

TOWN OF ATLANTIC BEACH, SC

Town Council Meeting
Monday, January 5, 2026

APPEARANCES

COUNCIL MEMBERS:

JOHN DAVID, MAYOR PRO TEM
CARLA TAYLOR, COUNCILWOMAN
EDWARD CAMPBELL, COUNCILMAN

ALSO PRESENT:

ADRIAN JONES, TOWN MANAGER
CHERYL PEREIRA, TOWN CLERK
LEAH MOODY, TOWN ATTORNEY
MR. BOOKER, COMMUNITY ENGAGEMENT STAFF
TITUS LEAKS, COMMUNITY ENGAGEMENT STAFF
ASHLEY COWEN, PLANNING PROJECT MANAGER - DIAMOND SHORES
JOSEPH COOPER

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ADJOURNMENT

Atlantic Beach Town Council Meeting Summary- January 5

Councilman David: We apologize for the delay. Is there a motion to come out of executive session into a regular session

Councilwoman Taylor: So moved

Councilman Campbell: Second

Councilman David: Roll call

Chery Pereira: Councilman Edward Campbell

Councilman Campbell: yes

Cheryl Pereira: Councilwoman Carla Taylor

Councilwoman Taylor: Yes

Cheryl Pereira: Mayor Pro Temp John David

Councilman David: Yes

Councilman David: Next we'll move into uh we'll have a moment of silence and pledge of allegiance and welcome everybody please turn down your cell phones

Councilwoman Taylor: and Happy New Year

Councilman David: Happy New Year Merry Christmas, everybody. Pledge everybody pledge of allegiance

Councilman David: Next we'll move into ceremonial matters swearing in of council members uh councilman - Campbell, you wanna go first or?

Councilman Campbell: Oh, I should go first. - Who's gonna swear me in? Anyone out there wanna swear me in?

Councilwoman Taylor: Councilman Campbell, Reverend Bellamy's here.

- Oh, good to meet you. I asked, I asked for that. Do you have one? Do you have a bible? Yeah. Do I have a bible? Yeah.

Councilman David: You want me to make a bigger, I can give you a bigger version too. I just want you to see it. Yeah, I'm making bigger.

Reverend Bellamy : Okay, Mr. Edward Lamar Campbell. Thank you, Officer. You can raise your right hand and repeat after me. As City Councilmember of the Municipality of Atlantic Beach.

Councilman Campbell: As city munici council city

Reverend Bellamy : As Councilmember of the Municipality of Atlantic Beach, I will equally, fairly, and impartially, to the best of my abilities

Councilwoman Taylor: Can you say that first part again?

Councilman Campbell: As a council member of the municipality of the Town of Atlantic Beach, I will equally, fairly, and properly to the best of my ability and skill, exercise trust reposed in me, and I will use my best endeavors to preserve the peace and carry into effect according to the law of purpose for which I have been elected. So help me God. -

Councilman David: As council member John David. of the municipality of the town of Atlantic Beach. I will equally, fairly, and impartially, to the best of my ability, skills, exercise, the trust reposed in me, and I will use my best endeavors to preserve the peace and carry into effect, according to the law, the purposes for which I have been elected. So help me God. Amen.

Councilman David: Next, we'll move into vote nomination for Mayor Pro Tem. Is there a motion on the floor?

Councilwoman Taylor: I move that we umm vote Councilman David to another term of Mayor Pro Tem for his second year as Mayor Pro Tem.

Councilman Campbell: Second.

Councilman David: Roll call.

Cheryl Pereira: Councilman Edward Campbell.

Councilman Campbell: Yes.

Cheryl Pereira: Councilwoman Carla Taylor.

Councilwoman Taylor: Yes.

Cheryl P: Mayor Pro Tem John David.

Councilman David: Yes. Next, the approval of the agenda, item five. Is there a motion to approval of the agenda or is there an amendment to the agenda at all?

Councilwoman Taylor: Ummm the only amendment that I would recommend would be, I recommend that we pass the agenda with the recommendation to amend item number nine. I'm sorry, item number 10. Item number nine. Remove item number nine from the current agenda. And the rest will remain as is.

Councilman David: Remove item number nine?

Councilwoman Taylor: Yeah.

Councilman David: Why?

Councilwoman Taylor: Do you have something to report?

Councilman David: We always have something to report. Don't worry about that.

Councilwoman Taylor: I thought the town manager's report was going to encompass. Okay. Well, then we can leave it at that.

Councilman David: Do we have a vacancy on the planning commission? For what moment,

Town Manager Jones: Mayor Pro Tem? I don't know why item number nine is on the agenda. Maybe this was part of the amended agenda, Ms. Cheryl for the council members to be removed off the report.

Cheryl Pereira: I think we had removed three minutes.

Councilman David: Yeah, because at one time it did have three minutes in it.

Town Manager Jones: Yeah, but we said that another way after that was removed, so it shouldn't have never been on the agenda.

Councilman David: We never got it.

Town Manager Jones: You never sent it to them

Councilman David: Is there a vacancy on the planning commission? Do we want to announce the vacancy or add that to the agenda?

Councilwoman Taylor: There's a motion on the floor.

Councilman David: I know. We haven't done a motion.

Councilwoman Taylor: I did. - I'll put nine. -

Councilman David: Please repeat the motion and let's see what-- -

Councilwoman Taylor: I move that we approve the agenda with the exception of item number nine to exclude that on tonight's agenda. -

Councilman Campbell: Second.

Councilman David: - Roll call.

Cheryl Pereira: Councilman Edward Campbell?

Councilman Campbell - Yeah.

Cheryl Pereira: Councilwoman Carla Taylor?

Councilwoman Taylor: Yes

Cheryl Pereira: Mayor Pro Temp John David

Councilman David: No

Councilman David: Motion doesn't carry

Councilwoman Taylor: How does it not carry? -

Councilman David: In the state of South Carolina, you need three votes to carry a motion.

Councilwoman Taylor: You need a majority.

Councilman Campbell: A majority.

Councilman David: Per Per and Leah you can A majority of council which is five so you need three

Councilwoman Taylor: a majority of people present.

Town Manager Jones: How do you make a quorum

Councilman David: But as the Municipal Association Guide says, a majority of council's total membership constitutes a quorum. Um It says council must have a quorum present to transact business to discharge its duties and responsibilities.

Town Manager Jones: What is a quorum?

Councilman David: A quorum of seven members is four. A quorum of five is three.

Some ordinances require a positive majority of council members to take a certain action. A positive majority of the total number of members of the council not a majority of the members present and voting

Town Manager Jones: Can you weigh in on that uh town attorney

Councilman David: that's in the municipal handbook

Attorney Moody: I mean you're saying this red is That's not a majority five here. The way it's written is that the majority is a quorum is the three of the five. Majority is the majority of council. As it says here, that's how it's written.

Town Manager Jones: There's not a majority of five here. There's never been a majority of five

Attorney Moody: The way that it is written is that the majority is a quorum is a three of the five. A majority is a majority of council as it states here. That's how its written.

Councilman David: Thank you.

Town Manager Jones: So we can't vote on nothing.

Councilman David: You can vote on everything, but you need three votes to pass.

Town Manager Jones: So them just voting on you as mayor pro tem. It didn't get three.

Councilman David: It did pass.

Town Manager Jones: Lamar didn't vote.

Attorney Moody: He did

Town Manager Jones: He didn't. No, he didn't.

Councilman Campbell: I voted.

Cheryl Pereira: Yeah, he voted.

Councilman David: Next, we'll move to, so the, uh so do we have an approval of the actual agenda?

Councilwoman Taylor: You tell us.

Councilman David: I move to approve the actual agenda that's before us. Is there a second?

Councilwoman Taylor: I made my motion.

Councilman David: That's gone.

Councilman David: Is there another motion? This agenda was before us for two weeks. Nobody said anything about removing the town council report.

Councilwoman Taylor: It was my understanding that wasn't going to be on this agenda.

Town Manager Jones: Correct.

Councilman David: But it got sent out to the public and it got sent out.

Councilwoman Taylor: And that's why I move that we pass the agenda with the exception of that item.

Councilman David: Okay, make a motion again. I'll go with you this time. Say that again.

Councilman Campbell: Can I take my first vote?

Councilman David: It's too late. We moved past that, brother.

Councilwoman Taylor: Second. Let's vote again. I second.

Councilman David: Okay. Roll call.

Cheryl Pereira: Councilman Edward Campbell

Councilman Campbell: No

Cheryl Pereira: Councilwoman Carla Taylor

Councilwoman Taylor: Yeah.

