

City of Maxeys Council Meeting Minutes

Tuesday, July 8, 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 Hyatt, Council Member

Carrie Hayes, Council Member

Doug Miller, Council Member

Guests

Barbara & Bill Cabaniss, Teresa Churchwell, Anne Garner, Nicole Hensley, 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 Doug Miller; All attending recited the Pledge of Allegiance.
- (Item 2) Adoption of Agenda for July2025 Meeting and Minutes from June 2025 Meeting
Result: approved (unanimous); Mover: Shirley Callahan, Council Member; Seconder: Carrie Hyatt, Council Member; Ayes: Callahan, Gorman, Hayes, Hyatt, Miller.
- (Item 3) Announcement of next meeting date of August 12, 2025.
- (Item 4) Library Update – Bill Cabaniss introduced Ms. Nicole Hensley, who became the Branch Manager in May, to the Council. She updated the Council and the Mayor on the many updates happening at the library. It was agreed that the library may have free books they could give to the City to assist us with our Community Library Box the Woman’s Club is putting up.
- (Item 5) Citizen Input
 - Warren Gilson asked if there were any updates on the cross walks. Mayor Toledano answered Mr. Gilson, that at this time, we have no updates.
- (Item 6) City Communication updates
 - Application for LRA & LMIG from GDOT
 - o The city was denied approval because of non-compliance with the annual audits. We can apply by February for our opportunities.
 - Georgia Government Transparency & Campaign Finance Commission
 - o We were notified that the city has not filed the proper paperwork with the state regarding the election results from 2024, and that each council member must file specific data with the state. Forms will be distributed to all council members to complete.
 - o We will be sending a letter out to all of our water customers that in May our routine test of our system identified a contaminant in the water. Attached to this letter will be the letter from the EPA dated June 25, 2025.
- (Item 7) Permit Applications – update, Bulloch (Garage)
 - The Gogan-Bullock family, 202 Maple Street, has applied for a building permit to start construction on a garage in September. There was discussion among Council Members regarding set back information from the property line.
Result: approved (unanimous); Mover: Danny Gorman, Council Member; Seconder: Doug Miller, Council Member; Ayes: Callahan, Gorman, Hayes, Hyatt, Miller.
 - Update on Rafael Velasquez permit
There have been questions sent to council members regarding Mr. Velasquez’s project

- Mr. Velasquez applied for building permission at the June meeting and was approved. He noted on the application that he would not begin actual construction until August, thus he has not yet filed for a permit through the county, although the City of Maxeys has submitted the approved application to the county so he can apply when ready.
- He is creating a crushed stone privacy patio outside the apartment with the posts in the ground, not anything related to formal construction
- To prepare for the future construction project, he had gravel delivered to the property because the low-lying areas by the building and up to the trees held standing water and was causing vehicles to become mired in the mud and tearing up the ground. The gravel has been spread to allow for construction traffic to get in and out of the property in the future and to not destroy the ground, known as a construction entrance. Jennifer Matthews Georgia DOT Permit Manager has approved this gravel spreading as a construction entrance and requires that when he gets to the final stages of the building, he applies for a formal Access permit for the final entrance and parking area.
- (Item 8) Consent Agenda – None
- (Item 9) Reports from Mayor –
 - Consumer Confidence Report for water system has been submitted and posted.
 - Coffee with the Council on June 14 was nicely attended and we appreciate all who attended
 - July 12 Community Workday – It was agreed that the work being done would be on the Community Center, where workers would power wash the picnic seats and later work would be done on the Fire Fly Trail.
- (Item 10) Community Reports
 - Finance & Budget
 - City Finance Report for June
 - Nothing out of the ordinary last month
 - Jenny Yearwood- Parker brought to the attention of the Council that Windstream had been paid by mistake twice for the month of June
 - Parks & Recreation
 - Community Center
 - Playground project
 - Picnic table revamp underway. Council Member Hayes has been working with CJ Bressoud on Phase 1 of this project. Currently, we are looking to only work on the tiny kid area, and replace the seats on the swings. She plans to have more news next month.
 - Deck Rebuild & Tree Removal/care
 - The tree has been removed. Volunteers will begin the demo of the porch area on the Community Center in August resulting in the *possibility* Community Center not being rented for this month.
 - Firefly Trail – Update –
 - IGA between Maxeys and Oglethorpe County has been signed and delivered for Jay Paul’s signature. Requires Maxeys to match \$45,000, \$3,000 of which can be in kind volunteer time, for a total cash contribution of \$42,000.
 - Fire Fly Trail Inc (FFT) had previously agreed to cover \$20,000 of the match for Maxeys project (this was not previously reported) and they will increase to \$21,000 to cover ½ of the \$42,000 required, so Maxeys needs to commit to \$21,000 to be paid back to Oglethorpe County once project is completed.
 - Maxeys 5K – No Report
 - Veterans Park – No Report
 - Rotary Club Peace Garden – No Report
 - Utilities
 - Water service application
 - This has been updated and has been provided at city hall and posted to the web site.
 - Water tank cleaning - Proposal for clean-up of area; Carson Anthony has been to the site and can do the clean-up in and around the area for \$2000. TSPLOST funds can be utilized to clear right of way access.
 - Result: approved (unanimous); Mover: Carrie Hayes, Council Member; Seconder: Doug Miller, Council Member; Ayes: Callahan, Gorman, Hayes, Hyatt, Miller.
 - Water fees evaluation and Water System Usage
 - Mayor Toledano and Jenny Yearwood-Parker have met with Amanda Willis on July 2 from The Water Tower Group for a preliminary review of data and system information. We will be working

