

City of Maxeys Council Meeting Minutes
Tuesday, January 13, 2026
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
Carrie Hyatt, Council Member
Doug Miller, Council Member

Guests

Anne Garner, Warren Gilson, 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 Doug Miller; All attending recited the Pledge of Allegiance.
- (Item 2) Before the Adoption of Agenda for January Meeting, the Mayor amended the agenda flipping two items under the Utility section where we will discuss the water accounts before we discuss the water fee evaluation. Also he added under the Administrative section our Annual Calendar, and a request for the Girl Scout Cookie Stand. A motion was made for the adoption of the agenda with the amendment.

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

- Adoption of minutes from the December 2025 meeting and approval of the Executive Session minutes as written. Results: approved (unanimous); Mover: Shirley Callahan, Council Member; Seconder: Danny Gorman, Council Member; Ayes: Callahan, Gorman, Hayes, Hyatt, and Miller.

- (Item 3) Announcement of next meeting date of February 10, 2026 at 7pm.
- (Item 4) Citizen Input
 - Warren Gilson asked about the progress being made on the Community Center. The Mayor responded that this information will be addressed later in the agenda, but it will probably be late in February.
- (Item 5) City Communication updates
 - GDOT meeting planned for January 28 at 2pm to discuss future projects at the County Offices, he plans to attend and invited the Council to considering going also.
 - We received a citizen request to review nuisance property on Cherry Street, this will be discussed later in the agenda.
 - The Georgia Department of Revenue requested that we reinstate the City's account. The Mayor has taken care of this as this was a requirement in order to receive Georgia Department of Transportation grant. This is completed.
- (Item 6) Permit Applications–
 - There are no permit applications for the Council to consider tonight.
- (Item 7) Reports from Mayor
 - The Mayor attended the Tri County Natural Gas meeting held on December 18 held at G Brand BBQ in Crawford. This was a compliance meeting to make sure everyone knows the emergency contact for each city.
 - 2025 LMIG (local maintenance & Improvement grant) Application has been approved for \$6,800 allowed, 30% match – this was applied for back in June but because our status of being a unified government had not been approved, we had to reapply. This grant is for 3 projects, Cherry Street and Maple. The inside corner to be asphalted and expanded, Cherry Street and Oak Street there is a drainage pipe that needs to be replaced, and on Forest Circle there is an area that is not draining and we have had to dig it out a couple of years back. These monies will go to correct those areas.
 - The Mayor has also applied for the 2025 LRA (local road assistance grant). At this point, the Mayor referred to a document he had supplied to the Council. This application will be submitted for \$6,485.00 with no match required.
 - Speed humps added, fill pothole & expand corner at Laurel & Oak, add paved apron entry on Willow & Cherry, add paved apron on Poplar Creek. The Mayor explained that the State will send us a check and we will send them the receipts showing that we got these jobs completed.

- Then in addition, by February 1, 2026 we will apply to the 2026 LMIG for an improvement grant which will be for another \$6800. So those are things that GDOT provides grant for us for the city to make improvements off of GDOT rightaway. So that is about 18K that will be coming our way to fix our streets, so we do not have to use TSPLOST funds. Council member Hyatt asked if we could use the TSPLOST funds for the match. The Mayor did not know, but would check and see and get back to the Council.
- Flag at City Hall came down just before Christmas due to rotten rope – The Mayor now has all the supplies needed to put the new rope in place and to put up the new POW flag and US flag. He requested assistance. Council member Gorman said he would be glad to assist the Mayor.
- HVAC system in firehall was serviced, and the filters were replaced.
- Medical Claim from Mrs. Churchwell was handed over to the Insurance company and they are moving forward.
- (Item 8) Committee Reports
 - Finance & Budget
 - City Finance Report for December
 - 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.
 - There was a question regarding a Certified Letter sent by the City to a Citizen and if we have gotten a response. To date, we have not received a response. The Mayor explained that the County would follow up in two months with the citizen to make sure they are in compliance with County ordinances.
 - The Mayor updated the Council that our QuickBooks software has been set up by our Auditors with the chart of accounts in place. He explained that he was working with the Clerk and the accountant Mike Lord to transition from the old software to the new software by the end of the first quarter.
 - Parks & Recreation
 - Brightwell Park
 - Community Center Building

The Mayor reported that a new breaker box with new breakers has been installed. After speaking with Ben Adkin and Buzz Wheless, they believe the heater kept calling for the HVAC system to turn on, but the breaker did not trip. Instead, the breaker overheated and fused the surrounding breakers to the breaker box. We were truly blessed that the Center did not burn down. Once power is restored, the HVAC system will need to be serviced to determine if it was the cause of the problem. There was discussion as to how Georgia Power cut the power to the building. Since Georgia Power will be working to connect power back to the building, the Mayor raised the subject of having the electrical pole moved to the right hand of the building, where it is pulling power from Laurel Lane. This would allow us to have more parking and more space for a play field. He has already checked with Georgia Power on moving this pole and there is no cost to the City. He did not want to order this work to be done without checking with the Council first on moving the pole. There was discussion as to if the pole has security lighting on it or not. There was also discussion as to when this work could be completed so that the Community Center is usable again. The Mayor is thinking these projects will not be completed until the end of February. There was a motion to ask Georgia Power to move the pole.

