

City of Maxeys Council Meeting Minutes
Tuesday, May 12, 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 and Warren Gilson

All items below are recorded from the agenda

- (Item 1) The meeting was not called to order directly at 7pm because Council Member Doug Miller was running late. Mr. Miller apologized and the Mayor called the meeting to order at 7:02pm, reminding everyone that we will try our best to keep this meeting to one hour.
Invocation was said by Danny Gorman; 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 May's Meeting and the adoption of the minutes from the April 2026 meeting.
Results: approved (unanimous); Mover: Shirley Callahan, Council Member; Second: Carrie Hyatt, Council Member; Ayes: Callahan, Gorman, Hayes, Hyatt, and Miller.
- (Item 3) Announcement of next meeting date of June 9, 2026 at 7pm. The Mayor reminded the Council that he will be out of town when the July meeting is scheduled. A decision will be made at June's meeting as to if we hold a meeting in July.
- (Item 4) Citizen Input
 - None.
- (Item 5) City Communication updates
 - The Mayor reminded everyone that he continues to get letters from the EPD stating our water system testing is normal.
- (Item 6) Permit Applications–
 - Brandon Nunn has applied to build a barn on his property. The Mayor provided the Council with documentation showing that the Nunn's are within the 10 foot set back on each side of their property from their neighbors property lines. The Mayor called for a motion to approve this Permit Application.

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

The Council discussed the importance of posting reminders on the Friends of Maxeys Facebook account to inform citizens that, prior to constructing any structures on their property, they should contact the Mayor and Council Members to ensure they understand the proper approval process. The Council emphasized that the goal is to prevent residents from investing time and money into structures that may later have to be removed because they do not comply with County ordinances. Council Member Hayes requested clarification of the County's ordinances before any information is posted to the Facebook account. The Mayor plans to clarify allowable building sizes and work with Council Member Hayes on the wording of any future Facebook posts.

- (Item 7) Reports from Mayor
 - Windstream Fiber Optic Cable installation ongoing. Windstream/Kinetics contracted Hoot to do this installation.
 - Georgia Power is currently conducting line clearing activities and is contacting each affected property owner to discuss the trimming of trees near power lines. The company is also installing new service lines to improve electrical reliability, with the goal of reducing future power outages. Additionally, Georgia Power is upgrading the system to three-phase power so that the area will no longer be among the last locations restored when outages occur.
 - Comprehensive Plan –The Mayor reported to the Council that he and Jenny had participated in a conference call with Northeast Georgia Regional Commission representative Carol Flaute to review and work through the

Comprehensive Plan program. The Mayor distributed copies of the draft Comprehensive Plan to the Council for review and further discussion. He requested that Council Members notify him of any additions or revisions needed, noting that the report is not due until October. Council Member Hyatt inquired about the retaining wall repair at Brightwell Park and how that project should be reflected within the report. She reported receiving a preliminary quote from Charlie Roberts outlining potential options for how the City could proceed with the repair. The Mayor asked the Council to help ensure that this project is included in the Comprehensive Plan.

- (Item 8) Committee Reports

- Finance & Budget

- City Finance Report for April

- The Mayor reported to the Council there is nothing out of the ordinary with any of our financial accounts.
 - The Mayor then addressed the Council that we did have a \$7,200 loan payment which came out of the Water Account at Commercial Bank.
 - The Mayor noted the \$1,900 payment from the General Account at Commercial Bank to repair the HVAC at the Community Center.
 - The Mayor pointed out we do have some monies coming in and going out of the 5K Account at Commercial Bank, because the Race is this Saturday.
 - The Mayor reported that we have paid from the Peace Garden Account at Commercial the plaque and it should be here this Friday. We are expecting a \$500 check from the Rotary to go towards future garden maintenance.
 - As for our accounts at Pinnacle Bank, there is no movement. At the point the funds in the Pinnacle Bank are just holding accounts. The clerk did mention that at next month's meeting the reports may look different as she is still trying to get them adjusted as to what the Council has seen in the past before we moved everything to QuickBooks.
 - The Mayor reminded the Council that, during last month's meeting, there was discussion regarding providing citizens in attendance with copies of the financial reports presented to the Council. Those copies were made available at tonight's meeting. The monthly financial reports will not be posted on the City's website,.