Cheryl Pereira: Mayor Pro Tem John David.

Councilman David: Yes.

Councilman David: You want to make another motion Mr. Campbell?

Councilman Campbell: No.

Councilman David: So we don't have an agenda? Make a motion again I'll go with you this time.

Councilwoman Taylor: I move that we approve this agenda with the exception of item number nine.

Councilman David: Second. Roll call.

Cheryl Pereira: Councilman Edward Campbell.

Councilman Campbell: Yay.

Cheryl Pereira: Councilwoman Carla Taylor.

Councilwoman Taylor: Yay.

Cheryl Pereira: Mayor Pro Tem John David.

Councilman David: Yes.

Councilman David: Next we'll move to public time. The first person we have, there's no motions out of the executive session. Is there a vacancy on the Planning Commission that we can announce so we can get that position filled?

Town Manager Jones: Yes.

Councilman David: So if anybody's interested in applying for the Planning Commission, please make sure to apply through the town hall and put your application in through Mrs. Cheryl. And so we can review those applications so we can fill that position. Next we have public time and the person that I have before us is Steven Farah. How are you doing?

Stephen Fera : Good evening council, Mayor Pro Tem, town manager, public. My name is Steve Farah. I live on 32nd Avenue. I just have a couple questions about how things are operating and information we are getting as citizens from this council and government that set up. The one thing that I see on here is we have personnel. I think it would benefit everybody if we knew what positions were available There was some of this published other than I see on the website. I happen to see on Indeed that we have openings for an information officer. But I think as part of this regular meeting, maybe we should talk about the openings that we have, just like finding out just now that there's an opening on the planning commission. It seems like our government and town positions are growing. I don't know if that's in lieu of the lack that we don't have police

officers, although I see police officers are one of the positions that that's up there. But I see we have several new positions that haven't been here as long as I've been here. Granted, I've only been here for the past three and a half, four years, but I think we need to publicize that more and maybe bring that out in the meetings when we're talking about personnel and why we're bringing on new staff and what the purpose of that is. The other thing is, we had on here that you talk about in session are legal matters. We hear on the news and we've seen that we have some legal matters affecting the town. But since those legal matters have been brought out, that's not been part of anybody's report here. What's happening? Do we have anything do we not have anything it just seems like things are happening and we don't know what's going on. The last thing and i i see on here is we're talking about business license I'm wondering from what I've seen of our business licenses in the last several years if we're using business license to build our empire here of these personnel moves are what's happening or are these business license fees? First of all, did they match the other fees that are around here? I know I heard, I can't say for sure, but one of our businesses paid over \$100,000 in business license fees. I know to build a house just down the street from me, they had to pay \$20,000 to \$30,000 for a business license. Is that encouraging people to want to come and build here? Or is this just how we're making money? So I think

Cheryl Pereira: It went off

Stephen Fera: a lot of these things are there. They just show up. I know when I built my house, I didn't pay \$30,000 in a business license. But today, if you want to build, that's what you have to do. So where are these things coming from? Why are they here? And who's approving all this stuff?

Councilman David: Do we have do you have any answers as far as the personnel

Town Manager Jones: yes yes that's on the freedom of information if you that's something that is yes yeah

Stephen Fera: look I understand government I worked for the government for 40 years and i know i can get anything i want I'm saying as a council as this meeting you should be telling us what your personnel things are what are the openings. Our legal matters that we have. These are things, you write this stuff on these things, nobody knows anything out here. That information should be coming out to us. As part of the manager's report, maybe we should talk about those things. We used to hear some of those things. Now we hear nothing.

Leah Moody: So, Leah Moody, I'm a practicing attorney in South Carolina. Under the Freedom of Information Act, you're not entitled to the personnel information other than the job advertisements and I think what you're asking for is fair and I think that's what he's talking about the volunteer positions that you can apply for to fill those vacancies and then any job announcement. I guess that's a job description that would be posted. The town manager is the person who runs the day-to-day operations. As far as legal advice, when I'm giving legal advice to council members, which no action is taken in executive session, that is confidential information

and that's normal and customary under the Freedom of Information Act and that's in the South Carolina statute. So you don't get, the public is not entitled to hear all the strategy for the legal advice is being rendered. If there's something that would be public, you can get that information. I'm not sure as to what information you're seeking and what kind of information you've received in the past, but that would come from the town manager.

Stephen Fera: So here's the big concern with this. What we see is budget. We see personnel costs. But we don't know what those personnel costs go to because as part of personnel costs it could cover his salary but it couldn't cover your salary I don't know

Leah Moody: well you'll get that when they go through the budget

Stephen Fera: I've never had before that's what I'm asking for why can't we know we employ x number of employees for the town here's the budget you don't have to tell me the salary although I think that's public information that everybody's salary you could tell but we've never heard that

Town Manager Jones: so my question to you sir would be during the time that the budget was being put together back in June July that wasn't a concern then

Stephen Fera: it was a concern it was a question that was asked we got budget and we said we were going to follow up later and you're right back in June and July the question was asked it's January I don't think we've ever seen it show up

Town Manager Jones: I think I think uh for those person that you uh asked that question they should have definitely been more forthcoming to you with uh information uh because uh That supersedes me, prior to me having known on how the budget was built.

Councilman David: So, if we can, if we can, we have a, we have a list of employees or employees, we can provide that to, if he doesn't, or request or ask.

Town Manager Jones: The town doesn't have to provide every functionality of its operation to the governor. I mean, attorney just addressed it, so I don't know what is it that, what is it that-- -

Leah Moody: I thought you were asking for the vacancies that were-- -

Town manager Jones: Yeah, so the vacancies are online. -

Stephen Fera: I got the vacancies. - Yeah, they're online. - There's four vacancies posted. - They're there for, they're there to-- - But how do I know that those vacancies fit into the budget that we had back in July when we didn't know those positions existed? So now I have four new positions posted, but we don't see any change to how the personnel budget has happened. It would have been one thing if when you posted the budget back in July and said, hey, we're going to hire an information officer and a community person officer and all these other things, but we don't do any of that.

Leah Moody: So if I may say... I think you um heard him he was not here at that time and clearly I wasn't here um so I think the answer would come from the council members as to whether that was I don't know how they came about with the budget but I think that's where the answer would be but

Stephen Fera: so we're saying the town manager doesn't know the employees and the salaries at this point to be able to say that now

Leah Moody: at this very moment you want him to get me right now

Stephen Fera: No No No I'm saying why isn't it part of what we have

Councilman David: That's in the manager's report

Town Manager Jones: That's not in the manager's report. And you can't go in a municipality in the United States and find that in a manager's report

Leah Moody: I'm trying to understand

Town Manager Jones: What are you trying to get at because i want to understand do you want to know How I'm running the day to day operations of the town because it gets a little blurry about the request. I want to know. If there's a vacancy, that means that I have seen the need for that position within budget. It doesn't mean it has to be a budgeted line item for that vacancy. I, as the town manager, can at my discretion fill voids in the town that maybe they didn't see when they were creating the budget for the certain personnel or how we move personnel around. That wouldn't be something that I would have a line item for line item. You're asking your second part of your question was is it because we don't have any police while we're hiring certain personnel which catapult the line of operational techniques or tactics or how we do it. As if we're doing something malicious behind the scenes and I don't too much think that that's a proper way to to go about getting the information that you're requesting.

Stephen Fera: I never mentioned anything about malicious. You just made a point for me. You said you weren't here when the budget was made.

Town Manager Jones: Yes.

Stephen Fera: So you don't know how much was there for the personnel cost. But since you've been here, you've decided you can hire these two new positions or three new positions or one new position.

Town Manager Jones: Yes, sir.

Stephen Fera: If those positions, if the budget was set before you were here, there must have been some other positions taking care of that. Or did we build into the budget that we're going to hire these new people?

Town Manager Jones: It was prior, it was already in the budget prior to me coming that there was room for another four or five personnel.

Stephen Fera: That's the answer.

Town Manager Jones: It detailed what personnel. It had some job descriptions on what personnel. But again, at the end of the day,

Stephen Fera: That was the answer to my question.

Town Manager Jones: When I'm doing operational procedures, assessing on what's needed because when council builds a budget, they are not in the day to day operation. They don't know what I need or what personnel I need to move around in order for us to achieve the goal. So the budget may be budgeted 40K. Let's just throw a number out there, 4 A. an IT person or clerk. Well, if we don't have a need for that person or that role, that money is already budgeted for, then I may see fit to have a, create another position to fill that void for that budgetary money.

Stephen Fera: I get it.

