR. LEAKS: Okay. Well -- and I took everything
7 out.

8 MAYOR PRO TEM DAVID: Yeah, I agree with you.

9 MR. LEAKS: I did that to satisfy the council to put
10 together ---

11 COUNCILWOMAN GORE: So where are we at now?

12 MR. LEAKS: At some point we have to put Atlantic
13 Beach first. At some point we have to -- you
14 can't stop something from your personal ---

15 MAYOR PRO TEM DAVID: That's not personal.

16 COUNCILWOMAN GORE: There's nothing personal here,
17 not with me.

18 MAYOR PRO TEM DAVID: That's not personal.

19 MR. LEAKS: That's enough to hold a town ---

20 MAYOR PRO TEM DAVID: That's not -- that's numbers.

21 MR. LEAKS: --- up from a budget, if you want a
22 budget.

23 MAYOR PRO TEM DAVID: It is.

24 COUNCILWOMAN GORE: Yeah, I'm not voting to approve
25 it now.



1 **MAYOR PRO TEM DAVID:** So again ---

2 **MR. LEAKS:** So why can't you do the vote to just get
3 rid of the lawyer then?

4 **COUNCILWOMAN GORE:** We don't want to get rid of a
5 lawyer.

6 **MAYOR PRO TEM DAVID:** I didn't ask to get rid of the
7 lawyer. I asked to go back to the contract
8 that I voted on and approved in January.

9 **MR. LEAKS:** And don't you take a vote and do
10 something like that?

11 **MAYOR PRO TEM DAVID:** No, we voted on that contract.
12 We voted there. It would take a vote to do the
13 contract that she's on.

14 **MR. LEAKS:** I'm saying now.

15 **MAYOR PRO TEM DAVID:** No. No.

16 **MR. LEAKS:** The contract is signed right now.

17 **MAYOR PRO TEM DAVID:** That wasn't the contract that
18 we approved.

19 **COUNCILWOMAN TAYLOR:** What we voted on was to give
20 the town manager the authorization to agreement
21 with the lawyer ---

22 **MAYOR PRO TEM DAVID:** Of the contract that he showed
23 us in executive session.

24 **COUNCILWOMAN TAYLOR:** We voted to give him ---

25 **MAYOR PRO TEM DAVID:** Of the contract that he showed



1 us in executive session.

2 **COUNCILWOMAN TAYLOR:** --- agreement with the lawyer.

3 **MAYOR PRO TEM DAVID:** Of the contract ---

4 (Multiple voices at once.)

5 **COUNCILWOMAN GORE:** Y'all voted to get Adrian Jones
6 y'all whole paycheck is what y'all did, to give
7 him y'all life.

8 **MAYOR PRO TEM DAVID:** And then he went on to do
9 several contracts, at least eight, that are
10 over \$5,000, that were not approved by council.
11 So he did all of that.

12 **COUNCILWOMAN TAYLOR:** Regarding the attorney, we gave
13 him the authorization to go into the agreement
14 with the town's attorney.

15 **MAYOR PRO TEM DAVID:** We did not for that contract.
16 Next we'll do -- if there's nothing else, we'll
17 move into public hearing, into comments.
18 Anybody? You can come to the mic or we'll
19 bring the mic to you.

20 **PUBLIC HEARING:**

21 FY 2026-2027 PROPOSED GENERAL FUND BUDGET

22 **UNNAMED SPEAKER:** Y'all need to get this shit -- I
23 mean, this stuff together.

24 **UNNAMED SPEAKER:** I agree.

25 **MAYOR PRO TEM DAVID:** Anybody else?



1 **UNNAMED SPEAKER:** You're looking real rough.

2 **MAYOR PRO TEM DAVID:** That is -- again, you make
3 sausage. This ain't -- this don't -- you don't
4 sit around and just everything don't work out.
5 This is -- this is the legislative process.

6 **COUNCILWOMAN GORE:** Okay, so ...

7 **MAYOR PRO TEM DAVID:** No comment. Anybody got a
8 comment?

