



STRATEGIC PERFORMANCE REPORT

JUNE 2026



Good day Council Members and Happy June 2026 Pine Lake Neighbors,

I am pleased to share with you the fifteenth installment of the Community Building Team's Strategic Performance Report (SPR). It is produced to coincide with the monthly City Council Work Session. The format and content are topical based; concise in nature; organized by the alphabetical order of offices/departments following City Manager lead discussions; and accented with images and illustrations for more relatable reading. A pdf version of the document is attached for higher quality reading and printing.

As we are now amid preparation for the 2026 property tax and stormwater assessment billing season, it is appropriate to review the City's stormwater service charges that are processed along with property taxes through DeKalb County. Section 46-2 of the City's Code of Ordinances provides: "Stormwater service charges may be determined and modified from time to time by the city council so that the total revenue generated by said charges and any other sources of revenue that may be made available to the stormwater utility will be sufficient to meet the cost of services and facilities, including but not limited to the payment of principal and interest on revenue bond obligations incurred for consideration and improvements to the stormwater system."

I've requested the Finance Director and Public Works Director to provide pertinent background information of their respective functional expertise within their sections of this month's Strategic Performance Report on Pine Lake's stormwater program. I will also be covering related background of stormwater programs from the broader local government context. Together at the June 9, 2026 City Council Work Session, we will discuss this information collectively in anticipation of a final recommendation for consideration at the June 30, 2026 City Council Regular Business Meeting.

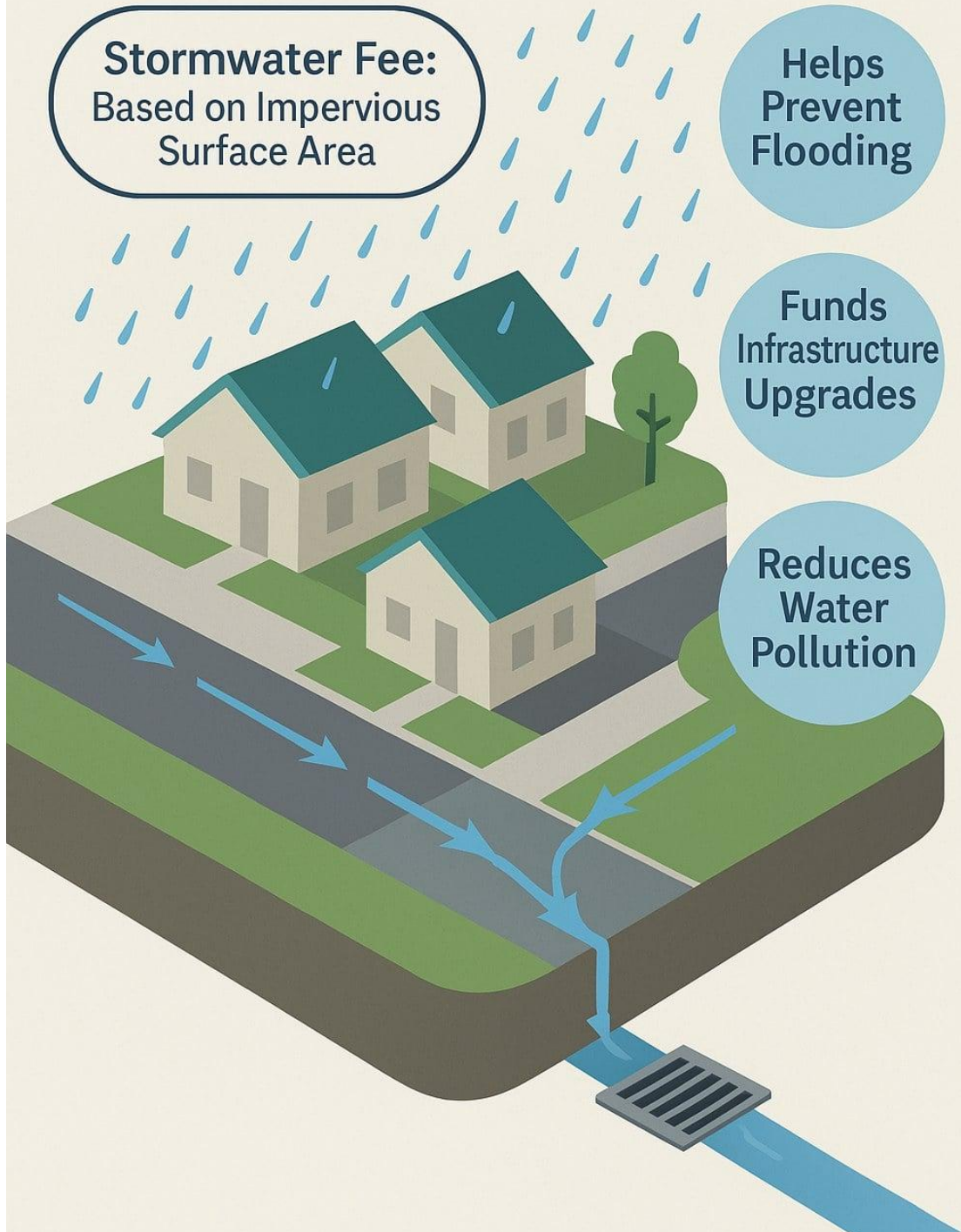
Where Your Stormwater Fee Goes

Stormwater Fee:
Based on Impervious
Surface Area

Helps
Prevent
Flooding

Funds
Infrastructure
Upgrades

Reduces
Water
Pollution



The Truth About Stormwater Fees: What They Are and Why They Matter

by [Maryella Begley-Gamon, PE](#) | Apr 3, 2025

“Have you seen a stormwater fee on your city utility bill and wondered what it was and why you were paying it?”

