

City of Maxeys Council Meeting Minutes

Tuesday, December 9, 2025

Call to order – 7:01pm

Minutes taken by Jenny Yearwood-Parker, City Clerk

Present:

Edward Toledano, Mayor

Danny Gorman, Mayor Pro-Tem and Council Member

Shirley Callahan, Council Member

Carrie Hayes, Council Member

Doug Miller, Council Member

Absent:

Carrie Hyatt, Council Member

Guests

Barry Churchwell, Teresa Churchwell, Anne Garner, and Warren Gilson

All items below are recorded from the agenda

- (Item 1) Mayor Toledano called the meeting to order at 7:01pm; Invocation was said by Danny Gorman; All attending recited the Pledge of Allegiance.
- (Item 2) Adoption of Agenda for December Meeting and adoption of Minutes from November 2025 Council meeting, along with the Working Session Minutes. A motion was made for the adoption.

Results: approved (unanimous); Mover: Shirley Callahan, Council Member; Seconder: Doug Miller, Council Member;

Ayes: Callahan, Gorman, Hayes, and Miller.

- (Item 3) Announcement of next meeting date of January 13, 2026 at 7pm.
- (Item 4) Citizen Input
 - Teresa Churchwell addressed the Council regarding a fall she sustained on City property on Saturday, November 22, while leaving the City's decorating event. Mrs. Churchwell read a written statement, which she provided to each Council Member and the Mayor, detailing the injuries she suffered as a result of the fall. She stated that she is experiencing significant pain and requested that the City reimburse her medical expenses and medical mileage. The Mayor responded to Mrs. Churchwell that we will review this and advise going forward. After she read her written statement, she asked if the Council Members wanted to see her bruises on her leg. The Mayor responded this was not necessary. At this point, she and her husband, Barry Churchwell, exited the Fire Hall.
- (Item 5) City Communication updates
 - County Comprehensive Plan:
The Mayor is working closely with County officials on a survey provided to the County and Cities from the NEGRC - North East Georgia Regional Commission. This information will be put on our website and sent out on our emailing list.
 - The Mayor reported that the State will print and put our Engine Break signs up for us. He is waiting for the State to schedule this for us.
 - The Mayor has filed our newly required Immigration report to GMA.
 - The Mayor reported we have received \$142.50 from the GMA where they are cracked down on business to pay franchise fees. This was primarily from insurance companies who are doing business with our citizens.
 - The Mayor reported to the Council that we had received and responded to our first public request for our financial records and the state filings provided to the City from our Auditors.
- (Item 6) Permit Applications–
 - Wayne Winsett is requesting to add an out building to his property on a cement pad for his wife. This will be her "Retreat Shed". He provided pictures to the Council and pictures of where he plans to put it on his property. A motion was made to approve this permit application.

Results: approved (unanimous); Mover: Danny Gorman, Council Member; Seconder: Shirley Callahan, Council Member;

Ayes: Callahan, Gorman, Hayes, and Miller.

- (Item 7) Reports from Mayor
 - The tentative draft has been provided to the Council for next year's calendar. The Mayor has requested for the Council to review it and let him know if there are any changes which need to be made or additions. There was

discussion of moving certain meetings around in January.

- The Mayor reminded everyone that the Newly Elected Officials Training is in Athens from Feb 25-27. He encouraged everyone to attend. He would like to have those commit to respond to him by the first week in January.
- Tri County Natural Gas Emergency Meeting:
This meeting is planned for December 18 and will be held at G Brand BBQ in Crawford. The Mayor plans to attend and his requesting for the Council to let him know if they plan to attend.

- (Item 8) Committee Reports

- Finance & Budget

- City Finance Report for November

- Commercial Bank General Account

There is nothing out of the ordinary to report to the Council on our accounts held at Commercial bank, which includes the Commercial Bank Water Account and the Commercial Bank Water Savings Account

- We did add three new accounts at Commercial Bank which was approved at last month's Council meeting.

Those include the Maxeys 5K Account, the Maxeys Peace Garden Account, and the Maxeys Firefly Account.

- Pinnacle Bank General Account

We do have a CD that is maturing at Pinnacle Bank. There was discussion of the rate of 3.7 for 6 months. A motion was made to move forward with renewal of this CD at Pinnacle Bank for 6 months at 3.7%.

Results: approved (unanimous); Mover: Carrie Hayes, Council Member; Seconder: Doug Miller, Council Member; Ayes: Callahan, Gorman, Hayes, and Miller.

- The Mayor requested for the Council to consider paying a Professional Bookkeeper to help us with the transition of using Quick Books at the start of the year. While we have the auditors setting up the chart of accounts for us, both the Mayor and the Clerk could benefit from a 3 hour consultation with an expert with the Quick Book software. There was discussion and questions. There was a motion to approve the one time 3 hour consultation.

Results: approved (unanimous); Mover: Doug Miller, Council Member; Seconder: Carrie Hayes, Council Member; Ayes: Callahan, Gorman, Hayes, and Miller.

- Council Member Gorman addressed the Council with the concern of the WiFi at the City Hall and the issues that the Clerk has been having. The Mayor responded saying that Windstream/Kinetics had been called and they are scheduled to look at our equipment and make the correction this Thursday.

- Pinnacle Bank TSPLOST

The Mayor brought up the idea of moving some of our monies in this account into CDs. He said he would revisit the idea of this at a later date. He is just making the Council aware of this option.

- At this point the Council went into Executive Session to discuss personnel. A motion was made to go into Executive Session.

