

MAYOR
Brian West

MAYOR PRO TEM
Spec Hosti

CITY COUNCIL
Nick Hale
Cam Jackson
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 Workshop **April 22, 2026 | 3:00 PM**

Tybee Island Public Safety Building
78 Van Horne Avenue
Tybee Island, GA 31328

A G E N D A

Call to Order

Approval of Agenda

National Fish and Wildlife Foundation Project Update

City Council Work Plan Discussion

County Mobile Tax Office Service Presentation

City Council Meeting Agenda Review

Public Comment

Adjournment

Individuals with disabilities who require accommodation in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact Fabian Mann at 912.472.5080 promptly to allow the City to provide reasonable accommodation.

403 Butler Avenue
P.O. Box 2749
Tybee Island, Georgia 31328-2749



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NATIONAL FISH AND WILDLIFE FOUNDATION (NFWF) GRANT

Final Design and Permitting

Project partners: City of Tybee Island, University of Georgia, Georgia Institute of Technology, Thomas & Hutton

Project budget: \$700,000 (\$380,000 from NFWF, \$320,000 local match)

Building off Tybee’s Natural Infrastructure Plan (2023), we’re working to develop close-to-final designs and assess the feasibility of permitting nature-based solutions to reduce flooding while restoring tidal salt marshes.

1. Horizontal levee or berm along Venetian Dr. and living shoreline along 1,200 feet of marsh.
2. Replacing a culvert under 6th St. that is impeding water flow and causing erosion across the marsh and constructing an adjoining living shoreline.
3. Green infrastructure practices (e.g., rain gardens, rain barrels, bioswales, and upgrades to the City’s drainage ditches) on Solomon Ave., 14th/15th St., private property.

The grant does not include construction costs but will develop designs to support implementation, like future permit applications from the City of Tybee Island to DNR.

Goals:

- Engage community members and 10 local government agencies (Resident, Technical, and Regional advisory boards).
- Develop designs that would benefit 185 acres of tidal salt marsh and 160 acres of property on Tybee Island.

Why is this important?

- Hurricanes Matthew and Irma caused flooding in Tybee’s back river neighborhoods, which also experience flooding from high tide and rain events.
- Tybee’s Stormwater Master Plan (2023) showed that improvements to gray infrastructure alone will not be sufficient to manage rising seas and heavy rain events in the future.
- Tybee Island is required under its EPA/EPD permit (NPDES MS-4 permit) to manage stormwater runoff. The City must articulate how it will protect the public from flooding and stormwater impacts.
- Natural infrastructure uses engineered nature-based features to reduce flooding, increase stormwater storage, control erosion, enhance habitat, and improve water quality.



Progress and Upcoming Events

DONE

Groundwater monitoring wells were installed in 2022. The data is publicly accessible at <https://citra.engr.uga.edu/resources/citra-database/>.

Rain garden focus group with Tybee Island residents, rain garden workshop, and outreach to residents and City staff.

IN PROGRESS

Water quality monitors have been purchased and will soon be installed.

UGA and Thomas & Hutton are working on a preliminary engineering assessment of Venetian Dr. and the 6th St. culvert.

Solomon Ave. site visit on March 18th

- Developing signage and engineering/planting design for bioswale.

UPCOMING

Public programs by UGA Marine Extension and Georgia Sea Grant:

- March 28 – Natives & Pollinators
 - April 30 – Soaking Up the Rain
- April 22 – City Council Work Session

Initial Designs

VENETIAN DRIVE

Horizontal Levee/Berm & Living Shoreline

Problem: Tidal flooding of back river properties.



Burton 4-H Center living shoreline. Credit: UGA Marine Extension.

Initial design:

- Raise road elevation by one foot.
- Construct living shoreline around the levee toe.
- Provide boat and dock access from the updated shoreline.

Considerations:

- Property owners on Venetian are concerned about drainage behind the berm.
- 13th St. stormwater outfall along 6th St. may need to be rerouted to connect to 14th St. outfall.
- Future analysis needs to be done on traffic and pedestrian impacts.

6TH STREET

Culvert Replacement & Living Shoreline

Problem: Culvert under the bridge between Lewis Ave. and Miller Ave. is too small, trapping water and marine life north of the bridge and causing high velocity flow that is eroding the marsh.



Aerial photo of the 6th St. Culvert.

Initial design:

- Expand culvert to restore connectivity and allow faster drainage of the basin.
- Construct a living shoreline to manage erosion and enhance marsh health.

Considerations:

- Residents north of the bridge are concerned that a larger culvert could allow more water in and increase flooding.
- Additional modeling is needed to show how the culvert will function under different weather/tide scenarios.

