

## **City of Maxeys Council Meeting Minutes**

Tuesday, June 10, 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**

Barbara Cabaniss, Teresa Churchwell, Anne Garner, Warren Gilson, Claudia Reet, and John Stephens

*All items below are recorded from the agenda*

- (Item 1) Mayor Toledano called the meeting to order at 7:01pm; Invocation was said by Shirley Callahan; All attending recited the Pledge of Allegiance.
- (Item 2) Adoption of Agenda for June 2025 Meeting and Minutes from May 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 July 8, 2025.
- (Item 4) Citizen Input
  - None.
- (Item 5) City Communication updates
  - June 17 Oglethorpe County meeting for all cities to review a proposed 1% Floating Option Sales Tax (FLOST) to potentially be on the ballot in November. The Mayor plans to attend this meeting.
- (Item 6) Permit Applications– Rafael Velasquez has requested permission to proceed with his plan to clean up property located at 357 South Main Street and get it prepared for building on it. He had provided the council with plans. There was discussion among the council members.  
Result: approved (unanimous); Mover: Carrie Hyatt, Council Member; Second: Doug Miller, Council Member; Ayes: Callahan, Gorman, Hayes, Hyatt, Miller
- (Item 7) Consent Agenda – None
- (Item 8) Reports from Mayor –
  - Mayor Toledano did attend the NEGRC Meet & Greet, May 15 (more good contacts from state agencies), learned about the Council on Aging, learned about a welding truck that goes to different communities and teaches young people how to weld.
  - Collected all files from prior CPA, the new accountants will come and pick up these files from us next week.
  - Craig Snow stepped down as Lexington Mayor; Ronnie Boggs is now the interim Mayor.
  - Mayor Toledano did get the Historic Signs installed with the help of Council Member Gorman and his wife Beverly.
- (Item 9) Committee Reports
  - Finance & Budget
    - City Finance Report for May
      - Only item out of the ordinary was a water repair on Cherry Street for \$650.00
      - General Account set up at Commercial Bank has been completed; moving a portion of the monies from Pinnacle Bank

- Going forward; receipts of purchases will be given monthly with all reports with justification for purchase.
  - CD was rolled over to water savings account at the Commercial Bank
- Parks & Recreation
  - Community Center
    - Playground project; Update from Council Members Hayes & Hyatt where they presented a Playground Site Assessment & Improvement Plan given to them by CJ Bressoud, who works for Dominica Recreation Products. Chelsey Shaver and Council Member Hayes met with Mr. Bressoud. The plan is in two phases. The first phase will cost approximately 10K. Ms. Shaver has raised most of these monies to cover phase 1 with no monies coming from City funds. There was discussion among the Council. There was no vote on this plan, only an update with Council Member Hayes stating she would reach out to Mr. Bressoud asking for more specific numbers and drawings. This information will be presented in July's meeting.
    - Deck Rebuild & Tree Removal/care; Mayor Toledano requested the Council to approve \$7,000 for the deck to be replaced and another \$2850 for the tree removal by the well house (leaving the stump) to be scheduled over the summer for a total of approximately \$10,000. We have \$35,000 in the 2025 budget for facilities upgrades and we should pull the trigger on getting the Community Center updated. Result: approved (unanimous); Mover: Danny Gorman, Council Member; Second: Doug Miller, Council Member; Ayes: Callahan, Gorman, Hayes, Hyatt, Miller.
    - Little Library proposal; This proposal was presented to the Council Members last month from the Maxeys Womens Club. This library box will be installed by the Club and maintained by their members. The Council has agreed to the placement of the Library, however, Council Hayes will give instructions to the exact placement of the post to the Club if there are any questions. Result: approved (unanimous); Mover: Danny Gorman, Council Member; Second: Carrie Hayes, Council Member; Ayes: Callahan, Gorman, Hayes, Hyatt, Miller.
  - Facility Rental Form Review
    - Mayor Toledano suggested that we consider updating this form. Council Hyatt suggested we delete the Firehall and the Fire Pit from the form, add the wording -- Other by request and approval. Result: approved (unanimous); Mover: Carrie Hyatt, Council Member; Second: Carrie Hayes, Council Member; Ayes: Callahan, Gorman, Hayes, Hyatt, Miller.
  - Firefly Trail
    - There has been approval of the grants for the completion of the GAP between City of Maxeys and Greene County. Target completion is Summer 2028. Maxeys is still on hold because of the Historic Railway issue. There is a Memorandum of Understanding being signed by Oglethorpe County, Georgia DNR, and Georgia Historical Society, the Federal Highway Administration, where the City installs "Interpretative Markers" to inform the public about the history of the Railroad. Mr. John Stephens reported this was happening to several other sections of the trail by the Railroad. Once the MOU is signed, that is when the City will get the funding for this section of the trail.
  - Maxeys 5K- Report by Anne Garner
    - Sponsorship was over \$7000
    - We have 100-125 racers
    - 62 volunteers
    - 39 different towns represented in Georgia
    - 6-8 different states represented
    - May 16, 2026 is our next Race Date
  - Veterans Park – No Report
  - Rotary Club Peace Garden – No Report
- Utilities
  - Update on Water Application form-
    - Last month's approval to require new customers to have a \$50 Deposit is now enforced

