

**CITY OF PINE LAKE, GEORGIA
REGULAR MEETING AGENDA
FEBRUARY 25, 2025 @ 6:00PM
COURTHOUSE & COUNCIL CHAMBERS
459 PINE DRIVE, PINE LAKE, GA 30072**

NOTE: All attendees are reminded to silence cellular phones and other devices that may cause interruption of the session proceedings.

CALL TO ORDER – REGULAR MEETING

ANNOUNCEMENTS/COMMUNICATIONS

ADOPTION OF THE AGENDA OF THE DAY

ADOPTION OF THE MINUTES

- January 28, 2025 – Regular Meeting & Public Hearing
- February 11, 2025 (11:00AM) – Public Hearing
- February 11, 2025 (6:00PM) – Work Session & Public Hearing

PUBLIC COMMENTS – 3 minutes each please

EXECUTIVE SESSION, Discussion of Personnel

OLD BUSINESS

1. Resolution R-2025-07 – HB 581, Statewide Homestead Exemption Opt Out Election
2. Ordinance 2025-01 – Domestic Partnerships – Second Read & Potential Adoption

NEW BUSINESS

1. Resolution R-2025-08 – Appointment of Special Projects Manager Bernard Kendrick as City of Pine Lake Public Works Director
2. Resolution R-2025-09 – Women's History Month Recognition and City's Co-sponsorship of Women's History Series: "Our History Is Now," Featured at Beach House March 2025
3. Resolution R-2025-10 – Rules of Procedure for Consent Agenda
4. Resolution R-2025-11 – Acceptance of Three Automated External Defibrillators (AEDs) Donation from Georgia Transmission

PUBLIC COMMENTS – 3 minutes each please

REPORTS AND OTHER BUSINESS

Reports/Comments

- a. Mayor
- b. City Council

Information for “The Pine Lake News” eblast.

ADJOURNMENT

MAYOR
Brandy Hall

COUNCIL MEMBERS
Jean Bordeaux, Mayor pro tem
Jeff Goldberg
Tom Ramsey
Thomas Torrent
Augusta Woods

CITY OF PINE LAKE
425 ALLGOOD ROAD
P.O. BOX 1325
PINE LAKE, GA 30072

404-999-4901

www.pinelakega.net

**CITY OF PINE LAKE
PUBLIC HEARING & REGULAR MEETING MINUTES
January 28th, 2025 at 6:00 PM
Pine Lake Courthouse
459 Pine Drive, Pine Lake, GA**

Call to Order: Mayor Hall called the Public Hearing 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 Chief of Police Sarai Y'hudah-Green, City Attorney Chris Balch, Public Works Special Projects Manager Bernard Kendrick, and Assistant City Clerk Ned Dagenhard. City Manager Stanley Hawthorne was not in attendance.

Public Hearing

The first of three public hearings to discuss the potential ramifications of HB 581 (Statewide Homestead Exemption, FLOST) was held.

Seeing no requests for public comment, Mayor pro tem Bordeaux moved to close the Public Hearing at 6:17pm; Council Member Ramsey seconded.

Mayor Hall called for a vote.

All members voted in favor of closing the Public Hearing, and the motion carried.

Call to Order: Mayor Hall called the Regular Meeting to order at 6:17pm.

Announcements/Communications

Mayor Hall expressed gratitude to Mayor pro tem Bordeaux for acting as meeting chair during the January 14th Work Session, citing an unexpected family tragedy.

Council Member Ramsey announced that—following the City Attorney affirming the validity of a 2014 Resolution related to domestic partnership certification in the City of Pine Lake—a resident-couple had received their certification.

Council Member Goldberg stated that he and other members of the governing authority had attended the swearing-in ceremony for recently-elected DeKalb County CEO Lorraine Cochran-Johnson. The Council Member added that he appreciated the recognition of each of DeKalb's municipalities and their governing bodies.

Council Member Woods announced that she had attended the swearing-in ceremony for recently-elected DeKalb County Super District 7 Commissioner LaDena Bolton. The Council Member continued that she had invited the new Commissioner to visit Pine Lake, hoping to build a constructive relationship in the same vein as that held with former-Commissioner Steve Bradshaw.

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Adoption of the Agenda of the Day

Council Member Ramsey moved to adopt the Agenda of the Day; Council Member Goldberg seconded.

No discussion took place.

Mayor Hall called for a vote.

All members voted in favor, and the motion carried.

Adoption of the Minutes

- **December 17th, 2024 – Regular Meeting**
- **January 14th, 2025 – Work Session**

Mayor pro tem Bordeaux moved to approve the (2) sets of Minutes; Council Member Torrent seconded.

No discussion took place.

Mayor Hall called for a vote.

All members voted in favor, and the motion carried.

Old Business

1. Ordinance 2025-01, Domestic Partnerships – Discussion & Potential First Read

City Attorney Chris Balch performed the first read of Ordinance 2025-01.

No action was taken by City Council.

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2. Cost-of-Living Adjustment (COLA) for Regular & Part-time Employees

Mayor pro tem Bordeaux moved to approve the COLA for Regular & Part-time Employees, in the form of Resolution R-2025-05; Council Member Woods seconded.

No discussion took place.

Mayor Hall called for a vote.

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

3. Communications Policy – Discussion & Revisions

Council Member Ramsey moved to adopt the Communications Policy as amended, in the form of Resolution R-2025-06; Mayor pro tem Bordeaux seconded.

The Mayor and City Council discussed highlighted points of revision suggested by the City Manager. The governing authority was agreeable to all of the revisions, save for the striking use of *Facebook* as a social media platform. The Mayor did affirm the body's desire to strike use of *X* (formerly *Twitter*).

Mayor Hall called for a vote.

All members voted in favor, and the motion carried.

New Business

1. One-month Extension of Contractual Agreement with Special Projects Manager Bernard Kendrick

Council Member Torrent moved to approve the Extension of Contractual Agreement; Council Member Woods seconded.

No discussion took place.

Mayor Hall called for a vote.

All members voted in favor, and the motion carried.

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2. Resolution R-2025-01 – Setting Qualifying Fees for 2025 Council Elections

Council Member Woods moved to approve Resolution R-2025-01; Council Member Torrent seconded.

A discussion took place, wherein Council Member Goldberg alerted the City Attorney of a clerical error, wherein qualifying fees reflected 2022 City Council salaries, which were later increased from \$600/year to \$3600/year.

Council Member Torrent inquired as to what metric is applied to calculate qualifying fees and why. City Attorney Balch responded that the State sets the qualifying fee formula as 3% of the annual salary of the elected office. Therefor—as Council Member Ramsey posited and the Mayor and Council affirmed—the 2025 qualifying fee would be \$108.00.

Mayor Hall called for a vote.

All members voted in favor, and the motion carried.

3. Resolution R-2025-02 – Establishment of SPLOST II Bank Account

Mayor pro tem Bordeaux moved to approve Resolution R-2025-02; Council Member Torrent seconded

Mayor pro tem Balch advised that the State mandates SPLOST funds be segregated from the City's general fund.

Mayor Hall called for a vote.

All members voted in favor, and the motion carried.

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4. Resolution R-2025-03 – Authorization of City Manager or Designee to Apply for Local Maintenance Improvement Grant (LMIG)

Council Member Ramsey moved to approve Resolution R-2025-03; Council Member Goldberg seconded.

City Attorney Balch advised the governing body that LMIG is an annual grant available to local governments. He continued that the resolution would empower the City Manager to administer the application process.

Mayor Hall called for a vote.

All members voted in favor, and the motion carried.

5. Resolution R-2025-04 – Authorization of the Acceptance of a Bid in the Amount of \$345,000 – Oak Road Maintenance

Council Member Torrent moved to approve Resolution R-2025-04; Council Member Ramsey seconded.

Special Projects Manager Bernard Kendrick advised the governing body on the development of a bid with *Construction 57*. The option of additional work—establishing a water line to service two residences on Oak Road—was also discussed; application of this additional work is contingent on a shared cost between the City and the (2) affected-residents.

Mayor Hall called for a vote.

All members voted in favor, and the motion carried.

Reports and Other Comments

There were no additional comments made by the Mayor and City Council.

Adjournment

Council Member Woods moved for adjournment at 7:28pm.

Ned Dagenhard
City Clerk or Delegate

**CITY OF PINE LAKE
PUBLIC HEARING MINUTES
February 11, 2025 at 11:00 AM
Pine Lake Courthouse
459 Pine Drive, Pine Lake, GA**

Call to Order: Mayor Hall called the Public Hearing to order at 11:05am.

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 Stanely Hawthorne, Chief of Police Sarai Y'hudah-Green, City Attorney Chris Balch, and Assistant City Clerk Ned Dagenhard. Public Works Special Projects Manager Bernard Kendrick was not in attendance.

Public Hearing

The second of three public hearings to discuss the potential ramifications of HB 581 (Statewide Homestead Exemption, FLOST) was held.

Seeing no further requests for public comment, Mayor Hall called for a motion to adjourn the Public Hearing.

Adjournment

Mayor pro tem moved for adjournment at 11:17am.

Ned Dagenhard
City Clerk or Delegate

**CITY OF PINE LAKE
PUBLIC HEARING & WORK SESSION MINUTES
February 11, 2025 at 6:00PM (Public Hearing at 7:00PM)
Pine Lake Courthouse
459 Pine Drive, Pine Lake, GA**

Call to Order: Mayor Hall called the Work Session to order at 6:00pm.

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 Stanley Hawthorne, Chief of Police Sarai Y'hudah-Green, City Attorney Chris Balch, Public Works Special Projects Manager Bernard Kendrick, and Assistant City Clerk Ned Dagenhard.

Announcements/Communications

Mayor Hall asked City Attorney Chris Balch to explain HB 581, and the reason for holding public hearings.

Mayor Hall thanked any public for attending.

Adoption of the Agenda of the Day

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

Mayor Hall asked to amend the Agenda, moving New Business Item 6—Executive Session to Discuss Potential Litigation—to the end of the meeting, immediately preceding Adjournment. A consensus was observed.

Mayor Hall called for a vote.

