City of Maxeys Council Meeting Minutes
Tuesday, September 8, 2026
Call to order – 7:00pm
Minutes taken by Jenny Yearwood-Parker, City Clerk

Present:
Edward Toledano, Mayor
Shirley Callahan, Council Member
Danny Gorman, Mayor Pro-Tem and Council Member
Carrie Hayes, Council Member
Carrie Hyatt, Council Member
Doug Miller, Council Member

Guests:
Warren Gilson, Rick Hayes, Olivia Suite, Sarah Whiting, and Mark Whiting

All items below are recorded from the agenda

- (Item 1) The meeting was called to order directly at 7pm.
  Invocation was said by Danny Gorman; All attending recited the Pledge of Allegiance.
- (Item 2) The Mayor requested a motion to approve the agenda and adopt the prior month's minutes. A motion was made to approve the Agenda for September's meeting and the adoption of the minutes from the August 2026 meeting.

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

- (Item 3) Announcement of next meeting date of October 13, 2026 at 7pm.
- (Item 4) Citizen Input
  - None.
- (Item 5) City Communication updates
  - The Mayor reported that he had sent the City's official letter to the Northeast Georgia Regional Commission, finalizing the City's Comprehensive Plan through 2031. He thanked the Council for their assistance and valuable input throughout the planning process.
- (Item 6) Permit Applications–
  - We have no permits to consider tonight.
- (Item 7) Reports from Mayor
  - Catitude Adjustment Initiative: The Mayor reported that the Maxeys Catitude Adjustment Initiative was a tremendous success, thanks to the efforts of Council Member Carrie Hayes and Cynize Sanchez. Council Member Hayes reported that more than $1,000 was raised through donations and the yard sale. As a result, 27 cats were able to be spayed or neutered. Council Member Hayes also reported that the next Maxeys Catitude Adjustment Initiative is planned for November, as the City is expecting three to four litters of kittens in the coming months.
  - Coffee with the Council: October 24 is a scheduled Coffee with the Council – we will be giving you those details at our next meeting.
  - Charter Update: The Mayor reported that one of his goals for the year was to review and update the City's Charter and Ordinances, which were written in 1984. He stated that he has had multiple meetings with the Georgia Municipal Association and the Carl Vinson Institute of Government at the University of Georgia to discuss reviewing the City's governing documents. The University of Georgia is preparing a proposal outlining the fees for its services, which the Council will review before deciding whether to engage the Institute to review the City's Charter and Ordinances and bring them up to current 2026 standards. During these discussions, while the Mayor was explaining how the City's Charter and leadership structure are established, it was brought to his attention that the Mayor does, in fact, have a vote on matters before the

Town Council. The Mayor referenced Article II, Section 18D of the City Charter, which states that the Mayor shall vote on matters before the Town Council and shall be counted toward a quorum in the same manner as any other Council Member. The Mayor further explained that the Charter states that the affirmative vote of four Council Members is required for the adoption of any ordinance, resolution, or motion, except as otherwise provided in the Charter. Therefore, with a six-member voting body, four affirmative votes are required for a motion to pass. He explained that if there is a three-to-three vote, the motion does not pass. However, this does not prevent the matter from being brought before the Council again at a later time. Instead, the issue can be revisited, discussed further, and the Council can seek to better understand any concerns or objections in an effort to reach a decision. There was discussion among the Mayor and Council Members regarding the voting requirements. Council Member Hayes asked the Mayor whether a motion would pass if two Council Members abstained from voting and the remaining four Council Members voted in favor. The Mayor stated that, based on his current understanding of the Charter, the motion would pass. Council Member Gorman stated that, in all his years serving on the Council, he does not recall there ever being an opposing vote. He stated that the Council has always acted with the best interests of the citizens of Maxeys at heart and that there has historically been sufficient discussion during Council meetings to address matters before a vote is taken. Council Member Hyatt asked whether the City's Charter could be rewritten. The Mayor explained that any changes or rewriting of the City's Charter would have to be submitted to the Georgia General Assembly for consideration. There was also discussion regarding when the current Charter was originally written, with Council Member Gorman recalling that it may have been written much earlier than 1984. It was decided that, going forward, the City will operate under the six-member voting system as provided in the City Charter.

