

**CITY OF PINE LAKE, GEORGIA
REGULAR MEETING AGENDA
OCTOBER 27, 2026 @ 6:00PM
COURTHOUSE AND COUNCIL CHAMBERS
459 PINE DRIVE, PINE LAKE, GA 30072**

NOTE: All attendees are reminded to silence cellular phones and other devices that may cause interruption of the session proceedings.

CALL TO ORDER - REGULAR MEETING

ANNOUNCEMENTS/COMMUNICATIONS

ADOPTION OF THE AGENDA OF THE DAY

ADOPTION OF THE MINUTES

- September 29, 2026 - Regular Meeting
- October 13, 2026 - Work Session

PUBLIC COMMENT - 3 minutes each please

NEW BUSINESS

1. Resolution R-2026-54, Gateway Gallery Project Solicitations Award
2. Ordinance 2026-01, City Council Meetings Start Time - *Second Read, Potential Adoption*
3. Ordinance 2026-02, Revision of Sec. 62-86, 62-88, and 62-91, Public Access to Public Places - *First Read*

PUBLIC COMMENT - 3 minutes each please

REPORTS AND OTHER BUSINESS

- Mayor (pro tempore)
- City Council

EXECUTIVE SESSION

ADJOURNMENT

COUNCIL MEMBERS

Thomas Torrent - Mayor pro tem
Deborah Hull
Stephanie Kohler
Jane Lowers

CITY OF PINE LAKE

425 ALLGOOD ROAD
P.O. BOX 1325
PINE LAKE, GA 30072
404-999-4901

www.pinelakega.net

**CITY OF PINE LAKE
REGULAR MEETING
MINUTES
September 29, 2026 at 6:00PM
Courthouse & Council Chambers
459 Pine Drive, Pine Lake, GA 30072**

Call to Order: Mayor pro tem Torrent called the Regular Meeting to order at 6:00PM.

Present: Mayor pro tempore Thomas Torrent, and Council Members Deborah Hull, Stephanie Kohler, and Jane Lowers. Also present were City Manager Stanley Hawthorne, City Attorney Angela Couch, and City Clerk Ned Dagenhard. Chief Sarai Y'Hudah-Green was not in attendance.

Announcements/Communications

Council Member and PLAIN-liaison Deborah Hull announced the PLAIN-sponsored American Red Cross Blood Drive had been successful, adding she hopes the American Red Cross will work with the organization in the future.

Mayor pro tem Torrent announced that the *Pride Lake* event had been successful, despite inclement weather. Mr. Torrent thanked staff for logistical and preparatory support, and added specific commendation to Officer Michael Taylor and Sergeant Carlos Chipoco.

Mayor pro tem Torrent continued by advising that Commissioner Chakira Johnson's office had notified the City of a \$20,000 grant award for the Gateway Gallery public art initiative.

Finally, Mr. Torrent offered a reminder to dais colleagues and staff of the City's "City of Ethics" designation.

Adoption of the Agenda of the Day

Council Member Kohler motioned to adopt the agenda; Council Member Hull seconded.

No discussion took place.

Mayor pro tem Torrent called for a vote.

All members voted in favor, and the motion carried.

**CITY OF PINE LAKE
REGULAR MEETING
MINUTES
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Adoption of the Minutes

- August 25, 2026 – Regular Meeting
- September 8, 2026 – Work Session

Council Member Lowers moved to adopt the minutes; no member seconded.
Council Member Lowers rescinded her motion.

Council Member Hull moved to amend the Minutes from the September 8, 2026 Work Session.

A discussion took place.

Council Member Lowers motioned for an amendment, specifying the introduction of the statement, "...regarding alleged overgrowth on City-maintained right-of-way as a responsibility of Special Projects Manager Kendrick, which Council Member Hull characterized as "dereliction of duty;" Council Member Hull seconded.

Mayor pro tem Torrent called for a vote.

All members voted in favor, and the motion carried.

Consent Agenda

- 1. Resolution R-2026-50, Authorization to Apply for BRACE Grant**
- 2. Resolution R-2026-51, Adoption of 2026 Comprehensive Plan**

Council Member Kohler moved to adopt the Consent Agenda; Council Member Hull seconded.

No discussion took place.

Mayor pro tem Torrent called for a vote

All members voted in favor, and the motion carried.

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New Business

1. Resolution R-2026-52, Gateway Gallery Project – District 4 Grant Proposal

Council Member Lowers moved to adopt Resolution R-2026-52; Council Member Kohler seconded.

Mayor emeritus Melanie Hammet spoke on the status of the Gateway Gallery project, and stated that the \$20,000 grant funding was in “steady hands,” referencing the workflow and expectation of project completion by the end of the year.

Council Member Hull inquired as to whether installation height would interfere with traffic control signage. Ms. Hammet advised that involvement of the Chief of Police and Public Works staff had involved sightline analysis to ensure no obstructions. Ms. Hammet further qualified the statement, adding that a traffic mirror was expected to be installed. Ms. Hull also inquired about the art panel material, which Ms. Hammet stated would be solid as opposed to mesh, at the recommendation of public arts task force member Robert Witherspoon.

Council Member Kohler inquired about the procurement process. Ms. Hammet stated that the City had received three bids, and expected four by the end of the week, adding that 5 firms in total had been consulted.

Mayor pro tem Torrent called for a vote

All members voted in favor, and the motion carried.

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3. Resolution R-2026-53, 2026 PLAIN MOU

Council Member Hull moved to adopt Resolution R-2026-53; Council Member Lowers seconded.

PLAIN Vice President Courtney Wasserburger spoke on behalf of PLAIN, emphasizing the organization's desire for the agreement to be adopted as soon as possible.

Council Member Kohler inquired about a clause referencing herbicide use when authorized in coordination with the City's Public Works Department, asking that the clause be removed. The requested amendment to the agreement received no second.

Council Member Lowers commented on references to a calendar year throughout the agreement. City Clerk Dagenhard advised that since the agreement had been amended materially each year, it had required annual readoption. City Attorney Couch stated that regardless of future changes, a yearly "reaffirmation" was advisable.

Council Member Hull asked about the mention of a joint public meeting between PLAIN and City Council. City Attorney Couch stated that such a meeting would likely take place during a regularly scheduled City Council meeting.

City Attorney Couch, Council Member Kohler, and Ms. Wasserburger then engaged regarding the previously mentioned herbicide-use clause. The City Attorney stated that required coordination with the City was an intentional guardrail. Council Member Kohler inquired about impact on *Bee City* certification. Ms. Wasserburger and attending-staff could not support whether the City currently held such certification, as it had in the past. Ms. Wasserburger then added that the agreement, as she understood, provided for full control by the City over functions of PLAIN on City-owned property.

Mayor pro tem Torrent called for a vote.

Mayor pro tem Torrent, as well as Council Members Hull and Lowers voted in favor of the motion; Council Member Kohler voted against; no members abstained.

The motion carried.

**CITY OF PINE LAKE
REGULAR MEETING
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4. Ordinance 2026-01, Amending Chapter 2, Article II, Division 2 of the Code of Ordinances – Regarding City Council Meeting Start Time, *Potential First Read*

Council Member Lowers performed the first read of Ordinance 2026-01.

No action was taken by City Council.

Reports and Other Business

Mayor pro tem Torrent announced the *Pine LakeFest* would take place the following Saturday and Sunday from 11AM-6PM.

Mr. Torrent continued that he would be attending the Georgia Municipal Association (GMA) District 3 Fall meeting Thursday, October 9th.

Mr. Torrent announced the PLAIN “candidate meet and greet” with Jeff Goldberg and James Paproski, who are running for unexpired terms for Mayor and City Council, respectively.

Finally, Mr. Torrent reported that he had begin discussions with City Attorney Couch on the possibility of a City Council retreat “as soon after the election as possible.”

Executive Session

Council Member Hull moved to enter Executive Session for the purpose of discussing personnel and litigation at 6:39PM.

An executive session was held.

Council Member Hull moved to exit Executive Session and re-enter the Regular Meeting at 7:46PM.

Council Member Hull motioned to allow former City Attorney Chris Balch to continue representing the City of Pine Lake in pending litigation matter, *Stonecrest Mall LLC v. DeKalb County*.

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Adjournment

Council Member Kohler motioned to adjourn the Regular Meeting at 7:47PM.