All members voted in favor, and the motion carried.

New Business

1. Introduction of Monthly Strategic Performance Report (SPR)

City Manager Stanley Hawthorne introduced his format for advising the governing body and public on the status of various administrative initiatives, known as the *Strategic Performance Report*. The City Manager then proceeded with presentation of the February 2025 Strategic Performance Report (Note: this document is available on the City of Pine Lake website under City Services > Administration > *2025 Strategic Performance Reports*).

No action was taken by City Council.

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2. Consent Agenda – Discussion

City Manager Stanley Hawthorne began the conversation, leading that the City of Pine Lake is the first organization for which he has worked that did not implement consent agendas during regular meetings.

Mayor Hall explained the purpose of a consent agenda.

The City Manager added that he and the City Attorney would prepare legislation for the February 25th Regular Meeting, permitting the implementation of consent agendas.

No action was taken by City Council.

3. Budget Schedule – Updates

Mayor Hall stated that a meeting had taken place between herself, Mayor pro tem Bordeaux, City Manager Hawthorne, and Finance Director Danny Lamonte, for the purpose of setting strategic priorities related to FY2024 reconciliation and preparation of FY2025 budget amendments.

City Manager Hawthorne further explained the timeline for these goals, stating he hoped to see reconciliation and audit preparation take place within Q1 of 2025. The City Manager added that it was also his goal to see necessary discussion of FY2025 budget amendments to begin at the April 8th Work Session.

No action was taken by City Council.

4. Swimming & Flume Status – Questions & Discussion

Mayor Hall invited Special Projects Manager Bernard Kendrick to update the governing body and public on the status of maintenance for the wetlands system, including the dam and flumes, as well as any potential impact on the swimming season.

Mr. Kendrick stated that he had held a follow-up pre-application meeting with a Army Corps of Engineers representative. Pine Lake, he explained, has a total of (3) Army Corps permits—two are expired, one is waning. Mr. Kendrick recommended that the City proceed with a modification and renewal of existing permits, to enable execution of necessary maintenance. As the City is exploring environmental engineering services, development of a scope of work with citizen input would take place—at earliest—in April. It was then the goal, Mr. Kendrick

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continued, to be able to submit the application package by mid-Summer. Following a 60-day review period, with no unforeseen delays, work could begin as early as September.

Council Member Ramsey inquired as to whether separation of the dam project from other maintenance issues could allow work to begin earlier. City Attorney Balch responded that, as a matter of law, State review would be required for filing of any new permits related to the dam. The City Attorney continued that the City would be looking at an 18-24 month application review timeline, should they choose not to compile work as a modification under the existing Army Corps permit(s).

Council Members Ramsey and Goldberg expressed frustration on behalf of the public, referencing the long-standing issues related to wetland maintenance.

Mayor pro tem Bordeaux inquired as to how low the level of the lake may get before swimming is inhibited. Special Projects Manager Kendrick responded that, during his tenure, swimming has only been inhibited by poor water quality, not the overall level of the lake. The risk of E. coli contamination, Mr. Kendrick continued, would be exacerbated by opening the flumes and allowing water to flow from Snapfinger Creek and the wetlands into Pine Lake.

Council Member Goldberg warned of outside risks to Snapfinger Creek, such as proposed development along Memorial Drive to the northeast of Pine Lak, adding that necessary Council outreach must take place with DeKalb County to ensure consideration of these variables. Mayor Hall concurred.

No action was taken by City Council.

Mayor pro tem moved to recess.

Public Hearing

Mayor Hall called the Public Hearing to order at 7:00PM.

The third of three public hearings to discuss the potential ramifications of HB 581 (Statewide Homestead Exemption, FLOST) was held.

Seeing no further requests for public comment, Mayor Hall asked for a motion to adjourn the Public Hearing.

Council Member Ramsey moved to adjourn the Public Hearing, and re-enter the Work Session.

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Mayor Hall called the Work Session to order.

Discussion regarding New Business Item 6 resumed.

Council Member Torrent inquired whether field work may take place prior to establishing engineering services. Special Projects Manager Bernard Kendrick stated that an environmental engineering firm would be necessary for the performance of such field work.

Council Member Torrent then asked about revisiting the discussion around level of service expectations for public lands within the City. Mr. Kendrick replied that a conversation with City Manager Hawthorne would need to take place, as there are budgetary impacts.

No action was taken by City Council.

5. Future Retreat Schedule – Discussion

Mayor Hall stated that Q4 of 2024 had been dedicated to seating a new City Manager and City Attorney, and that she felt it was now appropriate to discuss scheduling a Spring planning retreat for the governing body.

The Mayor posited March 25, 2025 from 9:00AM-3:00PM as a possible Spring Retreat date/time, with a decided facilitator and/or location pending.

A consensus was observed.

No further action was taken by City Council.

Reports and Other Business

Public Safety – Chief Sarai Y’hudah-Green

The supplemental report presented is available to the public upon request, or on the City of Pine Lake website under City Services > Police > 2025 Public Safety Reports. Please contact Asst. City Clerk Ned Dagenhard at (404) 999-4901 or neddagenhard@pinelakega.net for more information.

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Public Works – Special Projects Manager Bernard Kendrick

The supplemental report presented is available to the public upon request, or on the City of Pine Lake website under City Services > Public Works > 2025 Public Works Reports. Please contact Asst. City Clerk Ned Dagenhard at (404) 999-4901 or neddagenhard@pinelakega.net for more information.

Mayor

No additional comments were presented by the Mayor.

City Council

No additional comments were presented by City Council.

Executive Session

Council Member Goldberg moved to recess, and enter Executive Session at 8:03pm.

An executive session was held, for the purpose of discussing potential litigation.

Council Member Torrent moved to recess, and re-enter the Work Session at 8:14pm.

Mayor Hall called the Work Session to order.

Adjournment


Council Member Woods moved for adjournment at 8:22pm.

Ned Dagenhard
City Clerk or Delegate



COUNCIL AGENDA MEMORANDUM (CAM)

TO: Honorable Mayor and Council Members

FROM: Stanley D Hawthorne, City Manager 

DATE: February 25, 2025

TITLE: House Bill (HB 581) Statewide Floating Homestead Exemption Opt Out Election

RECOMMENDATION

Approve resolution for the City of Pine Lake to opt out of the statewide floating homestead exemption authorized pursuant to 2024 House Bill (HB) 581.

BACKGROUND

House Bill 581 was passed by the Georgia General Assembly during the 2024 legislative session and was signed into law by Governor Brian Kemp on April 18, 2024. HB 581 provides for several significant changes impacting local government revenue.

In general, HB 581 has three major components: first, the bill provides for some procedural changes to property tax assessments and appeals; second, the bill provides for a new statewide homestead exemption that applies to local governments unless the local government affirmatively opts out; third, the bill creates a new local option sales tax available to be used for property tax relief.

As authorized through a constitutional amendment (House of Representatives HR 1022 (2024) and outlined in House Bill 581, the local government seeking to opt out of the HB 581 homestead exemption must advertise and hold three public hearings of intent to opt out and then pass a resolution opting out and file it with the Secretary of State.

RESOURCE IMPACT

If the City does not opt out, a reduction of revenue adversely impacting the City's General Fund is possible due to the HB 581 Statewide Homestead Exemption.

ATTACHMENTS

Resolution
HB 581 (2024): Frequently Asked Questions Document

Stanley D Hawthorne
City Manager
stanleyhawthorne@pinelakega.net
425 Allgood Road Stone Mountain GA 30083
PO Box 1325 • Pine Lake, GA 30072 • 404-999-4932
www.pinelakega.net

**A RESOLUTION FOR THE CITY OF PINE LAKE TO OPT OUT OF THE STATEWIDE
FLOATING HOMESTEAD EXEMPTION AUTHORIZED PURSUANT TO 2024 HB 581,
DIRECTING THE CITY MANAGER TO INFORM THE STATE OF THE CITY'S
DECISION, TO AUTHORIZE THE CORRECTION OF SCRIVENER'S ERRORS, AND
FOR OTHER PURPOSES**

WHEREAS, The City of Pine Lake is a duly incorporated municipal corporation under the laws of the State of Georgia; and

WHEREAS, The City of Pine Lake is authorized by its Charter to collect taxes on real and personal property within the City's established limits; and

WHEREAS, The City of Pine Lake believes in the independence of local government and the ability to determine what is in the best interests of its citizens; and

WHEREAS, The City of Pine Lake believes HB 581 has too many ambiguities and questions to be effective or to accomplish the goals it sets out to accomplish; and

WHEREAS, The City of Pine Lake held three public hearings as follows: January 28, 2025 at 6:00 p.m., February 11, at 11:00 a.m., and February 11, at 7:00 p.m.; and

WHEREAS, The public was informed of the public hearings by announcement in the City's legal organ, by email blast to all subscribers to the City's email communications, and by posting on the City's website; and

WHEREAS, The general public was encouraged to come to the public hearings, ask their questions, to learn about the City's concerns about HB 581, as passed, and to express their opinions about whether the City should remain or opt out of the State operated taxing scheme; and

WHEREAS, The Mayor and City Council for the City of Pine Lake believe that local control over local governance is the essence and purpose of local government, that those most closely affiliated with the citizens are in the best position to

NOW THEREFORE, BE IT RESOLVED by the governing authority of the City of Pine Lake, Georgia, in an open and public meeting, as follows

1. Each of the WHEREAS paragraphs above are adopted and accepted as the findings of fact and statements of policy by the Mayor and Council for the City of Pine Lake.
2. The City of Pine Lake "opts out" of the taxing scheme authorized by HB 581 and the Amendment to the Georgia Constitution passed by Georgia voters in November 2024.
3. The City Manager is directed to file this Resolution with the appropriate State entity to formalize the decision by the City to "opt out" of HB 581.

4. The City Clerk, in consultation with the City Attorney, is authorized to make any corrections of scrivener's errors found in this resolution.
5. This Resolution is effective upon its passage by the City Council and signing by the Mayor in accordance with the Charter of the City of Pine Lake.

