

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

Call to Order: Mayor pro tem Goldberg called the Work Session to order at 6:00PM.

Present: 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, Public Works Director Bernard Kendrick, Finance Director Stephen Mayer, and City Clerk Ned Dagenhard. Mayor Hall and Chief of Police Sarai Y'Hudah-Green were not in attendance.

Announcements/Communications

Mayor pro tem Goldberg announced that Mayor Hall was unable to attend the meeting, adding this would be his first time presiding as Chair.

Mr. Goldberg added a request that attendees refrain from personalizing subjects of discussion during the meeting, urging maintenance of decorum.

Adoption of the Agenda of the Day

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

Mayor pro tem Goldberg called for a vote.

All members voted in favor, and the motion carried.

New Business

1. Commercial Property Tax Assessment, Presentation

Calvin Hicks, the Chief Assessor for DeKalb County's Board of Assessors, presented aspects of the methodology for assessing properties for tax rate application.

Mr. Hicks fielded questions from the City Council and City Attorney regarding the timeline for reassessing commercial and multifamily properties that have received repeat valuation appeals.

No action was taken by City Council.

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2. Beach House Improvements

Public Works Director Kendrick presented the resulting bid tabulation, following a request for proposals (RFP) regarding renovations and reparative work to the City's facility at 4580 Lakeshore Drive ("Beach House"). The bid packet was requested by (7) firms; (1) firm chose to respond with a proposal.

Council Member Hull noted an error in the bid packet, which listed information related to a street repaving project, suggesting this may have confused firms.

Council Member Torrent reiterated a previous consensus of City Council to proceed with a reduced scope of work—electrical and plumbing improvements—rather than extensive repairs and cosmetic improvements.

A discussion took place among City Council and staff regarding the difficulties associated soliciting bids, as well as historical context for project delays.

City Attorney Balch outlined the process by which City Council may proceed with authorizing City Administration to attempt to negotiate a reduced scope of work with the sole-responding firm.

Unanimous consensus of the City Council was observed regarding the proposed reduction in scope for the Beach House Improvements project bid, and direction given to City Administration to enter negotiations with the sole-bidder, *Collins General Construction*.

No additional action was taken by City Council.

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3. Dam Planting Proposal

Public Works Director Kendrick presented a historical timeline regarding repair to the wetlands, which directly involved other facilities such as the lake and dam.

A discussion took place, during which the Public Works Director fielded questions from the City Council regarding specifics of the timeline, such as when the bathymetric survey of the lake took place, and when the high-water mark of the lake was discerned.

Additional questions were fielded by the Public Works Director and City Attorney regarding the requirement of review by State agencies, including discussion of a memorandum of understanding (MOU) with the Georgia Soil and Water Conservation Commission, which staff affirmed was prerequisite to designation as a GSWCC local issuing authority (LIA).

A separate public comment section was held, during which members of the public shared personal perspectives regarding the merits of a strategic replanting effort along the dam, and the shoreline adjacent Lakeshore Drive.

No action was taken by City Council.

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Reports and Other Business

March 2026 Strategic Performance Report

City Manager Hawthorne presented an outline for routes the City may take to address urgent and long-term fiscal sustainability concerns. Each option presented structural changes for the City, including an increase in property tax millage, annexation, and disincorporation.

Deliberation ensued, as City Council presented various perspectives on the options as laid out by Mr. Hawthorne. While the views of individual Council Members varied from expenditure cuts to changes to the form of government and service agreements, a consensus of Council expressed a desire to fully assess department-level expenditures ahead of further discussion of structural alternatives.

Mayor pro tempore

Mayor pro tem Goldberg emphasized the need to “maintain hope,” noted the “passion” expressed by City Council, staff, and the public.

City Council

Council Member Kohler—alluding to an earlier public comment regarding “micromanagement” of staff by City Council—urged “whoever wants to ponder” to empathize with those staff professionals have pressure applied by “someone not qualified.” Ms. Kohler added their awareness that such a task—which appeared to be characterized as the relationship between City Council, staff, and the members of the public—required balance.

Adjournment

Council Member Hull motioned to adjourn the Work Session at 10:16PM.

Ned Dagenhard, City Clerk