Ned Dagenhard, City Clerk

DRAFT

**CITY OF PINE LAKE
WORK SESSION
MINUTES
October 13, 2026 at 6:00PM
Courthouse & Council Chambers
459 Pine Drive, Pine Lake, GA 30072**

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

Present: Mayor pro tempore Thomas Torrent, and Council Members Deborah Hull, Stephanie Kohler, and Jane Lowers. Chief of Police Sarai Y'Hudah-Green, City Attorney Angela Couch, City Clerk Ned Dagenhard, Special Projects Manager Bernard Kendrick, and Finance Associate Michelle Uran. City Manager Stanely Hawthorne was not in attendance.

Announcements/Communications

Council Member Kohler announced that the *Cows of DeKalb* public art project unveiling event would take place at Fleeman Park (Pine Drive and Forest Road) on November 5th at 11:00AM.

Mayor pro tem Torrent announced that City Manager Hawthorne was unable to attend the meeting due to illness, asking for thoughts and prayers.

Mr. Torrent continued that the PLAIN “candidate meet and greet” would take place the following Friday. Mr. Torrent also discussed the DeKalb Reads Initiative “book box” installation, naming the *Cows of DeKalb* art piece, and DeKalb Sanitation “bulk pickup” initiative. Finally, Mr. Torrent informed City Council of the DeKalb County Housing Council appointment, announcing that he would be appointing himself following discussion with City Council colleagues and staff.

Adoption of the Agenda of the Day

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

No discussion took place.

Mayor pro tem Torrent called for a vote.

All members voted in favor, and the motion carried.

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New Business

1. Gateway Gallery Project

Special Projects Manager Kendrick spoke on the status of the Gateway Gallery public art project, providing a project scope and estimated timeline, as well as information regarding ongoing solicitation of estimates from various contractors. Mr. Kendrick stated that he planned to recommend AHB General Contractors, PRK Services LLC, Prime Plus Consultants and Associates, and Ryan Mathis Custom Furniture LLC for aspects of the project ranging from wind load analysis and asphalt removal to fabrication of the public art installation support structure. Mr. Kendrick continued that he would be recommended an additional \$4,500 to be budgeted for art purchases. As the total for the project would exceed affiliated grant awards by \$10,000, Mr. Kendrick stated that it would be staff's recommendation to utilize a portion of unused funds for citywide beautification, previously allocated in the 2025 Community Investment Plan (CIP).

Council Member Hull inquired about wind load analysis. Mr. Kendrick advised that the County established estimations associated with normal- and high-wind events; wind load calculation would provide for a top-speed resistance to ensure structural integrity of the installation. Ms. Hull requested the wind-load MPH once analysis was completed.

Mayor pro tem Torrent inquired about site demolition and curbing, as well as art purchases. Mr. Kendrick advised that the 4x40 foot area would need to be excavated for foundation and (10) pilings to be installed, as well as rebuilding of subbase, decorative rock, and lighting. Regarding art purchases, Mr. Kendrick deferred to a future presentation to City Council, referring to his role in project management rather than art curation.

Council Member Lowers thanked Mr. Kendrick for the level of detail and cost matrix.

In closing, Mr. Kendrick thanked other members of the public arts task force, and provided an update on other capital projects and Public Works activities, including the Beach House renovation, Poplar Park development, leaf pickup preparations, and holiday lighting installations.

No action was taken by City Council.

**CITY OF PINE LAKE
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2. Fiscal Year (FY) 2027 Budget Calendar

Finance Associate Michelle Uran provided information on the various benchmark dates associated with a proposed 2027 Budget calendar, including staff workshopping, City Council presentation, advertisement and facilitation of a required public hearing, and final adoption.

City Clerk Dagenhard spoke regarding historical budget cycles since 2023. In response to a City Council characterization, Mr. Dagenhard qualified that the 2027 Budget was likely to involve incremental adjustments and introduction of finance policy updates.

No action was taken by City Council.

3. Third Quarter (Q3) Revenues and Expenditures Variance Report, *Update*

Finance Associate Uran advised that receipt of the variance report would be delayed until the November 10th Work Session.

No action was taken by City Council.

4. FY2027 Budget, Pre-review of Drafted Financial Policies

Finance Associate Uran presented a review of drafted financial policies, pulling from Government Finance Officers Association (GFOA) recommendations. Ms. Uran fielded questions regarding investment and reserve policy.

Mayor pro tem Torrent inquired as to whether the policy clauses regarding grants would inhibit the City's "agility" as it pertains to applying for smaller local grants. Ms. Uran advised that while analysis of operational companionship related to grants was often a requirement for state and federal grant applications, inserting language in the policy to enable the City to nimbly apply for local grants was possible.

Council Member Lowers and City Attorney Couch spoke regarding adoption procedure, with the decision of codification versus policy adoption being deferred to City Council.

No action was taken by City Council.

**CITY OF PINE LAKE
WORK SESSION
MINUTES
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5. Media Production Permitting, Process and Fees

City Clerk Dagenhard advised City Council on ongoing research regarding an update to the media production permitting ordinance. Mr. Dagenhard referenced meetings with other local jurisdiction staff, including City Clerk Reyna of Avondale Estates and City Manager Dimov of Stone Mountain.

Mr. Dagenhard requested direction from City Council, as to whether the Governing Authority would delegate his office to cooperate with Chief Y’hudah-Green and City Attorney Couch to develop a policy update for City Council consideration, rather than a more open-ended deliberation and study by City Council. A consensus of City Council was observed in favor of a staff-directed approach.

No action was taken by City Council.

6. Automated License Plate Recognition (ALPR) Surveillance Technology (“Flock Camera”) Prohibition

Mayor pro tem Torrent advised that cities in the Atlanta metropolitan area were undertaking the issue of pole-mounted, automated license plate recognition (ALPR) surveillance technology, often associated with to the manufacturer *Flock*, or “Flock cameras.” Mr. Torrent presented an ordinance developed by the American Civil Liberties Union (ACLU) for the purpose of education and discussion.

A discussion took place, wherein City Council weighed in on their various perspectives on the technology, citing potential abuse and discrimination. Staff advised on purported benefits to the technology, and safeguards that may be employed by the Criminal Justice Information Services (CJIS) and Georgia Bureau of Investigation (GBI), in line with steps taken following abuse of the National Crime Information Center (NCIC) data collection and management portal.

City Attorney Couch advised that as City Council continues to deliberate a potential prohibition, they work to establish “very specific” language, so as to avoid loopholes in desired effect, as well as potential inhibiting of the Department of Public Safety’s collaboration with neighboring agencies.

No action was taken by City Council.

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Reports and Other Business

Mayor pro tem Torrent urged attendees to view the October Strategic Performance Report (SPR).

Mr. Torrent added that he had attended the Georgia Municipal Association (GMA) District 3 meeting, where “humanizing staff to residents” was emphasized. Mr. Torrent also added that the State was looking to improve and automate 911 emergency dispatch services by way of House Bill (HB) 423.

Finally, Mr. Torrent announced he would be attending a meeting of the DeKalb Entertainment Commission on behalf of the City.

Adjournment

Council Member Lowers motioned to adjourn the Work Session at 7:27PM.

Ned Dagenhard, City Clerk



COUNCIL AGENDA MEMORANDUM (CAM)

TO: City Council

FROM: Stanley D Hawthorne, City Manager *Stanley Hawthorne*

DATE: October 27, 2026

TITLE: Gateway Gallery Project Funding and Solicitations Award

RECOMMENDATION

Approve resolution of funding sources from DeKalb County District 4 and Small Cities Intergovernmental Grants with award of project to various vendors, in accordance with the attached quote matrix, to develop and construct the Gateway Gallery Project based on competitive solicitations of the phases of the project.

BACKGROUND

The Gateway Gallery is a large-scale outdoor public-art installation planned for Pine Lake's primary residential entrance, within the City right-of-way next to the adjacent church's parking area. Five permanent painted steel frames will create approximately 30 feet of adaptable exhibition infrastructure. The initial installation may present a photographic polyptych - one continuous image across five panels - or five stand-alone images drawn from Pine Lake's natural environment.

The project turns an ordinary gateway into a visible expression of Pine Lake's identity as Arts' Natural Habitat. It combines a durable, low-maintenance structure with artwork that can change over time, allowing the City to commission and present photography, printed graphics, woven or fabric work, layered assemblage, dimensional elements, and collages without rebuilding the permanent infrastructure.

