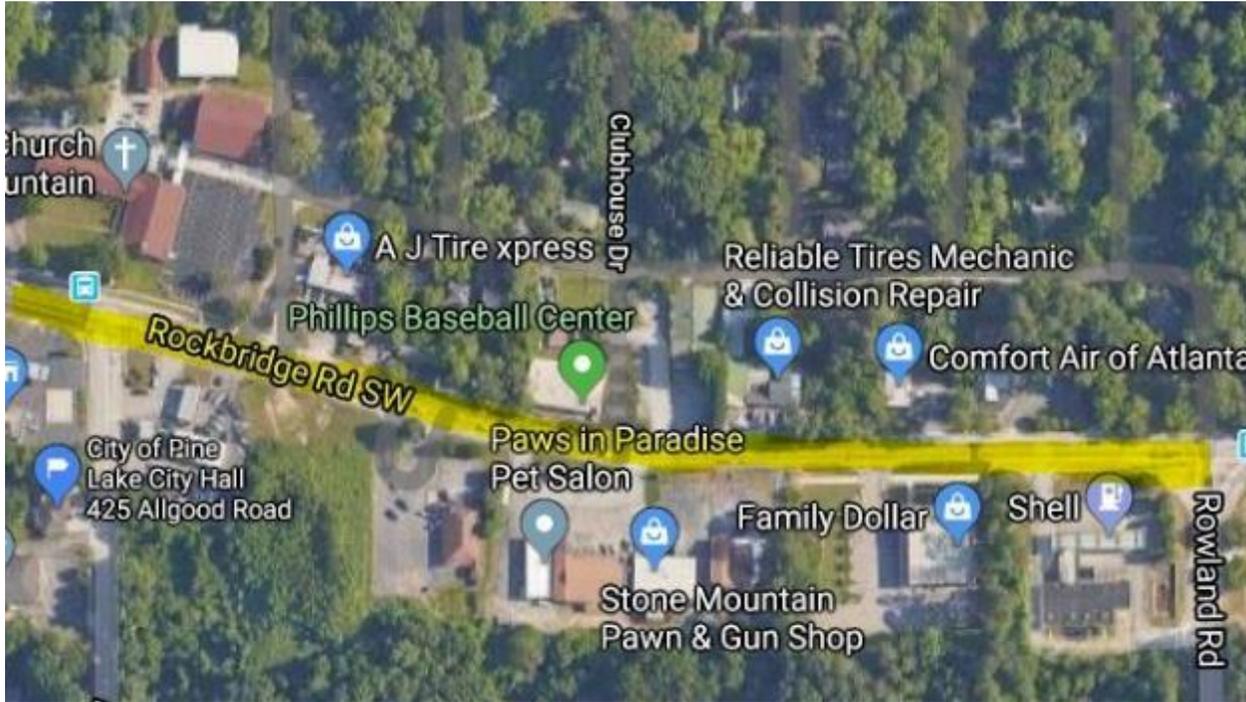




STRATEGIC PERFORMANCE REPORT

SEPTEMBER 2025



Good day, Mayor and Council Members,

I am pleased to share with you the eighth installment of the Community Building Team’s Strategic Performance Report (SPR). It is produced to coincide with the monthly City Council Work Session. The format and content are topical based; concise in nature; organized by the alphabetical order of offices/departments following City Manager lead topics; and accented with images and illustrations for more relatable reading. **A pdf version of the document is attached for higher quality reading and printing.**

I wish to dive into two topics of recent reference that I believe deserve a strong focus in the City’s outlook to build a sustainable “Pine Lakesque” future: financial oversight and commercial vitalization also known as economic development.

The September through October 2025 period will offer potential opportunities of financial management transition both organizationally and seasonally as we wind down on the preparation and review of the City’s 2024 audited annual financial report and as we gear up for the 2026 budget season and development of the City’s first formal community investment plan.

Similarly, over the past two installments of the SPR and as we prepare for the City Council’s September Retreat session, discussion on the topic of “Sustainable Development” along with a

review of recent history long term plans offers an opportunity for renewal of these or similar plans and applicable tools for implementation. I hope that the Council's upcoming retreat will answer how we move ahead to vitalize the City's major commercial corridor and adjoining areas.

KEY TO SUSTAINABILITY: FINANCIAL OVERSIGHT

I recently read a blog report through Diligent Corporation. In some ways, this blog story parallels some of the current experience of Pine Lake government and I believe it is worth sharing along with tips for improving our financial oversight.

Diligent has a stated goal to help organizations around the world meet their environmental sustainability and social impact commitments. Managing public funds is about more than just the numbers, it's about building trust and being transparent with your community. In our latest blog, [*key steps for public boards for building financial confidence for oversight*](#), we share practical ways your board can gain confidence in financial oversight and avoid common pitfalls.



