

**CITY OF PINE LAKE
REGULAR MEETING MINUTES
April 30th, 2024 at 6:00 PM
Council Chambers
459 Pine Drive, Pine Lake, GA**

Call to Order: Mayor Brandy Hall called the Special Call Meeting to order at 6:01pm.

Present: Mayor Brandy Hall, Mayor Pro Tem Jean Bordeaux, Council Member Augusta Woods, Council Member Jeff Goldberg, Council Member Thomas Torrent, and Council Member Tom Ramsey. Also present were City Manager ChaQuias Miller-Thornton and Assistant City Clerk Ned Dagenhard. Chief of Police Sarai Y'hudah-Green and City Attorney Susan Moore were not in attendance.

Announcements/Communications

Mayor Hall thanked City Council and attending staff for a productive Spring City Council Retreat, adding a tone of excitement for the months to come. Mayor Hall also stated she would be attending the DeKalb County State of the County event that Thursday.

Mayor Hall stated a baby lamb had been born to the flock of sheep tasked with overgrazing the lake berm and dam. Following some caretaking efforts by residents—including the Mayor herself—John Wierwille, the shepherd, took possession of the ewe and named it Goose.

Council Member Goldberg announced that he, along with Council Members Ramsey and Torrent, would be attending the Small Cities Conference in Carrolton that Thursday.

Adoption of the Agenda of the Day

Council Member Ramsey moved to adopt the Agenda of the Day, amended to place *New Business Item 5. Executive Session after Reports and Other Business*; Mayor Pro Tem Bordeaux seconded.

No discussion took place.

Mayor Hall called for a vote.

All members voted in favor, and the motion carried.

Adoption of the Minutes

- Regular Session – March 26th, 2024
- Special Called Session & Work Session – April 9th, 2024

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Council Member Goldberg moved to adopt the Minutes from the March 26th Regular Session, and the April 9th Special Called Session & Work Session; Council Member Torrent seconded.

No discussion took place.

Mayor Hall called for a vote.

All members voted in favor, and the motion carried.

1. Beach House and Clubhouse Rental Proposal – P.L.A.I.N. – Update

Mayor Hall mentioned that, during the Spring City Council Retreat, the issue was discussed at length. The Mayor, City Manager, and Council discussed the current P.L.A.I.N. Memorandum of Understanding with the City, and limitations therein. Council Member Ramsey added that an amendment needed would be the permission of recurring events within the listed-City facilities, rather than current explicit day-by-day use.

No action was taken by City Council.

2. FORMAT I – CDBG ACQUISITION Contract between DeKalb County, GA and the City of Pine Lake – \$72,000

City Manager Miller Thornton described the process and associated timeline with applying for Community Development Block Grants. City Manager Thornton explained that the project bid process began before notification of the grant award was presented to the City. CDBG grants require certain criteria from contractors such as Davis Bacon wage reporting, etc. and that Council's election to accept the award would require re-bid of the project with such criteria included in the advertised solicitation.

Council Member Torrent moved to decline the Community Development Block Grant award; Mayor Pro Tem Bordeaux seconded.

Mayor Hall characterized the situation as unfortunate, but added that the city has "no shortage of projects," suggesting a future CDBG application. Mayor Pro Tem Bordeaux added that the CDBG award would have increased the cost of the project, reducing the benefit of the grant. Council Member Goldberg inquired of the City Manager as to whether she believed declination of the grant would impact future applications. The City Manager expressed neutrality on whether she felt optimistic about future awards, but presented that the City would/should definitely apply for future projects that it believes would meet the requirements for CDBG consideration.

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Mayor Hall called for a vote.

All members voted in favor, and the motion carried.

3. Award – Project Bid No. PW 2024-001 – Pedestrian Bridge Replacement – Cline Service Corp., Contractor – \$275,000

Council Member Woods moved to approve the measure to award Project Bid No. PW 2024-001 to Cline Service Corp.; Council Member Torrent seconded.