Town Manager Jones: We're not creating any more movement budget money. We're not, we're working within the budget that we already have set. There's nothing else. There's nothing else. Left into it. Yeah.

Councilman David: And so I can't talk about business license. I'll talk. We should talk about this.

Town Manager Jones: It's confidential.

Councilman David: The business license. We're not telling them about the information. He's asking about the rates. Are you asking about the rates and what is being charged by people? Yeah, what people pay. Not what people pay, but what the rates of people pay. Right.

Leah Moody: Not the individual.

Councilman David: Not individual, yes.

Councilwoman Taylor: But Mr. Fera, if you notice, we've had that item on our agenda for the past couple of months. We are still trying to make those adjustments because we are aware of the concerns that many of the constituents have regarding the business license fees. And we are still trying to get have discussions to make those adjustments. And once those decisions have been made, that we would definitely communicate that with the public. I'm sorry. What I was saying was that if you notice we've had that on the agenda, it is something that is ongoing. We do understand that is a concern of many people in this town and we are trying to work to make that available to you what the changes will be because we are trying to make changes. As far as legal, we have had the attorney present to the public the status of certain cases that we believe are important to the public to know about. I think Mr. Scott, Attorney Scott? was on zoom a couple of times to

present to the public so we tried to whenever possible have the attorneys present to share out the latest and any um lawsuits that we think um will impact the community as a whole okay does that

Stephen Fera: Ok and i don't know if this is accurate but I'm told that as part of residential we are now looking to charge an aviation fee because we're close to the airport here? -

Councilwoman Taylor: Never heard of that, sir. -

Stephen Fera: No? -

Councilwoman Taylor: No.

Town Manager Jones: No, sir.

Councilwoman Taylor: That might be something North World Beach is doing, but it's not anything-- -

Stephen Fera: As part of the residential, we have height limitations that would not require that we have any type of aviation worry about the airport or anything.

Councilman David: Thank you.

Stephen Fera: Thanks.

Councilman David: Next we have old business town council meeting minutes from town council meeting held on December 8, 2025. Is there a motion to approve or a motion at all?

Councilwoman Taylor: I move that we approve the town council minutes from the meeting held on December 8th, 2025.

Councilman Campbell: Second.

Councilman David: Roll call.

Cheryl Pereira: Councilman Edward Campbell.

Councilman Campbell: Yes.

Cheryl Pereira: Councilwoman Carla Taylor.

Councilwoman Taylor: Yes.

Cheryl Pereira: Mayor Pro Tem John David

Councilman David: Yes. Next, we have item A, an ordinance, ordinance number 13-2025, an amendment to ordinance number 1-2022, business license ordinance section 10, inspection and audits, including life safety inspection. Second reading.

Councilwoman Taylor: Mayor Pro Tem, I move that we table this item per discussions to finalize the verbiage in this particular ordinance.

Councilman Campbell: Second.

Councilman David: Roll call.

Cheryl Pereira: Councilman Edward Campbell.

Councilman Campbell: Yes.

Cheryl Pereira: Councilwoman Carla Taylor.

Councilwoman Taylor: Yes.

Cheryl Pereira: Mayor Pro Temp John David.

Councilman David: Yes. Item B, Ordinance Number 18-2025, an ordinance purchasing procurement and procedures from the town of Atlantic Beach. Second reading. Is there a discussion in regards to this, town manager?

Town Manager Jones: No discussion at this time.

Councilwoman Taylor: Was there a version that the attorney would like to?

Councilman David: Or is there a version that needs to be brought back? Do we want to table this one?

Councilwoman Taylor: We can table it and revise it.

Councilman David: I move to table ordinance number 18-2025 until we have it written so we can move forward. Is there a second?

Councilwoman Taylor: Second.

Councilman David: Roll call.

Cheryl Pereira: Councilman Edward Campbell.

Councilman Campbell: Yes.

Cheryl Pereira: Councilwoman Carla Taylor.

Councilwoman Taylor: Yes.

Cheryl Pereira: Mayor Pro Temp John David.

Councilman David: Yes. Uh Item number C, approval for town council meeting schedule 2026. Is there any discussion? If not, is there a motion on the floor in regards to the meeting schedule?

Councilwoman Taylor: I make a motion that we approve the schedule as presented to the town council.

Councilman Campbell: Second.

Councilman David: Roll call.

Cheryl Pereira: Councilman Edward Campbell?

Councilman Campbell: Yes.

Cheryl Pereira: Councilwoman Carla Taylor

Councilwoman Taylor: yes

Cheryl Pereira: Mayor Pro Tem John David

Councilman David: Yes. Next we move into new business ordinance number 1-2026 and ordinance to amend ordinance number 8-2010, Town of Atlantic Beach Community Center. Is there a discussion on that in regards to town management?

Town Manager Jones: Yes, I brought this to the council for us to increase our rental fees of the community center by 10%. As you know, the town hasn't upgraded its fees on the rental of the community center in some time. uh but we have done some upgrades to the to the community center uh we've uh and we're continuing to upgrade the community center and I want to uh make sure that uh you know we're we're within competitive range of of our rental fees

Councilman David: can you state what the increase of fees are

Town manager Jones: 10 percent over which is I think our current what rental fees are stated you want a direct number So currently the town rents at its daily rates from 8 to 5, \$75. So additionally of \$10 to that minimum, \$85. Weekend rates from 8 a.m. to 5 p.m., Friday through Sunday is \$100 per hour. So essentially \$110. That's the same fee. Yeah, they're the same fees. So it's basically adding \$10 to the original price.

Councilwoman Taylor: I don't have any questions.

Councilman David: Is there a motion on the floor?

Councilman Taylor: I move that we pass the first reading of ordinance number 1-2026.

10%

Councilman David: And then this ordinance will be updated and provided to council and to the public hopefully so we'll have the accurate numbers so everybody can see them before the second reading.

Town Manager Jones: Yes.

Councilwoman Taylor: I made a motion.

Councilman David: Is there a second?

Councilman Campbell: I already second.

Councilman David: Roll call.

Cheryl Pereira: Councilman Edward Campbell.

Councilman Campbell: Yes.

Cheryl Pereira: Councilman Carla Taylor.

Councilwoman Taylor: Yes.

Cheryl Pereira: Mayor Pro Tem John David.

Councilman David: Yes. Next we have Item B, Ordinance Number 2-2026, an ordinance establishing requirements for the attendance of members of the town council at regular town council meetings, monthly meetings of town council. First reading. Town Manager.

Town Manager Jones: This ordinance is to not pay members of council who are not attending council meetings regularly. It's in the statute for council members to attend on a regular basis to receive pay. So it's at council discretion. This is something that council has been wanting on the agenda for some time now for you guys to address. So the ordinance is pretty clear cut.

Councilman David: Any discussion? Is there a motion on the floor?

Councilman Campbell: So moved.

Councilwoman Taylor: Second.

Councilman David: Roll call.

Cheryl Pereira: Councilman Edward Campbell.

Councilman Campbell: Yes.

Cheryl Pereira: Councilwoman Carla Taylor.

Councilwoman Taylor: Yes.

Cheryl Pereira : Mayor Pro temp John David.

Councilman David: Yes. Next is item C, a resolution number 1-2026, a resolution adopting revisions to the personnel, employee personnel manual, first section of the town code. I think this needs some rewrite to come back. Right?

Town Manager Jones: Correct.

Councilman David: Okay. So I move to table resolution number 1-2026. Is there a second?

Councilwoman Taylor: Second.

Councilman David: Roll call.

Cheryl Pereira: Councilman Edward Campbell

Councilman Campbell: Yes.

Cheryl Pereira: Councilwoman Carla Taylor.

Councilwoman Taylor: Yes.

Cheryl Pereira: Mayor Pro Tem John David.

Councilman David: Yes. Item D, request to participate in the South Carolina local government pool, \$10,000 into the pool with a 45% interest per year.

Town Manager Jones: As stated in General's Executive Session, it's 4.5, or maybe it was a misprint. Maybe that was a misprint, but it's 4.5.

Councilman David: Any discussion?

Town Manager Jones: Not on my behalf, I think. All this does is allows the town to invest into the South Carolina local government's investment fund. It gives us a footprint in the South Carolina municipality's asset portfolio. I think it's a good thing for us to put our money in this investment. It pays interest on it monthly. It also comes with operating cash. It doesn't cost anything to withdraw our money out of it. It doesn't come with any penalties or fees. But it's good for our portfolio when we're trying to build our resources for our capital.

Councilman David: Any discussion?

Councilwoman Taylor: No.

Councilman David: Is there a motion on the floor?

Councilman Campbell: So moved.

