

**CITY OF PINE LAKE
WORK SESSION
ACTION AGENDA
February 10, 2026 at 6:00PM
Courthouse & Council Chambers
459 Pine Drive, Pine Lake, GA 30072**

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

Present: Mayor Brandy Hall, Mayor pro tempore Jeff Goldberg, and Council Members Deborah Hull, Stephanie Kohler, Jane Lowers, and Thomas Torrent. Also present were City Manager Stanley Hawthorne, City Attorney Chris Balch, Chief of Police Sarai Y’Hudah-Green, Public Works Director Bernard Kendrick, and City Clerk Ned Dagenhard. Finance Associate Stephen Mayer was not in attendance.

Announcements/Communications

Mayor Hall discussed the recent return of HB581 in the form of a newly adopted legislation by the State House of Representatives, which would remove the ability for municipalities to “opt-out” of the homestead property tax exemption program. Mayor Hall also reminded attendees of the upcoming February 23rd ‘State of the City’ Town Hall.

Council Member Torrent thanked attendees for their presence, and urged patience and decorum, condemning character assessments.

Council Member Hull announced that she and Council Member Lowers had enjoyed a productive “Community Chat” event, and thanked attendees.

Mayor pro tem Goldberg announced that the Tree City USA application had received local approval, and was now contingent on regional approval. Mr. Goldberg added that an upcoming meeting with David Long from the Georgia Forestry Commission would include an audit of the City’s Tree Conservation Ordinance and additional work on an invasive plant management plan. Mr. Goldberg echoed comments made by Council Member Torrent, urging a separation of “passion from the person,” expressing sadness regarding certain residents’ “personal attacks” on staff.

**CITY OF PINE LAKE
WORK SESSION
ACTION AGENDA
February 10, 2026 at 6:00PM
Courthouse & Council Chambers
459 Pine Drive, Pine Lake, GA 30072**

Adoption of the Agenda of the Day

Council Member Lowers motioned to adopt the agenda; Council Member Torrent seconded.

Mayor Hall voiced the need to move the *Public Hearing* to immediately follow *New Business Item 1, Comprehensive Plan, “Kickoff” by the Atlanta Regional Commission – Presentation*.

Council Member Torrent moved to adopt the agenda, as amended; Mayor pro tem Goldberg seconded.

Mayor Hall called for a vote on the agenda, as amended.

All members voted in favor, and the motion carried.

New Business

1. Comprehensive Plan, “Kickoff” by the Atlanta Regional Commission (ARC) – Presentation

Jillian Porter-Willis—Senior Planner with ARC and project manager for development of Pine Lake’s Comprehensive Plan—presented a slideshow explaining the comprehensive plan development process and timeline.

City Council expressed the desire to nominate and appoint a member of the community (ideally, as stated by Council Member Torrent, from the organizations *Pine LakeFest* and/or *PLAIN*). Discussion with the City Attorney and City Manager availed the need to place this action on the agenda for a regular meeting.

No action was taken by City Council.

Public Hearing, Comprehensive Plan

Mayor Hall opened the Public Hearing at 7:10PM.

A Public Hearing took place.

Seeing no further public, Mayor Hall closed the Public Hearing at 7:16PM.

**CITY OF PINE LAKE
WORK SESSION
ACTION AGENDA
February 10, 2026 at 6:00PM
Courthouse & Council Chambers
459 Pine Drive, Pine Lake, GA 30072**

New Business

2. Dam Project – Engineering Report on Rip Rap

Public Works Director Kendrick recounted the rationale, legal orientation, project scope, community reaction, and responding efforts related to removal of vegetation from Pine Lake’s dam, and installation of stabilizing materials (“riprap”).

Mayor Hall thanked Director Kendrick, adding that his defense of his actions was unnecessary, since he was acting on directive of the City Council. Mr. Kendrick, resuming his comments, added that the engineering report was still incomplete, as recent removal of vegetation was proposed due to the City’s engineer-of-record’s inability to complete their assessment of the integrity of the dam.