Green Infrastructure

Problem: Flooding of streets and properties due to stormwater limitations.



Liberty Ship bioretention in Brunswick, GA. Credit: Goodwyn, Mills, Cawood, LLC.

Initial design:

- Install bioinfiltration features in public right-of-ways.
- Encourage rain gardens and rain barrels on private property.
- Increase tree canopy.
- Use permeable pavers in public parking areas.

Considerations:

- Homeowners may not be aware of rights-of-way on their property.
- Solomon Ave. provides an opportunity to pilot bioinfiltration practices and educate the public on the benefits of green infrastructure.

TYBEE ISLAND

A National Leader in Flood Resilience

For **more than a decade**, the City of Tybee Island has served as a **model in disaster resiliency planning** for other U.S. coastal communities.

Tybee Island Sea Level Rise Plan

In 2016, City Council unanimously approved the Tybee Island Sea Level Rise Plan, one of the first of its kind in the country, examining the island's vulnerability to rising water levels and recommending proven adaptation measures. The city delivered on almost all recommended actions, having now:

- Elevated municipal well pumps
- Installed tidal gates
- Enhanced beach renourishment

The Result?

Tybee Island improved its score with the National Flood Insurance Program's Community Rating System, earning property owners a **25% discount** on flood insurance premiums.

Supported by a grant from the National Fish and Wildlife Foundation.

Adaptation in Action



\$18 million secured in grant funding for beach renourishment and dune restoration.

Awarded the **2020 Best Restored Beach Award** from the American Shore and Beach Preservation Association (ASBPA).



Continued Risk

The NOAA tide gauge at Fort Pulaski has measured nearly 100 days of flooding since 2016, with **14 occurring in 2025 alone**. At least **5 times** that amount is projected by 2050, threatening lives and property with increasing frequency.



Photo: University of Georgia

Every **\$1 invested** in resilience and preparedness **saves \$13** in avoided disaster damages and clean-up costs.

US CHAMBER OF COMMERCE

Tybee Island Stormwater Master Plan & Tybee Island Natural Infrastructure Plan

In 2022, the **Tybee Island Stormwater Master Plan** designed traditional infrastructure that could drain and store rising tidal waters and stormwater runoff. These improvements were paired with the 2023 **Tybee Island Natural Infrastructure Plan**, which promoted nature-based solutions to reduce flooding, utilizing green materials such as oysters, native plants, and sediment.

Tybee Island Comprehensive Community Resilience Plan

In 2024, the **Tybee Island Comprehensive Community Resilience Plan** identified key recommendations to improve the Island's response to weather-related risks. Guidance for this process will be included in an upcoming **Resiliency Resource Guide** for local governments published by the Coastal Resources Division of the Georgia Department of Natural Resources.

The Future of Tybee Resiliency

Several natural infrastructure features for Tybee Island have been designed through a joint collaboration with the University of Georgia, Georgia Tech CEAR Hub, and Thomas and Hutton. These plans include:

- Living shorelines
- Berm
- Culvert improvements
- Rain gardens
- Bioswales

Feedback from residents, technical experts, and regulatory agencies is prioritized and will be incorporated. Logistical details related to permitting, accessibility, and monitoring will be managed by the project team.

Through **innovative planning, diverse partnerships, and proactive investments**, Tybee Island remains a national leader committed to building flood resilience and creating a more secure, prosperous community.

TYBEE ISLAND

Natural Infrastructure

Source: Resilient Tybee

As a national leader in planning for flooding and sea level rise, Tybee Island was the first Georgia community to develop a **sea level rise adaptation plan** and the first to integrate **stormwater master planning** with **natural infrastructure** features.

What is happening on Tybee Island?

- **More disruptive** storm surge and flooding
- **More frequent** heavy rain events, placing strain on the island's stormwater systems
- **Aging** stormwater systems not designed for current tide and rainfall levels

As a result, Tybee Island is experiencing **compound flooding** from rising high tides and heavy rain events.

Natural vs. Green Infrastructure

Natural infrastructure:

- Features that incorporate landscapes, waterways, and natural processes to reduce environmental risks while protecting natural habitat and enhancing quality of life.

Green infrastructure:

- Type of natural infrastructure that uses plants and soils to filter, store, and absorb rainwater before it reaches the conventional "gray" stormwater system.

How can Natural and Green Infrastructure Help Tybee Island?

Engineered natural infrastructure can:

- Reduce flooding
- Slow down erosion
- Manage stormwater runoff

Natural infrastructure can also deliver sustainable co-benefits:

- Restore habitat
- Improve water quality
- Reduce heat impacts
- Preserve marsh health
- Provide protection against storm surge
- Capture and store carbon dioxide
- Strengthen community resilience



By 2050, high tide flooding could occur **80 days** per year on Tybee Island.

