

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
August 28, 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, August 28, 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, and City Attorney Edward Hughes were present.

Invocation — The invocation was led by **Reverend Mike Miller**.

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

Approval of Agenda

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

Announcements

- Labor Day Beach Bash | August 30-31, 2025 | Tybee Island Pier and Pavilion
- North Dune Information Session | September 10, 2025 | 6:00 PM | Tybee Island Public Safety Building
- Solomon Avenue Community Meeting | September 17, 2025 | 6:00 PM | The Guard House

Consideration of Items for Consent Agenda

- City Council Regular Meeting Minutes: August 14, 2025
- Renewal of Memorandum of Agreement (MOA) with Chatham County for Critical Workforce Sheltering to Support Tybee Island's Emergency Management Operations During Tropical Storm or Hurricane Events
- Purchase of Eight CFMoto Side-by-Side Utility Vehicles from Savannah Power Sports for \$99,999.26
Amendment to Existing Software License and Service Agreement with Passport Labs Inc. to Provide Enterprise Software Services to Better Manage Parking Services' Citation Management and Digital Permit Operations

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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

- Jenny Rutherford — State of Real Estate Market

Jenny Rutherford presented a slideshow detailing the real estate market on Tybee Island. Ms. Rutherford provided real estate data including the number of properties sold to support her claim of the July 13, 2024, ordinance decreasing property values on Tybee Island by upwards of 30%. Ms. Rutherford further explained how the ordinance negatively impacted property values by reducing visitor capacity due to a decrease in short-term vacation rentals.

City Manager Discussion

- Action Item List Update

City Manager Bret Bell provided high-level updates on action items provided by the Mayor and Council. The topics covered included the availability of alternative water sources, Memorial Park master plan, Solomon Avenue road planning, Live Oak fiber installation, anti-drunken driving campaign, new fire station planning, beach renourishment, short-term rental application process, contract database, and traffic calming solutions.

- Sewage and Stormwater Spill Events

City Manager Bret Bell presented a slideshow detailing the stormwater spill events on Tybee Island in July and August. The three major spill events occurred on July 12, August 9, and August 23. The city manager described the immediate actions of city staff to address the spill events; staff sandbagged spill sites and initiated a year-long water testing protocol. In the presentation, stormwater and infiltration were designated as the two primary causes of the spill events. Lastly, the city manager described the upcoming investments by the city to rectify stormwater issues.

Public Comments

- Sherri Simmons provided a statement explaining how inflammatory social media posts and comments concerning Tybee Island disparage visitors from visiting the Island.
- Dee Matkowski presented data corroborating her claim of a decrease in property values nationwide.
- Lizzie Knox read a statement attributing politics and numerous rules as primary factors influencing a decline in home ownership on Tybee Island.
- Megan Green spoke about the flooding issues at her home that resulted from the stormwater spill events.
- Ava Sickley provided a statement accrediting short-term rental restrictions as a primary cause of a decline in property values on Tybee Island.

Consideration and Agreements and Expenditures

- Contract with Justice One for Data Conversion for a One-Time fee of \$5,000.00

Councilmember Garbett made a motion to approve the Justice One contract. **Councilmember Ploughe** seconded the motion. **Motion passed unanimously.**

- Intergovernmental Agreement with Chatham County Authorizing the Collection of Property Taxes on Behalf of Tybee Island

Councilmember Sears made a motion to approve the Intergovernmental Agreement with Chatham County under the condition that the city manager and attorney consult with Chatham County regarding the cancellation clause. **Councilmember Parks** seconded the motion. **Motion passed unanimously.**

City Attorney Comments and Considerations

- Battery/Lazaretto Park Update

City Attorney Hughes provided an update on the existence of Battery Park. According to Attorney Hughes, a park was never established, dedicated to the city, or accepted by the city.

Executive Session

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

Councilmember Ploughe made a motion to return to the regular meeting from an executive session. **Councilmember Parks** seconded the motion. **Motion passed unanimously.**

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

Adjournment

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

City of Tybee Island

Brian West, Mayor

Attest:

Fabian Mann, Jr., City Clerk

DRAFT

