

City of Maxeys Council Meeting Minutes
Tuesday, September 9, 2025
Call to order – 7:00pm
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 Cabaniss, Bill Cabaniss, Anne Garner, Warren Gilson, and Sarah Whiting

All items below are recorded from the agenda

- (Item 1) Mayor Toledano called the meeting to order at 7:00pm; Invocation was said by Danny Gorman; All attending recited the Pledge of Allegiance.
- (Item 2) Adoption of Agenda for September 2025 Meeting with the Agenda. *Before the Agenda was approved Mayor Toledano requested it to be amended so that he could discuss a pavilion under the Community Center section of the Parks & Recreation Report.*
Result: Agenda and Amendment approved (unanimous); Mover: Danny Gorman, Council Member; Seconder: Shirley Callahan, Council Member; Ayes: Callahan, Gorman, Hayes, Hyatt, Miller.
and Adoption of Minutes from August 2025 Meeting
Results: approved (unanimous); Mover: Carrie Hyatt, Council Member; Seconder: Doug Miller, Council Member; Ayes: Callahan, Gorman, Hayes, Hyatt, Miller.
- (Item 3) Announcement of next meeting date of October 14, 2025.
- (Item 4) Citizen Input
 - None
- (Item 5) City Communication updates –
 - Mayor Toledano advised the Council of the GA EPD, Drinking Water Chemical Monitoring Waiver letter, Level 2 Assessment for total coliform which we had tested positive for in the distribution; there was no deficiencies identified that could explain the coliform levels. The EPA did suggest we install a sampling tap within the treatment plant to allow proper sampling with the equipment. We did pass all the test and this is a recommendation from the EPA. There was discussion among the Council members.
- (Item 6) Permit Applications–
 - None
- (Item 7) Reports from Mayor
 - Because the City is now a Qualified Local Government, the Mayor is working on grant applications for funding from GDOT LMIG & LRA and a GEFA Grant/Loan for our water system needs. All of which will be discussed at a later date.
- (Item 8) Library – Maxeys Representative
 - Mr. Bill Cabaniss is stepping down as the Representative to the Oglethorpe County Library Board. Mrs. Sarah Whiting has applied for the seat with an application to the Council. The Council reviewed her application and voted.
Results: approved (unanimous); Mover: Danny Gorman, Council Member; Seconder: Carrie Hayes, Council Member; Ayes: Callahan, Gorman, Hayes, Hyatt, Miller.
Representative Whiting will start in this position on January 1, 2026. Bill Cabaniss will continue in his role until December 31, 2025.
- (Item 9) Committee Reports
 - Finance & Budget
 - City Finance Report for August
There was nothing out of the ordinary for the month of August.
 - ACH has been set up with Commercial Bank for our Operating Account at no cost to the City whereby

payments can be made electronically from this account. There is a two step process where the City Clerk would start the transaction payment, and the Mayor would then send an approval form to the Bank approving this payment via email.

- Mayor Toledano has looked into an electronic payment software called Government Windows which is FREE to the City but will charge our water customers a fee to make online payments to the City. This would require the City adding a button to our website that says “Pay your Water Bill here”. This information is simply to report to the Council that we (the Mayor and the Clerk) are exploring our options of how to receive electronic payments for water payments and which software decision would best serve our customers.

- Budget planning

Mayor Toledano is in the process of gathering all income and expense data for 2025 to begin the first draft that the Council will present at the October meeting. It was decided that this meeting will happen in the Community Center whereby more people can attend. The Mayor is proposing a date for the public hearing to be on TUESDAY OCTOBER 28 at 7pm for the public to comment. All council members will need to attend. He is introducing this date tonight for the Council to consider.

- Parks & Recreation

- Community Center

- Playground project

- Mayor Toledano was happy to report that we just received the highback toddlers seats for the swings. Mrs. Shaver has made a donation to the City to cover this cost.
- Mayor Toledano is in the process of developing a to do list for the entire playground. Specifically this would include everything except the Community Center, i.e., power wash all equipment, install landscape timbers around play area so we can add mulch, determine where the small children playset goes, sensory garden location and layout, and look at trimming of the trees up or removal.
- Picnic table have been refurbished. Mayor Toledano thanked Council Members Hayes and Hyatt for this work being completed.
- Deck Demolition/Removal: Good news, all old decking has been removed. Bad news, the supports for both the steps and the handicap ramp were found to be rotted and will need to be replaced. This was not include in the original budget for the project. Mayor Toledano shared a proposal from the contractor to use Armor Renew, a protective coasting product, on the entryway landing boards instead of replacing them. The boards on the landing show no signs of rot, and this treatment would help protect the wood going forward. There was discussion and concern that the posts may have rot. Mayor Toledano said he would review the situation on-site and determine the best path forward to the Council.

- Community Club Pavilion (this is the item added to the Agenda before it was adopted)

- For years there has been discussion within the community of building a Pavilion close to where the Community Center building stands. Funds for this project would come from the Community Center Funds which are not part of the City’s finances. The plan is to have a 6 post 20 x 30 foot Pavilion. Mayor Toledano’s question to the Council was moving forward with the building permit as this is considered an out building by the County’s ordinances. Permission was given to Mr. Bill Cabaniss to trim any trees. Council Member Gorman agreed to meet with the Mayor this week about this project.

- Christmas Parade

- The Christmas Parade Committee has requested a date of December 6 for the parade. Parade will begin by 8am, everything will be cleaned up by 3pm. The route has not changed. Council Member Hayes will give updates to the Council going forward as she is part of this team.