- Fire Department Report: The Mayor reported that there have been discussions regarding equipment being moved or adjusted within the Fire Department area. The City is also obtaining a proposal to construct a wall separating the fire trucks from the meeting area. The previous proposal for this work was approximately $4,000.00. Once the Mayor receives the new quote, he will share it with the Council for review.

- (Item 8) Committee Reports
  - Finance & Budget
    - City Finance Report for July
      - The Mayor reported to the Council Members that the only significant payment from the City's General Account at Commercial Bank was the payment to Morris and Waters for the City's annual audit filing. The Clerk reported that the City has paid the annual insurance premium, which was approximately $1,500 more than originally budgeted. The Mayor stated that he had hoped to have a draft of the 2027 budget available for the Council's review; however, due to several other matters requiring his attention, he has not had sufficient time to complete it. He plans to provide the Council with a draft of the 2027 budget prior to the next meeting.
  - Parks & Recreation
    - Brightwell Park and the Community Center
      - Wisteria removal- The Mayor reported that Carson Anthony has completed the area that the Council previously approved for mulching in the Brightwell Park. He also reported that all of the wisteria on City-owned property has been removed. However, there are still trees on neighboring private property with wisteria growing on them. The Mayor stated that he plans to contact Jon Cabaniss and Wyatt Price to request permission to cut the wisteria on their property in an effort to better control its growth and prevent it from returning to the City's property. Council Member Gorman noted that a citizen had raised a concern that it is illegal for the City to pay for work performed on private property. He stated that, because of this, he was unsure whether the City could assist with removing the vines on neighboring property. The Mayor clarified that he was referring only to volunteer labor and that the City would not be paying for work performed on private property.
      - Playground Update:The Mayor reported that he met with Bucky Plyler of Korkat Playground Equipment to review the area of the City's current playground and discuss options for upgrading the

existing equipment. Mr. Plyler will provide a preliminary sketch of the current playground area, along with recommendations for new playground equipment, a proposed layout, and estimated costs for the project. The Mayor stated that, at this time, the Council should consider the potential cost of the project to be approximately $75,000, pending receipt of the preliminary design and formal proposal. The Mayor stated that our goal would be to go after grants to help us fund this project. Mr. Plyler stated that he would assist the City with developing the proposals for the grant funding. Hopefully the Mayor plans to have this proposal to the Council at the next meeting.

- Community Center Work- The Mayor stated that he would like to obtain a quote from a contractor to prime and paint the raw wood, stain the decking, and paint all of the trim on the Community Center building. He will obtain the necessary quotes and plans to provide the Council with estimated costs at the next meeting. Council Member Hayes asked whether volunteers could assist with the work. The Mayor stated that once he has an estimate of the overall cost, he would certainly solicit volunteers for portions of the work that could be completed by volunteers. However, he noted that there are certain areas, particularly the trim around the entire building, where professional assistance may be needed. The Clerk informed the Mayor and Council that the Community Center was rented for Sunday, September 13, and would also be used by the Community Club on Friday, September 11. The Mayor stated that he would make arrangements to have the Community Center cleaned prior to these two events. There was some discussion of the piece of equipment on the playground that needs to be removed.

- Firefly Trail
  - Bids and Paving Projects – The Mayor reminded the Council that four bids were submitted in response to the City's solicitation. The Council discussed the specified thickness of the GAB, with the specifications calling for four to six inches. Council Member Gorman suggested that, once the paving contract is awarded, the City consider asking the selected contractor to complete other paving projects needed by the City while the contractor's equipment is already on site. The Mayor stated that, since the City has already received funding from GDOT for these additional projects, this would be something the City could discuss with the selected contractor. However, he noted that the City needs to make a decision on the current paving contractor before moving forward with the additional projects. The Mayor opened the floor for discussion regarding the submitted bids. Council Member Gorman stated that he recommended the City select the lowest bid and made a motion to proceed with the lowest bidder. Council Member Miller clarified that the lowest bid does not include placing any gravel on Mr. Blake Smith's property.

