

**CITY OF PINE LAKE
REGULAR MEETING MINUTES
May 28th, 2024 at 6:00 PM
Council Chambers
459 Pine Drive, Pine Lake, GA**

Call to Order: Mayor Brandy Hall called the Special Call Meeting to order at 6:01pm.

Present: Mayor Brandy Hall, Mayor Pro Tem Bordeaux, Council Member Jeff Goldberg, 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, and Assistant City Clerk Ned Dagenhard.

Announcements/Communications

None.

Adoption of the Agenda

Council Member Ramsey moved to adopt the Agenda of the Day; Mayor Pro Tem Bordeaux 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 – April 30th, 2024**
- **Special Called – May 10th, 2024**
- **Special Called Session – May 14th, 2024**
- **Work Session – May 14th, 2024**

Mayor Pro Tem Bordeaux moved to adopt the Minutes from the April 30th Regular Session, May 10th Special Called Session, May 14th Special Called Session, and May 14th Work Session; Council Member Torrent seconded.

No discussion took place.

Mayor Hall called for a vote.

All members voted in favor, and the motion carried.

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New Business

1. Memorandum of Understanding (MOU) between the City of Pine Lake (City) and Pine LakeFest Inc, regarding LakeFest 2024

Council Member Ramsey moved to approve the MOU between the City of Pine Lake and Pine LakeFest, Inc., with amended Exhibit A; Mayor Pro Tem Bordeaux seconded.

City Manager Miller-Thornton introduced the proposed MOU with Pine LakeFest, Inc., highlighting similarity this agreement bears to the previous years' MOU. Notable changes compared to the 2023 MOU include the inclusion of use of City facilities by Pine LakeFest for organizational meetings, as well as adjustments to the timeline of events.

Mayor Hall called for a vote.

All members voted in favor, and the motion carried.

2. Ordinance 2024-02 – An Ordinance Temporarily Prohibiting the Operation of Residential Short-term Rentals within the City of Pine Lake

Council Member Woods moved to adopt Ordinance 2024-02; Mayor Pro Tem Bordeaux seconded.

City Council posed questions to City Manager Miller-Thornton and City Attorney Moore regarding the timeline for the proposed moratorium, with some attention given to the pending STR regulation policy and associative timeline for public input. City Manager Miller-Thornton reiterated that the goal of STR policy is to “balance economic benefit with community wellbeing.”

Council Member Ramsey performed the second read of Ordinance 2024-02.

Mayor Hall called for a vote.

All members voted in favor, and the motion carried.

3. Adoption of a Tentative 2024 Millage Rate – For advertising purposes.

City Manager Miller-Thornton began by discussing the 2024 preliminary Tax Digest. During the 2023 millage adoption, a 2-3% increase was anticipated in the 2023 Tax Digest. The 2024 report, however, represents only a 0.46% increase. Furthermore, City of Pine Lake received a one-time refund from DeKalb County through a State of Georgia tax rebate/rollback program for the 2023 tax cycle. The

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City Manager proposed a series of scenarios for millage rate adoption in 2024, based on a 2024 fiscal year budget comparison:

- 16.481 mils; current rate; results in deficit.
- 16.492 mils; “rollback rate”; results in deficit.
- 17.336 mils; increase of 0.855 mils; satisfies FY2024 budget with no contingency.
- 18.205 mils; increase of 1.724 mils; satisfies FY2024 budget with approximately \$35,000 contingency for non-appropriated expenditures identified after budget adoption.

City Manager Miller-Thornton reminded members of City Council that once a tentative rate is adopted, the City can adopt a final rate lesser than, but not greater than, the tentative rate.

Mayor Pro Tem Bordeaux moved to adopt a tentative millage rate of 18.205 mils; Council Member Ramsey seconded, and City Council entered discussion.

Council Member Goldberg affirmed that he is not in favor of any millage increase. Council Member Ramsey expressed concern that a rate of 18.205 would not be sufficient, stating that he felt the City Council had a fiduciary responsibility to the City and community. Mayor Hall, following calculations, determined that the City would have incurred an \$82,000 deficit without the State of Georgia refund under the previous year’s rollback rate. Mayor Hall then inquired to City Manager-Miller Thornton what a “worst case scenario” millage rate would be, as a safeguard since the final adopted rate could not be increased from the tentative rate. Following calculations, City Manager Miller-Thornton responded that a rate of 19.400 mils would offer the City a contingency equal to the risked-deficit of the 2023 adopted rate.

