

**CITY OF PINE LAKE
WORK SESSION MINUTES
October 14, 2025 at 6:00 PM
Courthouse & Council Chambers
459 Pine Drive, Pine Lake, GA**

Call to Order: Mayor Hall called the Work Session to order at 6:00PM.

Present: Mayor Brandy Hall, Mayor pro tem Jean Bordeaux, Council Members Jeff Goldberg, Tom Ramsey, Thomas Torrent, and Augusta Woods. Also present were City Manager Stanley Hawthorne, City Attorney Chris Balch, Chief of Police Sarai Y'Hudah-Green, Public Works Director Bernard Kendrick, and Acting City Clerk Ned Dagenhard. Finance Director Danny Lamonte was not in attendance.

Announcements/Communications

Mayor Hall thanked the organizers of *LakeFest 2025*, calling it the “big event of the year.”

Mayor pro tem Bordeaux expressed appreciation for Council Member Goldberg’s handling of the weekly email newsletter (*AKA “News Blast”*). Council Member Goldberg thanked Ms. Bordeaux, adding that he was “happy” to have transferred the duties associated with email newsletter notifications to the Acting City Clerk.

Mayor Hall added a request to the staff that an update regarding the scheduled paving work be provided—specifically as it relates to potential impact on the Halloween “trick or treat” festivities—during *Reports and Other Business*.

Adoption of the Agenda of the Day

Mayor pro tem Bordeaux moved to adopt the Agenda of the Day; Council Member Ramsey seconded.

No discussion took place.

Mayor Hall called for a vote.

All members voted in favor, and the motion carried.

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New Business

1. Development and Downtown Development Authorities Review

City Manager Hawthorne introduced the subject, referencing a discussion that took place during the Governing Authority's September 24th Planning Retreat. The City Manager briefly outlined the two classes of development authorities being considered: development authorities, and *downtown* development authorities (DDAs). The City Manager then introduced Frank Jenkins, a bond attorney specializing in DDAs, who joined the Work Session via Microsoft Teams.

A lengthy discussion took place, with Mr. Jenkins fielding questions from the Governing Authority. Subjects discussed included the statutes that govern DDAs, which types of commercial uses may classify as "businesses" under those statutes, and DDA membership requirements.

Following the discussion, the Governing Authority directed staff to identify a presenter on general *development authorities*, and schedule such presentation for the November Work Session.

No action was taken by Council.

2. Dam and Wetlands Reports by AECOM

Mayor Hall invited Public Works Director Kendrick and AECOM Project Manager Shahid Jamil to discuss the ongoing survey of the wetlands mechanism, and status of the dam inspection. The subjects were discussed at length, with the majority of attention given to measuring the capacity of the lake as it relates to maintaining integrity of the dam and berm.

Regarding the inclusion of a bathymetric and topographic survey of the lake into the previously approved Task Order 001—which would result in no additional appropriations—Public Works Director Kendrick requested consensus from the City Council. The City Clerk observed unanimous consensus.

No other action was taken by Council.

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Reports and Other Business

Strategic Performance Report, October 2025

City Manager Hawthorne introduced the October 2025 Strategic Performance Report to the public, and offered fellow staff the opportunity to speak on their respective contributions.

Acting City Clerk Dagenhard thanked Council Members Goldberg and Torrent for their invitation to the monthly “Community Chat” at the beach house, adding that he enjoyed the conversation and successfully solicited resident input regarding prioritization of certain information for the website redevelopment.

Public Works Director Kendrick discussed the Georgia Power installation of new support poles for powerlines, stating that the installation efforts had temporarily impacted access to the City’s server. In response to a question from Mayor Hall, Mr. Kendrick also commented on the paving preparation work—and alleged damages to certain retaining walls and curbs—adding that the contractor had been notified and would be repairing those cited damages. Mr. Kendrick also stated that the Greenspace Masterplan was nearing an important benchmark, and he anticipated providing an update at the November Work Session.

Chief Green discussed an arrest made following a recent vandalism event. Additionally, the Chief of Police discussed the maintenance impediments associated with speed bumps, adding that alternative traffic calming features were being considered. Regarding the upcoming Halloween/”trick or treat” holiday—and potential overlap with the street paving project—Chief Green added that the subject had been discussed with the paving contractor and that any work scheduled for October 31st would be limited, or cancelled outright.

Mayor

Mayor Hall thanked the City Council and staff for their continued work on various projects and initiatives, referring to accomplishments made in a “short time frame” by a “small staff” as “amazing.”

The Mayor added a message to the public regarding the request that a Public Works maintenance schedule be published, stating that the many variables that contribute to day-to-day augmentation of such a schedule (such as weather delays) would render such a schedule ineffective.

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City Council

Council Member Ramsey thanked the Departments of Public Works and Police for their respective contributions to preparation and facilitation of the *LakeFest* event.

Council Member Goldberg thanked Acting City Clerk Dagenhard for attending a recent “Community Chat,” adding that residents appreciated spending time with staff. Mr. Goldberg added concern over the fragility of the City’s access to its server, in light of issues presented by Georgia Power support pole repair/installation work. Mr. Goldberg also added kudos to the Public Works Director regarding the renovation of City Hall.

Mayor pro tem Bordeaux thanked the Acting City Clerk for preparing the remote-access to the meeting for guest speaker Frank Jenkins. Ms. Bordeaux added gratitude for all involved in the facilitation of the *LakeFest* event, as well as the renovations at City Hall.

Council Member Woods seconded Mayor pro tem Bordeaux’s comments, adding, “nobody knows how much work goes into [*LakeFest*],” thanking staff and volunteers.

Council Member Torrent stated that as *Pine LakeFest, Inc.* President Kathie deNobriga has announced her intention to step down, there is not currently a person or persons to “take the reigns,” lauding the value of festivals like *LakeFest* for their impact on the City’s culture and outreach. Mr. Torrent also harkened back to the subject of downtown development, adding that organizing festivals can be an aspect of DDAs.

Adjournment

Council Member Woods moved to adjourn the Regular Meeting at 8:11PM.



Ned Dagenhard
Acting City Clerk