

**CITY OF PINE LAKE
COUNCIL MEETING MINUTES
August 29, 2023 at 7:00 PM
Council Chambers
459 Pine Drive, Pine Lake, GA**

Call to Order: Mayor Melanie Hammet called the Regular Session to order at 7:00pm.

Present: Mayor Melanie Hammet, Mayor Pro Tem Jean Bordeaux, Council Members Tracey Brantley, Nivea Castro, and Augusta Woods. Also present were City Manager ChaQuias Miller-Thornton, City Attorney Susan Moore, Chief of Police Sarai Y’Hudah-Green, Administrative Coordinator Missye Varner, and Assistant City Clerk Ned Dagenhard.

Announcements

Mayor Hammet thanked those who qualified for the upcoming elections (Brandy Hall and Moira Nelligan qualified for the sole Mayoral seat; Nivea Castro, Jeffrey Goldberg, and Thomas Torrent qualified for the two City Council seats). The election for these three (3) open seats will take place at the Pine Lake Clubhouse on November 7th, 2023. Contact City Hall for more details.

Mayor Hammet announced that Monday August 21st, a meeting took place between herself, Council Member Castro, Former-Council Member Hall, City Manager Miller-Thornton, and State Senator Kim Jackson to discuss annexation efforts. The State Senator stated she would be in discussion with the DeKalb County delegation in preparation for January’s legislative session. Feasibility of annexation has recently shifted due to the newly introduced county stormwater fee structure, which previously would have placed an increased stormwater fee burden on owners of annexed properties.

In reference to commercial corridor development efforts, City Manager Miller-Thornton announced she has contacted the Georgia State University Andrew Young School of Policy Studies for pro bono urban development plan assistance. The new plan will include the introduction of “enterprise zones” and “opportunity zones,” which provide incentives via partial and temporary tax exemptions for businesses electing to participate. This is part of a greater goal of City Council and Administration to reduce the proportionate tax burden on residents and grow the city’s commercial sector.

To close out the segment, Mayor Hammet gave kudos to the organizers of the 2023 PrideLake fundraising “Gayla,” which took place Saturday, August 26th. Mayor Hammet, as well as Council Members Bordeaux, Brantley, and Castro were in attendance.

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Adoption of Agenda of the Day

Council Member Woods motioned to adopt the agenda; Council Member Bordeaux seconded, and the motion passed unanimously.

Adoption of the Minutes

- Regular Meeting – August 8th, 2023

Council Member Bordeaux motioned to adopt the minutes for Regular Meeting of August 8th, 2023; Council Member Castro seconded, and the motion passed unanimously.

Public Comment – 3 minutes each please

Copies of the Public Comments are on file in City Hall for reviewing. Please email missyeverner@pinelakega.net to request a copy, or call (404) 999-4931 to schedule an appointment to review the copy on file.

Old Business

1. Updates from City Departments and Committees Regarding Lake Area Health and Maintenance and the Moratorium that began on 07/15/2023. SEED Presentation/Report

Tim McCleod presented a reporting program—to be made available to citizens in the coming week(s)—which allows for volunteers to collect and report on trash and debris in and around the lake and wetlands. The program will collect and compile time-stamped photographs of trash and debris, and analyze this data to find potential patterns, or outline a narrative for where and how trash and debris is collecting in public spaces. Following the creation of a SEED email address for response submissions, as well as a “pilot” period for quality control, the program will go live and be available to citizen volunteers. No formal action of City Council was necessary.

Wendy Ott reported on the policy measures recorded and/or implemented by other area jurisdictions that also have lake and/or fishing facilities. This report included, but was not limited to fishing policies, and licenses and fees related to such activities.

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New Business

1. Resolution R-14-2023 – FY 2023 Budget Amendment

City Manager Miller-Thornton detailed recommended amendments to the budget. Suggested areas of expenditure increase include General Fund related Police, Public Works, Administrative, and Court Departments line items. The resolution also proposed amendments to the City's ARPA Fund. Council Member Bordeaux moved to approve Resolution R-14-2023; Council Member Castro seconded, and the motion passed unanimously.

2. Resolution R-15-2023 - A Resolution to Agree with DeKalb County to Continue Suspension of HOST and to Continue Levy of EHOST; To Agree with DeKalb County to Continue a One Percent SPLOST; To Specify Purposes for Which the Proceeds of Such Taxes are to Be Used By the City; To Agree to Have DeKalb County Request the Board of Elections or the Election Superintendent to Call an Election of the Voters of DeKalb County to Approve the Continuation of Such Sales and Use Taxes; To Approve the City's Portion of the Form of Ballots to Used in Said Elections; and for Other Purposes.

City Attorney Susan Moore presented ballot language regarding the upcoming SPLOST II referendum. City Manager Miller-Thornton confirmed categorized project expenditures to be included in the City's 2023 SPLOST project list. Council Member Brantley moved to approve Resolution R-15-2023; Council Member Bordeaux seconded, and the motion passed unanimously.