The purpose of the Gateway Gallery is to create a distinctive, highly visible entrance to Pine Lake while establishing permanent infrastructure for rotating public-art exhibitions. The project signals arrival into Pine Lake, strengthens the City's identity, and brings art into daily civic life in a setting accessible to residents, visitors, church attendees, court users, motorists, and pedestrians. Its reach is amplified by its place within the Rockbridge Trifecta, alongside Poplar Park and the Welcome Wall, all planned for completion by the end of 2027.

The Public Art Installation Task Force's appointed work efforts have resulted in an update to the projected costs for the Gateway Gallery Project. The attached matrix identifies updated solicitation costs associated with the recommended scope of work for the project.

City Council approved a proposal at their September 29, 2026 Business Meeting for an additional \$20,000 from DeKalb County District 4 grant funding made available through Commissioner Chakira Johnson's

Stanley D Hawthorne
City Manager
stanleyhawthorne@pinelakega.net
425 Allgood Road Stone Mountain GA 30083
PO Box 1325 • Pine Lake, GA 30072 • 404-999-4932
www.pinelakega.net

Office to continue the development and construction of the Gateway Gallery Project. The initial \$10,000 grant was also secured from DeKalb County District 4 grant funding made available through Commissioner Steve Bradshaw's Office.

Staff recommends the following vendors to complete the Gateway Gallery Project:

Ryan Mathews Custom Furniture LLC	Project Fabricator	\$ 7,600
AHB Contractors LLC	Site Demolition/Curbing	\$18,174
PRK Services LLC	Wind Load/Engineering	\$ 4,127
Special Project Manager	Project Management	\$ 3,000
Humphries Building Supply	Aggregate Base	\$ 1,846
ColorChrome Atlanta	Blackout Vinyl	\$ 1,517
Home Depot	Solar Lighting	\$ 176
Additional Artwork	N/A	\$ 4,500
TOTAL		\$40,940

RESOURCE IMPACT

Funding for this project has been secured from DeKalb County District 4 funding proposals including \$20,000 sponsored through County Commissioner Chakira Johnson and previously \$10,000 sponsored by former County Commissioner Steve Bradshaw. Staff also recommends a supplemental allocation of \$10,940 (per the "Citywide Beautification" of \$25,000 identified but not funded in the 2025 six-year Capital Improvement Program) funded from the Small Cities Intergovernmental Capital Outlay Fund (SCICO).

ATTACHMENTS

Quote Matrix

**STATE OF GEORGIA
COUNTY OF DEKALB**

RESOLUTION R-2026-54

**A RESOLUTION AUTHORIZING THE AWARD OF WORK TO IDENTIFIED
VENDORS FOR THE PINE LAKE GATEWAY GALLERY PROJECT**

WHEREAS, the Mayor and City Council of the City of Pine Lake are authorized to adopt resolutions for the purpose of protecting and preserving the public health, safety, and welfare of the City and its citizens; and

WHEREAS, pursuant to this authority, the City continues to work proactively to maintain the health, safety, appearance, and natural character of the community; and

WHEREAS, funding for this project has been secured from DeKalb County District 4 funding proposals including \$20,000 sponsored through County Commissioner Chakira Johnson and previously \$10,000 sponsored by former County Commissioner Steve Bradshaw; and

WHEREAS, other funding is available via the Small Cities Intergovernmental Capital Outlay Fund (SCICO); and

WHEREAS, the City's Gateway Gallery Project is a worthy project that has been awarded various grants, and City staff is prepared to move forward with completion of the project.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Pine Lake that the following vendors are hereby approved to complete the Gateway Gallery Project:

Ryan Mathews Custom Furniture LLC	Project Fabricator	\$ 7,600
AHB Contractors LLC	Site Demolition/Curbing	\$18,174
PRK Services LLC	Wind Load/Engineering	\$ 4,127
Special Project Manager	Project Management	\$ 3,000
Humphries Building Supply	Aggregate Base	\$ 1,846
ColorChrome Atlanta	Blackout Vinyl	\$ 1,517
Home Depot	Solar Lighting	\$ 176
Additional Artwork		\$ 4,500
TOTAL		\$40,940

SO RESOLVED this _____ day of October 2026.

CITY OF PINE LAKE, GEORGIA

Thomas Torrent, Mayor Pro Tem

ATTEST:

Ned Dagenhard, City Clerk

APPROVED AS TO FORM:

Angela Couch, City Attorney

SUMMARY MATRIX

[illegible]

EXCAVATORS



AHB GENERAL CONTRACTORS

Commercial - Residential - Remodeling
State of Georgia & Alabama Licensed General Contractor
www.ahbgeneralcontractors.com
bids@ahbgeneralcontractors.com
Office (404) 255-2551
2435 Lake Terrace East Point GA 30344

Exhibit A /Quote /Bid

Quote/ Bid Number
Concrete Repairs
Quote/ Bid Date
Oct 5, 2026
Quote/ Bid Expires:
Nov 4, 2026

Quoted to/ Bid Submitted to/ Bill to:

City of Pine Lake
P.O. Box 1325
Pine Lake, Ga 30072
United States

Project Site / Job Site:

City of Pink Lake
P.O. Box 1325
Pine Lake, GA 30072
United States

Page:

1

Customer ID	Payment Terms	Customer Mobile No.	Customer Phone No.
City of Pine Lake			
Ins. Claim No. if Appl	Ins. Policy No. if Appl	Contract No.	Reference No.

Quantity	Item	Description	Unit Price	Extension
		Scope of Work		
		1. Saw Cut and Remove existing asphalt (4ft x 35ft)		
		2. Adjust existing granite curb 4 Inches in Height		
		3. New crush and run base (4 Inches)		
		4. Adjust and/ or replace existing asphalt roadway		
		5. Additional work as directed		
		Total		18,174.00

*APPROVED _____ by Client**

*APPROVED _____ by AHB General Contractors **

GC Profit and Overhead

Approved-Sign and Date - Quote and Construction Work Authorization

Thank You! We Appreciate all Referrals!

Subtotal	18,174.00
Total	18,174.00

DEERFIELD PAVING CO.
1515 WILLIS MILL RD SW, ATLANTA, GA 30311
404/234-2399 deerfieldpaving9130@yahoo.com

Sept 28, 2026

CITY OF PINE LAKE
CITY HALL
PINE LAKE, GA

Deerfield Asphalt Paving Co. proposes to furnish labor, materials, equipment, insurance
Necessary to perform the following work at Polar Rd & Spring St

SCOPE OF WORK:

Saw cut and remove existing asphalt pavement 4' x 40'

Remove debris from premises

Existing crush & run shall remain AS IS

Remove approx. 40 LF of granite curb

NOTE: condition of granite curb is unknown

Install 4" of compacted crush & run as base for resetting granite curb

Spot concrete support at various location on back side of reset curb

Saw cut and remove 4"x40" existing asphalt pavement on front side of reset curb

Install 9.5 mm asphalt topping on front side of reset curb, compact with roller

TOTAL AMOUNT OF PROPOSAL _____ \$18,357.00

TERMS OF PAYMENT: City of Pine lake agrees to pay Deerfield Asphalt Paving Co.
\$18,357.00 upon completion of job.

PROPOSAL ACCEPTED BY;

CITY OF PINE LAKE


Deerfield Asphalt Paving Co.



Proposal 41-2

Issue Date September 28, 2026

Expires October 28, 2026

PREPARED BY

taha bahi

TF Properties LLC

(404) 304-8818

taha@7fpro.com

3007 Memorial Dr SE, Atlanta, GA 30317, USA

PREPARED FOR

Bernard Kendrick

City Of Pine Lake

(470) 503-1652

Bernardkendrick@pinelakega.net

P.O.Box 1325

Pine Lake Georgia 30072

PROPOSAL DETAILS

Corner of Poplar Road and Spring Street Pine Lake Ga

P.O.Box 1325

Pine Lake Georgia 30072

TF Properties LLC is pleased to submit the following proposal for your consideration. Pricing below is based on the scope of work, documents, and site conditions available at the time of preparation.

SCOPE

The work itemized below includes all labor, materials, equipment, supervision, removal, disposal, and final cleanup required to complete the described scope in accordance with applicable codes and manufacturer installation requirements. Work will be performed during normal business hours unless noted otherwise.

BASIS OF PRICING

Quantities reflect the drawings, specifications, and field observations available at the time of pricing. Where drawings were not provided, quantities are based on field observation and remain subject to verification. Any variation in quantity, specification, or condition identified after award will be addressed by written change order.