Stormwater fees are charges that municipalities impose on property owners to fund the management of stormwater runoff. These fees are essential for maintaining and improving the infrastructure that handles rainwater and melted snow, ensuring that such water is effectively collected, treated, and discharged. This infrastructure includes storm drains, pipes, and detention basins, all designed to prevent flooding, erosion, and water pollution.

Purpose and Utilization of Stormwater Fees

The primary purpose of stormwater fees is to provide a stable and dedicated funding source for stormwater management programs. These programs encompass a range of activities, including:

- **Infrastructure Maintenance and Upgrades:** Regular upkeep and enhancement of stormwater systems to ensure they function effectively and comply with environmental regulations.
- **Pollution Control Measures:** Implementing strategies to reduce pollutants carried by stormwater into natural water bodies, thereby protecting water quality.
- **Flood Prevention Projects:** Developing and maintaining structures that mitigate flood risks in vulnerable areas.
- **Public Education and Outreach:** Informing the community about best practices for reducing stormwater pollution and encouraging environmentally friendly behaviors.

By allocating funds to these areas, municipalities aim to address both the immediate and long-term challenges associated with stormwater management.

Calculation of Stormwater Fees

Stormwater fees are typically calculated based on the amount of impervious surface area on a property. Impervious surfaces, such as rooftops, driveways, and parking lots, prevent water from infiltrating the ground, leading to increased runoff. The rationale is that properties with larger impervious areas contribute more to stormwater runoff and thus should bear a proportionate share of the management costs.

Municipalities employ various methods to assess these fees:

- **Flat Fee:** A uniform charge applied to all properties, regardless of size or impervious area.
- **Tiered Fee Structure:** Properties are categorized into tiers based on their impervious surface area, with each tier assigned a specific fee.
- **Equivalent Residential Unit (ERU):** A standard measurement representing the average impervious area of a single-family home. Fees for other property types are calculated in multiples of the ERU.

For example, in San Antonio, Texas, the residential stormwater utility fee is structured as follows:

- Tier 1: Properties with impervious area $\leq 2,750$ sq. ft. are charged \$3.75 per month.
- Tier 2: Properties with impervious area between 2,751 and 4,220 sq. ft. are charged \$4.94 per month.
- Tier 3: Properties with impervious area $> 4,220$ sq. ft. are charged \$10.45 per month.

Public Perception and Controversies

The implementation of stormwater fees has elicited varied responses from constituents. While many acknowledge the necessity of funding stormwater management, concerns often arise regarding the fairness and transparency of the fee structures. Some property owners view these fees as an additional tax burden, especially if they are unaware of how the funds are used.

Effective public education and clear communication about the benefits and necessity of these fees are crucial in addressing such concerns.

In Maryland, for instance, the stormwater fee was locally called the “rain tax,” leading to significant public outcry and political debates. The controversy centered around perceptions of double taxation and the equitable distribution of the fees. Eventually, the state revised the mandate, allowing jurisdictions more flexibility in how they fund stormwater management.

Average Cost of Stormwater Fees

The cost of stormwater fees varies widely across municipalities, influenced by factors such as local infrastructure needs, environmental regulations, and the chosen fee structure. Generally, these fees are modest compared to other utility charges. Studies have shown that stormwater utility fees typically comprise no more than 2% of the median household income, indicating their relatively small financial impact on most households.

For example, in Lewisville, Texas, single-family residential properties pay a flat rate of \$6 per month for stormwater services. Similarly, in The Colony, Texas, each residential single-family unit is charged \$4.00 per month.

In Conclusion

Stormwater fees play a critical role in enabling municipalities to manage runoff effectively, thereby preventing flooding, reducing pollution, and ensuring compliance with environmental regulations. While the introduction of these fees can be contentious, transparent communication and equitable fee structures can help with public support. As urban areas continue to grow, the importance of sustainable and well-funded stormwater management systems will only become more evident.”



LOCAL NEWS STORY

“DeKalb Commissioners approve to raise stormwater fees”

Author: 11Alive Staff

Published: 5:22 PM EDT May 23, 2023

Updated: 5:22 PM EDT May 23, 2023

DEKALB COUNTY, Ga. — “The DeKalb County Commission voted Tuesday to raise stormwater fees for the first time in nearly a decade.

Commissioners approved its plan to incrementally raise fees. It first will increase from the current \$48 a year to \$96 a year beginning in June, and then it will increase \$12 in 2024 and again in 2025, to a total of \$120 a year.

That’s an increase that averages 13 cents a day, she said, and it is the first increase in the county’s stormwater rates since 2004.

"It has become necessary to increase the fee and I would hope the residents of Dekalb County would understand as we continue to see increasing issues over stormwater," said Commissioner Lorraine Cochran-Johnson.

Commissioners pointed out Monday during a townhall that even with the stormwater rate increases, DeKalb's stormwater rate would still be well below what others pay in other jurisdictions like the City of Decatur, for example, where residents pay \$285 a year, according to numbers the county presented during a town hall.

There would be no increases in what residents pay for drinking water or for wastewater services, according to commissioners.

The price hike for homeowners is to address the county's mostly-underground stormwater drainage system. The infrastructure is falling apart which causes a domino effect of drainage pipes collapsing under streets and causing sinkholes.

Commissioners said the county is out of money to fix it all, which is why they need to raise fees. The budget for the stormwater system was \$4 million in the red in 2021 and sank deeper into the red in 2022.

