

**CITY OF PINE LAKE  
REGULAR MEETING MINUTES  
April 29, 2025 at 6:00 PM  
Courthouse & Council Chambers  
459 Pine Drive, Pine Lake, GA**

**Call to Order:** Mayor pro tem Bordeaux called the Regular Meeting to order at 6:00PM.

Present:, Mayor pro tem Bordeaux, Council Members Jeff Goldberg, Tom Ramsey, Thomas Torrent, and Augusta Woods. Also present were City Manager Stanley Hawthorne, Chief of Police Sarai Y'hudah-Green, City Attorney Chris Balch, Public Works Director Bernard Kendrick, Finance Director Danny Lamonte, and Assistant City Clerk Ned Dagenhard. Mayor Brandy Hall was not in attendance.

**Announcements and Communications**

Mayor pro tem Bordeaux informed the public that, on behalf of Mayor Hall, she had attended the April 10<sup>th</sup> Mayor's Retreat hosted by DeKalb County CEO Lorraine Cochran-Johnson. The Retreat focused on issues related to water and sewer repairs, tech infrastructure, public safety, and the increasing un-homed population. Additionally, the DeKalb Planning Commission, Ms. Bordeaux continued, would be holding a meeting on May 6<sup>th</sup> to discuss a Land Use Permit Application by Murphy's Oil for construction of a fuel station, which the Council and other parties have alleged would further contribute to pollution events related to Snapfinger Creek.

The Mayor pro tem added that the Pine Lake Juneteenth Celebration would be taking place on June 21<sup>st</sup> from 10:00AM-2:00PM at the Beach House and Lake Recreation Area.

**Adoption of the Agenda of the Day**

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

No discussion took place.

Mayor pro tem Bordeaux called for a vote.

All members voted in favor, and the motion carried.



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**Consent Agenda**

- 1. Adoption of the Minutes**
  - **March 25, 2025 – Regular Meeting**
  - **March 28, 2025 – City Council Spring Planning Retreat**
  - **April 9, 2025 – Work Session**
- 2. Resolution R-2025-15, Appointment of Acting City Clerk**
- 3. Resolution R-2025-16, Establishment of Sperate Bank Account for DeKalb Intergovernmental Agreement, Additional \$2,000,000 SPLOST Funds**
- 4. Resolution R-2025-17, Georgia Interlocal Risk Management Agency (GIRMA) Insurance Renewal**

Council Member Ramsey motioned to approve the Consent Agenda; Council Member Woods seconded.

No discussion took place.

Mayor pro tem Bordeaux called for a vote.

All members voted in favor, and the motion carried.



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**New Business**

**1. Resolution R-2025-18, HB 581 / HB 92 Estimated Roll Back Tax Rate**

Council Member Ramsey motioned to approve Resolution R-2025-18; Council Member Torrent seconded.

City Manager Hawthorne summarized action taken within the Georgia General Assembly, which resulted in the legislation HB 92. Mr. Hawthorne stated that while much of the purpose and direction offered from this legislation remains unclear, the Georgia Municipal Association has recommended that local governments adopt their current millage rate of 19.400 mills as their “estimated rollback rate,” since the bill does stipulate that the established rollback rate cannot be greater than the estimated rollback rate.

Council Member Torrent inquired whether executing a resolution setting an estimated rollback rate for the City was required at the present meeting. City Attorney Balch responded that unless City Council could schedule a Special Call meeting prior to the May 12<sup>th</sup> deadline to submit a signed-resolution to the DeKalb County Tax Commissioner’s Office, action would indeed be required at the present meeting. Mr. Balch added that staff was recommending immediate action, since it was unlikely any further deliberation would reveal additional information.

Mayor pro tem Bordeaux asked if—under the assumption that values have increased in the past year—it could be expected that the actual rollback rate is less than 19.400 mills. City Manager Hawthorne replied in the affirmative. The Mayor pro tem then asked whether that rollback rate would be calculated using the same metrics as previous years. City Attorney Balch responded that the answer remains unknown, citing various interpretations of Georgia tax law.

Council Member Ramsey inquired—recalling comments made during the GMA Zoom meeting also attended by Council Member Goldberg—as to whether inaction was an option. City Manager Hawthorne responded in the affirmative, but cautioned that the current millage rate would be used anyway, and further added that the calculation would likely present confusion to the individual tax bill recipients. The City Manager continued that he did not anticipate recommending a millage increase this year.