ADOPTED by the Mayor and Council of the City of Pine Lake, this 25th day of February, 2025.

BRANDY HALL
Mayor

ATTEST:

APPROVED AS TO FORM:

NED DAGENHARD
Assistant City Clerk

CHRISTOPHER D. BALCH
City Attorney



151 Peachtree Street NE, Suite 700 • Atlanta, GA 30303



201 Pryor Street, SW • Atlanta, GA 30333

ASSOCIATION COUNTY COMMISSIONERS OF GEORGIA & GEORGIA MUNICIPAL ASSOCIATION

HB 581 (2024): Frequently Asked Questions Document

The Local Opt-out Floating Homestead Exemption & Floating Local Option Sales Tax (FLOST)

House Bill 581 was passed by the Georgia General Assembly during the 2024 legislative session and was signed into law by Governor Kemp on April 18, 2024.

[HB 581](#) provides for several significant changes impacting local government revenue. Counties and cities must understand these changes and be prepared to make critical decisions in the coming months that will have lasting impacts. In general, HB 581 has three major components: first, the bill provides for some procedural changes to property tax assessments and appeals; second, the bill provides for a new statewide homestead exemption that applies to local governments unless the local government affirmatively opts out; third, the bill creates a new local option sales tax available to be used for property tax relief.

This document provides frequently asked questions (FAQs) to give an overview of the key provisions of the bill, the statewide homestead exemption and new local option sales tax, and the considerations local governments must have in mind. Appendix A then includes an outline of these key provisions to help guide local decision making.

A. Generally

1. In a nutshell, what is HB 581 (2024) about?

HB 581 contains multiple provisions related to property tax and sales tax. Most relevant to this FAQ, the bill:

- a. Grants a statewide homestead exemption that limits the increases in the taxable value of homes to no more than the inflation rate that occurred over the prior year;
- b. Allows local governments to elect to opt out of this homestead exemption within their jurisdiction so that it will not apply to their taxable values; and
- c. Authorizes most local governments with the new homestead exemption (or equivalent) to levy a new sales tax to be used for property tax relief.

2. Where did this proposal come from and what was the reason?

Entering the 2024 legislative session, many legislators were concerned with the rapid rise in property values across the state, and in turn, the rise in property taxes. The homestead exemption proposal came from the General Assembly and was first introduced in the Senate. The reason was to provide more certainty to homeowners who are concerned about the significant increases to the taxable value of homes in recent years. Under this bill, if the local government does not opt out, then the homeowner knows their value may not increase by more than the rate of inflation, which prevents large jumps and helps them budget.

The sales tax provision (FLOST) came from the House and was originally designed as a flexible new sales tax to act in place of sales tax laws written to apply to only one jurisdiction, such as that for the Coliseum SPLOST for Augusta-Richmond County; however, it changed throughout the legislative process to become a method to reduce millage rates imposed on all properties (homestead and non-homestead).

B. The Homestead Exemption of HB 581

1. What type of homestead exemption does HB 581 provide? Is there a difference between floating, base-year, adjusted base-year, and frozen homestead exemptions?

The core purpose of any base-year, floating, or frozen homestead exemption is to reduce or eliminate the tax impact of increases in the fair market value of a homesteaded property that occur following the purchase of a home. The terms are generally synonymous and used to describe either the practical or technical effect of the exemption. The key difference is whether such an exemption allows for adjustments to the base year value based on a standard rate or the inflation rate.

For a base-year, floating, or frozen homestead exemption **without** an adjustment factor, the value of the exemption changes or floats each year to always equal and exempt the full difference between the base-year value of the home and the current value of the home, so that the taxable value of the home never increases (but the millage rate may still increase). These are most often called frozen exemptions because the assessed value of the home is blocked from increasing (and often, from decreasing).

For a base-year, floating, or frozen homestead exemption **with** an adjustment factor, the base year and the base year value for a homestead does not change, but the base year value is adjusted annually by a percentage equal to either a set rate or the inflation rate that occurred during the prior year. These are best called adjusted base-year homestead exemptions.

In the case of HB 581, practically speaking, the homestead exemption limits the amount of any increase in the assessed value of homes to no more than the rate of inflation experienced over the prior year—it does not freeze the value. This is best described as an adjusted base-year homestead exemption, because it grants an exemption equal to the difference between the homestead's adjusted base-year value—generally the value for the year prior to the homeowner's application for the exemption plus an inflation factor for each year since the exemption was first granted—and the current year's true value.

It is important to note that most of these homestead exemptions do account for substantial changes in the property. For example, if a homeowner doubles the size of their house, then the base-year value may be increased, regardless of any freeze or limitation, but thereafter, the new base-year value enjoys the benefit of the exemption. Also important to note, these exemptions do not stay with the property nor the property owner when a change in ownership occurs. If an individual sells their home, the taxable value of that home resets to fair market value for the next owner. Similarly, the individual cannot carry the value of the exemption to their new home.

2. How is the value of the HB 581 homestead exemption determined?

The value of the exemption is unique to each individual property and will generally change each year for such properties. The core purpose of a base-year or floating homestead exemption is to reduce or eliminate the impact of increases to the fair market value of a homestead. In the case of HB 581, the homestead exemption prevents rapid increases in the assessed value of homes but does not freeze the value.

HB 581 is considered an adjusted base-year homestead exemption, because it allows the homestead's base-year value to increase annually by up to the inflation rate determined by the State Revenue Commissioner (likely the consumer price index) which occurred during the prior year. The value of the exemption is the difference between the adjusted base-year value and the fair market value. Even if two properties begin with identical base year values, if the fair market value of the properties diverge over time, then the property with the higher fair market value will receive the larger exemption while potentially paying the same in property taxes.

3. If my local government wants to opt out of the HB 581 homestead exemption, how can we do that?

As authorized through a constitutional amendment (HR 1022 (2024)) and outlined in HB 581, the opt-out process is very similar to the "public notification of tax increase" process that is required when a local government does not fully rollback its millage rate. The local government seeking to opt out of the HB 581 homestead exemption must advertise and hold three public hearings of intent to opt out, and then pass a resolution opting out and file it with the Secretary of State. The process may not begin until the effective date of the bill on January 1, 2025, and must be completed by March 1, 2025. Each local government (county, city, school) may independently make the decision whether to opt out; any combination may elect to do nothing or opt out of the HB 581 floating homestead exemption. If a local government opts out, its taxpayers will not receive the benefit of the exemption, and their property will be taxed (absent other exemptions) at the property's fair market value.

4. Should my local government opt out of the homestead exemption if we already have another form of a floating, base-year, or frozen homestead exemption?

There are at least a few things to consider when answering this question for your jurisdiction.

First, how far does your current floating homestead exemption extend? Does it cover all millage rates, including those for special districts? The reason that this is important to answer is that the HB 581 homestead exemption extends to all millage levies except for any bond levies.

Second, does your current homestead exemption incorporate any form of inflationary or automatic increase? The value of the HB 581 homestead exemption for each homeowner is, in effect, reduced annually by the amount of inflation that occurred over the prior year, which allows the taxable value of the homestead to rise over time in-line with inflation. If your jurisdiction has a set rise over time that is expected to exceed the inflation factor in HB 581, then your jurisdiction may want to opt out.

Third, if the homestead exemptions are equivalent, you may want to consider opting out of the HB 581 floating homestead exemption to reduce confusion. Your jurisdiction would still have access to the new sales tax for property tax relief (FLOST) assuming all the conditions to impose the tax are met.

5. Does the HB 581 homestead exemption apply to community improvement districts (CIDs)?

For all practical purposes, the homestead exemptions would not apply to CID's as CID's may only levy taxes on nonresidential property. Ga. Const. Art. IX, Sec. VII, Para. III(c).

6. How does the HB 581 homestead exemption affect tax allocation districts (TADs)?

The homestead exemption could potentially reduce the amount of expected property tax revenue growth within the TAD by limiting the assessed value increase of homestead property over time. This question requires analysis specific to the TAD in question.

7. Can the HB 581 floating homestead exemption be later repealed for my county or city?

If a jurisdiction elects not to opt out of the HB 581 homestead exemption, they will not have an opportunity to opt out in the future and will have the homestead exemption permanently. There may be a method to remove such jurisdictions in the future, but it would require a change to general law or a constitutional amendment done by the legislature.

8. Will the HB 581 homestead exemption affect a homeowner's existing homestead exemptions?

HB 581 does not eliminate any existing homestead exemptions for any jurisdiction, regardless of the type of homestead exemption, but it may override existing floating, base-year, and frozen exemptions, if the HB 581 exemption provides a greater benefit to the taxpayer.

- a. If your local government has an existing non-floating homestead exemption, such as an exemption for \$5,000 of assessed value, that will be unaffected by HB 581. The floating homestead exemption is calculated first, and then the non-floating exemptions are calculated on the back end. That said, if the existing, non-floating local homestead exemption says that it may not be applied in addition to any other homestead exemption, then it may not be applied.
- b. If your local government has an existing base-year homestead exemption, then the taxpayer will receive whichever provides them with the largest benefit in any given year. Your tax assessor's office will be responsible for tracking both floating homestead exemption values in addition to the fair market value.

For example, if there is an existing base-year or floating homestead exemption that does not have inflationary increases, then it would generally provide the larger benefit to the taxpayer. Similarly, if the base-year of a homestead exemption that is comparable to HB 581 pre-dates HB 581's base-year, then the older base year will likely provide the larger benefit.

9. Will it affect the county's ability to impose a FLOST if another city opts out of the homestead exemption granted by HB 581?

Yes, if a city that imposes a property tax opts out, then the county and all cities within the county will be ineligible for the FLOST. If a city that does not levy a property tax opts out, then it would not affect the ability for the county to levy a FLOST. If even one city that opts out does levy a property tax at such time, then the FLOST would not be permitted. Of course, jurisdictions may opt out and not impact eligibility if the jurisdiction has another eligible homestead exemption in place.

10. If the county opts out of the homestead exemption will this impact a municipality's ability to impose a FLOST?

Yes. Similarly, if a county opts out all municipalities in the county will be ineligible for the FLOST unless the county has another eligible homestead exemption in place.

