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**MINUTES
CITY OF KEYSVILLE
CITY COUNCIL MEETING
DATE: APRIL 13, 2026
TIME: 7:05PM
LOCATION: KEYSVILLE CITY HALL**

The Keyville City Council Meeting was held on Monday, April 13, 2026, at Keyville City Hall.

MEMBERS PRESENT

Mayor: James Neely
Mayor Pro Tem: Sharon Neely (arrived at 7:09 p.m.)
Councilmembers: Kathy Couch (excused at 8:06 p.m.)
Maggie Terrell
Freddie Harden
Harold Kight
City Employees: Maefield Streetman, City Custodian
Others Present: Burke County District 1 Commissioner Rodney Braswell,
Wendolyn Vasquez, Cora Burke, Patrice Burke, George Terrell,
Gwen Williams, Tessie McCord, Andrea Birt, Shannon Braswell

CALL TO ORDER

The meeting was called to order by Mayor James Neely at 7:05 p.m. Mayor Neely welcomed everyone.

PRAYER

Prayer was led by Councilmember Maggie Terrell

AGENDA

A motion was made by Councilmember Kathy Couch for the approval of the agenda as order of the day. The motion was seconded by Councilmember Maggie Terrell. The vote was unanimous.

MINUTES

A motion was made by Councilmember Kathy Couch for approval of the minutes of the March, 9, 2026 City Council meeting with proper corrections if there were any. The motion was seconded by Councilmember Freddie Harden. The vote was unanimous.

Mayor Neely stated that he hoped to have the minutes posted on the City's website by the end of the week. He also stated that in the future he hoped to have copies available for the public at City Council meetings.

ROLL CALL

Councilmember Harold Kight, Councilmember Maggie Terrell, Mayor Pro Tem Sharon Neely, Mayor James Neely, Councilmember Kathy Couch and Councilmember Freddie Harden.

ANNOUNCEMENTS

1. Mayor Neely stated that on March 30, 2026, the City Clerk and City Administrator each resigned from their positions and the positions are currently vacant.
 - During the April 1, 2026 closed meeting, the Council agreed to proceed with hiring a City Clerk and, if necessary, an Assistant City Clerk.
 - The Council agreed to abolish the City Administrator position due to the position not being specified in the City Charter and there being no documentation that the creation of the position was approved by the Council.
 - An advertisement for the City Clerk position is being displayed on the kiosk at City Hall, and one will be listed in the True Citizen newspaper beginning Wednesday, April 15, 2026.
 - Interested parties should contact the Mayor at City Hall at 706.547.3007.
 - The position description for the City Clerk position is being revised and should be completed soon.
 - Mayor Neely thanked the Council Members for their support and the assistance they have provided since the resignations of the City Clerk and City Administrator. He also thanked the City Custodian for her assistance and the volunteers who have assisted.
 - Mayor Neely stated that the volunteers understand that any information they may be privy to while providing service is not to be discussed with anyone until it is made public during a City Council meeting.
2. Mayor Neely stated that the City will be hiring a Maintenance Person once a position description is created.
 - Some of the duties of the City Maintenance Person will include maintenance of City Hall and the Charles Walker building, lawn care and minor repairs to water system.
 - The contractor for the City's water system has, in the past, provided training to the City Maintenance personnel on repairing minor water leaks and has agreed to continue providing that training once the City hires a Maintenance Person.
 - For the foreseeable future, City maintenance work will be contracted out.

- Mayor will determine if maintenance and lawn care will be separate positions.
3. Mayor Neely stated that he and Councilmember Maggie Terrell attended the Georgia Municipal Association District 7 Listening Session in Thomson earlier that day.

