



BROOKS TOWN COUNCIL MEETING

MINUTES

June 26, 2023

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

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

The proposed Agenda for Monday, June 26, 2023, was emailed to the Mayor and Council Members for review before tonight's meeting. Maurice Ungaro requested that an Executive Session be added to the June 26, 2023, Agenda. The June 26, 2023, Agenda was unanimously approved as amended.

The draft Minutes for Monday, May 15, 2023, were emailed to the Mayor and Council Members for review before tonight's meeting. Council Member Brian Davis made a Motion to approve the minutes as presented; Council Member Scott Israel seconded the motion, and Council Member Todd Speer abstained. The vote was unanimous in favor.

The draft Executive Session Minutes for Monday, May 15, 2023, were emailed 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 Brian Davis seconded the motion, and Council Member Todd Speer abstained. The vote was unanimous in favor.

Public Hearing

Mayor Langford opened the Public Hearing at 6:41 p.m. for the Rezoning Request for 185 Gable Rd.

Mayor Langford asked if there were any public comments and for all comments to be limited to two minutes which Maurice Ungaro would time:

Bridget Allen residing at 128 Julia Crossing, expressed that she opposed the rezoning and has concerns regarding the creek and water availability. She purchased within the Town due to its minimum 5-acre lot zoning.

Cheryl Fleming residing at 1053 Highway 85 Connector, expressed that she is opposed to the rezoning and stated why can't just one house be built per the current 5-acre lot zoning; in addition, she has concerns with the limited amount of fire hydrants located within the town in the event of a fire.

Kathryn Brown residing at 142 Julia's Crossing, expressed concerns about the environmental impact, and providing that all laws and regulations required by Fayette County are followed, she is indifferent to the rezoning.

Emily Johnson residing at 114 Julia's Crossing, expressed that she is opposed to the rezoning and is concerned about the erosion and creeks and the creek filling with silt and setting a precedent for future rezonings.

Jason Barnett residing at 125 Carrington, expressed that he is opposed to the rezoning and is concerned about maintaining the 5-acre per home requirement.

David Lebby residing at 100 Brooklet Way, expressed that he opposed the rezoning.

Fran McElwaney residing at 183 McIntosh Rd, expressed that she opposed the rezoning.

Larry Dunn residing at 185 Gable Rd, expressed that he opposed the rezoning.

Trent Foster, the builder, and owner, stated that the proposed plan would minimize the impact on the surrounding homes. If he could only build one home, it would be set back further on the property due to setback requirements, and have to do more tree clearing. The current proposed plan would allow the woods at the back of the property to remain as is.

Mayor Langford asked if there were any further comments or questions from the public, with none; Mayor Langford closed the Public Hearing at 6:55 p.m.

Mayor Langford asked how big the homes would be; Trent Foster replied he has four to five different styles in mind, ranging from 2,500 to 2,800 sq. feet, priced in the mid \$500k range, and all would have hardy siding.

M. Ungaro reminded the audience that the Future Land Use Map that was reviewed and approved by Council in the 2022 Comprehensive Plan provides the opportunity for rezoning requests of this type.

Old Business:

Rezoning Request for 185 Gable Rd.

M. Ungaro stated that the applicant is requesting a change in zoning for the 5.1-acre lot from RA (Residential Agriculture) to TR (Town Residential). If successful in changing the zoning, the applicant seeks to create two single-family lots. The lot is bordered on two sides by RA (Residential Agriculture) and is adjacent to TR (Town Residential). TR (Town Residential) zoning is also across Gable Rd from the lot. A copy of the property location, existing zoning map with parcel location, future land map, proposed rezoning & site plan, and an aerial view of the property was provided to Mayor and Council; the proposed rezoning and site plan was distributed to attendees.

Mayor Langford responded to a resident's inquiry about any plans to expand the water within the Town of Brooks. As previously mentioned, the estimated cost to expand the water within the Town would be approximately \$4.5M. To pay that amount, property taxes would be required to increase sustainably; the Town would not qualify for a low-cost loan would because the current Property Tax revenue would not cover the approximate \$16k monthly (current monthly Property Tax revenue is @ \$4,687) payment. Unfortunately, the Town of Brooks is not poor enough for grant assistance.

Mayor Langford asked if there were no further questions, and he would like to request a motion for a vote on the rezoning; Council Member Brian Davis offered a motion to approve the rezoning, and

Council Member Ted Britt, seconded the motion; Mayor Langford asked those in favor of approving the rezoning request, Council Member Brian Davis voted to approve the motion, Council Members Kay Brumbelow, Ted Britt, Scott Israel, and Todd Speer voted to oppose the rezoning request, the motion for the rezoning of 185 Gable Rd, failed, four opposed to one in favor.

Second Reading / Adoption of FY2024 Budget.

L. Spohr presented an amended version of the FY2024 Budget. The amendments were to the General Fund revenue and expenses, the status of Sales Tax, TAVT, Property Tax, Rental Income revenues as of May 31, 2023, the Consumer Price Index percentages, an increase in costs for the 2023 Elections, and a 5.3% COLA increase for the staff of the Town of Brooks. The 5.3% COLA increase would be funded using the Town's Fund Balance, increasing the original General Fund revenue and expenses by \$10,130. It was also stated that the Town would not do a millage increase or rollback; the millage rate would remain 1.207 mills for the FY2024 budget.