11. If a municipality or a county opts out of the HB 581 homestead exemption will homesteads have multiple assessed values for tax assessment?

Yes, if the homestead exemption applies for some but not all jurisdictions, the taxable value of the property will essentially be different. The fair market value of a property is the same for all taxing jurisdictions where the property is subject to property tax. Homestead exemptions are applied after the fair market value of the home is determined and reduce the taxable value of the home—the taxable value may be different among jurisdictions based on applicable homestead exemptions.

Every county assessor's office is required to maintain a set of books with the fair market value of the property. The assessor's office will be required to maintain two or more sets of values if there are one or more floating homestead exemptions. Each homestead may have a different base-year value across multiple jurisdictions, but this will be tracked by the assessor's office.

12. For a home that has an exemption under HB 581, what happens if the home is substantially improved or is destroyed? How are changes to the home's value that do not result from market forces handled?

Substantial changes to the property are considered when assessing the property. Any substantial change will increase or decrease the adjusted base year value of the home.

Example: The adjusted base year value of a home as of January 1, 2028, was \$500k. During 2028, the homeowner doubles the square-footage of her home and adds a swimming pool. As of January 1, 2029, the tax officials for the county determine that the changes to the home increase the value by \$200k. The adjusted base year value for the 2029 tax year = \$500k (the 2028 ABYV) + \$200k (substantial change value) + any applicable inflation factor.

13. If my local government opts out of the floating homestead under HB 581, can we opt in at a later date?

If your local government opts out, there is no future opportunity for the local government to unilaterally opt-in or rejoin the HB 581 exemption.

However, a local government may still obtain a similar homestead exemption in a traditional manner. The General Assembly may pass a local Act creating an equivalent local floating homestead exemption. This would require 2/3's vote in the General Assembly and a local referendum. The General Assembly may do this against the will of the local government. We encourage you to maintain a dialogue with your local legislators, especially if you intend to opt out.

14. If my local government opts out of the HB 581 floating homestead exemption and our legislative delegation disagrees with that decision, can they take action to mandate the floating homestead exemption on my local government?

If your local government opts out of the HB 581 floating homestead exemption and your legislative delegation disagrees with that decision, your local delegation can pass a local Act to impose a floating homestead exemption within the jurisdiction. HB 581 has not changed the ability of the legislature to create specific homestead exemptions for local governments. This local Act would be subject to 2/3 vote in the General Assembly and approval by the voters in a local referendum. If the referendum is successful, then your local government would be subject to the homestead exemption provided for in the local Act, even though you opted out of the HB 581 exemption.

Note: A local government could elect to opt out of the HB 581 exemption and ask their local delegation to proceed with a more customized version of the homestead exemption.

15. Can the floating homestead exemption be transferred to a new owner of the home?

No, the homestead exemption is not portable or transferable—it is tied both to the property owner and the home. However, in the case of a surviving spouse who was not on the deed at the time of their spouse's death, said surviving spouse may continue the homestead exemption in the same manner as the deceased spouse, provided that the surviving spouse is otherwise eligible for the homestead exemption.

For anyone else that acquires the home as a homestead, the base-year and base-year value will be reset to the year prior to the person's acquisition of the home and to the actual value for the home for such prior year.

16. How much land can be included in a qualified floating homestead exemption?

Georgia state law states that the homestead exemption applies to the homestead and the land immediately surrounding the homestead; there is no specification for acreage. Many local homestead exemptions do limit the total acreage. It is likely up to local interpretation as to what

land constitutes the land “immediately surrounding” the homestead. The exemption would not include buildings or structures on the property, which are not part of the homestead dwelling, itself.

17. Does the HB 581 floating homestead exemption apply to special service districts?

Yes, the HB 581 floating homestead exemption applies to all millage rates except for millage rates to retire bonded indebtedness.

Point to consider: If the local government has an existing floating homestead exemption that *does not* apply to special service districts, then you may want to consider opting out, so your special service district millage levies are unaffected.

18. If a homeowner’s assessed value was locked following their appeal to the Board of Equalization in 2022, would that value be used for the 2024 base year for the purposes of the HB 581 exemption?

The homestead’s final assessed value for the base year is the base year value for the purposes of the HB 581 exemption. Code Section 48-5-44.2(a)(3)(A). Accordingly, if the locked assessed value from 2022 is what was lawfully used as the homestead’s final assessed value for 2024, then that taxpayer would have their HB 581 2024 base year assessed value set at that same amount.

19. Will the market value or the adjusted base year value be used when calculating value increases to the tax digest that are factored into the rollback millage rate that cannot be exceeded without advertising a tax increase?

The digest value for rollback purposes utilizes the net taxable digest, which is the value of the digest *after* exemptions are accounted for.

C. The Floating Local Option Sales Tax (FLOST)

1. Generally, what is the FLOST?

The Floating Local Option Sales Tax or FLOST (named for its relation to the floating homestead exemption) is a new sales tax that can be levied up to 1 percent and collected county-wide. Funds are split between the county and cities based upon an intergovernmental agreement (IGA) and used for property tax relief.

2. What are the minimum requirements for a given county or municipality to be eligible to levy a FLOST?

- a. The county or municipality must levy a property tax and have a base-year or floating homestead exemption in effect¹;
- b. All other municipalities within the county that currently levy a property tax must also have a base-year or floating homestead exemption in effect²;
- c. The county or municipality must have available room under the overall sales tax cap³;
- d. The county and the applicable number of municipalities must enter into an intergovernmental agreement as required under Code Section 48-8-109.31(d)(1)(B);
- e. Hold a successful local referendum⁴; and
- f. Utilize the proceeds for property tax relief and in accordance with the IGA⁵.

3. Who must sign the intergovernmental agreement to authorize the referendum for the FLOST?

The county must reach an intergovernmental agreement with municipalities levying a property tax that represent at least 50% of the total municipal population within the county. This minimum requirement does not preclude more municipalities than those representing 50% of the municipal population from signing the IGA if all parties agree.⁶

Any municipality that does not sign the IGA is treated as an 'absent municipality' and will receive proceeds from the FLOST based upon the size of its population relative to the total municipal population within the county, excluding any municipalities that do not levy a property tax. Municipalities that do not levy a property tax are excluded from the calculations and from sharing in FLOST revenues.⁷

¹ Code Section 48-8-109.31(d)(1)(A).

² Code Section 48-8-109.31(d)(1)(A).

³ Code Section 48-8-6(a).

⁴ Code Section 48-8-109.32.

⁵ Code Section 48-8-109.42.

⁶ Code Section 48-8-109.31(d)(1)(A).

⁷ Code Section 48-8-109.31(d)(2).

4. What must an IGA to levy FLOST include?

- a. The rate of the tax: incremental in .05% increments up to a full 1.0%;
- b. The duration of the tax: up to 5⁸ years;
- c. Provisions for calling the referendum for the tax, including the question for the ballot;
- d. The distribution schedule⁹ apportioning proceeds among:
 - i. County
 - ii. Municipalities
 - iii. Absent Municipalities
- e. The IGA is not required to specify how property tax relief is to be applied but may do so.

5. How is the sales tax referendum scheduled?

First, there must be a valid intergovernmental agreement between the county and cities specifying the distribution of the tax. Next, the county may call for the sales tax referendum similar to other sales tax referenda.¹⁰

6. Is a local referendum necessary to impose the FLOST even if the ballot measure in November is successful?

Yes. It is important to note that the ballot question in November of 2024 proposes a constitutional amendment which enables the homestead exemption. If this amendment is not approved, all of HB 581 (including the FLOST) is repealed. If the constitutional amendment is approved, a subsequent referendum within the county is still required to levy the FLOST. Counties and cities should be mindful that the FLOST must be approved by voters in the county to be levied when making policy decisions concerning the homestead exemption.

7. Does FLOST revenue affect the rollback millage rate that is calculated for the purposes of Code Section 45-5-32.1 (Taxpayer Bill of Rights), which requires the advertising of a property tax increase, if exceeded?

Yes. Unlike LOST, the total amount of FLOST collected in the preceding calendar year must be subtracted from the millage equivalent calculated to provide the jurisdiction with the same net proceeds from the current year's net taxable digest value as those derived from the previous year's millage rate when multiplied by the previous year's net taxable digest value.

⁸ Code Section 48-8-109.32(a).

⁹ Code Section 48-8-109.36(2).

¹⁰ Code Section 48-8-109.32.

8. What can the FLOST revenues be used for?

FLOST revenue must be used for property tax relief. Per Code Section 48-8-109.42, FLOST revenues:

- “[S]hall be used exclusively for tax relief and in conjunction with all limitations provided in the intergovernmental agreement authorizing the tax for such political subdivision.”
- Additionally:
 - “Each taxpayer’s ad valorem tax bill shall clearly state the dollar amount by which the property tax has been reduced as a result of the imposition of the tax imposed under this article”; and
 - “The roll-back rate for the political subdivision, which is calculated under Code Section 48-5-32.1 [Taxpayer Bill of Rights], shall be reduced annually by the millage equivalent of the net proceeds of the tax authorized under this article, which proceeds were received by the political subdivision during the prior taxable year.”

9. In what ways may the local government calculate and apply the FLOST property tax relief to the property tax bill?

Outside of the parameters in Code Section 48-8-109.42, jurisdictions have latitude to apply the funds for legal purposes within the special district and as may be provided for in the intergovernmental agreement.

- The tax relief must be applied uniformly across all forms of tangible property within the given taxing jurisdiction for which it applies. For these purposes, taxing jurisdictions for which property tax relief may be granted can be the county, a municipality, or a special district, provided that the application is uniform within the given taxing jurisdiction.
- When the credit or reduction is shown on the taxpayer’s property tax bill, it **MUST** be applied as property tax relief, which would be a reduction in a charge that is assessed and levied upon the value of a property. The credit *cannot* reduce any charge or fee, which is not levied upon the value of the property (ad valorem). If a flat dollar amount is shown on the property tax bill, said dollar amount must be derived from the taxpayer’s savings from the reduction in the millage rate or assessed value.
- While not required, the best practice is to include within the required IGA exactly how the proceeds of the FLOST will be applied as property tax relief.