9 **MR. LEAKS:** And I do want to expand on that. It is
10 -- we are living rough. And I care about --
11 like I said, this is my town, and this is in my
12 heart. And I care about how the town looks.
13 I care about the perception that we have out
14 there. One thing that doesn't get mentioned is
15 that the staff, every day, anytime we deal with
16 anybody, the first thing they want to talk
17 about is what's going on in Atlantic Beach. We
18 have to wear that. The decisions that are made
19 in here, we have to wear that every day. We
20 have to face those questions. None of --
21 nobody sitting up here on council have to face
22 ---

23 **COUNCILWOMAN GORE:** Honey, honey, if you only had my
24 phone, if you only could get my phone at it, oh
25 no, honey.



1 **MR. LEAKS:** Every time my phone rings, every time we
2 go somewhere, everybody wants to talk about
3 what's going on in Atlantic Beach.

4 **COUNCILWOMAN GORE:** Oh, same thing here.

5 **MAYOR PRO TEM DAVID:** All the time.

6 **MR. LEAKS:** Every time.

7 **COUNCILWOMAN GORE:** Same thing here.

8 **MR. LEAKS:** We still get up and go to work every
9 day. We're talking about (inaudible) issues up
10 here in front of my staff, stuff every day,
11 come to work and do the best they can do every
12 day. They put Atlantic Beach first. They're
13 not from Atlantic Beach. And it is sad that we
14 come here and work hard, try to get everything
15 done with the circumstances that we're facing.
16 And just to get in front of council, and they
17 have, they just down for everything. What
18 about a good job? What about thank you for
19 your service? What about some of that? You
20 know, but I mean, it's just be genuine about
21 it.

22 **COUNCILWOMAN GORE:** The money just ain't adding up.
23 Good job. Y'all do a good job. I say it all
24 the time. Very good job. It's just the idea.
25 The money, it ain't making no sense. The money



1 ain't mapping. We don't have that type of
2 money to pay out the salaries for ---

3 **MR. LEAKS:** But we have -- we have ---

4 **COUNCILWOMAN GORE:** Look, where we at now?

5 **MR. LEAKS:** --- 150,000 to pay lawyers for lawsuit
6 cases.

7 **COUNCILWOMAN GORE:** No, we don't have that.

8 **MR. LEAKS:** I mean, that's what we're paying.

9 **COUNCILWOMAN GORE:** But we didn't have no choice but
10 to have that.

11 **MR. LEAKS:** I mean, but that's what we're paying.

12 **COUNCILWOMAN GORE:** We can't -- we can't say that we
13 aren't going to pay an attorney, but we can say
14 that we would not be giving no clerks no 52.

15 **MR. LEAKS:** She's not a clerk.

16 **COUNCILWOMAN GORE:** Town manager, assistant town
17 manager, what have you. We don't need it in
18 four blocks, Titus. That's all I'm saying.
19 And it's just my opinion now. I'm not,
20 whenever the votes come down, mine may not be
21 needed. I don't need mine. We got other
22 people up here that could vote on that. I'm
23 just saying what I don't see that is feasible.
24 It's just not feasible to me to pay anybody
25 that type of money in a four block town with



1 limited revenue. We had a high rise up in
2 here, down there, that motel down there. We
3 had that down there. We might be able to do
4 some of this stuff right here. But right now
5 at this point when we're sitting there, we
6 don't. But we're waiting on that and hopefully
7 it'll be here soon. When they get here, then
8 we'll be able to do that. Yes.

9 **MAYOR PRO TEM DAVID:** If we don't have any public
10 hearing or any comments, we'll move on to the
11 next item, Resolution Number 11-2026.

12 **MR. LEAKS:** So this is a resolution authorizing the
13 town manager to pay invoices exceeding \$5,000
14 for law enforcement services. I have two
15 invoices received from Off Duty Management,
16 which is the service that we use to have police
17 presence in Town of Atlantic Beach. We have
18 two outstanding invoices from April and March
19 at over \$5,000 a month. One is \$5,390 and one
20 is \$5,362, and according to the procurement
21 process I would need authorization from the
22 council to make any payment over \$5,000.