CLARIFICATIONS AND EXCLUSIONS

Unless specifically itemized as a line item below, the following are excluded: architectural, engineering, and design services; permit and plan review fees; hazardous material survey, testing, abatement, or disposal, including asbestos, lead, mold, silica, and PCBs; structural modifications; correction of pre-existing code deficiencies; concealed or unforeseen conditions; relocation of existing fixtures, walls, utilities, or drains not shown; temporary heating, cooling, or humidity control; security; overtime, night, weekend, or premium-time labor; payment and performance bonds; owner-furnished materials and equipment; furniture, fixtures, and equipment; and applicable sales or use tax.

SCHEDULE AND ACCESS

Pricing assumes continuous and unobstructed access to the work area for the duration of the work, and that the area will be free of occupants, furnishings, and stored materials at the time of mobilization. Phasing, sequencing, or off-hours requirements imposed after award may result in an adjustment to price and schedule.

Thank you for the opportunity to submit this proposal. We appreciate your consideration and look forward to working with you.

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Upper Path Asphalt Removal	1 Lump Sum	\$3,125.00	\$3,125.00
Saw-cut, mill/remove existing asphalt in upper path/apron area, load and haul off-site. Approx. 4' x 40' area per marked limit line, corner of Poplar Rd and Spring St.			
Remove and Reset Granite Curb Concrete Bed and Backing	1 Lump Sum	\$9,000.00	\$9,000.00
Remove existing granite curb, excavate, pour concrete bed and backing, reset curb raised minimum 4 inches. Assumed 40 LF - confirm exact length before final pricing.			
Upper Path Asphalt Restoration	1 Lump Sum	\$4,000.00	\$4,000.00
Full-depth asphalt restoration (base and surface course) of upper path/apron area following curb reset. Same 4' x 40' area as removal line above.			
Street Asphalt Restoration ROW Tie In	1 Lump Sum	\$5,250.00	\$5,250.00
Full-depth asphalt restoration in right of way, minimum 2' wide tie-in strip along curb line. Width is a stated minimum - confirm against actual saw-cut line in			

field.

Mobilization and Traffic Control	1 Lump Sum	\$1,500.00	\$1,500.00
Single-day mobilization, barricades, signage and traffic control for small ROW work at corner of Poplar Rd and Spring St.			
TOTAL			\$22,875.00

TERMS AND CONDITIONS

1. **ACCEPTANCE AND VALIDITY.** This proposal is valid for thirty (30) days from the date issued and may be withdrawn or revised in writing at any time prior to acceptance. Acceptance occurs upon signature below, or upon issuance of a written notice to proceed or purchase order referencing this proposal.
2. **SCOPE OF WORK.** Contractor shall furnish the labor, materials, and equipment described in this proposal. Work not expressly described is excluded. In the event of a conflict between this proposal and any other document, this proposal governs unless superseded by a fully executed contract signed by both parties.
3. **PAYMENT.** Unless otherwise agreed in writing, invoices are due net thirty (30) days from the invoice date. Progress invoices will be submitted monthly for work completed and materials suitably stored. Amounts unpaid after the due date may accrue interest at one and one-half percent (1.5%) per month, or the maximum rate permitted by law, whichever is less. Contractor reserves the right to suspend work for nonpayment upon seven (7) days written notice.
4. **CHANGES IN THE WORK.** Changes to the scope, quantities, specifications, or sequence of work will be performed only upon a written change order signed by both parties stating the adjustment to contract price and schedule. Contractor is not obligated to proceed with changed work absent a signed change order.
5. **CONCEALED AND UNFORESEEN CONDITIONS.** Pricing is based on conditions observable at the time of proposal. Should concealed, latent, or differing site conditions be encountered, Contractor will promptly notify Owner, and the resulting adjustment to price and schedule will be handled by change order.
6. **HAZARDOUS MATERIALS.** Contractor has not performed and is not responsible for any survey, testing, handling, abatement, or disposal of hazardous materials, including asbestos, lead-based paint, mold, silica, or PCBs. Should such materials be encountered, Contractor will stop work in the affected area and notify Owner, who shall be responsible for remediation by a qualified party at Owner's expense. Resulting delay and remobilization costs will be addressed by change order.
7. **PERMITS AND APPROVALS.** Unless itemized as a line item, Owner is responsible for permit and plan review fees and for obtaining any approvals required from the building owner, tenant, or governing authority.
8. **ACCESS AND SITE CONDITIONS.** Owner shall provide Contractor free and unobstructed access to the work area, together with reasonable use of existing utilities, restroom facilities, parking, and staging space at no cost to Contractor.
9. **SCHEDULE.** The schedule is contingent upon timely acceptance, permit issuance, material availability, and access. Contractor shall not be liable for delays arising from causes beyond its reasonable control, including acts of the Owner or its separate contractors, labor disputes, material shortages, weather, or governmental action.
10. **WARRANTY.** Contractor warrants its workmanship against defects for a period of one (1) year from substantial completion. Manufacturer warranties on materials and equipment are passed through to Owner. This warranty excludes damage arising from misuse, neglect, deferred maintenance, alteration by others, or normal wear. THIS WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.
11. **INSURANCE AND BONDS.** Contractor maintains commercial general liability, automobile, and workers' compensation insurance in commercially reasonable amounts. Certificates of insurance are available upon request. Payment and performance bonds are excluded unless itemized as a line item.
12. **LIMITATION OF LIABILITY.** Neither party shall be liable to the other for consequential, incidental, special, or punitive damages, including loss of use, revenue, or profit. Contractor's aggregate liability arising out of the work shall not exceed the contract price.
13. **GOVERNING LAW AND DISPUTES.** This agreement shall be governed by the laws of the State of Georgia. The parties shall attempt to resolve any dispute through good-faith negotiation, and thereafter by mediation, before initiating litigation.

FABRICATORS

Stump Fabrication LLC

809 Garner Rd SW

Lilburn, GA 30047

+14046617025

stumpfabricationllc@gmail.com

www.stumpfabrication.com



Estimate

ADDRESS

Melanie Hammer

Pine lake, Georgia

ESTIMATE # 1237**DATE 09/18/2026**

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
09/18/2026	~~Materials~~	Wire mesh, square, 4" spacing. 1/4" wire. 89% open area, 60"x120" sheets.	3	346.10	1,038.30
09/18/2026	~~Materials~~	4"x4"x11 gage X 20' long square tubing. Main posts.	10	231.55	2,315.50
09/18/2026	~~Materials~~	3/4" square tubing, 14 gage. Spacer tube for mesh.	5	38.00	190.00
09/18/2026	~~Materials~~	Quickset concrete, for installing posts.	25	8.50	212.50
09/18/2026	~~Shop Labor~~	Fabricate metal frames with wire mesh to hold canvas for artwork. 5 frame assemblies total. Varying heights.	10	90.00	900.00
09/18/2026	~~Field Labor~~	Install frames on prepared site, asphalt to be removed by others. Touch up paint as needed. 2 men, 1 day.	16	120.00	1,920.00
09/18/2026	~~Materials~~	Paint, Rustoleum Direct To Metal. Recommend satin black.	1	215.35	215.35

Thank you for your business! We accept all
major credit cards, ACH bank transfers, Zelle,
Paypal, Cash, and checks can be sent to:

SUBTOTAL	6,791.65
TAX	0.00
TOTAL	\$6,791.65

Stump Fabrication LLC

809 Garner Rd SW

Lilburn, GA 30047

Please note this estimate is good for 30 days.

50% deposit is due at acceptance, and will
lock in materials cost.

Bid Proposal



Budget Estimate

Submitted on 10.06.26

Client:

Payable to:

Pine Lake
425 Spring Dr. Pine Lake, Ga
404.308.0412
melaniehammet.com

Sarah Raud
sarahraud@skoriallc.com
470.571.9743

Zelle: sarahraud@gmail.com
Venmo: @Sarah-Raud
Cashapp: \$ferrouserum
Square: SkoriaLLC (+3% charge)

Project and Scope

Pine Lake Gateway Gallery

Five panels of various heights, five foot wide and staggered 2 foot with welded wire mesh grid inside.

Anchored in cement no less than 2 feet deep. Painted black with protective clear coat.

