



## **BROOKS TOWN COUNCIL MEETING**

### **MINUTES**

**August 17, 2026**

Mayor Pro Tem Israel delivered the Invocation, the Brooks Bears led the Pledge of Allegiance, and Mayor Langford called the meeting to order at 6:29 p.m.

Mayor: Dan Langford

Mayor Pro Tem: Scott Israel

Council Members Present: Ted Britt  
Brian Davis  
Sara Nelson  
Bishop Watts

Guest: Rick Lindsey- Town Attorney

#### **Agenda:**

The proposed agenda for Monday, August 17, 2026, was emailed to the Mayor and Council Members for review prior to the meeting. Mayor Langford asked for a motion to approve the agenda. M. Ungaro suggested amending the agenda to move Item IV, Recognition of the 10U Brooks Baseball Bears, to Item III. Council Member Brian Davis made a motion to approve the agenda as amended; Council Member Bishop Watts seconded the motion. The vote was unanimous.

#### **Recognition:**

##### **10U Brooks Baseball All Stars:**

Coach C. Moody introduced the 2026 10U Brooks Baseball All-Stars and recognized the players and coaches for their successful season and championship. The Mayor and Council congratulated the team on its accomplishments.

#### **Council Meeting Minutes / Work Session Minutes:**

The draft Council Meeting Minutes for Monday, June 15, 2026, were emailed to the Mayor and Council Members for review prior to the meeting. Mayor Langford asked for a motion to approve the minutes as presented. Council Member Ted Britt made a motion to approve the June 15, 2026, Council Meeting Minutes as presented; Council Member Sara Nelson seconded the motion. The vote was unanimous.

The draft Work Session Minutes for the following meetings were also emailed to the Mayor and Council Members for review prior to the meeting. Mayor Langford asked that each set of minutes be considered separately, as follows:

**June 22, 2026** – Council Member Bishop Watts made a motion to approve the June 22, 2026, Work Session Minutes as presented; Mayor Pro Tem Scott Israel seconded the motion. The vote was unanimous.

**July 13, 2026** – Mayor Pro Tem Scott Israel made a motion to approve the July 13, 2026, Work Session Minutes as presented; Council Member Sara Nelson seconded the motion. The vote was unanimous, with Council Member Brian Davis abstaining.

**August 3, 2026** – Council Member Brian Davis made a motion to approve the August 3, 2026, Work Session Minutes as presented; Council Member Bishop Watts seconded the motion. The vote was unanimous, with Council Member Sara Nelson abstaining.

**New Business:**

**Ratification of Time-Sensitive Actions Taken Following Cancellation of the July 20, 2026, Regular Town Council Meeting:**

Due to the cancellation of the July 20, 2026, Regular Town Council Meeting, the following time-sensitive items were approved by written consent via email. Because Council did not approve the items during a public meeting, it is now presenting them for consideration and formal ratification.

**Chapel Door Restoration Project:**

Mayor Langford asked Council to consider ratification of the previously approved award of the Chapel Door Restoration Project to Remodeling Builders, LLC, in the amount of \$5,250.00. M. Ungaro reported that the work was completed and that the doors were sealed, refinished, reset, and the gaps corrected, and it looked great.

Mayor Pro Tem Scott Israel made a motion to ratify the award of the Chapel Door Restoration Project to Remodeling Builders, LLC, in the amount of \$5,250.00; Council Member Sara Nelson seconded the motion. The vote was unanimous.

**Library Book Deaccession:**

Mayor Langford asked Council to consider ratification of the previously approved deaccession of 198 library books with a total estimated value of \$270.60.

Council Member Bishop Watts made a motion to ratify the deaccession of the 198 library books; Council Member Sara Nelson seconded the motion. The vote was unanimous.

**CKH Group Engagement Letter for the FY2026 Audit:**

L. Spohr reported that the Town's previous auditor, James Whitaker, had retired and had highly recommended CKH Group. After researching other potential auditing firms and considering the Town's size and anticipated audit costs, Town Staff determined that engaging CKH Group would be in the Town's best interest. CKH Group proposed an all-inclusive fee of \$17,000 for the FY2026 audit, about \$1,000 less than the prior year's audit cost, with completion anticipated in late November 2026.

Mayor Langford asked for a motion regarding the CKH Group Engagement Letter for the FY2026 Town of Brooks audit. Council Member Bishop Watts made a motion to approve the engagement of CKH Group for the FY2026 audit; Mayor Pro Tem Scott Israel seconded. The vote was unanimous.

### **2017 SPLOST Project – Sidewalk Extension on Hwy 85 Connector:**

M. Ungaro reported that, in an effort to utilize the Town's remaining 2017 SPLOST funds, the Town is proposing a sidewalk extension project for consideration. Any 2017 SPLOST funds not expended by June 2028 will be required to be returned to Fayette County for use by the County.

The extension of sidewalks along Hwy 85 Connector is one of the remaining projects included on the Town's approved 2017 SPLOST project list. The proposed project would extend sidewalks along Hwy 85 Connector from near Price Road to the intersection of Hwy 85 Connector and Woods Road.

The Town Engineer, Mallett Consulting, submitted a proposal for \$7,740.00 to complete a project assessment. M. Ungaro explained that the assessment would include observation and review of the project corridor, a field survey of the existing right-of-way limits, staking of the existing right-of-way limits, and a field review of the staked right-of-way. The assessment is anticipated to be completed within approximately six weeks following approval.