10. What types of communities would benefit most from a FLOST?

Communities that wish to supplant property taxes with sales tax would benefit from FLOST. It is a policy decision that would be expected to shift some of the tax burden imposed on the local government’s property owners to those who make purchases within such jurisdiction. Accordingly, communities with sales tax revenues derived disproportionately from those living outside of the local government’s jurisdiction would expect to see a net benefit for its property owners by shifting the tax burden to consumers; whereas those communities that have disproportionately few property owners among its many resident consumers would find only a shifting of the tax burden within the jurisdiction.

11. How often does the FLOST have to be voted on?

FLOST may be implemented for up to 5 years at a time, so at least every 5 years. Moreover, all FLOST renewals require a local Act of the General Assembly, so there is no renewal without a local Act and a new IGA, and passage in a local referendum.¹¹ While there is no requirement of a local Act to initially levy the FLOST any subsequent renewal does require a local Act from the General Assembly.

12. My county doesn't have a LOST. How will this affect my county, city, etc.?

Having a LOST is not a requirement for the FLOST. LOST is the most similar sales tax to the FLOST, but the way property tax relief is calculated under FLOST is more flexible than LOST.

13. Does this bill require the Department of Revenue to provide point-of-sale information?

This bill does not require DOR to provide point of sale information but does require such information to be furnished to DOR by the retail establishments that are required to collect the tax. All sales for FLOST occur countywide (within the special district which is coterminous with the boundaries of the county), except in the case of a county containing a municipality that levies the Water and Sewer Projects Cost Tax (MOST), in which case the FLOST is not collected within the boundaries of the MOST city.

14. Are Water and Sewer Projects Cost Tax (MOST) cities ineligible for a FLOST?

Yes, the cities that levy a MOST tax are ineligible to levy or receive proceeds from FLOST. This means that they are not counted when determining the municipal population in the county levying the LOST, the city levying the MOST cannot share in the proceeds of the FLOST, and the FLOST may not be levied within the municipal boundaries of the city levying the MOST.

Currently, the MOST cities are: Atlanta, East Point, College Park, and Hapeville.

15. If the school board opts out of the floating homestead exemption, can the county and municipalities still levy the FLOST tax?

Yes, if the school board opts out, you can still levy the tax assuming all other requirements are met. Schools generally cannot receive revenues from sales taxes other than those authorized by the Constitution (ESPLOST) and certain existing Local Constitutional Amendments (ELOSTs), so it would require such a constitutional amendment specifically authorizing or requiring that school districts receive a share in the FLOST.

¹¹ Code Section 48-8-109.33(c)

16. If my jurisdiction opts out of the HB 581 floating homestead exemption and has an existing base-year or floating homestead exemption, but which only applies to the general maintenance and operations (M&O) levy, would my jurisdiction be blocked from participating in the FLOST?

No, not on that basis alone. If your local government has an existing floating or base-year homestead exemption of any kind, you may still qualify for the FLOST, even if you opt out of the HB 581 floating homestead exemption. HB 581 only requires that you have some form of a base-year or floating homestead exemption to participate in FLOST. Such exemption can either be a local floating homestead exemption (predating HB 581 or added after) or the HB 581 floating homestead exemption. Please note that the HB 581 floating homestead exemption will apply to all levies, including special service districts, except for bonded indebtedness.

17. If my county or city decides to opt of the homestead exemption, is it forever ineligible to levy the FLOST?

No. First, your city or county may already have a homestead exemption in place making them eligible for the FLOST. Second, if there is no homestead exemption in place and your county or city opts out, it can once again become eligible to levy the FLOST in the future through a subsequent eligible homestead exemption put in place by a local Act of the General Assembly.

18. What happens if we pass a FLOST and our legislative delegation does not approve the renewal, or the voters do not renew it?

If you pass a FLOST and your legislative delegation does not approve the renewal or the voters do not renew it, then the most likely outcome is an increase in the applicable millage rates. Since FLOST is sales tax being used to offset property tax, if the FLOST expires, the local government will have to cut expenses, raise property taxes, or some combination thereof.

19. If my county has an ELOST, can we utilize the FLOST?

If your county has an ELOST, the availability of FLOST depends on a few factors:

- a. Does the exact verbiage of the local constitutional amendment (LCA) limit the distribution of proceeds in the way that FLOST requires? Some of the LCAs are very permissive, and others are very restrictive. Please consult with your local jurisdiction's attorney for a legal opinion.
- b. Is the jurisdiction otherwise eligible to levy a FLOST?
- c. Does the jurisdiction have sufficient room under its local sales tax cap to levy a FLOST? See Code Section 48-8-6(a).

ELOST Counties: Habersham County; Chattooga County; Catoosa County; Harris County; Pickens County; Walton County; Houston County; Towns County.

Appendix A: HB 581 - Timeline/Decision Tree

- 1) November 5, 2024: Statewide ballot measure determining approval of constitutional amendment enabling homestead exemption.
 - a) If the ballot question is not approved, HB 581 is repealed in its entirety. No further action is needed by local governments. All other property tax changes and the FLOST are repealed as well.
 - b) If the ballot question is approved, counties, cities, and school boards may independently determine whether they would like to “opt out” of the homestead exemption and not have the exemption apply to their homeowners.
- 2) Beginning January 1, 2025 through March 1, 2025, local governments may “opt out” and not have their homeowners receive the HB 581 floating homestead exemption.
 - a) If the local government decides not to “opt out” no action is required by the local government and the homestead exemption will go into effect.
 - i) The HB 581 homestead exemption does not replace existing locally enacted homestead exemptions.
 - (1) If your local government has an existing flat dollar homestead exemption, the 581 exemption will be in addition to that exemption.
 - (2) If your local government has an existing base year or adjusted base year exemption, the taxpayer will receive the more beneficial exemption.
 - b) If your local government decides to opt out, it must advertise and hold three public hearings of intent to opt out, and then pass a resolution opting out and file it with the Secretary of State by March 1, 2025.
 - 3) If the November 2024 ballot question is approved, your county or city may decide whether to levy a FLOST for property tax relief. You must determine if you are eligible for the FLOST.
 - a) If your county/city does not levy a property tax, you are not eligible to levy/participate in the FLOST.
 - b) If you levy a property tax:
 - i) Your county/city must have a base year or adjusted base year homestead exemption in place.

*This may either be the homestead exemption provided by HB 581 or an existing base year or adjusted base year homestead exemption created by a local Act.
 - ii) The county and every municipality in the county that levies a property tax must also have a base year or adjusted base year homestead exemption in place (HB 581 or existing).

- iii) If the county or any city that levies a property tax does not have an eligible homestead exemption in place, the county and all cities within are not eligible for the FLOST.
- c) If the eligibility criteria is met:
 - i) The county and city or cities representing at least 50% of the municipal population of cities levying a property tax must sign an intergovernmental agreement (IGA) for the levy of the tax. This IGA will set the rate (up to 1%), duration (up to 5 years), distribution of proceeds among the county and cities, and the ballot question to be used.
 - ii) The levy of the FLOST must be approved by the voters across the county in a referendum.
- d) The FLOST may then be levied for up to 5 years before needing to be renewed. Prior to the expiration of the tax a renewal requires: A local Act by the Georgia General Assembly approving the renewal for the jurisdiction, a subsequent IGA between the eligible county and cities, and a subsequent referendum for the voters to approve the renewal of the tax.


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COUNCIL AGENDA MEMORANDUM (CAM)

TO: Honorable Mayor and Council Members

FROM: Stanley D Hawthorne, City Manager 

DATE: February 25, 2025

TITLE: Domestic Partnership Registry and Certificate Program Ordinance

RECOMMENDATION

A Domestic Partnership Registry and Certificate Program for the City of Pine Lake established by Ordinance is recommended.

BACKGROUND

On January 4, 2025, Council Member Tom Ramsey proposed an agenda item for an upcoming City Council Work Session regarding a Domestic Partnership Registry and Certificate Program. As background, he stated, "In late December 2024, I was approached by some Pine Lake residents who are in a committed Domestic Partnership. They are struggling with healthcare insurance coverage issues, which could be easily resolved if Pine Lake were to recognize, register and certify Domestic Partnerships within our City, for both same-sex and opposite sex couples."

Upon further research, City staff shared Resolution number R03-2014 approved by the Pine Lake City Council on April 14, 2014. The enacted resolution provided an official registry of same-sex partnerships as well as opposite sex partnerships residing within the city. It resolved that such a registry be maintained at City Hall and for City Administration to receive requests for domestic partnership certificates upon a showing by the applicants that they are bona fide domestic partners residing within the City.

Following discussion of this topic by the City Council at the January 14, 2025 Workshop Meeting, consensus was reached that the previously enacted resolution should be updated both in terms of language and as an ordinance.

RESOURCE IMPACT

Potential resource impact to the City of Pine Lake is negligible.

