

**CITY OF PINE LAKE, GEORGIA
SPECIAL CALLED MEETING AGENDA
NOVEMBER 12, 2025 @ 6:00PM
COURTHOUSE & COUNCIL CHAMBERS
459 PINE DRIVE, PINE LAKE, GA 30072**

NOTE: All attendees are reminded to silence cellular phones and other devices that may cause interruption of the session proceedings.

CALL TO ORDER – SPECIAL CALLED MEETING

ANNOUNCEMENTS/COMMUNICATIONS

ADOPTION OF THE AGENDA OF THE DAY

PUBLIC COMMENT – 3 minutes each please

CONSENT AGENDA

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

NEW BUSINESS

1. Resolution R-2025-66, Dam Remediation Project
2. Fiscal Year (FY) 2026 Proposed Budget – Distribution & Presentation

PUBLIC COMMENT – 3 minutes each please

REPORTS AND OTHER BUSINESS

- Mayor
- City Council
- Information for the Pine Lake News Blast

EXECUTIVE SESSION

ADJOURNMENT

MAYOR

Brandy Hall

COUNCIL MEMBERS

Jean Bordeaux, Mayor pro tem
Jeff Goldberg
Tom Ramsey
Thomas Torrent
Augusta Woods

CITY OF PINE LAKE

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**A RESOLUTION RECOGNIZING AND DIRECTING PUBLICATION OF 2025
GENERAL MUNICIPAL ELECTION RESULTS ON THE MINUTES OF
THE CITY OF PINE LAKE**

WHEREAS, On November 4, 2025, in accordance with the City's Charter and the General Laws of the State of Georgia, the City of Pine Lake held its biannual election to fill 3 at-large seats on the City Council; and

WHEREAS, Three candidates qualified and were listed on the ballot to fill the three open seats; and

WHEREAS, Pursuant to the City's Charter, Councilmembers are elected at-large, meaning there are not separate districts within the City of Pine Lake from which each represented must be selected and must reside; and

WHEREAS, The results of the election as reported by the Georgia Secretary of State show

<u>Candidate</u>	<u>Votes for</u>
Deborah Hull	254
Stephanie Kohler	251
Jane Lowers	250; and

WHEREAS, The City Charter provides that winners are designated as the three highest vote receivers in the General Election;

NOW THEREFORE, BE IT RESOLVED by the governing authority of the City of Pine Lake, Georgia, that the City recognizes the winners of the Municipal Election for the City of Pine Lake as described and enunciated above and that the City will hold a swearing-in and organizational meeting of the new Council in January 2026 as prescribed by the Charter.

ADOPTED by the Mayor and Council of the City of Pine Lake, this 12thh day of April, 2025.

BRANDY HALL
Mayor

ATTEST:

APPROVED AS TO FORM:

NED DAGENHARD
Assistant City Clerk

CHRISTOPHER D. BALCH
City Attorney



COUNCIL AGENDA MEMORANDUM (CAM)

TO: Honorable Mayor and Council Members

FROM: Stanley D Hawthorne, City Manager *Stanley Hawthorne*

DATE: November 12, 2025

TITLE: Dam Improvements Project

RECOMMENDATION

Approve the bids for improvements to the Pine Lake Dam based on the September 2025 Dam Inspection Report submitted by the City's engineering consultant, AECOM including the quote from Avalon Tree Services for \$21,000, which covers debris removal from Upper Snapfinger Creek and vegetation removal from the upstream dam area (\$8,000), and vegetation and tree removal from the downstream dam area (\$13,000); the quote from D&L Contractors for \$60,000 to handle grading, hauling, and stabilizing the upstream dam area; and the quote from Deerfield Paving for \$21,500 to supply and deliver stabilization materials for use on the upstream dam area.

BACKGROUND

AECOM initiated an inspection of the Pine Lake Dam on August 19, 2025. The Dam Inspection Report was presented to The Mayor and Council at the October 14, 2025 Work Session. The report includes recommendations that staff plan to implement to make the structure compliant and suitable for its intended purpose. Recommendations include removing debris in the upper reach of Snapfinger Creek, removing vegetation and stabilizing the upstream shoreline of Pine Lake, as well as managing vegetation of the downstream slope of the Pine Lake Dam.

RESOURCE IMPACT

Funding for this project is from the Small Cities Intergovernmental Agreement Capital Fund.

