

MINUTES OF THE CITY OF SKY VALLEY REGULAR COUNCIL MEETING HELD ON A TUESDAY, NOVEMBER 18, 2025 AT 10:00 AM, LOCATED AT 3608 HWY 246 (CITY HALL) & VIA TELECONFERENCE (ZOOM) SKY VALLEY, GEORGIA

MEMBERS PRESENT: Mayor Steil, Councilors Allred, Turner, Oliver, and McAfee. Councilor Curts was present via Zoom

STAFF PRESENT: City Manager Streetman, City Clerk Fleming, Communication Specialist Van Camp, City Attorney Kidd, Building Inspector Pyburn, Water Coordinator English, Police Chief Baumes, and Sergeant Maloney

1. Call to Order

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

2. Invocation/Pledge of Allegiance

Councilor Turner led the Invocation/Pledge of Allegiance.

3. Approval of Minutes

October 21, 2025 - Regular Council Meeting

Mayor Steil had previously reported a typo under item #5; the word sewer should have been septic. The minutes were corrected and with this change Councilor Oliver made a motion to approve the corrected minutes, seconded by Councilor McAfee, unanimously approved.

4. Adoption of Agenda

Mayor Steil suggested moving "Mayoral/Council Remarks" to the end of the agenda and amending the agenda to add a resolution (to declare city owned property surplus- F150). Councilor McAfee made a motion to approve amending the agenda with the aforementioned changes, seconded by Councilor Turner, unanimously approved.

5. City Manager Report

City Manager Streetman thanked the Public Works Department along with the Police Department for a job well done during the recent unexpected snow event. The Public Works Department is preparing for the upcoming winter weather season. He advised all residents to be prepared also. Drivers need to use common sense before getting out on the road as a stranded vehicle could hinder a First Responder on a call. The City does send out notices via Mailchimp, One-Call, Social Media so if you haven't signed up for these notices, please do so. Property tax bills will be going out later this month or the first of December. Your short-term rental(s) may need to be renewed as the term is only for 12 months. The City is currently at 98% for anticipated Revenue for 2025 and the Expenditures are at 86%. The ARC sewer grant application is still being reviewed. The newly elected Mayor and Councilmembers will be sworn in during the first meeting in January. They have scheduled training for new members in February.

Councilor Turner had a question concerning brining of roads and Mayor Steil asked how much salt does it take for each treatment. Water Coordinator English stated that it takes 10-12 tons of salt and roads do have to retreat during a large snow event.

6. Departmental Reports

Water Coordinator English gave the Public Works Report. He thanked all that helped during the winter weather event and thanked all that helped with Fallfest. The Christmas lights will be put out the first week of December. Roads – Leaf vacuuming is still underway. He asked if you are going to blow leaves into the ditches please do so now and not wait until Spring. They are also doing some pothole patching. Water – Leak detection is on going and notes are kept concerning water usage. The water loss has improved by leaps and bounds. Mayor Steil asked how has the water loss

improved? He stated with the help of the detection tools and the rebuilding of pressure reducing valves. Water Coordinator English said that another lead/copper survey will be forthcoming and advised all residents to insulate pipes, leave cabinet doors open, or leave water dripping, during freezing weather. **Sanitation** – Many cardboard boxes are being left for recycle, not broken down, and trash is being put out before 8:00 on Monday mornings. Please follow the rules for this service.

Mayor Steil commended Water Coordinator English for passing all three classes of testing and receiving his water certifications. Councilor Turner asked about the last lead/copper survey. English stated that no lead was found in the last survey but due to the fact of having some older homes in Sky Valley more than likely there are some with lead pipes. These pipes can contaminate the water system but at this time the water testing has shown very little lead in the water, less than one percent.

Councilor Curtis asked how often yard debris is picked up? English answered that they do not have a set timeline and go by an as-needed-basis.

Building Inspector Pyburn advised to be proactive and winterize water pipes. Bird feeders can now be put out but bring back in by April 15th. He gave his stats for October and stated that the cleanup on WildBird is still underway along with the construction of a new house on Knob Drive.

Mayor Steil thanked him for helping the residents of Sky Valley to understand permits and the Ordinances concerning building. Councilor McAfee also thanked him for serving on the Planning & Zoning Committee and stressed the importance of the phrase “see something say something”.

