

**REGULAR COUNCIL MEETING
CITY OF SKY VALLEY, GEORGIA
SEPTEMBER 27, 2016
TUESDAY, 10:00 A.M.
696 SKY VALLEY WAY, (LODGE)**

AGENDA

CALL TO ORDER

INVOCATION/PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

August 23, 2016 Regular Council Meeting
September 2, 2016 Special Called Council Meeting

ADOPTION OF AGENDA

MAYOR'S REMARKS

COUNCIL REMARKS

CITY MANAGER & DEPARTMENT REPORTS – EXCEPTIONS AND QUESTIONS

NEW BUSINESS

- Approval of Inter-Local/Mutual Aid Agreement
- Consider Appointment of Police Chief Search Panel
- Consider Resolution Declaring Property Surplus of Parcel ID 058A 525
- Nomination & selection of one Planning & Zoning Commission Member to fill vacancy

PUBLIC FORUM AND GENERAL COMMENTS

ADJOURNMENT

**REGULAR COUNCIL MEETING
CITY OF SKY VALLEY, GEORGIA
AUGUST 23, 2016
TUESDAY, 10:00 AM
696 SKY VALLEY WAY (LODGE)**

MINUTES

Mayor Goodgame called the meeting to order.

Those present: Mayor Goodgame, Council President Lively, Councilors Howard, MacNair, Morley and Steil, City Manager Lapeyrouse, City Clerk Cantrell and City Clerk Fast.

David Spears gave the invocation. Mayor Goodgame led the Pledge of Allegiance.

SPECIAL BUSINESS

City Clerk Fast swore in newly appointed Councilor Elisabeth Morley.

APPROVAL OF MINUTES

Councilor Steil made a motion to approve the minutes of the July 26, 2016 Regular Council Meeting. Councilor Lively seconded the motion and passed unanimously.

ADOPTION OF AGENDA

Councilor Lively moved to remove items four and seven. Councilor Morley seconded the motion and unanimously approved. Councilor Howard made a motion to approve the amended agenda. Councilor McNair seconded the motion and passed unanimously.

MAYOR'S REMARKS

Mayor Goodgame stated 419 people had been to the visitor center in July. He is always meeting new people every week looking to locate here. Houses are selling, club memberships are selling, and it is exciting to see what is happening in Sky Valley.

Georgia Mountains Regional Commission Planning Department is helping the City create a conceptual plan for a potential city park beside the post office and improvements to the existing park area across from the post office. A community survey was done to see what everyone would like to see in a city park. We had a tremendous response and people would like to see the addition of a flat walking trail and kiddy park. Pickle ball courts on the backside of the post office would be another activity for people to enjoy. There are estimates being done, and when we get a rendering back from Georgia Mountains Regional Commission, we will bring it back to citizens for input. It has been suggested that a donation/contribution drive to name certain elements of the park after or in remembrance of certain people could assist with funding the construction/additions to the park. There is potential for park grants available, however the lawsuit has to be resolved between the County and Clayton prior to submitting applications.

We are still pursuing sewer to Sky Valley and the county has agreed to work with Sky Valley. A hotel convention center is needed and we would like to see it here in Sky Valley.

Realtor Linda Durrence had brought to his attention information regarding the State Department of Health contacting the county Health Department. We will be doing additional research on this matter.

Mayor Goodgame recognized Mandi Cantrell for her 11 years of service as city clerk and wished her and her husband well on their new adventure.

Mayor Goodgame welcomed the new city clerk Ella Fast. She has previous experience as a city clerk.

The Marketing committee has been working with city staff on the Fall Festival.

An invitation was received for the Mountain Lakes Medical Center Grand Opening on September 13, 2016.

COUNCIL REMARKS

Councilor MacNair thanked everyone for coming to the new location at the Lodge.

Councilor Howard thanked attendees for coming to support the government of Sky Valley. He also suggested a mid-week meeting with city manager and citizens.

Councilor Steil commended three groups 1) Maintenance workers for all they do; 2) Board Members of Sid Weber Memorial Cancer for the funds they raise to help Rabun county cancer patients; and 3) Garden Club for increasing funds to the Habitat for Humanity and for the plantings around the new house.

Councilor Lively welcomed Liz Morley to the Council. He also thanked everyone for coming and participating in the monthly council meeting.

CITY MANAGER & DEPARTMENT REPORTS – EXCEPTIONS AND QUESTIONS

City Manager Lapeyrouse stated that she welcomes meetings with council members and citizens anytime.

Lapeyrouse reported on the Sky Valley Fallfest and plans for the Hay Bale Trail. She also reported three candidates qualified for the election.

NEW BUSINESS

- Approval of hiring of Garrett Holbrooks –PT Public Works and waiver of nepotism policy

Councilor Lively made a motion to approve the hiring of Garrett Holbrooks at a part-time employee. Councilor Steil seconded the motion. Councilors Lively, Morley and Steil voted yes. Councilors Howard and MacNair voted no.

- Approval of Dakota Foster – FT Police Department and approval to buy-out contract with Sheriff's office

Once an introductory (probationary) period has been successfully completed, the hiring of Dakota Foster as a regular full-time employee would require the buy-out of his training contract with the Rabun County Sheriff's Department. Councilor Lively made a motion to approve hiring of Dakota Foster as a full-time police officer and buying out of the contract. Councilor Morley seconded the motion and passed unanimously.