ATTACHMENTS

1. Ordinance 2024-01
2. Related backup documents submitted as part of the January 14, 2025 Work Session

Stanley D Hawthorne
City Manager
stanleyhawthorne@pinelakega.net
425 Allgood Road Stone Mountain GA 30083
PO Box 1325 • Pine Lake, GA 30072 • 404-999-4932
www.pinelakega.net

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF PINE LAKE, TO ENACT SECTION 2-158 OF THE CODE OF ORDINANCES, TO RECOGNIZE LONG-TERM DOMESTIC PARTNERSHIPS, TO CREATE A REGISTRY FOR DOMESTIC PARTNERSHIPS, TO AUTHORIZE CORECTIONS OF SCRIVENER'S ERRORS BY THE CITY CLERK, AND FOR OTHER PURPOSES

WHEREAS, on April 14, 2014, the City Council of Pine Lake adopted Resolution 03-2014 recognizing domestic partnerships; and

WHEREAS, when the original Resolution was adopted by the Council, Georgia law did not provide for the lawful right of persons of the same gender to be married; and

WHEREAS, Georgia by Statute, O.C.G.A. § 19-3-1.1, eliminated the existence of "common-law marriage" whereby persons of opposite genders could deem themselves married by evidence of their intent to cohabitate, to hold themselves out to be married, and other indicia of commitment to a single home or family, in 1997; and

WHEREAS, Precedent of the United States Supreme Court has now recognized as a matter of the United States Constitution that all persons within the jurisdiction of the United States have a right to marry the person of their choice; and

WHEREAS, In the event the precedent of the United States Supreme Court should change, the City of Pine Lake wishes to offer a lawful and reasonable alternative to a traditional state recognized marriage; and

WHEREAS, Resolution 03-2014 also created a process by which those persons meeting the criteria established by the Resolution could register their commitment with the City and receive official recognition of that commitment from the City; and

WHEREAS, the need for a formal process consistent with the City's New Charter, particularly Section 2.23, which requires an Ordinance of the City for rules or procedures of a permanent nature; and

WHEREAS, the City Council wishes to establish permanent and searchable process by which the citizens of Pine Lake may be able to locate and rely on this process to facilitate the recognition of their commitment to each other;

NOW, THEREFORE, IT IS HEREBY ORDANCED by the Mayor and City Council of the City of Pine Lake that Section 2-158 is enacted and made a part of the Code of Ordinances of the City of Pine Lake as follows:

SECTION 1:

2-158 Domestic Partnerships Registration

- a. "Domestic Partnerships" shall be defined in this Ordinance as relationship where two people, whether of the same gender or of different genders, who are not married under the laws of the State of Georgia or the United States, but who live together in a mutually beneficial and intentional relationship with the stated intent of creating a single home.
- b. The City shall maintain a registry of all persons who have filed with the City the Application required to have their relationship recognized by this Ordinance.
- c. The City Manager shall create a form to be used by the applicants for recognition of their relationship that must be signed, and notarized, by both partners.
- d. An Application fee of \$5.00 shall be paid at the time of the application to defray the costs of supplies and staff time in managing this process.
- e. The registry of persons and relationships recognized by the City shall be maintained by the City Clerk or their designee in the official records of the City.

SECTION 2:

This Ordinance shall take effect upon passage.

SECTION 3:

If any section of this Ordinance shall be found by a court of competent jurisdiction not to be lawful or to be unenforceable, such judgement on a single section shall not render other sections unenforceable or affect the lawful effect of other sections.

SECTION 4:

All laws and ordinances of the City of Pine Lake in conflict with this Ordinance shall be repealed.

SO ORDAINED, this 25th Day of February, 2025.

BRANDY HALL
Mayor

ATTEST:

APPROVED AS TO FORM:

NED DAGENHARD
Deputy City Clerk

CHRISTOPHER D. BALCH
City Attorney

Domestic Partnership Registry and Certificate Program

Dear Colleagues.

Background: In late December 2024, I was approached by some Pine Lake residents who are in a committed Domestic Partnership. They are struggling with healthcare insurance coverage issues, which could be easily resolved if Pine Lake were to recognize, register and certify Domestic Partnerships within our City, for both same-sex and opposite sex couples.

Upon researching the issue, I discovered that Atlanta, Athens-Clarke County, Avondale Estates, Clarkston, and Decatur. All offer the Registration and Certification of Domestic Partnerships as a service to their residents. It can be done by Ordinance or Resolution. Avondale Estates, Clarkston, and Decatur, all enacted their programs in late 2013 by Resolution, and all seem to be working well for their residents.

I did have a phone conversation with Ms. Tomika Mitchell, City Clerk for the City of Clarkston for the last 5 years, and she confirms that they have had no issue or complaints with the program.

I am proposing that we follow the Clarkston model. Clarkston City Clerk Mitchell kindly provided all of the documents needed to get a program started in Pine Lake.

I would like to add this our upcoming work session on either 1/14/2025 or 2/11/2025, and voted on at the earliest possible date.

Thank you,
Tom Ramsey, Council Member

City of Pine Lake

Pine Lake City Council Work Session

January 14, 2025 or February 11, 2025

Subject: Proposed Resolution to Establish a Domestic Partnership Registry and Certificate Program

Sponsor: Tom Ramsey, Council Member

Purpose: To consider and approve the attached Domestic Partnership Registry and Certificate Program Resolution

Need/Impact: The proposed Resolution grants official recognition and registration of both same-sex and opposite-sex Domestic Partnerships living in the City of Pine Lake. In 2013, our neighboring cities in DeKalb County, Avondale Estates, Clarkston, and Decatur, were among the first cities in the State of Georgia to take this official action. In solidarity of their bold action more than a decade ago, and in recognition of the broad diversity and open accepting nature of the Pine Lake community, we are proposing to adopt a similar Resolution.

With respect to the City's authority to do so, the Mayor of Avondale (at the time in 2013) describe the Resolution as " the provision of a new service for our residents and as a means of showing respect and recognition to the many couples we have living in our city that may want to receive a Domestic Partnership Certificate"

Residents would be able to request a Domestic Partnership Certificate during normal business hours at City Hall and be entered into a new Domestic Partnership Registry. Pursuant to the Resolution, after filing an Affidavit of Domestic Partnership along with copies of certain documentation to confirm co-habitation, the couple would be issued a "Certificate of Domestic Partnership" signed by the Mayor.

To be considered for a Certificate of Domestic Partnership, you **must bring the following** to your appointment:

1. A State or Government-issued ID
2. Proof of joint residency with co-applicant. This includes:
 1. Utility bill
 2. Bank statement
 3. Tax bill
 4. Property deed
 5. Current paystub
 6. State ID

This document must prove that **both applicants reside at the same address.**

This Certificate may make it easier to show evidence of Domestic Partnership to receive healthcare benefits, gain hospital visitation rights, and access other rights already afforded to married couples.

Recommendations: It is this Council Member's recommendation to quickly adopt the attached Resolution to establish a Domestic Partnership Registry and Certificate Program.

A RESOLUTION (DRAFT)

Whereas, the City of Pine Lake recognizes that all forms Domestic Partnership are valid and deserving of respect and recognition; and

Whereas, the City of Pine Lake desires to provide for the official recognition, registry, and certification of Domestic Partners residing within the City; and

Whereas, a "Domestic Partnership" for the purpose of this Resolution is defined as "two people of the opposite or same gender who live together in the mutually intended dependence of a single home".

Now, Therefore, Be it Resolved By the City Council and Mayor of the City of Pine Lake, to hereby direct the City Manager to receive requests for Domestic Partnership Certificates and , upon a showing by the applicants that they are bonafide Domestic Partners residing within the City of Pine Lake, to place such certified Domestic Partnerships on a registry to be maintained at City Hall.

Be It Further Resolved that upon the registry of a Domestic Partnership pursuant to this Resolution, the Mayor will sign and issue a Certificate of Domestic Partnership to the Domestic Partners so recognized.

So Resolved, this day of _____, 2025

The Mayor and City Council of Pine Lake, Georgia

Brandy Hall, Mayor

Witness:

Ned Dagenhard, Asst. City Clerk

Affadavit of Partnership
Declaration of Committed Relationship for Domestic Partnership

APPLICANT INFORMATION

Please select the correct answer:

☐ ORIGINAL ☐ AMENDMENT

1. Are you a resident of the City of Pine Lake? Yes or No
2. Have you previously filed a Declaration of Committed Relationship with the City of Pine Lake ?

If "Yes", when? _____

DECLARATION

We, the undersigned, declare that:

1. We are two people at least 18 years of age and competent to enter into a contract;
2. We share the same primary, regular and permanent residence (documentation must be submitted verifying joint residency);
3. We have a committed personal relationship that is mutually interdependent and intended to be lifelong;
4. We are not married to anyone or legally separated from anyone;
5. We are not related by blood closer than would bar marriage in this state;
6. This is our sole committed relationship;
7. We agree to file a notice of change or termination of our relationship, within 30 days, if any of the facts set out in this definition change;
8. We are jointly responsible for our necessities of life.

AFFIDAVIT

We do hereby affirm, under penalty of perjury, that the assertions in this Declaration are true and correct to the best of our knowledge and belief.

Resident Signature Date

Partner Signature Date

NOTARIZATION

STATE OF _____ COUNTY OF _____

The foregoing affidavit was acknowledged before me this _____ day of _____, 20____.

By: _____, Notary Public My Commission Expires:

(Notary Signature/Seal)

Print Resident Name (Last, First, Middle) : Print Partner Name (Last, First, Middle):

Date of Birth:

Date of Birth:

Address: City: State: Zip:

For Official Use Only

Affidavit and supporting documentation received/certified by _____
on _____.

This certificate number _____. Cross reference certificate number
_____.

RESOLUTION # R03-2014

WHEREAS, the City of Pine Lake recognizes that same-sex partnerships are valid and deserving of respect and recognition; and

WHEREAS, the City of Pine Lake recognizes that Georgia law currently does not permit same-sex partnerships to be legally married, therefore leaving it to local jurisdictions to recognize same-sex partnerships; and

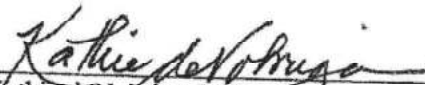
WHEREAS, the City of Pine Lake desires to provide an official recognition and registry of same-sex partnerships, as well as opposite-sex partnerships, residing within the city; and

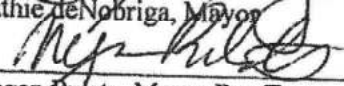
WHEREAS, a "domestic partnership" for the purpose of this resolution is defined as "two people of opposite or same gender who live together in a mutual intended dependence of a single home."

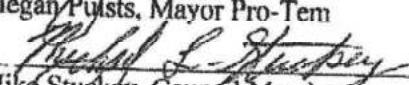
NOW, THEREFORE, BE IT RESOLVED BY THE City Council that such a registry be maintained at City Hall, and the Mayor of the City of Pine Lake hereby directs the City Administrator to receive requests for domestic partnership certificates, upon a showing by the applicants that they are bona fide domestic partners residing within the City.