During a town hall meeting Monday, county leaders said it is receiving an average of 2,500 calls for help every year from residents reporting stormwater drainage problems, but there are not enough crews or materials to provide the help they need.

"This right here doesn't get us to addressing all of those concerns, but it's a step in the right direction," said Commissioner Robert Patrick.

Hopefully, the county will have better funding to improve the stormwater drainage infrastructure and bring relief to residents, commissioners said.

Leaders said they are willing to work with any resident who may be adversely affected by the increase."

Read the latest local property tax *news*.

LOCAL TAX UPDATE

Georgia Senate Introduces Appraisal Caps for Homeowners



Governor Expands Special Session Call to Include LHOST Legislation
 Georgia Municipal Association (GMA) Article
 June 03, 2026

“Governor Brian Kemp has amended the [call for the June 2026 special session](#) to allow consideration of local legislation necessary to implement the Local Homestead Option Sales Tax (LHOST) authorized by SB 33.

This action may accelerate local discussions regarding both LHOST and the Flexible Local Option Sales Tax (FLOST), and city officials may begin hearing from county officials or members of their local legislative delegation in the coming weeks.

LHOST and FLOST both provide a mechanism to reduce property taxes through the use of local sales tax revenue. However, the two options differ significantly in how they are implemented. LHOST requires local legislation for both the county and each municipality to participate. If approved by the General Assembly during the special session, the local legislation would place a referendum on the November 2026 ballot. If approved by voters, the sales tax would begin being collected on January 1, 2028, and the resulting property tax relief would not appear on city and county tax bills until fall 2028.

FLOST, by contrast, does not require local legislation. Instead, it may be called by agreement of the county and cities representing a majority of the municipal population within the county. Like LHOST, FLOST requires voter approval through a referendum. The sales tax then begins being collected at the start of the next calendar quarter and tax relief appears on the next issued tax bill.

Counties that are FLOST-eligible today because the county and all municipalities stayed under HB 581 could theoretically pursue a FLOST referendum in November 2026 if the required local agreement can be reached. Because SB 33 brings all cities and counties under HB 581 beginning in January 2027, all counties will also become eligible to pursue a FLOST referendum beginning that year, subject to local agreement and voter approval.

While both sales taxes are designed to provide property tax relief, they differ in the distribution and manner that relief is provided. LHOST funds are distributed by a formula exempting an equal amount of value from only homesteaded properties. FLOST funds by contrast are distributed between the county and cities based upon the agreement and are used to provide millage rate reduction for all property.

GMA's [one-page summary](#) outlines the key distinctions between LHOST and FLOST. A discussion of these issues will take place during the 2026 Annual Convention in Savannah. City officials should carefully evaluate the potential impact of any proposal on their local tax structure, including assessed valuation growth, millage rates, existing sales tax revenues, and long-term fiscal stability. The financial effects of adopting LHOST, adopting FLOST, or maintaining the current structure may vary significantly from one community to another.

If your city is approached by county officials or members of the local legislative delegation regarding LHOST legislation during the 2026 special session, please reach out to [Ryan Bowersox](#). While GMA does not advocate for or against local legislation, GMA staff can provide technical guidance and help cities understand the decision-making process, implementation requirements, and policy considerations associated with these proposals.

Category	FLOST — Floating Local Option Sales Tax	LHOST — Local Homestead Option Sales Tax
What is it?	A sales tax of up to 1% collected county-wide and split between counties and cities.	A sales tax of 1% collected county-wide and split between counties and cities. Used for property tax relief on homestead properties first, and only for non-homestead properties if there is excess.
Eligibility under SB 33	✓ AUTOMATIC — SB 33 makes the floating homestead exemption mandatory for almost all local governments. The prior barrier (HB 581 opt out) no longer exists. All jurisdictions qualify by default.	✗ REQUIRES LOCAL ACT — Must first be authorized by a Local Act from the Georgia General Assembly. Eligibility depends on state legislative action before any local steps can be taken.
Path to adoption	Entirely local process: 1. Negotiate an IGA 2. Call a county-wide referendum 3. Levy the tax and rollback millage rate accordingly No state legislative action required.	Requires state action first: 1. Obtain a Local Act from the General Assembly 2. Hold a local voter referendum 3. Tax is levied and Homestead exemption refunded annually
IGA Required?	YES — County must reach an IGA with municipalities representing at least 50% of total municipal population. Sets the rate, duration, distribution of proceeds, and ballot question.	NO — Local delegation of the General Assembly passes a local act. Referendum is then required to institute the homestead exemptions and the tax.
Referendum Required?	YES — A local voter referendum is required county-wide before the FLOST can be levied.	YES — A local voter referendum is required following passage of the Local Act for the exemption and tax.
Rate	Up to 1%, set in increments of 0.05%.	1% flat.
Use of Funds	Property tax relief for all properties. Reduction must appear on each taxpayer's bill. The rollback millage rate is reduced by the millage equivalent of FLOST proceeds received the prior year. Distribution of funds is determined by the IGA.	Property tax relief for homesteaded properties first, followed by general rollback if funds sufficient. Homestead exemption and additional rollback determined by formula based on revenue derived.
Relationship to Other Sales Taxes	ALTERNATIVE to LHOST — cannot be levied alongside a LHOST, OLOST and MOST. Subject to 9% sales tax cap.	ALTERNATIVE to FLOST — cannot be used alongside a FLOST, OLOST and MOST. Subject to 9% sales tax cap.
Renewal	Maximum 5-year term. Renewal requires: a new Local Act from the General Assembly + a new IGA + a new voter referendum. No automatic renewal.	Maximum 10-year term. Renewal requires: a new local Act and referendum.