- Mud Creek/Estatoah Creek Name

Mayor Goodgame stated it has been suggested that the creek name go back to original Indian name of Estatoah. Mr. Jim Curtis stated a number of people below the falls had an adverse reaction to the name change of the creek. Mr. Curtis also suggested submitting an application to change the name of the falls only. Mayor Goodgame advised there no plans to make a decision today. If there is enough interest in changing the name of Mud Creek Falls, it could be done later.

- Approval of change for Georgia Power Street light locations

Councilor Howard made a motion to approve change of Georgia Power Street light locations. Councilor Steil seconded motion and passed unanimously. Due to a major power line running on the left side of Sky Valley Way beyond the existing power poles, the additional poles will be put on the right side instead.

- Consider Resolution Declaring Property Surplus

Councilor Howard made a motion to approve the Resolution Declaring Property Surplus. Councilor Steil seconded the motion and passed unanimously. **Resolution 16-01**

PUBLIC FORUM AND GENERAL COMMENTS

Mayor Goodgame stated the situation over the weekend with Police Personnel. Committee/Council has not met.

Paul Wheeler stated the city was conducting business without allowing public comments. He referred to may and shall in determining that we are not following the state code. Mayor Goodgame assured him he had researched this and we were correct.

Duncan Cooper filed an Open Records Request for video of an incident that took place over the weekend. In addition, he has filed a formal complaint with the City of Sky Valley against Police Chief R.C. Mason.

Debbie Curtis stated there was kudzu digging party after this meeting and would appreciate anyone that was willing to help in this project.

Barbara Kobacker suggested a citizen's community public representative. Mayor Goodgame advised we have hard time getting quorum at committee meetings and all committee meetings are opened to the community.

Jim Martindale asked about the number of tickets issued and City Manager Lapeyrouse provided the information.

Debbie McAfee asked if police officers wear their vest and Officer Ron Baumes responded yes.

Executive Session

Councilor MacNair made a motion to go into Executive Session to discuss an evaluation of a public officer. Councilor Morley seconded the motion and passed unanimously.

Councilor MacNair made a motion to go back in to Regular Session. Councilor Howard seconded the motion and passed unanimously.

Mayor Goodgame stated no action was taken at this time.

ADJOURNMENT

Councilor MacNair made a motion to adjourn. Councilor Steil seconded the motion and passed unanimously.

There being no further business to come before Council, the meeting was adjourned at 12:00 P.M.

Respectfully submitted:

Hughel Goodgame, Mayor

Attested:

Ella Fast, City Clerk

MINUTES
SPECIAL CALLED COUNCIL MEETING
CITY OF SKY VALLEY, GEORGIA
SEPTEMBER 2, 2016
FRIDAY, 9:00 A.M.
696 SKY VALLEY WAY (LODGE)

CALL TO ORDER

Mayor Goodgame called the meeting to order.

Those present: Mayor Goodgame, Council President Lively, Councilors Howard, MacNair, Morley and Steil, City Manager Lapeyrouse, and City Clerk Fast.

ADOPTION OF AGENDA

Councilor Howard made a motion to approve the agenda. Councilor Morley seconded the motion and passed unanimously.

EXECUTIVE SESSION:

Councilor Howard made a motion to go into Executive Session. Councilor MacNair seconded the motion and passed unanimously.

- Meetings when discussing or deliberating upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer. O.C.G.A. § 50-14-3(6). (Except when receiving evidence or hearing argument on charges filed to determine disciplinary action or dismissal of a public officer or employee.)

Councilor Howard made a motion to adjourn the Executive Session. Councilor Lively seconded the motion and passed unanimously.

REGULAR SESSION:

Councilor MacNair made a motion to go back into Regular Session. Councilor Steil seconded the motion and passed unanimously.

Mayor Goodgame advised Council is pursuing a solution and no action was taken.

ADJOURNMENT

Councilor Steil made a motion to adjourn the meeting. Councilor Morley seconded the motion and passed unanimously.

There being no further business to come before Council, the meeting was adjourned at 10:15 A.M.

Respectfully submitted:

Hughel Goodgame, Mayor

Attested:

Ella Fast, City Clerk



CITY MANAGER'S REPORT

September, 2016

Announcements -

Public Hearing on 2017 City Budget & 2016 Millage Rate

The public hearing for the proposed 2017 Budget and 2016 millage rate is scheduled immediately following the Council meeting on September 27th at the Lodge. The proposed budget is based on a rollback of the millage rate from 16.257 to 16.083. The 2017 budget will be considered for adoption at a Special Called Council Meeting on Thursday, October 6, 2016 at 9 AM in the Lodge.

2016 General Election

The City of Sky Valley General Election scheduled for November 8, 2016 has been cancelled. The following candidates have qualified for office and are unopposed:

For Councilmember: Chip Durpo

For Councilmember: Connie Larsen

The above unopposed candidates shall be deemed to have voted for themselves.

