

**CITY OF PINE LAKE  
REGULAR MEETING  
MINUTES  
August 25, 2026 at 6:00PM  
Courthouse & Council Chambers  
459 Pine Drive, Pine Lake, GA 30072**

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

Present: Mayor pro tempore Thomas Torrent, and Council Members Deborah Hull, Stephanie Kohler, and Jane Lowers. Also present were City Manager Stanley Hawthorne, Chief of Police Sarai Y'Hudah-Green, City Clerk Ned Dagenhard, Special Projects Manager Bernard Kendrick, and Finance Associate Michelle Uran.

**Announcements/Communications**

Mayor pro tem Torrent informed attendees that he had attended a Georgia Municipal Association (GMA) "Talk It Up Thursday" event, which focused on appropriate social media practices for elected officials.

Council Member Hull stated she had attended a DeKalb Municipal Association (DMA) meeting regarding ongoing Metropolitan Atlanta Rapid Transit Authority (MARTA) developments, and State of Georgia land disturbance permitting legislation.

**Adoption of the Agenda of the Day**

Council Member Kohler motioned to adopt the agenda; Council Member Hull seconded.

No discussion took place.

Mayor pro tem Torrent called for a vote.

All members voted in favor, and the motion carried.

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**Adoption of the Minutes**

- June 30, 2026 – Regular Meeting
- July 14, 2026 – Work Session
- July 15, 2026 – Town Hall

Council Member Lowers moved to adopt the minutes; Council Member Kohler seconded.

No discussion took place.

Mayor pro tem Torrent called for a vote.

All members voted in favor, and the motion carried.

**New Business**

**1. Resolution R-2026-44, Holiday Lighting Project Proposal**

Council Member Lowers moved to adopt Resolution R-2026-44; Council Member Kohler seconded.

A discussion took place, during which Special Project Manager Kendrick fielded questions about the dimensions and install-locations of various proposed holiday lighting options. Mr. Kendrick presented multiple options, ranging from purchase of a new “prancing deer” decoration and updated pole light fixtures, to an “upper tier” proposal that included extending electrical infrastructure to the inner berm of the lake.

A consensus was observed, with City Council opting not to pursue extension of electrical infrastructure to the inner berm, or a proposed Christmas tree.

Mayor pro tem Torrent called for a vote on the resolution, amended striking the item “Christmas Tree.”

All members voted in favor, and the motion carried.

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**2. Resolution R-2026-45, Poplar Park (Phase 1) Project Proposal**

Council Member Hull moved to adopt Resolution R-2026-45; Council Member Kohler seconded.

Special Projects Manager Kendrick presented an itemized project scope for Phase 1 of the Poplar Park development.

Council Member Hull stated that she felt the project scope was incomplete, referring to “what ifs.” Council Member Lowers characterized Phase 1” as leading to a “cleaned up, more functional space,” adding that Phase 2 would offer further determination of specific amenities.

Mayor pro tem Torrent inquired about project administration costs, which Mr. Kendrick stated were in addition to his contractual terms with the City, since this project was not included in his contract, and related duties occur in addition to his contractual responsibilities.

Mayor pro tem Torrent called for a vote

Mayor pro tem Torrent, and Council Members Kohler and Lowers voted in favor; Council Member Hull voted against; no members abstained.

The motion carried.

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**3. Resolution R-2026-46, Beach House Rehabilitation Project Proposal**

Council Member Lowers moved to adopt Resolution R-2026-46; Council Member Kohler seconded.

Special Projects Manager Kendrick provided a proposal for rehabilitation of the facility at 4580 Lakeshore Drive ("Beach House"), which included reflooring, cosmetic updates to the kitchen area, and outside drainage work.

Mr. Kendrick fielded questions regarding specifics of the updates, including flooring materials and the extent of resurfacing. Council Member Hull inquired as to whether the City received multiple quotes for the project. Mr. Kendrick stated that he reached out to multiple vendors, including firms that had performed similar work for the City in the past, but that *AHB General Contractors* was the sole responsive firm.

City Manager Hawthorne interjected to provide information as to the history of Pine Lake's inability to accomplish projects due to a lack of area expertise, which he stated Mr. Kendrick was able to provide, referencing his certifications and career in capital project/improvement management. Mayor pro tem Torrent stated that he did not wish for Mr. Kendrick to interpret his comments as criticism, adding that residents expect a certain level of detailed understanding from their City Council.

Council Member Lowers requested that approval of the resolution include an expectation that more detailed information about specific materials (such as flooring, cabinets, and paint) be provided ahead of project initiation.

Mayor pro tem Torrent called for a vote

Mayor pro tem Torrent, and Council Members Kohler and Lowers voted in favor; Council Member Hull voted against; no members abstained.

