

**MINUTES OF THE CITY OF SKY VALLEY REGULAR COUNCIL MEETING HELD ON SEPTEMBER 19, 2023  
A TUESDAY AT 10:00 A.M. AT 3608 HWY 246 (NEW CITY HALL) & VIA TELECONFERENCE (ZOOM)  
SKY VALLEY, GEORGIA**

**MEMBERS PRESENT:** Mayor Steil, Councilors Darrah, Oliver, Turner, Allred, and Curtis

**STAFF PRESENT:** City Manager Streetman, City Clerk Fleming, City Attorney Kidd, Building Inspector Pyburn, Lieutenant Baumes, Communication Specialist Van Camp

**1. Call to Order**

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

**2. Invocation/Pledge of Allegiance**

Councilor Oliver led the Invocation/Pledge of Allegiance.

**3. Approval of Minutes**

**August 15, 2023 Council Work Session**

**August 15, 2023 Council Public Hearing**

**August 15, 2023 Regular Council Meeting**

Councilor Darrah made a motion to approve the minutes as written, seconded by Councilor Turner, unanimously approved.

**4. Adoption of Agenda**

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

**5. Mayoral/Council Remarks**

Mayor Steil thanked all that worked on the drafting of the Short-Term-Rental Ordinance as lots of time and research went into this endeavor.

**6. City Manager Report**

City Manager Streetman talked about the upcoming Fall Fest and hay bale trail, Lieutenant Edwards being back on duty, the new police car is being outfitted. The Police Department is now fully staffed but the Public Works Department is still down two positions. Currently working on the 2024 Budget. City Hall will be closed in observance of Columbus Day. Drainage issues on Evergreen was reviewed by an engineer for possible solutions.

**7. Departmental Reports**

City Manager Streetman read a report on behalf of Public Works Superintendent Shope. The Public Works Department is busy with finishing up the grass mowing, road patching, and doing maintenance at their shop. Superintendent Shope recently went for training to obtain his water license, level 3 certification. Water Coordinator English is going for his training for the level 2 license.

Building Inspector Pyburn, stated that letters have been sent out regarding nuisance properties. Responses have been noted. Recently two new home applications have been received.

**8. Committee Reports**

Special Projects Committee, Chairman Bruce Turner stated that the committee is busy working on finalizing the events for Fall Fest which will be held on October 21, 2023. The committee is also coordinating a Bald Mountain Road Clean-up Day and the possibility of adding landscaping at the corner coming up Evergreen.

## NEW BUSINESS

### 9. Consider approval of Ordinance to establish Short-Term Rental (STR) regulations – 2<sup>nd</sup> Reading

Mayor Steil stated that this will be the second reading, first reading was on August 15, 2023. She asked City Manager Streetman to state the purpose of the Ordinance as written. He read “An Ordinance to establish regulations for short-term rentals within the City of Sky Valley, Georgia; to promote the public health, safety and welfare and to provide safety and operational standards, and administration, licensing, penalties, and enforcement”.

As the Council did not have additional comments from the first reading it was then open to the public to state any concerns or opinions. A Broadmoor resident stated that he had concerns about the rights of the property owners and the restrictions being put on properties could limit the way individuals make money. City Attorney Kidd stated that the Ordinance only addresses short-term rentals and the regulations are very light handed compared to where they started.

Karla Stahl, 74 Red Wolf stated that she was pleased with the Ordinance as presented at this time.

Dale Fenwick, 36 Big Bear stated that over 50 cities and counties, in Georgia, currently have short-term rental regulations in place.

### 10. Consider approval to amend Fee Ordinance – 2<sup>nd</sup> Reading

Mayor Steil stated that this will be the second reading, first reading was on August 15, 2023. She asked City Manager Streetman to state the purpose of the Ordinance as written. He read “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”. City Manager Streetman stated that the Ordinance was revised from first reading. The revision consisted of changing the charge for “yard debris removal” to read as previous. first 15 minutes of yard debris removal, will be at no charge, as it will be part of the garbage fee.

Mayor Steil stated that the Fee Schedule had not been amended since the 90’s. Councilor Oliver stated that the internal audit had shown that some services are losing money and by state law municipalities cannot lose money on services but have to at least break even. Councilor Darrah asked about the STR licensing fee which was answered that the fee will be \$300 per property. Councilor Allred is in support of the new fee schedule and stated that the website needs to be updated especially on the permit side. Councilor Curtis brought up the point again that it is the elective services that have the increases. Water rates and garbage rates are staying the same.

City Attorney Kidd will check on the proposed fee for notary services.

Councilor Allred made a motion to approve the Fee Ordinance with the change of the notary service fee, if needed, seconded by Councilor Curtis, unanimously approved.

## OTHER BUSINESS

### 11. Public Forum and General Comments

Karla Stahl, 74 Red Wolf shared her experience with the installation of starlink, a satellite internet service, at her residence. Councilor Turner shared his concern with the 441 widening project, the Evergreen road will be over burden. City Manager Streetman stated that the road may need to be widened at certain area, just have to watch and see. Councilor Allred asked if there were any load limits for the road as the construction trucks are frequently using. City Manager Streetman answered not at this time.

**15. Adjournment**

There being no further business to come before Mayor and Council, Councilor Oliver made a motion to adjourn the meeting, seconded by Councilor Curtis, unanimously approved.

The meeting adjourned at 10:57 a.m.

Respectfully submitted:

A handwritten signature in blue ink that reads "Hollie Steil". The signature is written in a cursive style with a large initial 'H' and 'S'.

Hollie Steil, Mayor

Attest:

A handwritten signature in blue ink that reads "Karen Fleming". The signature is written in a cursive style with a large initial 'K' and 'F'.

Karen Fleming, City Clerk