Two years ago, the board at Hide Lake School District hired Superintendent Mona Henderson to steer the district out of a budget deficit. Henderson introduced strict budgeting protocols, taking full control of the process and presenting recommendations for board approval. The board typically accepted her proposals with minimal discussion, believing this approach would avoid past financial missteps.

However, a newly elected board member raised concerns, questioning whether the board was relinquishing its obligation to oversee the district's finances. She argued that rubber-stamping the superintendent's decisions without deeper engagement might compromise their role as stewards of the district's financial health. The board president responded cautiously, recalling how a lack of financial expertise among board members had contributed to previous challenges.

This scenario underscores a key point: while administrators like superintendents and their teams bring valuable expertise, the financial stewardship of public entities is a shared responsibility. Governing board members must actively participate in financial oversight, working in partnership with professionals to ensure sound decision-making.

The balance between trusting expert advice and fulfilling fiduciary responsibilities is essential for maintaining the financial health of the organizations they serve.

However, school board members and other elected or appointed governance boards are, for the most part, lay people. They come from different professions and backgrounds – their diversity represents their communities and their interest. Budgeting and other financial management may or may not be among their skill sets.

4 tips for boards for improving financial oversight

1. Hold mandatory financial training for board members. It's important the board receives the training together so they can ask questions about the process. Engage financial experts, the board's legal counsel or an outside governance consultant, and make sure that the training is ongoing.
2. Require that financial reporting is clear and concise and easily accessible, so board members understand the budget and financial information. This will help members to feel confident about making decisions.
3. Review financial reports regularly at monthly board meetings or work sessions. Don't wait until the budget development season starts.
4. Foster a culture of financial responsibility by setting clear goals aligned with the long-term educational goals of the district, holding regular audits, forecasting future needs and creating contingency plans for potential financial challenges.

TOOLS OF SUSTAINABILITY: LOCAL GOVERNMENT AUTHORITIES

As in the rest of the nation, Georgia's local government authorities have been steadily growing since the 1950s. The growth in authorities reflects the increased public demand for specialized services and local government's reliance on alternative methods of service delivery. Authorities are often better suited to deliver these services since they focus on one specific function, allowing a greater degree of concentrated effort in providing services. Financial considerations are also a very large part of the decision to provide services through an authority. As new programs are initiated, or new services are required, the establishment of authorities may reduce the financial burden on cities and counties.



Local government authorities are separate entities created for a specific public purpose. Local governments create authorities as a means of providing a wide range of services to their citizens and have used them in increasing numbers to deliver services. The 1992 Census of Governments

notes that authorities are by far the most rapidly growing type of government. Realizing the ever-increasing role authorities play in service delivery at the local government level, the General Assembly passed the Local Government Authorities Registration Act O.C.G.A. 36-80-16 during the 1995 legislative session.

This act requires local government authorities to register annually with the Department of Community Affairs (DCA) beginning January 1, 1996. The act also specifies that local government authorities may not incur any debt or credit obligations after January 1, 1996, unless they are registered.

As mentioned earlier, local government authorities are established to carry out a specific public purpose. These purposes can include economic development, hospital operations, housing, the operation of a water and sewer system, and others. The largest percentage of authorities registered with DCA are development authorities, including downtown development, industrial development, and joint development authorities. The next most common type of authority is housing, followed by hospital and water and sewer.

PINE LAKE: DOWNTOWN DEVELOPMENT AUTHORITY?



From my limited research, in 2005, Pine Lake resolved legislation for the Activation of a Downtown Development Authority (DDA):

“A RESOLUTION TO DECLARE THE NEED FOR A DOWNTOWN DEVELOPMENT AUTHORITY TO FUNCTION IN THE CITY OF PINE LAKE, GEORGIA, PURSUANT TO THE PROVISION OF THE DOWNTOWN DEVELOPMENT AUTHORITIES LAW O.C.G.A. 36-42-1, et seq. TO APPOINT A BOARD OF DIRECTORS FOR THE DOWNTOWN DEVELOPMENT AUTHORITY, TO DESIGNATE A DOWNTOWN DEVELOPMENT AREA; ...”

Among the activities of the DDA that staff found evidence, following my request for information, were a quite limited record of meeting minutes in 2007, and issuance of a DDA Revenue Bond – Series 2007 for \$1,023,307 as well as a record of current registration with the Department of Community Affairs at the end of 2017.

GEORGIA: DOWNTOWN DEVELOPMENT AUTHORITIES

In Georgia, Downtown Development Authorities (DDAs) are state-chartered organizations that are created by local governments to revitalize and manage their central business districts. They serve as the primary mechanism for directing economic development within a specific downtown area. The Georgia Department of Community Affairs (DCA) provides guidance and resources for these entities.



The central purpose of a DDA in Georgia is to act as the legal and financial vehicle for halting, preventing, and correcting the deterioration of a downtown area. DDAs work to create a more vibrant and economically sound downtown environment.