Councilwoman Taylor: Second.

Councilman David: Roll call.

Cheryl Pereira: Councilman Edward Campbell.

Councilman Campbell: Yay.

Cheryl Pereira: Councilwoman Carla Taylor.

Councilwoman Taylor: Yay.

Cheryl Pereira: Mayor Pro Tem John David.

Councilman David: Yes. Next we have item E. Authorize the town manager to enter into an agreement with L. Best Moody Consulting. Town manager.

Town Manager Jones: This is a contract that we agreed that we're going to that we're still working through, as you guys know what we talked about, but this contract essentially allows Ms. Moody to be the town's council. With said fees that we're still working through, but if the council has any interjections on the discussions that we had pertaining to the contract or the contract fees, feel more free to voice any concerns.

Councilman John David: I'd like to welcome miss moody to the team that's the case because we we needed a municipal attorney so welcome and uh is there a motion on the floor

Councilwoman Taylor: I move that we authorize the town manager to enter an agreement with L. Best Moody Consulting

Councilman David: Second. Roll call

Cheryl Pereira: Councilman Edward Campbell

Councilman Campbell: yay

Cheryl Pereira: Councilwoman Carla Taylor

Councilwoman Taylor: yay

Cheryl Pereira: Mayor Pro Tem John David

Councilman David: yes

Councilman David: next we have item F uh community update with Mr. Titus Leaks

Titus Leaks: Hey, good afternoon everyone. My name is Titus Leaks. I just started in November as a community engagement officer working with the town of Atlanta Beach. My first few months have been great. We have great leadership. I have a great team around me. I have a great town manager that's guided me in the right direction. And we're getting the job done. Many may think that, you know, it's not too much going on in the town, but you'll be surprised what's going on in these four streets, but I'm glad to be able to work for the Atlantic Beach, I'm born and raised here, so it feels good to be able to work in the community that I grew up in. So I'll first start off with the ARPA grant, which is known as the Solar project on Ocean Boulevard. We're kind of at a standstill with the project. Nothing on our end is basically with the manufacturer. of the poles. We're currently waiting on the pole bases to be delivered. The bases are currently in production with the pole manufactured to outfit the mounting flanges. And then they would go through powder coating. The design of the pole is unique. The team decided to have a nice pole. So with that, there's some delays with that. The panel arms, the fixture, and the other components which makes up the top of the pole that produces the light that will have the Wi-Fi and the lights and the cameras, those have been received by our engineering firm, I mean the electric firm that we have for the project. Internet service, which will be provided by Spectrum, that server installation has been scheduled. So everything is pretty much going on point. Only thing that we're waiting on is the actual basis so we can get the post installed. We did apply for an

extension which has been granted. The original due date, I mean, the deadline was January 31st, but now since we got a 60-day extension, it's been pushed out to April 1st. Which should give us enough time. We didn't want to rush things. We wanted to give the people enough time to be able to work on these poles, get everything installed, and make sure everything is working before we close the grant. If you have any questions regarding ARPA grant? Okay next Another thing that's coming up new inspections now there would be a minimum of seven days to schedule And it's how many seven days before you expect to come out from receive a payment before it was going towards You know, you call them one day and get your inspection the next day, but that wasn't feasible for financial reasons. So now once you pay your money, once you get approved to actually have an inspection, it'll be a minimum of seven days. That would just give us time to get that scheduled. And the town will notify you of that inspection. All supporting documents must be received and no file as far as the proper permits to actually receive that inspection. Other than that, the next thing we've been working on is some ordinance. Enforcing the ordinance in the highway district and it's not to mess with anyone, it's just to keep the neighborhood attractive. Make sure the neighborhood still has its characteristics. Highway 17 is the thing that you see as soon as you go through Atlantic Beach. So we just want to make sure that that area is kept in line. We'll be enforcing the window sign ordinance, open air air sales ordinance, and temporary sign ordinance. And so I'm having Mr. Booker come up and explain some of the community events. Unless y'all have any questions for me. - Did you ask a question? -

Councilman David: I forgot what it was. - Okay, so Mr. Booker come up. -

William Booker: Good evening, council and town manager, attorney, welcome, community. I'm the other half of Titus. We formed a community engagement team. And so what I'm gonna talk about today, my first topic is the road paving work. We've been talking about road paving for quite a while. And road paving is expanding. So there are three areas of road paving now. One area of road paving is the 30th Avenue paving project, which the money has been allocated. We've been trying to get a contractor to come and do that work. North Myrtle Beach has taken the lead of getting that contractor and getting the road paved. That's still ongoing. Been trying to get information about when that paving was going to take place. It hasn't been easy getting the information. The second area of the paving is Third Street Paving. And then the fourth area is all the areas in town that have not been paved that we made a request to get those areas paved, like 31st Avenue, like the west side of town, like Seaview, like 4th Street. So they're the three things, 30th Avenue, 3rd Street, and then the other streets that haven't been paved. So I'm going to talk about 3rd Street first because it impacts or potentially impacts the other pavings. There is a water improvement project, water transmission project, that North Myrtle Beach has received a \$10 million grant for to improve water supply for North Myrtle Beach. It also impacts water supply for Atlantic Beach. They're going to be bringing water from tanks that are situated out near the swing bridge across by Barefoot Landing over and they're going to terminate at 27th Street. So it's going to come across the road, round through Windy Hill, through Atlantic Beach and terminate at 27th Street. In order to do that, They're

going to come around Windy Hill, come out in front of Tsunami, come up 32nd Avenue, cut in behind the car, cut in behind the car lot, across the public housing property, up beside the town hall, and on through 3rd Street on out to 27th. That's the plan. So that's going to result in that is scheduled to take place beginning July of 2026. But the staging and all of the preparation work starts 90 or so days before July 2026, which means that a lot of this pre-planning and preparation work is going to go on around the time that Bike Fest is going on. And what they're doing is bringing in a 30-inch water line through this whole track that I just described. And so Titus and I have been working with North Myrtle Beach to understand what the plan is and to try to have them help us manage what we have to manage and still get this project done. Because they have to stage these 30-inch pipes like 90 days before July 1st and we can't afford to have those pipes in town during the bike fest because we need every vacant lot that we have. We use that during bike fest. So they're going to put those pipes somewhere else. When they start in July, it's going to be some traffic impacts because the roads are going to be torn up. Even though Bike Fest will be over, all of our property owners who rent property for vacation rentals and so forth are going to have all kinds of new people in town having to get back and forth. And it's tough enough getting out of our street turning south. So if you're coming from the east side of town and you want to turn south onto Highway 17 in the summer, that's no easy task. Or if you're coming from the west side and you want to turn north on 17, that's not an easy task. And so that's a transportation issue that we've made known that we're going to have to manage through all that while we're doing this water project. And so the North Myrtle Beach and SCDOT and all, they're going to be involved in helping us manage through all these details. You're going to be hearing more and more about this. But the work is scheduled to go, like I said, it's going to start in July and it should take about four months, 120 days. They could expedite it, but right now the schedule says 120 days for them to finish that project from when they get into Atlantic Beach until they get out of Atlantic Beach.

Kenneth McIver: William, I have a question. You answered how it's coming into the Atlantic from the south side, but how is it exiting? You didn't mention

William Booker: Straight up Third Street.

Kenneth McIver: There is no exit for Third Street.

William Booker: There will be one.

Kenneth McIver: So it's going to go through in between Mrs. Lance's house?

William Booker: It's going to be by the landscape. By the landscape, huh? Yes. That's straight up Third. If you look up Third Street, it looks right into the landscape, yeah. So they're going to go through that. Okay, so the reason I started with that is because we've been talking with the North Myrtle Beach folks about getting bids to do 30th Avenue. And right now it appears that because of the winter weather and talking to the man that's handling this, he said, "Well, it looks like it might be March or April." And so when we met with them, it became pretty obvious that if we got a

contract to do 30th Avenue in March or April, and you go out and pay 30th Avenue in March or April, and then when July comes, you're gonna come through and you're gonna tear it up coming through there. So we've got, and so in talking with the man, he sort of said to me without saying to me, I knew this was gonna happen, so I've been sort of dragging feet cause I wanna make sure that we don't put it down and take it up and put it down again and so we I don't know who we all of us have to make a decision and I think it makes more sense to not do 30th until you get third and then when you do third do third and 30th at the same time and so now so that's the two projects that's third street that's 30th avenue and the last piece of it is what about the rest of the town And so I've been working with the CTC group and I've supposedly SCDOT was doing an estimate so that we can determine how much money we can ask CTC for. Well, in talking with SCDOT people, they've not done this. So, I'm backtracking working with SCDOT and with the CTC people in hopes that I can get the estimate for that other work done by the time they get around to doing all this payment so we can pay all of it at the same time. So that's pretty much where we are.

