



## BROOKS TOWN COUNCIL MEETING

### MINUTES

April 20, 2026

Mayor Pro Tem Scott Israel led the Invocation, Mayor Langford led the Pledge, and then called the meeting to order at 6:28 p.m.

Mayor: Dan Langford

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

#### **Agenda:**

The proposed agenda for Monday, April 20, 2026, 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 Ted Britt motioned to approve the agenda as presented; Council Member Bishop Watts seconded the motion. The vote was unanimous.

#### **Council Meeting Minutes:**

The draft Council Meeting Minutes for Monday, March 16, 2026, 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 Sara Nelson motioned to approve the March 16, 2026, minutes, as presented; Council Member Brian Davis seconded the motion. The vote was unanimous, with Mayor Pro Tem Scott Israel abstaining.

#### **Proclamation 2026-002 – Town of Brooks Recognizes April as Safe Digging Month**

Mayor Langford read the proclamation, recognizing April as Safe Digging Month in the Town of Brooks.

Mayor Langford asked for a motion to approve Proclamation 2026-002; Mayor Pro Tem Scott Israel motioned to approve Proclamation 2026-002, the Town of Brooks Recognizes April as Safe Digging Month, as presented; Council Member Bishop Watts seconded the motion. The vote was unanimous.

Mayor Langford presented Proclamation 2026-002 to Fayette UCC Chairman Richard Brooks, Matt Bergen of Fayette County, and Alejandra Frutos with GA811.

#### **Public Hearing: Fence Variance – 124 Gable Rd. / Opened at 6:34 p.m. / Closed at 6:48 p.m.**

M. Ungaro reviewed the application, stating that the applicant is requesting a variance from the fence standards to allow the structural members to be located on the outward-facing side.

The applicant had applied for, and received approval for, the installation of a 6' privacy fence along the side and rear property lines and a 4' fence along the sides and front of the house. The fence's purpose is to provide privacy from the traffic on Hwy 85 Connector. Under normal conditions, fence installation and maintenance are typically carried out in cooperation with neighboring parties, meaning the fence installer may gain access to the fence project across an adjacent property. Unfortunately, given the adversarial relationship between two of the three adjacent property owners and the applicant, the fence was installed along the property line with the finished boards facing inward. The applicant requests a variance to install the fence with the finished boards facing inward. The applicants had no other option because the contractors were not allowed to step onto the adjacent properties to install the fence.

Mayor Langford asked if Council had any questions. Hearing none, he opened the public hearing at 6:34 p.m. and asked if anyone wished to speak regarding the proposed fence variance request.

Resident M. Murphy at 994 Hwy 85 Connector stated that her property did have no trespassing signs on the property and has no problem with the way the fence was installed.

Resident B. Allen at 128 Julias Crossing stated that she never noticed the fence was facing the wrong direction.

Property owner, J. Harris of 968 Hwy 85 Connector, stated that she would not have had a problem if they had spoken to them, but they did not speak to them; plus, they took down a tree on their property, and they have not been in compliance since day one in building their home.

Resident C. Fleming at 1053 Hwy 85 Connector asked what difference it makes.

M. Ungaro replied that it is an appearance issue, but it is a sound fence with the finished boards facing either way.

Resident S. Ventriglia at 973 Hwy 85 Connector said she has witnessed the love, care, and beauty shown during the construction of this home, and, in her opinion, there are other aesthetic problems beyond this fence.

The residents and owners of 124 Gable Rd. expressed that they have been harassed and received over forty complaints and have done everything possible not to encroach on any property and be in compliance with Fayette County and the Town of Brooks zoning guidelines. There was nothing they could do when the contractor was prohibited from stepping onto adjacent properties to install the fence(s).

M. Ungaro stated that the fence permit remains active for the triangular portion of their property that currently has silt fencing, and that the variance, if approved this evening, will cover the portion of the fence that remains to be installed.

Hearing no comments from the audience, Mayor Langford closed the public hearing at 6:48 p.m.

**New Business:**

**Fence Variance for 124 Gable Rd.**

Mayor Langford asked Council if they had any additional questions or comments. Hearing none, Mayor Langford asked for a motion regarding the Fence Variance for 124 Gable Rd. as presented; Council Member Bishop Watts motioned to approve the Fence Variance for 124 Gable Rd as presented; Council Member Sara Nelson seconded the motion. The vote was unanimous.

**Resolution 2026-03 – Adoption of the Fayette County 2025 Annual Report on Fire Services, including Comprehensive Plan Amendments for Update for CIE and STWP Brooks Substation.**

L. Spohr reviewed the purpose of Resolution 2026-03, whereas Fayette County has, in collaboration with the Town of Brooks and other towns, prepared the Fayette County 2025 Annual Report on Fire Services Impact Fees, including Comprehensive Plan Amendments for Updates to the CIE and STWP for FY2026-FY2030. It was prepared in accordance with Georgia requirements, planning standards, and procedures. The resolution adopts the Fayette County 2025 Annual Report on Fire Services Impact Fees (FY2025), including Comprehensive Plan Amendments for Updates to the CIE and STWP for FY2026-FY2030, Brooks subsection.

Mayor Langford asked for a motion regarding the Resolution 2026-03 as presented; Mayor Pro Tem Scott Israel motioned to approve Resolution 2026-03 as presented; Council Member Bishop Watts seconded the motion. The vote was unanimous.

