

City of Maxeys Council Meeting Minutes

Tuesday, April 8, 2025

Call to order – 7pm

Minutes taken by Carrie Hayes

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

Absent

Jenny Yearwood-Parker, City Clerk

Guests

Teresa Churchwell, Chase Dowis, Scotty Dowis, Anne Garner, Laura Rooks, Todd Rooks, and Warren Gilson

All items below are recorded from 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) Adoption of Agenda for April 2025 Meeting and Minutes from March 2025 Meeting
 - Result: approved (unanimous); Mover: Shirley Callahan, Council Member; Second: Carrie Hyatt, Council Member; Ayes: Callahan, Gorman, Hayes, Hyatt, Miller.
- (Item 3) Announcement of next meeting date of May 13, 2025.
- (Item 4) Citizen Input
 - Warren Gilson- Made note that Firefly Trail has over 100 ant mounds and grass/weeds are encroaching on the Firefly Trail near the Dairy.
 - Teresa Churchwell- Reiterated her concern that the flag still does not fly at City Hall.
- (Item 5) City Communication updates
 - US Treasury Department American Rescue Plan Non-Compliance Report: Mayor Toledano reported that he was able to update city expenditure reports with the US Treasury, getting city current on these, the city is still in danger of potentially being required to return some funds. Expenditure reports for 2023 and 2024 were not completed on time, nor were the planned use of the funds properly reported by the deadline.
 - Meeting on April 16, 2025, on Comprehensive Plan: Mayor Toledano shared an invitation to a meeting sponsored by the Northeast Georgia Regional Commission. This is an opportunity to review and discuss the process and need for filing our Comprehensive Plan with the State. This plan is due October 31, 2026. Mayor Toledano extended the invitation to all Council Members. Mayor Toledano will provide all Council Members with our current report.
- (Item 6) Permit Applications
 - Laura and Todd Rooks submitted a request that the City Council approve their plans to subdivide property they are under contract to purchase in Maxeys into three parcels. They intend to build three homes on the property for them and their two sons and their families. Mayor Toledano has consulted with Jeff Sharp, the head of Planning for Oglethorpe County, on this matter.
 - Mayor Toledano will prepare letter and submit to the County.
 - Result: approved (unanimous); Mover: Danny Gorman, Council Member; Second: Doug Miller, Council Member; Ayes: Callahan, Gorman, Hayes, Hyatt, Miller.
- (Item 7) Consent Agenda Items: Upgrade software systems Word & Quicken; placement of Historic District Signs; consolidating all bank accounts, other than CDs, to the Commercial Bank. After discussion, consent agenda items were separated for review and vote.
 - Upgrading Microsoft Office and purchasing QuickBooks
 - Result: approved (unanimous); Mover: Danny Gorman, Council Member; Second: Carrie Hyatt, Council Member; Ayes: Callahan, Gorman, Hayes, Hyatt, Miller.
 - Placement of Historic District signs

