

**CITY OF PINE LAKE
REGULAR MEETING MINUTES
June 25th, 2024 at 6:00 PM
Council Chambers
459 Pine Drive, Pine Lake, GA**

Call to Order: Mayor Brandy Hall called the Regular Meeting to order at 6:14pm.

Present: Mayor Brandy Hall, Mayor Pro Tem Bordeaux, Council Member Jeff Goldberg (*via teleconference*), Council Member Thomas Torrent, Council Member Tom Ramsey, and Council Member Augusta Woods. Also present were City Manager ChaQuias Miller-Thornton, Chief of Police Sarai Y'hudah-Green, City Attorney Susan Moore, Public Works Special Projects Manager Bernard Kendrick, and Assistant City Clerk Ned Dagenhard.

Announcements/Communications

None.

Adoption of the Agenda of the Day

Council Member Woods moved to adopt the Agenda of the Day; Council Member Torrent seconded.

No discussion took place.

Mayor Hall called for a vote.

All members voted in favor, and the motion carried.

Adoption of the Minutes

- **Regular Session – May 28th, 2024**
- **Work Session – June 11th, 2024**
- **Special Called Session – June 18th, 2024**

Council Member Ramsey moved to approve the Minutes from the May 28th, 2024 Regular Session, the June 11th, 2024 Work Session, and the June 18th, 2024 Special Called Session; Mayor Pro Tem Bordeaux seconded.

No discussion took place.

Mayor Hall called for a vote.

All members voted in favor, and the motion carried.

New Business

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- 1. Ordinance 2024-03 – An Ordinance to Amend the Official Zoning Map of the City of Pine Lake Code of Ordinances Regarding Zoning – 4599 Rockbridge Road, Stone Mountain, GA 30083, Tax Parcel ID 18 015 01 022 – First Read**

Mayor Pro Tem Bordeaux performed the First Read of Ordinance 2024-03.

City Manager Miller-Thornton added that an exhibit to this item—an updated zoning map—would be available upon final adoption.

No action was taken by City Council.

- 2. Ordinance 2024-04 – An Ordinance to Amend the Official Zoning Map of the City of Pine Lake Code of Ordinances Regarding Zoning – 4687 Rockbridge Road, Stone Mountain, GA 30083, Tax Parcel ID 18 016 06 115 – First Read**

Council Member Ramsey performed the First Read of Ordinance 2024-04.

Council Member Torrent asked for confirmation that the only difference between items 1 and 2 are the respective parcel addresses. The City Manager responded in the affirmative.

No action was taken by City Council.

- 3. Draft Ordinance 2024-05 – An Ordinance Amending the Zoning Code of the City of Pine Lake to Authorize the Operation of Short-term Rentals within the City as a Special Use on the R-1 Single Family Residential District and the Commercial District Transitional Subarea – Discussion**

Mayor Hall introduced the item by reading the title, and describing the conversation as a discussion prior to a first read.

Mayor Pro Tem Bordeaux presented City Council with a spreadsheet, roughly outlining where each member of the body fell on a number of issues related to the ordinance draft.

A discussion took place, the contents of which focused on potential residency requirements for STR licensees.

At 7:00pm, Council Member Woods motioned for a recess.

City Council entered a Public Hearing to invite public comment on the Notice of Property Tax Increase and the proposed 2024 millage rate.

At 7:08pm, Council Member Ramsey motioned for the Regular Session to resume.

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Mayor Hall called the meeting to order.

Discussion of New Business Item 3 resumed. The discussion focused primarily on administration of the STR licensing and multifamily apartment-style use.

No action was taken by City Council.

4. Ordinance 2024-06 – To Set the 2024 Millage Rate – Second Read and Adoption

Council Member Ramsey performed the Second Read of Ordinance 2024-06.

Mayor Pro Tem Bordeaux moved to adopt Ordinance 2024-06 to set the millage rate at 19.400 mils; Council Member Ramsey seconded.