COMMITTEE REPORTS

Environmental and Water – Councilmember Harold Kight

1. Mayor Neely and Councilmember Kight met with representatives from Turnipseed and the EPA.
2. All annual audits must be completed and outstanding debt to Turnipseed paid before new well can be made operational.
3. Repaired leak at the City Park.
4. Unlocked the water meter at one Keysville residence. Mayor Neely stated that Mr. Jeremy Johns was contacted and had restored water to the residence. He stated that an entire water line had to be replaced.
5. Councilmember Kight stated that the pressure regulator located at a second Keysville residence is leaking badly. He stated that a pump may be required to remove the water that is covering the regulator so that it can be checked, or the City can have Mr. Johns check the regulator. He stated that the leak is on the side of the meter closest to the residence, but the regulator belongs to the City, so he believes it is the City's responsibility to repair the regulator.
6. Councilmember Kight stated that he had made attempts to investigate reported problems with the water system at a third Keysville residence, but the property owner has not been present to allow access. He stated that he had asked the property owner to contact him to discuss the problem with the water system at the residence.
7. Mayor Neely stated that he received a 2025 Consumer Confidence Report that must be completed and submitted. He requested that Councilmember Kight look at the report, since it relates to the City water system, and asked for advice on completing the report. Councilmember Kight stated that he believes the required information would come from the City Drinking Water Report, which the City's Water Operator completes and posts. He stated that a copy of the report should also be included in each Keysville Citizen's water bill. Mayor Neely stated that the City's Water Operator would be at City Hall tomorrow and he would turn the report over to him.
8. Councilmember Kight stated that, on an annual or biannual basis, the City Water Operator should collect a quart of water from the residents that live the farthest out on the water line and send those samples in for testing. He suggested referring to the Operator's Manual for further information.

Mayor Neely stated that the Council would consider Councilmember Kight's report accepted.

Emergency and Personnel – Mayor Pro Tem Sharon Neely

1. Mayor touched on personnel issues during the Announcements earlier in the meeting.

2. Mayor Pro Tem Neely stated that she has a list of all the lights in the City that need to be checked and will be contacting Georgia Power to report the issues. She stated that her list includes the following:
 - 223 Old Waynesboro Road
 - Center Street
 - 382 Highway 88
 - 471 Martin Luther King Road
 - 129 Tyrone Brooks StreetCity Custodian Maefield Streetman reported that the pole light is out at the Charles Walker Building, 484 Martin Luther King Road.
3. Mayor Pro Tem Neely stated that if anyone sees any pole lights out or that need to be checked to notify her. She stated that her contact information is included with the water bill.
4. A member of the public asked if the City lights should turn off automatically. Mayor Pro Tem Neely stated that she was informed by an official with Georgia Power that the lights do not have timers on them. The person reported that the City light at 190 Cheatham Street turns on and off automatically.
5. Mayor Pro Tem Neely stated that she receives numerous reports of dogs turning over garbage cans. She stated that she has cameras at her residence and has video of dogs roaming around her residence at night. She stated that she believes the dogs are turning over garbage cans during the night, and when they are placed near the roadway for garbage pick-up. Mayor Pro Tem Neely suggested placing discarded food in black trash bags prior to placing it in the garbage can. City Custodian Streetman suggested pouring bleach in the garbage to help repel dogs.
6. Mayor Pro Tem Neely stated that any garbage left at the Charles Walker building after events are held needs to be removed. She stated that garbage that is left is often scattered over the yard by dogs. City Custodian Streetman stated that she informs those hosting events at the Charles Walker building that they are responsible for removing any trash and suggested continuing to make that a requirement for rental. Mayor Neely stated that he will check the lease agreement for the Charles Walker building to ensure that is stated and if so, he will explore options for enforcement. He stated that increasing the rental fee for the Charles Walker building may be an option.
7. Mayor Pro Tem Neely thanked Mayor Neely for allowing the Council Members to assist him with City Projects and for his tireless efforts to get the City back on track.

Mayor Neely thanked Mayor Pro Tem Neely for her report.

Building and Housing – Councilmember Kathy Couch

1. Councilmember Couch stated that she was asked about the tree on the Woodward's property. She stated that she is still trying to get a telephone number for property owner.
2. Councilmember Couch suggested having Georgia Power move the streetlight that is currently in front of Councilmember Kight's residence to the boathouse on Martin Luther King Road where additional lighting is needed.

