

**CITY OF PINE LAKE
CITY COUNCIL SPECIAL CALLED MEETING
MINUTES
November 12, 2025 at 6:00PM
Courthouse & Council Chambers
459 Pine Drive, Pine Lake, GA 30072**

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

Present: Mayor Brandy Hall (*via teleconference*), Mayor pro tem Jean Bordeaux, Council Members Jeff Goldberg, Tom Ramsey, and Thomas Torrent. Also present were City Manager Stanley Hawthorne, City Attorney Chris Balch, Chief of Police Sarai Y'Hudah-Green, Public Works Director Bernard Kendrick, and Acting City Clerk Ned Dagenhard. Council Member Augusta Woods and Finance Director Paul Salvatore were not in attendance.

Announcements and Communications

Mayor Hall expressed gratitude toward veterans of the United States Armed Forces for their service to country.

The Mayor added a notification that she was joining the meeting remotely, citing illness, but emphasizing the importance of the meeting.

Adoption of the Agenda of the Day

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

No discussion took place.

Mayor Hall called for a vote.

All members voted in favor, and the motion carried.

Consent Agenda

1. Resolution R-2025-65, Declaring Results of the November 4, 2025 Municipal Election

Mayor pro tem Bordeaux moved to adopt the Consent Agenda; Council Member Goldberg 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. Resolution R-2025-66, Dam Remediation Project

Council Member Ramsey moved to adopt Resolution R-2025-66; Mayor pro tem Bordeaux seconded.

Public Works Director Kendrick presented recommendations from the City's engineer-of-record, *AECOM*, regarding vegetation management as a means of completing the previously-authorized inspection of the Pine Lake dam (located between Snapfinger Creek (Park Drive) and the lake).

Mayor pro tem Bordeaux inquired about whether the City could compel individuals from climbing/walking on the rip rap planned as fortification at the foot of the dam. City Attorney Balch responded in the affirmative, citing the dangerous conditions of attempting to "clamber around" on rip rap.

Council Member Goldberg asked whether vegetation would be replanted on the dam following the inspection and implementation of planned-fortification. Public Works Director Kendrick stated that future projects related to replanting would depend on completion of various surveys to determine what vegetation would be permissible in maintaining the dam's integrity.

Council Member Torrent expressed disapproval of the plans to cut vegetation from the upstream slope of the dam, referencing alleged ecological impact and the Environmental Protection Division's (EPD) recommendations for shoreline practices, which discourage implementation of rip rap. A brief discussion took place, wherein other members of the Governing Authority questioned the applicability of the EPD'S recommendation, citing the report's reference to general shorelines, and not dams. At one point, City Attorney Balch interjected to highlight the superseding nature of ensuring the dam's integrity, specifically due to the City's ownership of the dam, and potential catastrophic impact were the dam to fail due to an incomplete inspection, or mismanagement of vegetation that may negatively impact the dam's integrity.

The discussion continued regarding the kinds of vegetation that may be permitted along the crown of the dam. Variables discussed were root growth direction (vertical versus horizontal), as well as general maintainability/cost impact.

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Mayor Hall called for a vote.

Mayor pro tem Bordeaux and Council Member Ramsey voted in favor; Council Members Goldberg and Torrent voted against; Council Member Woods was not present. Mayor Hall, casting a tie-breaking vote, voted in favor.

The motion carried.

2. Fiscal Year (FY) 2026 Proposed Budget – Distribution & Presentation

City Manager Hawthorne introduced the 2026 Proposed Budget document, reading from the document in a general and broad manner, explaining its sections, and fielding questions from the Governing Authority.

Extensive discussion took place surrounding the recommended use of fund balance moneys to supplement revenue in the 2026 fiscal year.

Some contention was presented between the City Manager and Council Member Ramsey, and Mayor pro tem Bordeaux regarding whether aspects of an April 2025 budget amendment were accurately reflected in the column titled, “Amended 2025 Budget.”

No action was taken by City Council.

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Reports and Other Business

City Council

Council Member Torrent announced that he had attended his first meeting of the DeKalb Sports Commission after being appointed as Pine Lake’s representative, commenting on the networking advantages, and “some cool initiatives” being developed by the commission.

Council Member Goldberg announced that he and Mayor Hall had begun discussions with the Georgia Forestry Commission. Mr. Goldberg stated that conversations have been productive, citing the commission’s willingness to assist with a tree canopy management plan, and invasive plant management, as the City looks to regain its “Tree City USA” designation.

Public Works

Public Works Director Kendrick presented a proposed greenspace masterplan, developed by the City’s engineer-of-record, *AECOM*. Mr. Kendrick discussed the facilitation of the upcoming virtual community meeting, during which the plan would be presented, and previously-submitted questions would be read and answered.

Council Member Ramsey expressed urgency toward the masterplan being uploaded to the City’s website, and a mechanism being developed for the public to submit their questions. Mr. Kendrick stated that he had encountered a technical impediment regarding digital upload of the document, but that a solution was being actively developed. Deferring to Acting City Clerk Dagenhard, Mr. Kendrick advised that publication of the masterplan, and development of a mechanism for receiving resident questions, were both high priorities of staff.

As an aside following discussion of the greenspace masterplan, the Public Works Director stated that paving would be completed on November 13th, referencing cold weather delays.

Mayor Hall praised the Public Works Department for its “great work.”

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Adjournment

Council Member Ramsey moved to adjourn the Special Called Meeting at 8:31PM.

Ned Dagenhard

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Acting City Clerk