**Committee Reports:**

**Mayor's Report:**

Mayor Langford announced he will preside, along with other mayors, as a judge at the 2026 Fayette Chamber of Commerce's annual Civics Bee competition on April 21st, where 20 sharp minds from Fayette middle schools will gather to compete. Unfortunately, there will be no mayoral breakfast this month due to the recent Summit meeting that occurred on April 14<sup>th</sup>. The Ruth Woods Way dedication, honoring former educator Ruth Eva Von Strobel Woods, who died in an auto accident in 1959, will be held on Saturday, May 9th, at 9:00 a.m. at the road entrance.

**Recreation:**

L. Spohr, on behalf of C. Moody, reported that opening day was a success and expressed that they were happy to have Mayor Langford involved in the parade. The T-Ball concession stand opened on opening day, and ice cream sales have been doing very well. Brooks Day is May 9<sup>th</sup>. Football registration is open, and camps are scheduled for May 16, 9:00 a.m. to 11:00 a.m. Cheer has been running clinics and camps with big turnouts.

**Library:**

K. Bradley requested approval to deaccess 413 books with copyright dates ranging from 1967 to 2010. The books are either in poor condition or have not been checked out in 15 years or more. The

estimated current value of the books is \$471.90, approximately 10% of their original purchase price.

K. Bradley shared that Liberty Tech has scheduled a field trip for the kindergarten classes on Tuesday, April 28, to visit the Brooks Library.

Mayor Langford called for a motion to approve the deaccession. Council Member Brian Davis made a motion to approve the deaccession of 413 books at an estimated value of \$471.90, and Council Member Sara Nelson seconded the motion. The vote was unanimous.

**Town Clerk / Finance Officer:**

L. Spohr reported that she received a suggestion from both newly elected council members, Bishop Watts and Sara Nelson, that the Town of Brooks adopt “Rules of Decorum” for the town council meetings. The purpose of the rules of decorum is to foster an atmosphere of civil and courteous discourse, even and especially when discussing contentious topics at all meetings held by the Town of Brooks.

Mayor Langford asked for a motion regarding the Rules of Decorum as presented; Mayor Pro Tem Scott Israel motioned to approve the Rules of Decorum as presented; Council Member Ted Britt seconded the motion. The vote was unanimous.

L. Spohr reported an error in the 2nd quarter trash statements. The statements incorrectly reflected the service period as April 1 through April 30. The correct service period is April 1 through June 30. This correction has been posted on the Town website and on the informational notice board located next to the front door of Town Hall.

L. Spohr presented the March 2026 financial report. LOST revenue for March totaled \$14,409.63, reflecting a decrease of 5.77% from the previous month and a decrease of 2.26% compared to the same period last year. SPLOST revenue (February distribution) totaled \$14,530.81, representing a decrease of 5.59% from the previous month and a decrease of 0.15% year-to-date.

L. Spohr reported that the FY2025 audit should be finalized and available for review at the May Council meeting. The GIRMA (Property & Liability insurance) policy was renewed; the premium increased 8.81% over last year. Additionally, the LMIG-approved projects list has been updated to include the Hwy 85 Connector and the Morgan Mill Road intersection project.

**Town Manager:**

**Transportation:**

M. Ungaro reported that the paired culvert on Woods Road has been repaired and the pavement patched. The town should be able to have a couple of decades of additional service after this repair; the repairs will be paid for using 2023 SPLOST dollars.

Ruth Woods Way gravel repair has been scheduled, and the road dedication will be held on May 9<sup>th</sup>, which is also Brooks Opening Day.

Parking along Railroad Ave. has received tire stops and edging in the form of railroad ties.

CTP Update – Fayette County, in coordination with its cities, is updating its Comprehensive Transportation Plan (CTP) and wants to hear from you. Share your thoughts on safety, traffic, and

all things transportation at the upcoming public open house on May 12<sup>th</sup> from 5:30 p.m. to 7:30 p.m. at 240 Glynn Street, Fayetteville.

Municipal Summit – on Tuesday, April 14<sup>th</sup>, L. Spohr and I attended the 5<sup>th</sup> annual summit at Falcon Field. Georgia Power and GDOT gave informative presentations, and Chris Hobby, Assistant City Manager for Peachtree City, provided a summary of taxing legislation.

Ordinance Update – A series of workshops are being scheduled to update our existing ordinance. To facilitate this, I would like to include citizen representatives on the committee. To that end, the Mayor and Council should ask and provide one individual to serve. Please make this selection by the May meeting. You all will vote on four citizens to serve. One individual from each of you should be presented to potentially serve on the committee. The citizen committee will consist of four representatives: the Town Manager, the Mayor, and the Council.

Brooks Market – this past Saturday was the April market; unfortunately, turnout was low. The next market is on Saturday, May 16<sup>th</sup>, which coincides with the 3<sup>rd</sup> annual Brooks Century bike ride.

**Any Other Business:**

None

**Adjourn:**

With no additional business to discuss, Mayor Langford moved to adjourn tonight's meeting. Council Member Bishop Watts made a motion to adjourn. Mayor Pro Tem Scott Israel seconded the motion. The vote was unanimous; the meeting was adjourned at 7:07 p.m.

Respectfully Submitted,

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Lorey Spohr -Town Clerk