



BROOKS TOWN COUNCIL MEETING

MINUTES

Monday, July 18, 2022

Mayor Langford led the Invocation and Pledge and called the meeting to order.

Mayor: Daniel Langford

Council Member present: Ted Britt
Kay Brumbelow
Brian Davis
Todd Speer

Absent: Scott Israel

The proposed Agenda for Monday, July 18, 2022, was emailed to the Mayor and Council Members for review before tonight's meeting. Council Member Todd Speer made a Motion to approve the Agenda; Council Member Kay Brumbelow seconded the motion. The vote was unanimous in favor.

The draft Minutes for Monday, June 27, 2022, were provided via email to the Mayor and Council Members for review before tonight's meeting. Council Member Ted Britt made a Motion to approve the minutes as presented; Council Member Todd Speer seconded the motion. The vote was unanimous in favor.

New Business:

Adoption of Fayette County Billing Services Agreement: Mayor Langford and Council Members received the agreement via email for review prior to tonight's meeting. Effective August 1, 2022, the Fayette County Water System will increase its sewer billing fee to \$1.87 per customer. The new fee reflects a 12% increase over the previous sewer billing fee of \$1.62 established in 2014 and reflects an annual increase of 1.5% over eight years. Careful analysis was conducted and showed that the cost to perform sewer billing is significantly more than what is being collected. The new fee reflects a 10% discount on the full recovery cost. M. Ungaro recommends approval of the Fayette County Billing Services Agreement. Council Member Todd Speer made a Motion to approve the agreement with the billing fee increase; Council Member Kay Brumbelow seconded the motion. The vote was unanimous in favor.

Old Business:

Butler Variance / Plat

In February, a variance for the required road frontage was granted to the applicant for the purpose of equally dividing the property into three lots. The parent tract of land consists of 43.5 +/- acres and an adjacent parcel of 6.5 +/- acres. The parcels are located at its terminus on the north side of Butler Rd. It was the wish of Mrs. Joy Butler that the family property is equally divided in three ways for her children. This would not be possible and meet the 200-foot requirement for road frontage in the Residential Agriculture (RA) zoning district. Council Member Ted Britt asked if the lots are confirming lots. M. Ungaro replied yes, with the previously granted variance that

allows 170ft of frontage. Council Member Ted Britt made a Motion to approve the plat as presented, and Council Member Todd Speer seconded the motion. The vote was unanimous in favor.

Church Alley Speed Sign Limit

Pursuant to June's Council meeting, M. Ungaro spoke with the head of the Fayette County Road Department, Mr. Steve Hoffman. Mr. Hoffman informed M. Ungaro that the County will be able to install the required signage on Church Alley after Mayor and Council have taken formal action. The County recommended a 25 mph speed; M. Ungaro disagreed with the County's recommendation. M. Ungaro tested 15 mph and recommends approval of 15 mph on Church Alley. There will be two signs, one in each direction. Council Member Brian Davis made a Motion to approve the 15 mph speed limit, and Council Member Kay Brumbelow seconded the motion. The vote was unanimous in favor.

Committee Reports:

Mayor's Report: Mayor Langford discussed broadband for the Town of Brooks. The Town of Brooks is part of the Fayette County EMC customer base, and their current service area is 95% saturated; unfortunately, Brooks is part of the 5% that isn't covered with broadband. Central Georgia EMC, which services Spalding County borrowed and spent a lot of money to bring broadband to Spalding County. Coweta Fayette was going to talk to Central Georgia EMC to see if there was a way to get the connection to Brooks from Spalding County; unfortunately, the cost would be between \$5 and 10 million dollars. Unless some funds or grants become available to the town, broadband will not be available in the future. Mayor Langford stated he was hopeful that something could have been worked out and will report when new information becomes available.

Planning and Zoning: M. Ungaro reported on two houses that are under construction, one is being renovated on the corner of Price Rd and Hwy 85 Connector, and one across the street along Hwy 85 Connector; both are coming along very well. These properties will be the first to use the new sewer septic tank effluent pump system. Mr. Ungaro is speaking with the town septic tank operator, Robert Shockley, about running that line. Currently, there is an easement proposed, and the town attorney is drafting the language for it to serve the easement along the property line for the new house then. Mr. Shockley can bore underneath the road for a 2" line easily; a larger gravity line would be more expensive to the amount of \$40k. Mr. Shockley will report back when the materials are available.

Recreation: D. Holliman was present; financials were not received. D. Holliman reported cheerleading and football registrations are winding down; baseball and softball registrations will begin in August. D. Holliman reported he is working with M. Ungaro to update the septic tank for the T-Ball fields with the new effluent pump system and then use the new system with the new construction accordingly.