Sky Valley Fallfest

The Sky Valley Fallfest is scheduled for Saturday, October 22nd from 10 AM to 4 PM. Visitors will be treated to hayrides to the waterfall throughout the day and live entertainment. Arts and crafts vendors will have their wares for sale and there will be plenty of food and fun for kids of all ages with pumpkin painting and inflatable games. There will be a HOWL-o-ween Dog Costume Contest beginning at 1:30 PM to benefit Rabun Paws 4 Life and antique/unique cars and trucks on display until 3 PM. Finally, you will not want to miss the Hay Bale Trail, which features whimsically decorated hay bales scattered throughout the city. Parking shuttles will be available. Admission is free.

Website - www.skyvalleyga.com

Our website is full of a variety of information for visitors and citizens. We have a visitor's guide with information on the area, and we also have the business side including meeting minutes ordinances, forms, permitting requirements, event information, contact information, etc.. Last year we had over 32,000 unique visitors to the website. This year, we have had 23,086 unique visitors to the website, including 2,366 during the month of August.

E-Mail and Crisis Communication

The City's e-mail distribution list is used frequently to keep everyone informed during inclement weather and for current events. This is our best way of staying connected with the residents. We also utilize a phone system for relaying urgent information. If you are not on these lists, please contact City Hall or sign up through the home page on our website.

Facebook – www.facebook.com/skyvalleyga

The City's Facebook page has a total of 1,439 followers with 13 new followers added during the month of August. If you have not "liked" us on Facebook yet, please do and suggest our page to all of your Facebook friends. Please also "share" the Fallfest event page with your friends. We share information, links and many pictures on Facebook. We would love to have you share your favorite Sky Valley experiences and pictures on our page.

Visitor Center

The Sky Valley Visitor Center opened for the year on April 4th. So far this year, we have had the opportunity to greet 1,306 visitors, including 251 during the month of August. Our longest distance travelers came from Australia, Israel, Indiana, Texas, California, Canada and Wisconsin. The hours for the Visitor Center are Monday – Saturday from 9 AM to 4 PM.

Personal Transportation Vehicles (PTVs)

Registered PTVs through the City are the only legal golf carts that can be used on city streets outside of a designated cart lane. Please visit the city's website at www.skyvalleyga.com for required safety equipment, application and PTV regulations.

Short-term Rentals

It is mandatory that every person engaging in short-term rentals on their homes of 10 days or less to register with the city clerk. If you have not done this yet, I urge you to contact City Hall immediately. Each rental within the City limits of Sky Valley is required to submit a monthly tax return by the 20th of the month for rentals during the previous month. An operator who fails to make any return or to pay the amount of tax will be assessed penalties and interest.

If you would like for us to list your rental on our website lodging page, please contact me.

Housing & Development & Code Enforcement

Grass, Weeds, Trees & Other Vegetation

Weeds or grass allowed to grow to a height greater than 12 inches on average, or any accumulation of dead weeds, grass, or brush, that may provide safe harborage for rats, mice, snakes and other vermin constitutes a public nuisance.

Trees, shrubs, bushes and other vegetation that obstructs the safe passage or line-of-sight of motorists or pedestrians at an intersection or driveway connection with a public street or along any street also constitutes a public nuisance.

The City receives complaints from time to time of these types of nuisances on private property. If we find that there is a public nuisance that exists in violation of our ordinances, our Code Enforcement Officer will write the property owner a letter advising them of the nuisance and giving them notice to abate the nuisance. If necessary, the City will file an action in the municipal court to abate the nuisance. Please understand that this process takes time.

Recreational Vehicles, Boats and Similar Vehicles

All motor homes, recreational vehicles, travel trailers, boats and similar items may be stored inside a residence, garage or carport of any home or business as long as the item is entirely enclosed, covered and out of site. Otherwise, such items may be parked at a Sky Valley residence for no more than forty-eight hours for the purpose of unloading and loading.

Permits

The building inspector wants to remind everyone that work done on your home may likely require a permit. The inspector has come across a number of jobs that did not have the appropriate permits. When in doubt, please contact the Building Inspector's Office or City Hall. If you are found to be doing work without a permit, your first offense will subject you to a penalty fee equal to double the cost of the permit, a \$50 minimum. The homeowner is ultimately responsible for making sure his/her contractors obtain the necessary permits. Permits are required for, but not limited to, all structural, mechanical, electrical, plumbing, soil & erosion, roofing, decking, stairs, concrete, tree cutting, additions and remodeling. Many repair permits have no cost associated with them but are still required and will still be subject to the penalty fee if they are not properly obtained.

Public Works

Tree Cutting

Please don't forget that any tree with a trunk that is 8" or more in diameter or 25" or more in circumference at 18" above the ground requires a permit for cutting, trimming & topping.

Please note that native shrubbery, trees and undergrowth such as mountain laurel, rhododendron, rare wildflowers, ferns, etc. are protected within the City of Sky Valley. Clear cutting or the removal of all trees or native vegetation is prohibited in excess of a 10' x 10' area without a permit.

You are allowed to remove limbs from a tree up to twelve feet above the ground without a permit. If you had to obtain a permit to cut, it would not qualify for city chipping service. Contractors are responsible for the removal of all tree cuttings and debris within fourteen days.

