



**TOWN COUNCIL MEETING MINUTES**  
**TUESDAY, May 11, 2021, • 6:30 pm.**

1. **CALL TO ORDER** Mayor Hellyer called the meeting to order at 6:30 pm. Mayor Hellyer, Councilmembers Drake, Holder, Keating, and Pellegrino were in attendance. Others present Town Administrator Shanahan, Town Attorney Crosby, and Town Clerk Sheri Medina. Absent was Councilmember Dietrich and Mayor Pro Tempore Scoles.
2. **INVOCATION AND PLEDGE OF ALLEGIANCE**  
A. Invocation: Tom Cox of Surfside Christian Church gave the invocation.  
B. Pledge of Allegiance: Mayor Hellyer led in the Pledge of Allegiance.
3. **PUBLIC HEARING** – None
4. **MOTIONS RELATING TO AGENDA** - None
5. **MINUTES APPROVAL** - Councilmember Keating made a motion to accept the meeting minutes for April 15, 2021 and April 27, 2021, as presented. Councilmember Holder seconded. All voted in favor. **Motion Carried.**
6. **PUBLIC COMMENTS** – None
7. **COMMUNICATIONS**  
**A. BUILDING REMEDIATION** – Mr. Shanahan stated that in November 2020, I started receiving complaints from the staff of a moldy smell in the Town Hall. In addition, we started to see black substance on the walls of the courthouse, the police department, town hall, and the planning in the civic center. We had some staff complain about headaches and allergies when they came into the building. The final thing is that when we opened up some of our paperwork that had been in a filing cabinet for a little while, they had mold on the paperwork. So, based on this, we brought in Phoenix Environmental to evaluate our facilities.

We found some of the following: in the town hall, we conducted background samplings in the clerk's office and the mayor's office, the Women's bathroom, the closet under the stairs, and the server room, and identified elevated airborne mold spore levels. They also let us know that before we did any mold remediation based on what we found that we needed to ensure that any source of water intrusion leaks, moisture, humidity issues needed to be remedied because if you just cleaned it, you didn't fix the cause of it, it would come back, as has happened in the past. In the courthouse, we conducted a mold investigation, and we identified severe mold growth, elevated moisture at high RH levels in the courthouse.

At the Civic Center, we identified elevated mold levels. Not as bad as the other. And then the police department annex. Again, elevated mold spores. We actually brought in some structural engineers to look at some of this to see what it would take, and we have some numbers, and some numbers are still working.

One of the issues we found is that things were not done correctly many years ago. We would have to do some things with the Town Hall: watertight windows and the roof. Also, rafters, replace the roof deck, install 4 by 4 timber posts, and remove the ceiling. Hurricane ties need to be installed on the building.

What happened is we're looking for mold, and we're finding in the ceiling, two by fours that should be bigger. The total for that without cleaning the mold is somewhere around \$212,000. There's a lot to be done as we go through this.

The Courthouse. We need to remove the molded material and remove the mulch. Clean Emery Joint brick, apply silicone sealant to the brick segments. We will have to install a waterproof membrane to brick behind studs. All of that is somewhere around \$185,000. And that doesn't include the mold remediation, doesn't include taking down the side of the building.

Then we looked at the Civic Center, Planning, Zoning, and the annex. There's one mold remediation, the air condition, and the roof, total cost, \$91,500. That's the lowest possible cost that we found. The police department is

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about \$6000; it just needs an air condition system.

Councilmember Keating asked, instead of doing all this replacement and so forth, is there any opportunity to just add additional structural members, you know, shore up what's there without having to tear it all off and start over?

Mr. Shanahan stated, based on the information that I've received from some of the structural engineers that looked at some of this, especially in the building over there, that there are just some dangerous things. We've got the trusses bending from the weight of the roof. We're going to have to pull all the walls down, so we can clean it. But we also take them down so we can stop it happen again. I don't know what's the best way to go. I know there are other ways out there.

Mayor Hellyer asked how old are the buildings?

Eric Robinson stated that the Town hall was built in 1968, the court in 1986, the civic center in 1968, and the Police department was built in 1996.

Mayor Hellyer stated I guess the town needs to make a decision. Do you think that we ought to look at leasing a place?