CITY CLERK'S OFFICE/GENERAL GOVERNMENT

Ned Dagenhard, City Clerk/Assistant to City Manager

"Getting Relative" with Government

Happy June, my friends. Perhaps my favorite month—in like a lamb, out like a lamb. Strawberries, peaches, and tomatoes. Yellow light through hardwood trees; summer sun on a spring breeze. Out of the trance and into the dream!

June is also quite an important month for municipal governments in the State of Georgia, since June hosts the public hearings and work sessions dedicated to the proposition and deliberation—culminating in final adoption—of the “millage rate.”

If you're a regular reader of the monthly *Strategic Performance Report* (SPR), you're probably familiar with the millage rate by now. If you're not, or you need a refresher, I recommend checking out the April and May SPRs, where our City Manager and Finance Director dedicate several pages to telling the story of property taxes. With public hearings scheduled for June 9th, 11th, and 30th, you'll have multiple opportunities to issue comments on your prospective property taxes.



Shared Labor, Shared Harvest

And that's important, because property taxes are how Pine Lake funds most of its operational budget (the “general fund”). But revenue is only one side of the equation. When you go to work every day, it's not likely you do it because it's *fun* (unless you're the City Clerk of Pine Lake). You do it because you have a life to maintain—a household, groceries and gas, future planning, recreation. How you fund your life is one piece, but *living* is the whole pie. What do you get for all that work you put in? And how could viewing your situation more holistically impact your understanding of your own personal “*why*?”



This local government you find yourself a part of was and is ushered into existence by mutual agreement of a people to take care of one another, and of our shared spaces. It is a beautiful thing, even if I come off as an idealistic softy.

Let's hardball it up. Even the most ardent critics of government seem to agree on a few key services required for a functioning, lawful society: public safety and courts. Truly, you can extract everything Pine Lake does from those two categories (I'd add “public land management,” but Ayn Rand enthusiasts may take issue). For the rest of this essay/report/what-have-you, I'd like to focus on that “red tape” you hear about, and perhaps experience first-hand; the *what* as well as the *why*.

“Building” Better Community: Fire, Water, and Wood

More than just elements, these natural phenomena represent the categories we identify as integral for safe occupation of buildings. The DeKalb Fire Marshal sets occupancy limits for all commercial buildings (fire). New residential buildings need County approval for sewer capacity (water). Did a big tree limb fall on your house and crack the roof framing? Pine Lake’s building inspection authority is going to need to stamp your plan set before you start the rebuild, and inspect the work on the back end (wood, x2 if you include the tree limb...).

“But it’s my property, what gives #TheGovernment™ the right to tell me how to rebuild *my* roof?” Well, in short, *you do*. And I’m not being snarky, the services your government provides are mutual agreed upon by the previous and current electorate of Pine Lake, and the State of Georgia. And what you do (or don’t do) with your property can have a real impact on public interest.



Remember “courts” as a fundamental concept of all governments? Let’s say you let a contractor rebuild your roof without some standards applied by the law, and oversight by the administrative arm of your local government. Well, you could wind up ripped off by a free-wheeling contractor, and/or navigating the headache of civil suit filing. You could be injured by poor design and installation. So, our shared government—code enforcement and permitting—enforces quality and safety standards. Not to be a burden on homeowners, but to ensure that contractors have insurance, that a properly-certified building inspector signs off on the plans and final construction.

What and Who is the Government?

As my old teacher used to say, “*what’s that got to do with the price of beans in Alaska?*” Well, this millage rate season, I would ask you—dear reader, citizen, resident, neighbor, friend, and party to our shared organization—to consider what this government thing is all about. Get *philosophical* with it, but also get *relative*. What do you get out of it on a day-to-day? How does it improve the fabric of your community, reducing chaos and violence to permit more intention and love?

The function of your government is as much about verifying the validity of a property survey before a driveway is expanded as it is about weed-whacking the wetlands trails. It’s as much about ensuring our Police Officers are maintaining their POST certification as it is about having qualified engineers inspect our lake dam to mitigate catastrophe. Government—*good* government—is about building and maintaining a safe and vibrant community, keeping the green cut low so the ball can keep rolling (and no, that is not an endorsement of monocultural lawns).

Make Equitable Policy, Not War



In 416 B.C.E., the Peloponnesian War was in full swing when the small island of Melos—lacking military might—sent an envoy to Athens in an attempt to stay neutral. Heavily-armed Athens balked, and their alleged response (anglicized) to the Melians is etched into the annals of history: *“The strong will do what they can, and the weak will suffer what they must.”*

This cold ultimatum reflects a principle that good government seeks to counter, that resource wealth (capital, political power, etc.) dictates outcomes for those who lack comparable resources. So, as we look to short- and long-term sustainable funding of the services our community provides for all its citizens, I encourage you to get hand-in-hand with the function of Pine Lake’s municipal government. It is, after all, yours.

FINANCE

Stephen Mayer, Finance Director

Senate Bill 33 (SB 33)

SB 33 was signed into law by Governor Kemp last month. The bill is being challenged legally, but at the moment, it is in effect and we should treat it as such. The impact of the bill could be significant on Pine Lake and many other jurisdictions across the State.

Whether those impacts are positive or negative are yet to be known and depends on one's perspective. Regardless of whether we agree with the bill or not, it does work a certain way and it's important for the Mayor, City Council, City Staff, and residents of Pine Lake to understand how the legislation changes City revenues and what those changes can mean for the future of our jurisdiction.