Chipping Service

The City provides 15 minutes of chipping service to every homeowner each month at no cost. Chipping service is then provided at a rate of \$100/hour for any time exceeding the first 15 minutes. Cuttings must be less than 8" in diameter and must be stacked in one direction on the right-of-way, out of the road and not in an area that will block culverts or otherwise impede storm water drainage. We cannot chip small yard debris, vines, thorn bushes, small shrubbery clippings, railroad ties, landscape timbers, or similar type items. The chipping service is designed for limbs and small trees only. All other yard waste must be bagged.

Leaves and Yard Waste Pick-up

Yard waste is collected separately from household garbage. Please call City Hall to let us know you have yard waste to be picked up. Yard waste shall be bagged and placed for pickup within 5 feet of the roadway. Please do not mix household garbage in with this material.

Mulch

Mulch from our chipping service is available for purchase from the City for \$25 per load delivered.

Water

GA Environmental Protection Division has recently completed a Sanitary Survey of the Sky Valley Water System. An on-site review of the City's water sources, tanks, pump stations, record keeping and maintenance of the water system was evaluated for adequacy in producing and distributing safe drinking water. The inspection revealed no violations of the Georgia Safe Drinking Water Act and Rules for Safe Drinking Water. Don't forget that we offer automated bank draft for water/garbage billings. Please contact Alyssa Mullins at City Hall to sign up for

this service. Remember, your account will automatically be drafted for the total amount due each month. You will still receive a paper bill so that you can continue to audit the water usage and billing amount each month.

Solid Waste

Household garbage is picked up on Mondays and recycling on Thursdays unless otherwise posted. Please do not put garbage out on Thursday. If you need to dispose of garbage during the week, you are welcome to use the compactor on Knob Drive behind the postal facility.

Please note, if your underground cans are in disrepair, you will need to discontinue their use or replace them. We have a constant problem with untied bags and loose trash in the underground cans. If you are using an underground can, you should have a removable liner such as the one pictured here. If you do not have the liner that our garbage collectors can lift out of your underground can, you will need to discontinue use until replaced. This is for the safety of our garbage collectors.

The bears are very active this season. Don't forget that garbage should not be placed out for pick-up any earlier than the morning of the service. Animals scatter garbage even when put in the underground cans. Our garbage collectors are not responsible for picking up any garbage that is not properly bagged once they arrive. The compactor at the tractor barn on Knob Drive can be utilized when you need to take your garbage somewhere prior to a garbage collection day. This is especially important when your garbage contains food items. NO garbage other than regular bagged household garbage should be put out by the road or in any dumpster or compactor.

Any contractors or residents found dumping lumber, carpeting, paint, furniture, appliances, or any other non-bagged household garbage in the dumpsters or compactor will be cited and fined up to \$1,000. Construction debris and other such items should be hauled to the transfer station on Boggs Mountain Road in Tiger.

Reduce... Reuse... Recycle...

Reduce the amount and toxicity of trash you throw away

Reuse containers and products

Recycle as much as possible and buy products with recycled content



Housing & Development Departmental Data Report	For month ending August 31, 2016		
	August 2016	YTD	2015 YTD
New Residential & Commercial permits issued		1	0
All other addition, remodel and repair permits	7	72	79
Certificates of Occupancy issued	0	0	0
Total New Construction not yet finalized	1		0
Total Other Construction not yet finalized	4		1
Notices to Comply issued	0	0	0
Stop Work Orders issued	0	0	0
Tree Cutting permits issued	8	75	32
Code & Ordinance Violations cited	0	0	0
Fees Collected			
	August 2016	YTD	2015 YTD
New Residential or Commercial Permits	\$0.00	\$0.00	\$0.00
Other Addition, Remodel, Repair Permits	\$476.00	\$4,347.20	\$4,905.00
Tree Cutting Permits	\$450.00	\$3,435.00	\$1,735.00
Land Disturbing Permits	\$0.00	\$0.00	\$0.00
Fines Collected for for Ordinance Violations	\$0.00	\$6,100.00	\$5,000.00

POLICE DEPARTMENT ACTIVITY LOG

INCIDENT	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2016 YTD	2015	2014
														Incomplete	Complete
Fire			2	1	0	1	0	0					4	4	10
Medical Emergency			4	3	4	3	10	9					33	21	35
Vehicle Accident			2	2	4	1	3	1					13	13	7
Family Violence			0	0	0	0	0	0					0	2	1
Fight/Assault			0	0	0	0	0	0					0	0	1
Death/Suicide			1	0	0	0	0	0					1	0	3
Missing Person			0	1	2	0	0	0					3	2	6
Burglary/Break-In			1	0	1	1	2	0					5	1	1
Theft			2	0	3	0	0	0					5	3	4
Suspicious Activity			1	1	2	0	0	0					4	14	26
Suspicious Person			2	0	0	0	0	0					2	3	4
Suspicious Vehicle			2	2	1	0	0	0					5	5	24
Alarm			2	2	5	3	0	5					17	0	12
Investigation			24	13	29	3	18	12					99	0	3
DUI/Public Drunk			0	0	0	0	0	0					0	0	0
Drug Related			0	0	0	0	0	0					0	0	0
Juvenile			0	4	0	0	0	0					4	0	0
Traffic Control			2	4	7	4	10	4					31	20	14
Traffic Stop			3	4	11	30	21	54					123	31	19
Mutual Aid			5	7	2	7	12	0					33	9	38
Animal			10	8	17	18	17	7					77	30	29
Lost & Found			0	0	2	0	4	7					13	0	6
Complaint			0	0	1	0	0	1					2	13	16
City Ord. Violation			1	1	1	1	0	1					5	1	2
Resident Assist			22	23	28	40	42	37					192	16	18
Residence Check			32	20	88	73	79	78					370	36	0
Business Check			3	29	62	66	60	71					291	0	0
Welfare Check			2	0	2	4	6	19					33	9	11
Visitor Escort			21	27	19	16	22	20					125	22	34
Vehicle Assist			3	11	9	3	4	5					35	36	70
Arrests			0	0	0	4	1	0					5	1	5
Warnings			2	7	8	17	18	22					74	4	3
Citations			2	0	13	21	13	22					71	3	9
Total Calls			151	170	321	316	342	375					1675	140	561
911 Calls			9	13	9	8	3	3					45	0	90
Mileage			3117	3417	3144	3270	3420	3366					19734	18152	37039