23 **MAYOR PRO TEM DAVID:** I appreciate this. This is
24 good because the previous town manager again
25 messed this up. And as the attorney did point



1 out, we probably need a resolution to say you
2 can pay the whole contract. Because, again, in
3 aggregate, every time you sign a check, 3,000,
4 4,000, 7,000, we're breaking the procurement
5 anyway. So hopefully, we'll get a overall
6 thing with this. But I move that we pass
7 resolution number 11-2026.

8 **COUNCILWOMAN GORE:** So moved.

9 **MAYOR PRO TEM DAVID:** Is there a second? I mean,
10 roll call.

11 **UNNAMED SPEAKER:** Councilman Edward Campbell.

12 **COUNCILMAN CAMPBELL:** Yea.

13 **UNNAMED SPEAKER:** Councilwoman Carla Taylor.

14 **COUNCILWOMAN TAYLOR:** Yea.

15 **UNNAMED SPEAKER:** Councilwoman Jacqueline Gore.

16 **COUNCILWOMAN GORE:** Yea.

17 **UNNAMED SPEAKER:** Mayor Pro Tem John David.

18 **MAYOR PRO TEM DAVID:** Yes. Next we have number
19 nine, an ordinance to adopt a first reading, an
20 ordinance to adopt the Town of Atlantic Beach
21 fiscal year commencing with July 2026 to ending
22 in June 30th, 2027. Is there a motion on the
23 proposal?

24 **COUNCILWOMAN TAYLOR:** I move that we vote to adopt
25 ordinance number 9-2026, first reading of the



1 budget of the Town of Atlantic Beach for the
2 fiscal year commencing July 1st, 2026, and
3 ending June 30th, 2027.

4 **COUNCILMAN CAMPBELL:** Second.

5 **UNNAMED SPEAKER:** Are you going to hold a public
6 hearing?

7 **MAYOR PRO TEM DAVID:** I asked the comments for
8 public hearing three, four times.

9 **UNNAMED SPEAKER:** I didn't hear a motion and a
10 second to go into a public hearing. I didn't
11 hear a motion and a second to come out of a
12 public hearing.

13 **MAYOR PRO TEM DAVID:** Well, I'll give a motion, but
14 again, we asked four, five times do people want
15 to talk. Nobody said anything.

16 **UNNAMED SPEAKER:** I just pointed out the process of
17 a public hearing.

18 **MAYOR PRO TEM DAVID:** Is there a motion to go into
19 the public hearing and then come out of the
20 public hearing?

21 **COUNCILWOMAN GORE:** So moved. So moved.

22 **MAYOR PRO TEM DAVID:** Second roll call.

23 **UNNAMED SPEAKER:** Councilman Edward Campbell.

24 **COUNCILMAN CAMPBELL:** Yea.

25 **UNNAMED SPEAKER:** Councilwoman Carla Taylor.



1 COUNCILWOMAN TAYLOR: Yea.

2 UNNAMED SPEAKER: Councilwoman Jacqueline Gore.

3 COUNCILWOMAN GORE: Yea.

4 UNNAMED SPEAKER: Mayor Pro Tem John David.

5 MAYOR PRO TEM DAVID: Yes. Is there any comments in
6 public hearing? You've got to make a comment
7 now, Paul.

8 PAUL: I'm just pointing out ---

9 MAYOR PRO TEM DAVID: I appreciate it. I appreciate
10 it. Thank you very much. Thank you very much.
11 Is there a motion to come out of the public
12 hearing?