Mayor Hall introduced the topic, citing the receipt of a state tax rebate as having “saved” the city from incurring a budget deficit in FY2023. City Manager Miller-Thornton explained that while the City of Pine Lake relies heavily on its residential tax base, City Council has begun development of an economic strategy to stimulate its commercial corridor. Additionally, the Administration Department has begun to work with DeKalb County Department of Planning and Sustainability to ensure that all new builds and renovations are being accurately captured in property evaluations as applicable. The City Manager added that adoption of a rate lower than the proposed 19.4 mils would not allow the City to maintain present service delivery.

Mayor Hall called for a vote.

Members voted 4-1-0. Mayor Pro Tem Bordeaux, and Council Members Ramsey, Torrent, and Woods voted in favor of the measure; Council Member Goldberg voted against; no members abstained. The motion carried.

5. Tennis Court Project Administration

Mayor Pro Tem Bordeaux moved to return Tennis Court Project Administration to the Pine Lake Administration; Council Member Ramsey seconded.

A discussion took place.

Mayor Hall called for a vote.

All members voted in favor, and the motion carried.

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6. Agreement for Pedestrian Bridge Replacement – Bid No. 2024-001 – between the City of Pine Lake and Cline Service Corporation

Mayor Pro Tem Bordeaux moved to approve the Agreement for Pedestrian Bridge Replacement - Bid No. 2024-001; Council Member Woods seconded.

No discussion took place.

All members voted in favor, and the motion carried.

Reports/Comments

Mayor

Mayor Hall thanked City Council for their continued diligent work on “an array of complex issues.” The Mayor added that this STR legislation scaffolds back to economic development and taxation. Mayor Hall also extended special thanks to Mayor Pro Tem Bordeaux for putting together the spreadsheet “out of 8 million emails.”

City Council

Council Member Goldberg expressed thanks to Mayor Hall and City Manager Miller-Thornton for allowing him to participate via teleconference.

Pine Lake News

2024 Millage Rate: A millage rate of 19.400 has been adopted by the Council. [See Notice](#)

Lake Reopened for Swimming: As of June 26th, 2024, the Pine Lake beach is open for swimming. [See Notice](#).

June 18th Lake Management Strategy Report: During a June 18th Special Called meeting, Public Works Special Projects Manager, Bernard Kendrick, updated Mayor and Council on the status of the lake and wetlands.

We have seen reduced water levels in the lake and the Eastern wetlands in recent months. Upon inspection Mr. Kendrick has determined that two transfer pipes from the creek into our water flow control system were nearly filled with sediment which impeded flow. Public Works will be clearing the pipes as soon as possible. This will allow water to be directed to the wetlands or to the lake.

In consideration of the high e-coli levels in the lake Mr. Kendrick is recommending that we add five additional testing locations at the points of entry and exit of water

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into the system. These additional tests will help to inform decisions about where to route water coming into the system from Snapfinger creek. For example, when water coming into the system tests high for E.coliform we would not want to add it directly to the lake, which would raise the level of e-coli throughout.

June 25th, 2024, Update: The clogged pipes have now been cleared and water is flowing through the system. Because of high e-coli levels coming in from Snapfinger creek, water will not be channeled directly into the lake. Water will be directed to the wetlands to help mitigate the e-coli and other contaminants. This means that you will see water slowly restored to the Eastern wetlands, but very little increase in the lake level. As test results improve, creek water can be directly channeled to the lake to aid in getting the lake back to normal levels. The good news is that the e-coli levels in the swimming area have now come down to normal.

Upcoming Events

JULY 4th PLAIN & City of Pine Lake Picnic: Thursday July 4th noon til 2 pm Join PLAIN & the City of Pine Lake for a BBQ picnic party in the park! Burgers and hot dogs will be provided, bring a side or dessert to share! FREE for all, compliments of the City & PLAIN.

Adjournment

Council Member Ramsey moved for adjournment at 7:46pm.

Ned Dagenhard
Assistant City Clerk

ChaQuias Miller-Thornton
Acting City Clerk