- **Authorization:** A DDA is created by a city or county government through a local ordinance.
- **Governing board:** The DDA is managed by a board of directors, which is appointed by the local government.
- **District:** The DDA's authority applies to a specific downtown area defined by the creating ordinance.
- **Tax Increment Financing (TIF):** DDAs can use TIF to fund projects. The authority captures the increase in property and sales tax revenue within its district over time. These funds are then reinvested into public infrastructure and other revitalization projects.
- **Other funding:** DDAs can also receive funding from other sources, including local government appropriations, grants, and private donations.
- **Economic development:** DDAs develop and implement plans to attract new businesses and support existing ones, offering programs like facade grants and financial assistance.
- **Infrastructure improvements:** They often manage public projects like streetscape upgrades, landscaping, streetlights, and public gathering spaces.
- **Marketing and promotion:** They are involved in promoting the downtown district, marketing its businesses, and organizing special events to increase foot traffic and visibility.
- **Property revitalization:** DDAs identify and work to redevelop vacant or underutilized properties, bringing them back into productive use.

While DDAs are created locally, they operate with authority derived from state law. The Georgia Department of Community Affairs provides state-level oversight and assistance. For example, DCA offers resources, guidance, and training to local DDAs. DCA also assists communities in establishing and strengthening their DDA programs.

GEORGIA: BUSINESS IMPROVEMENT DISTRICTS

A business improvement district, also referred to as a BID, is a defined area in which businesses and residential properties are required to pay an additional tax (or levy) in order to fund projects or provide supplemental services within the district's boundaries.

The BID is often funded primarily through the levy but can also draw on other public and private funding streams, such as surcharges on existing business licenses and occupational taxes. BIDs are the primary special tax district implemented in a Main Street programs boundaries as a means for providing additional funding and resources for the local Main Street organization.

The creation of a BID requires support from at least 51 percent of the municipal taxpayers of the district proposed for creation or municipal taxpayers owning at least 51 percent of the taxable property subject to ad valorem real and personal property taxation in the district.



BIDs can be created for a period of 5 or 10 years. In order to enact the proposed BID, the petition must be verified by the city, noticed and approved during a public meeting. The BID will have a board of appointed property owners who create the budget and are responsible for expending and allocating funds. The local Downtown Development Authority can serve as the board of directors for the BID.

Supplemental services are defined as those services provided for the improvement and promotion of the district, including, but not limited to, advertising, promotion, sanitation, security, business recruitment and development.

GEORGIA: COMMUNITY IMPROVEMENT DISTRICTS

Authorized by Article IX, Section VII of the Georgia Constitution, a community improvement district (CID) is a mechanism for funding certain governmental services, including street and road construction and maintenance, parks and recreation, storm water and sewage systems, water systems, public transportation systems, and other services and facilities.



The administrative body of the CID, which can be the city governing authority, may levy taxes, fees and assessments within the CID, not to exceed 2.5 percent of the assessed value of the real property. Such taxes, fees and assessments may only be levied on real property that is used for non-residential purposes and revenues may be used only to provide governmental services and facilities within the CID. Bonded debt is permitted, but such debt may not be considered an obligation of the state or any other unit of government other than the CID.

The General Assembly may create a CID by local legislation. The creation of a CID is conditioned on approval of the municipal government if the CID would be entirely within the municipality and approval from both the municipal government and the county government if the CID would be partially in the incorporated area and partially within the unincorporated area.

Additionally, the creation of a CID is contingent on receiving the written consent of a majority of the owners of the real property within the CID that would be subject to CID taxes, fees and assessments, as well as the owners of the real property within the CID that constitutes at least 75 percent by value of all real property within the CID that will be subject to CID taxes, fees and assessments.

CITY CLERK'S OFFICE/ADMINISTRATION

Ned Dagenhard, Acting City Clerk

Clerk's Corner Vol. 2: Public Records, Retention, Provision, and Lawful Destruction

I know you, esteemed reader, have been gnawing your digits in anticipation. Well, I am here to free you from pain and anxiety. Truly an educator—nay! Liberator, am I. Look upon where my lantern falleth, and ye shall reap knowledge of civics. Anyway. Welcome to the second installment of *Clerk's Corner*! We're going to talk about public records: how they're defined, how they're retained, and how you can go about requesting them.

Tragic Ambitions on Paper Mountain

The fundamental role of a City Clerk has two sides: meeting management and records custody. The former was the topic of *Clerk's Corner, Volume 1*. All that fun we had, ah... well, the meeting is over. Here's our stack of paper: casual notes and executed contracts. What do we do with it all, toss it I guess? Wrong! Let's dig into what happens to all that ink n' pulp.



A good rule of thumb, unless it is by nature transient (a sticky note), or privileged (employee medical records), if it was generated or accepted by the Pine Lake Municipal Government, it is likely considered a public record. Where the records go is the simple part. We house all records in respective files to be accessed only by/through the City Clerk, or in the City Clerk's presence. Contracts go into the contract file, Minutes are uploaded to the website and housed in our digital server.

Keep or Toss?

