

City of Maxeys Council Meeting Minutes

Tuesday, June 9, 2026

Call to order – 7:02pm

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 Hayes, Council Member

Carrie Hyatt, Council Member

Doug Miller, Council Member

Guests

Anne Garner, Warren Gilson, Mark Whiting, and Sarah Whiting

All items below are recorded from the agenda

- (Item 1) The meeting was called to order directly at 7pm. Invocation was said by Doug Miller; All attending recited the Pledge of Allegiance.

- (Item 2) The Mayor requested to adjust the Agenda for this meeting to add an Executive Session at the end. A motion was made to adjust the Agenda for June's Meeting and the adoption of the minutes from the May 2026 meeting.

Results: approved (unanimous); Mover: Shirley Callahan, Council Member; Second: Doug Miller, Council Member;

Ayes: Callahan, Gorman, Hayes, Hyatt, and Miller.

- (Item 3) Announcement of next meeting date of July 14, 2026 was discussed since both the Mayor and the Mayor Pro-Tem will be out of town. A motion was made for there to be no meeting for July.

Results: approved (unanimous); Mover: Danny Gorman, Council Member; Second: Carrie Hyatt, Council Member;

Ayes: Callahan, Gorman, Hayes, Hyatt, and Miller.

There was additional discussion that the Clerk, Jenny Parker, would provide the financial reports to the Council Members and any other citizen who wish to have a copy of these reports.

- (Item 4) Citizen Input

- Council Member Hayes reminded the Council that the Humane Society will be working with the City's residents on August 24. She asked that anyone aware of stray cats, or anyone wishing to have a cat spayed or neutered, contact her before August 24 so arrangements can be made. She requested that she meet with the Mayor to send out a letter to our residents. The Council then briefly discussed a reported fox sighting within the City.

- (Item 5) City Communication updates

- The Mayor reported that our Annual Consumer Confidence report for the water system was sent to us to post. So we will have that posted on the website and up in the Lobby of the City Hall this week.

- (Item 6) Permit Applications–

- None

- (Item 7) Reports from Mayor

- The Mayor provided the Council with a list of projects he hopes to complete during the current year. He reviewed the list, explaining who would be responsible for each project and identifying the budget source for funding. The Mayor stated that over the next two months he plans to obtain quotes and bids for several projects to develop proposals for the Council's consideration using the GDOT grant funds. The proposed projects include drainage improvements on Laurel Street, a drainage study for Forest Circle, improvements to the Dairy crossover, and drainage work in front of City Hall. He anticipates presenting the proposals at the August Council meeting so the Council can review the quotes and determine how to proceed. Council Member Hyatt raised concerns regarding the condition of Poplar Creek Road following work performed by two contractors. The Mayor suggested that Council Member Hyatt speak with Phil Higdon, the contractor for Hoot Communications, and stated that he would provide her with Mr. Higdon's contact information. Council Member Hyatt also expressed concerns regarding work performed by a Georgia Power contractor, Gunnison. The Council discussed the condition of Poplar Creek Road and confirmed that it is a City-maintained road. The Mayor noted that previous work had been completed in coordination with the County to address drainage issues on the road. He further stated that Poplar Creek Road would be added to the list of projects to be considered for improvements using the GDOT grant funds.
- Council member Hayes address the Council regarding the Community Center. She is in the process of cleaning out areas where we have used as storage. She is making great process.

- The Mayor reported that the Hoot Communications contractors will be working in our City until the end of July. He also reported that the Georgia Power contractor, Gunnison has completed their work.
- The Mayor requested that the Council consider hiring an arborist to evaluate the trees located on City-owned property. He recommended Mateo Fennell, the arborist for Athens-Clarke County, whose consultation rate is \$100 per hour. The Mayor proposed authorizing up to five hours of consultation, for a maximum cost of \$500, noting that he hopes the evaluation can be completed in less than three hours. This was agreed to by the Council. Council members asked whether the trees at Veterans Park would be included in the assessment. The Mayor confirmed that the arborist would evaluate all trees located on City-owned property and provide recommendations regarding their condition and any necessary maintenance or removal.
- The Mayor then asked the Council if we should consider purchasing a back up generator to go at the Community Center as a means of emergency use in the event of a storm or shelter for residents who do not have power. There was discussion among the Council. The Mayor will bring proposals to the Council for the August meeting for them to consider adding this line item to next year's budget.
- (Item 8) Committee Reports
 - Finance & Budget
 - City Finance Report for May
 - The Mayor reported that there was nothing out of the ordinary with any of the City's financial accounts. The Clerk informed the Council that this month's financial reports appear more detailed because they are being generated directly from QuickBooks rather than being exported to Excel and manually reformatted. She explained that this format will be used for future financial reports. The Clerk also reported that she had inadvertently overpaid Shedd's Home Repair from the Peace Garden account. Upon discovering the error during the monthly bank reconciliation, she contacted Shedd's Home Repair and requested reimbursement of the overpaid amount to the City.
 - The Mayor then addressed the Council that the CD at the Pinnacle will mature on this Thursday. A motion was made to roll the CD into another six months and see if we can get the same 3.7% rate.

