

City of Maxeys Council Meeting Minutes

Tuesday, April 14, 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

Sherri Bailey, Riley Baugh, Anne Garner, Warren Gilson, Claudia Reit, and John Stephens

All items below are recorded from the agenda

- (Item 1) Mayor Toledano called the meeting to order at 7:01pm reminding everyone that we will try our best to keep this meeting to one hour.

Invocation was said by Shirley Callahan; All attending recited the Pledge of Allegiance.

- (Item 2) Approval of Agenda for April's Meeting and adoption of the minutes from the March 2026 meeting.

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

- (Item 3) Announcement of next meeting date of May 12, 2026 at 7pm.

- (Item 4) Citizen Input

- Claudia Reit addressed the Council with the news that the Oglethorpe County Chamber of Commerce will be hosting a Career and Connection Fair on April 21 from 1pm to 7pm held at the High School Gymnasium.

- (Item 5) City Communication updates

- The Mayor reminded everyone that we have until July 1 to complete our annual Consumer Confidence Report.

- (Item 6) Permit Applications–

- We have no permit applications.

- (Item 7) Reports from Mayor

- The Mayor then introduced special guest, Ms. Sherry Bailey to the Council who is from the Georgia Municipal Association.

- Ms. Bailey addressed the Council as the representative for our region. She resides in Washington, Georgia, and prior to joining the Georgia Municipal Association (GMA), she served as the City Manager for Washington, where she also fulfilled the duties of Finance Director. Ms. Bailey explained that GMA, established in 1933, serves as an advocate for local governments at both the state and federal levels. She presented a packet containing the City's service report outlining the various services GMA provides to the City. She noted that GMA assists the City by collecting delinquent insurance license fees. She reviewed additional services available to the City and explained how she could assist Council and staff when needed. Ms. Bailey stated that GMA conducted significant lobbying efforts during the recent legislative session, particularly concerning House Bill 581 related to property taxes. She also distributed information from the District 5 meeting held on April 13, where the government relations team provided an overview of legislation that passed and failed during the session. Ms. Bailey encouraged Council members to contact her with any questions regarding recently passed legislation. Finally, she invited Council members and staff to attend the upcoming GMA Convention held in June each year in Savannah and highlighted the training opportunities and classes available through GMA for city staff and elected officials. The Mayor then noted several ways GMA has assisted the City in 2025. Council Member Hyatt asked about the availability of quarterly meetings. Ms. Bailey responded that GMA conducts quarterly outreach meetings for Clerks and Mayors. She also announced that a monthly newsletter will begin distribution on May 1. Ms. Bailey encouraged the City to review the Grants section on the GMA website and informed Council of an online surplus program where municipalities may view and bid on items declared surplus by other cities. She also advised Council of GMA's partnership with Home Depot, which provides rebates on eligible City purchases. The Mayor and Council thanked Ms. Bailey for her presentation, and she exited the meeting. Going forward the Mayor will keep in contact with Ms. Bailey monthly to make sure the city is using the offerings GMA has offered us.

