

City Council Minutes, September 28 2023

Mayor Sessions called the meeting to order at 6:30PM, September 28, 2023. Those in attendance were, Monty Parks via zoom, Barry Brown, Jay Burke and Spec Hosti. Also attending were Michelle Owens, Acting City Manager; Bubba Hughes, City Attorney; Tracy O'Connell, City Attorney; and Jan LeViner, Clerk of Council. Nancy DeVetter was not present.

Opening Ceremonies

Call to Order

Invocation: Sue Jackson, Trinity Chapel Methodist Church

Pledge of Allegiance

Consideration of Items for Consent Agenda

- Minutes, September 14, 2023
- Renewal of Debris Removal Contract: Crowder Gulf
- Purchase of Christmas Decorations. Funding for these decorations is in the approved City of Tybee Island's FY2024 budget, adopted June 22, 2023. The budget item for Holiday Decorations Replacements was \$150,000.00 and was a Capital Purchase under the account number 350-1110-54-2500, itemized list of Capital Requests.
- Proposed Changes to Certification and Education Incentive
- Contingent Settlement Proposal with City Manager

Consideration of Boards, Commissions and Committee Appointments – Vote for Five (5) Only

Ethics Commission

- Nancy Frankenhauser: Consideration for Ethics Commission (Incumbent)
- Ben Goggins: Consideration for Ethics Commission (Incumbent)
- Mariah Hay: Consideration for Ethic Commission
- Dee Matkowski: Consideration for Ethics Commission
- Mark Reed: Consideration for Ethics Commission (Incumbent)
- Ruth Whitley Wilson: Consideration for Ethic Commission

The Clerk of Council distributed ballots and the following were appointed to the Ethics Commission:

- Nancy Frankenhauser
- Ben Goggins
- Dee Matkowski
- Mark Reed
- Ruth Wilson

Linda Dunlap: Interfaith Addiction and Recovery Coalition approached Mayor and Council to give a presentation on addiction. Ms. Dunlap announced their fundraiser event on October 14, 2023, Doors to Hope, which is presented by the Interfaith Addiction and Recovery Coalition. The organization works with faith leaders in the community to address the issue of addiction. Mayor Sessions thanked Ms. Dunlap for her presentation.

Citizens to be Heard: Please limit comments to 3 minutes. Maximum allowable times of 5 minutes.

William Moseley: Expressed his concerns regarding the proposed changes to Certification and Education Incentives. Mayor Sessions thanked Mr. Moseley for his comments.

William Moseley asked Mayor and Council to consider changing the Adoption Agreement with GMA so if elected, he will not have to pause his retirement. Mayor Sessions thanked Mr. Moseley for his comments. She reminded everyone that it will need to be added to the agenda by a council member and then they would direct the City Attorney to reach out to GMEBS. They would in turn draft an amendment to the Agreement as well as an ordinance change. Mr. Moseley again asked for consideration.

Juliana Burdette, Program Director, Tybee YMCA approached Mayor and Council. Ms. Burdett spoke to the needs and possible location for a licensed childcare facility. Ms. Burdett gave a brief presentation to include the results of a recent survey. Mayor Sessions thanked Ms. Burdett. Mayor pro tem Brown expressed his concerns with adding a child care facility to the old school building as the building might be torn down and a new governmental facility built. Mr. Parks stated he does not feel comfortable addressing the issue as this is an advanced proposal that covers a survey that was done by the YMCA. Mr. Hosti stated a decision needs to be made regarding the old school building prior to moving forward.

Roger Huff approached Mayor and Council. Mr. Huff spoke to the needs for additional pickleball courts on the Island and recommended Staff look in to VersaCourt options. Mr. Huff also spoke to Alley 3 in moving forward with a ramp. Mayor Sessions thanked Mr. Huff.

Raynette Evans approached Mayor and Council. Ms. Evans stated she is representing the Tybee Island Historical Society and invited everyone to the fund raiser on October 27th. Mayor Sessions thanked Ms. Evans.

Mark Reed approached Mayor and Council to speak to additional pickleball courts on the Island. He also gave a brief presentation to the participation rates and growth of the sport. Mr. Reed's presentation included dedicated locations for new courts, which include the basketball courts at Memorial and Jaycee Parks. Mayor Sessions thanked Mr. Reed.

Beau Livingston approached Mayor and Council. Mr. Livingston spoke to the need of a childcare facility on the Island as well as additional pickleball courts. Mayor Sessions thanked Mr. Livingston for his comments.