**Totals Report For 2014 Taxes
August 2016
Tax Commissioner**

	Billed	Collected	Adjustments	Outstanding
2014 Ad Valorem Tax	953,344.25	948,277.81	4,890.29-	176.15
Interest	1783.93	1748.95	0	34.98
Penalty	1387.45	1369.83	0	17.62
Costs	940.00	896.00	0	44.00
Totals	957,455.63	952,292.59	4,890.29-	272.75

Collected: 99.98 %

**Totals Report For 2015 Taxes
August 2016
Tax Commissioner**

	Billed	Collected	Adjustments	Outstanding
2015 Ad Valorem Tax	945,099.76	938,979.88	502.56+	6622.44
Interest	2180.65	1614.48	0	566.17
Penalty	1627.68	1017.94	0	609.74
Costs	4096.00	864.45	0	3231.55
Totals	953,004.09	942,476.75	502.56+	11029.90

Collected: 99.27%

DELINQUENT TAXES, COLLECTION & TAX SALES

Delinquent Taxes

All taxes remaining unpaid after the city and county due dates are delinquent and are subject to interest and penalties. Interest at the rate of one percent (1%) per month accrues on the day after the due date and each following month thereafter. A one-time ten percent (10%) tax penalty accrues ninety (90) days after the due date, except for homesteaded property where the tax is \$500.00 or less. Additional fees and costs accrue as collection action continues.

30-day Notice

After the due date for payment of real estate taxes, the Tax Commissioner shall notify the taxpayer in writing that the taxes are outstanding, and unless taxes are paid within thirty (30) days, an execution (Fi.fa.) will be issued (O.C.G.A. § 48-3-3).

Issuance and Fi.Fa Recordation

At any time after the 30 day notice has elapsed, the Tax Commissioner shall issue an execution (Fi.fa. or tax lien) against the owner and the property. The execution (Fi.fa.) is directed "to all and singular sheriffs of this state" (which means Sheriffs or Tax Commissioners who serve as Ex-Officio Sheriffs) and shall direct them to seize and sell the property of the delinquent taxpayer to satisfy the delinquent taxes. The property shall be plainly described on the execution (Fi.fa.). The execution also bears interest at the rate of 1% per month from the date the tax was due. The execution (Fi.fa.) is then recorded on the General Execution Docket (GED) of the Clerk of Superior Court.

Levy

When real estate is levied upon, the levy officer who acts as an Ex-Officio Deputy Sheriff is directed by a tax execution to seize and sell the property to satisfy the delinquent taxes. The Ex-Officio Deputy Sheriff must give 20 days written notice before advertising to the owner, tenant, holder of the security deed, IRS, Georgia Department of Revenue and Labor and EPD or EPA (if outstanding federal tax liens or state of Georgia liens, EPD or EPA liens exist). This levy notice is delivered by certified mail and if we cannot affect service by certified mail (mail returned unclaimed or undeliverable), this notice is delivered to the owner and/or tenant in person. The levy shall state the owner's and/or mortgage holder's name, the tax years delinquent, the principle amount of taxes due, the accrued cost due, and a description of the property to be sold (O.C.G.A. § 48-2-55, 48-3-1, 48-3-6, 48-3-9, 48-3-10, 48-4-3, 48-5-27, 48-5-161, 9-13-13).

10-day Notice

At least 10 days before a tax sale, the owner is sent written notice by certified mail informing of the impending tax sale (O.C.G.A. § 48-4-1).

Advertising

All properties to be auctioned for delinquent taxes are advertised for four (4) consecutive weeks prior to the first Tuesday of the month in which there is to be a sale. These advertisements are placed in the legal section of the Clayton Tribune. Each advertisement shows the owner's name, a description of the property to be sold, and the amount of tax due (O.C.G.A. § 9-13-140; 9-13-141, 9-13-142 and 48-2-55).

Payment

Payment is required in full upon conclusion of the tax sale. Payment must be in the form of cash, certified check, cashiers check, or money order. The purchaser must sign a statement attesting to the fact that certain property was purchased for a certain price. Immediately following the conclusion of the tax sale all purchasers must remit full payment to this office. After

all payments are processed, preparation of the Tax Deed and the Real Estate Transfer Tax form will begin.