House Bill 581 (HB 581 2024) created a new Statewide Floating Homestead Exemption. Statewide meaning all local jurisdictions in Georgia. Floating because the exemption could change on an annual basis as opposed to being a flat amount. Homestead because only property owners who live on those properties as their primary residence were eligible for the exemption.



This Statewide Floating Homestead Exemption limited assessed value increases due to reassessments (this is key) from one year to the next to an annual rate of inflation set by the Georgia Department of Revenue's Commissioner.

The Commissioner has stated that annual rate of inflation will be the prior year's consumer price index (CPI). Any increases in value due to improvements or additions to a property do not have

a cap.

The purpose of the new exemption of course is an attempt to control significant increases in property taxes from one year to the next by limiting the taxable values of homes. In addition to the creation of the new homestead exemption, HB 581 also created a new sales tax referred to as the Floating Local Option Sales Tax (FLOST). The purpose of the tax was additional general fund revenues to help offset any reductions in revenue caused by the new floating homestead exemption.

HB 581 contained a provision that allowed local jurisdictions to "opt-out" of the newly created Statewide Floating Homestead Exemption. Similar to setting a millage rate which requires a property tax increase, three public hearings needed to be held, and a resolution needed to be signed by the governing body for a jurisdiction to be considered "opted out." The City of Pine Lake went through those procedures in 2025 and has been opted out since.

SB 33 has eliminated the “opt-out” provision. Now all jurisdictions are required to implement the Statewide Floating Homestead Exemption regardless of the procedures followed in 2025.

SB 33 also created a new sales tax referred to as the Local Homestead Option Sales Tax (LHOST). This is an alternative to FLOST. Earliest implementation is 2028. It requires a local act by the General Assembly and a referendum.

This sales tax is not just general fund revenues, but rather a dollar-for-dollar exchange of ad valorem property taxes. Meaning, no additional revenue is generated to supplement property taxes but rather replaces property taxes by matching LHOST collections with an equivalent homestead exemption. If LHOST collections are greater than all homestead exemptions, a reduction to the millage rate would occur, giving relief to non-homestead properties as well.



Collections are maintained by DeKalb County and distributed to cities within 30 days of the mailing of tax bills. The homestead exemption will vary annually and be decided by the amount of LHOST collections.

Comparing these two alternative sales taxes with each other, FLOST appears to be a better option for the City of Pine Lake. Supplementing property tax revenue as opposed to just replacing it will be key to raising sufficient revenue for our general fund.

FLOST potentially provides relief to all property owners if collections help control millage rate increases. LHOST only benefits homestead properties. Although this is the majority of properties in Pine Lake today, it might be wise to consider the appeal of owning property zoned for commercial use as we plan for the future.

LHOST is also not an agreement with the County, which means collections might be specific to the boundaries of Pine Lake. Without a significant commercial district, those sales tax collections could be small, not providing much relief for homeowners. Staff will continue to research and learn about these new sales tax options and how they best can be applied to our City.

Property Tax Increase, the Rollback Rate, and the Homeowner Tax Relief Grant



The rollback rate is a confusing topic for most if you do not deal with this concept on a regular basis. The rollback rate is the millage rate that would generate the same revenue as the prior year when excluding digest changes due to growth/improvements. So, typically, rollback rates are smaller than the prior year millage rate. That’s why they call it a rollback. And that’s because property values usually increase. A higher value at the same millage rate produces more revenue.

Well in 2026 the rollback rate for Pine Lake is larger than the prior year millage and that’s because the values of homes have decreased due to reassessment. I don’t see this as necessarily bad or good as it relates to property taxes. It means we need a larger millage rate than the prior year to generate the same revenue, but it also means that the increase in the millage rate up to that same revenue point is not a tax increase. If values have gone down, and a millage goes up, you could be paying the same in taxes.

I hope this doesn’t confuse anyone because Council did request to set the max millage for 2026 at a rate that is a property tax increase. I just thought it was important to explain that some of that increase is not technically a property tax increase; .557 mills to be exact. It is important to note that these calculations are city-wide and not specific to the individual properties that make up the digest.

Anyone interested to hear more about the millage rate and property taxes for 2026, or who want to express their opinion on those topics, should tune in or attend the public hearings on June 9, June 11, and June 30. Also refer to past Strategic Performance Reports as the City Manager has been discussing these topics in detail for months.

Governor Kemp did sign for a Homeowner Tax Relief Grant for 2026. Unfortunately, the specifics have not been provided to municipalities yet. These grants provide tax relief for homestead properties while also allowing the City to receive the funds needed to operate. The State pays a portion of your tax bill. Expect more details on this as the information becomes available.

Increasing Stormwater Fees

At the May 12 Work Session, Finance discussed the need for an increase in the annually assessed Stormwater Fees. The current rate is \$100 per Equivalent Residential Units (ERU). Most residential properties are billed at 1 ERU. The 2026 budget is estimating a budget deficit of \$16,567. It would require an increase of at least \$23 per ERU to have a surplus for 2026. Stormwater Fees can be changed annually as needed. The fee has not changed in at least the past eight years. Below is a table comparing rates and budget deficits or budget surpluses. Staff will bring a recommendation for a new rate at the June 30 meeting.

Fee Rate	Total Revenue	Budgeted Expenses	(Deficit)/Surplus
100	67,258.00	82,127	(14,869.00)
123	82,727.34	82,127	600.34
125	84,072.50	82,127	1,945.50
130	87,435.40	82,127	5,308.40

PUBLIC SAFETY

Sarai Y'Hudah-Green, Police Chief

May 2026 At a Glance

- 69 Calls for Service
- 2 New Patrol Vehicles Deployed
- Community Service Program Active
- 8 Code Compliance Citations
- Security Enhancement Projects Underway
- In-Car Computer & Printer Project Pending

Community Policing and Public Safety Highlights

The Pine Lake Police Department successfully placed two newly acquired patrol vehicles into service. The larger platform provides officers with improved visibility, increased workspace for equipment and reporting, enhanced traffic safety, and greater operational effectiveness while patrolling Pine Lake. The vehicles represent a significant investment in officer safety, service delivery, and long-term fleet sustainability.