The motion carried.

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**4. DeKalb Entertainment Commission (DEC), Film Permit Coordinator Designation**

Council Member Lowers motioned to move forward with the City's engagement with DEC, designating City Clerk Dagenhard as *Film Permit Coordinator*; Council Member Kohler seconded.

A discussion took place, during which Mayor pro tem Torrent described the benefit to the City of DEC's partner mobile app, which provides a workflow for permitting processing.

City Clerk Dagenhard stated that he preferred while designation as Film Permit Coordinator would reflect his existing roles and responsibilities, it was his recommendation to revisit formal engagement with DEC following selection and seating of a new City Attorney, since DEC required an intergovernmental agreement (IGA) with DeKalb County.

Mayor pro tem Torrent called for a vote.

All members voted in favor, and the motion carried.

**5. Resolution R-2026-47, Budget Amendment – *Cows of DeKalb County Grant***

Council Member Lowers moved to adopt Resolution R-2026-47; Council Member Hull seconded.

Finance Associate Uran outlined the purpose of the item, which was to formally accept the \$5,000 grant from DeKalb County to supplement the *Cows of DeKalb County* art project.

Mayor pro tem Torrent asked Council Member Kohler about the "call for artists," which Council Member Kohler stated was ongoing, with the artist selection committee decision expected imminently.

Council Member Lowers inquired about separate account establishment for the purpose of the funds; Ms. Uran stated that she and Finance Director Mayer would provide the process, as the funds would indeed require segregation.

Mayor pro tem Torrent called for a vote

All members voted in favor, and the motion carried.

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**6. Resolution R-2026-48, DeKalb County American Rescue Plan Act (ARPA) Funding – *Sub-award Agreement Amendment for Poplar Park***

Council Member Hull moved to adopt Resolution R-2026-48; Council Member Kohler seconded.

Finance Associate Uran outlined the item as amending the subaward agreement with DeKalb County to allow for ARPA funding expenditures to extend to December 31, 2026.

Mayor pro tem Torrent called for a vote

All members voted in favor, and the motion carried.

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**7. Resolution R-2026-49, 2026-27 Employee Group Health Insurance Renewal**

Council Member Lowers moved to adopt Resolution R-2026-49; Council Member Kohler seconded.

City Manager Hawthorne outlined the proposals provided by the City's insurance administrator, *Landmark Insurance*. While the proposals included various package details, Mr. Hawthorne emphasized the recommendation of continuing with the City's current package to provide continuity for staff. Mr. Hawthorne also stated that the City was "tempted" by a reduced cost offer the previous year, which would have involved switching insurers. *Landmark* representatives warned the City that this option may be a new-to-market attempt at "baiting" customers. Mr. Hawthorne stated that he felt heeding this warning was wise, as the same carrier saw a cost increase of 72%, compared to an 18% market increase observed in the City's continued insurance package.

Council member Lowers requested more information regarding the City's "shared-pool" agreement with the DeKalb Chamber of Commerce. City Clerk Dagenhard advised that he would research the agreement and provide details to City Council.

Council Member Hull stated her preference for less out of pocket costs incurred by staff, adding that costs are increasing uniformly across industries. City Council also signaled interest in bringing back a prescription drug and co-pay reimbursement program, which was eliminated in 2024.

Mayor pro tem Torrent called for a vote

All members voted in favor, and the motion carried.

**Reports and Other Business**

Mayor pro tem Torrent stated he would be attending the DeKalb City Summit, sitting on a panel with Mayors from neighboring cities to discuss placemaking. Mr. Torrent also asked about a dam maintenance update, which Mr. Hawthorne stated would be provided at the September Work Session.

Council Member Kohler advised they would have an update on the *Cows of DeKalb* project in September.

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**Executive Session**

Council Member Kohler motioned to enter Executive Session for the purpose of discussion personnel at 8:08PM.

An executive session was held, during which City Council, City Manager Hawthorne, and City Clerk Dagenhard met with- and discussed proposals from- (2) municipal law firms.

Mayor pro tem Torrent motioned to exit Executive Session and re-enter the Regular Meeting at 10:55PM.

**New Business**

**8. Resolution R-2026-50, City Attorney Ratification and Appointment**

Council Member Kohler moved to adopt Resolution R-2026-50; Council Member Hull seconded.

A discussion took place.

Mayor pro tem Torrent called for a vote

Mayor pro tem Torrent, and Council Members Kohler and Lowers voted in favor; Council Member Hull voted against; no members abstained.

The motion carried.

**Adjournment**

Council Member Lowers motioned to adjourn the Regular Meeting at 10:56PM.

*Ned Dagenhard*

Ned Dagenhard, City Clerk

