

**CITY OF PINE LAKE  
AGENDA  
JULY 9, 2018  
7:00 PM**

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Call to order  
Pledge of Allegiance  
Announcements/Communication  
Adoption of Agenda  
Public Comments

**CONSENT AGENDA**

Meeting Minutes

- Special Called Meeting 06/21/18
- Special Called Meeting 06/26/18 AM
- Special Called Meeting 06/26/18 PM

**OLD BUSINESS**

Communication Plan – Kris Casariego

Public Space Work Group Report – Megan Pulsts

- Signage approval
- Parking for Rentals (# of free parking spaces)
- Guest Parking
- Resident-only zones near Lakeshore

**NEW BUSINESS**

Consideration of Letter of Acceptance for Offer of 5 English Phone Booths for Use as Pine Lake “Library System”

Staff Reports:

- Administration
- Public Safety
- Public Works

Communications Plan

Public Comments

Mayor’s Comments

Council Comment

Adjournment

**CITY OF PINE LAKE  
CALLED MEETING AND PUBLIC HEARING  
JUNE 21, 2018  
7:00 PM**

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This meeting, being properly noticed, was called for the purpose of conducting the first of three public hearings in the setting of the 2018 millage rate.

Present: Mayor Melanie Hammet, Mayor Pro-Tem Jean Bordeaux, Council members Brandy Hall, Megan Pulsts and Augusta Woods. City Administrator Valerie Caldwell was also present.

Mayor Hammet called the meeting to order at 7:00 PM.

It was announced that the Current 2018 Tax Digest and 5-Year History of Levy advertisement projected a 22.200 millage rate (same as the 2017 rate), which would equate to a 11.07% increase.

This was to be used as a starting point as the maximum rate considered by council.

Comments:

Resident Vickie McCall stated there was discussion last year about the need for a break for seniors and questioned if any progress had been made toward that goal. She also pointed out that fees such as sanitation and stormwater had increased as well. She stated that Pine Lake was quickly becoming an unaffordable community for many of its residents.

Lynn Cole presented her tax bill for two previous years and questioned the rate.

Resident Faye Ridling echoed Ms. McCall's concern that seniors were being priced out of Pine Lake as well as young mothers. She continued by stating residents were not receiving the same services as they previously had but were paying more in taxes and fees.

Resident Brian Engle questioned Council's proposal of what the needs of the city were. Mr. Engle was directed to the City website for the 2018 budget that reflects all projected revenues and expenditures for the year.

Council member Pulsts stated that the 22.200 millage rate advertised in the paper was a maximum to be considered, but that council was considering citizen input gleaned from the three public hearings before setting the rate.

Faye Ridling asked about the Special Purpose Local Option Sales Tax. Mayor Hammett stated SPLOST money was not to be utilized for operating expenses, but restricted to be used only for capital projects outlined in the adopting legislation.

Jean Vidosky stated that assessments had risen but she had heard that the county was lowering property taxes. Vickie McCall stated that was temporary and tied to recently approved SPLOST.

Mayor Hammett announced the second public hearing is scheduled for 7:30 AM on Tuesday, June 26, 2018 and the third for 7:00 PM on Tuesday June 26, 2018. The vote establishing the rate will be at the regularly scheduled council meeting on July 26, 2018 beginning at 7:00 PM.

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Valerie Caldwell  
City Administrator

**CITY OF PINE LAKE  
CALLED MEETING AND PUBLIC HEARING  
JUNE 26, 2018  
7:30 AM**

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This meeting, being properly noticed, was called for the purpose of conducting the second of three public hearings in the setting of the 2018 millage rate.

Present: Mayor Melanie Hammet, Mayor Pro-Tem Jean Bordeaux, Council members Kris Casariego, Megan Pulsts and Augusta Woods. City Administrator Valerie Caldwell was also present.

Mayor Hammet called the meeting to order at 7:30 AM and opened the Public Hearing for comments.

Resident George Chidi commented "Do what you have to do. I trust you."

No other residents were present and there were no further comments.