Resident Caroline Smith questioned why the Town allocates \$12k or 1.06% of the budget to BAR, as she feels that money could be spent elsewhere, i.e., walking paths, basketball courts, etc. M. Ungaro informed Caroline that in the 2023 SPLOST approved projects, \$25k has been allocated for improvements to the Brooks Recreation Area, and part of the approved projects are to install sidewalks from the railroad crossing to Price Rd. and continue down Price Rd. to the Brooks Memorial Cemetery. Also included will be a sidewalk from Brooks Park to W. McIntosh Rd., continuing W. McIntosh to Hwy 85 Connector and then crossing over to Price Rd and investigating the stormwater infrastructure that is failing on 85 Connector, the drain that goes underneath 85 Connector.

Council Member Brian Davis made a Motion to approve the fiscal year FY2024 Budget as presented with the amendments; Council Member Todd Speer seconded the motion. The vote was unanimous in favor.

Committee Reports:

Mayor's Report: Mayor Langford reported that he attended three events in the last month that he felt were important to attend on behalf of the Town of Brooks, the Memorial Day Ceremony in Veterans Park, the Chamber Breakfast, where Secretary of State Brad Raffensperger spoke, and the Huie Brae elected officials Fish Fry, sponsored by the Chamber of Commerce.

Planning and Zoning:

M. Ungaro reported he had received multiple inquiries regarding a lot on Butler Road and three existing 5-acre lots on Highway 85 Connector, one of which has been approved for construction.

Recreation:

No one from BAR attended this evening's Council meeting.

Library: K. Bradley stated she has seen an increase in summer readers and has been asked to join a group called The Maggie's, a group of professionals in the book industry, librarians, authors, and book shop owners who review and rate romance novels. K. Bradley requested the approval to de-access 349 books valued at \$497.35. Mayor Langford asked for a motion to approve the deaccession of the 349 library books: Council Member Todd Speer made a Motion to approve the deaccession, and Council Member Kay Brumbelow seconded the motion. The vote was unanimous in favor.

Town Clerk Report: L. Spohr reported that the Town had received notification from GIRMA

acknowledging that all items found during their recent inspection have been completed to their satisfaction. The Fayette County Water System mailed a postcard to all residents informing them of the 2022 and 2023 Water Quality Report findings. In the future, the Town of Brooks will be tested quarterly instead of annually. The Town has received notification from AmWaste (trash service provider) that they will impose a 4.9% CPI increase beginning July 2023. A rate increase proposal will be presented to the Mayor and Council for approval at the next council meeting to cover the 4.9% increase and administrative costs (including stamps, paper, and envelopes). The last increase was over five years ago.

Finance Officer's Report: L. Spohr reviewed the May financials; LOST and SPLOST are at an increase over the same time last year. SPLOST YTD over last year is at an increase of 8.41%, and LOST YTD over this time is at an increase of 10.39%. Sales Tax, TAVT, and Rental Income have exceeded the budgetary goals; unfortunately, Property Tax revenue is currently at 97% of the budgetary goal.

Town Manager Report:

Brooks Market:

The market this past weekend was well attended, and vendors did well despite a slow start to the day. June and July are known to be slower months, had new vendors selling flowers and dog treats. The market is a positive and good community event.

Transportation:

The “intersection ahead” signs for Hwy 85 connector and Brooks Rd. have been received and are waiting to be installed by the County Road Department. The Morgan Mill stop sign has been ordered and is being shipped.

Storm Water:

Fayette County has decided to remove the pipe in the creek at Brooks Park and restore the creek bed. This process will first involve daylighting the creek, and once the ground on either side of the stream has dried sufficiently, grading will be done to ensure that stormwater properly drains to the creek and does not saturate the ground. The plan is to landscape the creek and surrounding area to be an amenity. As this is on County-owned land, the Town is not financially responsible.

Marvel Studios:

On the 21st, Marvel Studios filmed some action sequences involving a motorcycle driving in the surrounding area (Woods Rd. and Mask Rd.) and on Main St. in front of Town Hall. The Town received a \$500 location fee and rental for Hardy Hall.

July Concert:

The Brooks Woman’s Club has announced that the next concert this season will be the Papa Jinx Band (Bluegrass) on Thursday, July 13th, at 7:00 p.m. The last concert was well received and had a turnout of about 30 people. The Woman’s Club is hoping to do another concert in August.

Any Other Reports: None

Any Other Business:

Mayor Langford shared the thank note from Ellen Walls regarding the lily plant sent on behalf of the Town for her brother’s funeral. Resident Caroline Smith reported that streetlights were out at Helen Woolsey’s old house and in front of the old fire station as well as some trees needed to be cut back near 201 McIntosh Rd and the Thrift Store. M. Ungaro said that he will investigate the

streetlights in question, and if the lights need to be replaced, he will inform the EMC in addition to already reporting the trees in question to have them scheduled to be cut.

Mayor Langford stated that with no further business to discuss, the public portion of the meeting is closed at 8:15 p.m. to begin the Executive Session.

Adjourn: With no further business to discuss this evening and the Executive Session is closed, Council Member Scott Israel offered a Motion to adjourn; Council Member Ted Britt seconded the motion. The vote was unanimous in favor, and the meeting was adjourned at 8:24 p.m.

Respectfully Submitted,

Lorey Spohr

Lorey Spohr
Town Clerk