The Department responded to sixty-nine (69) Calls for Service during the month of May, representing a significant increase in activity as the City transitions into the summer season. Officers continued proactive patrol efforts, community engagement, traffic enforcement, and public safety initiatives throughout the City.

Note: The Department is currently pursuing in-car computers and mobile printers for the new patrol vehicles to improve reporting capabilities, enhance officer productivity, and increase utilization of electronic citations in the field.

Code Compliance

Code Compliance remained active throughout the month, issuing eight (8) compliance citations while continuing to work with residents and property owners toward voluntary compliance whenever possible. Efforts continue to address property maintenance concerns, improve neighborhood appearance, and support the overall quality of life within Pine Lake.

Security and Infrastructure Improvements

The Police Department continues to work closely with the Public Works Director on several security enhancement projects designed to improve safety and protect public assets throughout the City.

- Replacement of the Beach House entry door
- Installation of keypad access control systems
- Addition of panic-bar emergency egress hardware
- Deployment of trail cameras within the wetland areas and near the tennis courts
- Installation of floodlight security cameras at the Beach House and Clubhouse facilities



These improvements are intended to deter vandalism, reduce unauthorized access, improve accountability, and enhance the safety of City facilities, recreational areas, and environmentally sensitive wetland spaces.

Community Service

Community Service volunteers continue supporting Public Works and community improvement projects throughout the City. As summer activity increases, volunteers will continue assisting with beautification projects, litter control, and community support initiatives.

Chief's Remarks

As Pine Lake enters its busiest season, the Police Department remains focused on modernization, visibility, and proactive problem-solving. From the deployment of new patrol vehicles to strategic investments in facility security, each initiative reflects our commitment to providing professional, efficient, and forward-thinking public safety services to the residents of Pine Lake.

