

**CITY OF PINE LAKE  
WORK SESSION & PUBLIC HEARING  
MINUTES  
July 8, 2025 at 6:00 PM  
Courthouse & Council Chambers  
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 Jean Bordeaux, Council Members Jeff Goldberg, Tom Ramsey, Thomas Torrent, and Augusta Woods. 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. Finance Director Danny Lamonte was not in attendance.

**Public Hearing**

**1. Alcoholic Beverages Privilege License Application – Silver’s Caribbean Restaurant, 4634 Rockbridge Road SW – On-Premises Retail Sale and Consumption**

A public hearing was held. The applicant spoke in support of their own application. No comments from the public—in support of or against—were observed.

No action was taken by City Council.

**Adoption of the Agenda of the Day**

Mayor pro tem Bordeaux 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.

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**New Business**

**1. Senior Property Tax Relief Program**

Council Member Ramsey presented information regarding property tax calculations, as well as senior exemption programs in neighboring cities. In concluding his presentation, Mr. Ramsey proposed an exemption program for the City of Pine Lake, citing concern over an increasing tax burden on residents who may rely heavily on fixed income sources.

Points of discussion included weighing the upfront cost of a study analyzing the impact to City revenue over time, as well as the legal and administrative expenses associated with lobbying within the Georgia General Assembly, under whose jurisdiction proposed tax exemptions fall. In general, a consensus for theoretical support for senior tax relief was observed. The City Manager stated that, in response, he would request an impact study quote from the Carl Vinson Institute of Government.

Various additional points were discussed by the City Manager, such as the City's funding sustainability and "uniqueness" relative to neighboring cities.

Council Member Ramsey expressed a sense of urgency around the issue, asking that the City continue discussion prior to the City Council Fall Retreat.

Mayor Hall thanked the City Council and participating staff for the discussion.

No action was taken by City Council.

**2. Street Resurfacing Update, Local Maintenance Improvement Grant (LMIG)**

Public Works Director Kendrick recommended to City Council the rejection of all bids received as part of the LMIG-funded "street resurfacing" project. Mr. Kendrick cited concern over a misrepresentation of street length which, he added, is a tactic used by contractors to inflate the quote presented. The official reason given for rejection, Mr. Kendrick stated, was "nonresponse," since once pressed on the incorrect numbers, no contractor responded completely.

Council Members Goldberg and Ramsey inquired further about the process in preparing for bids, as well as which streets would be omitted from the project proposal and why. To the former query, Mr. Kendrick responded that he

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performs his own measurements of the streets ahead of time, so that he can discern whether any proposals received are attempting to artificially inflate costs. To the latter query, Mr. Kendrick stated that those streets not included are pending centerline sewer repair by DeKalb County.

Additional points of discussion involved the timeline for receipt- and appropriation of LMIG funds.

No action was taken by City Council.

**3. Beach House Renovation, Project Scope Presentation**

Public Works Director Kendrick presented a scope of work for renovation of the Pine Lake Beach House. Improvements included grease trap replacement, various repairs and upgrades to the kitchen and bathroom facilities, as well as interior and exterior cosmetic improvements.

Mayor Hall expressed concern over applying further funding to facility improvements while the total cost of repairs to the wetland system remains unknown. The Mayor inquired as to whether certain tiers or project phases could be extracted from the full scope. Mr. Kendrick responded that since much of the facilities would need full replacement, citing poor overall condition of the facility, cost differences in a piecemeal approach would be negligible.

The topic then shifted to a discussion of Public Works Department expectations as it relates to day-to-day maintenance.

No action was taken by City Council.

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**4. Pine Lake/Snapfinger Creek Dam Inspection**

Public Works Director Kendrick advised City Council that the City's previous engineering authority had—in his professional opinion—not performed due diligence in assessing the condition of the dam between the lake and Snapfinger Creek.

Mr. Kendrick approximated a quote of \$28,000 for full assessment of the dam condition in cooperation with the City's current engineering authority, AECOM, and the organization *Georgia Safe Dams* (Environmental Protection Division). Mr. Kendrick added that while a quote for repair to the dam would not be known until after the assessment, he did not expect it to be “anywhere near [the previous quote of] \$900,000.”

Mayor Hall, in reflecting on walking the dam with the City's previous engineering authority and Council Member Woods, recalled a lackadaisical approach to tree removal, which was cited as the chief reason for the high cost of repair due to its destabilizing impact on the dam itself.

No action was taken by City Council.

**Reports and Other Business**

**Strategic Performance Report (SPR)**

The City Manager, Chief Green, and Public Works Director Kendrick each presented excerpts from the July 2025 *Strategic Performance Report*. Topics included sustainable development plans, community outreach, and capital project updates.

Chief Green presented an update on code compliance goals and actions, introducing reserve-Officer Anthony Brooks, who has been tasked with helping to develop the initiative.

**Mayor**

Mayor Hall announced the completion of the Oak Road project, adding special thanks to the Public Works Director, and describing the issue as “having been on the docket for as long as I've been in Pine Lake.” The Mayor also described the evening as having been focused on strategic priorities, thanking Council and

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staff. The Mayor also gave special thanks to Chief Green for her continued service to the City, citing an anecdote wherein the Chief once responded to a hostage situation, donning a bulletproof vest while nine months pregnant.

**City Council**

Council Member Ramsey thanked staff for the July SPR, stating that it appears to further improve with each edition.

Council Member Goldberg announced that the Georgia Power tree trimming project was still underway, adding that a new removal company has been contracted.

**Adjournment**

Council Member Torrent motioned for adjournment was made at 8:50PM.



Ned Dagenhard

Acting City Clerk

