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
March 27, 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, March 27, 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 Tracy O'Connell, and City Attorney Edward Hughes were present.

Invocation — The invocation was led by **Mayor Pro Tem Parks**.

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

Announcements

- Fresh Air Home "Swing for Kids" Softball Tournament, March 29, 2025, 1:30 PM - 4:30 PM, Jaycee Park
- Live Oak Fiber Community Oyster Roast, March 29, 2025, 4:00 PM – 6:00 PM, Memorial Park
- Tybee Island "Touch-a-Truck" Event, March 30, 2025, 1:00 PM – 4:00 PM, Memorial Park
- Tybee Turtle Trot 5K Beach Run, April 26, 2025, 9:00 AM – 12:00 PM, Tybee Marine Science Center

Consideration of Items for Consent Agenda

- City Council Regular Meeting Minutes: March 13, 2025
- Capital A Productions Stage Vendor Contract
- Ghost Coast Entertainment Firework Show Contracts
- Environmental Products Group Street Sweeper Repurchase and Turn Key Maintenance Agreements
- 2025 Chatham County Emergency Operations Plan

City Manager Discussion

Action Items Update

City Managers Bell and Owens provided the Mayor and Council with an update concerning the status of alternative water source options, beach safety signage, Memorial Park master plan, Solomon Avenue road planning, legal fees reimbursement, Live Oak Fiber installation, Fort Screven and North Campbell

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Neighborhood local historic district project, designated driver campaign, beach renourishment, dune restoration, and short-term rental application process.

Consideration of Approval of Consent Agenda

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

Public Hearing

2025 Private Parking Lot Renewals

Community Development Director Patricia Sinel approached the Mayor and Council and provided an overview of the annual private parking lot renewal process. According to Section 3-250 of Tybee's Land Development Code, private parking lots are currently only allowed in C-1 and C-2 districts. Four private parking lots are grandfathered in and fall within the R-2 district, since they were approved prior to the passage of the 2013 ordinance prohibiting residential private parking lots. Director Sinel emphasized that the city council has the authority to reject any application for private parking lots or attach any special conditions such as setting the hours of operation. Six parking lots are under consideration for renewal with four parking lots in the R-2 district and two in the C-1 district. Councilman Ploughe stated that historically the city's private parking lots were permitted to operate from Memorial Day until Labor Day.

No public comments were received.

Councilmember Ploughe made a motion to approve the quantity four, zone R-2 grandfathered parking lots and the quantity two, zone C-1 private parking lots for the 34 weekend days between Memorial Day to Labor Day including Thursday, July 3, 2025, Friday, July 4, 2025, and Monday, September 1, 2025, with times from 10:00 AM until dusk or one hour before and one hour after city-approved special events, further defined by Land Development Code Section 3-250 and the city staff memo provided in this (March 27, 2025) packet. **Councilmember Hosti** seconded the motion. **Motion passed unanimously.**

Council Considerations

Councilmember Sears: Workshop Schedule Approval

Councilmember Sears requested clarification concerning the reasoning for holding city council workshops on the day of city council meetings and the duration of the city council budget workshops.

- Workshops were originally intended to be held on the day of or the day before a council meeting to prevent "orphan workshops" without a council meeting in the same week.
- Staff agreed to propose additional, smaller budget workshops outside of the regularly scheduled workshops.

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Councilmember Williams made a motion for workshops to be held on Wednesdays prior to the Thursday city council meetings, twice a month. **Councilmember Ploughe** seconded the motion. **Motion passed unanimously.**

Consideration of Resolutions

Resolution 2025-07, Supporting the Reauthorization of the Historic Preservation Fund

Councilmember Williams made a motion to approve Resolution 2025-07. **Councilmember Hosti** seconded the motion. **Motion passed unanimously.**

Executive Session

Councilmember Parks made a motion to move from the regular meeting into an executive session referencing real estate. **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.**

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

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:

_____

Fabian Mann, Jr., City Clerk