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

- Parks & Recreation
 - Brightwell Park and the Community Center
 - The Mayor reported that unfortunately the City did NOT get one of the T-Mobile grants. However, since this proposal is already written, we will be reviewing our options for other grants and submitting our proposal to them with the Council approval.
 - The Mayor requested that since we did not get the T-mobile grant, he would like to move forward with putting the new doorframe in and handicap entry door. We already have the door and the frame. We will install digital door locks to go on these doors. The plan is to have these installed in the next two months. The Council agreed for the Mayor to move forward with this installation.
 - The Mayor reminded the Council of its previous discussion regarding the removal of the overgrown wisteria and dead or unwanted trees surrounding the Community Center property. He noted that Carson Anthony had submitted a quote of \$4,000 to complete the work. Given the size and cost of the project, the Mayor suggested that the City consider applying for a grant to help fund the improvements. The Council discussed the scope of the proposed work, including the removal of the wisteria and methods for maintaining the area after the initial cleanup. Council Member Miller reported that he had spoken with the contractor who evaluated the Community Center windows. He explained that the existing windows had previously been replaced using pocket inserts, meaning the original frames remained in place while new windows were installed within them. Because many of the original window frames have deteriorated, another pocket replacement is not feasible. Proper replacement would require removing the existing frames and restoring the windows to their original dimensions, which would significantly increase the cost of the project. Council Member Gorman commented that restoring the windows to their original height may not be necessary. The Mayor stated that he would prefer to postpone the window and siding projects until the next fiscal year's budget. He noted that, since the City did not receive the previously anticipated grant, the Council should pursue smaller grant opportunities that would allow for incremental improvements to the property. Council Member Hayes expressed concerns about the safety of children using Brightwell Park, noting that the overgrown wisteria and underbrush are located close to the playground area. Following discussion, a motion was made to approve up to \$4,000 for the removal of the wisteria and related vegetation in the Brightwell Park/Community Center area.

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

- The Mayor expressed concern that the current Community Center rental application could be misleading, as it appears to indicate that the rental fee is \$50. He clarified that the rental fee is actually \$100, with a separate \$50 refundable security deposit that is returned if the renter complies with all rental rules and leaves the facility in satisfactory condition. After discussion, the Council agreed that the Community Center rental fee should be clearly stated as \$100 for a maximum of four hours, with an additional charge of \$25 for each hour beyond the initial four-hour rental period. The \$50 security deposit will remain refundable upon compliance with the rental agreement. A motion was made to establish the Community Center rental fee at \$100 for up to four hours, with a charge of \$25 for each additional hour, and a refundable \$50 security deposit.

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

- Firefly Trail

- The Mayor provided an update on the Firefly Trail project, reporting that Council Member Gorman had met with Mr. Smith, who stated that he does not want the trail to cross his property. As a result, the Mayor and Council Member Gorman met with John Kassane and Mark Beatty to discuss the possibility of rerouting the trail outside the existing rail corridor, between the highway and Mr. Smith's property. The Mayor explained that pursuing this alternative route could delay the project because the Georgia Department of Natural Resources would need to approve a change in the project's scope, and permits would also be required from the Georgia Department of Transportation to utilize the highway right-of-way. Council Member Gorman reported that he had discussed several alternatives with Mr. Smith, including paving the trail from Cherry Street to Mr. Smith's property line, resuming the paved trail beyond his property, and constructing a gravel section adjacent to Mr. Smith's property. Council Member Gorman stated that he believes this may be the City's best option for allowing the project to move forward. He also provided the Council with background information regarding previous events that have contributed to Mr. Smith's concerns about the project. The Mayor reported that Firefly Trail, Inc. has indicated a willingness to fund additional landscaping, including plantings and mounds, adjacent to Mr. Smith's property if the gravel trail option is pursued. He stated that he has asked Mark Beatty to prepare a conceptual drawing to present to Mr. Smith in hopes of reaching a solution that will allow the project to continue. The Council members discussed this and agreed for the Mayor to work with the County to obtain bids for paving the trail from Cherry Street to Mr. Smith's property line so that the Council can review the proposals at its August meeting.
- The Mayor moved on to discussion regarding the Dyer property, where the City had previously agreed to remove an existing building as part of the easement agreement associated with the Firefly Trail project. He suggested that we wait on the removal of the house until we know that the Firefly Trail project can go forward since we have the issue with Mr. Smith's property. After discussion, the Council members agreed.

