BROOKS TOWN COUNCIL MEETING

MINUTES

October 19, 2026

Council Member Scott Israel led the Invocation. Mayor Langford led the Pledge of Allegiance and called the meeting to order at 6:30 p.m.

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

Agenda:

The proposed agenda for the October 19, 2026, Council Meeting was provided to the Mayor and Council Members for review prior to the meeting. Before requesting a motion to approve the agenda, Town Manager M. Ungaro requested that Liberty Tech Charter School Executive Director Nash Alexander III be added under Any Other Business.

Mayor Langford requested a motion to approve the agenda as amended. Council Member Scott Israel moved to approve the agenda with the addition; Council Member Sara Nelson seconded. The vote was unanimous.

Council Meeting & Executive Session Minutes:

Mayor Langford changed the order of approval of the minutes as follows:

The draft Executive Session Minutes for Monday, August 17, 2026, were provided to the Mayor and Council Members for review prior to the meeting. Council Member Bishop Watts moved to approve the August 17, 2026, Executive Session Minutes as presented; Council Member Brian Davis seconded the motion. The vote was unanimous.

The draft Council Meeting Minutes for Monday, September 21, 2026, were provided to the Mayor and Council Members for review prior to the meeting. Council Member Sara Nelson moved to approve the September 21, 2026, Council Meeting Minutes as presented; Council Member Brian Davis seconded the motion. The vote was unanimous among those voting, with Council Member Scott Israel abstaining.

The draft Executive Session Minutes for Monday, September 21, 2026, were provided to the Mayor and Council Members for review prior to the meeting. Council Member Brian Davis moved to approve the September 21, 2026, Executive Session Minutes as presented; Council Member Sara Nelson seconded the motion. The vote was unanimous among those voting, with Council Member Scott Israel abstaining.

Proclamation:

Mayor Langford recognized Support Your Local Chamber of Commerce Day and asked for a motion regarding the proclamation. Council Member Bishop Watts moved to approve the proclamation; Council Member Scott Israel seconded; the vote was unanimous.

Public Hearing – Proposed Amended FY2026 Budget – Opened 6:37 p.m. / Closed 6:38 p.m.:

Mayor Langford opened the Public Hearing at 6:37 p.m. L. Spohr presented the proposed amended FY2026 Budget and explained that the amendment aligns the adopted budget with the Town's actual year-end financial activity for the fiscal year ended June 30, 2026. The original General Fund budget was $479,241. Actual revenue totaled $590,334, and actual expenditures totaled $585,000, resulting in a $5,334 surplus to be added to Fund Balance.

L. Spohr explained that revenue exceeded the original budget primarily due to additional revenue from the Town's 115th Anniversary Celebration, LMIG revenue, rental income, cemetery lot sales, and other income. She noted that the 115th Anniversary Celebration generated significantly more revenue and expenditures than originally budgeted; however, the celebration was funded through donations and did not require Town funds.

L. Spohr also reviewed expenditure increases, including Administration, Public Works, and LMIG expenditures. She emphasized that the amended budget reflects actual year-end activity and results in a surplus rather than a deficit.

Mayor Langford asked if the Council had any questions. Hearing none, he invited questions from the public. With no questions from either the Council or the public, Mayor Langford closed the Public Hearing at 6:38 p.m.

Public Hearing – Ordinance Review Committee Recommendations – Opened 6:41 p.m. / Closed 6:43 p.m.:

Mayor Langford stated that a clean copy of the ordinance is available, with all redline revisions incorporated or removed. He noted that the pagination has been corrected, with each page clearly numbered for easy reference using the table of contents. Based on his recollection of the Ordinance Committee meetings, Mayor Langford said the primary substantive changes, aside from technical revisions, included a prohibition on data centers, including cryptocurrency-related activities, and a 25,000-square-foot building size limit in specified zoning districts.

It was asked whether family compounds and rural conservation had been incorporated into the ordinance. M. Ungaro stated that these topics had not been included and would be revisited during future Ordinance Committee meetings. With no further questions from either the Council or the public, Mayor Langford closed the Public Hearing at 6:43 p.m.

Public Hearing – 2026 Property Tax Millage Rate – Opened 6:47 p.m. / Closed 6:48 p.m.:

L. Spohr presented the proposed 2026 Millage Rate of 1.090 mills, reflecting a reduction from the 2025 rate of 1.126 mills, or approximately 3.20%. She reviewed the Town's millage rate history

and noted that this is the third consecutive annual rate reduction. She explained that the Town's net taxable digest increased from $55,159,187 in 2025 to $58,776,494 in 2026, a 6.56% increase. The proposed rate of 1.090 mills equals the calculated rollback rate, resulting in no tax increase above the rollback rate. Despite the lower millage rate, the Town's total calculated tax levy is projected to increase by $1,957, from $62,109 to $64,066, due to growth in the taxable digest. L. Spohr also provided examples illustrating the impact of the reduced millage rate on individual property taxes.

A resident asked about the value of one mill and how it compared between 2025 and 2026. L. Spohr explained that the value of one mill is determined by the Town's net taxable digest. In 2025, one mill represented approximately $55,159.19, compared to $58,776.49 in 2026, an increase of $3,617.30. She noted that the increase in the taxable digest resulted in a higher value per mill despite the reduced millage rate.

With no further questions from either the Council or the public, Mayor Langford closed the Public Hearing at 6:48 p.m.

Old Business:

Proposed Amended FY2026 Budget:

Resolution 2026-006 – Adoption of Amended FY2026 Budget:

Mayor Langford requested a motion regarding Resolution 2026-006, Adoption of the Amended FY2026 Budget. Council Member Ted Britt moved to approve Resolution 2026-006, adopting the Amended FY2026 Budget as presented; Council Member Scott Israel seconded; the vote was unanimous.

