

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
June 12, 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, June 12, 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, City Attorney Edward Hughes, and City Attorney Tracy O'Connell were present.

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

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

Announcements

- Special Primary Election | June 17, 2025 | 7:00 AM – 7:00 PM | Regular Polling Location
- Tybee Island City Hall closed on June 19, 2025, in observance of Juneteenth
- Tybee MLK 11th Annual Juneteenth Wade In | June 19, 2025 | 9:00 AM – 11:00 AM | Tybee Pier
- Tybee Island City Hall closed on July 4, 2025, in observance of Independence Day

Recognitions and Proclamations

- Mayor West led a moment of silence in memory of Human Resources Director Jaime Spear.
- A proclamation was issued by Mayor West designating June 14, 2025, as "United States Army Day."

Consideration of Items for Consent Agenda

- City Council Regular Meeting Minutes: May 22, 2025
- Amendment 1 to the Storm Debris Removal Monitoring Agreement with Rostan Solutions to Provide a Two-Year Renewal of the Existing Agreement
- Agreement with MI Global to Provide Leadership Ethics Training to City Committee Members
- Councilmember Parks: Approval of a City Glass Recycling Event with ABC Glass Recycling
- Community Development Director Patricia Sinel: Approval of Development Services Fee Schedule Update for Planning, Zoning, and Building Fees

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Consideration of Approval of Consent Agenda

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

Public Hearings

Variance: encroachment into front setback – 1711 Butler Avenue – Zone C-1 – Anthony Sapone - 40009 02002

Community Development Director Patricia Sinel approached the Mayor and Council and provided an overview of the variance request. The property is in the C-1 Beach Business District; residential structures in this district must meet R-2 setback requirements. Director Sinel pointed out that during construction external modifications were completed without a building permit. Currently, over 50% of the main structure falls within the setbacks. The applicant is requesting additional deck and slab porch roof encroachments of 261 and 20 square feet respectively. Planning Commission recommended approval with condition of the applicant installing an approved method of emergency egress from the deck. Staff initially recommended denial of the variance, however, after hearing additional information from the applicant, staff recommended approval.

Public Comments

The applicant, Anthony Sapone, approached the Mayor and Council and provided an overview of the construction process.

Councilmember Parks made a motion to approve the variance. **Councilmember Hosti** seconded the motion. **Councilmembers Parks, Hosti, Ploughe,** and **Garbett** voted aye, and **Councilmembers Williams** and **Sears** voted nay. **Motion passed 4-2.**

Map Amendment: zoning change from R-2 to R-T – 1800 Block of Butler Avenue

Community Development Director Patricia Sinel approached the mayor and council and explained that the applicant requested a continuance of the amendment until the August 14, 2025, meeting.

Councilmember Parks made a motion to table the item until the August 14, 2025, meeting. **Councilmember Hosti** seconded the motion. **Motion passed unanimously.**

Public Comments

- Dawn Shay requested the Mayor and Council to table Resolution 2025-11 and follow the planned process concerning Memorial Park.
- Kelly O'Brien spoke in support of Resolution 2025-11 to enable the city manager to obtain answers to important questions.
- Mark Reed spoke in support of Resolution 2025-11 as a method to increase the size of the YMCA via a shared space facility.
- Nancy DeVetter spoke in support of Resolution 2025-11 allowing formal conversations to begin.

- Keith Gay spoke in support of Resolution 2025-11 as a means of providing childcare.
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Consideration of Ordinances

- Second Reading and Approval of Ordinance 2025-02, Annual Operating Budget of the City of Tybee Island, Georgia for Fiscal Year 2026

Councilmember Parks made a motion to approve Ordinance 2025-02. **Councilmember Williams** seconded the motion. **Motion passed unanimously.**

Council Considerations

Councilmember Sears: Approval of Resolution 2025-09, Providing Schedules and Procedures for Setting Council Meeting Agendas

Councilmember Garbett made a motion to approve Resolution 2025-09. **Councilmember Williams** seconded the motion. **Motion passed unanimously.**

Councilmember Ploughe: Approval of Resolution 2025-11, Directing the City Manager to Communicate with the Tybee Island Maritime Academy (TIMA), Savannah-Chatham County Public School System (SCCPSS), Tybee Island YMCA and Additional Entities for the Purpose of Exploring TIMA's, SCCPS', YMCA's and Additional Entities' Interest and the Feasibility of Locating a Shared Use School and Community Facility Located in Tybee Island Memorial Park

Councilmember Ploughe made a motion to approve Resolution 2025-11. **Councilmember Parks** 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 Williams** 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

