

**CITY OF PINE LAKE
WORK SESSION ACTION AGENDA
March 11th, 2025 at 6:00 PM
Pine Lake Courthouse & Council Chambers
459 Pine Drive, Pine Lake, GA**

Call to Order: Mayor Hall called the Regular Meeting to order at 6:00PM.

Present: Mayor Brandy Hall, Mayor pro tem Bordeaux, Council Members Jeff Goldberg, Thomas Torrent, and Tom Ramsey. 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. Council Member Augusta Woods was not in attendance.

Announcements/Communications

No announcements or communications were offered.

Adoption of the Agenda of the Day

Mayor Hall asked to amend the Agenda of the Day, striking New Business Item 2, *Fiscal Year (FY) 2024 Budget Adjustment*.

Mayor pro tem Bordeaux moved to adopt the Agenda of the Day, as amended; Council Member Ramsey seconded.

No discussion took place.

Mayor Hall called for a vote.

All members voted in favor, and the motion carried.

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New Business

1. Beach/Club House Rental 6-Month Review – Pine Lake Association of Involved Neighbors (P.L.A.I.N.)

Mayor Hall invited a representative from P.L.A.I.N., Tracey Brantley, to the podium.

A discussion took place, wherein Ms. Brantley fielded questions from the Governing Authority regarding future installment of an electronic door lock at the Beach House, as well as whether any notable damage had occurred within either of the facilities. Additionally, comments were made as to whether businesses should be permitted to operate within the facilities, as well as striking the word “rental” from any document reflecting the Memorandum of Understanding between P.L.A.I.N. and the City.

Council Member Ramsey added that while P.L.A.I.N. had encountered issues related to residents attempting to run businesses out of the facilities, the organization has successfully course corrected.

Ms. Brantley thanked the City on behalf of P.L.A.I.N. Mayor Hall returned thanks, adding that events seemed to be facilitated well.

No action was taken by City Council.

2. Preliminary City Council Retreat Agenda for March 28, 2025

Mayor Hall and City Manager Hawthorne facilitated a conversation with the rest of the Governing Authority regarding agenda topics, and possible retreat locations.

Council Member Ramsey requested clarification on the suggested agenda item, *Council Priorities*. Mayor Hall responded that this was a “status check” on priorities laid out during the October 25, 2024 retreat.

Mayor pro tem Bordeaux inquired as to whether the City Attorney would be present for a conversation regarding the roles of various city officials; his presence was encouraged by Mayor Hall. City Attorney Balch responded that unless told otherwise, his default was to attend all meetings of the Governing Authority.

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3. Pedestrian Bridge Update/Berm Restoration Project

Public Works Director Bernard Kendrick discussed the status of the Pedestrian Bridge project at length. Mr. Kendrick's presentation consisted of comments on the load capacity of the bridges, fishing permissions, and a request for additional work to be authorized (installment of entrance- and exit-ways that comply with the Americans with Disabilities Act (ADA), and bank-repair/reinforcement upon discovery of tunneling-rodent holes).

A point of contention arose regarding proposed load capacity for the bridges. Mr. Kendrick's proposed limit of 10 persons was reduced from the engineer recommendation of 22 persons. Council Member Ramsey expressed that this was unnecessarily restrictive, citing the circumstance wherein a "wedding party wants to take a group picture," an example used often during discussions about practical use of the bridges. Mr. Kendrick rebutted that 10 persons would be a more manageable number, expecting that groups may not always abide by a limit, and that while signage would be available, enforcement would be subject to Police Officer presence. Mr. Kendrick continued by describing pedestrian bridges as "attractive nuisance[s]." Mayor pro tem Bordeaux interjected that the utility of the bridge is transient, and that idling should be discouraged.

Pivoting to a discussion of berm and bank restoration, the Public Works Director stated that he had requested quotes from three vendors currently engaged with the City for other projects: *Construction 57*, *Home's Best Friend*, and *Foster Engineering*. Mr. Kendrick continued that the fairest quote for quality work came from *Home's Best Friend*, and recommended authorizing this vendor to proceed with work at the March 25th Regular Meeting.

Mayor pro tem Bordeaux inquired as to whether the bridges in their current state met complied with ADA regulations. Mr. Kendrick replied that through collaboration with a lake area visitor who utilizes an electric wheelchair, he was able to discern that the temporary approach ramps were sufficient in allowing access to the bridges. Council Member Ramsey asked whether the proposed contract with *Home's Best Friend* would include permanent installation of ADA-compliant approach ramps; Mr. Kendrick responded in the affirmative.

Council Member Ramsey inquired as to how much of the proposed \$29,008 contract would go toward berm restoration compared to bridge finishing (stabilization, ADA-compliant approach ramps). Mr. Kendrick replied that the break-down was a "75/25 split," citing that the factors contributing to additional work were unknowable prior to the work beginning. Council Member Goldberg asked whether access to electrical utility would be restored to the inner berm. Mr.

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Kendrick responded that due to extensive damage to the system, repair would likely be cost-prohibitive at this time. Council briefly deliberated community need for electrical utility on the inner berm.

Council Member Ramsey asked City Attorney Balch to ensure ADA-compliance would be a part of the final resolution and contract. The City Attorney responded that he and the Chief of Police had discussed the requirement, and assured Mr. Ramsey it would be included. Council Member Goldberg inquired as to whether the entirety of the inner berm trail would ought to meet the same accessibility standards as the bridges. The City Attorney responded that as the berm is a “quasi-natural feature,” it did not require ADA compliance. Mr. Balch continued that should Council wish to amend the scope of work, solicitation of further bids would be required.

The conversation drifted into discussion of potential rehabilitation of the Pine Lake tennis court, as Mr. Kendrick mentioned he had discussed the project with Calvin Burgamy, President of P.L.A.I.N., who had received an ear-marked donation for said rehabilitation. A discussion ensued between Mr. Kendrick, Council Member Ramsey, and City Attorney Balch regarding potential issues related to parking and whether the distance to the Beach House-adjacent portable restroom violated the Americans with Disabilities Act, requiring an additional restroom facility.

No action was taken by City Council.

4. Community Garden Fee Schedule Proposal

Assistant City Clerk Ned Dagenhard discussed the genesis of the Community Garden revitalization, citing public interest. Mr. Dagenhard continued Public Works Director Bernard Kendrick had performed a site assessment, and determined that he could return the facility to a functional status for approximately \$500 in materials. The Assistant City Clerk stated that the proposed fee schedule reflected the cost of maintaining the site on a seasonal basis.

Mayor pro tem Bordeaux inquired about previous issues regarding water availability. Mr. Dagenhard deferred to Mr. Kendrick, who proposed installation of an above-ground water reservoir, which could be routinely refilled by the DeKalb County Department of Watershed Management.

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Reports and Other Business

Strategic Performance Report

City Manager Hawthorne presented the March 2025 Strategic Performance Report to the Governing Authority. *Note: A copy of the Strategic Performance Report is available on the City's website under City Services > Administration > 2025 Strategic Performance Reports.*

Members of the Governing Authority reacted positively, applauding the document for its engagement and comprehensiveness.

Mayor

Mayor Hall thanked staff for their communication protocol, citing timely responses to inquiries from the public.

City Council

Council Member Goldberg stated that he and Council Member Woods had attended a workshop luncheon with Georgia Power. Mr. Goldberg added that he would be coordinating a meeting with Georgia Power to discuss tree maintenance in Pine Lake. The Council Member also discussed the process for submitting edits to the Pine Lake "e-blast."

Adjournment

Council Member Ramsey moved for adjournment at 7:09pm.



Ned Dagenhard
City Clerk or Delegate

