

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
February 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, February 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 Present — City Manager Bret Bell, Assistant City Manager Michelle Owens, City Attorney Tracy O'Connell, and City Attorney Edward Hughes were present. City Clerk Fabian Mann was absent.

Invocation — The invocation was led by **Reverend John Lyons**.

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

Announcements

- Tybee Island Maritime Academy STEAM Showcase, Wednesday, March 12, 2025, 9:00 AM – 12:00 PM
- Shrove Pancake Supper, Tuesday, March 4, 2025, 5:00 PM – 7:00 PM, All Saints Episcopal Church
- Tybee Island YMCA Lunch and Learn, Thursday, March 6, 2025, 12:00 PM
- Uniquely Tybee Lunch and Learn, Wednesday, March 12, 2025, 11:30 AM – 1:00 PM, All Saints Episcopal Church
- Mayor Brian West provided a statement regarding the 2025 Orange Crush Festival and its conditional approval.

Consideration of Items for Consent Agenda

- City Council Regular Meeting Minutes: February 13, 2025
- Nextiva Service Agreement
- Ordinance 2025-01 (Second Reading), Removing Massage Therapy as a Business Subject to a Regulatory Fee
- Resolution 2025-06, Requesting the Local Delegation to Support Legislation to Amend the City Charter Regarding the Selection of the Mayor Pro Tem

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City Manager Discussion

Holly Grell-Lawe from the Tybee Island Historic Preservation Commission provided an update of the Local Historic District Grant Project. The purpose of the project is to develop a local historic district for the Fort Screven National Historic District and the North Campbell neighborhood. Phase one of the project was a local historic resources inventory update, and it was completed on January 24, 2025. Survey results from the first phase found 129 resources — 124 buildings and five batteries — in the project area are 50 years old or older. These properties have been indexed and mapped. Phase two of the project is currently underway and includes background research and preparation of the developmental history of Fort Screven and the North Campbell neighborhood. The final report of phases one and two is anticipated to be completed by March 28, 2025.

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 Hearings

HB 581

City Manager Bret Bell provided an overview of Tybee Island's current Stephens-Day homestead exemption and the House Bill 581 homestead exemption. The city manager reiterated that Tybee Island residents will always benefit greater from the current Stephens-Day exemption than the House Bill 581 exemption, and therefore, staff recommends the council to opt out of House Bill 581.

A citizen raised a question regarding the responsibility of Tybee Island homeowners to opt out of House Bill 581. Mayor West clarified that the city handles the process of opting out of bill for all residents.

Consideration of Agreements and Expenditures

Councilmember Ploughe made a motion to approve the GHD Professional Services Agreement. **Councilmember Williams** seconded the motion. **Motion passed unanimously.**

Councilmember Parks made a motion to approve the \$213,525.00 budget amendment for spring break preparations. **Councilmember Hosti** seconded the motion. **Motion passed unanimously.**

Consideration of Ordinances and Resolutions

Councilmember Williams made a motion to approve Resolution 2025-05, opting out of the homestead exemption (House Bill 581). **Councilmember Parks** seconded the motion. **Motion passed unanimously.**

Adjournment

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

City of Tybee Island

Brian West, Mayor

Attest:

Fabian Mann, Jr., City Clerk

DRAFT