- Parks & Recreation

- Brightwell Park and the Community Center

- The Mayor reported that the City is awaiting a response regarding the grant application submitted to T-Mobile. If the application is not approved, the City will be eligible to reapply on a quarterly basis. The Mayor also noted that in June he would like to follow up with Carson Anthony regarding clearing wisteria, particularly in the area where the electrical pole has recently been relocated. Council Member Hyatt reminded the Council that, if the grant is not approved, the City may still pursue other smaller funding opportunities for various projects. Council Member Gorman stated that a reporter who attended the previous month's meeting misinterpreted the discussion and reported in The Oglethorpe Echo that the City had been approved for the T-Mobile grant, when in fact the City had only applied for it.
 - The Mayor reported that a new spotlight was installed on the corner of the Community Center as previously discussed. In order to install an additional spotlight on the right-hand side of the main entrance, new electrical service will need to be extended to that area. The Mayor stated that he plans to consult with an electrician regarding the work and will bring back cost estimates for Council review at the next meeting. There was also general discussion regarding improvements to the exterior lighting at City Hall.

- Firefly Trail

- There was discussion regarding the Rails to Trails event held on April 25, with estimated attendance of 50 or more participants. Council Member Gorman stated that he felt the event was very successful with a strong turnout. He also noted that the Friends of the South Oglethorpe Firefly Trail will meet on May 14 at 7:00 p.m. to discuss maintenance and other work needed along the trail. He emphasized the importance of informing the community and trail users about the group and its meetings. It was also discussed that when the City hosts events in support of the Firefly Trail, funds from the Firefly Trail account may be used to cover food expenses. The Mayor reminded the Council that, with all required documents now signed, the County is moving forward with soliciting bids for the next phase of the trail. Construction is expected to begin in late July or August, depending on scheduling. There was additional Council discussion regarding engineering considerations for the trail, including whether paving should be concrete or asphalt. It was suggested that quotes be obtained for both options. Discussion also included potential paving companies that the County may consider soliciting. The Mayor stated he will continue to keep the Council updated as the project progresses.
 - 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

reported receiving demolition quotes ranging between \$2,000 and \$4,000. The Mayor stated that Mr. Dyer is open to sharing the cost of the demolition with the City and the Mayor plans to speak with him and report back to the Council next month. Any funds committed toward this project would come from the Firefly Trail Fund. There were questions from the Council regarding the City's commitment to the Dyer property. The Mayor explained that, in order to secure the right-of-way through the Dyer property for the Firefly Trail, the City had agreed to remove the building. Council Member Gorman reminded the Council that Mr. Dyer owns a significant portion of the property where the Firefly Trail will be located. The Mayor also discussed potential options for removing the structure. In addition, he reminded the Council that the Dyer family had requested that a memorial bench be placed along the Firefly Trail in honor of a family member. Questions were raised regarding the location of the bench. The Mayor stated that he would follow up regarding placement and noted that the City already has benches available that could potentially be used. He will report back to the Council on this matter. Council Member Hayes reminded the Council that, because the bench will be located on the Firefly Trail, all applicable trail regulations must be followed. Any plaque placed on the bench would be purchased by the Dyer family.

- Maxeys 5K

- The Mayor reminded the Council that the 5K Race will take place on Saturday, May 16, and noted that road closure signs would be placed late Friday evening in preparation for the event. Council Member Hayes asked whether Georgia Power, which is currently trimming trees along its power lines, could be requested to clean up and remove the logs left along the roadside. Council Member Hyatt also expressed concern about ensuring that the Georgia Power crews are aware of the scheduled road closures so that work activities do not interfere with the race. The Mayor stated that he would speak with the crews regarding the matter. Ms. Ann Garner addressed the Council that Ms. Barbara Cabinass had already communicated with the crews. Council Member Miller added that Ms. Cabinass had also spoken with Hoot Contractors, who are working on behalf of Windstream to install fiber optics in the area. The Mayor stated that he would follow up with Ms. Barbara regarding these discussions.

- Veterans Park

- The Mayor reported that the City had previously considered using a local engraver for the memorial bricks, but there appeared to be concerns regarding the process being used. Council Member Miller explained that the company did not actually engrave the bricks; instead, it used a laminate overlay applied to the surface of the brick. The Committee expressed concern that the laminate could eventually wear off over time. Council Member Miller stated that he would follow up with Mr. John Stephens regarding the matter and report back to the Council at the June meeting.

- Rotary Club Peace Garden

- The Mayor reported that the installation of a new meter and water spigot at the Peace Garden has been completed. The plaque will be here Friday, May 15. The Mayor requested that Council Member Gorman help him move a big rock which is located on the Mayor's property with Council Member Gorman's tractor. Once the rock is installed and get the plaque on it that should mark the completion of the garden. The Rotary Club has agreed to pay \$500 to the City.

- Utilities

- Water Accounts

- The Mayor asked the Clerk for an update regarding past-due utility accounts. Mrs. Parker reported that the four accounts which were three months past due at the previous meeting are now current. She further reported that three additional notices were mailed this month to customers whose accounts had become three months past due. As of the meeting date, two of those three accounts had been paid in full. Mrs. Parker stated that she would follow up with the Mayor on April 18 to determine whether the remaining customer had paid the outstanding balance or if City water personnel would need to proceed with water disconnection.

