



CITY OF TOCCOA
CITY COMMISSION
MINUTES • AUGUST 11, 2025

Regular Meeting

City Commission/Court Room

5:00 PM

92 North Alexander, Toccoa, GA 30577

CALL MEETING TO ORDER

Mayor Carter called the regular meeting to order at 5:00 p.m.

INVOCATION

The Invocation was given by Reverend Paul Garrison.

PLEDGE ALLEGIANCE TO THE FLAG

ROLL CALL

Attendee Name	Title	Status	Arrived
Terry Carter	Mayor	Present	
Evan Hellenga	Vice Mayor	Present	
Michelle Jamieson	Commissioner	Present	
Gail Fry	Commissioner	Remote	
Ron Matheson	Commissioner	Present	
Fredda O. Wheeler	City Manager	Present	
John Dickerson	Attorney	Absent	
Beth Rider	City Clerk	Present	

Attorney Jay Doss was present at the meeting.

APPROVAL OF AGENDA

Mayor Carter stated we have one item to add to the agenda.

A motion was made by Commissioner Jamieson, seconded by Vice-Mayor Hellenga to amend and approve the agenda with the addition of Item H to hear from Bob McGee from the Stephens County Historical Society. Motion carried unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michelle Jamieson, Commissioner
SECONDER:	Evan Hellenga, Vice Mayor
AYES:	Carter, Hellenga, Jamieson, Fry, Matheson

I. CONSENT AGENDA

A motion was made by Commissioner Jamieson, seconded by Vice-Mayor Hellenga to approve consent agenda. Motion carried unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michelle Jamieson, Commissioner
SECONDER:	Evan Hellenga, Vice Mayor
AYES:	Carter, Hellenga, Jamieson, Fry, Matheson

- A. Request for Approval of Minutes of July 28, 2025 Work Session
- B. Request for Approval of Minutes of July 28, 2025 Commission Meeting

REPORTS

Commissioner Matheson reported on July 31, he attended the Georgia Mountain Regional Commission meeting in Blairsville and last week he attended the Downtown Development Authority meeting. Commissioner Matheson stated Mayor Carter and the City of Toccoa made the Georgia Cities Magazine for July for the Mayor's Reading Club.

II. OLD BUSINESS

III. NEW BUSINESS

- C. Public Hearing: Tax Millage Rate for 2026

Vice-Mayor Hellenga discussed the Millage Rate and stated he was surprised to see our Tax Increase in the paper and understand it was based on the County's Reassessment. Vice-Mayor Hellenga stated when we had our budget meeting we had no increase in utilities and no Millage Rate increase, to be true to our constituents we need to strongly consider rolling back the Millage Rate to negate this proposed increase to our City property owners. Mayor Carter stated he agreed last year's Millage Rate was at 6% and it would have generated \$1.3 million; when we created the budget we were only expecting to get \$1.3 million. Mayor Carter stated if we keep the Millage Rate at 6% it would generate \$1.5 million, part of the reason the City contributes to the Development Authority and the Chamber is to grow our Tax Digest by welcoming more people into the community to buy more homes, develop businesses and industrial growth. Mayor Carter stated when those things happen, that is what we work toward and want that to happen it allows us to spread out the tax burden and part of that would be rolling it back so that we are not collecting more in revenue just because the Tax Digest increase. Vice-Mayor Hellenga suggested rolling back to 5.2% which would generate slightly more in what we budgeted and see a decrease in what we are paying in taxes.

Mayor Carter stated we will advertise to vote to set the Millage Rate at our next meeting. Commissioner Fry stated she was surprised to see the tax increase as well and with the community being burdened with higher taxes she would love to see the City lower our taxes and take some of the burden off of our citizens and they deserve a break.

Attorney Jay Doss stated based on the discussion the Commission has had and the Millage Rate will decrease and it will not increase revenue there is no need for a Public Hearing tonight. Attorney Doss stated after it is published in the paper, State Code does not require a Public Hearing if it is reduced as long as it does not exceed revenue.

Mayor Carter asked if anyone would like to address the Commission, no one spoke regarding the Millage Rate.

RESULT: PRESENTATION

D. Consideration of Lease Agreement with Norfolk Southern Located at the Toccoa Natural Gas on Locust Street

A motion was made by Vice-Mayor Hellenga, seconded by Commissioner Matheson to approve the Norfolk Southern Lease Agreement located at 494 Locust Street. Motion carried unanimously.

