



BROOKS TOWN COUNCIL MEETING

MINUTES

November 17, 2025

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

Mayor: Daniel Langford

Council Members Present: Ted Britt
Scott Israel
Sara Nelson

Council Members Absent: Kay Brumbelow
Brian Davis

Special Guest: Judge Scott Ballard

The proposed agenda for Monday, October 20, 2025, was emailed to the Mayor and Council Members for review before tonight's meeting. L. Spohr stated that, due to a lack of quorum, the agenda could not be approved, and the swearing-in of Sara Nelson, Council Post 5, needed to take place before the meeting could continue.

Council Post 5

Judge Ballard was present to swear in the newly elected Council Member for Post 5, Sara Nelson. Judge Ballard shared that this was a historic occasion this year, as it was back in 1925, when a mayor was sworn in who was younger than Sara Nelson. He stated his heart was thrilled that we have young people who are interested in making their community as strong as possible. Judge Ballard asked Sara Nelson to repeat the oath of office after him; upon completing the oath, Sara Nelson was officially sworn in and became an active Council Member for the Town of Brooks, serving in Post 5.

Agenda

Mayor Langford asked for a motion to approve the agenda as previously submitted for review before tonight's meeting; Council Member Scott Israel motioned to approve the agenda as presented; Council Member Ted Britt seconded the motion. Council Member Sara Nelson abstained.

Council Meeting Minutes – October 20, 2025

The draft Council Meeting Minutes for Monday, October 20, 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 October 20, 2025, minutes, as presented; Council Member Scott Israel seconded the motion. Council Member Sara Nelson abstained.

Public Hearing – Opened 6:43 p.m. / Closed at 6:44 p.m.

FY2025 Amended Budget

L. Spohr presented an amended FY2025 Budget reflecting that the town had received more revenue and incurred more expenses than the balanced budget of \$446,710 that was adopted on June 17, 2024. The proposed amended FY2025 Budget reflects an updated balanced budget of \$580,221, noting that the original approved budget of June 17, 2024, had a 1.207 millage rate, which was then rolled back to 1.126 mills on October 23, 2024.

L. Spohr reviewed the sources of additional revenue of \$133,511 and the sources of additional expenses totaling \$100,504. The primary sources of additional revenue were: 115th Brooks Celebration, LOST, TAVT, and Insurance Premium Tax; the primary sources of additional expenses were LMIG, Town Attorney fees, and Capital Improvements. The revenue generated for the 115th Brooks Heritage Celebration would be classified as restricted funds (\$24,543) and not included in the anticipated unaudited addition to the fund balance. The FY2025 amended budget would add \$8,464 to the FY2024 audited fund balance of \$524,898, which would provide the town with a total of \$533,362 unrestricted dollars, approximately 11 months of operating expenses.

L. Spohr stated that no action is required, and a second reading and the request for approval would be presented next month at the December 15, 2025, meeting.

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 6:44 p.m.

New Business -

FY2026 Council Meeting Dates

L. Spohr presented a list of proposed 2026 Council meeting dates. The dates reflect the third Monday of each month, except in January (Martin Luther King Jr. holiday) and February (President's Day holiday). Each date presented is a Monday; each meeting will be held at Town Hall and will begin at 6:30 p.m.

Mayor Langford asked for a motion regarding the proposed 2026 Council meeting dates. Council Member Ted Britt motioned to approve the 2026 Council meeting dates as presented. Council Member Sara Nelson seconded the motion. The vote was unanimous.

Committee Reports:

Mayor's Report:

Mayor Langford reported that he will be attending the monthly mayoral breakfast this Thursday and is delighted that Mayor Learnard was reelected and that a new member of the five-member mayor's group will join in January, when Mayor Gary Laggis steps down as mayor of Woolsey.

In addition, the Mayor shared that the Brooks 115th Heritage Celebration was just terrific and that he wanted to thank Bishop Watts, Jennifer Robinson, and everyone else who participated in the event, as everyone enjoyed themselves all day long.