- (Item 8) Committee Reports
 - Finance & Budget
 - City Finance Report for March
 - The Mayor reported to the Council that this month's financial reports appear different due to the City's transition to QuickBooks. The Clerk addressed the Council and stated that she received significant assistance from Council Member Hayes and consulted with Accountant Mike Lord to help answer several questions. Mr. Lord answered those questions charging the City \$30, not the \$300 which was approved by the Council. The Clerk further explained that the reports will require some additional adjustments, as Jenny is working to ensure the reports are clear and fully transparent. Jenny mentioned that we now have reports for our CDs, which had not been generated before, because the CD information is on the print screen page from each banking institution.
 - The Mayor then addressed the Council with a question as to if we should produce the monthly financial reports and make them part of the public agenda. He explained that financial information is not required to be made public at these meetings but because we have had three open records request, he wanted to allow the Council to make a decision as to if these reports should be made public at our monthly meetings. The Council agreed that we should produce a couple of extra financial reports for those who attend the meeting. Council Members Hayes and Hyatt thought it was a good idea to ONLY put the financial information for the General Operating Account held at Commercial Bank on the website. The Mayor requested that we discuss what goes online in the next month's meeting. This was agreed by the Council.
 - Parks & Recreation
 - Brightwell Park and the Community Center
 - The Mayor reported that the City was successful in submitting the T-Mobile grant application requesting \$49,300. The City expects to receive notification from T-Mobile by the end of May. If the grant is not awarded during this cycle, the City will reapply during the next quarter.
 - The Mayor reported that the HVAC system has been repaired and is now fully functional. The Community Club held a gathering this past Friday evening. Council Member Gorman inquired about the repair, and the Mayor explained that Mr. Adkins replaced the compressor.
 - The Mayor further reported that new spotlighting has been installed on the left-hand side of the building, replacing previously broken lights. He also plans to install two additional motion-sensor spotlights.
 - Firefly Trail
 - The Mayor reported that he met with John Kissane and Jason Lewis regarding the project. The County has obtained all required signatures and will take the lead in soliciting bids. The Mayor also discussed the Dyer property, located just past the Blake's residence at the end of the road. The City previously agreed, as part of the easement agreement, to demolish the existing house on the property. The Mayor stated that he is currently obtaining quotes for demolition of the structure and has spoken with Carson Anthony and Blake Smith regarding providing estimates. Council Member Miller suggested allowing the Fire Department to burn the structure for training purposes. Council Member Gorman noted that portions of the home, particularly older beams, may be suitable for reclamation. The Mayor stated that he would inspect the home to determine whether any wood could be salvaged for flooring or other reuse. The Mayor confirmed that he remains in communication with Mr. Dyer prior to any action being taken. The Mayor announced an upcoming event, Rails to Trails, scheduled for April 25, which will celebrate trail systems across the country. Mr. John Stephens addressed the Council to provide information regarding the event. Council Member Gorman reported that he, John Stephens, and Warren Gilson recently met to discuss reorganizing the *Friends of the Firefly Trail* group. The proposed organization name is *Friends of the South Oglethorpe Firefly Trail*. A meeting will be held on Thursday, April 16, at 7:00 p.m. at the Fire Hall. The purpose of the meeting is to recruit community members and form a committee that will provide support, assistance, and ideas related to the trail.
 - Maxeys 5K
 - Ann Garner addressed the Council stating that they still need more participants to sign up for the event. Jenny suggested that we add hashtags to our post on Facebook, because hashtags act like searchable labels. When someone clicks or searches a hashtag (like #5KRace or #SmallTownLife), Facebook groups together posts using that same tag. That means your post can show up for people who don't already follow you. Jenny is also going to be putting the flier for the 5K Race on the UGA Staff listserv which goes out to about 2500 staff members on campus. Mr. Stephens addressed the Council on video he had watched on YouTube which would be a great place to advertise the Firefly Trail.
 - Veterans Park

pressure ratings. Mr. Sanders recommended that the City consider hiring a third party to exercise its hydrants. Council Member Gorman also suggested the City purchase reflectors or marker poles to help tractor operators and the Fire Department more easily identify hydrant locations. There was discussion among Council Members regarding these suggestions. The Mayor was advised to contact Sherry Bailey with the Georgia Municipal Association (GMA) to learn how other cities manage hydrant exercising programs. Council Members also discussed the possibility of pursuing grant funding to assist with this need. Mr. Stephens again addressed the Council and noted that some hydrants have shrubbery growing around them that should be trimmed back to maintain visibility and access. Additional discussion followed regarding the use and maintenance of the City's hydrants. The Mayor stated that he would reach out to Adam Boswell to discuss options for exercising the City's hydrants. Council Member Gorman will follow up with Mr. Sanders as to if the Fire Department is considering using the fire hall for any upcoming fund raising events.

- GDOT – LIMRA & LRA projects
 - The Mayor reported these projects are still underway, but he is trying to get quotes from several different companies.
- Septic Service and Old Well
 - The Mayor reported that both the septic tank at the City Hall and the Community Center have been serviced. Unfortunately the pipe at the Community Center that runs from the tank and the drain field is full of roots. That pipe needs to be removed and replaced. The cost for this is \$800 in addition to the \$600 we have agreed to pay to service it. The Mayor requested a motion to approve the septic tank repair.