3. Councilmember Couch asked if there was any update on the deer crossing signs she requested. There was no update.
4. Councilmember Couch asked if, when the funds are available, the City will have the asbestos removed from the property at the intersection of MLK Road and Old Waynesboro Road. Mayor Neely stated the City has contracted with someone to remove it and that person is coordinating with the property owner to complete the task.

Road and Recreation – Councilmember Freddie Harden

1. Councilmember Harden reported that currently, the City's roads look decent.
2. He stated that he has observed loose garbage floating off the top of the garbage truck and onto the highway when the City's garbage is collected on Mondays by Ryland Company. This happens mainly along the stretch of Martin Luther King Road from the Keysville City limit to the fire station.
3. He stated that garbage bags are being thrown along the stretch of Martin Luther King Road from Union Missionary Baptist Church to the lift station.
4. Pothole near Highway 88 and Old Waynesboro Road.
5. Stop sign near Highway 88 and Martin Luther King Road is being hit by trucks and is currently down. There is a pothole near the intersection also.
6. Councilmember Harden complimented the person Mayor Neely contracted with to clean the City Park.
7. Councilmember Harden thanked Councilmember Kight for putting a nozzle on the water spicket at the City Park to stop a water leak.
8. Councilmember Harden requested a key to the Pavilion at the City Park to have access to fix a water line there and to open the park if no one else is available to do so.
9. Suggested purchasing pvc pipe, chains and poles to make a fence to install at the park to help prevent damaging of the grounds. Mayor Neely stated that the City must ensure that whatever is put in place to restrict unwarranted access to the park does cause injury to anyone and provides the needed protection. He stated that the park must be maintained for the slate of events scheduled to be held there. He stated that there are some lighting issues at the Park that need to be taken care of. He stated that in addition to the two projects that have already been approved, there were additional requests submitted for Hurricane Helene Relief funds to cover the following:

- Repair of shed outside City Hall
- Repairs to baseball field at the City Park
- Repair of lighting fixtures at the basketball court at the City Park

Mayor Neely stated that there are requests pending for approximately \$15,000 in additional Hurricane Helene Relief Funds. He stated that the two projects that were approved were for the repair of the roof on City Hall, which has been completed, and the repair of the Engineering building. He stated that he will need to review the two quotes that were received for repair of the Engineering building with Councilmember Kight. He stated that the quotes exceed the funds received for the project. He stated that the City received \$87,000 but one quote is for \$114,000.

ACKNOWLEDGEMENTS

Mayor Neely acknowledged Burke County District 1 Commissioner Rodney Braswell and his wife, Candidate for Burke County Board of Education District 1, Ms. Shannon Braswell, and their son.

Finances

Councilmember Maggie Terrell

1. Councilmember Terrell gave a financial summary for the month of March, 2026.

Charles Walker – Building Rental

<u>Event Date</u>	<u>Amount</u>
3/7/2026	\$203.00
3/14/2026	\$278.00
Total Revenue	\$481.00

Account	Beginning Balance	Deposits/ Credits	Withdrawals/ Debits	Ending Balance
Queensboro				
General Fund	\$5,502.22	\$38,241.33	\$17,443.51	\$26,300.04
TIA	\$24,878.31	\$1,164.25	\$0.00	\$26,042.56
SPLOST	\$6,733.36	\$4,748.82	\$6,179.12	\$5,303.06
Special Revenue	\$90.50	\$0.00	\$0.00	\$90.50
Hurricane Helene Building Fund	\$103,444.88	\$0.00	\$0.00	\$103,444.88
Wells Fargo				
Water & Sewer	\$1,049.39	\$6,680.91	\$2,895.69	\$4,834.61
GEFA Savings	\$7,637.87	\$0.06	\$0.00	\$7,637.93
GEFA Loan	\$2,615.59	\$0.02	\$0.00	\$2,615.61
TOTALS	\$151,952.12	\$50,835.39	\$26,518.32	\$176,269.19

