



ATTENTION SKY VALLEY RESIDENTS AND PROPERTY OWNERS

Over the past few weeks, the City has been made aware of several discussion points being made and shared throughout the city in regard to the city sewer project. In an effort to clear the air and correct any misinformation regarding bringing sewer into the city, we would like to go on record by providing a timeline of the proposed sewer project and dispelling what is false and confirming what is true.

WHAT IS FALSE:

- The city is going to raise taxes and/or put any of the financial burden on existing property owners who cannot connect to the sewer system to pay for the sewer system.
- The city has approved a development (or any development) to include the permitting of 1,500 new homes within the city.
- The city is pushing to have the old ski lodge torn down.
- The city is secretly allowing the property owner who owns the vast majority of undeveloped land in the city to do whatever they want to do.

WHAT IS TRUE:

- Sky Valley Septic Systems have been studied by professional engineering firms in 1999, 2007, 2017, and 2024. The resulting engineering reports describe current septic systems in the lower valley area functioning marginally, possibly leaking, and in many cases needing to be repaired, relocated, expanded, or even replaced, all of which may prove to be difficult. Leaking sewage can negatively impact our health and pollute our ground water and adjoining streams.
- From the 2017 city commissioned study, it identified *existing* development within the city that could potentially tie into a proposed sewer system- mostly in the valley (city core) area with very few existing homes being in proximity to benefit.
- In 2021, the city utilized the 2017 study to apply, compete, and ultimately be awarded a \$3 million GEFA (Georgia Environmental Finance Authority) Septic to

Sewers grant to aid in the construction and development of a sanitary sewer system again- within the city core of Sky Valley.

- Being a conversion grant, the intent of this funding is to aid in the planning and construction of a sanitary sewer system to convert *existing*- aging and failing septic systems identified within the 2017 study. This grant is a one-time only grant without any opportunity to re-apply and these grant funds must be spent by 2026 or forfeited.
- The City has selected EMI (Engineering Management, Inc) to design a sewage facility that will solve our serious septic issues. This engineering firm has recommended a Self-Processing Discharge Facility to meet the needs of our existing citizens and *possible* future developments.
- This facility will need to be permitted by the EPD (Environmental Development Division) of the Georgia Department of Natural Resources.
- Once approved by the EPD, this facility will be located within Sky Valley and properly screened as not to be visible to the public.
- The funding of the sewer will be made through the existing GEFA grant, potential future grants, future developers, and property owners *needing* to tie into the sewer WITHOUT placing any burden on city taxpayers- particularly since *most* property owners will NOT be eligible to connect into the sewer due to proximity within the city.
- The city has had conversations with developers to include the property owner who owns the vast majority of undeveloped land within the City in regard to potential development, primary within the core of the city that comprises the old lodge area.
- From these conversations, city leaders have informed these developers what city residents and stakeholders *want* to see developed based on previous input and surveys etc.
- The city is still working with the engineering firm, the environmental protection division, and the Georgia Environmental Finance Authority in an effort to advance the sewer project and ultimately complete it. This process has been slow and methodical.

Thank you,

City of Sky Valley, GA