City Manager Hawthorne expressed comments regarding previous and current City Council/staff dynamics, adding that his assessment of the current City Council had influenced his decision to vacate the role of City Manager at the end of his contract (December 2026). Mr. Hawthorne urged the City Council to realign their relationship with staff, highlighting the importance of trust, and referencing upcoming opportunities for continued education and orientation on the role of the City Council in a Council-Manager form of government.

The Public Works Director fielded questions from the City Council regarding the function of riprap, status of the dam inspection, maintenance of other features involved in the creek-wetlands-lake-wetlands system, and replanting efforts along Lakeshore Drive and a vegetation zone along the dam.

Council Member Torrent verbally refuted comments made insinuating his involvement in an effort to engage community response to removal of vegetation and installation of riprap.

Further discussion included leaf pickup protocol, the limitations of Public Works resources (staff, equipment, etc.), as well as maintenance of vegetation on the “creek side” of the dam.

No action was taken by City Council.

**CITY OF PINE LAKE
WORK SESSION
ACTION AGENDA
February 10, 2026 at 6:00PM
Courthouse & Council Chambers
459 Pine Drive, Pine Lake, GA 30072**

3. Implementation of Ordinance 2024-05, Registry and Regulation of Short-Term Rentals

Council Member Torrent “teed up” the discussion, stating that an administrative process related to Ordinance 2024-05 was topical, since the DeKalb County’s municipal advisory committee for the FIFA World Cup predicted an influx in short-term rental occupation between June and July of 2026.

Chief Y’Hudah-Green presented a status update on her department’s capacity for collecting information on residential property use.

City Manager Hawthorne discussed the need shore up code compliance and enforcement mechanisms in order to regulate use of properties as short-term rentals.

A discussion took place, involving the City Attorney, Mayor pro tem Goldberg, and Council Members Torrent and Lowers regarding hotel/motel tax assessment and collection, and use of those funds.

No action was taken by City Council.

4. Charter Review – Council-Manager Form of Government

City Attorney Balch facilitated a slideshow presentation on the Council-Manager form of government, discussing the roles of the governing body, and the merits of a professionalized government.

No action was taken by City Council.

**CITY OF PINE LAKE
WORK SESSION
ACTION AGENDA
February 10, 2026 at 6:00PM
Courthouse & Council Chambers
459 Pine Drive, Pine Lake, GA 30072**

Reports and Other Business

February 2026 Strategic Performance Report

City Manager Hawthorne referred City Council and attendees to the *February 2026 Strategic Performance Report*, stating that he would refrain from reciting the document's contents "given the lateness of the hour." The City Manager also provided City Council with an update on legislation moving through the State General Assembly affecting property taxation.

Mayor

Mayor Hall announced the next 'Coffee at City Hall' event would take place February 27, 2026 from 8:30-9:30AM. The Mayor added that City Clerk Dagenhard had begun "putting feelers out" on resident Facebook pages in preparation for the launch of an official City-run informational page. The Mayor also spoke to the agenda of the upcoming City Council Planning Retreat, wherein they would discuss City Council priorities, including the merits of a conservancy and arts organization.

City Council

Mayor pro tem Goldberg expressed concern regarding the legislation referenced by the City Manager—SB 332 and HB116. Mr. Goldberg also repeated his interest in development of an environmental conservancy in Pine Lake ahead of his planned meeting with the Southfork River Alliance.

Council Member Kohler urged residents to view the 2021 Comprehensive Plan, as well as the February Strategic Performance Report, praising the latter document. Ms. Kohler also added their opinion that the "City Council/Staff Orientation" (published on the City's YouTube channel) should be watched in its entirety, cautioning over-distillation of information.

**CITY OF PINE LAKE
WORK SESSION
ACTION AGENDA
February 10, 2026 at 6:00PM
Courthouse & Council Chambers
459 Pine Drive, Pine Lake, GA 30072**

Adjournment

Council Member Lowers motioned to adjourn the Work Session at 9:48PM.

Ned Dagenhard

Ned Dagenhard, City Clerk