2. Councilmember Terrell stated Mr. Larry Hanson, CEO and Executive Director of GMA, spoke at the GMA District 7 Listening Session she and Mayor Neely had attended earlier that afternoon. She stated that Mr. Hanson spoke on the topic of city audits, informing the audience that multiple cities are 10 years delinquent on city audits. Last year there were over 121 cities and this year there are 145 cities that are delinquent on city audits. He also stated that there is a bill on the Governor's desk that, if signed into law, would provide funding to help cities pay to have audits completed. She stated that Mr. Hanson also expressed frustration with stated guidelines to be implemented soon that would place cities that are delinquent on audits on a three-year probationary period. If those cities do not have audits completed by the end of the probationary period, there will be a suspension of funds for those cities. She stated that Mr. Hanson did not say when these guidelines will be implemented.

3. Mayor Neely elaborated on the report given by Councilmember Terrell regarding the GMA District 7 Listening Session. If the bill currently on the Governor's desk is signed into law, it will take 4-5 months to develop procedures for implementing the bill.
4. Mayor Neely stated that, while at the GMA District 7 Listening Session, he spoke with Mr. Noah Roenitz, Manager of State Relations with the Georgia Municipal Association, and explained to him the situation in Keysville and the Council's concerns. Mayor Neely stated that Mr. Roenitz offered several suggestions:
 - Know the name of your representatives in the State House and Senate.
 - Know the name of your federal representatives.
 Mayor Neely stated that being delinquent on audits can lead to the City's charter being withdrawn. Mayor Neely stated that he also spoke with Senator Rafael Warnock's representative. He stated that she is familiar with Keysville and provided her personal phone number. He stated that he will be reaching out to her.
5. Mayor Neely stated that, while he and Councilmember Terrell were in Thomson, he visited the offices of Barmore and Hammond, the Accountants conducting the City's 2020 audit, and informed them that the City has made payment on the past due amount. He stated that he also met with the person there that completes the City's audits.
6. Mayor Neely stated that the City's audits cost approximately \$12,000, which is excessive. He stated that the City is charged more due to the poor quality of the data being submitted to Barmore and Hammond. Mayor Neely stated that the City can continue to submit the data as before or bring in someone to help prepare the data to send to the auditors. He suggested possibly bringing in a summer intern to complete that task for years 2021-2025. Councilmember Couch asked if the fee is \$12,000 per year. Mayor Neely replied that it is. He stated that the up-front cost to clean up the data is \$7,500 and the audit itself costs between \$3,000 and \$3,500. He stated that Barmore and Hammond is completing "agreed upon procedures," not a complete audit.
7. Mayor Neely stated that the City, in coordination with Born 2 Entertain Productions, has planned several summer events:

2026 EVENT CALENDAR	
BORN 2 ENTERTAIN PRODUCTIONS INC.	
DATE	EVENT
5/30/2026	Sports Camp for Kids – Football / Baseball / Basketball / Softball
6/15/2026	Community Softball Game
07/2026	Community Cookout and Kickball Game
10/10/2026	Come Home to Keysville / Adult Backyard Softball Tournament
11/2026	Born 2 Entertain Productions, Inc. Turkey Giveaway
12/20/2026	Christmas Parade / Comedian Lorenzo Williams Toy Giveaway

Fliers were available.

8. Mayor Neely stated that city taxes are due.

9. Mayor Neely stated that the City is seeing some improvement financially due to funds not being wasted and being cautious about spending. He stated that the companies the City owes money to have been willing to work with the City regarding payment. Mayor Neely stated that the City will get out of it's current situation.