Spec Hosti made a motion to approve the consent agenda. **Monty Parks** seconded. Vote was unanimous to approve, 4-0.

Council, Officials and City Attorney Considerations and Comments

Barry Brown recommended moving forward with a ramp at Alley 3 as the TIFD now has a boat and need a safe place to launch. Mayor pro tem Brown asked Mr. Gulbranson for any engineering information he might have. Ms. Owens gave a brief history of the request. She stated the last known discussion was held by the Infrastructure Commission, April 2022, and the conversation was the Infrastructure Committee was waiting on the City Manager for further direction. This included adding to the FY24 budget which did

not happen. Mayor pro tem Brown recommended getting information from an engineering firm, possibly Thomas & Hutton. Mr. Hosti recommended reaching out to GaDNR to begin conversations with them as to what the City can do and what they cannot. Ms. Owens will work with DNR and Thomas Hutton moving forward.

City Manager - Discussion and Action Item List Update. Ms. Owens gave an update on the following:

- **Funding for Tybee Island Lighthouse Repairs.** Ms. Owens stated she met with Sarah Jones and Jen Amerell regarding funds needed for repairs to the Lighthouse. Ms. Owens is recommending Mayor and Council donate \$10,000 which is the maximum amount given to a non-profit organization. The funds would come from the fund balance. Mr. Parks stated he would like to see a budget amendment prior to voting. Ms. Owens confirmed. Mayor Sessions stated the Tybee Island Lighthouse is a historic icon and the City needs to support the Lighthouse as it is essentially our logo and our shining light.
- **Pickleball.** Ms. Owens stated Mr. Gulbranson has been working on several options on what the court would look like and where it might go. They are asking for six (6) courts in total. Mr. Gulbranson outlined three (3) options and the cost. The approximate cost for the courts at Memorial Park Tennis Court would be \$200,000 and the existing tennis courts would have to be relocated. Funding is not in the current budget but he will add to the FY 25 budget. Mr. Hughes reminded everyone that prior to any new additions to Memorial Park, it would need to go special review and site plan approval. Jaycee Park does not have the same restrictions as Memorial Park.
- **Memorial Park:** Ms. Owens stated she was asked the status of the multi-purpose room and YMCA projects. She continued there was a previous plan that included a two-story building that was a multi-million dollar project and is not going forward at this time due to funding.
- **Non-Profit Funding.** Ms. Kendrick stated the Main Street was tasked with the process of allocating funds to the non-profits. This budget cycle, Mayor and Council approved \$100,000 to be dispersed amongst those that applied. Applications were received and then reviewed. The criteria that was used that was currently in place. Ms. Kendrick outline the criteria to include budgets and what the fund would be used for. Main Street Organization Committee met and reviewed the applications and made recommendations. The Board received these recommendations and the recommendations were sent to Mayor and Council for their consideration. Ms. Kendrick would like to schedule a workshop in the spring of 2024 to invite organizations, non-profits, in the community to learn how to do successful grant writing and how to submit their applications. Mr. Parks stated he would like more involvement with City Council moving forward.
- **Water-Sewer Project Financing.** Ms. Owens stated the Finance Department would like to bring a Reimbursement Resolution before Mayor and Council. She would like to update everyone moving forward. Ms. Owens gave a brief history of the projects regarding water/sewer. The Finance Director is now ready to move forward with borrowing \$7.5M at an interest rate of 5.8% for 20 years for the project. Ms. Owens stated there are seven (7) projects that need to be completed. Mr. Hughes stated his involvement began with the Reimbursement Resolution a few months ago. He continued, he is concerned with the bond and the increase of rates for the residents. Mr. Parks stated the City had developed a five (5) year plan for serious repairs and equipment

replacement which was underwritten by an issuance of a Revenue Bond and it was a solid plan. He would like discussions at the upcoming workshop on October 19th. Mr. Hosti shared his concerns as well as he thought there was a plan in place for repairs.

Spec Hosti made a motion to adjourn to executive session to discuss real estate, personnel and litigation. **Monty Parks** seconded. Vote was unanimous to approve, 4-0.

Spec Hosti made a motion to return to regular session. **Monty Parks** seconded. Vote was unanimous to approve 4-0.

Spec Hosti made a motion to adjourn. **Monty Parks** seconded. Vote was unanimous to approve, 4-0.

Meeting adjourned at 9:45PM

Janet LeViner, MMC
Clerk of Council