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

- Removal of house - Carson Anthony has removed the house from the Dyer property and the City has received a donation from the Dyer family to cover part of the cost.
- GDOT Meeting – Smith Property Go-Around – The Mayor, Council Member Gorman, Cooper Dyer, and Blake Smith met with representatives from the Georgia Department of Transportation (GDOT) on Tuesday, August 24, regarding the proposed "go-around" of the Smith property and the requirements for completing the project. The GDOT representatives stated that the first step would be to obtain engineering services. The City will need to hire an engineering firm for two primary reasons. First, because the proposed path would extend onto private property, GDOT would have liability and would need to ensure that the project is properly designed and constructed. Second, there is a waterway located beneath the proposed route that will require the area to be completely redesigned and engineered before the path can be connected around the property. Mr. Smith will need to execute an easement granting the City permission to create the gravel path across the property. The proposed work would include minimal tree removal and additional plantings to help provide a visual buffer and shield the Smith property from the trail. The GDOT representatives estimated that the cost of the engineering services would be approximately $25,000. They noted that, because the City has previously worked with an engineering firm, the City may be able to negotiate a reduced rate by using

the same firm. Once the engineering work is completed, the resulting plans and specifications would be used by the City to solicit bids for construction of the trail section around the Smith property. The Mayor estimated that an aggressive timeline for completing the engineering work and identifying grant funding for this section of the Trail would be approximately four to six months. Lastly, the Mayor reminded the Council that, due to the proposed change in the Trail project, the City will need to communicate with the Georgia Department of Natural Resources (DNR), which awarded the grant for the Trail. The City will need to discuss the change in scope from the original plan, which called for paving the section, to the proposed gravel path around the Smith property. Good news, now that we have made a decision with the contractor, we can get the progress started.

- Utilities
  - Water Accounts
    - Past Due Accounts- The Mayor asked the Clerk for an update regarding past-due utility accounts. Mrs. Parker reported that there were seven accounts that are three months past due, she sent the letter from the City, and at the time of this meeting two accounts are paid in full, two accounts have reached out to her to state when they plan to pay, one account holders is someone who she knows will pay, while the other two may be accounts we have to cut their water off. The due date is Wednesday, September 16, and she will discuss this with the Mayor after the 16th.
  - Generators for the City's properties
    - Generator Discussion – The Mayor stated that he had researched the cost of a natural gas generator for the Fire Hall to be used in the event of an emergency. He reported that natural gas generators would cost approximately $9,000 to $14,000 installed. He also stated that, to his understanding, the Community Center does not have natural gas service. The Council discussed the possibility of purchasing an electric generator equipped with battery storage and solar panels. The Mayor explained how this type of generator operates using stored battery power that can be recharged through the solar panels. He reported that these systems would cost approximately $6,000 to $8,000. The Mayor stated that a generator would be added to the City's wish list and that the City could potentially work with the Fire Department to pursue grant funding for the purchase. Regarding a generator for the City's pump house, the Mayor stated that, to his understanding, the City's water tank holds enough water to supply the community for approximately one week. He noted that if the City were without power for an entire week, there would likely be more significant issues to address. Council Member Gorman suggested tabling the generator discussion for the time being due to the number of other projects currently underway. The Mayor agreed to table the matter for future consideration.
- Public Works and Infrastructure
  - GDOT - LIMRA & LRA projects
    - Paving and Speed Humps – The Mayor stated that the estimates he had received for the proposed projects had come back considerably higher than anticipated. He presented two projects for the Council to consider using LRA and LMIRA funds: paving the entrance area of Poplar Creek and the entrance area of Willow Street. There was discussion regarding how far the paving should extend on each street. The Mayor also asked the Council to consider using LRA funds for the installation of speed humps. He provided the Council with a map showing the proposed locations of the speed humps on City streets. After discussion, the Mayor requested that Council Members take time to drive through the proposed areas and provide feedback regarding the exact placement of the speed humps. A question was raised regarding the possibility of installing a speed hump on Cherry Street, which is owned by the County. The Council discussed the impact of speed humps on school buses and any potential issues with buses traveling over them. The Mayor explained the difference in the posted speed associated with speed humps compared to traditional speed bumps. He stated that he would contact the County to determine whether a speed hump could be installed on Cherry Street before proceeding with any installation. The estimated cost for five speed humps, including signage, is $6,700. Council Member Gorman reminded the Council that these funds must be spent before the end of the year.