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

- Playground Project
 - The Mayor reported that he had taken measurements and is requesting that the Council consider adding edging (landscape timbers) around the play sets and installing mulch. This is an idea he plans to bring back to the Council for further discussion, but he wanted to introduce the concept as a potential project moving forward.

Council Member Hyatt stated that grants are still being explored and that an update will be provided at the next meeting.

The Mayor also discussed additional projects for consideration. He met with Carson Anthony to obtain a quote to fill in the ditch near the basketball court. Carson Anthony agreed to fill the ditch using dirt from his property. The Mayor also requested a quote for mulching the wisteria along the entire area. Carson Anthony provided an approximate cost of \$3,000 for this work.

The Mayor would like this project to be included in a possible grant application. The long-term plan would

require ongoing spraying after mulching to ensure the wisteria does not grow back. This information is being gathered for inclusion in a grant proposal.

- Pavilion
 - The Mayor reported the trusses are up and roofing is next. He thanked Mark Whiting for heading this up and talked about how good it looks.
- Firefly Trail
 - The Mayor reported that new bollards and tops have been ordered. The Mayor has glued the new tops on, he plans to drill holes in the bottom of the existing bollards so the water can drain out. There was discussion of the warning signs being torn down. The Mayor made a note so GDOT can put this on their list of repairs.
 - The water fountain is operational thanks to Council member Gorman.
 - Firefly Board of Directors have requested their next meeting on January 15 at 3:30pm be at the Community Center, but since we can not accommodate them there, they will be meeting in the Firehall.
- Maxeys 5K
 - Sarah Whiting reported they are still seeking sponsors.
- Veterans Park
 - The Mayor asked Council member Miller to reach out to the committee on two flags needing to be replaced. There was discussion as to what flags needed to be replaced. Council member Gorman indicated that he could attend to this need.
 - He also requested an update from Council member Miller at the meeting in February for all brick needs
- Rotary Club Peace Garden
 - While the Mayor was hoping to have a report to the Council but Jean Westmacott has been ill so they were not able to meet as planned. The Mayor is hoping to have a date from Ms. Westmacott where we can reach out to the community by next week. The plan is to get the garden ready for spring and to install a large rock where the Rotary plans to put a plaque. His hope is to report back at the next meeting on the progress being made.
- Utilities
 - Water system maintenance
 - The The Mayor reported that the area needs to be cut again and added to Joe Arnold's monthly mowing schedule. In addition, he asked Carson Anthony to provide a quote to expand the holding pond and re-route the flow direction. The long-term goal is to repair the valve control system so this issue does not continue. Carson Anthony stated that cutting and mulching the area again would cost between \$500 and \$750. He also reported that expanding the holding pond and re-routing the flow direction would cost between \$2,500 and \$3,500. However, the Council agreed to wait on this work in hopes that the valve control system can be repaired. There was discussion noting that the area was bush-hogged last year. The reason for completing this work again is to allow mowers access so the area can be maintained with monthly mowing going forward.
 - Georgia Environmental Finance Authority
 - It is the end of February when we will have a decision on the *loan* application.
 - Water Valve Control System Repair
 - The Mayor explained that a new battery has been installed and new electronics are in place. The contractor asked the Mayor to check whether the lights were on, which would help determine if the solar panel is functioning properly. The Mayor reported that the lights were on, all indicators were flashing, and the digital screen is displaying the current water level in the tank along with the cutoff number, indicating that good progress is being made. The contractor is scheduled to return tomorrow at 10:00 a.m. to provide additional training on the system. The Mayor requested that Council Member Gorman join them for this session. The next step will be to ensure that the cellular connection between the tank and the pump is working properly.
 - Online payment option
 - The Mayor reported that yesterday he had received information from the company and was shown exactly what customers will see when they go online. The Mayor and Jenny will go through a training session with the company before we put the "Pay Your Water Bill" button on the City's website. Jenny will be emailed a report each day from the company with a list of who has paid their bills. The Mayor plans to get with Jenny to coordinate a letter which will go out with the February bills to our water customers. 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 billing software
 - The Mayor reminded the Council that last year several companies were reviewed, and the selection was

narrowed to one company as the best option. He asked the Council to consider the quote from that company and outlined the advantages of the proposed software. Customers would have access to an online portal where they could log in to view their water bills, similar to other utilities that offer online billing. The software would also allow for improved reporting and would streamline the water billing process. There were questions regarding online payments using this new software versus the separate online payment system the City plans to implement. Discussion also took place regarding the cost of the proposed software compared to the current system, which is provided at no cost. One noted benefit of the new software is that meter readings would be entered directly into the system by the meter reader, eliminating the need for Jenny to manually enter readings and saving staff time. It was also noted that the current software is no longer supported by the company that developed it. However, Council members discussed that with water rates increasing and ongoing maintenance costs related to water valve control system repairs, now may not be the appropriate time to add another expense to the City's budget, especially when the existing software is functional and does not incur a cost. The Council agreed to table further discussion regarding the purchase of new water billing software until March's meeting.