- Encouraging our water customers to receive their water bill via email

- The Mayor explained that the City's water account is currently in good standing, but emphasized the importance of continued fiscal prudence. He noted that postage costs approximately \$61 per month to mail water bills. The Mayor proposed that the Council consider an incentive program offering a one-time credit of \$3 to \$5 for customers who sign up to receive their monthly water bills electronically. He further explained that this incentive could be extended to the approximately 20 customers who have already enrolled in electronic billing. There was discussion among the Council, and it was agreed that the matter would be considered further at a later date.

- Public Works and Infrastructure

- GDOT – LIMRA & LRA projects
 - The Mayor reported that the listed projects are still underway and that he is actively seeking quotes from several different companies. He also noted that there is one remaining local road assistance opportunity available for the year, and he plans to bring this matter before the Council for consideration at the next meeting.
- Nuisance Properties – Nuisance Buildings
 - Three letters were mailed requesting that property owners address cleanup of their properties. The Mayor reported that responses had been received from two of the three property owners. Regarding 296 Cherry Street, Ms. Jean Brannon, who previously co-owned the property with Michael Scott, has executed a quit claim deed transferring ownership to Mr. Scott. As a result, the Mayor has reached out to Mr. Scott but has not yet received a response. Regarding the property adjacent to the old fire hall, Ms. Barbara Cabinass indicated that she has the owner's contact information and the Mayor stated he will obtain those details from her. The Mayor reiterated that the purpose of the letters is to encourage property owners to clean up, repair, demolish, or otherwise address the condition of their properties as appropriate.
- City Property Clean Up Plan
 - The Mayor reported that the Fire Hall was rented this month due to a scheduling conflict, as the Community Center was in use by the Brightwell Scholarship Committee at the same time and date. The rental was permitted with the understanding that the sinks in the Fire Hall are not currently operational. The Mayor suggested that the Council consider either repairing the sink or water supply, restoring the functionality of the appliances, or discontinuing rentals of the Fire Hall altogether. During discussion, Council Member Gorman stated that the Fire Hall should not be rented due to liability concerns associated with the presence of fire trucks and related equipment. The Council agreed to remove the Fire Hall rental option from the City's rental forms.
- Administration
 - City Wide Flags
 - The Mayor thanked Council Member Gorman and his wife for placing the flags that are now displayed in the community. We need to make a note to ask Danny to talk down the flags after July 15.
 - Building Permit Annual Review with County
 - The Mayor requested that, going forward, Council Members Gorman and Miller review all building permit applications to ensure they are accurate and in compliance with both City and County ordinances. Additionally, the Mayor requested that they review the findings of the annual inspection/review process and bring forward recommendations to the Council regarding any further action that may be needed. The Mayor plans to get that information to the Council members.
 - Animal Control - County Ordinance
 - The Mayor provided the Council with two County ordinances: one regarding Noise Control and the other addressing Dog Abatement. He explained that the Sheriff has requested the City adopt these ordinances so that deputies are enforcing consistent regulations across both the City and the County. The Mayor requested that the Council consider this presentation as the first reading of the proposed ordinances. There was discussion regarding the fact that portions of the County ordinance language may not directly align with City requirements. The Mayor explained that if the City chooses to reenact the ordinances in full, the language can be revised and incorporated into the City's municipal code to better fit local needs. He further outlined the general process for adopting the ordinances with any necessary modifications into City regulations.
 - Sheriff & Municipal Judge Agreements
 - The MOU with the Sheriff's office is still in process.
 - The Mayor explained that the Magistrate Judge/Court has declined to sign the Memorandum of Understanding (MOU). He read an email statement from the Judge indicating that they had been monitoring the recent legislative session prior to finalizing their decision. The Judge further noted that their court is currently experiencing a higher-than-normal caseload and anticipates an even greater caseload beginning January 1, 2027. As a result, it was determined that it is not in their best interest at this time to assume responsibility for presiding as the Municipal Court for the City of Maxeys. The email also noted that the court operates with only three staff members, which limits their capacity to take on additional responsibilities at this time. The Mayor explained that our City Attorney would handle all of our legal matters rather than going through the Magistrate Court. The City Attorney would take our matters before the Court, rather than the City going to the Court with no legal representation.
- At 7:50pm, the Mayor requested for a motion to go into Executive Session retreating to the City Hall Office.

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

- (Item 9) Adjourn. At 8:05pm, the Mayor and Council returned to the Firehall, to which the Mayor requested a motion to Adjourn the May meeting.

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