Planning and Zoning:

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

Recreation:

C. Moody stated that football, baseball, and cheerleading are all wrapped up for the year.

Library:

K. Bradley reported she continues to order books through Amazon and remains under budget for library book purchases. Council Member Sara Nelson and K. Bradey are discussing a potential Storytime project for the library for next year that may include partnering with Liberty Tech.

Town Clerk / Finance Officer:

L. Spohr reported that the 115th Brooks Heritage Celebration was a huge success, with approximately 2,500 to 3,000 attendees. Also, there was a historic voter turnout for the November elections, with 47.68% of voters casting ballots for Mayor and Posts 1, 2, and 5. Mayor Langford will be sworn in by Judge W. Fletcher Sams early January, Bishop Watts for Post 1, and Scott Israel for Post 2 will be sworn in by Judge W. Fletcher Sams during the January 26th meeting.

L. Spohr was pleased to announce that the Town of Brooks is the only municipality in Fayette County that did not need to advertise a property tax increase or hold public hearings due to revised PT-32s distributed by the Fayette County Tax Commissioner's office earlier this month. Because the Mayor and Council approved a millage rollback at the last meeting, the Town of Brooks was not affected by the revised PT-32s. October 2025 financials were reviewed, and tax revenue is on target. Both LOST and SPLOST revenues were up for the month and year-to-date.

Town Manager:

Transportation:

M. Ungaro reported that at the recent Fayette County Transportation Committee meeting, full support was given to a proposed Micromobility Traffic Safety Bill. This bill, sponsored by Representative Josh Bonner, proposes updates to the existing Georgia code to accommodate not only battery-powered e-vehicles but also to allow local jurisdictions to lower speed limits to 25 mph or lower. He will have a resolution drafted for our December meeting for Council's consideration.

Brooks Station National Register District:

On Friday, October 24th, the proposed Brooks Station National Register District was reviewed by the State National Register of Historic Places Review Board. The Board voted unanimously to endorse the proposed district. The application will now go before the Secretary of the Interior for a determination of whether it is approved for inclusion in the National Register of Historic Places.

Brooks Market:

The November market was this Saturday. Turnout was less than usual, possibly due to the Courthouse bicentennial celebration in Fayetteville.

Any Other Business:

A resident asked about the expenses referenced in the amended budget presented earlier this evening, and how the additional expenses proposed exceed \$100k, and how the town attorney's fees account for more than a quarter of the extra expenses the town has incurred this year. In addition, how much of those expenses are related to the litigation that will be discussed this evening in Executive Session, and do we anticipate additional expenses related to that, as well as out of the \$27k referenced in the presentation for attorney fees, how much of that is for litigation?

L. Spohr replied approximately 60%. Mayor Langford responded that any information regarding current litigation could not be discussed while litigation is still ongoing.

Mayor Langford stated that in January after all of the swearings-in, that work sessions need to be scheduled; either during the week or a Saturday or a combination of both, that would be open to the public, to a complete review and potential clean up of the towns current ordinances; specifically to add to the ordinance that the town zoning administrator has at their discretion a 10% variance on basically, any requirement that is set forth in the zoning ordinance whether it be a set back or a road frontage requirement.

Adjourn – Open Session:

Mayor Langford requested a motion to adjourn the open session and begin the next item on the agenda: Executive Session. Council Member Scott Israel motioned to adjourn; Council Member Sara Nelson seconded the motion. The vote was unanimous. The open session of the meeting was adjourned at 6:59 p.m.

Executive Session:

The Executive session opened at 7:02 p.m.; adjourned with a motion from Council Member Sara Nelson; Council Member Scott Israel seconded the motion, and with a unanimous vote at 7:30 p.m.

Adjourn:

With no additional business to discuss, Mayor Langford moved to adjourn tonight's meeting. Council Member Sara Nelson made a motion to adjourn. Council Member Scott Israel seconded the motion. The vote was unanimous; the meeting was adjourned at 7:31 p.m.

Respectfully Submitted,

Lorey Spohr
Town Clerk