

## City of Maxeys Council Meeting Minutes

Tuesday, May 13, 2025

Call to order – 7pm

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, Sarah Whiting, Warren Gilson, Barbara Cabaniss, Jennie Miller, and Debbie Ferreiro

*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 May 2025 Meeting and Minutes from April 2025 Meeting  
Result: approved (unanimous); Mover: Shirley Callahan, Council Member; Second: Danny Gorman, Council Member; Ayes: Callahan, Gorman, Hayes, Hyatt, Miller.
- (Item 3) Announcement of next meeting date of June 10, 2025.
- (Item 4) Citizen Input
  - Debbie Ferreiro- Requested use of the Community Center on Sunday, May 18 from 2pm to 6pm to host a CPR class which will benefit our community. She requested NOT to be charged for use of the Community Center as this request falls under the Woman's Club. Mover: Carrie Hyatt, Council Member; Second: Shirley Callahan, Council Member; Ayes: Callahan, Gorman, Hayes, Hyatt, Miller.
  - Teresa Churchwell- Requested to see the financial reports. Mayor Toledano asked that she set up an appointment with himself or Clerk Yearwood-Parker to accommodate her request.
  - Sarah Whiting- Presented the idea of installing a Lending Library box to be placed on the Community Center grounds with the Woman's Club maintaining it. There was discussion of placement. Council will review and postponed decision until June's meeting.
- (Item 5) City Communication updates
  - Local Road Assistance Funding (LMIG), \$6485 is available for the City with grant monies however we cannot apply since we are non-compliant on our audits.
  - GA DNR 2024 Consumer Confidence Report and Certification Form, Report is Due by July 1, 2025
- (Item 6) Permit Applications– None
- (Item 7) Consent Agenda – None
- (Item 8) Reports from Mayor –
  - NEGRC Comprehensive Plan meeting, (Council Members Hayes and Hyatt, Mayor Toledano attended April 15), Mayor Toledano reported this was a good chance to meet others and get faces with names, as the City is to begin the review process of our Comprehensive Plan which is due October 2026
  - GMA District 5 meeting, (Council Member Carrie Hyatt and Mayor Toledano attended April 16) Mayor Toledano reported this meeting allowed us to meet more people who can help us with any future needs, i.e. Amanda Willis, Rural Water Specialist
  - NEGRC Meet & Greet, May 15, Mayor Toledano plans to attend
  - GMA Mayors Meeting, June 5, Mayor Toledano plans to attend

- Boy Scout Project for street signs; Mayor Toledano plans to have a summary to Scout troop by June 1 regarding the local Scout, Marty Barclay, refurbishing the concrete street signs in the City.
- Monthly County Commission Meetings attendance (no one volunteered to go on 4-5), so we need a commitment for June 2.
- Mayor Toledano stated that he does need help getting the Historic Signs installed in the next week, he will be checking with the council members next week on this matter.
- We have purchased an answering machine for the City Hall, and customers are leaving us messages. We have established our office hours will be by appointment only and the answering machine message states such.
- (Item 9) Committee Reports
  - Finance & Budget
    - City Finance Report for April
      - No items stand out
      - CD matured 5-12-25 \$8,153.97 – Mayor Toledano requested the council to consider moving these monies to the Water Saving Account

Result: approved (unanimous); Mover: Carrie Hayes, Council Member: Seconder: Carrie Hyatt, Council Member; There was some discussion that the funds be available to move back to a CD status if we do not need the funds for repairs to the water system. Ayes: Callahan, Gorman, Hayes, Hyatt, Miller.
    - Banking Review
      - Request to move General Account from Pinnacle Bank to Commercial Bank - leaving the TSPLOST, Veterans Park and CD Accounts at the Pinnacle Bank for now. Allows for a better service level with Commercial Bank and alleviates the need to go to multiple banks.

