

City of Maxeys Council Meeting Minutes
Tuesday, October 14, 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

Teresa Churchwell, Anne Garner, Warren Gilson, Dennis Helmreich, Dana Miller, Josh Miller, Jennie Miller, John Helmly, John Stephens, Sarah Whiting, and Mark Whiting

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 October Meeting with the Amendment and adoption of Minutes from September 2025 meeting and the Working Session Minutes from October 6.
Before the Agenda was approved Mayor Toledano requested it to be amended so that the Council could consider John Helmly's building permit.

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

- (Item 3) Announcement of next meeting date of November 11, 2025 at 7pm.
 - We were reminded this is Veteran's Day.
 - Mayor Toledano recognized City Attorney Dennis Helmreich, who stood to be acknowledged. Mr. Helmreich noted that he had not previously attended a Maxeys City Council meeting since our new Mayor was sworn in and was there simply checking in with the Council.
- (Item 4) Citizen Input
 - Sarah Whiting address the Council regarding the progress being made to repair the water fountain on the FireFly Trail. The Mayor answered Mrs. Whiting that he would address that later in the agenda.
- (Item 5) City Communication updates
 - County Comprehensive Plan:
The NEGRC - North East Georgia Regional Commission is doing the collaboration for all 4 cities and the county. The City will remit \$1500 to them when billed for the service. All 4 cities will pay that and the county pays an additional fee.
 - Georgia Power Tree Trimming:
The Mayor reported that Georgia Power will be in the area to trim trees but did not provide exact dates or locations. Once available, the information will be shared via the Friends of Maxeys Facebook page.
- (Item 6) Permit Applications–
 - Brightwell Park Pavilion
The Mayor presented a permit request to the Council from the Community Club to construct a picnic pavilion at the Brightwell Park property. A drawing of the proposed building and a plat showing the planned location were presented to the Council. Discussion followed. There was input by Citizen Mark Whiting.

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

- John Helmly, 206 Maple Street
The Mayor presented a request from John Helmly for Council consideration to approve a permit to construct a 24 x 40-foot shop/storage building on his property located at 206 Maple Street, Stephens, GA. Mr. Helmly noted that there is an existing cement slab on the property where a previous building once stood, and he intends to build on that slab. A plat of the property was provided to the Council; however, a sketch of the proposed building was not submitted. The Council discussed the matter and agreed that Mr. Helmly should provide a sketch of the building to

the Mayor as soon as possible for the City's records.

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

- (Item 7) Reports from Mayor
 - Because the Mayor had already introduced the City's Attorney, he proceeded to announce the Community Clean-Up Day, scheduled for Saturday, October 25, 2025, from 10:00 a.m. to 2:00 p.m.
 - The Christmas Parade is planned for December 6. The Committee is accepting floats, sponsors, and items for both the Silent Auction and Raffle.
- (Item 8) Committee Reports
 - Finance & Budget
 - City Finance Report for September
 - Commercial Bank General Account
We did issue a payment to the Auditors for their services to ensue compliance with the State as a Unified Government. There was a deposit of \$50K into the Commercial General Account from Pinnacle Bank where we are continuing to move those funds.
 - Commercial Bank Water Account
A payment of \$6,600 was made to ER Utilities for boring under the road for a new installation for Select Trees. This installation cost was reimbursed to us by the customer.
 - Pinnacle Bank General Account
Monies moved to Commercial Bank
 - Pinnacle Bank Veterans Park Account
No change
 - Pinnacle Bank TSPLOST Account
There was a deposit and interest earned for this account
 - Budget planning
Mayor Toledano presented a DRAFT Proposed Budget for 2026 and distributed copies to all guests.
 - A previously proposed public hearing date of October 28 is no longer feasible. The Mayor requested the Council consider either Thursday, November 13 or Tuesday, November 18 for the public hearing. All Council members are expected to attend. This proposal was introduced for consideration at tonight's meeting.
 - Council Member Hayes inquired about Building Maintenance and the appropriate budget category. The Mayor noted that it was missing and will be added.
 - The budget will be reviewed again at the November City Council meeting, with approval requested at the December City Council meeting.
 - Parks & Recreation
 - Brightwell Park
 - Playground project
 - Drawing a plan for framing current play set with timber and filling with mulch. It may be next year before this project is completed.
 - Proposal to limb up trees on playground - \$2,200 by Tiffany and Dennis Warren's Tree Service. Council Member Miller suggest that trimming up the trees may be covered by some of the Council Members working together.
 - Council Members Hayes and Hyatt are reviewing various grant applications to identify opportunities to secure additional funding for the playground improvement project.
 - Deck Rebuild
 - The project has been completed; however, the supports under the threshold on the handicapped ramp is completely rotted. The Mayor requested that the contractor complete the remaining work first before addressing the replacement of the supports to ensure the project stays within budget.
 - Pavilion
 - Per previously on the agenda with the permit
 - FireFly Trail
 - Water Fountain
 - Council Member Gorman and the Mayor agreed to look at this in the next couple weeks.
 - Maxeys 5K - Sarah Whiting and Jennie Miller addressed the Council
 - They asked for direction with how to get a permit from the City. It was explained that they don't really