Mayor pro tem Bordeaux called for a vote.

All members voted in favor, and the motion carried.



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**2. Resolution R-2025-19, Fiscal Year (FY) 2025 Budget “Modifications” Amendment**

Council Member Torrent motioned to approve Resolution R-2025-19; Council Member Goldberg seconded.

City Manager Hawthorne reminded City Council that the modifications amendment had been in process since adoption of the Fiscal Year (FY) 2025 Budget in December of 2024, adding that recommendations had been included in the April 2025 Strategic Performance Report (SPR). The City Manager concluded by summarizing each fund account.

Finance Director Danny Lamonte and City Manager Hawthorne proceeded in engaging in highly technical explanation of the City’s finances, fielding questions from City Council.

Mayor pro tem Bordeaux called for a vote.

All members voted in favor, and the motion carried.

**3. Resolution R-2025-20, Community Service Agreement**

Council Member Torrent motioned to approve Resolution R-2025-20; Council Member Ramsey seconded.

Chief Green detailed for City Council a program through the Georgia Department of Community Affairs (DCA), which would allow individuals with court-mandated Community Service to fulfill their hours-requirement by assisting the Pine Lake Public Works Department (*Note: this program would not operate through or alongside Pine Lake Municipal Court*). Chief Green stated that the program participants would be selected by the DCA program lead based on criteria relayed by the City.

Council Members inquired about a cost-benefit analysis related to time expensed overseeing program participants. Chief Green stated that the program would begin with a 30-day trial period, following which Pine Lake Police Department and Public Works would provide City Council with an update.

Mayor pro tem Bordeaux called for a vote.

All members voted in favor, and the motion carried.



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**4. Resolution R-2025-28, Engineer Contractual Agreement**

Council Member Goldberg motioned to approve Resolution R-2025-28; Council Member Torrent seconded.

Public Works Director Kendrick informed City Council that, following a request-for-proposal (RFP) for Engineering Services, three (3) firms provided complete proposals. A panel consisting of Mr. Kendrick, the City Manager, and the Acting City Clerk held interviews with each of the firms. At the conclusion of these interviews, the panel unanimously recommended AECOM.

Mr. Kendrick fielded questions from City Council regarding project timelines and availability of AECOM staff.

Mayor pro tem Bordeaux called for a vote.

All members voted in favor, and the motion carried.

**5. Resolution R-2025-21, Tennis Court Rehabilitation Project Award**

Council member Torrent motioned to approve Resolution R-2025-21; Council Member Ramsey seconded.

Public Works Director Kendrick presented a quote for resurfacing and rehabilitating the Pine Lake Tennis Court area. Mr. Kendrick recommended a hybrid court which would offer movable tennis and pickleball nets.

A discussion took place regarding ADA compliance, as well as whether pickleball would present a noise nuisance, which Mayor pro tem Bordeaux suggested in reference to issues within neighboring cities.

Further discussion took place regarding providing bathroom facilities on site at the tennis court complex. City Attorney Balch suggested revisiting this issue on the front end, siting a movement and trend toward onsite bathroom facility provision, but not a directive.

Mayor pro tem Bordeaux called for a vote.

All members voted in favor, and the motion carried.



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**6. Resolution R-2025-22, Holiday Lighting**

Council Member Ramsey motioned to approve Resolution R-2025-22; Council Member Goldberg seconded.

Public Works Director Kendrick presented a quote for holiday lighting, which included a custom Pine Lake logo, electrical work along the inner berm, and rehabilitation of the pole light receptacle and photocells.

Council Member Torrent questioned the fiduciary responsibility of approving the quote(s). This led to deliberation within City Council, with rebuttals including citing electrical infrastructure work and corrective actions.

Mayor pro tem Bordeaux called for a vote.

All members voted in favor, and the motion carried.

**7. Resolution R-2025-23, The *Americans with Disabilities Act* (ADA) Remediation Project**

Council Member Ramsey motioned to approve Resolution R-2025-23; Council Member Torrent seconded.

Public Works Director Kendrick outlined a proposal for remediating city-maintained areas to be compliant with the Americans with Disabilities Act (ADA). Mr. Kendrick added that DeKalb County would be performing sidewalk improvement work at Aberdeen Drive and Rockbridge Road, presenting an opportunity to “piggy-back,” a method which involves creating addendums to contracts approved by a neighboring government to accomplish local projects at a lower cost.

Mayor pro tem Bordeaux called for a vote.

All members voted in favor, and the motion carried.