Now, Pine Lake is 88 years old. Some of you have seen my office at Pine Lake City Hall, where much of the current year's documents—permit folders, Minutes and purchase order binders—are housed.

Multiply that across nine decades, whew... we would need to rent a warehouse and hire a librarian! But there's this agency that has thought of all of that, and worked with State policy makers to ensure records are retained in a way that is both practical for public administrators and accountable to the public. Enter: *Georgia Archives*! These are the folks that create something called "retention schedules."

LG-15-009 | Business Licenses

Description: Records documenting the issuance of business privilege licenses and license renewal notices.

Retention: 2 years

Updated: October 20, 2016

There are retention schedules for the State Government, for State agencies, and yes, for local governments. The retention is then separated by document code, type, description, *retention period*, and

the date when the schedule was last updated. The retention period is the fun part, the variable, the number that goes up and down depending on the document type. Business Licenses? As you can see in the picture provided above, these documents must be retained for 2 years. Audit reports? Retained *indefinitely!*

Okay, so your friends at Pine Lake City Hall are storing public records, good deal. But why? Well, for transparency, accountability, or simply for historical knowledge. Sometimes for pleasure! (*Aside: Did you know that we have Minutes from the 30s and 40s typed on onion paper?! How cool!*) In short, we keep ‘em so you can look at ‘em. ‘Tis your right, citizen.

Requesting Public Records

So, how do you go about asking for them? Here’s where I would like to inject a little subjection that I feel would best connect you with the information you seek. If you, curious resident, would like to view the itemized quote for such-and-such project, you can always just ask (email preferred, neddagenhard@pinelakega.net), “Hey Ned, can you send me a copy of the estimate for such-and-such project?” I will be happy to oblige. “Hey Ned, how much did we pay our Public Works employees last year?” Here you go, boom. Easy peasy. But what if you don’t know what exactly what you’re looking for?



Let’s say you looked at the *Professional Services* line item in last year’s budget, and you thought, “Huh, I wonder what that’s for…” Well, it is entirely within your right to say, “Hey Ned, can you send me a copy of every invoice paid out of 100.1100.0000.521290 from 2022 through 2024?” I will oblige. But, does the size of your request, and the administrative haul required to collect this documentation—not to mention the amount of time that it will take for you to receive and sift through this documentation—align with what you’re looking for?



Shred It Up!

This is not to say, “don’t bombard your City Clerk with massive open record requests,” but rather to remember that I am me, and I am here to help. So, *ask*. But ask first, “Hey, I noticed the *Professional Services* line item was increased earlier this year. Can tell me what that was for?” And I will tell you! (It’s for our zoning consultant and finance director, mainly).

Sometimes the information you seek can be revealed in a conversation, or by a more precise request.

All that said, please remember that the record room is your public library. If you ever want to take a look, give me a call or drop me an email.

What more appropriate way to wrap up this edition of *Clerk's Corner* than on the final stage in the life cycle of a public record: destruction (oblivion awaits, 2018 building permits!). When a public record reaches the end of its life, the document is collected with other records outside the retention period. These document categories are entered into a spreadsheet; and a multiple-signature document affirms the date they were destroyed. Documents must be shredded or insinorated. It's a big deal! Often a service is contracted, and the documents are taken offsite for destruction. Then we at City Hall light some tea candles, and wish the documents bon voyage.



And I wish you the same, in all your endeavours! Put on your cozy socks, the next time we chat there may be a cool breeze in the air. But I'll be at City Hall... in the record room... at 4:00 in the morning... watching... waiting... protecting...

No, I won't. But I'm here for you if you need me!

FINANCE

Danny Lamonte, Finance Director



The Finance Department of the City of Pine Lake continues to prioritize transparency, accuracy, and efficiency in managing the City’s financial operations. Below is a summary of major updates and initiatives for the month of September 2025.

Key Activities – September 2025

1. Final Stages of Fiscal Year (FY) 2024 Audit – The department is in the final stages of completing the Fiscal Year 2024 audit. Staff has worked extensively with auditors to reconcile outstanding items and prepared the necessary documentation to ensure compliance and timely closure.
2. Monitoring Treasury Services – Ongoing monitoring of treasury services has been a primary focus this month. This includes overseeing automated clearing house (ACH) vendor payments, managing cash balances, and ensuring that financial controls remain strong.
3. Cashflow Analysis – The Finance Department has continued detailed cashflow analysis to monitor revenue collections, expenditure timing, and fund balances. This work supports decision-making for both short-term obligations and long-term financial planning.
4. American Rescue Plan Act (ARPA) Compliance – The City has officially closed its ARPA bank account and is now in full compliance with federal requirements related to the use and reporting of American Rescue Plan Act funds. This closing represents a key milestone in the completion of federally funded programs and projects.

In addition to these priorities, the Finance Department continues to oversee payroll, accounts payable, grant reporting, Special Purpose Local Option Sales Tax (SPLOST) management, and budget monitoring. Our commitment remains focused on ensuring that the City of Pine Lake maintains sound financial practices and transparent reporting.