Councilman David: Can you let the citizens know that on 3rd Street, behind the car dealership from 32nd all the way over to 29th will now be a complete road since they're purchasing that lot behind the car dealership?

William Booker: Well, in the meeting that we had the other day, that wasn't a determination. It might be, but that's something that would make sense to do.

Councilman David: Because if they purchased the right way and gave it to us.

William Booker: If they purchased the right way, they That's not all worked out yet. It's going to be worked out one way or the other, but I'd rather not tell them it's going to be a street yet because they haven't told me.

Councilman David: And that they would pave and do everything like we want, the sidewalks as well, so in those meetings we make sure we ask for as much as we can get, especially since we're systems.

William Booker: We have all this negotiation. The negotiation is just beginning with us. Maybe some negotiation has gone on outside of what we're doing, but that's part of it. We're going to have to bring that into the negotiation.

Councilman David: I remember we talked about that before the previous administration came on.

William Booker: The guy left.

Councilman David: I know. He retired.

William Booker: And that guy that's here.

Councilman David: And hopefully we can get that in the MOU so we can have it written down somewhere.

Stephen Fera: Is that just within the town? We're not opening 32nd and 29th.

William Booker: No, no, no. It would be from 32nd. If that happens, when they come from 32nd, it's going to come through a lot that's behind the car lot. And then the next lot is the public housing lot, which is ours. So then the rest of it, the street's already there. So you could go from 29th to 32nd in town.

Councilman David: And we will make some revenue off of that from selling easements. So we will garner some revenue in this process as well.

William Booker: Okay, questions? Okay, my next subject is activities. Next month, February, we will have a town hall meeting. There's a lot of information, a lot of things that people want to know about. There are a lot of comments that people are hearing out in the street and we don't have a real way to get to know whether it's true, is it just like they said it was, is it whatever. So we're going to have a town hall meeting and a lot of the staff, all of the staff that works for Mr. Jones will be here and we will have information that we are presenting to the community. But we will also be in a position to field and answer questions that the community may have about many different subjects. So just mark on your calendar February 2nd. I don't have the time yet, but we'll make sure you know that February 2nd we're going to have a town hall meeting here in this building. So get your questions together. Put your thoughts together and plan to come on out. We're gonna have refreshments and so forth, so it should be a very interesting, nice interaction with the community.

Councilman Campbell: What time?

William Booker: We'll tell you the time. It's probably gonna be around six.

Councilman David: We have a meeting at six.

William Booker: What day is it?

Councilman David: February 2nd.

William Booker: What day is it?

Councilman David: Monday.

William Booker: Okay, well it'll be after this meeting. That means

Councilman David: I don't know you tell me what that means

William Booker: It means

Town Manager Jones: It will be after the Council Meeting

William Booker: executive session yep has to be within the time frame that it's set yes going on like this it's not going to be a good thing okay state of the town meeting which is a different type of meeting you heard of state of the union. This is state of the town, where it's more getting at some of the finances against the budget, the projects that we said we were going to accomplish, the

timelines and so forth. And so that's going to be on March 9th, state of the town. And then we have a bingo night on January 22nd. So you don't need to bring your chips, you don't need to bring your bingo cards, you just need to come on out, it's free. And you can win prizes and have fun with the community. And then our last comment that I have is this Friday night coming we have a movie night. And the movie that we've chosen is The Johnson Family Vacation. Starts at 6 p.m. Everyone's invited. Thank you. Questions? Thank you for your attention.

Councilman David: Next we have item G, Diamond Shore's update with the comprehensive plan. Good evening.

Ashley Cowen: Gonna wait for my PowerPoint to pop up, hopefully.

While that's happening, I'm Ashley Cowan with Diamond Shores. We are under contract with the town to rewrite the comprehensive plan, update the land management ordinance, and create a commercial corridor master plan for 30th and 34th and 1st Avenue. Just a real quick background. We are in the third phase of this project. We started back in July. We did about three months worth of background research, doing some public input sessions, and really doing a lot of background information. correlated to about a 62 page background report that we presented to council at November meeting. And now here we are in front of you today. We have provided the town with roughly 110 pages worth of partial draft of the comprehensive plan. It is not complete yet. It's not complete yet. It's only got a couple of sections missing. Here we are. Yay! Now the audience can see, too. It does have a couple of sections yet to be drafted. They are being written, have no fear, but they're not quite publicly digestible yet. The plan is available for the audience. If you'd like a copy, please feel free to email me. That would be at the end of the presentation. And of course, the town does have a copy. You can email the town or go over to the town. They should be able to give you a digital copy. The vision statement for the Aspire 2036 at Atlantic Beach Comprehensive Plan states that Atlantic Beach aspires to preserve its historic small-town charm and cultural identity while promoting inclusive community life, responsible growth, environmental stewardship, and a resilient local economy using transparent governance and enhanced destination appeal to strengthen its public image and ensure a high quality of life for all. This vision is really what drives the entire plan forward. It is the long-term goal over the 10 years for the entire town in this plan. Next slide, please. I'm just going to go over a handful of the sections and what's really included in those sections that we have provided. You'll notice they're going to jump around. I'm not going to go one, two, three, four, five. I'm going to skip around because there are actually 13 sections. So I'm going to try to just hit some of the highlights because I don't want to present to you for a full hour. My information is available. Please feel free to reach out to me. Please read the plan. This is your plan. This does guide your future growth. So like I said, just hitting highlights. Section three is the housing section. This comes after section one in the introduction, section two, the population. The housing section really does focus on an analysis of your existing housing and focuses on a balanced future for your future housing. What that means is that we've gone back and we've looked at what you exist and we have now the 283 housing units. Yes, that's not exactly what you have right now. That's based

on 2023 numbers. We know that there's been some additional growth since 2023, but we have to kind of base it on what the American Community Survey, that's the census. What they say is your existing housing stock as of right now. You have a 59% vacancy rate. What that means is that according to local sources, the American Community Survey, typically 59% of any of your housing stock is vacant at any one point in time. That's probably because they're occupied by seasonal renters. That doesn't mean you've got a lot of vacant houses and that nobody's ever in them. It means that they're rented mostly by seasonal renters. Those are your tourists. 71% of your occupied housing, that means people live in them most of the time, those are renter occupied. That also means that 29% of the full-time occupied housing is owner occupied. So you take any of the 283 housing units, of those that are occupied, 29% of those are owner occupied. I know that gets a little complicated, but hopefully it's good. You have a very eclectic housing style in Atlantic Beach. I've shown some of those pictures right there and I'll show a map here in a little bit. What that means is that if you look at the different styles of houses, you have a lot of different styles from a lot of different generations. You've got written vernacular, you've got framed vernacular, you've got some modern styles, you've even got some Italian style, you've got a craftsman style house, you've got a round house here in Atlantic Beach. It's actually a wonderful, eclectic housing style community. One of the things that we see with neighborhoods and towns that have a high vacancy rate or a high winter occupancy rate is neighborhood stability. We typically see a more stable community when there's high ownership and people who live in their units. something moving forward for Atlantic Beach in terms of policy will be trying to strike that balance between ownership and renting. Policy-wise, there may be some things that Atlantic Beach wants to do moving forward to try to strike that balance so that stability can be reached, so that neighbors can know neighbors and you don't have that constant turnover of new faces all the time. In addition, Atlantic Beach has a number of houses that are aging. I know that the town has been talking about that life safety inspections and finding that balance of maintenance for those older homes and how to fund that, how to inspect that. That's something that Atlantic Beach is definitely going to have to continue to look into moving forward. There are definitely patterns to that and ways that the town can address that. Next slide. I wanted to introduce you to a couple of maps that we've added to the plan. These are the properties that contribute to your historic district. It's not only the residential properties, but also the commercial properties. So we have mapped this and we have added the dates of the structures to the map. Now you will notice that some of the historic district contributing properties have actually been demolished since the time that you were, since you mapped the original properties. That's unfortunate, but it is something that may be moving into the future. Atlantic Beach can consider trying to find ways to preserve those historic properties. Next slide, please. This is what I was talking about with that structure type. You have a number of different types of structures and hopefully you can see from this map all of the different colors. Neo craftsman, neo-Egyptian revival, neo-Spanish colonial, neo-traditional raised beach homes, ranch, roundhouse, there's shed style homes. Going into the future, of course you're going to see a lot of raised beach houses, especially closer towards the beach. But as infill continues to happen in the residential portions of Atlantic Beach, you may want to consider adopting land management ordinances, which of course we will get to as this process

