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 25, 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 25, 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, City Attorney Edward Hughes, and City Attorney Tracy O'Connell were present.

Invocation — The invocation was led by **Sheron Burgess.**

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

Consideration of Approval of Agenda

Councilmember Parks made a motion to approve the agenda with the modification of shifting "Executive Session" after "Consideration of Ordinances and Resolutions" and before "Adjournment". **Councilmember Hosti** seconded the motion. **Motion passed unanimously.**

Announcements

- City Council Candidate Forum | October 7, 2025 | 7:00 PM | City Council Chambers
- Voter Registration Deadline Reminder (October 6, 2025)
- Tybee Post Theater Telethon | September 27, 2025 | Tybee Post Theater
- Atomic Bar Ribbon-Cutting Ceremony | October 3, 2025 | 11:00 AM | Atomic Bar Restaurant

Recognitions

- Tybee Island Maritime Academy's Principal and Assistant Principal presented a slideshow, with data of students' academic performance. The Academy was recognized as an honoree of the 2025 Association of Middle Level Education "School of Distinction."

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Consideration of Items for Consent Agenda

- City Council Regular Meeting Minutes — September 11, 2025
- Resolution 2025-15 to Ratify the Approval of a Revenue Bond Issued by the Tybee Island Building & Public Facilities Authority for Acquiring Real Property and Conveying that Property to the Authority to be Leased to the City for a Fire Station Complex

Consideration of Approval of Consent Agenda

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

City Manager Discussion

- City Manager Bret Bell provided a high-level, monthly update of the Memorial Park Master Plan, Solomon Avenue road planning, Live Oak fiber installation, designated driver campaign, new fire station, beach renourishment, dune restoration, short-term rental application process, private parking lots, contract database, municipal court judge meeting, Chatham Avenue traffic calming, and Tybee Island Maritime Academy future location.

Public Comments

- **Debbie Kearney** expressed support of Ordinance 2025-11, adding pine trees as "significant trees."
- **Bob Matkowski** commended the city council and staff for developing Ordinance 2025-07 and Ordinance 2025-10.

Considerations of Ordinances and Resolutions

- Second Reading and Approval of Ordinance 2025-05, Amendments to Sec. 22-69 of the Property Maintenance Ordinance to Revise Definitions of Personal Property

  Councilmember Parks made a motion to approve Ordinance 2025-05. **Councilmember Garbett** seconded the motion. **Motion passed unanimously.**

- Second Reading and Approval of Ordinance 2025-06, Amendments to Sec. 22-29 of the Code of Ordinances to Clarify the Definitions of Nuisance Conditions on Private Property

  Councilmember Hosti made a motion to approve Ordinance 2025-06. **Councilmember Parks** seconded the motion. **Motion passed unanimously.**

- Second Reading and Approval of Ordinance 2025-07, Amendments to Sec. 10-5 of the Code of Ordinances to Clarify Enforcement on Nuisance Animals and Fowls

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Council Discussion

Councilmember Williams expressed her concern regarding the segregation of "fowl" from "animal," stating its misalignment with scientific facts.

Councilmember Garbett made a motion to approve Ordinance 2025-07. **Councilmember Parks** seconded the motion. **Councilmembers Garbett, Parks, Hosti, Ploughe, and Sears** voted in favor of the motion. **Councilmember Williams** voted against the motion. **Motion passed 5-1.**

- Second Reading and Approval of Ordinance 2025-08, Amendments to Sec. 10-16 of the Code of Ordinances to Address Animals Left Unattended in a Parked Car

  Councilmember Williams made a motion to approve Ordinance 2025-08. **Councilmember Parks** seconded the motion. **Motion passed unanimously.**

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

  Councilmember Parks made a motion to approve Ordinance 2025-09. **Councilmember Williams** seconded the motion. **Motion passed unanimously.**

- Second Reading and Approval of Ordinance 2025-11, Text Amendment to Land Development Code Regarding Significant Trees

  Councilmember Parks made a motion to approve Ordinance 2025-11. **Councilmember Williams** seconded the motion. **Motion passed unanimously.**

  Council Discussion

  Councilmember Ploughe expressed his disagreement with categorizing palm trees as "significant trees."

- First Reading of Ordinance 2025-10, Sec. 34-39.1 of the Code of Ordinances to Create an Appeal Process for the Denial of Business License and Permit Requests Related to Short-Term Rental Properties

  Ordinance 2025-10 was tabled until the October 9 city council meeting.

Executive Session

Councilmember Parks made a motion to move into executive session regarding real estate and litigation. **Councilmember Garbett** seconded the motion. **Motion passed unanimously.**

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

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

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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