

MAYOR
Brian West

CITY COUNCIL
Bill Garbett
Spec Hosti
Tony Ploughe
Nick Sears
Kathryn Williams



CITY MANAGER
Bret Bell

ASST CITY MANAGER
Michelle Owens

MAYOR PRO TEM
Monty Parks

CITY CLERK
Fabian Mann

CITY ATTORNEYS
Edward M. Hughes
Tracy O'Connell

CITY OF TYBEE ISLAND

**City Council Regular Meeting
February 13, 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 13, 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, and Councilmember Nick Sears were also present. Councilmember Kathryn Williams was absent from the meeting.

Administrative Staff Present — City Manager Brett Bell, Assistant City Manager Michelle Owens, City Clerk Fabian Mann, and City Attorney Tracy O'Connell were present.

Invocation — The invocation was led by **Sue Jackson**.

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

Announcements

- Tybee Island Arbor Day Celebration, Saturday, February 15, 2025
- Tybee Island Main Street Drop-In Event at the Marine Science Center, Monday, February 17, 2025
- Tybee Island Ethics Commission Annual Meeting, Thursday, February 20, 2025
- American Legion Brick Fundraiser
- Recognition of City Attorney Bubba Hughes' 32nd anniversary with the City of Tybee Island

Recognitions and Proclamations

- Recognition of Building Maintenance Foreman, Daniel Ilmer, as Employee of the Fourth Quarter (2024) and of the Year (2024)
- Proclamation issued designating January 26, 2025, as "Sue Jackson Day" in honor of Pastor Sue Jackson's retirement and her contributions to the City of Tybee Island

Consideration of Items for Consent Agenda

- City Council Regular Meeting Minutes: January 9, 2025
- City Council Special Called Meeting Minutes: January 22, 2025
- Agreement with Urban Land Institute for a Technical Assistance Panel (Memorial Park)
- Agreement with Environmental Protection Division of the Georgia Department of Natural Resources for 2025 Recycling and Waste Diversion Grant

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- LiveOak Fiber, LLC Addendum Agreement
- Davenport Financial Advisory Services Agreement
- Crowder Gulf Contract Renewal
- Procurement of Bucket Truck

Consideration of Commission Appointments

Ethics Commission Vacancies (2)

- **Colleen Bozard**
 - Councilmembers Sears, Garbett, and Ploughe voted in favor.
- **Demery Bishop (Incumbent)**
 - Councilmembers Parks and Hosti voted in favor.
- **Roger Huff**
 - Candidate did not receive any votes.
- **Harry Trout (Incumbent)**
 - Councilmembers Sears, Parks, Garbett, Ploughe, and Hosti voted in favor.

Harry Trout and **Colleen Bozard** received the most votes respectively and were appointed to the Ethics Commission.

Citizens to be Heard

- Beth Palmer from the Tybee Island Marine Science Center extended an invitation to city staff and residents to attend the inaugural Tybee Spring Shorebird Festival on February 20th — 22nd at the Marine Science Center.
- Pat Leiby voiced her request for additional citizen input regarding the future of Memorial Park.
- A citizen voiced an additional request for additional community input regarding Memorial Park.

Consideration of Approval of Consent Agenda

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

Public Hearings

HB 581

Mayor West provided an overview of HB 581 detailing the City of Tybee Island's intention to opt-out of the bill due to the city's current Stephens-Day homestead exemption providing a greater benefit to residents. City Manager Bret Bell presented a slideshow further detailing HB 581, Tybee Island's Stephens-Day homestead exemption, and property taxation in Georgia. City Manager Bell stated that Tybee Island's Stephens-Day exemption will always save residents money over time because the homestead exemption is frozen, whereas HB 581 includes an annual CPI increase in valuation.

A citizen raised a question concerning the frequency of the required public hearings. The three required public hearings to opt-out of HB 581 are only required initially.

Tree Appeal: 17 17th Street-appeal of actions Sec. 7-100 regarding minimum tree requirements and denial of tree removal permit - Mary Freyermuth Yawn

Community Development Director Patricia Sinel approached the Mayor and Council and provided an overview of the applicant's request to remove a palm tree with no required mitigation, an additional noncompliance with the three tree per every 4,500 sq ft lot minimum requirement. The tree removal was denied by staff in July 2024, and the appeal was filed by the applicant in December 2024. Director Sinel stated that a palm tree is currently classified as a "significant tree." Staff recommended denial of the appeal due to the lack of extenuating circumstances to justify the removal of the significant tree without mitigation or the further reduction in tree density requirements.

Councilmember Parks made a motion to deny the tree appeal. **Councilmember Sears** seconded the motion. **Councilmembers Parks, Sears, Garbett, and Ploughe** voted aye to deny the tree appeal. **Councilmember Hosti** voted nay. **Motion passed 4-1.**

Subdivision of Land Minor Plat: 1, 3 & 5 7th Street-Zone-three lot subdivision to two lots-R-2 - 40005 2009 - Michael Brent Watts

Community Development Director Patricia Sinel provided a timeline of the subdivision plat. In October 2023, the original minor three lot subdivision plat was approved, and in January 2025, the Planning Commission unanimously recommended approval of combining the three lots into two lots thus creating a two-lot plat. The zoning of the lot is R-2 which allows single family and two-family units. Director Sinel highlighted that the conversion of three smaller lots into two larger lots increases the low-density residential character in congruence with the comprehensive plan. Staff recommended approval as submitted.

Councilmember Parks made a motion to approve the subdivision of land minor plat. **Councilmember Ploughe** seconded the motion. **Motion passed unanimously.**

Executive Session

Councilmember Parks made a motion to move from the regular meeting into an executive session referencing litigation and real estate. **Councilmember Hosti** 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 Parks made a motion to adjourn the meeting. **Councilmember Hosti** seconded the motion. **Motion passed unanimously.**

City of Tybee Island

Brian West, Mayor

Attest:

Fabian Mann, Jr., City Clerk