Ordinance Review Committee Recommendations:

Ordinance 2026-002 – Adoption of Ordinance Changes:

Mayor Langford requested a motion regarding Ordinance 2026-002, Adoption of Ordinance Changes. Council Member Bishop Watts moved to approve Ordinance 2026-002, adopting the Ordinance Committee Recommendations as presented; Council Member Sara Nelson seconded; the vote was unanimous.

New Business:

Tax Year 2026 Property Tax:

Resolution 2026-007 – Tax Millage Rate Adoption:

Mayor Langford requested a motion regarding Resolution 2026-007, Tax Millage Rate Adoption. Council Member Sara Nelson made a motion to approve Resolution 2026-007, adopting the 2026 Tax Millage Rate of 1.090 mills as presented; Council Member Scott Israel seconded the motion; the vote was unanimous.

Committee Reports:

Mayor's Report:

Mayor Langford reported that since the last Council meeting, he, Council Member Bishop Watts, Town Manager M. Ungaro, and other elected officials attended the annual Chamber of Commerce dinner honoring Huie Bray at the Scarborough Pavilion. He also reported attending the Mayoral Breakfast the previous Thursday.

Recreation:

L. Spohr reported that Chris Moody could not attend the meeting because of basketball evaluations. No report was provided.

Library:

K. Bradley requested approval to deaccession 160 library books with copyright dates ranging from 1966 through 2010. The books were either in poor condition or had not circulated in 15 years or more. The estimated value of the books was $269.24, representing 10% of their original purchase price.

Mayor Langford requested a motion regarding the deaccession. Council Member Bishop Watts made a motion to approve the deaccession of 160 library books with an estimated value of $269.24; Council Member Sara Nelson seconded the motion; the vote was unanimous.

Town Clerk / Finance Officer:

L. Spohr reported on the following:

The Town mailed quarterly trash service bills on October 5, 2026, with payment due October 31, 2026.

The Town also issued a new business license for Aces Lawn Mowing Services, located in the Benise building.

The FY2026 audit was underway, with completion anticipated by mid-November.

The Town's GF-1 investment accounts earned $5,134.41 in interest from July through September 2026, with a combined balance of $550,638 as of September 30, 2026. The GF-1 SPLOST 2023 account had also been activated with an initial deposit of $210,000.

As of September 30, 2026, the Town's General Fund total equity was $486,832, and the combined equity of the SPLOST accounts was $769,479, for a combined total of $1,256,311. Enterprise Funds total equity was $376,094.

September LOST revenue totaled $20,461, up 30.72% from September 2025, while August SPLOST revenue, received in September, totaled $20,685, up 31.03% from the previous year.

The Town implemented financial internal control procedures effective October 1, 2026, including duplicate payment prevention, library cash handling, and cash receipts and deposits.

The backflow testing requirements are the Town's responsibility, and that testing had been authorized at a cost of $665.

Town Manager:

M. Ungaro reported on the following:

The Town is working with the Town Engineer to develop preliminary plans for sidewalk improvements along Highway 85 Connector, from Price Road to Woods Road. Updates will be provided to Council and the public as the design progresses.

The traffic signal installation at the intersection of GA Highway 85 and Highway 85 Connector was out for bid, with the bid period scheduled to close October 28, 2026. The Fayette County Board of Commissioners must approve the selected qualifying bid. Due to extended equipment lead times, no installation completion date was available.

M. Ungaro recently attended the Fayette County Development Authority (FCDA) peer community trip to Cary, North Carolina, where elected officials and local administrators reviewed community development practices and investments in public amenities that could benefit Fayette County.

The Brooks Woman's Club is participating in Wreaths Across America, which will honor approximately 117 veterans in the Town's two cemeteries. The wreath-laying ceremony is scheduled for December 19, 2026. Wreath sponsorships are $17 each, with donations due by December 2, 2026. Additional information and sponsorship details are available at the Town Hall counter.

The traffic study results for the intersection of Morgan Mill Road and Highway 85 Connector were received and included four proposed scenarios, one of which involves establishing a four-way stop. The matter will be discussed in further detail at the next Council meeting.

The October Brooks Market was held the previous Saturday.

Any Other Business:

Nash Alexander III, Executive Director of Liberty Tech Charter School, was present to discuss the upcoming Veterans Day Parade scheduled for November 11, 2026. He requested permission to place chairs along the sidewalks in downtown Brooks to provide seating for older veterans who wish to watch the parade rather than participate by walking. The event will begin with breakfast at 7:45 a.m., followed immediately by the parade.

Mr. Alexander also thanked the Town of Brooks for sharing information about GF-1 investment accounts. He reported that Liberty Tech Charter School had elected to establish a GF-1 account to increase its interest earnings.

Executive Session and Adjournment:

Council Member Sara Nelson moved to temporarily close the Regular Council Meeting and enter Executive Session to discuss a personnel matter; Council Member Scott Israel seconded the motion; the vote was unanimous. The Regular Council Meeting was temporarily closed at 7:11 p.m.

The Executive Session began at 7:14 p.m.

Council Member Sara Nelson moved to close the Executive Session and return to the Regular Council Meeting; Council Member Bishop Watts seconded; the vote was unanimous. The Executive Session concluded at 8:17 p.m.

The Regular Council Meeting reconvened at 8:18 p.m.

With no further business, Council Member Bishop Watts moved to adjourn; Council Member Sara Nelson seconded; the vote was unanimous. The meeting adjourned at 8:19 p.m.

Respectfully Submitted,

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Lorey Spohr, Town Clerk