

**MINUTES OF THE PUBLIC HEARING # 1 WHICH WAS HELD MONDAY, NOVEMBER 10, 2025,  
AT 10:00 A.M. LOCATED AT 3608 HIGHWAY 246 SKY VALLEY, GA 30537 AND VIA  
TELECONFERENCE (ZOOM)**

**MEMBERS PRESENT:** Mayor Steil, and Councilors Allred, McAfee, and Curtis (via Zoom)

**MEMBERS ABSENT:** Councilor Turner, and Oliver

**STAFF PRESENT:** City Manager Streetman, City Clerk Fleming, Deputy Clerk Murphy,  
Water Coordinator English, Public Works Superintendent Shope,  
Police Chief Baumes, and Sergeant Maloney

**Mayor Steil read the introduction:**

The purpose of this public hearing is to receive public comments on the proposed 2026 budget as well as the proposed millage rate for the 2025 Ad Valorem taxes. The budget and millage rate are on the agenda to be adopted at the regularly scheduled City Council Meeting on November 18, 2025, at 10:00 A.M. This will be the first of three public hearings regarding the proposed budget.

**GENERAL FUND**

City Manager Streetman presented a power point presentation concerning the 2026 Proposed General Fund Budget:

Anticipated revenue, \$1,637,634 – Key Revenue Sources include (Property Tax \$1,119,633, Franchise Taxes \$71,500, Permit/use/excise/license fees - \$146,501, Grants \$105,000, Fines \$46,000, Hotel/Motel Tax \$71,000, Short Term Rental Licensing \$18,000, Miscellaneous \$60,000. Property Taxes make up 68% of total revenue. In the past few years', property taxes had made up approximately 73% showing increases in different revenue sources.

Anticipated expenses, \$1,637,634 – Administration \$399,961, Buildings/Grounds \$84,200, Police \$589,325, Fire \$174,779, Roads \$233,625. With keeping of the current millage rate, 9.609 mills, it would result in a tax increase of 6.62%. The tax increase will generate an additional \$93,797 which would be necessary to effectively and efficiently run city government. The increase would primarily be used toward public safety. The department that makes up the largest expenditure is the Police Department, at 36%. This department is up \$68,102, 13%, to fund an extra officer, benefits, fuel, and insurance. An increase to the Sky Valley/Scaly Mountain Volunteer Fire Department, \$14,642, 9%. An increase of \$16,415, 24%, for Code Enforcement due to additional work hours, maintenance, and insurance.

City Manager Streetman gave the five-year history of levy for the property tax digest (**2020** \$59,177,845 – **2021** \$64,834,042 – **2022** \$77891,622, **2023** \$87,428,495, **2024** \$106,757,824,

2025 \$116,519,228). The millage rate has dropped in the past three years from 15.608 to 9.609 mils.

Councilor Allred asked about the new homes being calculated in the current digest and if the new homes could be driving the property taxes up rather than new assessments. City Manager Streetman stated that in the consolidation report received from the County, it does not break down amounts for new homes. He also said that he believes the increase has to do with both new homes and reappraisals.

City Manager Streetman talked about the PT-32 calculations which shows that a true rollback rate would have been 9.012 mils based on the 2025 digest. In keeping with the current millage of 9.609 mils, it equates to a tax increase of 6.62%. He also went over the proposed budget by line items in the separate accounts. Key points under capital outlay, police – vehicle lease payment \$12,730; water – vehicle lease \$10,856, and GEFA loan \$11,500.

## **WATER & SOLID WASTE FUND**

Water Fund - Anticipated revenue, \$558,660 (Water Fees \$460,000, Tap on fees \$24,000, Late fees \$7,500, Interest/other fees \$67,160). Anticipated expenses, (Salaries/benefits \$302,316, Debt service \$11,500, Operations \$228,723, Capital purchase \$10,856). Leaving a surplus of \$5,265.

City Manager Streetman stated that the City is doing better with water loss. Previously, the City was losing approximately 60% of treated water due to water line breaks but currently we are at 15 – 20% loss, which is normal by state guidelines. This is due to the rebuilding of pressure reducing valves (PRVs) and water line replacements. Mayor Steil stated that the rebuilding of these PRVs were done in house, which saved a lot of money and asked how many were left to rebuild along with how many water tanks need to have the telemetry added. Water Coordinator English answered that there are eight more to rebuild but the worst, nine, have already been done and that telemetry is still needed on the tanks at Sky High and Winding Ridge, which is not a budgeted expense. The cost to add the telemetry would be at a cost of approximately \$10,000 per tank. SPLOST funding will pay for the telemetry and that is why it is not included in the water's budget.

Solid Waste Fund – Anticipated Revenue \$223,100 (trash collection fees). Anticipated Expenditures (Salaries/Benefits \$163,378, Operations \$59,650. A surplus of \$72.

## **MARKETING**

The Marketing Committee will be presenting a budget in January of 2026 for approval. Historically each entity has committed \$5,000 each. The city has budgeted \$5,000 and verbal agreements from the POA, Club, and Timeshares, have been obtained for the same as in previous years. This would give them \$20,000 for operating revenue.

## TSPLOST

Since the TSPLOST passed during the recent election, a presentation will be given to show allocation of funds coming in, at a later date. We will start to receive the funds around April or May of 2026.

Mayor Steil stated that an independent audit is conducted annually and sent to the state. The City has a fantastic credit rating with no findings in 2024. Surplus funds are available if needed, and according to our auditor the City is in great shape, financially.

No questions or comments were made from council, zoom attendees, or in-person attendees, as this was the second presentation. The proposed budget was discussed at the Council Work Session held on November 10, 2025. Second public hearing will be held tonight at 6:00 p.m. The third public hearing will be held on November 18, 2025.

The meeting adjourned at 10:40 a.m.

Respectfully submitted:



Hollie Steil, Mayor

Benita Cottler-Orr

Attest:



Karen Fleming, City Clerk