Result: approved (unanimous); Mover: Carrie Hyatt, Council Member: Seconder: Doug Miller, Council Member; Ayes: Callahan, Gorman, Hayes, Hyatt, Miller.
    - Proposal for Agreed Upon Procedures (Annual Audits)
      - As you all are aware, the city is non-compliant with its financial filings with the State. Our current CPA firm is not specialized in this work and has noted it would be the end of 2026 before they can get all filings completed. Morris & Waters specializes in working with municipalities and can have all our filings completed by September or October of this year. This would allow us to apply for grants for areas where we need assistance. Request a motion to accept proposal from Morris & Waters and allocate \$21,550 for Agreed Upon Procedures completed and file Report on Local Government Finance for each year 2020-2024. There was discussion among the Council Members and Mayor.

Result: approved (unanimous); Mover: Doug Miller, Council Member: Seconder: Carrie Hayes, Council Member; Ayes: Callahan, Gorman, Hayes, Hyatt, Miller.
  - Parks & Recreation
    - Community Center
      - Playground project; Update from Council Members Hayes & Hyatt on the table refurbishment; the City has no responsibility for this cost as the Community Club will cover this cost and labor needed for this project. Request for motion for Council Members to start needed refurbishment.

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

    - Update on the Playground by Council Member Hayes, the committee is meeting with CJ from Dominica Recreation Products on May 20 to assess the playground; Council Gorman stated he plans to re-poly the sign; Council Member Miller brought up the retaining wall needs attention
  - Dead Tree at Peace Garden& Tree Debris on FFT – Carson Anthony Removed
    - Mayor Toledano suggested that everyone thank Carson Anthony when they see him.
  - Firefly Trail– No Report
  - Maxeys 5K- Report by Anne Garner and Barbara Cabaniss
    - Sponsorship is up to \$6500 with a donation of \$65

- She has nine flats of water
- She has donations for Trader Joes
- We have 125 racers signed up, but an email has gone out to another 500 people
- All the packets have been packed and are ready to go
- They will not be using the City's tables but are using lighter ones
- There was discussion on when the grass will be cut so that there will be NO GRASS thrown on the signs, Barbara Cabaniss agreed to coordinate the grass cutting schedule with Joe Arnold
- Group presented Council Member Shirley Callahan with a gift for allowing the group to meet on her property at the Apothecary.
- Veterans Park – No Report
- Rotary Club Peace Garden – No Report
- Utilities
  - Update on Water Applications- Mayor Toledano informed the Council that the current water application does not have a fee for a deposit; We are updating the application form to include a \$50 deposit fee.
  - Water Tank Clean Out Issues
    - The fire hydrant that is used to drain the water tank is frozen because it has not been opened in so long. It could possibly be rebuilt, but we may need a new one. Adam Boswell is assessing this now. Mayor Toledano will bring assessment needs to Council at June's meeting.
  - Water Fees evaluation and Water System Usage
    - Amanda Willis (Rural Water Specialist) is engaged to help us determine how we make the water system sustainable. We will review all aspects and provide a report in the coming months of what rate changes are needed for the water system to sustain itself. We have two wells which pump continually. Adam Boswell suggested we put a timer in. Hopefully Ms. Willis can give us information regarding a float value. There was discussion of clean up around pumps by Carson Anthony. Mayor Toledano agreed to touch base with Mr. Anthony regarding this clean up.
  - Delinquent Water Accounts
    - Only 2 accounts are 2 months behind
- Public Works & Infrastructure
  - Fire Hydrant Installed; consider putting fencing around it, Mayor Toledano to touch base with Jon and Jim Cabaniss regarding this.
- Administration
  - Fire Department Event April 26 was a great success
  - MS Word & QuickBooks software has been acquired
  - Maxeys Building Approval
    - Many prior applications are missing from the city files. We will need to tighten up the process for this and we are working with the county to get all set for better understanding. Mayor will review and report back in June.
  - Franchise Fees – GMA- Mayor Toledano has requested assistance from the GMA to do a franchise fee review and will send us information so we can determine if our ordinance needs to be updated.
- (Item 10) Old Business – NONE
- (Item 11) New Business – NONE

Meeting was adjourned 8:01pm