ATTACHMENTS

Resolution
Quotations Matrix

**A RESOLUTION AUTHORIZING CONTRACTS WITH DESIGNATED VENDORS TO
CONDUCT REMEDIATION TO LAKE AND WATERWAY STRUCTURES, TO
AUTHORIZE THE MAYOR TO EXECUTE ANY AND ALL NECESSARY
DOCUMENTS, AND FOR OTHER PURPOSES**

- WHEREAS, The City owns the land and waterways on either side of Snapfinger Creek, and around the artificial body of water known as Pine Lake; and
- WHEREAS, The Charter of the City of Pine Lake authorizes the ownership and maintenance of real and personal property for the public's use at sections 1.12(18) and (19); and
- WHEREAS, The City Council has been provided with a report on, and asked questions about the current state of the waterways and lake front; and
- WHEREAS, In addition to its current use for storm water management, aesthetic and recreational purposes, the waterways are an important natural resource of the City and require routine maintenance to remain usable and functional; and
- WHEREAS, the Vendors selected all responded to parts or all of a Request for Proposals made by the City to the Community seeking qualified and responsive contractors to perform this essential and long-delayed work.

NOW THEREFORE, BE IT RESOLVED by the governing authority of the City of Pine Lake, Georgia, that the following vendors are approved at the specific amounts shown for their portion of the project:

<u>Contractor</u>	<u>Task</u>	<u>Cost</u>
Avalon Tree Service	Upstream Dam Restoration	\$ 8,000.00
Avalon Tree Service	Downstream Dam Restoration	\$13,000.00
D&L Contractors	Upstream Dam Restoration	\$60,000.00
Deerfield Paving	Upstream Materials	\$21,500.00

BE IT FURTHER RESOLVED that the City Manager, in consultation with the City Attorney, is directed to cause appropriate contracts to be drawn and prepared for execution by the vendors above and the City to have the work anticipated by this Resolution promptly and professionally performed.

BE IT FURTHER RESOLVED that the total project cost approved by the Governing Authority is not to exceed \$102,500.00 and the City Manager is expressly authorized to utilize savings by one vendor to address necessary change orders or additional costs encountered up to the limit of the allocated funds; provided however, that Council must still approve any such change orders to increase the amounts identified by each Vendor in the response to the City's Request for Proposals. Any unused funds are to be transferred by the City Manager back to the applicable City Fund for further or different allocation as the Council may elect.

BE IT FURTHER RESOLVED that the Mayor is expressly authorized to execute any and all necessary documents to give effect and purpose to this Resolution without further action by the City Council. The Acting City Clerk, in consultation with the City Attorney, is authorized to correct any scrivener's errors or other technical issues with this Resolution.

ADOPTED by the Mayor and Council of the City of Pine Lake, this 12th day of November, 2025.

BRANDY HALL
Mayor

ATTEST:

APPROVED AS TO FORM:

NED DAGENHARD
Acting City Clerk

CHRISTOPHER D. BALCH
City Attorney

		CITY OF PINE LAKE					
		LAKE RESTORATION PROJECT					
VENDOR	UPPER SNAPFINGER CREEK	UPSTREAM DAM RESTORATION	DOWNSTREAM DAM RESTORATION	NORTH BANK REMOVAL	MATERIALS UPSTREAM	MATERIALS DOWNSTREAM	TOTAL RECOMMENDED COSTS
AVALON TREE SERVICE		\$8,000.00	\$13,000.00				\$21,000.00
AKA TREE SERVICES LLC		\$8,200.00	\$13,250.00				
D&L CONTRACTORS		\$60,000.00					\$60,000.00
CONSTRUCTION 57		\$105,000.00					
ACAPRX, INC		\$74,540.32					
HUMPHRIES MATERIALS					\$25,000.00		
DEERFIELD PAVING					\$21,500.00		\$21,500.00
TOTAL							\$102,500.00

ARTISTIC RENDERING (NTS)

PINE LAKE

UPSTREAM SLOPE

WALKING TRAIL





UPSTREAM SLOPE (EXISTING)

A photograph of a downstream slope. In the foreground, there is a concrete structure, possibly a curb or a low wall, with some fallen leaves and debris on top. Behind the concrete, there is a dense area of vegetation, including several trees with yellow and orange autumn foliage. A large, dark green fern frond is prominent in the center-left. In the background, a paved road or path is visible, flanked by more trees. The sky is blue with some light clouds. A white rectangular box with a blue border is overlaid on the upper part of the image, containing the text "DOWNSTREAM SLOPE (EXISTING)".

DOWNSTREAM SLOPE (EXISTING)

ARTISTIC RENDERING (NTS)

DOWNSTREAM SLOPE

SNAPPFINGER CREEK