POLICE

Sarai Y’Hudah-Green, Police Chief

Community Policing

This month we have experienced the highest number of calls for service while issuing the fewest citations (and arrests), reflecting our commitment to engagement over enforcement. Activity in the city has increased, providing more opportunities for interaction with residents, and we continue to deploy a strong community policing focus centered on partnership and trust.

2025 Swim Season Update

This year’s swim season was a great success with the help of three college students serving as beach monitors. We had no notable incidents, with peak attendance reaching 70 lake-goers and averages ranging from 40 early in the summer to 10–20 later in the season. Monitors benefited from access to the golf cart for improved patrols, and officers noted strong visibility of rule signage, with a suggestion to explore signage prohibiting weapons at the beach. Thank you to all who made this a safe and enjoyable season—see you next year!

Code Compliance Update: “A Change Is Gonna Come”

Our team continues to work diligently to address existing compliance concerns. In October, we will launch a city-wide comprehensive code compliance assessment to proactively identify and resolve issues. We are also closing out two of our top concerns after repeated attempts to locate and contact the property owners were unsuccessful.



Community Service Update

Our community service team member has been working primarily with Public Works while assisting with light administrative tasks. This individual has proven to be a strong match for the city, a welcomed addition to our service community, and a reliable professional presence. The role aligns with our goal of providing meaningful assistance while also being an asset to the individual. #HardWork #service #GivingBack #PeopleMatter #PineLakeSpirit

Public Works Project Management & Public Safety Collaborative Projects Update

The tennis/pickleball project is moving forward, with rules, signage, and lock installation pending approval. Once complete, the tennis/pickleball courts will be accessible during regular park hours, opened each morning by Public Works and secured in the evening by Police along with the lake and green space.

Additionally, the storage and P.L.A.I.N. pantry project is now complete: the location is secured, security cameras have been installed, and waivers finalized for individuals with access to ensure security and integrity.



