



BROOKS TOWN COUNCIL MEETING

MINUTES

October 20, 2025

Council Member Scott Israel gave the Invocation, Mayor Langford led the Pledge, and then called the meeting to order at 6:29 p.m.

Mayor: Daniel Langford

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

The proposed agenda for Monday, October 20, 2025, was emailed to the Mayor and Council Members for review before tonight's meeting. Mayor Langford asked that the agenda be amended to add two items under the "Any Other Business" section of the agenda, and Maurice Ungaro requested that a "Special Presentation" item be added to the agenda as well. Mayor Langford asked for a motion to approve the agenda with the proposed amendments; Council Member Scott Israel motioned to approve the agenda with the proposed amendments, and Council Member Ted Britt seconded the motion. The vote was unanimous.

The draft Council Meeting Minutes for Monday, September 15, 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 Ted Britt motioned to approve the September 15, 2025, minutes, as presented; Council Member Kay Brumbelow seconded the motion. The vote was unanimous.

Special Presentation -

M. Ungaro introduced Stacie Huddleston and asked her to share with the Mayor, Council, and attendees what she had created using old scraps of broken glass from the Brooks Chapel. S. Huddleston presented to the town, as a gift, two arched framed pieces made from old scraps of broken glass from the Brooks Chapel, which will provide a beautiful reflection in the Chapel when the sun shines through them. The two pieces will be placed in the Brooks Chapel.

Public Hearing – Opened 6:35 p.m. / Closed at 6:36 p.m.

Annexation – 295 – 297 Hardy Rd.

M. Ungaro stated that the applicant is seeking to annex two lots totaling 47.39 acres into the Town of Brooks. The 44.62-acre parcel is landlocked with an existing point of access via an easement. The 2.77-acre parcel fronts on Hardy Rd and is bounded by AR zoning in the County, to the north, south, east, and west. The applicant wishes to annex the 47.39-acre parcel combination to maintain two single-family lots. Fayette County Board of Commissioners Vice Chairman Gibbons

moved to approve the annexation in their September 11, 2025, meeting, with Commissioner Oddo seconding the motion; the motion passed 5-0.

Mayor Langford asked if there were any questions or comments from the Council; hearing none, Mayor Langford asked if there were any from the audience; hearing none, Mayor Langford closed the public hearing at 6:36 p.m.

New Business -

Annexation – 295-297 Hardy Rd – Second Reading / Adoption

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

With hearing none from Council, Mayor Langford asked for a motion regarding the annexation as presented. Council Member Brian Davis motioned to approve the annexation of 295-297 Hardy Rd., as presented. Council Member Kay Brumbelow seconded the motion. The vote was unanimous.

Millage Rate Resolution 2025-007

L. Spohr presented Millage Rate Resolution 2025-007 for the Mayor and Council's approval. The resolution would authorize a millage rollback, from the current rate of 1.129 mills to 1.126 mills. The basis for this proposal and resolution is sound financial prudence. The analysis indicates that maintaining the current rate of 1.129 mills would generate an additional \$165.00 in tax property revenue; however, keeping the current millage rate requires two public hearings and public hearing notifications in the town's legal organ, the Fayette County Newspaper, at a cost of \$860.00. If the Town rolls back the millage rate to 1.126, the cost to the Town would be only \$360.00 for the required advertisements. L. Spohr stated that rolling back the millage rate to 1.126 is being fiscally responsible.

M. Ungaro stated that the passage of HB581 provided assessments based on the 2024 rate, which is why the assessment values did not increase as much as in previous years.

Mayor Langford asked for a motion regarding Millage Rate Resolution 2025-007 as presented. Council Member S. Israel motioned to approve Millage Rate Resolution 2025-007 as presented. Council Member Ted Britt seconded the motion. The vote was unanimous.

Plat Application – Parcel #0413005

M. Ungaro reported that the Johnson family applied for a Final Plat Application to create two parcels on their 25 acres, which currently have 400 feet of road frontage: one parcel of 5 acres would have 200 feet of frontage, and the remaining 20 acres would have the remaining 200 feet of required road frontage.

M. Ungaro stated that creating two parcels on this property would allow only two homes due to the road-frontage requirements; the larger parcel of 20 acres could not be divided due to the lack of required road frontage.

M. Ungaro recommended approval of the application and asked the Mayor and Council to consider granting it.

Mayor Langford asked for a motion regarding the Plat Application for parcel #0413005. Council Member Brian Davis made a motion to approve the plat application as presented; Council Member S. Israel seconded the motion. The vote was unanimous.