RESULT: APPROVED [UNANIMOUS]
MOVER: Evan Hellenga, Vice Mayor
SECONDER: Ron Matheson, Commissioner
AYES: Carter, Hellenga, Jamieson, Fry, Matheson

E. Consideration of Purchase of Golf Carts Lease to Purchase

A motion was made by Commissioner Jamieson, seconded by Commissioner Fry to approve the lease to purchase of 32 Golf Carts from Club Car with a monthly payment of \$2,490.56 for a five year lease. Motion carried unanimously.

RESULT: APPROVED [UNANIMOUS]
MOVER: Michelle Jamieson, Commissioner
SECONDER: Gail Fry, Commissioner
AYES: Carter, Hellenga, Jamieson, Fry, Matheson

F. Consideration of Hotel Motel Ordinance

A motion was made by Commissioner Matheson, seconded by Vice-Mayor Hellenga to table the Hotel Motel Ordinance until the next meeting. Motion carried unanimously.

RESULT: TABLED [UNANIMOUS] **Next: 8/25/2025 5:00 PM**
MOVER: Ron Matheson, Commissioner
SECONDER: Evan Hellenga, Vice Mayor
AYES: Carter, Hellenga, Jamieson, Fry, Matheson

G. Monthly Financial Report

Finance Director Becky Bohannon gave the monthly Financial Report.

RESULT: PRESENTATION

H. Presentation by Historical Society and Proclamation - Sister Cities Sainte Marie Du Mont, France

Mr. Bob McGee, Board of Directors of the Stephens County Historical Society Members in attendance Pat Turner, Dale Moseley, Bob McCartney and Rick St. John representing the Greatest Generation Foundation of Scaly Mountain, NC.

Mr. McGee stated Mr. St. John brought a proposal from the Mayor of Sainte-Marie-Du-Mont in Normandy for the Sister City relationship.

Mr. St. John state he was a volunteer for the Non-Profit Greatest Generation Foundation which focuses on bringing World War II Veterans back to Normandy. Their Headquarters is in Sainte-Marie-Du-Mont, less than 1,000 people and is a farming village. Sainte-Marie-Du-Mont knows Toccoa, they know the 506 History, and they know Currahee is a word you see on the streets there. They are huge fans of the 101st specifically the 506, they know the history and the historical connection between Toccoa and what went on here during World War II and prior to that and on to Normandy and the jump of the 101st, there is a huge respect and admiration and knowledge of this connection. Mr. St. John stated there is a big desire from the Sainte-Marie-Du-Mont Mayor for a Sister City relationship, there is a very heartfelt connection between that small village, Toccoa, 101st and the 506. Mr. St. John stated he is here to facilitate it and bring it together with a Proclamation, signs at the entrance of both Cities; they want to develop a relationship. Mr. St. John discussed the educational trips to Normandy for high school students funded by The Greatest Generation Foundation. Mayor Carter expressed his gratitude on behalf of the City for Mr. St. John for taking this on, it speaks highly of your character that you would come forward and partner with the Historical Society; Mayor Carter thanked the Historical Society for being willing to do this. Mayor Carter stated it is a wonderful thing, it is a small thing that would mean a lot to be able to represent and memorialize those sacrifices and efforts made to have a Sister City in Normandy would be perfect.

RESULT:	PRESENTATION
----------------	---------------------

I. Resolution: City of Toccoa and Sainte Marie Du Mont, France Sister Cities

A motion was made by Vice-Mayor Hellenga, seconded by Commissioner Jamieson to approve the Resolution. Motion carried unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Evan Hellenga, Vice Mayor
SECONDER:	Michelle Jamieson, Commissioner
AYES:	Carter, Hellenga, Jamieson, Fry, Matheson

Public Comments

Recognition of Visitors Wishing to Speak on General Items. **(Limit 3 Minutes)**

J. Executive Session to Discuss Potential Litigation

A motion was made by Vice-Mayor Hellenga, seconded by Commissioner Matheson to enter into Executive Session at 5:30 p.m. for Potential Litigation. Motion carried unanimously.

A motion was made by Commissioner Jamieson, seconded by Vice-Mayor Hellenga to reconvene the regular meeting at 5:50 p.m. Motion carried unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Evan Hellenga, Vice Mayor
SECONDER:	Ron Matheson, Commissioner
AYES:	Carter, Hellenga, Jamieson, Fry, Matheson

IV. ADJOURN

A motion was made by Commissioner Jamieson, seconded by Vice-Mayor Hellenga to adjourn the regular meeting at 5:50 p.m. Motion carried unanimously.



Mayor



City Clerk