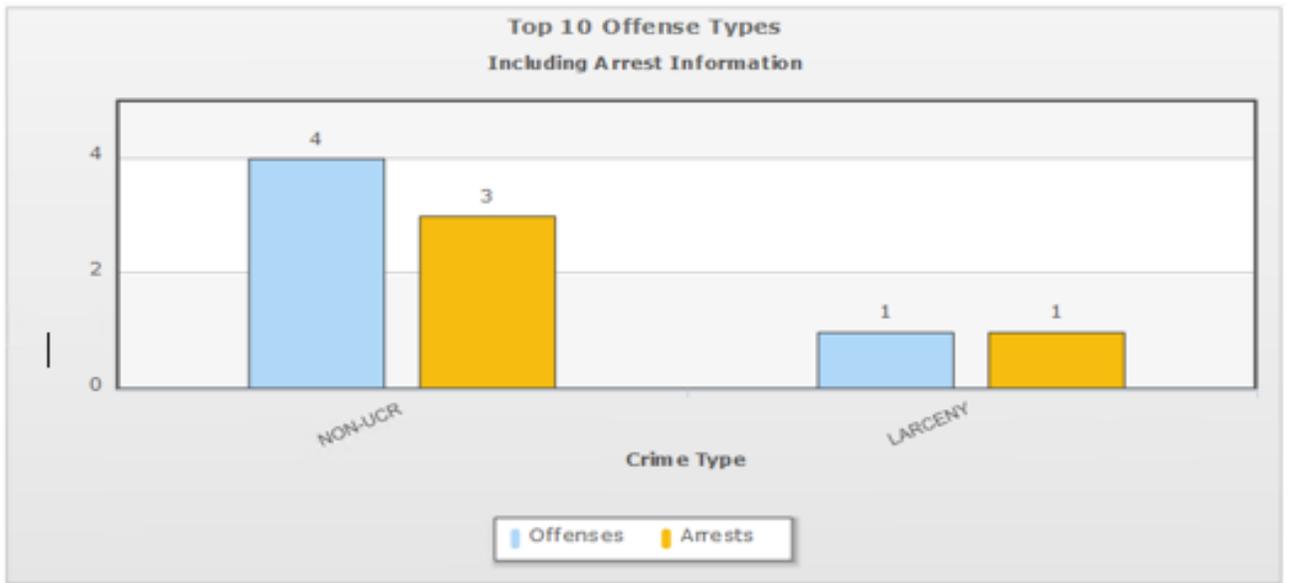
STRATEGIC PERFORMANCE REPORT: SEPTEMBER 2025

Calls for service August 2025

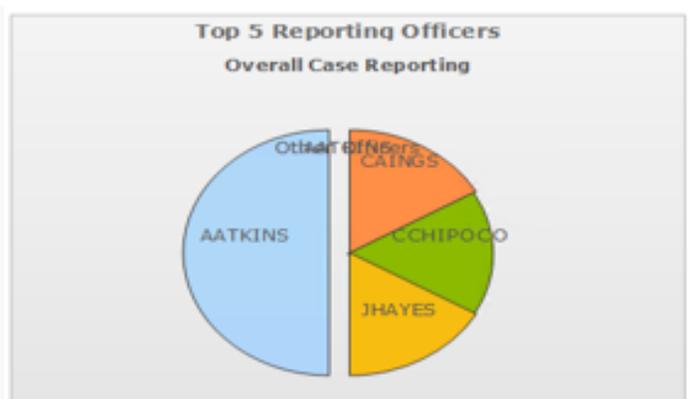
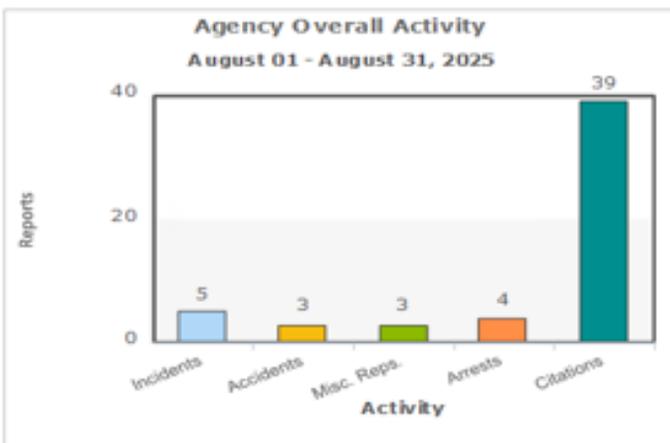
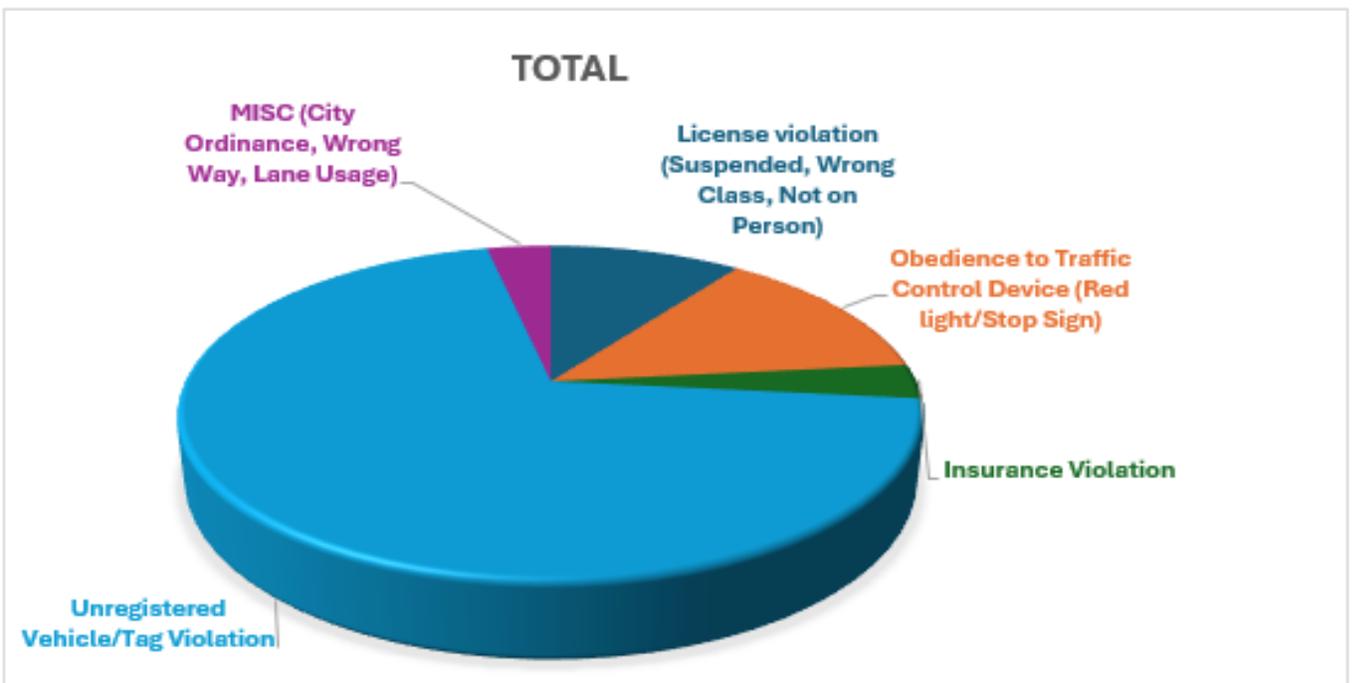
Address	Location Name	Response Date	Response Time	Complete Time	Problem
462 CLUB HOUSE DRIVE	PINE LAKE POLICE DEPT	2025-08-05	10:56:00	11:23:21	WANTED PERS LOC
462 CLUB HOUSE DRIVE	PINE LAKE POLICE DEPT	2025-08-05	11:58:21	11:59:03	MISC SERVICE REQ
459 PINE DR		2025-08-07	11:38:05	19:01:12	SPECIAL DETAIL
ROCKBRIDGE RD / ALLGOOD RD		2025-08-07	17:45:27	17:52:15	TRAFFIC STOP
OLD ALLGOOD CIR/ALLGOOD RD		2025-08-10	09:34:23	09:37:59	TRAFFIC STOP
ROCKBRIDGE RD / SPRING DR		2025-08-10	10:27:04	10:38:51	TRAFFIC STOP
4615 ROCKBRIDGE RD		2025-08-10	11:35:44	11:41:09	TRAFFIC STOP
ROCKBRIDGE RD / ALLGOOD RD		2025-08-11	17:04:24	17:16:17	TRAFFIC STOP
45XX RIDGE DR		2025-08-12	11:50:46	12:13:53	LOUD PARTY/NOISE
45XX RIDGE DR		2025-08-12	19:47:16	19:54:30	NOISE COMPL OTHER
4622 RIDGE DR, APT XX		2025-08-13	03:45:18	04:11:51	ALARM
4622 RIDGE DR, APT XX		2025-08-13	04:31:51	05:00:37	ALARM
ALLGOOD RD / ROCKBRIDGE RD		2025-08-13	09:57:34	10:02:18	TRAFFIC STOP
425 ALLGOOD RD	PINE LAKE CITY HALL	2025-08-13	19:43:19	20:03:12	OPEN WINDOW/DOOR
5XX CLUB HOUSE DR		2025-08-14	16:54:14	17:48:46	PERSON DOWN
ROCKBRIDGE RD / ALLGOOD RD		2025-08-15	07:45:05	08:04:58	TRAFFIC STOP
4567 ROCKBRIDGE RD	PINE LAKE POST OFFICE	2025-08-15	15:23:41	16:28:38	MVC NO INJ
4567 ROCKBRIDGE RD	PINE LAKE POST OFFICE	2025-08-15	15:23:41	16:28:38	MVC NO INJ
HEMLOCK DR / LAKESHORE DR		2025-08-16	08:59:57	14:32:30	TRAFFIC STOP
4650 DAHLIA DR		2025-08-17	19:42:23	19:50:16	ALARM
ROCKBRIDGE RD / ALLGOOD RD		2025-08-18	07:25:01	07:27:37	TRAFFIC STOP
PARK DR / IRIS RD		2025-08-18	18:53:20	19:00:47	TRAFFIC STOP
4615 ROCKBRIDGE RD	FAMILY DOLLAR	2025-08-19	13:18:58	14:07:33	MVC NO INJ
4615 ROCKBRIDGE RD	FAMILY DOLLAR #10681	2025-08-20	07:15:58	07:26:47	ALARM
4580 LAKESHORE DR		2025-08-20	08:07:09	08:22:48	CHECK LOCATION
462 CLUB HOUSE DRIVE	PINE LAKE POLICE DEPT	2025-08-21	11:10:07	11:10:33	MISC SERVICE REQ
459 PINE DR		2025-08-21	11:55:50	19:06:11	SPECIAL DETAIL
4622 RIDGE DR, APT X		2025-08-21	16:00:27	16:10:47	ALARM
4615 ROCKBRIDGE RD		2025-08-21	16:43:50	17:08:47	ILLEGAL PARKING
46XX FOREST RD		2025-08-22	19:13:23	21:37:18	EMD CALL SEE COMMENT
ALLGOOD RD / ROCKBRIDGE RD		2025-08-22	19:56:56	20:07:58	TRAFFIC STOP
ROCKBRIDGE RD / ALLGOOD RD		2025-08-22	20:52:21	21:01:58	TRAFFIC STOP
46XX RIDGE DR		2025-08-24	09:00:16	09:04:12	BUS OR RES CHECK
LAKESHORE DR / SPRING DR		2025-08-25	17:24:48	18:06:42	SUSP VEHICLE
46XX FOREST RD		2025-08-25	18:24:18	18:25:13	MISC SERVICE REQ
4XX CLUB HOUSE DR		2025-08-25	18:25:38	18:29:58	CHECK LOCATION
46XX RIDGE DR		2025-08-27	19:23:35	19:26:59	BUS OR RES CHECK
4615 ROCKBRIDGE RD	FAMILY DOLLAR #10681	2025-08-28	01:18:25	02:40:16	ALARM
4615 ROCKBRIDGE RD	FAMILY DOLLAR	2025-08-28	04:10:31	05:52:54	ADMIN PROP CHECK

