MAYOR
Brian West

MAYOR PRO TEM
Spec Hosti

CITY COUNCIL
Nick Hale
Cam Jackson
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
May 14, 2026 — 6:30 PM

Meeting Minutes

Call to Order — The City of Tybee Island City Council held a regular city council meeting on Thursday, May 14, 2026, at 78 Van Horne Avenue, Tybee Island, GA 31328. The meeting was called to order by Mayor Brian West at approximately 6:30 PM. Councilmember Nick Hale, Mayor Pro Tem Michael "Spec" Hosti, Councilmember Cam Jackson, Councilmember Tony Ploughe, Councilmember Nick Sears, and Councilmember Kathryn Williams were also present.
Administrative Staff Attendance — City Manager Bret 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 **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 Williams** seconded the motion. **Motion passed unanimously.**

Recognitions

- Joshua Beaver, River's End Campground and RV Park —Employee of the First Quarter (2026)

  City Manager Bret Bell commended Joshua Beaver for his superb work ethic and dedication to the city organization.

Consideration of Items for Consent Agenda

- City Council Regular Meeting Minutes — April 23, 2026
- Approval of Sales Quote to Purchase Updated Portable Radios for the Police Department from Motorola
- Solutions in the Amount of $275,014.60
- Approval of Service Agreement to Implement ParkMobile as an Additional City Parking Payment Platform
- Approval of Resolution 2026-07, Authorizing Adoption of the Chatham County Multi-Jurisdictional Hazard Mitigation Plan

DRAFT

- Approval of Resolution 2026-08, Authorizing Participation in an Amicus Brief in Chang v. City of Milton

City Manager Reports

- Ocean Rescue 2026 Operations

  Tybee Island Fire & Ocean Rescue Captain Tadd Rubin provided an overview of the City's Ocean Rescue program. Captain Rubin detailed the internal software upgrades, which aide with recordkeeping and accountability. Also, the lifeguard staffing plan was explained, aiming to increase coverage and reduce risk.

Citizens to be Heard

- Sonya L. Jackson, Chatham County Tax Commissioner — Mobile Tax Office

  Chatham County Tax Commissioner Sonya Jackson provided an overview of the new mobile tax office, servicing the City every Thursday. Tax Commissioner Jackson also detailed her office's responsibilities and delivered a brief legislative update regarding property taxes.

Public Comment

- There were no public comments.

Consideration of Approval of Consent Agenda

Councilmember Ploughe made a motion to approve the consent agenda. **Councilmember Williams** seconded the motion. **Motion passed unanimously.**

Public Hearings

- Site Plan Amendment: TIMSC Backyard Improvements – 37 Meddin Dr - 40001 03012 – City of Tybee Island (Tybee Island Marine Science Center)

  Community Development Director Patricia Sinel provided an overview of the site plan amendment request. The applicant is requesting to amend a site plan for back yard improvements and for use as an outdoor classroom. The proposed use is alongside an existing building, the Tybee Island Marine Science Center, owned by the City of Tybee Island. The Planning Commission unanimously recommended approval as submitted in agreement with staff.

  Public Comments

DRAFT

Chantal Audran, Tybee Island Marine Science Center Executive Director, thanked the Mayor and City Council for their continued support of the organization.

Mayor and Council Considerations

Councilmember Williams made a motion to approve the site plan amendment. **Councilmember Jackson** seconded the motion. **Motion passed unanimously.**

- Special Review: Home Occupation and Sales - 1610 Chatham Ave - 40008 13007 – Anne and Ronald Ginsberg (Cristy Sorrow)

Community Development Director Patricia Sinel provided an overview of the special review. The applicant is requesting special review approval for a home occupation where the homeowner will operate a cottage bakery out of the single-family residence. The Planning Commission recommended approval with conditions: no onsite tent, pick up window limited to 8:00 AM until 10:00 PM on Saturdays, and only two onsite customers at a time. Staff recommended approval for the home occupation.

Public Comments

Cristy Sorrow, the applicant, emphasized her focus on serving neighbors rather than tourists. Most of her business is wholesale and e-commerce, with a desire to allow residents to walk over for pickups, scheduling 15-minute timeslots. Ms. Sorrow further explained that she is committed to compliance and is willing to work with the Council.

Katherine Warden expressed concerns about unintended consequences such as excess garbage, rodents, and parking issues due to property's circular driveway.

Kirk Balcom detailed the growing congestion in the area over the years. Representing a group of concerned citizens, Mr. Balcom explained that the addition of the bakery would worsen the traffic situation.

Mayor and Council Considerations

Councilmember Hosti made a motion to approve the special review request with the following conditions:

- No onsite tent
- Pickup times limited to 8:00 AM until 10:00 AM on Saturdays
- Only walk-up customers allowed

Councilmember Sears seconded the motion. **Councilmember Hosti**, **Sears**, **Jackson**, and **Ploughe** voted in favor of the motion. **Councilmember Williams** and **Hale** voted against the motion. **Motion failed 4-2.**

Consideration of Agreements

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- Approval of Contract Award for the Installation of Storm Sewer Pipe with Phillps Paving Company in the Amount of $2,799,221.00

  *Councilmember Williams recused herself from the discussion and consideration due to contract's involvement with her personal property.

  Councilmember Hosti made a motion to approve the contract award to Phillips Paving Company. **Councilmember Sears** seconded the motion. **Motion passed unanimously.**

  *Councilmember Williams returned to the dais.

Executive Session

Councilmember Hosti made a motion to move into executive session regarding personnel and litigation. **Councilmember Williams** seconded the motion. **Motion passed unanimously.**

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

Adjournment

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

DRAFT

City of Tybee Island

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Brian West, Mayor

Attest:

_____

Fabian Mann, Jr., City Clerk