- need a permit, but instead a formal letter to the City requesting the event with details and a budget.
 - How should they proceed for paying for items? Jenny Yearwood-Parker is the person who can assist them with any items they need to purchase. We will sit down with Ms. Whiting and Miller in the next week to work out the logistics of these purchases.
 - May 16, 2026 is the date set for the race
 - Council Member Gorman reminded the Committee he would not be able to get the tents they typically use
- Veterans Park
 - The Advisory Committee has been re-established and Doug Miller will be the liason to the Council for this Committee
- Rotary Club Peace Garden
 - Mayor is working with Jean Westmacot to get a final completion date
- Utilities
 - Water system maintenance
 - Proposal of \$15,000 per year for 5 years to get entire tank back into proper order and keep it that way by Southern Corrosion. There was discussion. We need to get additional quotes. This is only being provided to the Council as something we need to continue to look into.
 - Water Valve Control System Repair
 - Bit Automation provided two options for addressing the water valve control system issues:
Option 1: Spend \$2,910 to attempt to repair and potentially restore the existing system. This amount is not a guaranteed fix.
Option 2: Replace the entire system with a new setup costing approximately \$50,000.
Council Member Gorman noted that by approving the \$2,910 repair attempt, the City may be able to avoid the need for the much larger \$50,000 expenditure. Discussion followed regarding the risks and potential savings associated with this approach. The motion was made to pay the \$2910 to Bit Automation, provided this quote is still good.

Results: approved (unanimous); Mover: Danny Gorman, Council Member; Second: Carrie Hyatt, Council Member; Ayes: Callahan, Gorman, Hayes, Hyatt, Miller.
 - Water Fee Evaluation and Water System Usage
 - Following up from the October 6 Working Session, the Council had questions regarding individual customer water usage. Jenny reported that her goal is to have this information compiled by the end of the month. Once the data is complete, it will be shared with Council members, and a date will be set for another Working Session to review and discuss the findings.
 - Water Accounts
 - The Mayor stated there was a need to discuss personnel matters and called for a motion to enter into Executive Session for that purpose.

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

 - The Council then gathered into the City Hall Office to begin their executive session.
 - Once the Council finished the executive session, they came back into the Fire Hall to continue the meeting.
 - The Mayor requested a motion to enter back into our regular monthly Council meeting.

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

 - Errors with meter readings
It was discovered that errors occurred in capturing the correct meter readings for five customers. The Mayor explained to guests that revised water bills would be issued to these customers based on their monthly average usage. Questions and discussion followed. Jenny assured those present that any billing discrepancies would be resolved to the customers' satisfaction. A motion was made to revise the five customers bills based on their monthly average usage.

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

 - Water Leaks
There was discussion regarding two separate water leaks at different locations. Both leaks were determined to be on the customers' side of the meter. After discussion, the Council agreed to forgive the water usage charges associated with the leaks; however, the customers will be responsible for the repair

costs, which the City has already paid to Shedd's Home Service. The Clerk was instructed to notify the two affected customers of the Council's decision on the next working day. The Council also noted the need to develop a formal City policy or ordinance to address similar leak situations in the future.

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

- Water Tap at the Old Train Depot

After discussion of the work completed to get the water operational for the Depot, it was determined there was a tap and meter already existed. Therefore it was agreed to void a tap fee invoice.

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

- Public Works & Infrastructure

- Poplar Creek

- Two dump truck loads have been added to this road. So it is in good shape now.

- Administration

- Sheriff & Municipal Judge Agreements

- The Mayor has been working with the Sheriff and the Judge. He has asked the City's Attorney to draw up a MOU for them both. They have asked to review our Ordinances.

- Insurance Review

- Renewal has been completed and an audit is to be submitted by the end of the month.

- (Item 9) Adjourn

Motion to Adjourn at 8:36

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