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45XX PARK DR		2025-08-28	05:54:59	10:08:42	BEH HEALTH NON VIOL E
45XX PARK DR		2025-08-28	05:56:21	10:08:42	BEH HEALTH NON VIOL E
45XX PARK DR		2025-08-28	05:59:50	10:08:42	BEH HEALTH NON VIOL E
4632 POPLAR RD		2025-08-28	16:15:39	19:07:56	SUSP PERSON
SPRING DR / POPLAR RD		2025-08-28	20:58:15	21:25:01	TRAFFIC STOP
4622 RIDGE DR, APT X, BLDG X	NO NAME APTS	2025-08-28	23:05:05	00:00:53	SUSP PERS WPN
4622 RIDGE DR, APT X, BLDG X	NO NAME APTS	2025-08-28	23:15:15	00:00:53	SUSP PERS WPN
4680 RIDGE DR, APT XX	INFINITE OF PINE LAKE APTS	2025-08-29	19:16:47	19:53:33	DRUG USE IN PROG
Address	Location Name	Response Date	Response Time	Complete Time	Problem
5XX HEMLOCK DR		2025-08-30	13:01:47	13:04:29	BUS OR RES CHECK
46XX RIDGE DR		2025-08-30	13:14:25	13:18:01	BUS OR RES CHECK
4615 ROCKBRIDGE RD		2025-08-31	08:58:42	09:00:09	TRAFFIC STOP
4XX CLUB HOUSE DR		2025-08-31	13:11:21	13:34:54	MISC SERVICE REQ