NOAA

Why Now?

Tybee Island's growing **challenges with flooding** cannot be managed by its existing stormwater system alone. Solutions involving natural infrastructure are needed to **reduce the burden** on Tybee Island's system, while also providing **important co-benefits**.

Types of Natural Infrastructure



Rain gardens: Designed landscapes that reduce the flow rate, total quantity, and pollutant load of runoff from impervious surfaces. (Photo: City of Savannah)



Living shorelines: Mode of shoreline stabilization that uses plants, oysters, and other materials to reduce erosion. (Photo: University of Georgia Marine Extension and Georgia Sea Grant)



Permeable pavers: Pavements designed to allow water to easily pass through the surface and into the soil, reducing runoff and replenishing depleted groundwater. (Photo: Ferguson Waterworks)



Bioswales: Vegetated channels designed to concentrate and direct stormwater runoff effectively while removing debris and pollution.

- **Beach and dune renourishment:** Replacing sand to restore eroded beaches and dunes and increase storm protection.
- **Oyster reefs:** Natural or artificial reefs that reduce wave impact, stabilize sediments, and restore habitats.
- **Beneficial use of dredge material:** Dredge material refers to the sediment removed from the bottom of navigable waterways. Applying dredged material onto landscapes can increase their elevation, mitigating the effects of sea level rise.



UNIVERSITY OF
GEORGIA



RESILIENT TYBEE
MAKING THE MOST OF OUR COAST
ResilientTybee.com

**THOMAS
&
HUTTON**

CEAR Hub

Soaking up the Rain



For illustrative purposes only, not for construction

Credit: Brennan Wall, MLA student, SLaP Lab, UGA

This stormwater demonstration project helps improve water quality and reduce flooding in this area. **Bioretention, bioswales, and rain gardens** are stormwater green infrastructure practices that use vegetation, soil, and permeable surfaces that work together to filter, clean, and temporarily store rainwater before it flows back into the marsh and local waterways.



SCAN THE QR CODE

to learn more about Resilient Tybee and local stormwater management projects



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ResilientTybee.com



The preparation of this signage was financed in part through a grant from the National Fish and Wildlife Foundation.

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CITY OF TYBEE ISLAND

City Council Regular Meeting April 23, 2026 | 6:30 PM

**Tybee Island Public Safety Building
78 Van Horne Avenue
Tybee Island, GA 31328**

AGENDA

Opening Ceremonies

Call to Order

Invocation

Pledge of Allegiance

Approval of Agenda

Announcements

Consideration of Items for Consent Agenda

Consideration of Approval of Meeting Minutes

1. City Council Regular Meeting Minutes — April 9, 2026

City Manager Discussion

Action Item List Update

Citizens to be Heard

2. Tybee Island Maritime Academy First Graders — "Horseshoe Crab Day"

Public Comment

If anyone wishes to speak on any item on the agenda other than the Public Hearings, please approach the podium and limit your comments to three minutes.

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Consideration of Approval of Consent Agenda

Public Hearings

3. Variance: Encroachments Into Required Front Setback - 18 Pulaski Street -40001 09003 -R-1 – The Tybee Trust (Jennifer Rutherford)

Consideration of Agreements

4. Approval of One-Year Contract with Watchtower Solutions, Inc. for Ocean Rescue Software in the Amount of \$4,500.00
5. Approval of One-Year Contract with Vector Solutions for Fire Department Training Software in the Amount of \$3,609.00
6. Adoption of Memorandum of Understanding with the Georgia Department of Natural Resources Regarding North Beach Dune Appropriation

Consideration of Ordinances and Resolutions

7. Approval of Resolution 2026-06, Amending the Rules of Council

Executive Session

Discuss litigation, personnel, and real estate

Possible Executive Session Vote

Adjournment

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***PLEASE NOTE:** Those wishing to speak on items listed on the agenda, other than public hearings, should do so during the citizens to be heard section. Citizens wishing to place items on the council meeting agenda must submit an agenda request form to the City Clerk's office by Thursday at 5:00PM prior to the next meeting scheduled. Agenda request forms are available outside the Clerk's office at City Hall and at www.cityoftybee.org.



THE VISION OF THE CITY OF TYBEE ISLAND

"is to make Tybee Island the premier beach community in which to live, work, and play."



THE MISSION OF THE CITY OF TYBEE ISLAND

"is to provide a safe, secure and sustainable environment by delivering superior services through responsible planning, preservation of our natural and historic resources, and partnership with our community to ensure economic opportunity, a vibrant quality of life, and a thriving future."