Mayor Hall recapitulated the conversation, adding that previous years’ millage rates had been as high as 23.000 mils. City Council also entertained the notion of changing the Pine Lake fiscal calendar to allow for millage rate and budget consideration on the same cycle. City Council then approached some consensus regarding a 19.400 millage rate, with Council Member Torrent characterizing the rate as “a good ceiling” from which to work.

Mayor Pro Tem Bordeaux amended her initial motion and moved to adopt a tentative rate of 19.400 mils; Council Member Ramsey seconded.

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

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voted against; no members abstained. The motion carried.

4. Labor Staffing Agreement

Council Member Torrent moved to approve the Labor Staffing Agreement; Council Member Woods seconded.

City Manager Miller-Thornton discussed the temporary staffing scenarios brought forward by Public Works Special Project Manager Bernard Kendrick. The City Manager added that while *Labor Staffing* was not the least expensive option, they were uniquely able to meet the timeline of beach and playground renourishment (i.e. sand and mulch).

Mayor Hall called for a vote.

All members voted in favor, and the motion carried.

5. Resolution R-11-2024 – Confirmation of Executive Session to discuss Personnel – Held 4/30/2024

Council Member Goldberg moved to approve Resolution R-11-2024; Mayor Pro Tem Bordeaux seconded.

Mayor Hall explained the purpose of the resolution as confirming the subject matter of the executive session.

Mayor Hall called for a vote.

All members voted in favor, and the motion carried.

6. Resolution R-12-2024 – Confirmation of Executive Session to discuss Real Estate – Held 05/14/2024

Mayor Pro Tem Bordeaux moved to approve Resolution R-12-2024; Council Member Ramsey seconded.

Mayor Hall reiterated her previous point regarding the purpose of the resolution.

Mayor Hall called for a vote.

All members voted in favor, and the motion carried.

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7. Resolution R-13-2024 – City of Ethics

Council Member Woods moved to approve Resolution R-13-2024; Council Member Goldberg seconded.

City Manager Miller-Thornton described the resolution as a statement from the City Council to the public that we adhere to and promote ethical behavior and policy.

Mayor Hall called for a vote.

All members voted in favor, and the motion carried.

Reports and Other Business

Mayor

Mayor Hall, in reference to previous discussion regarding 2024 millage rate adoption, added that laying groundwork for development will be an essential component of ongoing conversations around taxation.

City Council

Council Member Torrent inquired about the status of facility inspections, to which City Manager replied that Public Works Special Project Manager Bernard Kendrick would be addressing the issue.

Pine Lake News

Council Begins Consideration of 2024 Millage Rate: City Manager Thornton presented to Council various pieces of information that will inform the adoption of the 2024 Millage Rate. The final adoption of the millage rate will occur on June 25th, 2024. There will be a total of three public hearings prior to adoption. Details and hearing dates are contained in the [Millage Rate Analysis and Tentative Rate Adoption Memo](#).

Upcoming Events

[June 1st, Beach Opens for Swimming:](#) The beach will open for swimming on Saturday June 1st and will close Monday September 30th. Swimming hours are Monday-Friday from Dawn to Dusk and Saturday and Sunday from Dawn to Noon and from 3:00 PM to dusk.

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June 5th, Town Hall at Beach House 7:00 PM: Council Is currently considering a Short Term Rentals (STR) Ordinance. If you would like to express your views on this issue, or listen to the views of your neighbors, please attend this Town Hall. [Draft of Ordinance](#).

June 15th, Juneteenth Celebration: Join us for our 3rd Annual Juneteenth celebration. We will have music with DJ Loyalty, Line Dancing with Alexis (DFS), vendor booths, bouncy house, face painting and other kid friendly activities. We will have delicious food from Whoaa Bites and Tacos and Giggles for vegan selections. Food vendors will be set up before and after the event so even if you can't make the program, you can celebrate Juneteenth by avoiding cooking and enjoying great BBQ or Vegan Tacos. See [Flyer](#) for more information.

Adjournment

Council Member Goldberg motioned for adjournment at 7:24pm.

Ned Dagenhard
Assistant City Clerk

ChaQuias Miller-Thornton
Acting City Clerk