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
November 13, 2025 — 6:30 PM

Meeting Synopsis

Call to Order — The City of Tybee Island City Council held a regular city council meeting on Thursday, November 13, 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, Assistant City Manager Michelle Owens, City Clerk Fabian Mann, and City Attorney Edward Hughes were present.

Consideration of Approval of Agenda

Councilmember Garbett made a motion to approve the agenda with the removal of Jan Will, Julie Jones, and Jackie Carver from the "Citizens to be Heard" section on the agenda. **Councilmember Parks** seconded the motion. **Motion passed unanimously.**

Consideration of Items for Consent Agenda

- City Council Regular Meeting Minutes — October 23, 2025
- Contract with Skye Musson for Indigent Defense Services for Tybee Island Municipal Court
- Contract Addendum with Bigleaf Services to Provide Backup Network Connectivity to the Tybee Island Police Department
- Project Development Agreement with The Path Company to Undertake an Investment Grade Audit and to Develop an Energy Efficiency Performance Contract
- Award of RFP 2025-789 to SCWC Enterprises, Inc. DBA Phillips Paving Company: Citywide Asphalt Paving
- Councilmember Garbett — Resolution 2025-18 to Amend the Rules of Council on the Conduct of Public Hearings
- Resolution 2025-19 to Establish a Records Retention Program

Consideration of Approval of Consent Agenda

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

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Public Hearings

- Site Plan Amendment — Bathroom Addition to Marine Science Center – 37 Meddin Drive - 40001 03012
  - Tybee Island Marine Science Center/City of Tybee Island

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

- Subdivision (Minor) — Two Lot Subdivision - 1711 Butler Avenue/1712 Lovell Avenue - 40009 02002 – Salty Shore Holdings LLC /Anthony Sapone

  Councilmember Parks made a motion to approve the minor subdivision. **Councilmember Sears** seconded the motion. **Motion passed unanimously.**

- Site Plan — Triplex - 1712 Lovell Avenue - 40009 02002 – Salty Shore Holdings LLC /Anthony Sapone

  Councilmember Williams made a motion to deny the site plan. **Councilmember Sears** seconded the motion. **Councilmembers Williams** and **Sears** voted in favor of the motion to deny the site plan. **Councilmembers Parks, Hosti, Ploughe,** and **Garbett** voted against the motion to deny the site plan. **Motion failed 2-4**.

  Councilmember Garbett made a motion to approve the site plan. **Councilmember Parks** seconded the motion. **Councilmembers Garbett, Parks, Ploughe**, and **Hosti** voted in favor of the motion to approve the site plan. **Councilmembers Sears** and **Williams** voted against the motion to approve the site plan. **Motion passed 4-2.**

- Variance — Encroachment into Toe of Dune Setback – 8 Bay View Lane - 40021 16043 – Scott and Elizabeth Maher

  Councilmember Williams made a motion to approve the variance. **Councilmember Parks** seconded the motion. **Motion passed unanimously.**

- Special Review — Dune Crossover Extension and Retaining Wall – 8 Bay View Lane - 40021 16043 – Scott and Elizabeth Maher

  Councilmember Ploughe made a motion to approve the special review. **Councilmember Hosti** seconded the motion. **Motion passed unanimously.**

- Variance — Front Setback Encroachment-704 Lovell Avenue-40005 19007- Thomas and Sandra Bigwood

  Councilmember Sears made a motion to approve the variance. **Councilmember Ploughe** seconded the motion. **Councilmembers Sears, Ploughe, Garbett**, and **Hosti** voted in favor of the motion to approve the variance. **Councilmembers Parks** and **Williams** voted against the motion to approve the variance. **Motion passed 4-2.**

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- Text Amendment — Update to Section 3-250. - Private Parking Lots. (First Reading)

  Councilmember Parks made a motion to approve the first reading of the text amendment. **Councilmember Hosti** seconded the motion. **Motion passed unanimously.**

Consideration of Agreements and Bids

- Award of RFP 2025-787 to Atlantic Waste Services: Curbside Collection of Residential and Commercial Waste and Collection of Yard Waste and Recycling

  Councilmember Garbett made a motion to approve the award of RFP 2025-787 to Atlantic Waste Services. **Councilmember Parks** seconded the motion. **Motion passed unanimously.**

Adjournment

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

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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