

**MINUTES OF THE CITY OF SKY VALLEY COUNCIL WORK SESSION HELD SEPTEMBER 12, 2023
AT 10:00 AM AT 3608 HWY 246 (NEW CITY HALL) & VIA TELECONFERENCE (ZOOM) SKY
VALLEY, GA 30537**

MEMBERS PRESENT: Mayor Steil, Councilors Darrah, Oliver, Allred, and Curtis. Councilor Turner joined via Zoom

STAFF PRESENT: City Manager Streetman, City Clerk Fleming, Communication Specialist Van Camp, Building Inspector Pyburn, and Chief of Police Estes

1. Call to Order

Mayor Steil called the meeting to order at 10:00 a.m.

2. Adoption of Agenda

Councilor Curtis made a motion to adopt the agenda as presented, seconded by Councilor Darrah, unanimously approved.

3. Discuss proposed Short-Term Rental Ordinance

Mayor Steil stated that the Planning and Zoning Commission had presented this to the Council and the first introduction and reading were August the 15th. She asked City Manager Streetman to go over the proposed Ordinance and the purpose. He read the heading, "An Ordinance to establish regulation for short- term rentals within the City of Sky Valley, GA; to promote the public health, safety, and welfare and to provide safety and operational standards, and administration, licensing, penalties, and enforcement". City Attorney Kidd has approved the Ordinance with the changes that were made.

Part of the requirements will be that the rental must provide contact information to City Hall along with the renters. The information will be required to be posted, in the rental property, in a highly visible area, such as a refrigerator. The information would show the 911 address for the property along with emergency contact numbers; where the trash compactor is located and addressing quiet hours, pet, and parking. A review of the short-term rental application, which the rental owner must initial each requirement and sign the application. Councilor Darrah asked if it could be a requirement, that each rental have a green "SV" 911 sign. City Manager Streetman stated that the Ordinance would have to be amended if that was decided to be a requirement. A 911 address sign with contrasting colors is already required per City Code.

Councilor Curtis stated that the main reason for the Ordinance is as stated under 41-01 and 41-03, but he felt that there needs to be additional suspension reasons added such a parking violations. Mayor Steil stated that other possible violations are already in place with current Ordinances. He also asked about the timeline for suspensions of license which Councilor Oliver stated that each would have to be reviewed and that it depends on the severity of the violation. Some of the violations may have to go before the Judge or the offender receiving a citation but falsifying the documents, would be immediate suspension. This Ordinance is designed to address the problem properties. Councilor Curtis also expressed his concerned over the seven-day compliance period for complaints to be addressed.

There was a question via zoom, that asked in they would be inspections? It was answered no

as it is the owner's responsibility to be in compliance and if they give false information the license would be revoked or suspended. Councilor Oliver pointed out a typo, in the Ordinance, that needs to be addressed.

4. Discuss proposed Trash Ordinance amendment

Mayor Steil stated that the last time there were any changes were in the 1990s. She asked City Manager Streetman to go over the amendment. He read the heading, "An Ordinance to define terms and phrases relating to the collection and disposal of trash, waste, garbage and recycling to regulate the receptacles and containers for the same; to provide for the manner of preparation of the same for collection; to provide for the manner of collection of construction material, trash and garbage from commercial establishments and places of residence; to prohibit the deposit of trash, debris or litter upon vacant lots; to prohibit burying refuse, polluting waters, or spilling trash, garbage and other debris upon city streets; to provide for kinds of collection and a schedule of charges therefor; to provide penalties for violation and to repeal all Ordinances or portions thereof in conflict herewith". He stated that Steve Shields, GMA's District Safety Representative had noted on his report, the inground trash receptacles. Also, the collection of recycle had not be previously defined.

There was a discussion concerning how to remove the inground cans or just fill in so they wouldn't create a hazard. The discussion included possibly getting a price from a contractor for the work, to present to homeowners that inquire.

A question via zoom, was if containers were required? City Manager Streetman had stated no but the resident would have to clean up if animals got into the trash. The total amount of trash that could be put out would still be a maximum of 96 gallons, container or not. Councilor Darrah suggested that containers need to be used if using the City's service to cut down on scattered trash. Chief Estes stated that the elderly may have a hard time rolling the cans up or down some of the driveways. Robert Smalley, via zoom, suggested using cans that can be picked up and emptied out by the garbage truck. Councilors Darrah and Curtis both are not in favor of charging for the first 15 minutes of yard debris removal. Mayor Steil stated that the Ordinance needed continued discussion and will be revisited.

5. Discuss proposed Fee Ordinance amendment

Mayor Steil stated that this is another Ordinance that hadn't been amended since the 1990s and the last audit is showing some of the City's services are losing money. Councilor Oliver stated that it was concerning the Enterprise Fund and that the State requires that the City needs to at least break even. Fees are going to have to be increased or services cut. City Manager Streetman read the heading of the Ordinance, "An Ordinance to amend the Fee Schedule Ordinance, to establish fees for city services, permits, inspections and miscellaneous items, to provide penalties for violation and to repeal all Ordinances or portions thereof in conflict herewith". Fee increases would affect mainly "choice services" and not utilities, at this time. Some of the increases would be for cutting water on/off for the homeowners, renter's deposit and tap-on fees.

City Manager Streetman stated that if there are concerns in the Trash Ordinance under yard debris removal that if would need to be addressed before this Ordinance is approved as the two are related. Councilor Curtis suggested that the charges stay as is, as the first fifteen minutes are built into the garbage fee. Councilor Allred stated that the time limit should be enforced concerning instances with excessive amounts of yard debris.

A question via zoom, asked about blowing leaves into the ditches to be vacuumed. City Manager Streetman answered no as this action causes clogged culverts. A question was also asked about the City using the chipper for limbs put out by homeowners. City Manager Streetman stated that the burn pit was a more effective way of disposing of yard debris. Mayor Steil suggested to leave the yard debris charges as is.

6. Adjournment

Councilor Darrah made a motion to adjourn the meeting, seconded by Councilor Curtis, un-animously approved.

The meeting adjourned at 11:26 a.m.

Respectfully submitted:



Hollie Steil, Mayor

Attest:



Karen Fleming, City Clerk