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
September 11, 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, September 11, 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.
Administrative Staff Attendance — City Manager Bret Bell, City Clerk Fabian Mann, City Attorney Edward Hughes, and City Attorney Tracy O'Connell were present.

Invocation — The invocation was led by **Mayor West.**

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

Consideration of Approval of Agenda

Councilmember Sears made a motion to approve the agenda. **Councilmember Garbett** seconded the motion. **Motion passed unanimously.**

Announcements

- Mayor West led a moment of silence to honor the brave victims of September 11, 2001.
- Solomon Avenue Community Meeting | September 17, 2025 | 6:00 PM | Guard House
- Voter Registration Reminder
- Parks for Pollinator Event | September 20, 2025 | 10:00 AM | Community Orchard

Recognitions

- Maggie Wright was recognized as Tybee Island's employee of the second quarter.
- Lynn Davis was recognized for her 10 years of service with Tybee Island's Parking Services Department.
- An overview of the "Designated Driver" campaign was presented, with statistics of DUI arrests and the reach of the campaign's messaging. Local taxi companies (Breezy Riders and Tybee Turtle Transit) were recognized for their services.

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Consideration of Items for Consent Agenda

- City Council Regular Meeting Minutes — August 28, 2025
- First Reading of Ordinance 2025-05, Amendments to Sec. 22-69 of the Property Maintenance Ordinance to Revise Definitions of Personal Property
- First Reading of Ordinance 2025-06, Amendments to Sec. 22-29 of the Code of Ordinances to Clarify the Definitions of Nuisance Conditions on Private Property
- First Reading of Ordinance 2025-07, Amendments to Sec. 10-5 of the Code of Ordinances to Clarify Enforcement on Nuisance Animals and Fowls
- First Reading of Ordinance 2025-08, Amendments to Sec. 10-16 of the Code of Ordinances to Address Animals Left Unattended in a Parked Car
- Resolution 2025-14 to Authorize the Execution of a Real Estate Purchase Agreement for the Acquisition of 0 Butler Avenue and 103 Butler Avenue

Consideration of Approval of Consent Agenda

Councilmember Hosti made a motion to approve the consent agenda. **Councilmember Parks** seconded the motion. **Motion passed unanimously.**

Citizens to be Heard

- Shirley Wright — Tybee Neighborhoods and Celebrating National Good Neighbor Day

  Shirley Wright announced that Forever Tybee's inaugural National Good Neighbor Day celebration will be held on Sunday, September 28, from 2:00 PM until 4:00 PM in Memorial Park. The event is free and open to all Tybee residents of all ages.

Public Comments

- **Robert Matkowski** explained his decision to withdraw his application for consideration to the Sustainability Committee. He cited his decision to run for city council as the primary reason for withdrawal.

Public Hearing

- Approval of a Text Amendment to the Land Development Code Regarding Significant Trees

  Community Development Director Patricial Sinel introduced a text amendment to the Land Development Code affecting Article 2 (definitions) and Article 7 (tree removal regulations). The amendment was initiated in July at the direction of the city council to address the diminishing tree coverage. The amendment would clarify the status of palm trees as well as add pine trees to the significant tree list and to the definition of significant trees. Currently, palm trees are on the significant tree list but not in the definition of significant trees. However, pine trees are not currently on the significant tree list or in the definition of significant trees. Sinel emphasized pine trees' vital role in coastal ecosystems. The amendment proposes adding language to include palm trees (with scientific names) and pine trees (Pinus species) in the definition of significant trees. Additionally, the amendment would add that palm trees or pine trees cannot be used as replacement for any tree except for their own kind.

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The Planning Commission unanimously recommended approval of the amendment with the condition to move the significant tree list to Section 7.60 (removal of significant trees).

Council Discussion

In response to **Councilmember Williams'** question, Sinel stated that over 60% of tree removal permits are for pine trees.

Councilmember Ploughe discussed tree density versus significant trees. Applicants must replace the inch-for-inch amount of significant tree removed.

Councilmember Hosti expressed concern of the abundance of pine trees on the Island during major weather events.

Councilmember Parks cited the amendment as a "knee jerk response" and recommended taking additional time to correct any discrepancies in the ordinance.

Councilmember Garbett discussed the definition of a tree, referencing both dictionary and botanical definitions.

Public Comments

Sinel read a statement from **Debra Kearney** in support of the text amendment.

David Roberts suggested amending the significant tree list to align with the significant tree definitions.

Dale Williams expressed concern about the loss of the maritime forest and the need to protect pine trees. He further stated that eliminating pine trees removes the first line of defense against storms.

Patricia Leiby expressed support for including pine trees in the text amendment.

Councilmember Garbett made a motion to approve the text amendment to the land development code regarding significant trees with the modification to specify Sabal palmetto (cabbage palm) as the only significant palm tree on the significant tree list. **Councilmember Sears** seconded the motion. **Motion passed unanimously.**

Consideration of Committee Appointments

- Appointment of Seven Applicants to the Sustainability Committee

  Magan Kilzer, Ted Dennard, Mike Goldberg, Timothy Arnold, Elizabeth Reed, Debbie Kearney, and Richard Rosenfield were appointed to the Sustainability Committee.

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Considerations of Ordinances and Resolutions

- First Reading of Ordinance 2025-09, Amendments to Sec. 66-150 of the Code of Ordinance to Address Parking in Public Rights of Way

  Councilmember Sears made a motion to approve the first reading of Ordinance 2025-09 with the modifications to Section C1 to replace the word "property" with "residence" and "adjacent" to "contiguous with." **Councilmember Williams** seconded the motion. **Motion passed unanimously.**

Consideration of Agreements

- Real Estate Purchase Agreement for the Acquisition of 0 Butler Avenue and 103 Butler Avenue

  Councilmember Williams made a motion to approve the real estate purchase agreement for the acquisition of 0 Butler Avenue and 103 Butler Avenue. **Councilmember Parks** seconded the motion. **Motion passed unanimously.**

Executive Session

No executive session was held.

Adjournment

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

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City of Tybee Island

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Brian West, Mayor

Attest:

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Fabian Mann, Jr., City Clerk

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