Mayor Hall and City Manager Miller-Thornton recapitulated a discussion regarding cost and project needs related to the pedestrian bridges along the inner berm of Pine Lake. Also discussed was the potential impact of lowering the lake to reduce total project cost by \$20,000, per terms proposed by the contractor.

Council Member Goldberg expressed concern over replenishment of the water once the project is complete. City Manager Miller-Thornton added this would be subject to variable flow of Snapfinger Creek. City Council discussed what other measures would be necessary with water replenishment (aeration, re-stocking fish, etc.).

Mayor Hall recapitulated concerns of Council as “saving \$20,000 on the front end would present an unknown cost on the back end.” Council Member Ramsey added that aeration would likely be relatively inexpensive. In response to comments made about potentially postponing the swimming season during construction of the pedestrian bridges, Council Member Torrent defended the community value of the swimming area remaining open. Mayor Hall affirmed it was not yet clear whether construction would impact the swimming area at all.

Council Member Goldberg stated he would like a timeline of construction dates from the contractor. City Manager Miller-Thornton responded that it would behoove City Council to award the contractor and work out the specific details of the contract to include timeline, etc., thereafter.

Mayor Hall called for a vote.

All members voted in favor, and the motion carried.

4. Resolution R-09-2024 – FY2024 Budget Resolution

Council Member Ramsey moved to adopt Resolution R-09-2024; Mayor Pro Tem Bordeaux seconded.

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City Manager Miller-Thornton explained that during 2024 budget adoption, City Council transferred ARPA funds to the General Fund, with a portion of the moneys being marked for public safety salaries and associated expenses, and an equivalent amount being earmarked for special projects. The pedestrian bridge project (\$275,000), then, would be paid for using the remaining \$176,901 of the initial ARPA funds as earmarked for special projects, with the additional \$98,099 “front funded” from the General Fund, to be replaced by funds from SPLOST II.

Mayor Hall called for a vote.

All members voted in favor, and the motion carried.

Reports and Other Business

Mayor

Mayor Hall thanked the City Manager for her continued work on moving the pedestrian bridge project forward.

The Mayor added she would be meeting with a civil engineer to discuss road contractors in neighboring cities, suggesting collaboration.

City Council

Council Member Goldberg led a brief discussion, suggesting greater reporting expectations for City Committees. City Manager Miller-Thornton commented that a lot of those expectations need to be presented prior to appointment, as those committees (MAP, SEED, etc.) fall under state open meetings guidelines. The brief discussion ended with a consensus that policies would be updating as it relates to the formation, appointment and function of official City committees.

Pine Lake News

Council Approves Bid for Two Berm Bridges: We have accepted a bid to replace the two bridges on the inner (swim area) berm. Timing and logistical details are still being hammered out, but we should be able to walk the berm again before the end of the year.

Sheep Report: The sheep are almost done on the Dam. There is still some clearing left to do, and we want to get as much chewing action as we can while the sheep are here. John the shepherd assures us that we will be able to walk the path again by May 10th. In the meantime, please stay off the path so that the sheep can finish their job.

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Upcoming Events:

May 5th, PLAIN Cinco de Mayo Fundraiser Block Party: Music, Food and Fun. Sunday, 12:00 - 3:30 PM Dahlia Drive between Olive and Ivy. [See Flyer](#)

June 1st, Beach Opens for Swimming: The beach will open for swimming on Saturday June 1st and will close Monday September 30th.

5. Executive Session to Discuss Personnel

The Mayor, City Manager, and all members of City Council entered into Executive Session at 6:46pm.

An Executive Session was held.

Council Member Woods motioned to adjourn from Executive Session at 7:45pm.

No action was taken by City Council outside of Executive Session.

Adjournment

Council Member Woods moved for adjournment at 7:47pm.

S/ Ned Dagenhard

Ned Dagenhard
Assistant City Clerk

S/ ChaQuias M Thornton

ChaQuias Miller-Thornton
Acting City Clerk