Mayor Hammet closed the public hearing and opened the meeting up for council discussion. Council discussed various options for setting the millage rate somewhere between the rollback rate of 19.566 and the advertised rate of 22.200. Council discussed consideration being given to the number of appeals filed by residents seeking relief from their assessments as well as the overall collection rate. It was determined that the number of appeals filed as well as collection rate would make the rollback rate result in an insufficient amount to fund the 2018 budget

Mayor Hammet announced the third and final public hearing would be held at 6:30 PM that evening and that a vote would be taken to set the millage rate at the 7:00 PM Council meeting.

The meeting adjourned at 7:52 PM upon motion by Pulsts and second by Bordeaux.

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Valerie Caldwell  
City Administrator

**CITY OF PINE LAKE  
CALLED MEETING FOR  
PUBLIC HEARING  
JUNE 26, 2018  
6:30 PM**

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**Call to order**

This meeting, being properly noticed was called to order by Mayor Melanie Hammet at 7:07 p.m. Also present were Council Members Jean Bordeaux, Brandy Hall, Megan Pulsts and August Woods. Staff present City Administrator Valerie Caldwell and Chief Sari Y'Hudah-Green. Council Member Kris Casariego was not present.

It was announced that the Current 2018 Tax Digest a and 5-Year History of Levy advertisement projected a 22.200 millage rate (same as the 2017 rate), which would equate to a 11.07% increase.

This was to be used as a starting point as the maximum rate considered by council.

**Public Hearing on Setting the Millage Rate (Third Hearing of Three)**

**Comments:**

Resident Karen Styes stated that things must be consider is raising the millage rate and talked about the \$2k tax increase on her taxes that will be a burden to pay out of pocket.

Resident Nancy Carter questioned, the rates of the millage rate and asked for clarification which Bordeaux provided. She also said that her assessment went up 87% but she is not appealing.

Resident Karen Styes asked about past issues of collecting ad valorem taxes from the county and if the calculations were correct. Caldwell stated that the system was changed at the state level.

Resident Mike Seymour commented that he has confidence in the Mayor and City Council and confirmed that the millage rate will not be higher than 22.20.

Amy Colburn, 654 Laurel Road read a post from social media and requested clarification. She said that she is on a fix income and that increased can be a lot.

Bordeaux informed her of the various tax deductions that are available for individuals on a fixed income.

Mimi Stubbs, 4511 Ridge Drive commented that she is glad that the millage rate is not increasing too much from last year and asked council to lower the millage rate and to increase in 2019. She also recommended to keep the budget super tight and is in favor of monthly budget reports.

Susan Townower, 439 Spring Drive asked if it was a good time to annex more commercial areas to ease the tax burden.

David Brachman, 4621 Lakeshore Drive commented that he is in awe of the Mayor and Council and supports the decision they make on the issue.

Jean Vigodsky, 4650 Dahlia Drive asked about the calculations of the decimals that are used in the millage rate and Bordeaux provided an explanation.

Mimi Stubbs asked how much will a millage increase bring to the city and Pulsts provided the explanation.

Mayor Hammet announced that the third public hearing was over and that the vote to establish the rate will be at the regular scheduled meeting upon adjournment.

**Adjournment**

Hammet closed the public hearing at 7:07 p.m. with a motion by Bordeaux and seconded by Woods. 4-0

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Missye Varner, Administrative Assistant



# Water Quality

*Swim at your own risk.*

Date Tested

\_\_\_\_ / \_\_\_\_ / \_\_\_\_

Bacteria Count

\_\_\_\_ / dL



**Beach & Parks  
Close at Sunset,  
per City Law.**

**Beach Closed at \_\_\_\_:**



From: **Michael Iamele** michael.iamele@parkmobile.io  
Subject: **ParkMobile: Information**  
Date: **June 26, 2018 at 2:14 PM**  
To: **sjweeks@gmail.com**



Hello Stephanie,

Thank you for the conversation earlier. As per your request, please see the attachments and the quote below. Also, please let me know who the city uses for credit card processing and if you wish to use them or us. Compare to the quote below.

|  |   |
|--|---|
| Setup Fee (One-Time)   | Waived  |
| Signage Fee  | Waived  |
| Convenience Fee  | \$0.35 per transaction paid by parking customer |
| Merchant Processing Fee<br>[If you use Parkmobile as Merchant of Record (MOR)] | 3% + \$0.15 per transaction                     |
| Implementation   | 30 - 45 days                                    |
| Marketing  | No charge                                       |

Let me know if you have any questions. I look forward to making this a huge success for the city! Thank you.