- Maxeys 5K

- The Mayor thanked everyone for their hard work and because of their hard work the event was a great success.

- Veterans Park

- The Mayor asked Council member Miller to report on if the bricks had been ordered. The Clerk stated that she had received three more orders for bricks and had past that information onto Mr. John Stephens. Council member Miller stated that he was not aware of the bricks being ordered. Mr. Warren Gilson reported that the Committee assigned to the Veterans Park had a clean up day and the walk way in the park had been pressure washed.

- Rotary Club Peace Garden

- The Mayor reported that Council Member Gorman and Gary Atkins had retrieved the memorial stone and that it has now been installed. He noted that the stone resembles the shape of the State of Georgia, making its placement an important part of the installation. The Mayor stated that the commemorative plaque is expected to be installed in the near future. The Mayor also reported that the Rotary Club has agreed to contribute \$500 annually toward the maintenance of the garden. A Memorandum of Understanding (MOU) is being prepared and provided to the Rotary Club to clearly define the maintenance responsibilities of both the City and the Rotary Club.

- Utilities

- Water Accounts

- The Mayor asked the Clerk for an update regarding past-due utility accounts. Mrs. Parker reported that she only has one accounts which were three months past due. She does have a phone number and will call the family on the 15th to make sure that know their water will be cut off by the 17th if she does not have payment by the 16th of the month.

- Public Works and Infrastructure

- GDOT – LRA projects

- The Mayor reported that the last GDOT grant available to us is an LRA that he had mentioned last month, and he would like to go ahead and submit it because it is due by the 15th. He wants to apply for that under the general use of public parking areas in the city that will take care of this zone and community center, that way this application can be applied to both. A motion was made for the Mayor to apply for the LRA for parking within the City, both for the City Hall parking area and the Community Center parking area.

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

There was a question by Council member Miller if this grant was a match. It is not, these funds come directly to the City from the State of Georgia.

- Nuisance Properties – Nuisance Buildings

- Three letters were mailed requesting that property owners address cleanup of their properties. The Mayor reported that the property owners have 120 days from the time the letters were sent to respond. The letters were sent in March.

- City Property Clean Up Plan

- The Mayor referred to the list of projects he had given the Council members at the start of the meeting.

- Administration

- Animal Control - County Ordinance

- The Mayor reported that, at the previous month's meeting, he had introduced the proposed adoption by reference of the County's Animal Abatement and Noise Control Ordinance to align the City's ordinances with the services provided by the Sheriff's Office under the existing Memorandum of Understanding (MOU) between the City and the Sheriff's Office. The Mayor stated that this meeting constituted the second reading of the proposed ordinance. He further advised that a resolution will be presented at the August Council meeting formally adopting the County's Animal Abatement and Noise Control Ordinance by reference, with all references to the County applying to the City of Maxeys where applicable. A motion was made that the City accept this ordinance of Animal Abatement and Noise Control.

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

There was discuss at this point in the meeting regarding the Women's Club planting a tree at the City Hall to be used as a Christmas tree. The Mayor suggested that the Club wait until the fall to plant the tree, Ms. Sarah Whiting addressed the Council with the suggestion that the club talk to the company they are purchasing the tree from for their advise as to when to plant the tree. Council member Hyatt suggested that Mr. Leta Bird attend the August meeting to clarify everything.

- At 7:55pm, the Mayor requested for a motion to go into Executive Session retreating to the City Hall Office.

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

- (Item 9) Adjourn. At 8:08pm, the Mayor and Council returned to the Firehall, to which the Mayor requested a motion to Adjourn the May meeting.

Results: approved (unanimous); Mover: Shirley Callahan, Council Member; Second: Carrie Hyatt, Council Member; Ayes: Callahan, Gorman, Hayes, Hyatt, Miller.