- Result: approved (unanimous); Mover: Danny Gorman, Council Member; Second: Doug Miller, Council Member; Ayes: Callahan, Gorman, Hayes, Hyatt, Miller.
- Consolidating Bank Accounts to one bank being postponed until May meeting
 - Result: approved (unanimous); Mover: Danny Gorman, Council Member; Second: Shirley Callahan, Council Member; Ayes: Callahan, Gorman, Hayes, Hyatt, Miller.
- (Item 8) Reports from Mayor
 - Newly Elected Officials Training: Mayor Toledano provided report from training he and Councilwoman Hayes attended in Tifton, both expressing the value and benefits of sessions.
 - Street Repairs: pothole repairs made on Willow Street
 - Firehall Equipment: old equipment that can no longer be used was donated and cleared out of Firehall.
 - City Hall: lights were installed for flagpole and building sign. Local Boy Scout Troup has agreed to repair rope for flagpole; expected within the next month.
 - Street Signs: local youth, Marty, plans to undertake cleaning and painting of street signs as part of his Eagle Scout Project.
- (Item 9) Housing Ordinance
 - Mayor Toledano discussed ordinance on manufactured homes within city limits; asked that Council Members continue to review city and county policies on the subject to discuss later.
- (Item 10) Committee Reports
 - Finance and Budget
 - City Finance Report for March provided to Council Members
 - Water loan payment will come out in April; > \$7,000.00.
 - Parks and Recreation
 - Community Center deck and doors: a third estimate for repairing the deck is being worked on and Mayor Toledano plans to have final proposals available for the May Council Meeting.
 - Community Center trees: a quote from Sherwood Forest Tree Service was requested. Mayor Toledano is working on another quote. The tree by well house is overrun with mistletoe; the tree by the road needs branches removed.
 - Brightwell Park Playground: Council Members Hayes and Hyatt discussed plans to improve community playground. A brief explanation of how this project started was shared. More information and regular updates will be provided as plans progress. Question was posed by Councilmember Miller as to insurance coverage; whether making updates to playground will increase rates. Mayor Toledano will research this.
 - Rotary Club Peace Garden/Firefly Trail debris: Carson Anthony confirmed that he will clear debris from downed tree along Firefly Trail.
 - Firefly Trail: no report.
 - Maxeys Model Mile 5K: Anne Garner shared history about 5K and noted that Friday, May 11th, is the deadline for sponsors. Committee reported that \$5,000.00 in sponsorships have been received. Fifty-six (56) volunteers are scheduled to work the 5K. Race begins at 7:30am and volunteers asked to report at 6:00am. Mayor Toledano confirmed he will welcome runners, Teresa Churchwell available in his absence.
 - Veterans Park: no report.
 - Rotary Club Peace Garden: no report.
 - Utilities
 - Water System: Councilmember Hyatt briefed Council Members on status of bank account; projects that this account will be -\$2,000 next year. Councilmember Hyatt provided projected numbers with various increases to base rate. Councilmember Gorman recommended an increase to heavy users without increases to base rate. More research needed before discussing rate increases. Councilmember Hyatt will draft a proposal to present at May meeting. Mayor Toledano shared that Adam Boswell reported that he coordinated with tank cleaning company out of Alabama to begin work after April 15, 2025. Details will be provided to the community once this has been finalized. Mayor Toledano reported we have 5 delinquent water accounts that he has sent letters to; he will call each by the end of this week to check if they received letters and work out payment plan option if payment is not made by the April 17, 2025 due date.
 - Public Works and Infrastructure
 - City Hall and Community Center Cleaning: Tony Hall asked that he be considered for position; being paid \$100 to clean City Hall twice a month. There will be no official contract restraining either party to long term

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

- Fire Hall Doors/Community Center Repairs: see notes under (Item 10) Committee Reports, Parks & Recreation. Discussion postponed until May meeting.
- Administration
 - Fire Hall Event on April 26, 2025: Councilmember Gorman recommended using road sign to announce the Ham and Egg Fundraiser. He requested verbiage from Fire Chief Sanders. Councilmember Hayes offered to create a Facebook image to post.
 - Building Approval Process: Councilmember Hayes has updated the city website with guidance. Mayor Toledano has been working with Jeff Sharp on proper procedures.
 - Franchise Fees: Mayor Toledano shared that the Georgia Municipal Association (GMA) has a service that will track all franchise fees that should be paid to the city. He will report more at the May meeting.
 - Website and Facebook: Councilmember Hayes has updated the city website and created an official government Facebook page for Maxeys. Report provided.
- (Item 11) Old Business
 - Hydrant installation: Mayor Toledano waiting on update from Lynn Shedd and Adam Boswell and will report when received. Expected installation this month.
- (Item 12) New Business: none
- (Item 13) Executive Session: not needed

Additional items to report

Councilmember Callahan attended the Board of Commissioners' Meeting on Monday, April 7th; she reported two items:

- (1) 911 calls cost \$10.50 a mile with that rate increasing to \$15.00 and
- (2) the county approved the purchase of three drones.

Meeting adjourned at 8:04pm