Itemized Budget Estimate		Qty	Unit price	Total price
Labor	Per panel	5	\$400.00	\$2,000.00
Materials				
2" 1/8" sq. tube	per foot	120	\$7.00	\$840.00
Mesh sheet	per sheet	5	\$143.00	\$715.00
Concrete	per bag	4	\$6.50	\$26.00
Mileage charge	(2/mile)	22	\$2.00	\$44.00
Installation	est. per hour	4	\$60.00	\$240.00

Notes:

Labor includes roll on paint application. Material procurement pending deposit.

Subtotal: **\$3,865.00**

Tax: **na**

Deposit amount: \$1,932.50

\$3,865.00

PROPOSAL



BLACKWELL WELDING & REPAIR, LLC

2994 Donald Lee Hollowell Pkwy
Atlanta, GA 30318

Phone: 678-558-7453

Email: lblackwell3457@comcast.net

WE CAN TRAVEL ANYWHERE

"Our ultimate measure of success is a satisfied customer"

Date: September 22, 2026

TO:

Email: bernardkendrick@pinelakega.net

478-973-0934

***We hereby submit specifications and estimate for the
following:***

Pine Lake Gateway Gallery

Fabricate and install new steel panels as instructed by customer

Material list:

Square tubing – 1/8x4x4x24' = \$1,856.00

Angle – 1/8x1x1/24' = \$800.00

Wire mesh – 1/2x4x10' = \$1,523.00

Paint and primer - \$600.00

Material cost: \$4,779.00

Labor: - \$8,000.00

Total amount: \$12,779.00

Balance due before or within 14 days of completion of job

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. This proposal is subject to acceptance within 30 days, and it is void thereafter at the option of the undersigned.

Authorized Signature: Lee Blackwell

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined.

Date:

Authorized Signature:

ENGINEERING

1245 Rainey Rd
Macon, GA 31220

6 October 2026

City of Pine Lake
P.O. Box 1325
Pine Lake, Ga 30072

SUBJ: Proposal for Site Design Services
Wind load Evaluation Entry Display
Gateway Gallery Display
Pine Lake, Georgia 30072

Dear Sirs,

PRK Services LLC, (**Engineering Services Provider**) is pleased to provide to you (**Owner**) this proposal for Wind Load Evaluation services related to the installation of five each stand-alone Entry Display Signs for the Pine Lake Gateway Gallery, **Project to be located @ Pine Lake in Pine Lake, Georgia.**

All professional Engineering and related, services to be provided by Professional (**Designer**), Paul R. Kelley., P.E. Georgia Registered Professional Engineer, (PRK Services).

SCOPE OF WORK

Part 1 Services – Initial Site Evaluation

1. **Designer** will perform an initial site evaluation to determine suitability of proposed location to support proposed Display.

Part 2 Services – Evaluation of proposed materials

2. **Designer** will utilize the **Owner** provided proposed design and layout to determine suitability of materials to handle conditions to include structural integrity of components as well as load capacity of design. Also involved will be the wind load calculations for display structures

Part 3 Services – Post Construction evaluation and Final Report

3. **Designer** will perform a Post Construction evaluation of the final project to ensure system complies with desired outcome. As a part of this evaluation, the designer will provide a final analysis report.

COMPENSATION

4. The fees for the work of this as outlined above for the lump sum of **\$4,127.00**. Payment to **PRK Services** for these services will include **Project** engineer design work, review and certification, and the submittals. **Owner** will provide payment of all permit fees and printing.

METHOD OF PAYMENT

Email: paulrkelly@startmail.com



FOSTER ENGINEERING & DESIGN, LLC

Civil / Structural Engineering — Land Planning — Development Consulting

WORK AUTHORIZATION

Pine Lake Gateway Gallery — Structural Foundation Engineering

Date	October 7, 2026
Project No.	26-033
Client	City of Pine Lake, Georgia, acting through its Authorized City Representative
Project	Pine Lake Gateway Gallery
Location	City entrance, within or adjacent to the public right-of-way, City of Pine Lake, DeKalb County, Georgia
Prime Consultant	Foster Engineering & Design, LLC
Engineer of Record	George Murray, P.E., PrimePlus Consultants & Associates, P.C., LLC (Georgia)

Foster Engineering & Design, LLC (FED) appreciates the opportunity to provide structural foundation engineering services to the City of Pine Lake, Georgia (the City) for the Pine Lake Gateway Gallery. This work authorization describes the scope of services, design responsibilities, deliverables, schedule, professional fee, and the terms under which FED will perform the work.

1. Project Understanding

The Pine Lake Gateway Gallery is a permanent public-art installation at the City entrance. The concept consists of five painted steel frames, each approximately 5 feet wide, with nominal heights from left to right of 4, 6, 5, 7, and 5 feet. The installation is approximately 30 feet long, with roughly 24-inch front-to-back offsets between panels. The frames remain plumb while the site slopes. Each frame includes welded-wire-mesh support for replaceable exterior artwork.

The concept also anticipates removal of approximately 120 square feet of asphalt in the right-of-way, raising or modifying the existing curb by approximately 4 to 6 inches, a river-rock base, and foundation and post installation. The supplied concept sheet and frame-materials presentation communicate design intent and are not final engineering.

2. Project Team and Engineer of Record

FED is the prime consultant and project manager and is the City's single point of contact for the services in this authorization.

FED will engage George Murray, P.E., of PrimePlus Consultants & Associates, P.C., LLC, as the Georgia Engineer of Record (EOR) subconsultant for the structural foundation package. The EOR will provide ongoing professional oversight throughout the work, including input on design criteria, technical review of the calculations and drawings, resolution of review comments, and final signing and sealing of the structural foundation package. If a different EOR is required, FED will notify the City in writing, and the substitute will be a professional engineer licensed in Georgia.

The fabricator and, where required, its qualified Georgia specialty engineer are responsible for the steel-frame design described in Section 3.2.

4. Deliverables

Deliverable	Description
Review Set	Electronic PDF review set of the structural foundation drawings
Final Structural Foundation Package	Electronic PDF structural foundation package signed and sealed by the EOR

FED's engineering calculations are internal working documents supporting FED's design process and the EOR's review and are not a deliverable under this authorization. Editable CAD or BIM files are not a base deliverable. Hard-copy sealed sets are additional services unless specifically authorized in writing.

5. Schedule

FED estimates an initial engineering production period of approximately 15 business days. The production period begins only after all of the following have occurred: execution of this authorization, receipt of the initial payment, access to the site, receipt of adequate site and survey information, receipt of the complete fabricator design package and design reactions, and the City's confirmation to proceed.

Final EOR issuance follows resolution of review comments and receipt of the final coordinated shop information. The schedule excludes delays by the City, the EOR, the fabricator or its specialty engineer, and delays related to access, survey, geotechnical, utility, or other third-party matters outside FED's reasonable control. Government review and approval dates are outside FED's control and are not guaranteed.

6. Professional Fee and Payment Schedule

The fixed professional fee for the services described in Section 3.1 is \$5,440.00, payable at the milestones shown below.

Payment Milestone	Share	Amount
Payment 1 — Initial payment and notice to proceed, due upon execution of this authorization	50%	\$2,720.00
Payment 2 — Engineering package ready for final EOR review, as defined below	40%	\$2,176.00
Payment 3 — Issuance and delivery of the signed and sealed final structural foundation package	10%	\$544.00
Total Fixed Fee	100%	\$5,440.00

Payment 2 is due when FED gives the City written notice that the coordinated engineering package, consisting of the structural foundation drawings, reinforcing details, schedules, and notes, is substantially complete and ready for final EOR review.

Each payment is due upon receipt of FED's invoice for that milestone. Permit, plan-review, inspection, testing, and other government fees, and the costs of excluded third-party services, are not included in the fee.

- (m) Construction means, methods, sequencing, and safety.
- (n) Special inspections.
- (o) Materials testing.
- (p) Resident inspection.
- (q) Construction administration beyond the shop-drawing review included in Section 3.1(h).
- (r) Record drawings.
- (s) Changes caused by concealed conditions, inaccurate information, relocation, revised artwork or frame design, agency requirements outside the stated scope, or additional review cycles.

10. Reviews and Agency Comments

The fee includes one consolidated internal EOR comment cycle before final issuance.

FED's coordination review of the fabricator's shop drawings is limited to general conformance with the engineered foundation package. The review does not transfer to FED or the EOR responsibility for fabrication dimensions, quantities, means, methods, or safety, or for the specialty engineer's steel-frame design.