moves forward, encourages residential types that match some of the existing styles that already exist in Atlantic Beach. That way, the infill matches what you already have. That keeps with the character of the existing Atlantic Beach neighborhood. Next map please. Structures. I love this map. This is probably one of my favorite maps because it shows you over time the structures that have disappeared from Atlantic Beach from 1998 through current. So if you're looking at this map, you see that darker gray, those are the current structures. And then the rainbow color, all the different colors blue, are actually the structures that you'll no longer see in Atlantic Beach. That pink salmon color are structures that existed in 1998 but no longer exist after 1998. 2001 is that orangish color, so after 2001 those structures no longer exist. When you move forward to 2010, those are those blue ones, you'll recognize those are those housing authority sites. So somewhere between 2010 and 2014, those housing authority sites disappear. So if you look at that map all as one cohesive map, you can kind of see what the full build out of Atlantic Beach used to be when all of those buildings were there back in 1998. And now if we removed all of those colors, then we would see what there is built today. Next slide. So like I said, it's more than just housing. We've got a lot of other sections that we've already included in the plan. The natural resources section is another one that we focus on. Specifically, in the natural resources section, we focused on adaptability and protection of the natural resources in Atlantic Beach. Updating the outdated infrastructure. I've already heard that this meeting. And suggesting proactive development practices. Specifically, I want to touch on the septic suitability. West of 17, you still have some properties that are on septic systems. The natural resources section makes some suggestions about updating those systems. We also talked a little bit about surface water quality and the deep water outfalls. North Myrtle Beach has made some really good progress on their deep water outfalls and this section touches on some potential funding mechanisms for Atlantic Beach to move in that direction. We also touched on urban forestry and invasive species, make some suggestions on how Atlantic Beach can move towards stabilizing the urban tree canopy and moving away from introducing invasive species, not only plants, but also things like raccoons, mice, other types of rodents, which may not be a problem now, but as you move towards being more urbanized, filling in all of the rest of the housing on the lots may end up causing a problem as you get more waste, more urban infrastructure. It also touches on the beaches and the dunes and how you can preserve those. And of course building in the flood zone. You do have that entire beachfront that is in the flood zone. And it also draws some conclusions on low impact design and nature based solutions such as rain gardens. It's a great way to, on your specific site, manage some storm water in a quick and easy way. Bioswales, vegetated curves, permeable paving, which I heard a little bit earlier from somebody in the public, silt fencing, plants to encourage biodiversity and some other great low impact design solutions. If you can go to the next slide. Like I mentioned earlier, you do have a FEMA flood zone here in Atlantic Beach. You also have some soils that may or may not be more moist than others towards the west side, not saying that they're wetlands, but they're more wet. So, and we have seen that in some of our other maps where the water pools on the west side more than it does anywhere else in Atlantic Beach. Next slide. Drawing on that natural resources section, we also focus on resilience and the long-term resilience planning for Atlantic Beach. That need for that intergovernmental cooperation, which I

know Atlantic Beach is really working on, and prioritizing mitigation and that long-term adaptation. Which we know hurricanes and storm surge are only getting worse. You are mostly in an evacuation zone, everything, each side of 17. We know you have great emergency operations that are integrated in with Horry County. Sea level rise is probably only going to get worse. It's expected to be a foot to 1.2 feet by 2050. So not an immediate concern, but it will be moving forward. You have a great dune system. Your economic resilience is really tethered to the resilience of the rest of your systems. So next slide. Cultural resources. I won't harp on this too much because this is your bread and butter. You have a significant historical and regional significance to not only the Grand Strand, but South Carolina and the entire East Coast. You have events and festivals, and it's really worthwhile to preserve all of this. You have historical markers, your mural project, your cultural celebrations, and all of these things are touched on in the plan. but I won't go into detail about them right now because you know all of these things. So all of this accumulates together into section 12 which is your goals and strategies. I've previously presented these eight main goals and strategies to you or goals to you. They are basically the future eight overarching categories that drive future policies for the town. And they were created based on public input and the future needs that everyone said that the town has. Number one, preserve Atlantic Beach's small town and historic charm. Everybody has agreed on that. Number two, emphasize and enhance Atlantic Beach's vibrant and inclusive community.

Number three, encourage thoughtful growth and economic vitality. Number four, position Atlantic Beach as a unique tourist destination. Number five, cultivate environmental stewardship and sustainability. sustainable development practices. Number six, preserve and enhance infrastructure, public spaces, and cultural heritage. Number seven, foster a positive public perception and vibrant community identity. Number eight, promote effective governance, transparency, and community engagement. Next slide. So for each of these, this is not meant to be read, it's in the plan. For each of these overarching goals, such as preserve Atlantic Beach's small town historic charm, we've created a number of objectives. This is like the goal within goal. For this one, promote balanced residential and commercial development. And then for each of those objectives, a number of strategies. For example, I have it in front of me. I don't know why I'm trying to read it on the TV. So a strategy to achieve these goals would be encourage residential and commercial development in appropriate areas that align with the town's small-town character and historic charm. Then there's an implementation timeline, something that can happen immediate, something that can happen in the short term, one to three years, and then something that can happen in an ongoing timeframe over the next 10 years. The plan also gives a list of coordinating parties such as the town, the planning commission, the zoning board of appeals, the county and municipal level departments, and the Waccamaw Council of Governments, and the private developers. Then it also gives potential funding sources. These are sources that the town can reach out to or apply to in order to achieve these goals and strategies. And then it also gives a priority level. In this situation, of course, it's high because you want to encourage this type of residential development. Now, this specific section of the plan is like 26 pages of goals and strategies for the town to reach to. Yeah, I did not put all 26 pages in this slide. So I really do recommend that if you have not read the plan or you want to read the plan and you want to go through these, please,

please, please reach out to me. Please read through it. I want your input. This is y'all's plan. This is your town's plan. If you don't see something you want to see, I need to know it. If you see something that's not worded the way you think it should be worded, I need to know it. This plan relies on your input in order to make it what you need it to be. So give me input to make it how you want it. With that, next slide. We have two more education sessions that will be held in March. The 12th is an in-person session here in this building at 5:00 PM. This is our third education session. We'll do an interactive workshop where we talk you through the development process, start to finish. We'll do the same thing virtually on March 5th at 7 p.m. Again, virtually. Bring your popcorn, sit in your pajamas, in the comfort of your own home, and we will do it all virtually. We will send out a link to that later on. We will be having a planning commission meeting on the 15th. We will go into much more detail about many of these sections and work out some of the kinks. of the section at that planning commission meeting. And then we'll have another planning commission meeting on February 19th. Again, we'll work out some more of the fine details of these sections at that meeting. Next slide. If you want to know more about the background findings of phase one of this project, you can watch the November 3rd council meeting. If you want to request a copy of the Aspire 2036 plan as it's drafted so far, again, it is missing a couple of sections because we have not finished drafting them, you can email plan@atlanticbeach@gmail.com. You can also follow the Plan Atlantic Beach Facebook page to see summaries of each of the plan sections. Next slide. And there's my contact information. Questions

Councilman David: I have a question.

Ashley: Yes.

Councilman David: For the housing section, we had a lot of growth from 2017 or housing bills from 2017 to 2024, 2025. I don't know if there are ways you can utilize some of the stats that the town may have for the houses that have been built because I'd hate for it to show that we didn't have certain growths in section three of the housing, especially the graphs H1, 2, and 3. The other part in section one under cultural resources, I love the aspect of Aspire 36, but if there could be something added, because our 100 year anniversary of being founded is in 2034. And could we have something like in there where we have something designated like a Celebrate centennial, centennial, 2034 to commemorate our 100 years of being founded. And under Section 7, resilience, stormwater drainage planning grant funding through the Department of Resilience. So, because again, we have forced drains that have been here and they don't have drains going across the cross streets. If we can do something to look into that, it would be great. That's the only thing I have.

Ashley Cowen: Got all of those things noted.

Councilwoman Taylor: I'll email you.

Ashley Cowen: Okay, perfect. Anything else?

Councilman David: If not, thank you.

Ashley Cowen: Thank you. Absolutely. Thank you.

Councilman David: Next, we have item H, Police Chief Cooper.