3. Resolution R-16-2023 - A Resolution Authorizing An Intergovernmental Agreement with DeKalb County Relating to the Continuation of a One Percent Sales and Use Tax Within DeKalb County

City Attorney Susan Moore discussed the Intergovernmental Agreement with DeKalb County, which speaks to additional funding that is intended to be distributed to the four (4) smallest cities of DeKalb (including the City of Pine Lake). City Council was tasked with approving the IGA language, and City Attorney Moore added that an additional and separate IGA outlining fund disbursement and other terms related to the additional funding for small cities is currently being composed by the cooperative of City Attorneys in DeKalb County. Council Member Brantley moved to approve Resolution R-16-2023; Council Member Woods seconded, and the motion passed unanimously.

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4. Employee Group Health Insurance Renewal - Effective Term to begin 10/01/2023 Recommend plans and authorization of Mayor to sign the necessary documents to provide employee group health benefits.

In her recommendation for continuation of the current Employee Group Health Insurance policy, City Manager Miller-Thornton gave a detailed review of increases in premiums across the medical, dental, and vision plans. Council Member Castro noted the \$35,700~ saved in 2022 through the introduction, by City Manager Thornton, of a group insurance plan with the DeKalb County Chamber greatly outweighs the marginal increases in premium payments. City Manager Thornton explained that decrease in plan cost reimbursements (based on prior term use) offsets the average 2% increase in premium and that electing renewal of the current plans offers continuity and consistency of coverage for the city's eligible employees. Council Member Woods moved to approve Employee Group Health Insurance Renewal; Council Member Castro seconded, and the motion passed unanimously.

5. Resolution R-17-2023 – Employee Group Health Benefits Plan Provide terms for plan administration.

City Manager Miller-Thornton suggested an amendment to the terms for health insurance plan administration, adjusting coverage for new employees to begin on the 1st of the month following the date of employment, so as to all clear month-to-month billing, and avoid pro-rating costs. Council Member Bordeaux moved to approve Resolution R-17-2023; Council Member Brantley seconded, and the motion passed unanimously.

Public Comment – 3 minutes each please

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REPORTS AND OTHER BUSINESS

ChaQuias Miller- Thornton — City Manager (Director of Administration, Courts and Public Works)

Please refer to [the link](#) to access the City Manager's report dated August 8, 2023. The City Manager reports are on file at City Hall for reviewing. Please email missyeverner@pinelakega.net to request a copy or call (404) 999-4931 to

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schedule an appointment to review the copy on file.

Chief Sarai Y'Hudah-Green — Chief of Police, Public Safety

Please refer to [the link](#) to access the Police/Public Safety report dated August 8, 2023. The Police/Public Safety reports are on file at City Hall for reviewing. Please email missyeverner@pinelakega.net to request a copy or call (404) 999-4931 to schedule an appointment to review the copy on file.

PINE LAKE NEWS BLAST

Upcoming events:

September Pancake Breakfast:

September 2 @ 9:30 am - 11:30 am Come mix and mingle with your Pine Lake community. Our menu: Eggcellent Scrambled Eggs, Purdy-Good Pancakes, Groovy Grits, Savory Sausages, and more! Beverages include Orange Juice, Coffee, and Mimosas. \$6 for PLAIN members | \$7 for non-members | \$4 for children | FREE if you join PLAIN | \$1 off if you bring your own plates & utensils!

Pride Lake: Saturday September 9th, 2-8 PM at the Beach House. This is the second annual Pride Lake Celebration in Pine Lake. Details can be found at <https://www.pridelake.org/>.

Other news:

Elections: On November 7, 2023, a municipal general election will be held in the CITY OF PINE LAKE. Mayor and two City Council seats up for election. Five persons have qualified for office:

Candidates for Mayor

Brandy Hall

Moira Nelligan

Candidates for Council

Nivea Castro – Incumbent

Jeff Goldberg

Thomas Torrent

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Call for Volunteer Beach Monitors:

If you would be willing to take a shift and sit in the “big chair” please sign up [HERE](#). Shifts are 3-6 and 6-9 on Fri, Sat, Sun beginning the weekend of 8/19 and ending the weekend of 9/23.

Ongoing:

Pine Lake City Council Meetings are held the second and last Tuesday of each month at 7:00 PM in the Council Chamber / Courthouse at the corner of Forest and Pine.

Food Assistance Available to Pine Lake Neighbors: PLAIN’s Neighbor to Neighbor (N2N) program assists Pine Lake neighbors in need. If you or someone you know is food insecure or needs other assistance, please call 404 491-0774 and leave a message. A volunteer will call back to discuss needs and help available. All contacts are kept confidential.

Links to remember:

[City Manager’s Report](#)

[Council Meeting Agendas and Minutes](#)

Adjournment

Council Member Castro moved for adjournment at 8:54pm; Council Member Brantley seconded, and the motion passed unanimously.

N. Dagenhard

Ned Dagenhard
Assistant City Clerk