The fee includes assistance with the City's Construction Pre-Planning Review and one consolidated response to plan-review comments materially within the base scope. Additional review cycles, resubmittals, and comments requiring new design work are additional services under Section 11.

11. Additional Services and Changes

Services beyond the scope described in Section 3.1 will be performed only after the City's written authorization, at a fee agreed in writing before the work begins. Additional services include a certified survey, geotechnical-related redesign, FED's assumption of any steel-frame design, additional review cycles, hard-copy sealed sets, and changes caused by concealed conditions, inaccurate information, relocation, or revised artwork or frame design.

FED will identify such items when they become known and will describe the affected work, fee, and schedule in writing before proceeding.

12. Professional Responsibility and Sealing

The final structural foundation package will be signed and sealed by the EOR, a professional engineer licensed in Georgia, following the EOR's review of the work. The EOR's seal applies only to the structural foundation documents prepared by FED under the EOR's professional oversight. The steel-frame design and calculations prepared by the fabricator's specialty engineer remain that engineer's responsibility and seal.

Georgia Counties By HUD Wind Zones

- ☐ Wind Zone I - Wind up to 70 Miles Per Hour
- ☐ Wind Zone II - Wind up to 100 Miles Per Hour

Wind Zone II Counties

Bryan	Glynn
Camden	Liberty
Chatham	McIntosh



What Are Wind Zones?

Wind zones are geographic classifications created by the U.S. Department of Housing and Urban Development (HUD) in 1976. These zones divide the country based on the maximum wind speeds that homes need to withstand.

Coastal regions face hurricane threats with sustained winds exceeding 100 mph, while inland areas typically experience milder conditions. Wind zones ensure manufactured homes are built with appropriate materials and structural reinforcements.

Georgia's Wind Zone Classifications

Wind Zone 1 covers most of Georgia and requires homes to withstand wind speeds up to 70 mph. This includes Atlanta, Macon, Augusta, Columbus, and all inland counties.

Wind Zone 1 counties:

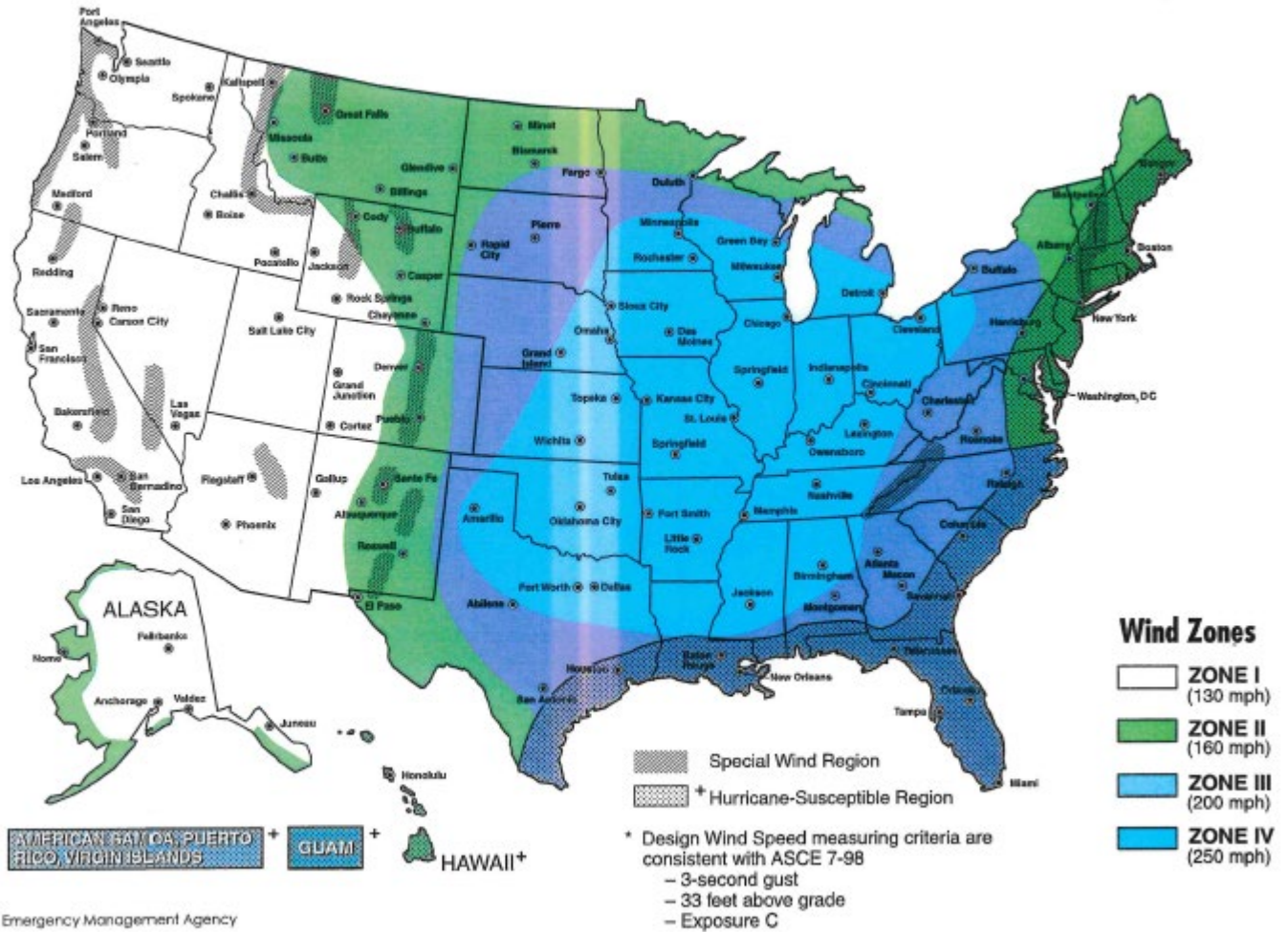
Appling Atkinson Bacon Baker Baldwin Banks Barrow Bartow Ben Hill Berrien Bibb Bleckley Brantley Brooks Bulloch Burke Butts Calhoun Candler Carroll Catoosa Charlton Chatham Chattahoochee Chattooga Cherokee Clarke Clay Clayton Clinch Cobb Coffee Colquitt Columbia Cook Coweta Crawford Crisp Dade Dawson Decatur DeKalb Dodge Dooly Dougherty Douglas Early Echols Effingham Elbert Emanuel Evans Fannin Fayette Floyd Forsyth Franklin Fulton Gilmer Glascock Gordon Grady Greene Gwinnett Habersham Hall Hancock Haralson Harris Hart Heard Henry Houston Irwin Jackson Jasper Jeff Davis Jefferson Jenkins Johnson Jones Lamar Lanier Laurens Lee Lincoln Long Lowndes Lumpkin Macon Madison Marion McDuffie Meriwether Miller Mitchell Monroe Montgomery Morgan Murray Muscogee Newton Oconee Oglethorpe Paulding Peach Pickens Pierce Pike Polk Pulaski Putnam Quitman Rabun Randolph Richmond Rockdale Schley Screven Seminole Spalding Stephens Stewart Sumter Talbot Taliaferro Tattnall Taylor Telfair Terrell Thomas Tift Toombs Towns Treutlen Troup Turner Twiggs Union Upson Walker Walton Ware Warren Washington Wayne Webster Wheeler White Whitfield Wilcox Wilkes Wilkinson Worth

Wind Zone 2 applies only to six coastal counties where homes must resist winds up to 100 mph.

Wind Zone 2 counties:

- Chatham
- Bryan
- Liberty

US Wind Zone Map



Source: Federal Emergency Management Agency

For more information about AEI Consultants and our services in your area, please call: 1.800.801.3224 | aeiconsultants.com

2024 International Building Code (IBC)

CHAPTER 16 STRUCTURAL DESIGN

SECTION 1609 WIND LOADS

1609.1 Applications.

Buildings, structures and parts thereof shall be designed to withstand the minimum wind loads prescribed herein. Decreases in wind loads shall not be made for the effect of shielding by *other structures*.

1609.1.1 Determination of wind loads.

Wind loads on every building or structure shall be determined in accordance with Chapters 26 to 30 of ASCE 7. The type of opening protection required, the basic wind speed, V , and the exposure category for a site is permitted to be determined in accordance with Section 1609 or ASCE 7. Wind shall be assumed to come from any horizontal direction and wind pressures shall be assumed to act normal to the surface considered.