Mr. Shanahan stated I'll bring you several alternatives. As far as leasing, I believe we should sooner than later because I would want to jump into something.

**B. BIKE WEEK** – Mr. Shanahan stated that he would talk about some of the protocols that have been implemented during Bike Week. I think that's all our folks work hard, and we brought in folks from outside the community, and we've got good people doing a good job, and I'm pleased with that. The police department implemented a protocol as additional staff, primarily on the weekends, to proactively address traffic and noise-related issues. Sector supervisors will be making contact with residents in those sectors, get real-time feedback. Offices are taking the opportunity to meet a wealth of visitors in the district and discuss policies and issues and quality of life standards. Placement of large flashing signs at the north and south ends of Highway 17 to detour negative behavior. Social Media has been used to help educate and inform visitors in regards to the quality of life.

We have had 371 case numbers generated. We had 106 traffic stops, six of which were golf carts. We had one noise citizen complaint, and we had seven officer-initiated noise disturbances. We have issued 61 citations. We've had two accidents, and both of them will believe in the scene of the accident. You had 21 speeding tickets, you have three DUIs, and driving under suspension. You had three no driver's licenses.

Councilmember Drake asked about trailers being parked in the paid parking lots. Are they paying the fees?

MR. Shanahan stated I was told that was free, but I could have been told wrong. We will look into that. It seems like everybody's having a good time, and it doesn't seem like we've had significant incidents.

## 8. BUSINESS

**A. RESOLUTION 21-0135** - A RESOLUTION TO RATIFY AND RETROACTIVELY CONSENT TO CERTAIN HORRY COUNTY ORDINANCE (COLLECTION OF HOSPITALITY FEE).

Councilmember Keating made a motion to accept resolution 21-0 135, which is a portion of the requirements to obtain a part of the settlement for the hospitality tax litigation between Horry County and the City of Myrtle Beach. Councilmember Holder second.

Councilmember Keating stated we brought this forward several months ago when the settlement was reached, and then Myrtle Beach appealed, and the judge disapproved. So it kind of went by the wayside. Has anything changed substantially from the version we've previously approved?

Town Attorney Crosby stated not substantively, but the procedural background has changed. So the recital clauses are different because the procedures are different, and there are different dates. So it's going to be a new ordinance for the council.

All voted in favor. **Motion Carried.**

**B. FIRST READING, ORDINANCE 20-0928** AN ORDINANCE OF THE TOWN OF SURFSIDE BEACH AMENDING CHAPTER 4, ARTICLES VI AND VII BY REPEALING ORDINANCE NOS. 19-0889 AND 19-0890 AND REVIVING THOSE PROVISIONS OF CHAPTER 4 LOCAL HOSPITALITY FEE AND LOCAL ACCOMMODATIONS TAX AS AMENDED BY SAID ORDINANCES.

Councilmember Keating made a motion to approve the first reading of ordinance #21-0928, amending chapter 4, articles vi and vii by repealing ordinance nos. 19-0889 and 19-0890 and reviving those provisions of chapter 4 local hospitality fee and local accommodations tax as amended by said ordinances. Councilmember Drake second. All voted in favor. **Motion Carried.**

**9. PUBLIC COMMENTS**

**A. Judy Henion, 611, 11th Avenue North.** Concerning the replacement of the buildings, there are grants available; in doing some research, I would strongly recommend that. We should look at hiring someone to assist with writing grants to replace those buildings. Because the municipal grants that are available allow for us to do a matching grant. It doesn't replace the building, but it does give us funds that would be made available to us to replace those buildings. If that's what they decided and what I'm hearing, I would be moving and letting the construction begin if they were my buildings. So that may be a valuable tool in our arsenal to get a look for those grants. And I also want to mention that if you've been listening, I mean, we can't go outside now without listening to this pound, pound, pound, and I just want you to know how sweet that sound is. Because it is the sound of progress, and we've been listening and waiting for that for a very long time.

**10. TOWN COUNCIL DISCUSSION AND/OR COMMENTS**

**A. Councilmember Holder -** I want to thank you all for coming. Nice, very short meeting. I agree with Judy. I'm very happy to see the progress being made on the pier. They're making great progress. It's great. One of the other challenges this week it seems to be emerging is gasoline. There are long lines out into our roads. That can be a hazard. Thank you, everybody; I'm for the work being done by our police department. Thank you.