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

- The Mayor reported that the old well has been removed, covered and filled.
- Nuisance Properties – Nuisance Buildings
 - Three letters were mailed requesting that property owners clean up their properties. The Mayor reported that he had received responses from two of the three property owners. One property owner expressed concern that the property could not be sold because it is only one acre, while Oglethorpe County requires a minimum of one and a half acres for septic system installation. The Mayor advised the owner regarding the potential applicability of a grandfather clause, assuming an existing septic system is in place, and noted that this may allow the property to be sold. The Mayor also communicated with the sister of the second property owner, who stated she was very embarrassed by the condition of the property. However, she noted that the property belongs to her brother and she has no authority to address the matter. The Clerk reported observing a pickup truck on the property and asked her husband to check the premises. Mr. Parker visited the property and encountered individuals inside the home with small children and instructed them to leave, stating they did not have authorization to be inside the residence. The Mayor reiterated that the purpose of the letters is to encourage property owners to clean up, repair, demolish, or sell the properties as appropriate.
- City Property Clean Up Plan
 - The Mayor reported that he has been cleaning out the closet inside the fire hall. He stated that he would like to review the library books currently stored there and either donate them to the library or coordinate with the library to exchange them for updated materials. Council Member Hayes requested access to the Community Center and stated she would begin working on it as a summer project. She expressed her intent to coordinate with other committees to organize materials used for events such as the Easter Egg Hunt, Fall Festival, and Christmas Parade. She also plans to request funding from the Community Club to purchase lockable cabinets for storage of these items. Council Member Hayes stated she will report back to the Council once plans have been finalized and any necessary approvals are obtained.
- Administration
 - City Wide Flags
 - Council Member Gorman has been researching flags. He suggested that we purchase more. But because there are so many flag companies out there, he is wanting to just purchase a couple to test to see which flag is going to fit our needs.
 - Policy Review
 - The Mayor is still putting this materials together and plans to present it to the Council at the end of the summer.
- Building Permit Annual Review with County
 - The Mayor reported that the County routinely contacts each city to review approved building permits for cross-checking purposes. This process prompted the Mayor to review all building permits previously

approved by the Council. He then met with County officials to compare records. During this review, it was discovered that certain property owners did not have current permits on file. At the County's recommendation, and in accordance with City ordinances, the Mayor sent letters to the affected property owners advising them to reapply due to established time limits related to permit applications and ongoing project activity. Council Member Gorman reported that he had spoken with one of the property owners who was very unhappy about receiving the letter. The Mayor acknowledged the need for improved communication prior to sending correspondence to residents and stated that he intends to follow up with the property owners by requesting that they simply review and confirm the status of their applications and permits. Council Member Gorman expressed disagreement with issuing a stop order based on noncompliance without prior Council review. He stated that he would have preferred any stop order be presented to the Council before being issued. Council Member Gorman further noted that the property owner had previously informed the Council that the project was intended to be a long-term renovation, as the work was being completed personally outside of regular employment hours. The Mayor agreed that, moving forward, he will provide additional communication with the Council before issuing similar letters to ensure appropriate coordination and to avoid overstepping administrative actions. Council Member Hyatt suggested to we postpone this conversation until the Council has had time to think about the long term. She stated that after two years of work, the Council still does not know what the future plans for this building will be. It was noted that these property owners filled out a residential application and not a commercial application. With commercial applications, more documentation is needed before the permit is issued. Council Member Gorman reminded the Council that we want our historical buildings repaired and put back in use. He stated that our goal was to foster improvements to our community.

- Animal Control - County Ordinance
 - The Mayor informed the Council that there are a couple of options for adopting the County's Animal Control ordinance. He explained that the Council could adopt the ordinance by reference by reading it, or alternatively, attach the full ordinance and specify an effective date. The Mayor stated that he is working with the City Attorney to ensure the correct procedure is followed. He plans to bring the matter back before the Council at the next meeting, as the memorandum of understanding with the County is still being finalized.
- Sheriff & Municipal Judge Agreements
 - The is a very slow process, but we will get there.
- (Item 9) Adjourn. Having no other business, a motion was made to Adjourn.
Motion to Adjourn at 8:10pm
Results: approved (unanimous); Mover: Danny Gorman, Council Member; Seconder: Carrie Hayes, Council Member;
Ayes: Callahan, Gorman, Hayes, Hyatt, Miller.