ACCORDING TO O.C.G.A. § 9-13-170, ANY PERSON WHO BECOMES THE PURCHASER OF ANY REAL OR PERSONAL PROPERTY AT ANY SALE MADE AT PUBLIC OUTCRY WHO FAILS OR REFUSES TO COMPLY WITH THE TERMS OF THE SALE WHEN REQUESTED TO DO SO, SHALL BE LIABLE FOR THE AMOUNT OF THE PURCHASE MONEY. IT SHALL BE THE TAX COMMISSIONER'S OPTION EITHER TO PROCEED AGAINST THE PURCHASER FOR THE FULL AMOUNT OF THE PURCHASE MONEY OR TO RESELL THE REAL OR PERSONAL PROPERTY AND THEN PROCEED AGAINST THE FIRST PURCHASER FOR ANY DEFICIENCY ARISING FROM THE SALE.

Transferring the Tax Lien

Due to the passage of Senate Bill 585 by the General Assembly, tax liens are subject to transfer to private 3rd parties.

Investments in tax fifas and tax delinquent properties are speculative. Even after a tax sale, the property owner and second lien holder have certain rights, including the right of redemption. If you are unfamiliar with the law regarding fifa transfers and tax sale, you are encouraged to seek legal advice. These Instructions only briefly describe the process, and are not to be read or taken as legal advice. Neither the City of Valley nor any official or employee of the City of Sky Valley, including, without being limited to, the Tax Commissioner, guarantees that any fifa will be satisfied or that any property will be purchased at sale. You are not guaranteed or promised that you will recover your investment or that you will recover any funds in excess of your investment.

Rights of Redemption

When real property is sold at a tax sale, whether to an individual, the City of Sky Valley or Rabun County, the owner, creditor, or any person having an interest in the property may redeem the property from the holder of the tax deed.

After July 1, 2002, the owner, creditor, or any other person with interest in the property, must pay the tax deed purchaser, the amount paid for the property at tax sale, plus 20% premium for the first year or fraction of a year, plus any taxes paid on the property by the purchaser after the sale, plus any special assessment on the property, and a 10% premium of the amount for each year or fraction of a year, which has elapsed since the date of sale plus costs. A premium of 20% must also be paid when the City of Sky Valley is the purchaser (O.C.G.A. § 48-4-42).

The owner, creditor, or any other person with an interest in the property may redeem the property at any time during the twelve (12) months following the tax sale. The purchaser of the tax deed cannot take actual possession of the property during this time and the tax deed purchaser is not authorized to receive rents or make any improvements to any structure on the property or grade any lot prior to this time.

When the property has been redeemed (all monies due the purchaser paid as prescribed by law), the purchaser shall then issue a quitclaim deed to the owner of the property (as stated on the Fi.fa.) releasing the property from tax deed.

This redemption of the property shall put the title conveyed by the tax sale back to the owner, subject to all liens that existed at the time of the tax sale. If the redemption was made by any creditor of the owner or by any person having any interest in the property, the amount expended by the creditor or the person interested shall constitute a first lien on the property (O.C.G.A. § 48-4-21, 48-4-40, 48-4-41, 48-4-42, 48-4-43, and 48-4-44).

DELINQUENT PROPERTY TAX SALE

Under and by virtue of certain tax Fi. Fa.'s issued by the Tax Commissioner/Deputy Clerk of City of Sky Valley, Rabun County, Georgia, in favor of the State of Georgia and County of Rabun, and the City of Sky Valley, against the following named persons and the property as described next to their respective name(s). There will be sold for cash or certified funds at public outcry, before the Courthouse door in Clayton, Rabun County, Georgia, between the legal hours of sale, on the first Tuesday in October, 2016, the same being October 4th, 2016, and continuing on October 5th, 2016, if necessary between the legal hours of sale, 10:00 AM and 4:00 PM. The below listed and described properties, or as much thereof as will satisfy the State, County, and City tax execution on the respective individual and property. The property (ies) hereinafter described have been levied on as the property of the persons whose names immediately precede the property description. Each of the respective parcels of property are located in City of Sky Valley, Rabun County, State of Georgia. The years for which said Fi. Fa.'s are issued and levied are stated opposite the name of the owner in each case. Each defendant and tenant in possession, if applicable, has been notified of levy time and place of sale. Purchaser shall pay for title, all transfer costs, all taxes, advertising costs and recording fees. Any mobile home(s) situated on the parcels are excluded from sale unless otherwise noted. Any mobile home included will be considered a fixture of the property. All redemption rights given to the land will apply to the mobile home.

Map & Parcel: 058A018
Defendant in Fi-Fa: Montalvo, Margaret D.
Current Record Holder: Montalvo, Margaret D.
CRH Address: PO Box 1622
Dawsonville, GA 30534
Amount Due: \$ 451.92
Tax Years Due: 2015
Deed Book: P40/13; P24/535
Legal Description: All that tract of land being in the: State of Georgia, County of Rabun, Land Lot 195, 2nd District. Being Lot 9, Part 1, North Woods Areas of Sky Valley Subdivision. As shown in Plat Book 8, Page 143. Or as further described in Deed Book P40, Page 13 & Deed Book P24, Page 535. Being known as Tax Map & Parcel 058A018, Rabun County, Georgia.