Best Regards,

**Michael Iamele**  
Regional Sales Manager



1100 Spring St. NW | Suite 200 | Atlanta, GA 30309

(o) 678.801.8870

(m) 404.406.3243

[parkmobile.io](http://parkmobile.io)



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July 10, 2018

Mr. Eran Socher

Dear Mr. Socher:

The City of Pine Lake is delighted with your offer to donate five English phone booths to the City to be used as a local "library system." Our citizens are excited about the project and look forward to it being fully installed. This letter sets out the terms of the donation and acceptance as approved by the Mayor and Council.

The Parties to this Agreement are Eran Socher and the City of Pine Lake.

Eran Socher will donate, at no cost to the City, five English phone booths, complete with modifications, and shall arrange for their permanent installation in the City. Each phone booth will be painted a different color. Socher will pay all costs of refurbishing, shipping, delivery and installation. Socher will also provide all technical expertise required, other than determining foundation requirements, and will contract for installation of the phone booths on prepared concrete or asphalt surfaces approved for that purpose and installed by Socher according to City specifications prepared by the City's engineer.

The City will determine, in its sole discretion, appropriate locations for the phone booths depending on a matrix of considerations, such as but not limited to, accessibility, traffic and pedestrian safety, protection of existing residences from adverse secondary effects, and drainage. The City will provide a staging area to which the phone booths may be delivered while awaiting final installation. The City will utilize its contract engineers to determine the technical requirements for the foundation on which each phone booth will be installed at each location, as well as any details of installation, with Socher paying the cost of such determinations. Socher will also pay the cost of pad installation at each site.

All phone booths will be installed on public property, that is, property either owned in fee simple by the City or to which the City holds a recorded easement. Upon completion of installation of each phone booth, the City's contract engineer will inspect the installation for completeness and stability. Upon the engineer's determination that the installation is complete and meets standards previously developed by the engineer, the donation of that booth will be determined to be complete and will be accepted by the City.

At Socher's request, volunteer citizens of the City may assist Socher in identifying potential contractors, serving as channels of communication, and assembling estimates. The volunteer citizens may further seek donations of time and/or materials to be utilized in pad preparation in an effort to defray costs to Socher. The decision to employ any particular contractor remains solely with Socher, who also remains responsible for payment of all costs not covered by donations of time and/or materials.

The Parties recognize that maintenance of insurance is necessary to protect against and injury to persons or property while this project is underway and upon its completion. The City is a participant in a self-insurance pool that will accept responsibility for coverage of each phone booth once final installation is completed and the phone booth is accepted by the City. Socher agrees to maintain liability insurance coverage, protecting against injury to both persons and property associated with each phone booth until installation is complete and the City's coverage is in effect. The risk associated with each phone booth transfers from Socher to the City upon acceptance of each booth at the time final installation is approved.

The Parties to this Agreement anticipate the five phone booths covered by this Agreement will be utilized as pieces of a public library system for the foreseeable and indefinite future. In the event the use of the phone booths as components of a library system is determined to be unworkable, in the City's sole discretion, the City may make other public use of the booths. Should it be the City's determination that no public use exists within Pine Lake for the phone booths, Eran Socher will be given a first right of refusal, to be exercised within 30 days of offer, before the phone booths may be disposed of in any other manner. If such right is exercised, legal title to the phone booths will be transferred to Socher, who will make arrangements for de-installation and removal of the phone booths from the City, at his sole expense, within 90 days.

This letter constitutes the sole agreement between the Parties concerning the donation of phone booths by Socher to the City of Pine Lake and supersedes any prior communications between Socher and the City. Any dispute arising between the Parties will be determined by the DeKalb County, Georgia Court System in accordance with Georgia law.

OFFER ON BEHALF OF THE CITY OF PINE LAKE

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Melanie Hammet, Mayor

ACCEPTANCE OF OFFER:

\_\_\_\_\_  
Eran Socher

Date: \_\_\_\_\_