

**CITY OF PINE LAKE  
WORK SESSION  
MINUTES  
September 8, 2026 at 6:00PM  
Courthouse & Council Chambers  
459 Pine Drive, Pine Lake, GA 30072**

**Call to Order:** Mayor pro tem Torrent called the Work Session 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 Attorney Angela Couch, City Clerk Ned Dagenhard, Special Projects Manager Bernard Kendrick, and Finance Associate Michelle Uran.

**Announcements/Communications**

No announcements or communications were provided during this item.

**Adoption of the Agenda of the Day**

Council Member Lowers 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.

**New Business**

**1. Beach House Improvements, *Follow-Up Discussion***

Special Projects Manager Kendrick provided physical material examples and additional project scope information related to the Beach House Rehabilitation project.

Mayor pro tem Torrent inquired as to whether a keyless door lock would be installed as part of the project. Mr. Kendrick advised that procurement of this device would be included in a broader building security update, to be provided at a later date by the Department of Public Safety.

No action was taken by City Council.

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**2. Wetlands and Dam Maintenance Plan, *Update***

Special Projects Manager Kendrick provided a series of wetlands reparation and continued maintenance options, previously identified by the City's engineer-of-record, *AECOM*.

Mr. Kendrick fielded a series of questions from City Council, regarding the scheduled vegetation management, pipe and flume jetting, dredging, funding sources, and ongoing communication with permitting and regulatory entities, such as the Army Corps of Engineers.

The conversation also included discussion of invasive plant management projects, and DeKalb County sewer repair.

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**3. Planting Along Dam, Western Bern, *Discussion***

Mayor pro tem Torrent stated that in the Spring, former-Mayor Greg Zarus had offered his services in assisting with grant writing and wetland reparation design assistance, adding that he would like to pursue a formal relationship with the firm, *Our1World*.

Special Projects Manager Kendrick stated that he would like to know what the bandwidth and level of expertise associated with *Our1World* personnel compared to the City's engineering firm-of-record, which retains professional engineers and hydrologists. Mr. Kendrick stated that in light of these questions, he was concerned efforts undertaken by *Our1World* would be duplicative to ongoing work done by the City and its contracted partners.

Mayor pro tem Torrent argued that grant writing may be a service not currently utilized by the City. Further discussion took place, during which members of staff and the City Council signaled the need for a scope of work proposal.

City Manager Hawthorne advised that the initial message from Mr. Zarus in the Spring elicited a cautious reaction from then-City Attorney Balch, as the presentation of the message circumvented the City's Charter as it relates to staff responsibilities and procurement. Mr. Hawthorne advised that he would prefer to consult with City Attorney Couch to determine the proper vehicle for solicitation of services, ahead of any future presentation by staff and consideration by City Council.

Discussion then referred to planting along the dam and western shore of the lake, with specific items discussed being associated scheduling and cost preferences.

Mayor pro tem called the room to order following a series of comments made by Council Member Hull regarding alleged overgrowth on City-maintained right-of-way as a responsibility of Special Projects Manager Kendrick, which Council Member Hull characterized as "dereliction of duty."

Mr. Torrent asked whether there was a final determination to be made that would advance planting as an item. Mr. Hawthorne responded that the discussion was valuable, and asked that continued input from the City's Attorney and Department of Public Works partners take place ahead of further policy consideration.

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No action was taken by City Council.

**4. “The Cows Are Coming” Public Art Project, Unveiling Event, *Scheduling***

Council Member Kohler outlined the process for selecting the artist, which involved a selection committee of residents. Council Member Kohler added that the project timeline would culminate with an unveiling event, tentatively scheduled for October 28<sup>th</sup>, with the selected location of the art installation being the pocket park at Forest Road and Pine Drive.

No action was taken by City Council.

**5. 2026 PLAIN MOU**

PLAIN Vice President Courtney Wasserburger was invited to provide input regarding the developing Memorandum of Understanding (MOU), for the educational benefit of the newly-seated City Attorney, Angela Couch.

The discussion focused on PLAIN’s permitted use of the facilities located at 4580 Lakeshore Drive (“Beach House”) and 470 E Clubhouse Circle (“Clubhouse”) for free public events, as well as volunteering initiatives which PLAIN sought to host in and around City-owned property.

Council Member Lowers inquired about unauthorized use of herbicides on City property by a member of the Georgia Forestry Commission during a recent PLAIN event. Ms. Wasserburger advised that the use was unplanned for and , and that more explicit direction by the City regarding use of herbicides was preferred, specifically citing the organizations interest in hosting invasive species removal efforts.

No action was taken by City Council.

**6. 2027 Budget Preparation**

City Manager Hawthorne outlined the process for preparation and presentation of the City’s fiscal year (FY) 2027 Budget. Documentation of the City Manager’s comments can be found in the September 2026 Strategic Performance Report (SPR), located on the City’s website and retained in the City’s archives.

No action was taken by City Council.

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**7. Amending Sec. 38-87, Media Production Permit Fees, *Discussion***

Mayor pro tem Torrent introduced the item, asking for staff and City Council input on adding sophistication to the City's media production permitting process and associated fee schedule.

Members of City Council spoke to concerns around parking, differentiating between school projects and larger studio-run projects, as well as security and road closure costs to the City.

City Clerk Dagenhard stated that he had requested meetings with neighboring jurisdictions to discuss the intricacies of their permitting process, as it relates to media and film production, adding that preliminary research suggests other municipalities provide for a more nuanced and complex permitting process and fee schedule. In response to a request for a timeline from City Council, Mr. Dagenhard stated he felt it reasonable to expect a denser discussion at the October 13<sup>th</sup> Work Session, to assist with development of a policy update for consideration at the October 27<sup>th</sup> Work Session.

No action was taken by City Council.

**Reports and Other Business**

**Staff**

Chief Y'Hudah-Green briefly described her department's intent on applying for the Blight Reduction and Code Enforcement (BRACE) Grant, leading a *Clean Pine Lake* initiative. In response to a request for more information by Mayor pro tem Torrent, Chief Y'Hudah-Green stated more detailed information would be forthcoming ahead of the September 29<sup>th</sup> Regular Meeting.

**City Council**

Council Member Hull advised that PLAIN would be partnering with the American Red Cross to host a blood drive on Wednesday, September 16<sup>th</sup>.

Mayor pro tem Torrent stated that the annual *Pride Lake* event would take place Saturday, September 12<sup>th</sup>. Mr. Torrent also asked City Attorney Couch to work with staff to advise on an ordinance to change the City Council start time to

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6:30PM.

**Adjournment**

Council Member Kohler motioned to adjourn the Work Session at 9:07PM.

*Ned Dagenhard*

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Ned Dagenhard, City Clerk