Exceptions:

1. Subject to the limitations of Section 1609.1.1.1, the provisions of ICC 600 shall be permitted for applicable Group R-2 and R-3 buildings.
2. Subject to the limitations of Section 1609.1.1.1, residential structures using the provisions of AWC WFCM.
3. Subject to the limitations of Section 1609.1.1.1, residential structures using the provisions of AISI S230.
4. Designs using NAAMM FP 1001.
5. Designs using TIA-222 for antenna-supporting structures and antennas, provided that the horizontal extent of Topographic Category 2 escarpments in Section 2.6.6.2 of TIA-222 shall be 16 times the height of the escarpment.
6. Wind tunnel tests in accordance with ASCE 49 and Sections 31.4 and 31.7 of ASCE 7.
7. Temporary structures complying with Section 3103.6.1.2.

The wind speeds in Figures 1609.3(1) through 1609.3(4) are basic wind speeds, V , and shall be converted in accordance with Section 1609.3.1 to allowable stress design wind speeds, V_{asd} , when the provisions of the standards referenced in Exceptions 4 and 5 are used.

1609.1.1.1 Applicability.

The provisions of ICC 600 are applicable only to buildings located within Exposure B or C as defined in Section 1609.4. The provisions of ICC 600, AWC WFCM and AISI S230 shall not apply to buildings sited on the upper half of an isolated hill, ridge or escarpment meeting all of the following conditions:

1. The hill, ridge or escarpment is 60 feet (18 288 mm) or higher if located in Exposure B or 30 feet (9144 mm) or higher if located in Exposure C.
2. The maximum average slope of the hill exceeds 10 percent.
3. The hill, ridge or escarpment is unobstructed upwind by other such topographic features for a distance from the high point of 50 times the height of the hill or 2 miles (3.22 km), whichever is greater.

1609.2 Protection of openings.

In windborne debris regions, glazing in buildings shall be impact resistant or protected with an impact-resistant covering meeting the requirements of an approved impact-resistant standard or ASTM E1996 referenced herein as follows:

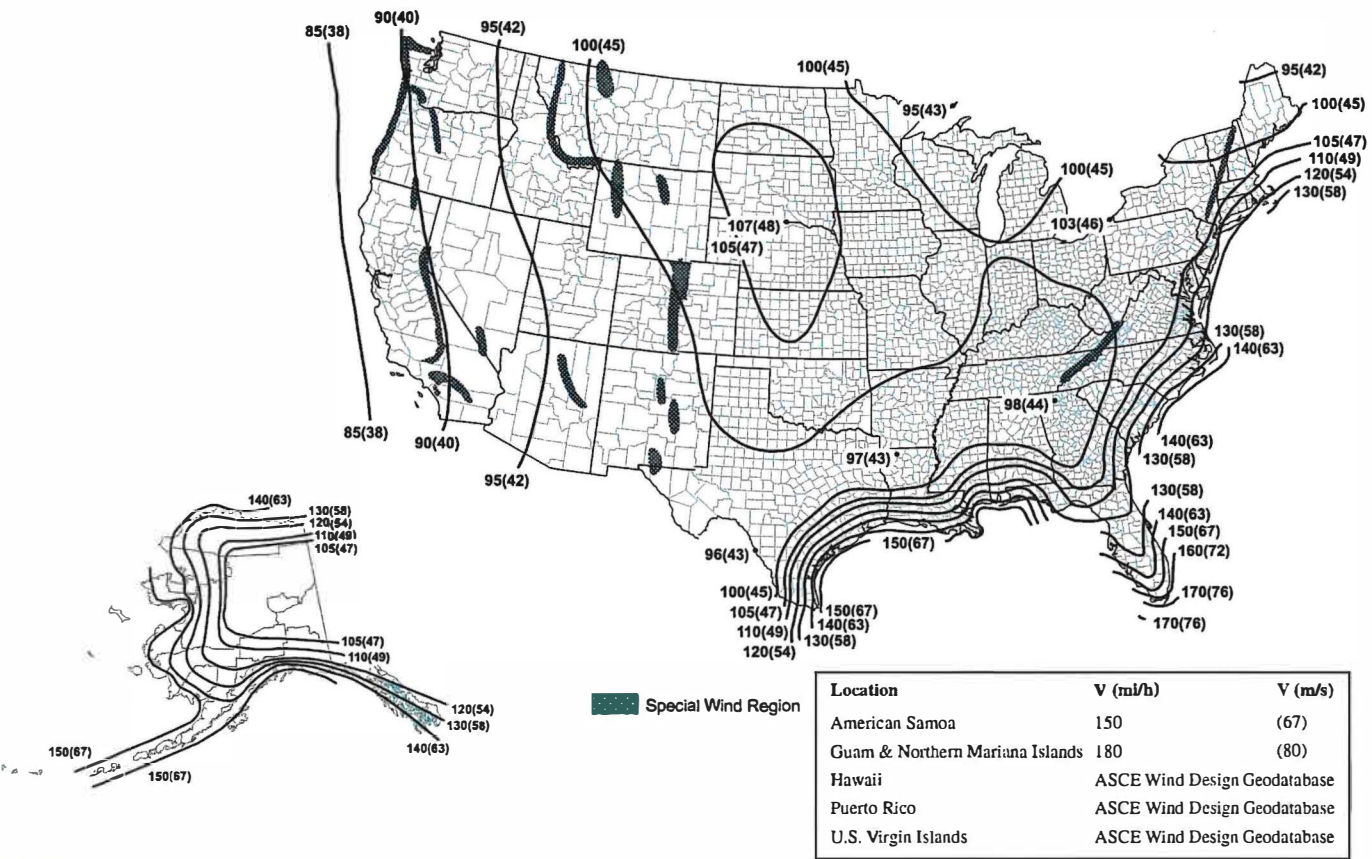
1. Glazed openings located within 30 feet (9144 mm) of grade shall meet the requirements of the large missile test of ASTM E1996.
2. Glazed openings located more than 30 feet (9144 mm) above grade shall meet the provisions of the small missile test of ASTM E1996.

Exceptions:

1. Wood structural panels with a minimum thickness of $\frac{7}{16}$ inch (11.1 mm) and maximum panel span of 8 feet (2438 mm) shall be permitted for opening protection in buildings with a mean roof height of 33 feet (10 058 mm) or less that are classified as a Group R-3 or R-4 occupancy. Panels shall be precut so that they shall be attached to the framing surrounding the opening containing the product with the glazed opening. Panels shall be predrilled as required for the anchorage method and shall be secured with the attachment hardware provided. Attachments shall be designed to resist the components and cladding loads determined in accordance with the provisions of ASCE 7, with corrosion-resistant attachment hardware provided and anchors permanently installed on the building. Attachment in accordance with Table 1609.2 with corrosion-resistant attachment hardware provided and anchors permanently installed on the building is permitted for buildings with a mean roof height of 45 feet (13 716 mm) or less where V_{asd} determined in accordance with Section 1609.3.1 does not exceed 140 mph (63 m/s).

accordance with local *jurisdiction* requirements. The *basic* wind speeds, *V*, determined by the local *jurisdiction* shall be in accordance with Chapter 26 of [ASCE 7](#).

