



**MINUTES**  
**Town of Atlantic Beach, North Carolina**  
**Town Council Meeting**  
**125 W Fort Macon Road and**  
**Electronically via Zoom**  
**Monday, September 26, 2022 – 6:00pm**



The regularly scheduled meeting of the Atlantic Beach Town Council was held Monday, September 26, 2022 at 6:00pm in the Council Meeting Room, 125 West Fort Macon Road, Atlantic Beach, North Carolina.

**Members Present:** Mayor A. B. Cooper, III; Mayor Pro Tem Austin Waters; Councilmembers: Renea Baker, Joey Dean, Danny Navey, Joseph Starling

**Members Absent:** None

**Others Present:** David Walker, Town Manager; Katrina Tyer, Town Clerk; Derek Taylor, Town Attorney; Marc Schulze, Public Services Director; Jennifer Ansell, Planning Director; Jeff Harvey, Police Chief; Michael Simpson, Fire Chief; Sarah Currie, Finance Director; Sabrina Simpson, Administrative Services Director; Morgan Gilbert, Parks & Recreation Director; Vada Palma, BOA member; Brad Jones, BOA member

**CALL TO ORDER and PLEDGE OF ALLEGIANCE**

Mayor Cooper called the meeting to order at 6:00 p.m. Councilmember Navey led the Pledge of Allegiance.

**APPROVAL OF AGENDA**

Mayor Pro Tem Waters made a motion *to approve* the agenda as presented. Seconded by Councilmember Dean. Vote was unanimous, 5-0. Motion carried.

**CONSENT AGENDA**

- a) Finance Report
- b) Budget Amendments
- c) Budget Transfer
- d) Tax Collection Report
- e) Tax Releases and Refunds Report
- f) **Ordinance 22-09-01:** Ordinance Amending Chapter 4, Animals; Section 4-6.1 Dangerous Dogs and Potentially Dangerous Dogs
- g) Minutes: 8/10/22WS; 8/22/22SM; 8/22/22

Councilmember Baker made a motion *to approve* the Consent Agenda as amended. Seconded by Councilmember Navey. Vote was unanimous, 5-0. Motion carried.

**CITIZEN REQUESTS/COMMENTS**

Larry Sloan, 103 Bowen Street. Asked if any information on the tragic murder a few weeks ago. His wife was out walking that morning and a neighbor yelled at her to go inside. Since then, people have been anxious and need more information. He does not feel there was an adequate response from Police or the Town. What can be done to keep the public informed? What is status? What did the Police do? What can we do better? Are we safe? He feels his neighborhood should have been canvassed for questions, witnesses, and possible cameras, but they were not.

Chief Harvey, speaking on safety explained there were a couple vehicle break-ins that same morning, but we have not had any since. It was a crime of opportunity. We are continuing to work with the SBI and FBI.

Mayor Cooper stated we could do better sending out information and keeping people informed. We have learned from past hurricanes that social media is our best avenue for informing the public. There is some information that cannot be disclosed during an open investigation, but other general information can be shared.

Vada Palma. Island Quay. She is here for her annual plea for live oaks. A lot on Ocean Ridge just carved out all the oaks. Is there anyway to review the UDO and add some meat? Such as if someone cuts down one tree, they need to plant three to replace. She asked that we make sure the builders for the new wastewater plant take care of our oaks and require to replace any they cut.

## **REVIEW OF MASTER PLAN FOR THE GROVE (dated November 19, 2018)**

Fred Bunn complimented Council for a great job on the new town facility. It is a statement piece, setting a nice tone for the Town.

The last The Grove plan is from 2020, progress was interrupted by COVID. Just like construction of the hotel was interrupted. He shared some photos of heyday Atlantic Beach and what it is now - a cleaned up, friendly, and non-threatening place (included in agenda packet). The plan is mixed use, a walkable community offering space for living, dining, playing, entertaining, and more. It is a comprehensive place to be social. Infrastructure is in place: residential, some mixed use, and restaurants (Bahia, Idle Hour, Tackle Box, and the new The Bite). Hang Ten Donuts and Coffee is scheduled to open within the next 30 days. He is still planning for a 3-star hotel, or if that does not work out, a condominium. The Bungalows are his favorite part of the plan.

Since 2008, we have had a market fall, major hurricane, COVID, and then a fall in the market and interest rates again. He is not giving up on his plan and is hopeful, optimistic and high energy. One positive about COVID is it helped people find Atlantic Beach.

Councilmember Starling asked if he knows how many rooms he is planning for the condos, and how many levels for the hotel. Mr. Bunn answered he is planning 60-90 rooms and about 12-13 levels for the hotel.

Mayor Pro Tem Waters asked if he is working with anyone right now for the hotel. Mr. Bunn said he was, but he pulled back because he did not think it was as good as needed so he is casting a wider net.

Councilmember Navey asked about plans for the over 2,500 square feet at the triangle point. Mr. Bunn stated he is still working on this also.

Mayor Cooper thanked Mr. Bunn for always allowing us to use the Circle area for movies, festivals, concerts and for his willingness to work with us on the current Boardwalk redevelopment.

## **REQUEST TO CONSIDER FUNDING FOR TWO POLICE VEHICLES DUE TO COST INCREASES**

Police Chief Jeff Harvey is requesting additional funding for two police vehicles to be purchased and outfitted, with delivery estimated with a 6-8 month turnaround. If not, he will only be able to purchase one vehicle. He explained the price increase compared to what was budgeted last year.

Councilmember Navey made a motion *to approve* the funding for two vehicles and outfitting, as well as approving Budget Amendment #7 for the quoted \$21,472 from General Fund balance. Seconded by Mayor Pro Tem Waters. Vote was unanimous, 5-0. Motion carried.

## **TOWN MANAGER REPORT**

Town Manager David Walker provided an update on the 2022 Council Retreat goals and reviewed the grant opportunities staff will be working on this year. We have already contracted with a consultant to assist in finding additional grant opportunities for the Causeway underground utilities project.

## **MAYOR/COUNCIL COMMENTS**

None

## **CLOSED SESSION pursuant to NCGS 143-318.11(a)(3) to consult with attorney to protect attorney client privilege**

Councilmember Baker made a motion *to enter* Closed Session pursuant to N.C.G.S. 143-318.11(a)(3) to consult with attorney to protect attorney client privilege. Seconded by Councilmember Starling. Vote was unanimous, 5-0. Motion carried. The time was 6:49pm.

Recess to allow audience and staff to exit 6:50pm  
Resume 6:55pm

Attorney Derek Taylor advised Council on a few topics he has been researching for Council. No action was taken.

Councilmember Baker made a motion *to exit* Closed Session pursuant to N.C.G.S. 143-318.11(a)(3) to consult with attorney to protect attorney client privilege. Seconded by Mayor Pro Tem Waters. Vote was unanimous, 5-0. Motion carried. The time was 7:58pm.

**ADJOURN**

There being no further action taken or business before Council the meeting stood adjourned. The time was 7:58 pm.

These minutes were approved at the October 24, 2022 meeting of the Atlantic Beach Town Council.


TOWN OF ATLANTIC BEACH

ATTEST:

  
Katina Tyer - Town Clerk

(seal)



  
A. B. Cooper, III - Mayor