- with her to get additional data so that we can get an assessment of how Maxeyswater system can be sustainable. Once completed, they will come to a council meeting to give the report to the Council.
- Delinquent Water accounts
 - There are now 2 accounts that are 3 months past due. They have all been sent letters of water cut off on July 17 unless the bill is brought current.
- Public Works & Infrastructure
 - Willow Steet
 - Mayor Toledano meeting with contractors to determine next steps for this road to be regraded and graveled. This would be paid for with TSPLOST funds.
 - Cityprojectproposals –
 - Council Member Danny Gorman requested this item to be added to the agenda –the Procurement Process for the State of Georgia was read and there was discussion.A motion to table this discussion until next monthwas made.
Result: approved (unanimous); Mover: Danny Gorman, Council Member; Seconder: Carrie Hayes, Council Member; Ayes: Callahan, Gorman, Hayes, Hyatt, Miller.
- Administration
 - GMA City Clerk Conference September 7-9, Athens
 - Jenny Yearwood-Parker is required to go to this conference as a new clerk – the fee for the conference is \$450. Mayor Toledano is requesting information on a scholarship to defray the cost some, if not available the city should cover this cost as it is a required conference for new clerks. A motion was made for the city to cover the full cost of the conference in the event a scholarship could not be obtained.
Result: approved (unanimous); Mover: Danny Gorman, Council Member; Seconder: Shirley Callahan, Council Member; Ayes: Callahan, Gorman, Hayes, Hyatt, Miller.
 - Franchise Fee Ordinance
 - Second Reading for approval and vote. Per the call out from the prior council members, Maxeys ordinances do have Insurance and franchise fees contained in the Revenue Section Chapter 4 4-108 {Insurance} 4-111 {Franchise Tax}. This data was shared with GMA representative, and appreciating this, he has noted the city is better served by having a comprehensive ordinance that addresses all Right of Way access and permitting as well as up to date fee structure all in one ordinance rather than strewn about in the ordinances. Mayor Toledano reminded the council that these ordinances were revised in 2006, 19 years ago. A motion to add this ordinance was made.
Result: approved (unanimous); Mover: Carrie Hayes, Council Member; Seconder: Doug Miller, Council Member; Ayes: Callahan, Gorman, Hayes, Hyatt, Miller.
 - No Engine Break Ordinance
 - There is a County wide No Engine Break Ordinance. This is the Second Reading for approval and vote. There was discussion about a sign being added to the highway. GDOT will put signage up once the Ordinance is voted on.A motion to add this ordinance was made.
Result: approved (unanimous); Mover: Carrie Hayes, Council Member; Seconder: Doug Miller, Council Member; Ayes: Callahan, Gorman, Hayes, Hyatt, Miller.
 - Maxeys Building Approval
 - Mayor Toledano is working with Jeff Sharp from Oglethorpe County Planning to review all applications from Maxeys over the last 8 years. There are a few applications that the Maxeys City Council approved, but there are no records of permits being issued by the county. Currently, applications are good for 2 years in the city ordinance and the county just changed to one-year expirations. Eventually we should mimic exactly what the county rules are. Once the data from the county is received, notices of expiration will be mailed to all applicants, and a new application must be submitted before any work continues.
- (Item 11) Old Business – NONE
- (Item 12) New Business – NONE

Meeting was adjourned 8:30pm