Built by Courtware/RareElement Solutions



PUBLIC WORKS

Bernard Kendrick, Public Works Director

Purple Heart Signage

On May 27, 2025, during its regular meeting, the Mayor and Council of the City of Pine Lake officially declared the City of Pine Lake a **Purple Heart City**.

This proclamation and subsequent adornment of approved signage honors the service and sacrifice of our nation's men and women in uniform wounded or killed while serving to protect the freedoms enjoyed by all Americans.



2025 Local Maintenance and Improvement Grant (LMIG) Resurfacing Re-bid

The City of Pine Lake reopened bids for the 2025 LMIG Program on August 14, after rejecting inadequate July 3 submissions. Staff will recommend a reduced scope of work based on the latest submittals.



Final Tabulation

Solicitation: 2025 LMIG PROGRAM REPORT
 Open Date: AUGUST 14, 2025
 Open Time: 2:00 PM (EST)

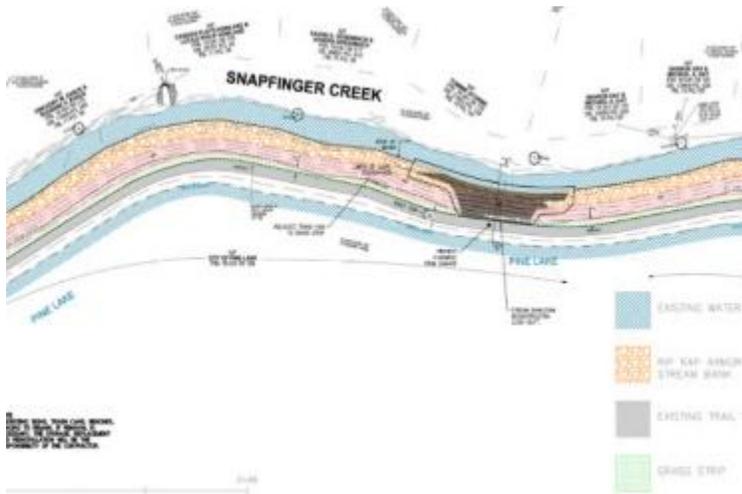
COMPANY NAME	BID AMOUNT	MINORITY CLASS	PREVIOUS CITY WORK
RHEPO PAVING, INC	\$363,104.75	N	N
CONSTRUCTION 57	\$363,125.00	Y	Y
TRIPLE PAVING, INC	NO SUBMITTAL	Y	Y
A&S PAVING, INC	NO SUBMITTAL	N	N

City Hall Renovation

Renovations are approximately 50% complete and staff envisions completion around the revised target date of September 16, 2025.



Task Order #3 Pine Lake Dam Inspection



The inspection of the Pine Lake Dam occurred on August 19, 2025. Representatives from AECOM’s structural maintenance and design team performed the inspection. Preliminary results of the inspection will be delivered on September 16, 2025.

463/470 Clubhouse Drive

The renovations of both 463 (Public Works) and 470 Clubhouse Drive are nearing completion. Staff expect the project to be completed by September 16, 2025.



Greenspace Survey



AECOM has published a survey on the City’s website to collect feedback from neighbors and stakeholders for the masterplan development as part of the Greenspace/Recreation Task Order. We are encouraging neighbors to participate and submit their concerns and recommendations.

Firehouse Renovation Project Update

The additional storage and community pantry areas are open for business. Access is limited, key controlled and 24-hour video monitored.



Americans with Disabilities Act (ADA) Project



Compliance improvements are ongoing but overall, the project is around 90% complete.

Very truly yours,

Stanley D Hawthorne

City Manager

stanleyhawthorne@pinelakega.net

404.999.4901

