

**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 25<sup>th</sup> 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 8<sup>th</sup> 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 28, 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](mailto: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](mailto: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

