



BROOKS TOWN COUNCIL MEETING

MINUTES

March 16, 2026

Mayor Langford led the Invocation and the Pledge, then 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: Scott Israel

Agenda:

The proposed agenda for Monday, March 16, 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, February 23, 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 February 23, 2026, minutes, as presented; Council Member Brian Davis seconded the motion. The vote was unanimous.

Public Hearing: Amendment of the Approved Amended FY2025 Budget Opened at 6:33 p.m. / Closed at 6:35 p.m.

L. Spohr presented a PowerPoint outlining the purpose of the amendment to the approved FY2025 budget. Approval of this amendment would eliminate an "auditor finding" in the FY2025 audit.

During the FY2025 audit, the Town's auditor determined that adjustments were necessary in the General Government and Public Works categories to reflect expenditures incurred during the fiscal year accurately. These adjustments are primarily due to an invoice paid in July that was for services performed before June 30, 2026, mainly associated with the Hwy 85 Connector and W. McIntosh Road improvement project. The proposed audit adjustments will recognize these expenditures in the appropriate fiscal period. As a result, the General Fund's unrestricted fund balance is also affected.

Public Works expenditures totaled \$128,349, compared to the approved amended budget of \$93,416. General Government expenditures totaled \$351,269, compared to the approved amended budget of \$384,042.

L. Spohr reported that the previously approved unaudited fund balance of \$533,363 will decrease by \$38,485, due to expenses of \$22,285 for the Hwy 85 Connector and W. McIntosh Road project, \$10,000 for the Hardy Hall roof replacement, and \$8,200 for the FY2025 COLA increase for staff.

Mayor Langford asked if Council had any questions. Hearing none, he opened the public hearing at 6:33 p.m. and asked if anyone wished to speak regarding the proposed FY2025 Budget amendment. Hearing no comments from the audience, Mayor Langford closed the public hearing at 6:35 p.m.

L. Spohr requested approval of the proposed amendments as presented under New Business.

New Business:

Amendment of the FY2025 Amended Budget

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

Hearing none, Mayor Langford asked for a motion regarding the Amendment of the FY2025 Amended Budget as presented; Council Member Bishop Watts motioned to approve the Amendment of the FY2025 Amended Budget as presented; Council Member Ted Britt seconded the motion. The vote was unanimous.

Liberty Tech Charter School Liaison

L. Spohr recommended nominating a liaison between the Town of Brooks and Liberty Tech Charter School to enhance communication and support. Council Member Bishop Watts nominated Council Member Sara Nelson; Council Member Ted Britt seconded the nomination, and the vote was unanimous, with Council Member Sara Nelson abstaining.

Committee Reports:

Mayor's Report:

Mayor Langford announced he will attend his monthly mayoral breakfast this Thursday. He also noted that the Mayor's Reading Club is scheduled for Saturday, March 28, 2026, at 11:00 a.m. at the Brooks Library, and will be shared via social media. The Mayor's Reading Club is a statewide initiative that encourages reading to children. Mayor Langford shared that on February 28, 2026, Coffee with the Mayor, held with Judge Jason Thompson at Heavenly Coffee House, was well attended.

Recreation:

C. Moody stated that all preparations are set for Opening Day on March 21, 2026. The parade will begin at 9:00 a.m., followed by opening ceremonies at 9:45 a.m., with games beginning at 11:00 a.m. The concession stand will be open.

Library:

Mayor Langford announced that the librarian is celebrating her 23rd anniversary this week as the Town's librarian.

K. Bradley confirmed that this week is her 23rd anniversary and reported that there have been comments regarding the need for a handicapped parking space in front of the library. K. Bradley stated she previously discussed with the Mayor following a recent Coffee with the Mayor event at Heavenly Coffee House. M. Ungaro stated he will provide a sign designating the parking space directly in front of the library as a handicap space.

K. Bradley requested approval to deaccession 384 books with copyright dates ranging from 1969 to 2011. 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 \$381.21, approximately 10% of their original purchase price.

Mayor Langford called for a motion to approve the deaccession. Council Member Bishop Watts made a motion to approve the deaccession of 384 books at an estimated value of \$381.21, and Council Member Sara Nelson seconded the motion. The vote was unanimous.