BE IT FURTHER RESOLVED that upon registry of a domestic partnership pursuant to this resolution, the mayor will sign and issue a certificate of domestic partnership to the domestic partners so recognized.


SO RESOLVED. this 14th day of April, 2014.

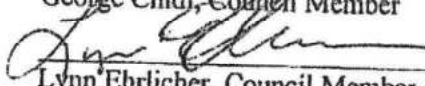

Kathie deNobriga, Mayor


Megan Pulsts, Mayor Pro-Tem

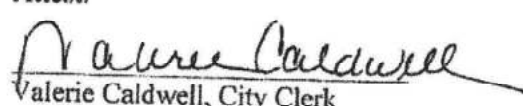

Mike Stuckey, Council Member


Erika Brown, Council Member


George Chidi, Council Member


Lynn Ehrlicher, Council Member


Attest:


Valerie Caldwell, City Clerk



COUNCIL AGENDA MEMORANDUM (CAM)

TO: Honorable Mayor and Council Members

FROM: Stanley D Hawthorne, City Manager 

DATE: February 25, 2025

TITLE: Confirm appointment of Bernard Kendrick as Public Works Director

RECOMMENDATION

Approve resolution confirming the appointment of Bernard Kendrick as Public Works Director.

BACKGROUND

The City of Pine Lake approved the Agreement for Professional Services of Special Projects Manager for Public Works with Vernon B. Kendrick (Bernard Kendrick) effective from May 13, 2024 through December 31, 2024. Subsequently, the City extended the contract through February 28, 2025.

During this subsequent period, City Manager Hawthorne and Special Projects Manager Kendrick discussed a more permanent arrangement of Public Works leadership that is needed resulting in an offer of employment to Bernard Kendrick as the City's Public Works Department Head.

The resolution for appointment provides pertinent details of several issues requiring further consideration by the City Council. In summary, those include conflicting language of the Charter in cited sections; compensation details including base salary, signing bonus, and benefits; and required future budget amendment.

RESOURCE IMPACT

The cost of compensation package will be a part of the upcoming budget amendment process projected at the conclusion of the first quarter of the fiscal year.

ATTACHMENTS

Resolution

Memorandum: Special Projects Manager Project Impacts

A RESOLUTION OF THE CITY OF PINE LAKE TO CONFIRM THE APPOINTMENT OF BERNARD KENDRICK AS A DEPARTMENT HEAD OF THE CITY OF PINE LAKE, SERVING AS PUBLIC WORKS DIRECTOR, TO AUTHORIZE THE CORRECTION OF SCRIVENER'S ERRORS, AND FOR OTHER PURPOSES

WHEREAS, Mr. Bernard Kendrick has served as Special Projects Manager pursuant to a contract since 2024; and

WHEREAS, Mr. Kendrick has performed admirably in that role, saving the City thousands of dollars on construction contracts; and

WHEREAS, The City Manager wishes to appoint Mr. Kendrick into the role of Public Works Director, as a full-time employee of the City; and

WHEREAS, The Charter requires the City Council to appoint department directors and allows an appeal to the City Council of any suspension or termination of the director. Charter at ¶ 3.10(e); and

WHEREAS, The terms of Charter ¶ 3.10(e) appear to conflict with the authority of the City Manager in Charter ¶¶ 2.28(1) (providing that all employees are appointed by and serve at the direction and supervision of the City Manager), and 2.30 (precluding interference by the Council with the work of city employees), as well as language within ¶ 3.10(d) and (e) that all directors work under the supervision and direction of the City Manager; and

WHEREAS, Notwithstanding the apparent internal conflict of the Charter, the City Council recognizes that staff of the City are within the exclusive supervisory control of the City Manager pursuant to the provisions of ¶ 2.30 of the Charter; and

WHEREAS, the City Council recognizes and approves the salary package proposed for Mr. Kendrick with a base salary of \$75,000 per year, paid in equal installments in accordance with the city's usual payroll process, benefits available to all full-time employees with 80 hours of vacation leave credited on effective date of employment, and a signing bonus of \$12,500, to be paid in a lump sum upon his first date of employment, with his employment beginning effective January 1, 2025 (with credit for any payments made to Mr. Kendrick for his work as a contractor), and the provision that so long as Mr. Kendrick works through the end of June, 2025, he shall be vested in the entire signing bonus, but in the event he leaves employment with the City, regardless of whether that departure is voluntary or involuntary, prior to June 30, 2025, he shall owe \$2,000 to the City for each month less than 6 months of his employment; and

WHEREAS, the Mayor and City Council understand and expressly find that the signing bonus reflects a present value to the City in ensuring Mr. Kendrick's acceptance of the position of employment, ensures his reasonable retention in his role as Public

Resolution R-2025-08

Works director, and does not qualify as a gift or gratuity under Art. III, Sec. 6, para. vi(a) of the Georgia Constitution,

NOW THEREFORE, BE IT RESOLVED by the governing authority of the City of Pine Lake, Georgia, in an open and public meeting, that the appointment by the City Manager of Mr. Bernard Kendrick is approved, that his compensation package is approved and will be the subject of an upcoming Budget Amendment, and

BE IT FURTHER RESOLVED, that the City Council recognizes the potential internal conflict within the Charter and the City Attorney is directed to inquire and investigate possible remedies to that conflict to be discussed at a Work Session of the Mayor and Council no later than April 2025, and

BE IT FURTHER RESOLVED, that his resolution is effective immediately upon the Mayor's signature and the City Clerk is authorized, in consultation with the City Attorney, to make any changes or modifications to this Resolution as may be necessary to give full effect to the intent of the City Council.

ADOPTED by the Mayor and Council of the City of Pine Lake, this 25th day of February, 2025.

BRANDY HALL
Mayor

ATTEST:

APPROVED AS TO FORM:

NED DAGENHARD
Assistant City Clerk

CHRISTOPHER D. BALCH
City Attorney

TO: Stanley Hawthorne
City Manager

FROM: Bernard Kendrick
Special Projects Manager

DATE: February 17, 2025

SUBJECT: **Special Projects Manager Project Impacts**

Mr. Hawthorne

Regarding our previous conversation centering around my contract and duties with the City of Pine Lake.

In addition to core duties within the Public Works, Recreation, and Capital Projects departments, I was tasked with the review of all construction related projects within the City of Pine Lake upon my hire as a Contractor.

All design projects were prepared by Clark, Patterson, and Lee Engineers (CPL). I reviewed the following projects and provided recommendations and value assessments for each.

Oak Road Project

The project had several design issues that I believe were not addressed satisfactorily. The project had been bid out previously without any respondents. I previously generated a memorandum regarding those issues and submitted it to the previous City Manager and they were discussed in-depth with Mayor Hall.

There were several plan omissions that I believe would not allow for the successful completion of the project. The omissions regarding the property located at 497 Oak Road has additionally become problematic. It appears that an inadequate review of the site plan has directly resulted in substantial changes to the construction process. There have also been issues regarding the variance for the state waters buffer that were not adequately addressed. (I will update this issue in a separate memo).

The revised scope and renegotiated project costs were approved by the City Council at the January meeting and the project is scheduled to begin construction in March 2025. A substantial savings of approximately **\$248,000** has been negotiated for the city from the bid submittal. I have also provided an alternative for the long-standing citizen complaints within the project area.

I am now tasked with the construction administration and inspection of this project.

This project called for CPL to receive a fee of **\$12,000** for construction administration and inspection.

Pedestrian Bridges

The project was overdesigned by CPL. The Mayor and Council agreed and terminated the contract of the contractor. The proposed project cost was \$273,000.

This project was redesigned and construction awarded for \$98,800 plus a \$1,200 initial site inspection for a total of \$100,000. The Special Project Manager's efforts resulted in savings for the city of approximately **\$173,000**.

The SPM requested 10% of the savings for value engineering the project. The Mayor and Council took the request under advisement at that meeting. The additional compensation to an amended contract was discussed. The Special Project Manager also managed the construction administration and inspection of this project. This project is now complete.

This project also called for CPL to receive an approximate **\$12,000** construction administration fee.

Courthouse Renovation

The project had a initial allocation of \$270,000 via SPLOST. Approximately \$20,000 was utilized for the design of the project by CPL and their architectural subcontractor, TSW. The preliminary cost for construction was estimated at over \$330,000.

After review by the SPM, the project budget was reduced to \$250,000. The SPM was given the authority to complete the project by the Mayor and Council at the September 2024 meeting. The SPM had requested the contractor's fee of \$25,000 (10%) to administer the project. The additional compensation to an amended contract was discussed. The Mayor and Council took the request under advisement at that time. Numerous complimentary concerns were addressed within the scope of work.

The project is nearing completion and with a surplus of approximately **\$40,000**.

Snapfinger Dam Repair Project

This project has been tabled by the mayor. Funding for the project had been an issue. It was proposed to utilize the \$2,000,000 additional SPLOST funds for this project. Also, it is believed that CPL has overdesigned or not adequately addressed the improvements to this project.

The Special Project Manager has negotiated with the Army Corps of Engineers to modify an existing Corps permit to rescope this project to include additional concerns with the wetlands, dam project, and lake issues.

Conclusion

Overall, since becoming a contractor for The City of Pine Lake, the City has realized savings of approximately **\$461,000** in general fund expenditure and SPLOST savings due to the efforts of the Special Projects Manager. The City has also saved around **\$24,000** on construction administration and inspection fees.

The total budgetary impact to the various projects are approximately **\$485,000**.

As previously stated, I would like the above to be considered in conjunction with the renewal of my contract or any action for continued employment.

I am available for discussion at any time.



COUNCIL AGENDA MEMORANDUM (CAM)

TO: Honorable Mayor and Council Members

FROM: Stanley D Hawthorne, City Manager 

DATE: February 25, 2025

TITLE: Women's History Month Recognition and Co-sponsorship of Women's History Series

RECOMMENDATION

Approve resolution confirming the City's support and sponsorship of Women's History Month programming.

BACKGROUND

The City has previously contracted with the Pine Lake Association of Involved Neighbors (PLAIN) for the upkeep and management of the Beach House and Club House owned by the City. PLAIN is involved in planning and hosting events to celebrate Women's History Month including a series of lectures and public events to be held at the Beach House involving presentations and discussions of the impact of women on the history of Georgia and the United States.