- We have the new fees for installations per Adam Boswell. Please review attached form. There was discussion of changes that need to be made to the form.
- Mayor Toledano requested the Council Members to approve the new installation fees for the initial water service and to remove the rates for anything over 1 inch  
Result: approved (unanimous); Mover: Danny Gorman, Council Member; Seconder: Carrie Hayes, Council Member; Ayes: Callahan, Gorman, Hayes, Hyatt, Miller.
- Water Tank Clean Out Issues
  - Carson Anthony has been contacted to give us a quote on cleaning up the area. Adam Boswell has not completed the assessment of the fire hydrant for drainage yet.
- Water Fees evaluation and Water System Usage
  - Mayor Toledano has been working with Amanda Willis (Rural Water Specialist) to help us determine how we make the water system sustainable. However, that progress has been delayed because Adam Boswell has not gotten us the required information to get the assessment off the ground.
  - Mayor Toledano presented a base rate increase by \$3.00 to the Council. There was concern by the Council as to when the assessment would be made where the water rate per usage would be increased plus having an addition base rate increase.
  - A motion was put to the Council to table this discussion until next month.  
Result: approved (unanimous); Mover: Shirley Callahan, Council Member; Seconder: Carrie Hayes, Council Member; Ayes: Callahan, Gorman, Hayes, Hyatt, Miller.
- Delinquent Water Accounts
  - Only 7 accounts are 2 months behind, Jenny Yearwood reached out these customers and 2 have caught up their bills.
- Public Works & Infrastructure
  - GA 811 account has been established.
- Administration
  - Franchise Fee Ordinance
    - Mayor Toledano has a template provided to us by the Georgia Municipal Association to give to all utilities companies to raise fees from 4% to 5%. However, this may not apply to any ordinance to the gas company. This is the first reading of this request, we will do it again in the July meeting and vote then.
  - No Engine Break Ordinance
    - There is a County wide No Engine Break Ordinance. This is the first reading of this request, we will do it again in the July meeting and vote then. GDOT will put signage up once the Ordinance is voted on.
  - Maxeys Building Approval
    - Mayor Toledano is working with Jeff Sharp from Oglethorpe County Planning to review all applications from Maxeys over the last 8 years. There are a few applications that the Maxeys City Council approved, but there are no records of permits being issued by the county. Currently, applications are good for 2 years in the city ordinance and the county just changed to one-year expirations. Eventually we should mimic exactly what the county rules are. I hope to have some detail by the July Meeting.
    - Council Gorman puts out the flags in town for the Memorial Day holiday. He asked for the Council to consider purchasing new brackets for the flags. He is going to get a count of how many brackets will be need and get that number to the Council.
- (Item 10) Old Business – NONE
- (Item 11) New Business – NONE

Meeting was adjourned 8:12pm