Wreaths Across America Program

Fran McElwaney shared that the Brooks Women's Club will participate in National Wreaths Across America Day on December 13, 2025. The program is a non-profit organization that honors veterans across America, providing individuals the opportunity to purchase a wreath and have it placed on a veteran's grave. The Brooks Women's Club is requesting permission from the Town to access the Brooks Memorial Cemetery to place wreaths on veterans' graves and to have volunteers assist them in doing so. There are 109 veteran graves at the Brooks Memorial Cemetery, and the goal is to place a wreath on each grave. The wreaths are \$17.00 each and are 22" in diameter and can be purchased by writing a check to Wreaths Across America and given to a member of the Brooks Women's Club. The wreaths will be placed on Saturday, December 13, 2025, and remain until January 7, 2026.

Mayor Langford asked for a motion to approve the request from the Brooks Women's Club to have access to the Brooks Memorial Cemetery, place wreaths on the graves of veterans, and hold a ceremony on the 13th of December 2025. Council Member Scott Israel made a motion to approve access, placement of wreaths, and the ceremony; Council Member Kay Brumbelow seconded the motion. The vote was unanimous.

Committee Reports:

Mayor's Report:

Mayor Langford reported that he attended the monthly Mayoral breakfast last month. During that breakfast, it was discussed suspending the short-term rental ordinance across the board for June and July 2026 due to the World Cup in 2026. Additional information regarding this topic will be covered later under the agenda item "Any Other Business." While attending a Fayette County Intergovernmental meeting last Wednesday, Niki Vanderslice was excited to report on the potential sales tax revenue the data center will generate for the municipalities of Fayette County. More information and details will be discussed at future meetings. Mayor Langford reported that he has not heard of any difficulties with the new Liberty Teac access road and would like to propose, under the "Any Other Business" agenda item, naming the road after Ruth von Stroble Woods. He proposes naming the road "Ruth Woods Way".

Planning and Zoning:

M. Ungaro stated there was nothing to report at this time.

Recreation:

No report was given.

Library:

K. Bradley reported that Baker & Taylor, the primary source of library books for the Brooks Library and other libraries, is going out of business. Alternative sources are being researched. Further discussion with other local libraries will be held at the Fayette County Library Board meeting tomorrow, which she will attend.

Town Clerk / Finance Officer:

L. Spohr that she was asked to serve for jury duty and received information on a “jury scam” that has hit Fayette County, a flyer is available at the front desk of Town Hall, in addition to the jury scam, there is an opportunity to sign up for FANS (Filing Activity Notification System), this system provides tools to monitor activity regarding individual property records, a flyer is available at the front desk of Town Hall. Trash bills were sent out on the 2nd of October with a due date of October 31, 2024. The Brooks Heritage Celebration is only five days away, with still so much to do. Please remember to tell family and friends about the celebration. The Brooks Heritage Celebration pre-order sale was very successful; 82 Brooks-Opoly games, 94 cookbooks, and 38 flags were ordered.

L. Spohr reviewed the financials and reported that tax revenue is on target and that both LOST and SPLOST revenues were down for the month and slightly up year-to-date.

Town Manager:**Transportation:**

The Liberty Tech access road has been completed and is now in operation. The drop-off and pick-up traffic have been running smoothly, with a positive impact on Hwy 85 Connector and Price Rd.

Short Term Rentals:

To assist in housing folks attending the 2026 World Cup events, US Soccer and the Fayette County Development Authority have asked that the Town suspend enforcement of the Short-Term Rental Ordinance during June and July 2026. The four other municipalities in Fayette County have already approved this measure. Staff recommend that Council approve this two-month hiatus as well.

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.

Candidate's Forum:

On October 28th, we will hold a candidate's forum at Hardy Hall. This will be a moderated format with candidates asked preset questions. If time allows, public questions will be accepted. Per the candidate's suggestion, the moderator has been changed. Fayette County CEO Leonardo McClarty will moderate the forum.

Any Other Business:

Mayor Langford reported that during a discussion at the last mayoral breakfast, the other municipalities reached a consensus to suspend the short-term ordinance to allow residents to rent out their homes via Airbnb-style rentals for visitors coming to see the World Cup.

The new access road for Liberty Tech seems to be working well, and he would like to propose naming it after Ruth von Strobel Woods. The road would be called "Ruth Woods Way".

Council Member Scott Israel expressed concern about suspending the ordinance, as renters could host large parties in rental homes. M. Ungaro stated he doesn't believe many people will rent out their homes during this time, and waiving the ordinance only for June and July of 2026 will show solidarity with other municipalities and provide residents with an opportunity to earn additional income.

Mayor Langford asked for a motion to suspend the short-term ordinance for June and July 2026. Council Member Kay Brumbelow motioned to approve the suspension for June and July of 2026. Council Member Scott Israel seconded the motion. The vote was unanimous.

Mayor Langford asked for a motion for the Liberty Tech Access road to be named Ruth Woods Way; Council Member S. Israel made a motion to approve the naming of the Liberty Tech Access road to Ruth Woods Way; Council Member Ted Britt seconded the motion. The vote was unanimous.

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 7:24 p.m.

Respectfully Submitted,

Lorey Spohr
Town Clerk