

Mayoral Advisory Committee Meeting
April 27, 2023 at 2:00 p.m
3608 Hwy. 246 (New City Hall)
Sky Valley, Georgia

Minutes

Those present: Bill Oliver, Tim Darrah, Dan McAfee, Martin Greene, Mayor Hollie Steil

I. Welcome given by Bill Oliver.

II. Approval of Minutes – December 7, 2022. Motion to approve minutes by Bill, Chairman. Seconded by Martin. Unanimously approved.

III. Sewer Grant Discussion:

Bill opens for discussion: Do we want to move forward with sewer? Martin asked How much will it cost and how was cost determined? Bill stated the original quote was done a few years ago in 2017 by a professional engineering firm. The quote was 4.3-5m at the time. Tim spoke to Jerry owner of EMI, he figured 7.5m in today's dollars. Martin asked if we have a drawing of where the sewer lines would be. Tim has a digital copy he can send. Dan asked if we can really avoid it stating health department rules have changed since original development and suggest additional input. Bill stated the question is if any new development happens around the old lodge, can we get permits for septic? What are other than getting some new development, what are the benefits and challenges that we must solve now, even without the development? Holly asked if we currently have failing septic systems. Dan stated some of the timeshare's systems are failing. Tim mentioned that Valley View is having problems. Bill inquired if those systems being repaired is feasible, Dan assumes not. Tim stated long-term necessity and discussed options to pay for additional costs and expressed avoiding debt. Holly stated the need to repair current failing systems. Tim inquired about other grants we can get. Jason discussed current grant, potential loans, matching grants. Bill asked how long the current grant is valid. Jason stated we're running out of time; it is still viable. The last conversation was late last year where they stated you need to get this going, but if you aren't going to do it, we need to know. The money will not be available again. Dan asked if collecting requires a completed system. Jason said the safe answer is yes. Bill stated his understanding is we collect as we complete projects. Tim stated he did get a verbal commitment from Darrin Giles that they would run pipe to the city limits. Holly expressed the need to do what we can to utilize the funds available. Dan states the need for input from health department. Bill concurs and suggest tightening up the cost and getting an engineering firm. Tim stated we may take on some debt. Dan estimates 3 million may cover half of it. Holly added some of our loans have no interest. Discussed state of City debt and loan options and the possibility of taking on new debt. Discussion of self-contained system. Discussed the possibility of County Water and Sewer Authority

helping. Discussed tap on fees, processing fees, bonds. Discussed Merrill plans. Bill is currently in communication with Harrison Merrill, Jr. Holly asked what the engineering things are that we need to accomplish for GIFA. Further discussion of scope of work, fees, cost, studies. Discussed property development, job creation, economic impact, the burden of debt on the city, tax burden. Discussed the possibility of Merrill donation. Bill said putting aside the Merrill development, we need to proceed for the long-term viability for the city. Holly informed on the timeshare model stating GCI contract ends 2025. Owners will vote on continuing the model. Discussed the impact and possibility of empty buildings. Discussion of expanding the tax base and the necessity of the continuation of city services. Discussed necessary ordinances. Bill states four next steps:

1. Spending money on EMI for a 24-month plan.
2. Getting good information from the health department.
3. Look at all alternatives to the sewer system.
4. Explore options for alternative funding and the burden to the annual cost.

Tim makes a motion to pay EMI a reasonable fee to update the cost of the project as designed. Seconded by Dan unanimously approved. Motion carried.

IV. Adjournment: 2:59 pm. Bill moves to adjourn, and Tim Seconds, unanimously approved.

Respectfully submitted:



Monica Blalock
Deputy Clerk