13 COUNCILWOMAN GORE: So moved.

14 MAYOR PRO TEM DAVID: Is there a second?

15 COUNCILWOMAN TAYLOR: Second.

16 MAYOR PRO TEM DAVID: Roll call.

17 UNNAMED SPEAKER: Councilman Edward Campbell.

18 COUNCILMAN CAMPBELL: Yea.

19 UNNAMED SPEAKER: Councilwoman Carla Taylor.

20 COUNCILWOMAN TAYLOR: Yea.

21 UNNAMED SPEAKER: Councilwoman Jacqueline Gore.

22 COUNCILWOMAN GORE: Yea.

23 UNNAMED SPEAKER: Mayor Pro Tem John David.

24 MAYOR PRO TEM DAVID: Yes. Now we'll go back to
25 ordinance number nine.



1 COUNCILWOMAN TAYLOR: It's still on the floor.

2 MAYOR PRO TEM DAVID: Well, it was interrupted, so
3 that's the reason.

4 COUNCILWOMAN GORE: Well, you got to do it now
5 'cause it's interrupted.

6 COUNCILWOMAN TAYLOR: I move that we vote to pass
7 ordinance number 9-2026 first reading to adopt
8 a budget for the Town of Atlantic Beach for the
9 fiscal year commencing July 1st 2026 and ending
10 June 30th, 2027.

11 COUNCILMAN CAMPBELL: Second.

12 MAYOR PRO TEM DAVID: Roll call.

13 UNNAMED SPEAKER: Councilman Edward Campbell.

14 COUNCILMAN CAMPBELL: Yea.

15 UNNAMED SPEAKER: Councilwoman Carla Taylor.

16 COUNCILWOMAN TAYLOR: Yea.

17 UNNAMED SPEAKER: Councilwoman Jacqueline Gore.

18 COUNCILWOMAN GORE: Nay.

19 UNNAMED SPEAKER: Mayor Pro Tem John David.

20 MAYOR PRO TEM DAVID: No.

21 **UPCOMING EVENTS AND ACTIVITIES - KEY DATES:**

22 MAYOR PRO TEM DAVID: Next we have upcoming events
23 and planning commission. Upcoming events,
24 Titus.

25 MR. LEAKS: So we have a planning commission meeting



1 on July 16, 2026 at 1:30 p.m. Currently, the
2 planning commission is working on updating our
3 comprehensive plan and the land management
4 ordinance. At this meeting, we will focus to
5 adopt the comprehensive plan and make a
6 recommendation for council to approve. So I
7 will try to invite everyone to come out. I
8 mean, at this point, everything is pretty much
9 set in stone, but you still come out and
10 support your planning commission and the
11 decision that they're making that will shape
12 our town for the next ten years.

13 **MAYOR PRO TEM DAVID:** And the -- they still have
14 time for public comment right now, right up
15 until 30 days, I think.

16 **MR. LEAKS:** For the ...

17 **MAYOR PRO TEM DAVID:** For the comprehensive plan.

18 **MR. LEAKS:** Yeah, yeah, yeah.

19 **MAYOR PRO TEM DAVID:** So if you've got a comment you
20 need to get it in ASAP. Is there anything
21 else? If not, is there a motion to adjourn?

22 **ADJOURNMENT:**

23 **COUNCILWOMAN GORE:** So moved.

24 **COUNCILWOMAN TAYLOR:** Second.

25 **MAYOR PRO TEM DAVID:** Roll call.



1 UNNAMED SPEAKER: Councilman Edward Campbell.
2 COUNCILMAN CAMPBELL: Yea.
3 UNNAMED SPEAKER: Councilwoman Carla Taylor.
4 COUNCILWOMAN TAYLOR: Yea.
5 UNNAMED SPEAKER: Councilwoman Jacqueline Gore.
6 COUNCILWOMAN GORE: Yea.
7 UNNAMED SPEAKER: Mayor Pro Tem John David.
8 MAYOR PRO TEM DAVID: Yes.
9 (End of audio.)

10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25



CERTIFICATE

This is to certify the transcript of the Atlantic Beach Town Meeting consists of sixty-eight (68) pages. This transcript was prepared by me without the benefit of my being present during the meeting. Additionally, this transcript was prepared from a audio recording provided to me.

I further certify that I am neither employed by nor related to any of the parties in this matter or their counsel; nor do I have any interest, financial or otherwise, in the outcome of same.

IN WITNESS WHEREOF I have hereunto set my hand and seal this June 30, 2026.



Katherine M. Boone
Court Reporter

Notary Public for South Carolina
My Commission Expires: January 30, 2030



CREEL COURT REPORTING, INC.
1230 Richland Street / Columbia, SC 29201
(803) 252-3445 / contact@creelreporting.com