



BROOKS TOWN COUNCIL MEETING

MINUTES

September 21, 2026

Mayor Langford led the Invocation and Pledge of Allegiance and called the meeting to order at 6:30 p.m.

Mayor: Dan Langford

Council Members Present: Ted Britt
Brian Davis
Sara Nelson
Bishop Watts

Absent: Mayor Pro Tem Scott Israel
Town Manager, Maurice Ungaro

Agenda:

The proposed agenda for Monday, September 21, 2026, was provided to the Mayor and Council Members for review prior to the meeting. Mayor Langford asked for a motion to approve the agenda. Council Member Ted Britt made a motion to approve the agenda as presented; Council Member Sara Nelson seconded the motion. The vote was unanimous.

Council Meeting Minutes / Work Session Minutes:

The draft Council Meeting Minutes for Monday, August 17, 2026, were provided to the Mayor and Council Members for review prior to the meeting. Council Member Bishop Watts made a motion to approve the August 17, 2026, Council Meeting Minutes as presented; Council Member Ted Britt seconded the motion. The vote was unanimous.

The draft Work Session Minutes for August 31, 2026, were also presented for consideration. Council Member Brian Davis made a motion to approve the August 31, 2026, Work Session Minutes as presented; Council Member Bishop Watts seconded the motion. The vote was unanimous, with Council Members Ted Britt and Sara Nelson abstaining.

Public Hearing – Opened at 6:36 p.m. /Closed at 6:39 p.m.:

Mayor Langford opened the Public Hearing at 6:36 p.m. L. Spohr presented the proposed amended FY2026 Budget and explained that the amendment aligns the adopted budget with the Town's actual year-end financial activity for the fiscal year ended June 30, 2026. The original General Fund budget was \$479,241. Actual revenue totaled \$590,334, and actual expenditures totaled \$585,000, resulting in a surplus of \$5,334 to be added to Fund Balance.

L. Spohr explained that revenue exceeded the original budget primarily because of additional revenue from the Town's 115th Anniversary Celebration, LMIG revenue, rental income, cemetery lot sales, and other income. She noted that the 115th Anniversary Celebration generated

significantly more revenue and expenditures than originally budgeted; however, the celebration was funded through donations and did not require Town funds.

L. Spohr also reviewed expenditure increases, including Administration, Public Works, the repayment of ARPA funds following the FY2025 audit finding, and LMIG expenditures. She emphasized that the amended budget reflects actual year-end activity and results in a surplus rather than a deficit.

Mayor Langford asked whether the public or Council had any questions. No questions were presented. Mayor Langford closed the Public Hearing at 6:39 p.m. No action was required for the First Reading. The Second Reading and request for adoption are scheduled for the October 19, 2026, Council Meeting.

New Business:

Ordinance Review Committee Recommendations - First Reading:

Mayor Langford reviewed the Ordinance Review Committee's proposed zoning amendments. He noted that a redline copy of the proposed changes had been posted on the Town website and that the recommendations included specific prohibitions on data centers within several zoning districts.

Mayor Langford suggested an additional amendment establishing a maximum commercial building size defined by square footage. He suggested considering approximately 25,000 square feet and explained that a maximum building size could provide an additional safeguard against large-scale data center development. He requested that Town Manager M. Ungaro determine the appropriate location and wording for the provision within the ordinance. Council expressed no objection to M. Ungaro researching and preparing the proposed language.

K. Bradley raised a pedestrian safety concern involving e-bikes, bicycles, skateboards, go-karts, and similar devices being operated on sidewalks in the Town's business area. She described recent incidents and asked Council to consider prohibiting their use on business-area sidewalks.

Mayor Langford said he had no objection to M. Ungaro researching the issue and determining whether the ordinance could include appropriate language.

A local resident asked whether the proposed changes addressed the Rural Conservation District. Mayor Langford explained that the Rural Conservation District and Family Compound provisions were not included in the current amendments and should be considered separately because they are more substantial policy issues.

The First Reading was concluded with the two additional suggestions to be researched. No action was required. The Second Reading and request for adoption of the proposed changes are scheduled for October 19, 2026.

Committee Reports:

Mayor's Report:

Mayor Langford reported that he attended the Mayoral Breakfast with the other Fayette County mayors. He also reviewed the PT-32 millage rate options and stated his preference for the 1.090

mill rollback rate. He explained that the prior year's millage rate was 1.126 mills and that the 1.090 rollback rate was projected to generate approximately \$64,066 in property tax revenue compared with the Town's budgeted property tax revenue of \$62,109. He noted that, if adopted, 1.090 mills would be the Town's lowest millage rate in at least five years.

Recreation:

L. Spohr provided an update on behalf of C. Moody, who was unable to attend. Football, Cheer, Baseball, and Softball seasons are underway and running with no known issues.

Library:

K. Bradley requested approval to deaccess 168 library books with copyright dates ranging from 1969 through 2008. The books were either in poor condition or had not circulated in 15 years or more. The estimated value of the books was \$351.70, representing 10% of their original purchase price.