Map & Parcel: 058A375
Defendant in Fi-Fa: D'Angelo, Carol Jean Manning
Current Record Holder: D'Angelo, Carol Jean Manning
CRH Address: 763 Sky Highway Drive #258
Dillard, GA 30537
Amount Due: \$ 576.82
Tax Years Due: 2015, 2014
Deed Book: W26/504, W26/513, W26/514, W26/517, W26/520, W26/522
Legal Description: All that tract of land being in the: State of Georgia, County of Rabun, City of Sky Valley, Land Lot 196, 2nd District. Being Lot 127, Part 5, South Woods Area of Sky Valley Subdivision. As shown in Plat Book 8, Page 190. Or as further described as Tract 2 in Deed Book W26, Page 522. Being known as Tax Map & Parcel 058A375, Rabun County, Georgia.

Map & Parcel: 058B076
Defendant in Fi-Fa: Daniels Alice V. & John K., Estate of
Current Record Holder: Daniels Alice V. & John K. Estates & Heirs Known & Unknown of

CRH Address: 709 West Park Avenue Suite D
Edgewater, FL 32132
Amount Due: \$ 1,322.59
Tax Years Due: 2015
Deed Book: T7/204
Legal Description: All that tract of land being in the: State of Georgia, County of Rabun, Land Lot 196, 2nd District. Being Lot 40, Part 1 of Fairway Estates Area of Sky Valley Subdivision. As shown in Plat Book 13, Page 38. Or as further described in Deed Book T7, Page 204. Being known as Tax Map & Parcel 058B076, Rabun County, Georgia.

Map & Parcel: 058C123
Defendant in Fi-Fa: BYW Holdings, Inc.
Current Record Holder: BYW Holdings, Inc.
CRH Address: 16200 SW 200th Street
Miami, FL 33187
Amount Due: \$ 2,225.25
Tax Years Due: 2015
Deed Book: F19/461
Legal Description: All that tract of land being in the: State of Georgia, County of Rabun, Land Lot 169, 2nd District. Being Lot 305, Part XIII, Ridgepole Area of Sky Valley Subdivision. As shown in Plat Book 17, Page 191. Or as further described in Deed Book F19, Page 461. Being known as Tax Map & Parcel 058C123, Rabun County, Georgia.

Map & Parcel: 058C179
Defendant in Fi-Fa: Dear, Arthur Tyrrel & Dear, Roxanna B.
Current Record Holder: Dear, Arthur Tyrrel & Roxanna B.
CRH Address: 54 Stirling Lane Unit 6
Clayton, GA 30525
Amount Due: \$ 378.38
Tax Years Due: 2015
Deed Book: S16/437
Legal Description: All that tract of land being in the: State of Georgia, County of Rabun, Land Lots 169 & 170, 2nd District. Being Lot 30, Part 1 of Alex Mountain Area of Sky Valley Subdivision. As shown in Plat Book 18, Page 232. Or as further described in Deed Book S16, Page 437. Being known as Tax Map & Parcel 058C179, Rabun County, Georgia.

Map & Parcel: 058D010F
Defendant in Fi-Fa: Dear, Arthur Tyrrel & Dear, Roxanna B.
Current Record Holder: Dear, Arthur Tyrrel & Roxanna B.
CRH Address: 54 Stirling Lane Unit 6
Clayton, GA 30525
Amount Due: \$ 832.63
Tax Years Due: 2015, 2014
Deed Book: C28/503
Legal Description: All that tract of land being in the: State of Georgia, County of Rabun, City of Sky Valley, Land Lot 169, 2nd District. Being Unit F, of Turnberry Condominiums in Sky Valley Subdivision. Or as further described in Deed Book C28, Page 503. Being known as Tax Map & Parcel 058D010F, Rabun County, Georgia.

Map & Parcel: 058D042
Defendant in Fi-Fa: Armstrong, William R. & Armstrong, Betty E.
Current Record Holder: Armstrong, William R. & Betty W. a/k/a Betty E. Estates & Heirs Known & Unknown of
CRH Address: 12122 County Road #229
Sanderson, FL 32087
Amount Due: \$ 528.42
Tax Years Due: 2015, 2014
Deed Book: H8/5
Legal Description: All that tract of land being in the: State of Georgia, County of Rabun, Land Lot 168, 2nd District, being designated as Lot 4, Part 1 of Flint Knob Area, Sky Valley Subdivision. As shown in Plat Book 16, Page 189. Or as further described in Deed Book H8, Page 5. Being known as Tax Map & Parcel 058D042, Rabun County, Georgia.

Map & Parcel: 058D049
Defendant in Fi-Fa: Daniels Alice V. & John K., Estate of
Current Record Holder: Daniels Alice V. & John K. Estates & Heirs Known & Unknown of
CRH Address: 709 West Park Avenue
Suite D
Edgewater, FL 32132
Amount Due: \$ 405.48
Tax Years Due: 2015
Deed Book: H8/233
Legal Description: All that tract of land being in the: State of Georgia, County of Rabun, Land Lot 168, 2nd District. Being Lot 31, Part I, Flint Knob Area of Sky Valley Subdivision. As shown in Plat Book 16, Page 189. Or as further described in Deed Book H8, Page 233. Being known as Tax Map & Parcel 058D049, Rabun County, Georgia.