Chief Cooper: Good evening, everyone. um well I won't keep you long my name is Joseph Cooper again um been uh just going in as a police chief here just give you a little update what I've been working on uh coming in of course you know the uh Town of Atlantic Beach was without a police department in the sense of having a police chief so they had one um officer that did remain back in order to address some family issues. And I appreciate that individual, Lieutenant Valentine, for staying on as long as he did. So he kind of walked me through a few things that happened, or at least that's going on in the town in the sense of the police department. And those things are looking at right now in a way of an assessment. So what I'm doing now is doing a walkthrough of policies and procedures. I'm looking at equipment. I'm looking at the mutual aid agreements in conjunction with what Atlantic Beach should be doing on a daily basis. And also working with other law enforcement agencies, trying to build that bond and build a rapport with them and bridge the gap on, I guess, in the absence of the police entity here. I'm also looking at grants and preparing for the upcoming community festival. And those are just a few things that I'm working on now. And moving forward to the State of the Town address, I should have some more teams upcoming to present to the town and also the council in the wake of what we need to do moving forward. There's a lot to do. There's a little time to do it in. In my opinion, I don't love a challenge. This is a challenge. This is just me. But the best thing about it is we get to build it based on what Ms. Cowens was saying. You get to make it your own. So I love your input. I would love to talk with everyone. As I move throughout the town, give me input on what you see and what you don't see, what you would like to see. Because you guys live here and share and coexist with each other just like me. So I'd love to hear from everyone as I move forward. And we do have a few people who actually submitted some applications. So brighter days are coming. Okay it's going to be okay and you're not the only town to be I guess you're not without a police department you just have limited resources right now so to speak so it's going to get better it's going to get better and now you can build it as your own and we're going to build it together and I'm going to be with you as long as the good lord shall say so if there's any questions or anything that I can do for you do not hesitate You just come by, I have an email now and I have a phone number now. You can call me. I love to walk, I love to be around the community. So if you try to come up to the office, either here or over at the town hall, you may see me popping in and out. Like I said, I'm doing an assessment. I've been working a little bit within the buildings around town, meeting with town manager and stuff and the people here trying to get accurate with what's going on. But if you try to catch me in the building and here in my office, Good luck. I don't sit in all this like that.

Kenneth McIver: What car are you driving?

Joseph Cooper: All of them.

Kenneth McIver: So we'll know that you're driving down in the town logo?

Joseph Cooper: As of right now, yes sir. As of right now, I'm being the silver Tahoe. I'll back, but right now I'm driving my personal car right now because there's a transition from a police officer to an agent to another, they do a separation. So as I move from South Carolina State University as a criminal investigator, coming here as the chief of police, there's a transition between the South Carolina Law Enforcement Training Council, to which they have to vet you to make sure that you're good to go. Right now we're just waiting on the paperwork and the thumbs up because they put you in a holding pattern. Every time an officer moves from one location to the other, you're in a holding pattern. Nothing bad, nothing mischievous, there's nothing to dig and find and look for, there's nothing there. It's just a matter of when you move, they track you. So since we did this transition during the time of the holidays, it has to catch up. And this is the training academy's first day back from last year. So once the paperwork catches up with them and the system, and I already went out and I qualified my weapons so everything is good to go, It's just a matter of saying he's good to go. So right now I'm still working in police chief capacity and I still can put you in jail. In case you're wondering. But anyway, M-D-F citations and stuff, we can do that. But seriously, I think we're going to be okay. I know we're going to be okay. And moving forward, I look forward to working with everyone here. And this is my demeanor all the time. This is my demeanor all the time. If you want to catch me out of character, don't smile and speak to me when I say hi. I'll give you a vehicle description of all we have because I'm actually I can drive into one. Yeah it is. It is. And I'm I'm not forgetting any one of them. Sometimes I would like to see you know I want you to see me cook. I love to have an advantage of just driving. But at the end of the day, We do have resources, like I said, with Horry County Police, and we do have resources in the sense of State AC, which is State Law Enforcement Division, they're one called SLED. So they're at our disposal if needed. So you're not without police cover. And anything that we do and everything that goes on in this town, trust me, they will call me, and in turn, I will call the town manager who will do his due diligence and let everyone know who needs to be notified. Any questions?

Councilman Daviid: So recruitment and new hires, you're looking...

Joseph Cooper: Yes, sir. I'm working with the town manager to bring them to speed on what we need and what we're looking at right now. As far as budgetary items, I have to stay within budget. I'm that type of person. Coming to a police department, you will see individuals that are just, in my opinion, that come in that really don't have a lot of experience with budgets. And they see a police department that's without a police entity, and somewhat, they have a big smile on their face because they look at Santa's Christmas list and say, "I can get this and I can add that." I don't break people in like that because I surround myself with people that are professionals that really want to get the job done. But when I walk up or if I approach someone and there's a recruitment process there or an effort there or at least there's a window of recruitment, I want to tell them the truth. I can recruit all day long. It's up to the town to retain them. I'm not gonna tell anybody we pay you \$60,000, \$70,000, \$80,000, \$100,000 a year just to get a bill. I'm not gonna do

that. I keep it real with them, and I'm straightforward when I tell them. So if we have to bring you in at this pay, and then it moves up to this pay later on, then that's what's gonna happen, because everything is budgeted out. Every police agency in the United States, not just South Carolina, has the largest budget, because we consume a lot more resources, and we actually need a lot more resources. So our budget's always big. People always say, "Oh my God, they're driving a big Tahoe, big truck and stuff like that." But what some people don't understand, through state process and the state bidding process, those vehicles are less than \$50,000. So it's not what you think or what you see on the open market or what you see on TV all the time. So it's not a six-figure vehicle we drive. And at the same time, most of the police agencies and entities that drive these vehicles and stuff, their tools of their trades are in those vehicles. They spend most of their time in the vehicles. Weapons, ammunition, stop sticks, first aid kits for those in need. It's kind of hard for all this stuff in the back when you go, so you're the freest. We actually say we do it in moderation, but as requested recruitment, yes. And officers love things like that, but we're going to give them exactly what we can afford to give in the sense of providing for them tools and the resources and the training. And we want quality police officers.

Councilman David: With that, I know Horry County is providing us some services, and you're here. We have a homeless population that's in the dunes. Is anybody inspecting the dunes? 'Cause I know they have baggages and stuff in there, and I know we pass ordinances to make sure we don't have homeless living in the dunes.

Joseph Cooper: Yes, I looked at, actually a couple of citizens told me about it. I came out several times in the last month 5 o'clock in the morning, 6 o'clock in the evening, and there's a gentleman that I met out there. And he was giving a verbal warning to move on. And I understand that he's homeless. I get that. But we do have to enforce the law. So once you get that verbal to move on, and you really don't have any place to go, and it's unfortunate, and I'm just that type of person, I understand that. But there is a lot of stretch of community and property within the United States. You can't sit on this. There's a lot of places for you to go. That same gentleman Gave him some information of some homeless shelters. You can't stop here and you can't lay out here because it's just the way our ordinance is written. The next morning he wasn't there. He'll be back probably will, but he doesn't get a verbal warning next time. Find him a location next time.

Councilman David: Anything else? Anybody?

Councilwoman Taylor: Thank you.

Joseph Cooper: Thank you. You're welcome.

Councilman David: Next we have the town manager report. Okay.

Town Manager Jones: Good afternoon everybody. First of all, I want to thank all the citizens for coming out today. Thank you greatly for your support and your encouragement. I also want to thank the leadership of this council and congratulations to Councilman Campbell and Mayor Pro Tem John David on their re-election. I also want to take this time to thank my amazing staff