Results: approved (unanimous); Mover: Danny Gorman, Council Member; Seconder: Doug Miller, Council Member; Ayes: Callahan, Gorman, Hayes, and Miller.

- The Mayor and the Council returned to the Fire Hall at 7:35pm. The Mayor called the meeting back to order.
- Budget 2026

The 2026 Budget was passed out to our guest. The Mayor explained the material he gave to everyone. There was discussion of the 2026 Operational Budget and the 2026 Water Budget. A motion was made to approve the 2026 Operational Budget and the 2026 Water Budget as present to the Council.

Results: approved (unanimous); Mover: Carrie Hayes, Council Member; Seconder: Danny Gorman, Council Member; Ayes: Callahan, Gorman, Hayes, and Miller.

- Parks & Recreation

- Brightwell Park

- Community Center

The Mayor reported to the Council that on Saturday, November 29, an electrical fire occurred in the electrical box located at the Community Center. The compressor for the heating system overheated, and the breaker failed to trip, resulting in damage to four or five breakers in the electrical box. The Mayor met with Georgia Power, and all power to the building has since been disconnected. The electrical box will require complete rewiring. Council Member Callahan asked for clarification regarding the cause of the incident. The Mayor explained that a photographer had reserved the Community Center to take family Christmas photographs and he had turned on the heat the night before. The following morning, the Clerk entered the building and found that the heat was still not functioning. The Mayor then contacted Ben Adkins, a licensed heating and air professional, to inspect the system. Upon entering the Community Center, Mr. Adkins

observed that the electrical box was smoking. The Mayor noted that the situation could have resulted in a fire and that the City was fortunate no further damage occurred. There was discussion as to how to correct this and move forward. The Mayor requested to use no more than \$2500 for this repair and for it to be done by a certified electrician. He is planning to get a quote and hopefully it will be under the \$2500 amount proposed. Council Member Hayes stated that this repair would fall under the City's policy as an emergency repair, therefore we would not need a vote to approve. However, the Mayor will reach out to the Council with the cost before moving forward.

- Playground Project
 - The Mayor reported that we are still working to get funding from a grant which will moving this project forward next year.
- Pavilion
 - The Mayor reported that was great progress being made on this project.
- Firefly Trail
 - The Mayor reported that we now have a timeline in place for the work planned. He did a quick overview of the timeline with the Council. There was some discussion.
- Maxeys 5K -
 - No Report.
- Veterans Park
 - No Report.
- Rotary Club Peace Garden
 - No Report.
- Utilities
 - Water system maintenance
 - The Mayor reported that he has completed and submitted the GEFA pre-application for the water tank maintenance project and the proposed water meter replacement. GEFA has received the application. The next step will be for GEFA to score the application after December 31. The City should be notified within approximately two months regarding whether principal forgiveness will be granted and, if so, the amount awarded. The City requested a total of \$75,000, with \$50,000 allocated for water tank maintenance and \$25,000 for meter replacement. GEFA will guide the City through the next steps in the process. Council Member Gorman then asked for an update on the water valve control system repair.
 - Water Valve Control System Repair
 - The Mayor explained that the contractor performing this work was booked through the month of November, and that Phase One should be completed within the next couple of weeks. He noted that the current challenge involves the technician needing to work around tree limbs and obtain access to the water tower road, which will be discussed later on the agenda.
 - Online payment option
 - The Mayor reported that he, Council Member Hayes, and Jenny participated in a phone call earlier today to initiate the process with Government Solutions. The Mayor stated that he hopes to have the "Pay Your Water Bill" button available on the City's website by mid-January 2026. He reminded the Council that there is no cost to the City to implement this service, as the processing fee will be paid by the customer.
 - Water fees evaluation and Water System Usage Accounts
 - The Mayor requested that the Council postpone this discussion until the January meeting.
 - Water Accounts
 - The Clerk reported that there are three customers who are 90 days past due on their accounts. She stated that she has communicated with one of the customers and believes the remaining two will pay their balances before the cutoff date of December 17.
- Public Works & Infrastructure
 - Water Tank Access Road
 - The Mayor reported the County should bring out a load of gravel for this road on Thursday.
- Administration
 - City Policy Review
 - The Mayor reported that he has begun the process of reviewing the City's existing policies and is developing a list for the Council to begin reviewing in January, with the goal of adding or updating policies during the first quarter of 2026.
 - Sheriff & Municipal Judge Agreements

- The Mayor reported that he received an email today from the Sheriff requesting that the County Attorney review certain City ordinances to determine whether revisions are needed. The purpose of this review would be to align the City's ordinances with other City and County ordinances so that Sheriff's deputies are not required to enforce different ordinances for each city and the County as a whole. The Sheriff stated that once the ordinances are reviewed by the attorney, he will schedule a meeting with the Mayor and Council to discuss the matter.

- City Employment

- Last month there was discussion of the Clerk receiving a W2 verses a 1099 form. The Mayor suggested that with the amount of time Jenny works she should stay as a 1099 employee. There is no objection from the Clerk. A motion was made to keep the Clerk's position at a 1099 tax level. There was no discussion.

Results: approved (unanimous); Mover: Doug Miller, Council Member; Seconder: Danny Gorman, Council Member; Ayes: Callahan, Gorman, Hayes, and Miller.

- (Item 9) Adjourn. A motion was made to Adjourn.

Motion to Adjourn at 7:55pm

Results: approved (unanimous); Mover: Carrie Hayes, Council Member; Seconder: Danny Gorman, Council Member; Ayes: Callahan, Gorman, Hayes, Hyatt, Miller.