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
July 09, 2026 — 6:30 PM

Meeting Minutes

Call to Order — The City of Tybee Island City Council held a regular city council meeting on Thursday, July 09, 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., Mayor Pro Tem Michael "Spec" Hosti, Councilmember Nick Hale, Councilmember Cam Jackson, Councilmember Tony Ploughe, and Councilmember Kathryn Williams were also present. Councilmember Nick Sears was absent.
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 Hosti made a motion to approve the agenda with the acknowledgement that Items 3,4, and 5 (as listed below) will not be addressed as public hearings. **Councilmember Williams** seconded the motion. **Motion passed unanimously.**

- Item 3 — Map Amendment: Change from R-2 to C-2 - 923 B Old Hwy 80 – 40026 08028 – Michael Fulkerson (Mark Fulkerson)
- Item 4 — Site Plan: Change of Use (Vape Store) – 204 1st Street Unit F -40004 01022 – Doug Hall (Owner) Mohammed Al Shaebi (Applicant)
- Item 5 — Text Amendment: Update to Article 4 -Zoning Districts, Section 4-051 – Short Term Rentals – City of Tybee Island

Consideration of Items for Consent Agenda

- City Council Regular Meeting Minutes — June 11, 2026

  Councilmember Hale moved to amend the June 11, 2026, city council meeting minutes to reflect a unanimous vote taken in open session following an executive session on personnel. The city manager's annual compensation was increased to $185,000.00.

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- Professional Services Agreement with Plimsoll Advisors LLC
- Tybee Island Recycling Center Redesign Concepts
- Resolution 2026-11, Modifying the Georgia Environmental Finance Authority Promissory Note and Loan

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Consideration of Approval of Consent Agenda

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

Citizens to be Heard

- Evan Goetz — "Farewell, Tybee Island"

  Evan Goetz, Executive Director of the Tybee Post Theater, announced his departure from Tybee Island, expressing gratitude to the city council and community. He highlighted the theater's growth and emphasized its role as an essential community infrastructure.

- Marie Rodriguez-Beebe — "Tybee Prom"

  Marie Rodriguez-Beebe spoke about the 22nd annual Tybee Prom, a fundraising event for the Humane Society for Greater Savannah. She acknowledged and thanked sponsors of the event.

Public Comments

- **Dale Williams,** in response to the short-term rental text amendment, expressed concern that the city council may be catering more to stakeholders than residents.
- **Ben Goggins** emphasized that government is for the community and expressed disapproval of short-term rentals in residential neighborhoods. Mr. Goggins requested additional public engagement opportunities.
- **Beth Reed,** Sustainability Committee member, thanked her fellow committee members and city staff for their diligent work on the city's sustainability plan.
- **Jeanne Hutton** asked the city council to postpone any updates to the short-term rental ordinance until more data is available regarding the code enforcement plan.
- **Ginny Willett** advocated for finding the right balance between protecting property rights and neighborhoods.
- **Debbie Kearney** stated that effective short-term rental enforcement requires clear guidelines for granting leniency.
- **Marie Rodriguez-Beebe** asked the city council to review Planning Commission members' recommendations concerning the short-term rental ordinance.
- **Shirley Wright** provided historical context of short-term rentals on Tybee Island, stating that the 2024 ordinance aimed to reduce them in residential areas. She presented 2024 data in video form showing over half of Tybee Island's 3,300 properties had short-term rental permits, with 747 in residential neighborhoods.

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- **Bob Matkowski** read aloud sections of the Land Development Code, emphasizing avoiding undue concentration of population.
- **Anna Butler** stated that Tybee Island is "built out" and requested the proposed number of short-term rentals be reduced in residential areas to attract families.
- **Dawn Shay** expressed concern about the city's ineffective enforcement of the short-term rental ordinance.
- **Mark Fulkerson** provided background information about his role in his father's map amendment request.

Public Hearings

- 2026 Millage Rate

  City Manager Bret Bell presented a slideshow detailing the millage rate process and justifying a 2026 city millage rate of 3.542 mills. This was the second of three required public hearings to adopt the millage rate.

  Public Comments

  Anna Butler, recommended rolling the millage rate back to save taxpayers money, noting that the historic millage rate is due to increasing property values.

- Text Amendment: Update to Article 4 -Zoning Districts, Section 4-051 – Short Term Rentals – City of Tybee Island (For Discussion Only)

  *Councilmember Ploughe recused himself from this discussion related to short-term rentals due to potential conflicts of interest.

  Due to insufficient public noticing, Public Hearing Items 3, 4, and 5 were not handled as public hearings. However, Community Development Director Patricia Sinel provided an overview of the proposed short-term rental ordinance changes for informational purposes

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Consideration of Ordinances and Resolutions

*Councilmember Ploughe returned to the dais.

- First Reading of Ordinance 2026-03, Adopting a 2026 Millage Rate of 3.542 Mills

  Councilmember Williams made a motion to approve the first reading of Ordinance 2026-03. **Councilmember Ploughe** seconded the motion. **Motion passed unanimously.**

- Resolution 2026-12, Adopting the City's Sustainability Plan

  Councilmember Ploughe made a motion to approve Resolution 2026-12, with an amendment to the Sustainability Plan replacing the goal of making all energy consumed on Tybee Island renewable by 2050

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with a goal of making 50% of energy consumed at City of Tybee Island properties renewable by 2050. **Councilmember Hosti** seconded the motion.

Councilmember Williams moved to amend the motion by adding the following items to the Sustainability Plan: the water monitoring mobile application, sensors and irrigation systems, vehicle-idling reduction measures, and the use of multiple established vendors. **Councilmember Hosti** seconded the amendment. **Amendment passed unanimously.**

The motion, as amended, **passed unanimously**.

- Resolution 2026-13, Authorizing the Execution of the Old Tybee Road Right-of-Way Purchase Agreement and License Agreement

Councilmember Ploughe made a motion to approve Resolution 2026-13. **Councilmember Hale** seconded the motion. **Motion passed unanimously.**

Executive Session

No executive session was taken.

Adjournment

Councilmember Hosti made a motion to adjourn the meeting. **Councilmember Ploughe** 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