- Water Accounts

- The Mayor reported to the Council that Adam Boswell has not increased his rates in over ten years. He currently charges a base rate of \$600 per month for services to the City, which include well and chlorine checks; well reports and records; collection and mailing of samples; and preparation of sample reports. His current hourly rate for these services is \$35 per hour. This rate does not include any field work performed for the City or meter reading. Adam Boswell has provided the City with two options for continued service from his team. Under the first option, the base rate would increase to \$1,100 per month. Under the second option, the base rate would increase to \$1,500 per month, with an hourly rate increase to \$50 per hour. Following discussion, the Council requested that the Mayor seek additional clarification from Adam Boswell, as none of these proposed increases were included in the 2026 Water Budget, which has already been approved by the Council.

- Water fees evaluation and Water System Usage Accounts

- The Mayor reminded the Council that this issue had been discussed at the previous month's meeting. After Council Member Gorman reviewed his own water bill and performed additional calculations, it was discovered that the rates in the billing software had been increased at some point in the past. While customers were being charged the correct rates, those rates were not reflected on the water application. This discrepancy has since been corrected. The Mayor then provided the Council with the correct water rates: \$4.50 per 1,000 gallons, \$5.25 per 6,000 gallons, and \$6.50 per 12,000 gallons. Council Member Gorman stated that these rates have been in place for a very long time, possibly over ten years. The Mayor reminded the Council that a vote had been postponed the previous month in order to verify the actual rates being charged before considering any increases. He then reviewed the proposals using the correct rates and outlined the proposed increases to the base rate. Council Member Hayes asked how much revenue the water system currently generates, specifically questioning whether the \$60,000 listed in the 2026 budget reflects actual customer payments. Council Member Gorman recalled the amount being closer to \$45,000 and noted that any shortfall would be covered by the General Account. The Mayor clarified that the figures he presented were projections for 2027, after the loan is paid off. Following further discussion, the Council agreed to continue the matter at the next meeting. The Mayor and Council Member Hyatt will recalculate the spreadsheets to provide a clearer picture of revenues and expenses, which will assist the Council in determining whether an increase to the base rate is necessary.

- Public Works & Infrastructure

- Septic Service (City Hall & Community Center)

- The Mayor reported that we do not know where the septic tanks are for the City Hall or the Community Center are located. He had an estimated cost of \$500-\$700 to locate the tanks and a quote of \$500 per tank for clean out. There was a motion to locate the tanks using the company the Mayor had suggested.

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

- Water Tank Access Road

- The Mayor reported that we did have crush and run installed, we will add gravel next. The Mayor has reached out to the County so that they are aware of exactly what we want. Council member Gorman and Council member Hyatt discuss that the road had been scraped again. The Mayor said he would contact the County personnel to find out when they planned to scrape and will keep a better eye on this situation.

- Nuisance Properties – Nuisance Buildings
 - The Mayor reported that per the request the City had received regarding nuisance properties that he had made a list of houses that have been abandoned and are falling down. The Mayor explained to the Council what our Nuisance Property Ordinance stated and what the process was. His plan is to send the owner of these properties a letter base on the Ordinance being enforced. There was discussion, and agreed to follow our Ordinance.
- City Properties that need attention
 - All city properties need to be cleaned out and organized. This will be a yearlong project – City Hall, Firehall, Screen Building, Old Firehall, Community Center. The Mayor requested each council member to lead the clean-up of one of these properties this year. Council member Miller agreed to look at the Screen Building. Council member Hayes agreed to look at the Community Center and the Old Firehall.
- Administration
 - Policy Review
 - The Mayor stated this would be on going through the year.
 - Sheriff & Municipal Judge Agreements
 - The Mayor reported that the municipal judge is supposed to be to our attorney to make sure the MOU that is being put together is correct. All other cities inside Oglethorpe county have MOU with the Sheriff and the City of Maxeys does not therefore this is why it is needed.
 - Calendar for year
 - Council member Hayes will be putting this on our website. The only change the Mayor is proposing is that we have two *Coffee with the Council* meetings a year and that we coordinate those with a clean up day.
 - One of our community members has reached out to see if his granddaughter can set up a Girl Scout Cookie stand in February in front of the City Hall. The Mayor is still waiting on the dates. There was discussion. Council member Callahan said that we need a City Policy which states who can use City property. It was agreed this would be added to the Policy need list.
 - Discussion of property being renovated without a permit
 - There was a question from Council member Hyatt regarding renovations being made on a property where she had no knowledge of a permit being issued. The Mayor stated that we learned of the sell of the property after the customer had gone three months without payment. The Mayor stated he had reach out to the County to have a stop progress issued. The owner has been contacted but to date they have not given an answer to the Mayor.
- (Item 9) Adjourn. Having no other business, a motion was made to Adjourn.
 - Motion to Adjourn at 8:16pm
 - Results: approved (unanimous); Mover: Shirley Callahan, Council Member; Seconder: Doug Miller, Council Member;
 - Ayes: Callahan, Gorman, Hayes, Hyatt, Miller.