Police Chief Baumes stated that Officers Clark and Williams assisted more than 50 people during the recent winter weather event. They took some people home that couldn’t make it there any other way. They also stayed in touch with the Roads Department to let them know of “bad” areas that need to be treated. Sergeant Maloney, also a certified instructor, was invited to be a part of a class for participating high schools in Georgia. Chief Baumes gave the department’s statistics for October.

Mayor Steil thanked the department for creating such a good rapport with the Sky Valley residents.

7. Committee Reports

No committee reports were given. Mayor Steil thanked all the committee members that have served for the last six years

NEW BUSINESS

8. Consider Resolution to approve the 2025 Millage Rate

City Manager Streetman read the heading of the Resolution, “A resolution to set and declare the tax millage rate in the City of Sky Valley, Georgia for calendar year 2025; **Whereas**, the governing body of the City of Sky Valley is the Mayor and Council and **Whereas** it is necessary to set and declare fore the 2025 tax millage rate based on the 2025 digest and 5-year history of levy, which will be used to levy property taxes for the City of Sky Valley, GA; **Now therefore be it resolved** by the governing body of the City of Sky Valley, Georgia that for calendar year 2025 the gross millage rate is to be set at 9.609 mils. The 2025 tax digest and 5-year History of Levy is attached hereto and incorporated for re-ference”. City Manager Streetman stated that his recommendation would be to set the millage rate at 9.609 mils.

Councilor Allred made a motion to approve the Resolution setting the millage rate at 9.609 mils for 2025, seconded by Councilor McAfee, unanimously approved.

9. Consider Resolution to approve the FY2026 Budget

City Manager Streetman read the heading of the Resolution, “A resolution to provide for the adoption of a budget containing estimates of the proposed revenues and expenditure and to provide for the

levy of taxes for expenditures for the fiscal year beginning January 1, 2026. **Whereas**, the City Manager has prepared and submitted to the Sky Valley City Council a budget for the year beginning January 1, 2026, and ending December 31, 2026, represented as exhibit A and **Whereas** the City Council has studied and reviewed the proposed budget, it is considered in the best interest of the City to adopt it, **Now, therefore, be it resolved** by the Sky Valley City Council that the budget attached hereto and made a part hereof for the year beginning January 1, 2026 and ending December 31, 2026 is approved". The balanced 2026 proposed budget is \$1,637,634.

Mayor Steil thanked City Manager Streetman for all his work in preparing the 2026 budget and all the presentations that have been conducted concerning said budget.

Councilor Oliver made a motion to approve the Resolution for the 2026 budget in the amount of \$1,637,634, seconded by Councilor Turner, unanimously approved.

10. Consider Resolution to declare City Owned Property Surplus

City Manager Streetman stated that the Public Works Department had a truck that needed to be replaced. He read the Resolution, "A resolution to declare city owned property surplus, **Whereas**, the below described city owned property is no longer necessary, useful or suitable for the City of Sky Valley, GA, **Now, therefore be it resolved by the Mayor and Council of the City of Sky Valley, Georgia** that the following city owned property be declared surplus and to be disposed of in accordance with state statutes: 2009 Ford F-150. The truck has over 200,000 miles and has had a lot of expenses with repairs. The truck will be listed on GovDeals.

Councilor McAfee made a motion to approve the Resolution to surplus the F-150, seconded by Councilor Turner, unanimously approved.

OTHER BUSINESS

11. Public Forum and General Comments

Ken Sigler, 79 Evergreen Lane, thanked the outgoing Mayor and Council on behalf of himself and the Sky Valley/Scaly Mountain Fire Department. "You have been a tremendous help and support which helps us to serve the public better".

Robert Smalley, 103 Buttermilk Circle, thanked the Mayor and each Council Member for the work that they have done and for all that you have done for the City.

12. Executive Session

None.

13. Mayoral/Council Remarks

Councilor McAfee stated that it had been a pleasure working with the City employees as they do a great job and hope they will continue. Mayor Steil concurred with stating that the City has very dedicated and loyal workers that do a fantastic job and thanked the councilmembers for their approach to responsibilities with diligence and consistency. Thanks for helping move the City into a great place.

14. Adjournment

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

The meeting adjourned at 10:50 a.m.

Respectfully submitted:

Benita Cotton-Orr

Hollie Steil, Mayor

Benita Cotton-Orr

Attest:

Karen Fleming

Karen Fleming, City Clerk