These programs will bring benefit to the City including to increase the awareness of the larger community about the important role and place that women have played. The sponsorship and in-kind contributions to these events and this series reflects a present value by increasing the visibility and recognition of the City, providing for the health and welfare of neighbors and visitors to the City.

RESOURCE IMPACT

Costs are negligible and primarily composed of in-kind services.

ATTACHMENTS

Resolution
Sponsorship Request

A RESOLUTION OF THE CITY OF PINE LAKE TO CONFIRM THE CITY'S SUPPORT AND SPONSORSHIP OF WOMEN'S HISTORY MONTH PROGRAMMING, TO RECOGNIZE THE CONTRIBUTION OF WOMEN TO THE HISTORY OF PINE LAKE, TO AUTHORIZE USE OF CITY FACILITIES, TO AUTHORIZE THE DEDICATION OF PUBLIC SAFETY ASSETS TO PROTECT CITY PROPERTY AND THE HEALTH AND SAFETY OF ATTENDEES AND RESIDENTS, TO AUTHORIZE THE CORRECTION OF SCRIVENER'S ERRORS, AND FOR OTHER PURPOSES

WHEREAS, The City has previously contracted with the Pine Lake Association of Involved Neighbors ("PLAIN") for the upkeep and management of the Beach House and Club House owned by the City; and

WHEREAS, PLAIN is involved in planning and hosting events to celebrate Women's History Month in the City of Pine Lake; and

WHEREAS, There will be a series of lectures and public events held at the Beach House involving presentations and discussions of the impact of women on the history of Georgia and the United States; and

WHEREAS, The City Council acknowledges the important role and leadership provided by Women to the City, including but not limited to the eight years of dedicated service women provided to the City during which only women were in leadership roles for the City as elected officials, City Clerk, City Attorney, Municipal Court Judge, and Municipal Court Solicitor; and

WHEREAS, The City Council acknowledges and agrees that Women's History is Our History; and

WHEREAS, The City Council acknowledges and accepts the substantial benefits these programs will bring to the City, to include but not limited to, increasing the awareness of the larger community (to include DeKalb County, our sister DeKalb cities, and the Metropolitan Atlanta area) about the important role and place that women have played in our mutual history; and

WHEREAS, the Mayor and City Council understand and expressly find that the sponsorship and in-kind contributions to these events and this series reflects a present value and benefit to the City by increasing the visibility and recognition of the City, providing for the health and welfare of the citizens and visitors to the city, and does not qualify as a gift or gratuity under Art. III, Sec. 6, para. vi(a) of the Georgia Constitution,

NOW THEREFORE, BE IT RESOLVED by the governing authority of the City of Pine Lake, Georgia, in an open and public meeting, that the City shall be a named sponsor of the Women's History programming provided by PLAIN or others, that the City shall provide the meeting space without charge, and that police services if deemed necessary by the Chief of Police shall be afforded for crowd control, security, and safety purposes, in accordance with the authority of the Charter of the City of Pine Lake, and

BE IT FURTHER RESOLVED, that his resolution is effective immediately upon the Mayor's signature and the City Clerk is authorized, in consultation with the City Attorney, to make any changes or modifications to this Resolution as may be necessary to give full effect to the intent of the City Council.

ADOPTED by the Mayor and Council of the City of Pine Lake, this 25th day of February, 2025.

BRANDY HALL
Mayor

ATTEST:

APPROVED AS TO FORM:

NED DAGENHARD
Assistant City Clerk

CHRISTOPHER D. BALCH
City Attorney



COUNCIL AGENDA MEMORANDUM (CAM)

TO: Honorable Mayor and Council Members
FROM: Stanley D Hawthorne, City Manager
DATE: February 25, 2025
TITLE: Rules of Procedure for Consent Agenda

RECOMMENDATION

Approve resolution establishing rules of procedure for adding a consent agenda to the City Council's Regular Meeting Agenda.

BACKGROUND

In my presentation of the February 2025 Strategic Performance Report, I suggested that the City reincorporate a "consent agenda" as part of the City Council's Regular Meeting Agenda. Historically, a consent agenda has been used for some meeting agendas.

One of the most useful tools for efficient meetings is a consent agenda. This is a single item of business on a regular agenda that includes several items bundled together. The items cannot be discussed or debated. They are approved with a single vote.

When the consent agenda items are reached in the meeting schedule, the Mayor (chair) first asks if anyone wants to remove any item from the consent agenda. If a member requests, the chair immediately removes the item from the consent agenda. It will be considered at its proper place in the usual order of business. Board members don't need to give a reason for requesting that an item be removed from the consent agenda.

The chair then takes a single vote on the remaining package of items, and the board votes to approve them *en bloc* (all at once, as a batch). The key point is that if anybody wants to comment about or discuss any item, in any way whatsoever, it is immediately removed and placed on the regular agenda.

RESOURCE IMPACT

There is no associated fiscal impact, if approved.

ATTACHMENTS

Resolution

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF PINE LAKE TO
ESTABLISH RULES OF PROCEDURE FOR THE CONDUCT OF ITS MEETINGS
PURSUANT TO CHARTER PARAGRAPH 2.20**

WHEREAS, the Charter of the City of Pine Lake provides the power of the City Council to establish rules for the conduct of its meetings at Paragraph 2.20; and

WHEREAS, during its Work Session of February 11, 2025, the City Manager presented the Mayor and Council with options for the utilization of a Consent Agenda to handle routine and non-controversial agenda items; and

WHEREAS, in an effort to facilitate the orderly consideration of the People's business, the Mayor and Council indicated a willingness to implement a Consent Agenda as provided in this Resolution;

NOW THEREFORE, BE IT RESOLVED by the governing authority of the City of Pine Lake, Georgia, in an open and public meeting, as follows:

1. Prior to each meeting, the Mayor and City Manager shall meet and confer and group together agenda items that are not likely to be controversial or require detailed discussion. Items that are likely candidates for the consent agenda include, but are not limited to, draft minutes, orders to pay regular bills, approval of routine expenditures such as funding necessary training, staff appointments as required by the Charter, and similar items.
2. If, after the agenda is published, any Member of Council wishes an item to be removed from the Consent Agenda, the Member shall make that desire known, and the Mayor is empowered to remove the item and place it at the end of the Regular Agenda. No reason is necessary for a Member of Council to request the removal of an item from the Consent Agenda.
3. Once the content of the Consent Agenda is approved, the Mayor simply asks for a vote of the body to approve the Consent agenda all at once. No motion is necessary to call for a vote to approve the Consent Agenda. The Vote is recorded as all other votes are recorded in the minutes of the Meeting.

ADOPTED by the Mayor and Council of the City of Pine Lake, this 25th day of February, 2025.

BRANDY HALL
Mayor

ATTEST:

APPROVED AS TO FORM:


NED DAGENHARD
Assistant City Clerk

CHRISTOPHER D. BALCH
City Attorney



COUNCIL AGENDA MEMORANDUM (CAM)

TO: Honorable Mayor and Council Members

FROM: Stanley D Hawthorne, City Manager 

DATE: February 25, 2025

TITLE: Acceptance of Three Automated External Defibrillators (AEDs) Donation from Georgia Transmission Corporation

RECOMMENDATION

Approval of resolution authorizing the acceptance of donated automated external defibrillators from Georgia Transmission Corporation.

BACKGROUND

In commemoration of National Heart Month, Georgia Transmission donated three lifesaving automated external defibrillators (AEDs) to the Pine Lake Police Department. The corporate security head for Georgia Transmission completed his in-service training with the Pine Lake Police Department. After the annual Cardio-Pulmonary Resuscitation (CPR) training, he learned that the City did not have AEDs. He later advised that his company, Georgia Transmission, would like to donate a unit for each vehicle.

Georgia Transmission Corporation is a not-for-profit cooperative owned by 38 Electric Membership Corporations (EMCs), owns more than 5000 miles of high-voltage transmission lines and more than 780 substations. These facilities deliver power to Georgia's EMCs providing electricity to more than 4.5 million Georgians.

RESOURCE IMPACT

There is no cost to the City for the donated AED's; the market value of three AED packages is \$6030.

ATTACHMENTS

Resolution
In-kind thank you letter to Georgia Transmission
Georgia Transmission News Release



Stanley D Hawthorne
City Manager
stanleyhawthorne@pinelakega.net
425 Allgood Road Stone Mountain GA 30083
PO Box 1325 • Pine Lake, GA 30072 • 404-999-4932
www.pinelakega.net

A RESOLUTION OF THE CITY OF PINE LAKE AUTHORIZING THE ACCEPTANCE OF
DONATED AUTOMATED EXTERNAL DEFIBRILLATORS FROM GEORGIA
TRANSMISSION

WHEREAS, the Charter of the City of Pine Lake authorizes the acceptance of gifts from private individuals or firms, Charter at ¶ 1.12(12); and

WHEREAS, Georgia Transmission has expressed an interest in donating 3 Automated External Defibrillators (AEDs) to the City of Pine Lake for use by emergency first responders; and

WHEREAS, AEDs can provide emergency lifesaving assistance to a person experiencing a cardiac emergency; and

WHEREAS, The City Council believes and finds that acceptance of this gift is in the best interest of the Health, Safety, and Welfare of the citizens of Pine Lake,

NOW THEREFORE, BE IT RESOLVED by the governing authority of the City of Pine Lake, Georgia, in an open and public meeting, that the City shall accept, and the Chief of Police is directed to accept the gift of the AEDs from Georgia Transmission, and

BE IT FURTHER RESOLVED, that the City of Pine Lake expresses its sincere and deep appreciation to Georgia Transmission for this life-saving emergency device.

ADOPTED by the Mayor and Council of the City of Pine Lake, this 25th day of February, 2025.

BRANDY HALL
Mayor

ATTEST:

APPROVED AS TO FORM:

NED DAGENHARD
Assistant City Clerk

CHRISTOPHER D. BALCH
City Attorney