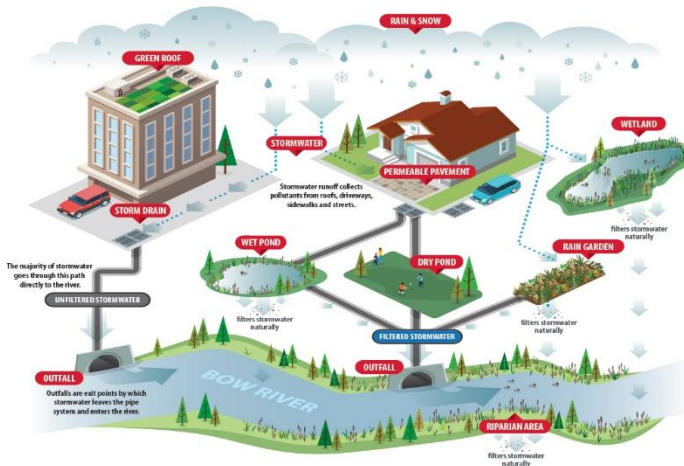
STRATEGIC PERFORMANCE REPORT: JUNE 2026

Address	Location Name	Response Date	Response Time	Complete Time	Problem
4615 ROCKBRIDGE RD	FAMILY DOLLAR	2025-07-01	10:17:46	10:47:44	THEFT PAST
4615 ROCKBRIDGE RD		2025-07-02	14:55:31	15:02:01	SUSP PERSON
4615 ROCKBRIDGE RD		2025-07-03	02:35:47	03:11:19	POAP
4615 ROCKBRIDGE RD		2025-07-03	14:54:37	15:17:24	TRAFFIC STOP
4539 LAKESHORE DR		2025-07-04	13:15:02	13:23:51	MISC SERVICE REQ
429 MAGNOLIA DR,	AFFINITY-PINE LAKE	2025-07-04	20:03:54	22:09:02	BURG RESD IN PROG
SPRING DR / ROCKBRIDGE RD		2025-07-05	07:16:39	07:35:39	TRAFFIC STOP
4XXX RIDGE DR		2025-07-06	15:21:46	15:50:04	FIGHT
4615 ROCKBRIDGE RD	FAMILY DOLLAR	2025-07-06	15:25:54	17:47:03	THEFT IN PROG
4615 ROCKBRIDGE RD	FAMILY DOLLAR	2025-07-07	10:32:20	10:48:38	DISTURB VERB IN PROG
4533 RIDGE DR		2025-07-07	10:37:43	13:00:35	SUSP PERS WANTED
4XX HEMLOCK DR		2025-07-07	16:18:33	16:20:27	MISC SERVICE REQ
4XX PINE DR		2025-07-08	07:20:56	07:40:46	MISC SERVICE REQ
4615 ROCKBRIDGE RD	FAMILYDOLLAR #10681	2025-07-09	22:06:05	22:55:19	ALARM
459 PINE DR		2025-07-10	12:04:01	16:09:16	SPECIAL DETAIL
459 PINE DR	PINE LAKE POLICE	2025-07-10	15:58:47	17:01:11	MISC SERVICE REQ
4XXX ORCHID DR		2025-07-11	12:35:44	12:48:02	MISC SERVICE REQ
ALLGOOD RD / ROCKBRIDGE RD	RCB AUTO REPAIRS	2025-07-11	15:01:28	15:26:37	DISTURB CIVIL MATTER
4615 ROCKBRIDGE RD		2025-07-12	10:19:05	10:53:09	THEFT IN PROG
462 CLUB HOUSE DRIVE	PINE LAKE POLICE	2025-07-12	15:00:09	16:14:08	CHECK LOCATION
SPRING DR / ROCKBRIDGE RD		2025-07-13	12:34:02	12:46:47	TRAFFIC STOP
4XXX RIDGE DR		2025-07-13	19:28:57	20:25:12	DISTURB VERB IN PROG
SPRING DR / ROCKBRIDGE RD		2025-07-13	21:17:52	21:22:44	TRAFFIC STOP
430 HEMLOCK DR		2025-07-14	14:04:47	14:06:22	MISC SERVICE REQ
4615 ROCKBRIDGE RD	FAMILY DOLLAR	2025-07-14	14:43:02	15:26:28	THEFT JUST OCCD
4615 ROCKBRIDGE RD		2025-07-14	18:31:19	18:52:46	TRAFFIC STOP
4533 RIDGE DR		2025-07-15	16:41:28	16:44:50	TRAFFIC STOP
4622 RIDGE DR		2025-07-17	03:21:04	03:27:59	NOISE COMPL OTHER
4622 RIDGE DR,	UNK COMPLEX NAME	2025-07-17	03:43:08	04:06:38	DISTURB PHYS IN PROG
4622 RIDGE DR,		2025-07-18	00:39:10	03:13:07	DOM VERB PAST SUSP NEAR
4615 ROCKBRIDGE RD	FAMILYDOLLAR #10681	2025-07-19	07:17:37	07:28:52	ALARM
4XX MAGNOLIA DR		2025-07-20	00:00:18	00:26:39	ALARM VEH
4622 RIDGE DR,	SPRUCE RIDGE APT	2025-07-20	00:01:36	00:12:36	DISTURB PHYS IN PROG
4615 ROCKBRIDGE RD	FAMILY DOLLAR	2025-07-20	17:43:31	18:33:22	DISTURB PAST
4626 RIDGE DR		2025-07-21	00:47:58	01:05:30	CHECK LOCATION
4615 ROCKBRIDGE RD	FAMILY DOLLAR	2025-07-21	12:01:34	12:26:43	DISTURB PAST
4XXX RIDGE DR		2025-07-22	03:35:33	06:01:41	THREAT PHONE
4615 ROCKBRIDGE RD		2025-07-22	18:40:32	18:46:31	TRAFFIC STOP
5XX HEMLOCK DR		2025-07-22	19:37:23	19:52:38	BUS OR RES CHECK
ROCKBRIDGE RD / ALLGOOD RD		2025-07-22	22:16:42	22:59:08	TRAFFIC HAZARD
4622 RIDGE DR,	NO NAME APTS	2025-07-23	01:43:57	03:05:31	DISTURB VERB IN PROG
4622 RIDGE DR,	SPRUCE RIDGE	2025-07-23	15:12:43	16:16:36	CHECK LOCATION
POPLAR RD / HEMLOCK DR		2025-07-23	18:04:40	18:28:29	TRAFFIC STOP
459 PINE DR		2025-07-24	11:36:52	17:33:02	SPECIAL DETAIL
4XX E CLUB HOUSE CIR		2025-07-25	07:29:41	07:36:44	MISC SERVICE REQ
462 CLUB HOUSE DRIVE	PINE LAKE POLICE	2025-07-25	09:00:23	11:34:27	WANTED PERS LOC
ROCKBRIDGE RD / ALLGOOD RD		2025-07-26	10:13:09	10:24:52	TRAFFIC STOP
LAKESHORE DR / PINE DR		2025-07-27	08:41:13	08:50:56	TRAFFIC STOP
ROCKBRIDGE RD / ALLGOOD RD		2025-07-27	10:39:13	10:56:15	TRAFFIC STOP
658 SPRUCE DR,	AFFINTY-PINE LAKE	2025-07-29	07:29:51	07:59:18	DISPUTE
IVY RD / ORCHID DR		2025-07-29	07:34:10	15:01:54	SPECIAL DETAIL
5XX PINE DR		2025-07-29	07:41:32	08:19:16	DISPUTE
4513 ROCKBRIDGE RD	TEXACO	2025-07-30	02:11:17	02:29:04	DISTURB INTOX SUBJ
440 ABERDEEN DR		2025-07-30	17:03:52	17:12:50	TRAFFIC STOP
ROCKBRIDGE RD / ALLGOOD RD		2025-07-30	20:18:59	20:23:15	TRAFFIC STOP
4622 RIDGE DR,		2025-07-31	13:27:09	14:04:53	ALARM

PUBLIC WORKS

Bernard Kendrick, Public Works Director

Stormwater Management



Stormwater runoff is rainwater that runs off rooftops, lawns, driveways and streets in our neighborhoods. As it flows, it picks up dirt, leaves and grass clippings, pesticides and fertilizers, oil and grease, harmful bacteria, toxic chemicals, litter and other contaminants. All of these pollutants are carried by stormwater into storm drains and ultimately into our streams and rivers.

The City of Pine Lake implements several federal and state mandated programs designed to identify and reduce pollution that flows into storm drains and streams. Efforts include monitoring Pine Lake and Snapfinger Creek to assess watershed health and to identify pollutants that may impact human health and aquatic organisms. This monitoring includes testing for e. coli weekly during the swim season.

City representatives inspect outfalls and walk streams to locate pipes that discharge flow during dry weather. The discharge from those pipes is tested to determine if it contains contaminants such as soapy water or used oil. If pollution is present, the source of pollution is identified, and efforts are made to eliminate the problem as soon as possible.