Public Comments

1. Commissioner Braswell addressed some of the issues mentioned during the meeting
- He stated that, regarding dogs turning over garbage cans, the county offers animal control services. He stated that the City can enter into an intergovernmental agreement with the County to handle stray animals. He stated that there is a per animal charge for pickup. He stated that Mr. Chaddrick Parrish is the Director of Burke County Animal Services
 - He stated that, regarding placing dumpsters at the Charles Walker Building, the City can contact Ryland Environmental. He stated that Mr. James Lanier is the Division Manager. He stated that if the City doesn't get any help from Ryland, contact him and he will speak with Quantavious on the City's behalf.
 - He stated that, with regards to trash being thrown on the highway, the county addresses the issue by going through the trash to see if there is anything in it with a name and address on it. They then reach out to the person(s) at that address regarding the issue.
 - He stated that the City can contact Burke County State Court Judge Jackson Cox regarding having a work detail come to Keysville once per month to perform tasks such as picking up trash along the road.
 - He asked, regarding the damaging of the grounds at the City Park, if the Council had considered placing trail cameras in the park. He suggested using the trail cameras to capture images of the person(s) damaging the park grounds, giving the person(s) a warning and, if they continue the action(s), turning the information/evidence over to the Burke County Sheriff's Department for destruction of public property.
 - He stated that, regarding getting quotes for the repair of the buildings, to contact him outside and he will try to assist.
 - State and Federal Representatives are:

State Senator	Max Burns
State House	L.C. Myles
U.S. Senate	Jon Ossoff and Raphael Warnock
U.S. House	Rick Allen
2. Councilmember Harold Kight stated that he spoke with a representative at Burke County Animal Control approximately 2 years ago and was informed at that time that there was a \$200 per animal fee for the County to pick up stray animals. Commissioner Braswell stated that he does not know what the cost is now. He stated that he believes Midville, Waynesboro and Sardis are all in the intergovernmental agreement with the County. He stated that the City can determine how many animals the County picks up each month. He suggested contacting Mr. Merv Waldrop or County Manager Adam Flakes and inquiring if the spay and neuter clinic that was held in the area previously will

be offered again. Councilmember Kight stated that he was informed that if stray animals are captured and taken to the Burke County Animal Control Center, the Center will take the animals free of charge.

3. Mayor Neely asked Burke County Board of Education Candidate Ms. Shannon Braswell if she would like to speak. Ms. Braswell stated that she would appreciate any help she could get. She stated that she has been noting the issues that are brought to her by the citizens and, even if she is not elected, she will try to get help for those citizens. She stated that she has learned from her friends that are teachers and parents, that they don't have a voice and she wants to represent them. She stated that she was there to help and is offering her time and herself to try to help fix a broken system. She stated that if Mayor Neely wants her phone number, she will provide it to him.
4. Commissioner Braswell stated that, during the meeting, he saw that there had been a change. He stated that there appears to be unity now and that's what the City needs to grow. He stated that once the City's audits have been done there will be federal and state grants available. He stated that's the money the City is currently losing out on. He stated that once the City can apply for grants, there are CDBG funds available.
5. Mayor Neely stated that there are still some financial hurdles that the City must address.
6. Mayor Neely asked, Ms. Andrea Birt, with the Keysville Junior Concerned Citizens to report on the Easter Event held at the City Park on April 4, 2026. Ms. Birt stated that the event was a success. She stated that she received several donations. She stated the only issue she had was the poor condition of the pavilion. She reported that she found trash in the kitchen, the refrigerator unplugged with mold inside and only the men's restroom unlocked. She stated that she cleaned the kitchen and restroom. Custodian Maefield Streetman stated that Ms. LaTora Lewis was responsible for cleaning the pavilion during that time and was paid to clean it. Custodian Streetman stated that the pavilion had been rented for a party and Ms. LaTora Lewis was responsible for ensuring the building was clean after that event. Mayor Neely stated that the City has not had a Maintenance Person since February 11, 2026. Mayor Neely stated that, in the future, he and the Council will be responsible for ensuring that the pavilion is cleaned prior to any event being held there.

Meeting was adjourned by Mayor Neely at 8:27 p.m.

James Neely, Mayor

City of Keysville
City Council Meeting
Sign In Sheet

April 13, 2026

1. James A. Neely
2. Demetrius V. V. V. V.
3. Harold K. K.
4. Maggie Terrell
5. Kathy Corch
6. Smile Warden
7. Mayfield Streetman
8. Cora Burke
9. Patrice D. Burke
10. George Terrell
11. Rocky Braswell
12. Allen William
13. Jessie McCard
14. Sharon D. Neely
15. Andrea Birt
16. Shannon Braswell
17. _____
18. _____
19. _____
20. _____