Town Clerk / Finance Officer:

L. Spohr reported that repairs to the Hardy Hall HVAC system revealed that two units are over 23 years old and will eventually need to be replaced. She also noted that several businesses have not yet renewed their licenses or reported that they are no longer in operation. The business license renewal deadline is March 31, 2026. Additionally, a safety and housekeeping inspection was completed, and all facilities passed. Mize Accounting has requested to renew its lease for another year, May 1, 2026, through April 30, 2027. The new monthly lease amount is \$375.00, an increase of \$25.00 per month.

L. Spohr presented the February 2026 financial report. LOST revenue for February totaled \$14,970.62, reflecting an increase of 6.11% from the previous month and a decrease of 0.68% compared to the same period last year. SPLOST revenue (January distribution) totaled \$15,038.10, representing an increase of 5.74% month-over-month and year-to-date.

L. Spohr stated that with the amendment to the FY2025 budget approved, the audit is expected to be finalized by March 31, 2026.

Town Manager:**Transportation:**

M. Ungaro reported that there is a need to decide quickly whether to execute a traffic study for the Hwy 85 Connector/Morgan Mill intersection once the outstanding bids are received. The County Engineer is meeting this month with FHWA to discuss the construction projects that have been allocated funding. Our Town Engineer is drafting a proposal for the study. This study is required for the \$2M project for the 85 Connector and McIntosh Rd., previously approved by the Town in conjunction with SAA.

Data Centers:

M. Ungaro asked Nikki Vanderslice to attend the meeting and address the audience regarding the potential for a data center within the Town of Brooks.

N. Vanderslice stated that there is 99.9998% certainty that a data center will not be located in Brooks, as the Town does not meet key criteria, including water, power, and sewer availability, as well as zoning requirements. She further noted that the only data center currently approved in the area is located in Tyrone. Members of the audience asked questions that N. Vanderslice addressed.

M. Ungaro concurred with this assessment and identified three primary limitations:

1. Zoning – Local zoning must explicitly permit data centers
2. Sewer – A sewer connection is required
3. Power – Georgia Power currently serves data centers; no EMCs are providing such service

Silt Fence/Construction:

M. Ungaro reported that over the weekend, he received an email from the resident at 968 Hwy 85 Connector regarding the silt fence placed on the property line between 968 Hwy 85 Connector and the parcel attached to 124 Gable Rd. The email lodged a complaint about the silt fence, stating that “so I can pull the weeds and grass that have been growing into the landscaping of the property at 968 HWY 85 Connector for over a year now. The grass and weeds cannot be trimmed to keep them from growing into the landscaping with the silk fence being in the way”.

For clarification, the silt fence installed for the construction of the home at 124 Gable Rd. was placed on the property line, which is legal. There is no statute of limitations on how long a silt fence can stay in place. Additionally, the placement of any fence does not prevent a resident or property owner from maintaining land on their side of the fence, whether it is a silt fence or permanent fencing.

Any Other Business:

J. Robinson stated that she understands litigation is ongoing regarding the memorials at 968 Hwy 85 Connector and clarified that her request is unrelated to it.

J. Robinson requested that, due to the committee’s fundraising accomplishments for the 115th Brooks Heritage Celebration, she would like it on record that \$15,000 be allocated for supplemental monuments honoring local veterans (within the 30205 zip code) and those currently serving in the military. Again, she emphasized that this request is separate and not affiliated with the existing memorials.

Mayor Langford stated that no action was required at this time, as the first reading of the FY2027 budget will take place at the May 18, 2026, Council meeting.

D. Rice asked about the status of speed bumps and signage on Gable Road. M. Ungaro responded that he is obtaining quotes, and upon receipt of the quotes, the speed bumps will be ordered.

Adjourn:

With no additional business to discuss, Mayor Langford moved to adjourn tonight's meeting. Council Member Bishop Watts made a motion to adjourn. Council Member Sara Nelson seconded the motion. The vote was unanimous; the meeting was adjourned at 6:56 p.m.

Respectfully Submitted,

Lorey Spohr -Town Clerk