### **Sidewalk Safety in Downtown Brooks – Mayor Pro Tem Scott Israel:**

Mayor Pro Tem Scott Israel raised concerns regarding pedestrian safety, particularly at the Hwy 85 Connector crosswalks near the railroad tracks and the Library. He recalled a recent near-miss involving the Town Librarian while she was in the crosswalk near the Library and also expressed concern for pedestrians crossing Hwy 85 Connector near the railroad tracks to access the coffee shop. He asked the Town to investigate pedestrian-activated flashing crossing signs as a possible safety improvement. The proposed signs would replace the existing pedestrian crossing signs rather than be installed in addition to them.

M. Ungaro stated that he would research available options and associated costs and provide the information to Council. He also noted that the Town had previously installed pedestrian crossing signs in the center of Hwy 85 Connector; however, the signs lasted only a few days before being either struck by vehicles or removed.

### **Committee Reports:**

#### **Mayor's Report:**

Mayor Langford reported that Fayette Footprints interviewed him and Council Member Bishop Watts for a podcast highlighting Brooks' history. Mayor Langford also reported that the next Mayoral Breakfast is scheduled for Thursday and that he looks forward to networking with the other Fayette County mayors.

#### **Recreation:**

Chris Moody thanked the Mayor and Council for recognizing the 10U Brooks Bears Baseball team and for the Town's annual contribution to the recreation program. He also reported that football season would begin later that week, with fall baseball beginning later in the month.

#### **Library:**

K. Bradley requested approval for the deaccession of 250 library books, with copyright dates ranging from 1961 through 2011, due to poor condition or lack of circulation for at least 15 years.

The estimated value of the books was \$443.65, representing 10% of their original purchase price.

Mayor Langford asked for a motion to approve deaccessioning the library books and values as presented. Council Member Sara Nelson made a motion to approve the deaccession of 250 library books with an estimated value of \$443.65; Council Member Bishop Watts seconded the motion. The vote was unanimous.

K. Bradley also reported that the Summer Bingo program had concluded, with four winners each receiving a \$30.00 Amazon gift card.

**Town Clerk / Finance Officer:**

**Trash Customer Referral Program:**

L. Spohr reported that the Town had received its first referral through the Trash Customer Referral Program. The referring customer will receive a certificate equivalent to one quarter of trash service, which could be applied to the customer's next quarterly trash bill.

**Personal Financial Disclosure Statements:**

L. Spohr reminded the Mayor and Council that Personal Financial Disclosure Statements are due no later than September 30, 2026. Copies of each official's previous statement were provided for review and any necessary updates. Once returned, L. Spohr will make the requested changes and provide the completed statements for signature and notarization prior to filing.

**Open Records:**

L. Spohr reported that the Town continues to receive Open Records requests and that several recent Open Records Requests had required a considerable amount of staff time from both her and M. Ungaro. She advised Council that the Town would continue to require deposits for extensive Open Records Requests when the anticipated cost exceeds \$250.

**Finance Officer Report:**

**FY2026 Amended Budget**

L. Spohr reported that she was preparing the FY2026 Amended Budget for presentation at the September 21, 2026, Council Meeting for its first reading. The second reading and request for adoption will be presented at the next council meeting scheduled for October 19, 2026.

**Financials:**

L. Spohr reported that, at the end of July, the Town's General Fund total equity was \$484,168, and the combined equity of both SPLOST accounts was \$729,740, for a combined total of \$1,213,908. Enterprise Funds total equity for July was \$379,438. July LOST revenue was \$17,364.03, an increase of 7.27% over the previous month, with revenues up 1.47% year-to-date. June SPLOST revenue was \$17,506.82, an increase of 7.13% compared with June of the previous year, with revenues up 2.93% year-to-date.

**Town Manager:****Transportation:**

M. Ungaro reported that the traffic study approved for the intersection of Hwy 85 Connector and Morgan Mill Road had begun. He explained that rubber pressure-sensitive tubes had been placed across Hwy 85 Connector to collect traffic data, including traffic counts, vehicle speeds, and vehicle classifications. Additional updates will be provided as the study progresses.

**Filming:**

M. Ungaro reported that a Lifetime film production had been using the Brooks baseball complex, with the football field area being utilized for parking. The Town received approximately \$2,500 in rental fees from the current production, bringing total filming-related rental revenue since January to approximately \$3,250.

**Ordinance Update:**

M. Ungaro reported that the next Ordinance Review Work Session was scheduled for August 31, 2026. He advised that the changes discussed during the previous work sessions were incorporated into the draft ordinance and that a redline copy showing the proposed changes would be distributed to the Mayor, Council, and Ordinance Review Committee for review before the next work session.

**Market:**

M. Ungaro reported that the August Brooks Market had been held the previous Saturday. He advised that the September market would be held on Saturday, September 26, 2026, the fourth Saturday of the month, rather than the Town's usual market date, to avoid conflicting with Inman Farm Days.

**Any Other Business:**

There was no additional business.

Mayor Pro Tem Scott Israel made a motion to temporarily close the Regular Council Meeting and enter Executive Session; Council Member Bishop Watts seconded. The vote was unanimous. The Regular Council Meeting was closed at 7:05 p.m.

**Executive Session:**

Council entered Executive Session at 7:07 p.m. to discuss a legal matter/litigation.

Mayor Pro Tem Scott Israel made a motion to close the Executive Session and reconvene the Regular Council Meeting; Council Member Bishop Watts seconded. The vote was unanimous.

The Executive Session concluded at 7:40 p.m., and the Regular Council Meeting reconvened at 7:41 p.m.

**Adjourn:**

With no further business, Council Member Sara Nelson made a motion to adjourn; Council Member Bishop Watts seconded. The vote was unanimous. The meeting adjourned at 7:44 p.m.

Respectfully Submitted,

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Lorey Spohr, Town Clerk