because I have a great staff and we're building something very special and unique here. We're building something that's going to outlast all of us because we have the unique ability to come into a position where there are processes and procedures that haven't been in place that are being implemented right now. They're not visible, they're actionable. So in time, we will grow into something very unique. The thing is, we don't want to get ahead of ourselves. with great ideas and not actual planning. So I want everyone to be mindful of the fact that we are trending in the right direction and we have the right assets being put in place. The Chief, Titus, Carnisha, Cheryl, with our new attorney, we're putting the right pieces in the right places at the right time. And the finished product will be well well worth any discrepancies that you may feel that you're encountering at this time. And I want to go ahead and get that out of the way. I also want to address the fact that we have been awarded a RISE grant from Coastal Carolina for a summer intern. We were awarded \$2,826 for an intern this year. For the summer 26, we're gonna have a media intern, and that's gonna be good. That's gonna help bost our PR from a media perspective. We'll have someone managing our social media platforms full-time and updating and addressing those concerns within the town. That'll help some of the people behind the scenes that do that on a daily basis. That'll be great. We also received our reimbursement from Horry County pertaining to the ARPA project. As you know, the town pays for the contract amount of the fee and then Horry County reimburses us that amount within a time frame once the check clears. So we were reimbursed for \$62,687.69 pertaining to that project. I also want to address the life safety inspections. The purpose of the life safety inspections is for us to get a, not only to make sure that we have citizens living in the proper conditions within the community, but also to assess how we can apply for funding for our seniors. Because Santee Cooper has a grant money that's associated to our seniors that help them with, they have aging infrastructure on their property, the windows, we want to weatherize their windows, their doors. And us getting the consensus through these life safety inspections help us be able to put these grants together to help our aging community. And so there's always a method. to the actions. It's not to, we're not doing anything, one, that's not already on the books, but number two, we're doing something that has an actionable result coming right behind it. So, we want to make sure that everybody's living in a safe, sanitary condition. Everybody deserves to live in a safe, sanitary condition. And we want to make sure that we as an administration, us as a council, we are making sure that everybody has that ability to live in those conditions. I want to briefly go over the finances, if you can pull it up Carnisha. I want to go over our balance sheet and I want to start with the towns. Not coming. Technology work till it don't. It's not. Okay, unfortunately I'm unable to pull it up so you guys can see it so I'll go ahead and briefly go through the budget versus the actions on page 5 of 11. Also you guys will be able to go to the website. I think this administration has been one of the most transparent administrations of putting the finances of the town on the website where you can go and look at the budget. Just in case you were wondering what line what what what budget what what the money's going I make sure that you put this on the website. This is on the website. You can go online and you'll see every one of the budgets because Transparency is something that I believe in. So we're going to look at July through December budgets actuals versus budgets from July 2025 to December 2025 we look at our total income and We were budgeted for 1.7 million

and right now during this time frame we actually have spent, well I'm gonna go all the way down because I'm gonna include, I'm just gonna do the income. We were budgeted at 1.7 but to now we've actually spent 490,000 so that leaves us with 1.2 remaining of total income for the year to the date. Expenses, We were budgeted at 1.7 for our expenses, 810,000. To the date, we've spent 295,000, which leaves a remainder of 514,000 to our budgeted versus our actuals and our remainder. In our income when it comes to property tax, hospitality, franchise fees, grants, donations, in July of 2024, The number was \$254,573 from July to December of 2025. The number is \$490,431, a difference of \$235,858. When you look at our total expenses, from July to December 2024, our total expenses was \$793,243. From July to December 2025, our total expenses is \$803,516, which is a difference of \$10,274. So we are operating with a good budget right now we're trending in the right direction if there are any particular questions that anybody would want to have on a breakout of financial uh questions. The reason why I wanted to have a town hall because I want to put to rest any rumblings that may be going on behind the scenes of how this administration is being ran and the way we make our decisions. Because the decisions that this administration make comes from the leadership of the council. We don't deviate from those directives. There's no deviation at all. We are singing out the same song. So for any questions that anybody might have, I decided I wanted to go ahead and host a council meeting, a town hall meeting, because there is no better way to get an understanding of what your administration, your tax dollars, what they're going to, and what they're being spent and the decision behind. Not only the why, not only the how, but the why. So I hope to see everybody there. Like I said, we have a great group working in the town hall. And we have a group that's gonna be here for a long time to come because succession planning is in full mode right now. And we're gonna make sure we build it out right so that you guys as a community, you guys as citizens will reap the benefit of this from years to come. I'll take any questions that you guys have. So if you wanna direct to me.

Councilman David: Do you have any dates for the beach renourishment that will be done through Atlantic Beach?

Town Manager Jones: The beach renourishment? No. But I can get that for you.

Councilman David: Thank you.

Town manager Jones: Yes, sir.

Councilman David: And then so we can let everybody else know as well when the Army Corps of Engineers will be doing beach renourishment through the town.

Town Manager Jones: Okay. No problem.

Councilman David: And then I think we talked about some upcoming meetings that will be working on the to-do list and budget planning that'll be submitted out from the council that'll be coming up. So everybody knows about that. Yeah.

Town Manager Jones: We'll get together on a special meeting and get those dates out to everybody for a special meeting. Hopefully in the next two weeks. We'll try to get it before you guys take it.

Councilman David: Any questions, comments?

Not in their motion to adjourn.

Councilwoman Taylor: So moved.

Councilman Campbell: Second

Councilman David: Roll call.

Cheryl Pereira: Councilman Edward Campbell

Councilman Edward Campbell: Yeah.

Cheryl Pereira: Councilwoman Carla Taylor

Councilwoman Taylor: Yes.

Cheryl Pereira: Councilman John David

Councilman David: Yes

Councilman David: Meeting adjourned. 1-5 at 8:51.

Atlantic Beach Town Council Meeting Summary – January 5

Meeting Opening & Ceremonies

1. Meeting opened after executive session; roll call and quorum established
2. Ceremonial matters included swearing in of Councilmembers Edward Campbell and John David by Reverend Bellamy
3. Council voted to nominate John David for a second term as Mayor Pro Tem

Agenda Approval

4. Debate over removing item number 9 from agenda; clarification of majority vote and quorum rules
5. After several motions and discussion, agenda was approved with the removal of item number 9
6. Vacancy on the Planning Commission announced; applications invited through town hall.

Public Comments

7. Citizen Steve Farah raised transparency concerns regarding: available personnel positions, legal matters affecting the town, business license fees, and general budget clarity.
8. Request for regular updates on jobs vacancies and legal matters
9. Town Attorney and manager clarified Freedom of Information Act restrictions, budgeting/ discretion for hiring, and public access to job postings.
10. Discussion on business license rates and revisions; ongoing review addressed

Ordinance and Resolution Actions

11. Approval of prior meeting minutes (December 8, 2025)
12. **Ordinance 13-2025** (business license, inspection/ audits): Tabled for further revision
13. **Ordinance 18-2025** (purchasing/procurement): Tabled for revision.
14. Town Council 2026 meeting scheduled: Approved.

15. **Ordinance 1-2026** (Community Center fee increase by 10%): Approved for first reading.
16. **Ordinance 2-2026** (Council attendance/ pay requirements): Approved for first reading.
17. **Resolution 1- 2026** (personnel manual revision): Tabled for rewrite)
18. Approval for investing \$10,000 in SC Local Government Pool (4.5% annual interest): Approved
19. Authorization for agreement with L. Best Moody Consulting as municipal attorney: Approved

Community & Project Updates

20. Community engagement officer Titus Leaks reported on ARPA grant/ Solar Project (installation awaiting pole bases, extension granted to April 1st), new inspection scheduling policy (minimum of 7 days), and ordinance enforcement on Hwy 17.
21. Booker presented on road paving (30th Avenue, 3rd Street water project, plans for additional paving), coordination with North Myrtle Beach, SCOT, and CTC, and managing construction around key events (e.g., Bike Fest).
22. Upcoming events: February 2nd town hall meeting, March 9th state of the town, bingo night (Jan 22nd), community movie night ("Johnson Family Vacation" at 6 p.m.).

Comprehensive Plan Presentation (Diamond Shores)

23. Ashley Cowan presented the draft comprehensive plan—vision is to preserve small-town charm, promote resilient/inclusive growth, maintain cultural and natural resources, and strengthen governance.
24. Housing analysis: 283 units, 59% vacancy (mostly seasonal rentals), 71% of occupied units are renter-occupied, call for ownership/renter balance and addressing aging housing stock.
25. Historic/commercial property mapping, diversity of local housing styles, preservation emphasis.
26. Focus on infrastructure upgrades (especially west of 17), flood zone and resilience planning, urban forestry, sustainability.
27. Eight major goals: preservation, community vibrancy, thoughtful growth, tourism, environmental stewardship, infrastructure/culture, public image, governance.
28. Invitation for public feedback; educational sessions in March.

Police Department Report

29. Chief Joseph Cooper introduced himself; outlined work on department assessment, policies, equipment, building partnerships with other law enforcement, and recruitment/retention within budget.
30. Enforcement of ordinances regarding homeless presence in dunes addressed.
31. Assurance of ongoing police coverage with help from Horry County agencies.

Town Manager Report

32. Town Manager commended council and staff; reported on successful process implementation and community-building efforts.
33. Announced RISE grant (\$2,826) for summer media intern; ARPA project reimbursement received (\$62,687.69).
34. Explanation of life safety inspections—tied to grant eligibility and senior support.
35. Financial summary: as of December 2025, town income at \$490,000 (budgeted: \$1.7M), expenses at \$803,516 (vs. \$793,243 previous year), emphasizing transparency and healthy budget.
36. Upcoming town hall and special meetings to further address budget/planning and enhance community dialogue.

Adjournment

37. Meeting adjourned at 8:51 pm