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**8. Resolution R-2025-24, Facility Roof Replacements Project**

Council Member Torrent motioned to approve Resolution R-2025-24; Council Member Goldberg seconded.

Public Works Director Kendrick strongly recommended approval of the proposal to replace roofs at all City-owned facilities, save for the Beach House. Mr. Kendrick continued by cautioning to City Council that the City's facilities are categorized as "demolition by neglect," adding that immediate action was required as an investment recapture.

Mayor pro tem Bordeaux called for a vote.

All members voted in favor, and the motion carried.

**9. Resolution R-2025-25, Snapfinger Creek Tree Removal**

Council Member Goldberg motioned to approve Resolution R-2025-25; Council Member Torrent seconded.

Public Works Director Kendrick recapitulated previous conversations regarding ownership of the stretch of Snapfinger Creek along Park Drive, which had previously been considered under the purview of DeKalb County. Mr. Kendrick explained that following the 2011 lake dredging project, the City effectively assumed responsibility for that portion of Snapfinger Creek, and thus was responsible for removal of the portion of a fallen tree that fell within the creek parameters. Mr. Kendrick recommended approval of the cost proposal.

Mayor pro tem Bordeaux called for a vote.

All members voted in favor, and the motion carried.



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**10. Resolution R-2025-26, Rehabilitation/Remediation of 462 Clubhouse, AKA  
“Old City Hall”**

Council Member Torrent motioned to approve Resolution R-2025-26; Council Member Woods seconded.

Public Works Director Kendrick described various issues within the facility located at 462 Clubhouse Drive, as well as utility of the building going forward. Mr. Kendrick recommended approval of the cost proposal that would effectively rehabilitate the facility. Additionally, Mr. Kendrick informed City Council that they may expect a future proposal to include construction of an auxiliary storage area attached to the building, for shared use by City departments and the Pine Lake Association for Involved Neighbors (P.L.A.I.N.), who have previously used the facility to store items for their “little food pantry” initiative.

Mayor pro tem Bordeaux called for a vote.

All members voted in favor, and the motion carried.

**11. Resolution R-2025-27, Equipment Purchases, Public Works Department**

Council Member Woods motioned to approve Resolution R-2025-27; Council Member Ramsey seconded.

Public Works Director Kendrick recommended approval of (2) quotes, which would allow for procurement of a Ford Maverick and Special Car Company “carry-all” vehicle. Mr. Kendrick presented the utility of these vehicles, with the former being a more appropriate alternative to the current Public Works 2016 Ford F-250, which demands frequent service. The carry-all vehicle, Mr. Kendrick stated, would serve the function of traversing the wetlands areas, as well as providing support during City events.

Mayor pro tem Bordeaux called for a vote.

All members voted in favor, and the motion carried.



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**12. Resolution R-2025-29, Position Classification and Pay Plan**

Council Member Torrent motioned to approve Resolution R-2025-29; Council Member Goldberg seconded.

City Manager Hawthorne introduced the item by reflecting on multiple conversations held during City Council meetings since January wherein the Position Classification and Pay Plan merits were discussed. Mr. Hawthorne reiterated its importance, citing the Charter requirements as well as “doing right by” employees and stakeholders.

Council Member Ramsey expressed strong support, applauding the Carl Vinson Institute, the recommended party to administer the study.

Mayor pro tem Bordeaux called for a vote.

All members voted in favor, and the motion carried.

**Reports and Other Business**

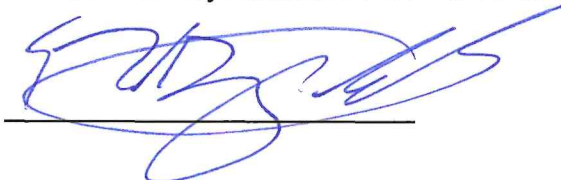
Council Member Ramsey offered congratulations to the newly-appointed Acting City Clerk Ned Dagenhard.

Council Member Goldberg informed City Council that a planning meeting had taken place with staff regarding an upcoming Town Hall. Following discussion, a consensus was observed for the Town Hall to take place May 21<sup>st</sup> from 6:30-8:00PM at the Pine Lake Courthouse.

Council Member Torrent informed City Council that he would be attending the GMA Small Cities Conference in Tifton, receiving a attendance fee grant for the second year in a row.

**Adjournment**

A motion for adjournment was made at 9:03PM.



Ned Dagenhard  
City Clerk or Delegate