Results: approved (unanimous); Mover: Danny Gorman, Council Member; Seconder: Doug Miller, Council

Member; Ayes: Callahan, Gorman, Hayes, Hyatt, Miller.

- Firefly Trail – Updates

- Mayor Toledano reported to the Council that all 4 parties have signed the MOU, and the next step is approval from Georgia Department of Natural Resources. Once we have the DNR’s approval, we are assuming a contract will go out for bids.
- Water fountain assessment – may need new one, still trying to determine if internal parts can be ordered and if

we have enough water pressure

- Maxeys 5K – No Report
- Veterans Park
 - Mayor Toledano recognized Mrs. Barbara Cabaniss, who previously served on the Veterans Park Committee, to address the Council regarding the Committee's current status. As the Committee has been inactive for some time, Mrs. Cabaniss agreed to contact each member and report back to the Mayor on whether the Committee wishes to continue functioning and supporting the Veterans Park, or if this responsibility needs to return to the Council.

Rotary Club Peace Garden–No report

- Utilities
 - Water tank area
 - This area has now been cleared, and we will begin the process of fire hydrant assessment for the drainage and eventual cleaning of the tank. The Mayor will ask our grass cutting team to add this to their schedule once a month.
 - Water fees evaluation and Water System Usage - In process
 - Amanda Willis of the H2O Tower Group has been provided the 2024 pump reports and the financial data from our records and her team will begin the evaluation of the system to determine the potential rates we need to charge to make the system sustainable. They will, of course, present their findings to the Council at one of our monthly meetings. After this information has been reviewed by the Council is when a decision will be made as to if the Council will increase the water rates or not.
 - Water accounts
 - One cut off was executed and the individual has paid the amount due, plus a reconnecting fee. The \$50 reconnecting fee will cover any cost paid to Adam Boswell for cutting the water off and back on again. Presently, we have 9 accounts past due, meaning they are one month behind, of the 120 customers on the water system.
 - Adam Boswell is taking our water samples to UGA Water Testing rather than going to Atlanta, which should lower the cost for us.
- Public Works & Infrastructure
 - Water Tank drainage
 - Because the water tank has no shut off system when full, and because the overflow catch basin is too small, this results in the runoff flooding Ken and Mel Magnus' property. The Mayor has asked Adam Boswell and Jamie Jones to assess if there is a way for the outward water flow to be redirected and how we can better control the water tank filling. The Mayor will report back to the Council with their assessment.
 - The EPA met with Adam Boswell this past month regarding our wells. They reported that everything look great, but suggested more lights be added to the inside of the pump house. Adam will be installing these lights and will bill us.
 - Also, Adam Boswell needs to exercising our hydrants. There was discussion among the Council as to if Adam Boswell should be doing this verses the Fire Department. Council Member Danny Gorman agreed that he would talk with Fire Chief Justin Sanders and report back to the Council on this matter.
 - Willow Street – Evaluation in process
 - The Mayor has reached out to three Contractors to evaluation the problem and give the City quotes. Those contractors are Hammons, Carson Anthony, and Wheless Grading.
- Administration
 - GMA City Clerk Conference September 7-9, Athens
 - Jenny is registered to attend as required. We have asked for a scholarship to offset the cost of \$450.
 - 2026 Newly Elected Officials Conference – Athens, February 25-27
 - As required by Georgia Law, all city officials need to attend this meeting assuming they have not attended it before. The Mayor encouraged each Council Member who has not attended to plan on going, if at all possible. There would be no cost to the Council Member nor City as we will get scholarships to cover the attendance fee.
 - City Procurement Policy
 - Last month, the Mayor proposed that we adopted a resolution/policy for our procurement process. These purchases would be for purchases that were NON budgeted or NON planned. These purchases would not be for anything considered an EMERGENCY. There was a review of the proposed Resolution No. 2025-1

by the Council. There was discussion of the amount the Mayor and Clerk could approve without the Council's input or approval. It was agreed that the Mayor will work on the verbiage on this resolution/policy lowering the amount to \$500. This was agreed to be postponed adopting this Resolution until the next meeting.

- Insurance Review
 - Renewal has been received and a meeting with insurance broker has been requested by the Mayor where he will explore options and get back to the Council with that information.
- Maxeys Building Approval Application
 - The assessment has been completed and any building permits approved prior to August 2023 are no longer be valid and re-application must occur before further work is done.
- (Item 9) Old Business – None
- (Item 10) New Business – None
- (Item 11) Executive Session (If needed) – None

Meeting was adjourned at 8:14pm

City of Maxeys Council WORKING SESSION Minutes

Monday, October 6, 2025

Call to order – 7:00pm

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

Warren Gilson

All items below are recorded from the agenda

- (Item 1) Mayor Toledano called the meeting to order at 7:02pm
- (Item 2) Discussion of Water rates.
Mayor Toledano introduced Amanda Willis to the Council. Amanda is a certified water expert from the H2O Tower located in Carlton, GA.
From this discussion with Ms. Willis the Council asked for the following which will be given to the Council at our next Working Session.
 - What is the break down of customers water use? How many are under 2000, 2001-6000, 6001-12001, 12001 and over
 - Run a Quicken report for income -expense for 2025 Water System
 - Exact count of paying customers, in city limits# and out of city limits # breakdown
 - Look at the possibility of changing the gallon breakdown for future charges to 2000 gallon increments, 0-2000, 2001-4000, 4001-6000, 6001-8000 (this may just be a discussion, but it was in my notes)
- (Item 3) Discussion of Water Maintenance
Mayor Toledano introduced two proposals the Council for consideration
There was discussion as to how to cover the cost of this maintenance into future water bills
- (Item 4) Adjourn
The meeting adjourned at 8:00pm