



BROOKS TOWN COUNCIL MEETING

MINUTES

September 15, 2025

Council Member Kay Brumbelow gave the Invocation, Mayor Langford led the Pledge, and then called the meeting to order at 6:30 p.m.

Mayor: Daniel Langford

Council Members Present: Ted Britt
Kay Brumbelow
Brian Davis
Scott Israel

The proposed agenda for Monday, September 15, 2025, was emailed to the Mayor and Council Members for review before tonight's meeting. Mayor Langford asked for a motion to approve the agenda; Council Member Scott Israel motioned to approve the agenda as presented, and Council Member Ted Britt seconded the motion. The vote was unanimous.

The draft Council Meeting Minutes for Monday, August 18, 2025, were emailed to the Mayor and Council Members for review before tonight's meeting. Mayor Langford asked for a motion to approve the Council Minutes; Council Member Kay Brumbelow motioned to approve the August 18, 2025, minutes, as presented; Council Member Brian Davis seconded the motion. The vote was unanimous.

Proclamation – Recognizing the 237th Anniversary of the United States Constitution:

Mayor Langford read the Proclamation for the 237th Anniversary of the United States Constitution. Mayor Langford asked for a motion to approve the proclamation; Council Member Scott Israel motioned to approve the proclamation as read by the Mayor, and Council Member Ted Britt seconded the motion. The vote was unanimous. The proclamation was presented to Dori Johnson, who is with the James Waldrop Chapter of the Daughters of the American Revolution in Fayette County, by Mayor Langford.

New Business:

Annexation – 295-297 Hard Rd – First Reading

M. Ungaro explained the annexation request and application. The applicant seeks to annex two lots that equal 47.39 acres. The 44.62-acre parcel is landlocked, with an existing point of access via an easement. The 2.77-acre parcel fronts Hardy Rd and is bounded by Agricultural Residential zoning in the County, to the north, south, east, and west. The applicant wishes to annex the 47.39-acre combination of parcels for the purpose of maintaining two single-family lots. M. Ungaro expressed that there would be no harm done to the town by adding the two parcels to the Town limits and has received no negative comments regarding the annexation application from any residents or Fayette County.

Mayor Langford asked if there were any comments or questions regarding this application.

Mr. William Moore at 275 Hardy Rd expressed concerns regarding the annexation, as the property is currently under contract for sale and the proposed usage, specifically the conversion to an Airbnb. M. Ungaro stated that the Town of Brooks has precise guidelines for short-term rentals (Airbnb) and would provide Mr. Moore with the provisions, application, and procedures for short-term rentals within the town's limits.

M. Ungaro stated that no action is required this evening, as this is the first reading for the annexation. A public hearing will be held during our next council meeting on Monday, October 20, 2025, at which time a request for a motion to approve or deny will be presented.

New Business:

Brooks Christian Church – Assumption of Liability Letter

L. Spohr presented an “assumption of liability” letter written to the Brooks Christian Church for the Mayor and Council's approval. The letter states that the Town of Brooks will assume all liability for the use of the Brooks Christian Church property for the Brooks Heritage Celebration on Saturday, October 25, 2025. This letter, before this evening, was reviewed and approved by the Town Attorney. The Brooks Christian Church required the letter as the Town was unable to increase its current liability limits from \$1 million to \$2 million during the middle of the policy year.

Council Member Scott Israel inquired whether the measure would only be in effect on the day of the event. M. Ungaro replied that it is effective for one day only, Saturday, October 25, 2025.

Mayor Langford asked if there was a motion to approve the Assumption of Liability Letter as presented. Council Member Scott Israel motioned to approve the letter as presented; Council Member Kay Brumbelow seconded the motion. The vote was unanimous.

Committee Reports:

Mayor's Report:

Mayor Langford reported that he is working on getting the History of Brooks ready for publication before the Brooks Heritage Celebration and will be attending the monthly mayoral breakfast this coming Thursday.

Planning and Zoning:

M. Ungaro reported that, in addition to the annexation request, a vacant lot on Gable Rd has been cleaned up after the owner was notified of the issue.

Recreation:

C. Moody reported that both football and baseball are in full swing.

Library:

K. Bradley stated that there was not much to report, except that a few new people had wandered in from the coffee shop.

Town Clerk / Finance Officer:

L. Spohr reported on the qualification results for the November 4, 2025, election; Post 1 Bishop Watts will run unopposed; Post 2 Scott Israel will run unopposed, Post 5 (which fills the vacancy of Todd Speer), two people qualified, Sara Nelson and David Harris, and for the Mayor seat; two people qualified, Mayor Langford and Lieze T. Harris.

All open records requests over the past several months have been completed, totaling 25 since May 2025.

VC3, our technology provider, has set up official Town of Brooks email addresses for the Mayor and all council members.

L. Spohr reviewed the financials and reported that both LOST and SPLOST were up for both the month and year-to-date. The 2017 SPLOST dollars will be converted from a regular savings account to a GF-1 account, which would allow for increased interest earnings on the balance. The current interest rate is 0.05%, and it will be converted to a rate of 4.0% to 5.4%. As of this meeting, the PT-32 for the millage rate had not been received.

Town Manager:**Transportation:**

The Liberty Tech Access Road is 99% complete and will be operational when school reconvenes from fall break. I have ordered directional signs from the County to place at the entrance from Hwy 85 Connector. Liberty Tech will also be installing a small storage building to store traffic cones and signage. This will be located next to the well pump near the gate. A Memorandum of Understanding is being written to ensure the usage of the new access road.

Council Member Scott Israel asked who the MOU would be between; M. Ungaro replied that it would be between the Town of Brooks and Liberty Tech.

Recognition:

On September 4, the Fayette Chamber of Commerce held a ceremony to recognize public service employees. The Brave Heart award for public service in Brooks was awarded to Freddie Quick.

Brooks Market:

The September market is this Saturday. Please note that the October market is in conjunction with the 115th Anniversary Celebration on October 25th.

2025 Election:

The Town of Brooks will host a candidates' forum for Post 5 and the Mayor seat at Hardy Hall on Tuesday, October 28th, from 6:30 p.m. to 8:00 p.m., with Fayette County Commissioner Chairman Lee Hearn as the moderator.

Any Other Business:

Kisha Johnson, Vice President of the Fayette County Alumnae Chapter of Delta Sigma Theta Sorority, Inc., introduced herself and other members of the sorority: Deborah Carson, Jackie Edwards, and Lagayle Brewer. Delta Sigma Theta Sorority, Inc. was founded on January 13, 1913, by 22 collegiate women at Howard University to promote academic excellence and provide assistance to those in need. K. Johnson expressed that they serve all the towns within Fayette County and are here to help and assist in any way possible. They are currently 236 members strong.

Council Member Scott Israel asked if Liberty Tech would be doing their pumpkin walk this year. M. Ungaro said he would check on it.

M. Ungaro directed everyone to the flagpole within Town Hall, which proudly displays the new Brooks Municipal Flag designed by Ella Robinson, daughter of Michael and Jennifer Robinson. The flag contest received over 240 votes, with the winning flag receiving the most votes out of 38 entries.

Mayor Langford expressed how proud he is of the design and the designer.

Adjourn:

Mayor Langford requested a motion to adjourn. Council Member Brian Davis motioned to adjourn; Council Member Scott Israel seconded the motion. The vote was unanimous. The meeting was adjourned at 6:49 p.m.

Respectfully Submitted,

Lorey Spohr
Town Clerk