Mayor Langford asked for a motion to approve the deaccession. Council Member Sara Nelson made a motion to approve the deaccession of 168 library books with an estimated value of \$351.70; Council Member Bishop Watts seconded the motion. The vote was unanimous.

K. Bradley also reported that approximately 250 books were donated to the Georgia Department of Driver Services Book Drive and approximately 250 previously deaccessioned books were donated to Tea Olive Books in August. Council Member Bishop Watts continues to maintain the free book cart at Heavenly Coffeehouse.

Town Clerk / Finance Officer:

Sidewalk Extension Project:

L. Spohr reported that field surveying for the Hwy 85 Connector sidewalk extension project was complete, with staking and flagging in place. The associated right-of-way drawing was underway, and field work for the preliminary design was expected to begin the following week.

Traffic Study - Morgan Mill Road / Hwy 85 Connector:

L. Spohr reported that traffic counts were complete and that the draft traffic analysis had been completed and was under engineering review. Additional updates will be provided as the study progresses.

Life Insurance for Mayor, Council, and Town Employees:

L. Spohr reported that full-time staff recommended that the Town provide a \$10,000 life insurance policy for the Mayor, Council Members, and Town employees. The total annual cost to the Town would be \$264. Each person would be required to meet with the insurance representative to complete beneficiary paperwork; no health examination or other health requirements would be required. Provided all required documents are completed, the anticipated effective date is November 1, 2026.

Mayor Langford asked for a motion regarding the proposed benefit. Council Member Bishop Watts made a motion to approve the \$10,000 life insurance policies for Town staff and elected officials

at an annual cost of \$264 to the Town; Council Member Sara Nelson seconded the motion. The vote was unanimous.

Trash Service:

L. Spohr reported that she had begun sending cost-comparison cards to residents who do not currently use the Town's AmWaste trash service. The outreach highlights potential savings, Wednesday pickup, and the availability of a direct Town contact if service issues arise.

Personal Financial Disclosure Statements:

L. Spohr reported that the Personal Financial Disclosure Statements were complete and ready for the Mayor's and Council Members' signatures. The statements will be uploaded to the Ethics website prior to the September 30 deadline.

New Business License:

L. Spohr reported that Pool Design FX had received its business license and was preparing to open in the Benise Building, the former location of Redefined Interior Design.

Finance Officer Report:

L. Spohr reported that the FY2026 audit had begun and was progressing well, and that the Town had submitted all requests from the auditors.

Financials:

L. Spohr reported that, at the end of August, the Town's General Fund total equity was \$487,870, and the combined equity of both SPLOST accounts was \$747,239, for a combined total of \$1,235,109. Enterprise Funds total equity for August was \$377,672.

August LOST revenue was \$18,011.63, an increase of 9.59% over August of the previous year, with revenue up 2.50% year-to-date. July SPLOST revenue was \$18,158.67, an increase of 9.61% compared with July of the previous year, with revenue up 3.93% year-to-date.

In response to a question about the higher sales tax revenue, L. Spohr said she checked with Fayette County and did not believe the increase included revenue associated with QTS. She advised that such revenue is anticipated closer to the end of 2028.

Mayor Langford asked about the 115th Anniversary liability reflected on the balance sheet. L. Spohr explained that the amount represented restricted funds carried over until the audit was finalized and that the funds were restricted solely for the Town's 115th Anniversary Celebration.

Town Manager:

L. Spohr reported on behalf of M. Ungaro that the September Brooks Market would be held on Saturday, September 26, 2026. The date was changed from the Town's usual market schedule due to Inman Farm Days.

Any Other Business:

There was no additional business.

Open Session Adjournment:

Council Member Brian Davis made a motion to temporarily close the Regular Council Meeting and enter Executive Session to review prior Executive Session minutes; Council Member Bishop Watts seconded the motion. The vote was unanimous. The Council closed the Open Council Meeting at 7:00 p.m. and opened Executive Session at 7:05 p.m.

Executive Session:

The Council reviewed the prior Executive Session minutes. Council Member Sara Nelson made a motion to close the Executive Session and return to the Open Council Meeting. Council Member Bishop Watts seconded the motion; the vote was unanimous. The Executive Session concluded at 7:12 p.m.

Open Session:

The Mayor and Council discussed the PT-32 millage rate options. Council considered proceeding with the rollback option of 1.090 mills, reduced from the prior rate of 1.126 mills. Council Member Brian Davis made a motion to proceed with the rollback option of 1.090 mills; Council Member Bishop Watts seconded the motion. The vote was unanimous. The millage rate will be presented for formal adoption at the October 19, 2026, Council Meeting.

Adjourn:

With no further business, Council Member Sara Nelson made a motion to adjourn; Council Member Bishop Watts seconded the motion. The vote was unanimous. The meeting adjourned at 7:15 p.m.

Respectfully Submitted,

Lorey Spohr, Town Clerk