**B. Councilmember Keating -** I want to thank everybody for coming out and tuning in. Since we're getting some of this news of costly repairs on our buildings and so forth, right in the middle of the budgeting cycle, hopefully, we're turning a critical eye on our budgeting and balances of our funds. We now have some quite expensive projects to be entertaining, And I'm interested in seeing what the final budget is going to look like before it's presented for approval. I look forward to that. It's been a pretty quick meeting that's two in a row. So we might be getting good at it. Maybe it's just that Mr. Shanahan is dealing with all of our town issues very readily. So it's all good news. Whichever way it goes, It's all good news. But with that, I will just say thanks again, and now, as always, I appreciate the feedback and the kind words on Facebook. We'll see in another couple of weeks. Don't forget that the Memorial Day Golf Cart Parade is coming up. Get ready. Decorate your cart.

**C. Councilmember Pellegrino -** Thank you for coming tonight. I want to thank Mr. Shanahan and the staff. We have a lot of different things going on, and they are on top of it. And thanks to Eric. That was pretty impressive. You knew those dates right off hand. We do have a good staff, a well-qualified staff, and that's why we can get through these issues as they come up. I'm anxious to get the rest of the numbers on the restoration there, and we can figure out how to move forward there. Thank you for working through that.

**D. Councilmember Drake –** I want to thank everyone for coming out tuning in. I want to thank Mr. Shanahan for keeping everything in the town moving along. I would also like to thank the police department, what they've been doing with the motorcycles, noise, and traffic. I know that's going to be a lot of work. And, yes, don't forget the golf cart parade. Maybe we will break our last year's number. Last year we had a little over 100. See everybody in two weeks. Thank you. Again I want to thank you guys for coming out.

**E. Mayor Hellyer –** It sure was a short meeting, but some good stuff was said tonight. I think for everybody that's here for bike week, everybody has to worry about bike week, how there is going to be a commotion and everything; it's been really good so far. And, the bikers, and everybody that's here, everybody is having a good time. If you look at Johnny D's, the Golden Egg and Neil and Pam's, they're all packed. And that's the way we like to see it. Everything's working out really well. The only thing that we have going on right now is the gasoline, and then they say that that will not be a problem come Friday. We'll see how that goes. We don't know what we're going to do right now on the mold remediation, but we need to do something. And we need to do it to protect our employees who are in those buildings. I want to Thank Mr. Shanahan for grabbing a private tail and trying to get it so that it's all manageable.

Mr. Shanahan stated I want to brag on our council. The other day we had our workshop, and we talked about several things; the council has identified a new vision for the town. The New Vision is the "The town of Surfside Beach is the number one family destination in South Carolina." Our goal is our vision; they also identified five goals for the community, marketing plan, ordinances simplified, web page update, and Highway 17 development and events.

They also identified five internal goals: customer service, PIO, marketing, community working together, and committee re-organization. They did a lot of work on that, and it is live-streamed, and I would highly recommend

watching it. We have already started to move forward.

We're going to create a schedule of events that we can show how we're going to do these things, and over the next two weeks, we're going to have a meeting with all our committees to started implementing some of that. And we're also going to be having a citizen meeting where we can talk about some of this. Please make it a point to come because we want your input. Thank you.

**11. Executive Session**

Councilmember Holder made a motion to enter into an executive session pursuant to the Freedom of Information Act §30-4-70(a)(1) to discuss employment, compensation, demotion, discipline, or release of an employee.

**12. ADJOURNMENT** – Councilmember Keating made a motion to adjourn at 7:32 pm and Councilmember Holder second. All voted in favor. **Motion carried.**

**Surfside Beach Town Council**

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Robert Hellyer, Mayor

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David L. Pellegrino

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Bruce H. Dietrich, Town Council

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Cindy Keating, Town Council

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Michael Drake, Town Council

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Debbie Scoles, Mayor Pro Tempore

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Paul Holder, Town Council

Attest: \_\_\_\_\_  
Sheri L Medina  
Town Clerk

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