In addition, local businesses, such as car repair shops and restaurants, are inspected on an annual basis to identify potential sources of pollution including trash, used oil, grease and muddy runoff. Potential pollution sources identified as a result of the on-site inspections are brought to the attention of business and property owners, along with requirements for corrective action.

The few businesses/individuals that choose not to comply with local ordinances prohibiting illicit discharges and illegal dumping may be subject to additional actions including fines up to \$1,000 per day. The goal of our Stormwater Management Program is to protect water resources in City of Pine Lake through increased awareness and enforcement (if needed).

The City of Pine Lake's stormwater system or MS4 system consists of 34 total catch basins, one infiltration pond, Snapfinger Creek, tributary 16 of Snapfinger Creek, Pine Lake, the Eastern and Western Wetlands, 4,084 Linear Feet of ditches or 16 ditches, 0 detention/retention ponds and

underground detention, and 1,928 Linear Feet of closed conduit or 47 drainage pipes. These appurtenances comprise the entirety of our stormwater responsibility.

The primary purpose of the annual Municipal Separate Storm Sewer System (MS4) permit framework in Georgia is to regulate and reduce the discharge of pollutants from local stormwater systems into the state's natural waterways. The permit is administered by the Georgia Environmental Protection Division (EPD) under the federal National Pollutant Discharge Elimination System (NPDES); the permit legally obligates local governments to implement a comprehensive Stormwater Management Program (SWMP) to protect water quality.

The core requirements of the Georgia MS4 Framework is to maintain compliance. Local permittees must implement "Best Management Practices" (BMPs) and provide an Annual Report detailing their performance across several core components. These components are as follows

Illicit Discharge Detection & Elimination: Locating and stopping illegal dumping, spills, or non-stormwater connections into the storm sewer system.

Construction and Post-Construction Oversight: Reviewing erosion control plans and enforcing structural stormwater standards for new developments and redevelopments.

Pollution Prevention and Infrastructure Maintenance: Cleaning out catch basins, sweeping public streets, and ensuring municipal operations (like maintenance yards) do not leak contaminants into the drainage system.

Public Education and Involvement: Leading community outreach, organizing local cleanups, and educating residents on keeping pollutants out of the storm drains.

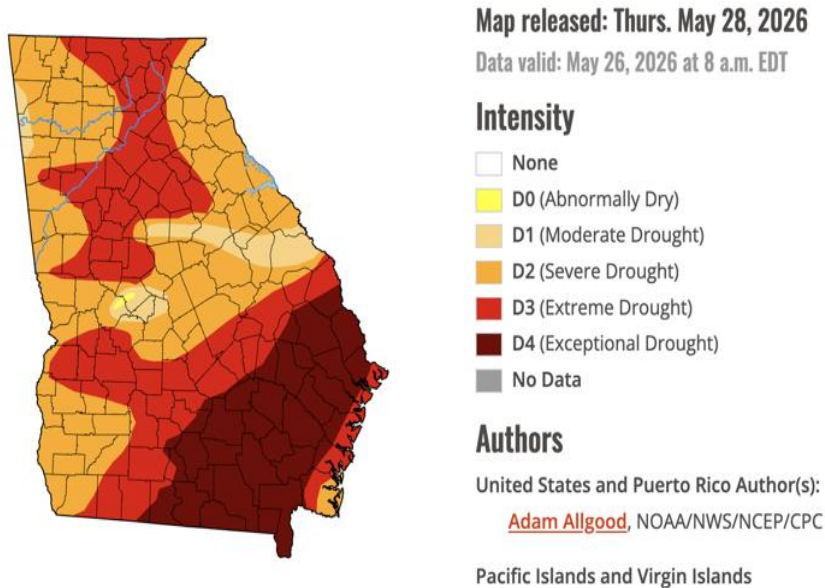
Water Quality Monitoring: Conducting periodic inspections and stream tracking, specifically focusing on highly visible pollutant sources and impaired waters.

The City of Pine Lake remains in full compliance with all State and Federal compliance measures.

Beach House Repairs



Repairs to the plumbing and electrical assets have been completed. The outdoor drainage issues have been addressed. The exterior building lighting is now complete. Residents will note the variety of decorative arrays that can be presented. The outdoor lighting is programmable for events and holidays (Pride Lake, Pine Lake Lounge, Christmas), timing (dusk to dawn), it helps illuminate the building (security lighting).

Storms Bring Georgia Some Drought Relief

Recent storms helped relax Georgia's drought in roughly one-fifth of the state, according to the U.S. Drought Monitor report released Thursday. Droughts reduce water flows and stress creeks and rivers, turn crops crispy and fuel wildfires like the recent blazes in South Georgia.

56.5% of Georgia is experiencing extreme or exceptional drought, down from 78.7% one week ago, according to the weekly report. Extreme drought conditions in north, southwest and central Georgia were downgraded to severe as of this past Tuesday. No areas saw drought conditions worsen.

The past week's improvement reflects the gradual recovery of soil moisture, streams, ponds and pasturelands according to the Georgia state climatologist's office.

Most of the state has received more than 5 inches of rain over the past month, with some areas seeing double that amount. The entire state is under some level of drought designation or abnormally dry, the lowest designation on the monitor's scale.

Parts of Georgia remain roughly 8 inches below average rainfall for the year, according to Atlanta News First's Ella Dorsey. One year ago, Georgia was relatively well watered, with roughly 90% of the state not under a drought designation.

Experts estimate that 9.3 million people are living in drought areas in Georgia.