Alyssa Mullins
Tax Commissioner / Deputy Clerk

* Deed Book: Refers to Deed Records located in the Rabun County Courthouse, Clerk of Superior Court's Office where property is more fully described. 4C-2-26

INTER-LOCAL/MUTUAL AID AGREEMENT

THIS CONTRACT AND AGREEMENT is made and entered into this ___ day of _____, 2016, by and between RABUN COUNTY, GEORGIA and SKY VALLEY, GEORGIA and on behalf of each said governing body, to be effective when fully executed on behalf of each of the parties hereto.

WHEREAS, Rabun County and Sky Valley have a common need for animal control services; and

WHEREAS, Rabun County has enacted certain animal control ordinances for the governing of its animal control objectives; and

WHEREAS, Rabun County has made provisions for hiring an animal control officer; and

WHEREAS, Rabun County has in fact contracted for the employment of an animal control officer with PAWS 4 Life, Inc.; and

WHEREAS, Sky Valley has needs similar to Rabun County's for animal control services; and

WHEREAS, the needs for animal control services is not so great as to necessitate the hiring of a full-time animal control officer by both Rabun County and Sky Valley; and

WHEREAS, Rabun County and Sky Valley both agree that both entities would be best served by sharing an animal control officer; and

WHEREAS, it is recognized that each party's foremost responsibility is to their own citizens, hence the provisions of this agreement shall not be construed to impose any unconditional or undue obligation upon any party to this agreement; and

WHEREAS, both parties agree, as to animal control services, to "hold harmless" the other except in cases of gross negligence or in situations where actions are not those as would be expected by reasonable person in the same or similar circumstances; and

WHEREAS, all parties agree that there will be no reimbursement by Sky Valley to Rabun County for animal control activities outlined in this agreement unless otherwise specified in another outstanding agreement between these governmental entities; and

WHEREAS, all parties agree that each entity will be solely responsible for any and all cost arising from any Workers Compensation claims and/or injuries that are incurred by an animal control officer working within that parties territorial limits; and

WHEREAS, Sky Valley agrees to enact animal control ordinances which are similar to Rabun County's in the interest of uniformity; and

WHEREAS, Rabun County agrees to negotiate with PAWS 4 Life, Inc. for the providing of animal control services within Sky Valley, Georgia.

IT IS THEREFORE AGREED that Rabun County will provide Sky Valley with the ability to utilize the services of its animal control officer provided that Rabun County can successfully negotiate such an arrangement with PAWS 4 Life, Inc. and also provided that Sky Valley adopts animal control ordinances similar to Rabun County's. Furthermore, Rabun County's animal control officer will not answer any request for animal control services within Sky Valley unless such request originates directly from the Sky Valley mayor, or in his absence, a member of the Sky Valley City Council.

Animal control will handle all dog bite cases in Sky Valley. This agreement will only apply to animal control matters involving domestic pets and will not apply to any matters concerning wildlife.

This agreement must be legally adopted by the governing bodies of the parties hereto before it becomes in force and effect. This agreement shall remain in full force and effect for 12 months after the date of its adoption, at which time this agreement will automatically renew for an additional one year each and every year thereafter unless either party gives notice of its intent to terminate this agreement to the other party within 60 days from the termination date of this agreement.

IN WITNESS WHEREOF, the parties have hereunto set their hands and affixed their seals the day and year first written above.

Rabun County, Georgia

Sky Valley, Georgia



Greg James, Chairman 8-23-16
Rabun County Board of Commissioners

_____, Mayor
Sky Valley, Georgia

RESOLUTION 16-_____

CITY OF SKY VALLEY

RESOLUTION DECLARING PROPERTY SURPLUS

WHEREAS the below-described property is no longer necessary, useful or suitable for municipal purposes for the City of Sky Valley.

NOW, THEREFORE, BE IT RESOLVED that the following property be declared surplus and disposed of according to state statutes.

Parcel ID 058A 525, Ridgepole, Part IV, Lot 235

BE IT FURTHER RESOLVED that the Mayor and Finance Officer may do all acts necessary to dispose of this property according to state law.

It is so resolved and approved by vote of the City Council of the City of Sky Valley this ____ day of _____, 2016.

Approved:

Hughel Goodgame, Mayor

Attest:

Ella Fast, City Clerk



Overview




Legend

-  Parcels
-  Roads

Parcel ID	058A 525	Owner	CITY OF SKY VALLEY GEORGIA	Last 2 Sales			
Class Code	Exempt		3444 HWY 246	Date	12/21/2015	Price	\$0
Taxing District	Sky Valley		DILLARD GA 30537		7/1/2003	Reason	XV
	Sky Valley	Physical Address	n/a			Qual	U
Acres	n/a	Assessed Value	Value \$15000				

(Note: Not to be used on legal documents)

Date created: 9/6/2016
 Last Data Uploaded: 9/6/2016 12:09:33 AM

 Developed by
 The Schneider Corporation

Lot 235, Ridgepole, Part 4