Town Clerk Report: L. Spohr reported no speeding complaints received.

Library: K. Bradley reported library traffic has slowed down due to summer vacations, cleaning off shelves for new books, and updating the Lexile numbers.

Farmer's Market: K. Bradley reported the next market will be on July 23rd.

Finance Officer's Report: The financial information was distributed prior to the meeting. L. Spohr

reviewed the financials; LOST and SPLOST are at an increase over the same time last year. SPLOST YTD over this time last year is at an increase of 9.10%, and LOST YTD over this time last year is at an increase of 12.32%.

Town Manager Report:

Hardy Hall: M. Ungaro reported that the bids are in for the flooring; Dalton West Floor came in with the most competitive bid at \$8,259.58. The other bidders were Fayette Floor (\$8,533.83) and Expressive Flooring (\$10,855.00). M. Ungaro said only the main hall area and area in front of the bathrooms would have the new vinyl flooring. The back section of the building, hallways, and bathroom floorings would not be replaced as they are all in good condition. The vinyl flooring will be easy to maintain and eliminate the need for costly quarterly steam cleanings. M. Ungaro recommends awarding the contract to Dalton West Flooring. Council Member Ted Britt made a Motion to approve the flooring contract, and Council Member Todd Speer seconded the motion. The vote was unanimous in favor.

Transportation: M. Ungaro reported Piedmont Paving should start work in the next couple of weeks to install the two additional speed cushions, and 8” ceramic domes at the McIntosh/85 Connector intersection and repair the storm gutter on 85 Connector at the Railroad crossing. The two speed cushions will be located on 85 Connector, south of the fire station, and one on McIntosh Rd between Gable Rd and the old cemetery; hopefully, this will slow down the traffic at the curve approaching the post office. Also, install 8” domes on the gore striping that will cause people to slow down and take the turn instead of flying through the railroad tracks.

ARPA/SLRF: M. Ungaro stated the Town of Brooks just received the second round of funding from the federal government. The amount is \$104,000. We have already identified projects to use the funds for the Capital Improvements section of the budget. While these projects have been identified, I would like the flexibility to return to Council to amend the project list if it means a more impactful outcome. Mr. Ungaro stated that one of the possible reasons to amend the project list would be to pay for a grant writer to apply for a grant to upgrade the town water system. Mayor Langford asked if there was a need to act on the grant writer tonight; M. Ungaro replied no, as there isn’t anything to bring to Council to approve at this time. Mayor Langford shared that Mayor Blue Cole is a professional grant writer and will reach out to him to discuss if he has any excess capacity to assist with grant writer(s) for the town.

Any Other: None

Any Other Business: A resident asked about the drop-offs at McIntosh/Railroad track. M. Ungaro replied that Piedmont Paving will repair the drop-off and slope it to raise it up to channel water where it needs to go. A resident asked about fixing the water department cuts in the pavement; M. Ungaro replied that Fayette County has issued a request to fix it.

Mayor Langford asked if there was any other business. Council Member Brian Davis asked about the proceeds we’ve received so far for SPLOST \$693k, and if we are approaching the cap, M. Ungaro said we are close, and the Town will max out the proceeds, which is a good thing. M. Ungaro stated that we currently have \$250k in SPLOST funds available. M. Ungaro is proposing to wait for the Traffic Study that is for Brooks Rd. and 85 Connector to see what is proposed and plan on using those funds for an engineering study in addition to paving Friendship Rd and whatever else needs paving. The next SPLOST 2023 will have the construction of that intersection improvement scheduled for that, breaking the project up into two different SPLOST referendums.

M. Ungaro reported while attending the Transportation Committee meeting, Phil Mallon said there is an opportunity for bridge and culverts replacement money, but Phil Mallon suggests it would be best to submit one package that would cover the entire County instead of by City/Town.

Mayor Langford said we need to talk about the 2023 SPLOST; M. Ungaro said he is hopeful to have a list of projects to discuss and list on the referendum for the 2023 SPLOST at the next Council meeting.

Mayor Langford asked if there was any other business to come before the Council tonight.

A resident, Ken Ennis, and his daughter have come before Council to request a variance on his property to have a home built for his daughter. (After the meeting, it was determined that Mr. Ennis does not need to apply for a variance or have the land subdivided, as two lots were recorded in 1999).

Adjourn: There being no further business to discuss this evening, Council Member Todd Speer offered a Motion to adjourn; Kay Brumbelow seconded the motion. The vote was unanimous in favor.

Respectfully Submitted,

Lorey Spohr
Town Clerk