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

- GDOT work to be done in the City
  - The Mayor reported that when the GDOT personnel were in town that he took the opportunity to take to them about other items needed in the City that included: cut back drainage ditch at the City Hall; replace drainage culvert with a safer set up; cut back corner of Laurel Lane and Hwy 77 at the depot and fill rut with asphalt. None of this is at the City's cost, it is in the State's right-a-way. The Mayor asked about trimming the trees that over hang Hwy 77, the GDOT personnel gave him the necessary steps he would need to take if the City decides to hire a tree contractor to trim these trees. There was discussion among the Council if the City needs to have this done or if we should pursue the GDOT personnel completing it. The Mayor said he would reach back out to GDOT and ask if this could be added to the top of the City's needs.
- Nuisance Properties – Nuisance Buildings
  - The Mayor reported that he is communicating with the City Attorney regarding the proper sequence of notifications and to confirm the next steps in addressing the properties. The Mayor provided the Council with a workflow chart outlining the required steps in the process. The City may be required to have each property inspected by the County Inspector in order to formally condemn the property or determine that it constitutes a nuisance. The Mayor stated that, if possible, he would prefer that the property owners address and clean up their properties voluntarily rather than proceeding with formal condemnation or nuisance proceedings. The Mayor plans to update the Council on this matter at next month's meeting.
- Overgrowth on City Roadways
  - The Mayor requested that the Council members drive throughout the City and identify areas where trees need to be trimmed. His goal is to compile a list of the City's immediate tree-trimming needs and then have a couple of tree-trimming companies provide day-rate estimates for completing the work. We would like to have this completed this year, and will work this cost into next year's budget.

- Administration
  - Arborist report
    - The Mayor briefly discussed the tree assessment report prepared by Mateo Fennell. The City's immediate concerns at the Community Center include removing the dead shortleaf pine near the playground; removing the co-dominant water oak near the picnic tables that is showing signs of decay at its base; removing deadwood from the trees along Laurel Street, with priority given to branches located over the picnic tables; and removing deadwood over the newly constructed pavilion. The Mayor also reported that the pin oaks at Veteran Park are infested with scale insects and, without treatment, the trees could die within approximately ten years. The Mayor discussed two treatment options proposed by Mr. Fennell. The Council discussed the estimated costs associated with the recommendations in Mr. Fennell's report. After discussion, the Council agreed that the City should make every effort to address all of the recommended tree work at the same time. Council Member Hayes requested pricing for annual treatment of the scale infestation, as well as pricing for a treatment option that would remain effective for three to five years. The Mayor stated that he would obtain the requested pricing and additional information and have everything prepared for discussion at the next month's Council meeting. Council Member Miller stated that he would like to see everything at the playground area be addressed first. The Council agreed to this request.
  - Sheriff MOU Agreement
    - The Mayor reported that all required steps have been completed by both parties, allowing the Sheriff's Department to enforce the City's ordinances.

- Carrie Hyatt's resignation from the Council
  - Last but not least, the Mayor reported to the Council that he had received a letter of resignation from Council Member Carrie Hyatt due to her upcoming move to Tucson, Arizona. The Mayor and the members of the Council expressed their sincere appreciation to Council Member Hyatt for her dedication to the City and for her hard work and service during her time on the Council. The Mayor stated that, pursuant to the City's Charter, upon receipt of an official letter of resignation from an elected official, the City must begin the process of holding a special election to fill the vacancy. The Mayor made a motion to call a special meeting for Monday, September 21, at 7:00 p.m. to discuss and address the steps necessary to proceed with the special election.

Results: approved (unanimous); Mover: Edward Toledanor, Mayor; Seconder: Doug Miller, Council Members and Mayor; Ayes: Callahan, Gorman, Hayes, Hyatt, Miller and Toledano.

- (Item 9) Adjourn. At 7:53pm, the Mayor requested a motion to Adjourn the meeting.

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