MAYOR
Brian West

MAYOR PRO TEM
Monty Parks

CITY COUNCIL
Bill Garbett
Spec Hosti
Tony Ploughe
Nick Sears
Kathryn Williams

CITY MANAGER
Bret Bell

CITY CLERK
Fabian Mann

ASST CITY MANAGER
Michelle Owens

CITY ATTORNEYS
Edward M. Hughes
Tracy O'Connell

CITY OF TYBEE ISLAND

City Council Regular Meeting
January 09, 2025 — 6:30 PM

Minutes of Meeting

Call to Order — The City of Tybee Island City Council held a regular city council meeting on Thursday, January 9, 2025, at 78 Van Horne Avenue, Tybee Island, GA 31328. The meeting was called to order by Mayor Brian West at approximately 6:30 PM. Mayor Pro Tem Monty Parks, Councilmember Bill Garbett, Councilmember Michael "Spec" Hosti, Councilmember Tony Ploughe, Councilmember Nick Sears, and Councilmember Kathryn Williams were also present at this meeting.
Administrative Staff Present — City Manager Brett Bell, Assistant City Manager Michelle Owens, City Clerk Fabian Mann, City Attorney Edward Hughes, and City Attorney Tracy O'Connell were present.

Invocation — The invocation was led by **Mac McLain**.

Pledge of Allegiance — The pledge of allegiance was led by **Mayor West.**

Announcements

- Recognition of late President Jimmy Carter's legacy
- Tybee City Hall closed on January 20, 2025, in observance of Martin Luther King Jr. Day
- Short-term rental update (occupational tax certificate exemption)

Recognitions

- Retirement of Pete Ryerson, Parking Services Department, after 22 years of service
- Appointment of Justin McMillian as Tybee Island Fire Chief
- Appointment of Fabian Mann as Tybee Island City Clerk

Consideration of Items for Consent Agenda

- Resolution 2024 Support for Legislation on MOST
- Resolution 2024 Support for Legislation on Authority
- December 12, 2024, City Council Meeting Minutes with Corrections

DRAFT

Consideration of Boards, Commissions, and Committee Appointments
Planning Commission Vacancies (2)

- **Jeffery Burton**
  - Councilmembers Ploughe, Sears, and Hosti voted in favor.

- **Robert Matkowski**
  - Councilmembers Sears, Ploughe, Parks, Garbett, and Williams voted in favor.

- **Ron Rimawi**
  - Councilmembers Parks, Garbett, Hosti, and Williams voted in favor.

Robert Matkowski and **Ron Rimawi** received the most votes respectively and were appointed to the Planning Commission.

Citizens to be Heard

- **Pat Leiby** extended an invitation to city staff and residents to attend a showing of *King in the Wilderness* at the Tybee Post Theater in observance of Martin Luther King Jr. Day.
- **Jan Will** voiced concerns regarding Tybee City Hall's historic character following its recent renovation.
- **Julie Wade** and **Kate Templeton** provided awareness of human trafficking locally and nationwide.
- **Sandy Everest** recited a self-written poem describing the beauty and charm of Tybee Island.

Consideration of Approval of Consent Agenda

Councilmember Parks made a motion to approve the consent agenda with the necessary corrections to the December 12, 2024, city council meeting minutes. **Councilmember Hosti** seconded the motion. **Motion passed unanimously.**

Public Hearings

SITE PLAN APPROVAL: proposed placement of utility cabinet and related equipment-78 Van Horn Avenue – 40021 05002 – Zone R-1/NEP -Go-Broadband on behalf of Live Oak Fiber, LLC. — Community Development Director Patricia Sinel approached the Mayor and Council. Per the site plan, the utility enclosure is located behind the city's generator enclosure on city property at 78 Van Horne Avenue, Tybee Island, GA 31328. The area is zoned R-1 and falls within the North End Parks and Public overlay. Director Sinel clarified that the approval of this site plan would solely provide a hub location for the Live Oak Fiber Network for Tybee Island. Furthermore, Director Sinel recommended the addition of landscape screening as a condition for approval. Councilmember Ploughe requested the installation of safety bollards to protect the utility cabinet further.
Councilmember Sears made a motion to approve the site plan with staff recommendation and the required installation of safety bollards. **Councilmember Hosti** seconded the motion. **Motion passed unanimously.**

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SITE PLAN APPROVAL WITH VARIANCE: addition of driveway -104 17th Street -40008 18001 - Zone C-1- Southern Belle, LLC (Walter Freeman).
Community Development Director Patricia Sinel addressed the Mayor and Council. Director Sinel recommended approval of the site plan with variance due to its unique nature. Councilmember Williams expressed her opposition of the variance, citing the petitioner's overdevelopment of the property.
Councilmember Parks made a motion to approve the site plan with variance with staff recommendation. **Councilmember Hosti** seconded the motion. **Councilmembers Parks, Hosti, Garbett, Ploughe**, and **Sears** voted aye. **Councilmember Williams** voted nay. **Motion passed 5-1.**

Executive Session

Councilmember Parks made a motion to move from the regular meeting into an executive session referencing litigation, personnel, and real estate. **Councilmember Williams** seconded the motion. **Motion passed unanimously.**

Councilmember Parks made a motion to return to the regular meeting from an executive session. **Councilmember Williams** seconded the motion. **Motion passed unanimously.**

Consideration to take any action needed arising from executive session. – **No action taken.**

Adjournment

Councilmember Parks made a motion to adjourn the meeting. **Councilmember Hosti** seconded the motion. **Motion passed unanimously.**

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