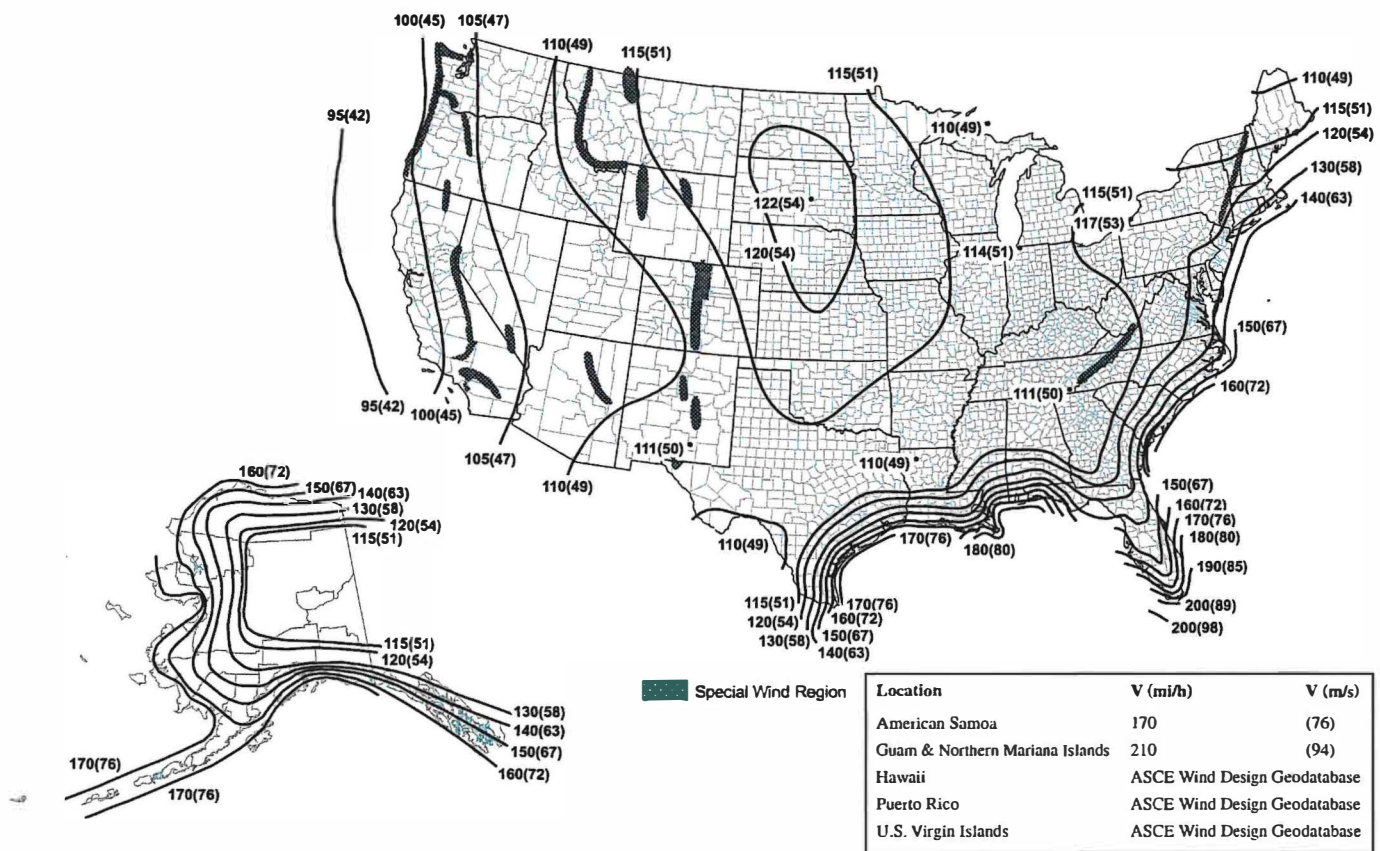
In nonhurricane-prone regions, when the *basic* wind speed, *V*, is estimated from regional climatic data, the *basic* wind speed, *V*, shall be determined in accordance with Chapter 26 of [ASCE 7](#).



Notes:

1. Values are 3-second gust wind speeds in miles per hour (m/s) at 33 feet (10 m) above ground for Exposure Category C.
2. Linear interpolation is permitted between contours. Point values are provided to aid with interpolation.
3. Islands, coastal areas and land boundaries outside the last contour shall use the last wind speed contour.
4. Location-specific *basic* wind speeds shall be determined using the ASCE Wind Design Geodatabase.
5. Wind speeds for Hawaii, the US Virgin Islands and Puerto Rico shall be determined from the ASCE Wind Design Geodatabase.
6. Mountainous terrain, gorges, ocean promontories and special wind regions shall be examined for unusual wind conditions. Site-specific values for selected special wind regions shall be determined using the ASCE Wind Design Geodatabase.
7. Wind speeds correspond to approximately a 15-percent probability of exceedance in 50 years (annual exceedance probability = 0.00333, MRI = 300 years).
8. The ASCE Wind Design Geodatabase can be accessed at the ASCE 7 Hazard Tool (<https://asce7hazardtool.online>) or approved equivalent.

FIGURE 1609.3(1)
BASIC WIND SPEEDS, *V*, FOR RISK CATEGORY I BUILDINGS AND OTHER STRUCTURES



Notes:

1. Values are 3-second gust wind speeds in miles per hour (m/s) at 33 feet (10 m) above ground for Exposure Category C.
2. Linear interpolation is permitted between contours. Point values are provided to aid with interpolation.
3. Islands, coastal areas and land boundaries outside the last contour shall use the last wind speed contour.
4. Location-specific basic wind speeds shall be determined using the ASCE Wind Design Geodatabase.
5. Wind speeds for Hawaii, the US Virgin Islands and Puerto Rico shall be determined from the ASCE Wind Design Geodatabase.
6. Mountainous terrain, gorges, ocean promontories and special wind regions shall be examined for unusual wind conditions. Site-specific values for selected special wind regions shall be determined using the ASCE Wind Design Geodatabase.
7. Wind speeds correspond to approximately a 3-percent probability of exceedance in 50 years (annual exceedance probability = 0.000588, MRI = 1,700 years).
8. The ASCE Wind Design Geodatabase can be accessed at the ASCE 7 Hazard Tool (<https://asce7hazardtool.online>) or approved equivalent.

FIGURE 1609.3(3)
BASIC WIND SPEEDS, V, FOR RISK CATEGORY III BUILDINGS AND OTHER STRUCTURES

For SI: 1 mile per hour = 0.44 m/s.

- a. Linear interpolation is permitted.
- b. V_{asd} = allowable stress design wind speed applicable to methods specified in Exceptions 1 through 5 of [Section 1609.1.1](#).
- c. V = [basic](#) wind speeds determined from [Figures 1609.3\(1\)](#) through [1609.3\(4\)](#).

1609.4 Exposure category.

For each wind direction considered, an exposure category that adequately reflects the characteristics of ground surface irregularities shall be determined for the *site* at which the *building* or *structure* is to be constructed. Account shall be taken of variations in ground surface roughness that arise from natural topography and vegetation as well as from constructed features.

1609.4.1 Wind directions and sectors.

For each selected wind direction at which the wind *loads* are to be evaluated, the exposure of the *building* or *structure* shall be determined for the two upwind sectors extending 45 degrees (0.79 rad) either side of the selected wind direction. The exposures in these two sectors shall be determined in accordance with [Sections 1609.4.2](#) and [1609.4.3](#) and the exposure resulting in the highest wind *loads* shall be used to represent winds from that direction.

1609.4.2 Surface roughness categories.

A ground surface roughness within each 45-degree (0.79 rad) sector shall be determined for a distance upwind of the *site* as defined in [Section 1609.4.3](#) from the following categories, for the purpose of assigning an exposure category as defined in [Section 1609.4.3](#).

Surface Roughness B. Urban and suburban areas, wooded areas or other terrain with numerous closely spaced obstructions having the size of single-family *dwellings* or larger.

Surface Roughness C. Open terrain with scattered obstructions having heights generally less than 30 feet (9144 mm). This category includes flat open country, and grasslands.

Surface Roughness D. Flat, unobstructed areas and water surfaces. This category includes smooth mud flats, salt flats and unbroken ice.

1609.4.3 Exposure categories.

An exposure category shall be determined in accordance with the following:

Exposure B. For *buildings* with a mean roof height of less than or equal to 30 feet (9144 mm), Exposure B shall apply where the ground surface roughness, as defined by Surface Roughness B, prevails in the upwind direction for a distance of not less than 1,500 feet (457 m). For *buildings* with a mean roof height greater than 30 feet (9144 mm), Exposure B shall apply where Surface Roughness B prevails in the upwind direction for a distance of not less than 2,600 feet (792 m) or 20 times the height of the *building*, whichever is greater.

Exposure C. Exposure C shall apply for all cases where Exposure B or D does not apply.

Exposure D. Exposure D shall apply where the ground surface roughness, as defined by Surface Roughness D, prevails in the upwind direction for a distance of not less than 5,000 feet (1524 m) or 20 times the height of the building, whichever is greater. Exposure D shall apply where the ground surface roughness immediately upwind of the *site* is B or C, and the *site* is within a distance of 600 feet (183 m) or 20 times the *building height*, whichever is greater, from an Exposure D condition as defined in the previous sentence.

1609.5 Tornado loads.

The design and construction of [Risk Category III and IV buildings](#) and other *structures* located in the tornado-prone region as shown in [Figure 1609.5](#) shall be in accordance with Chapter 32 of ASCE 7, except as modified by this code.

shall not be adjusted for internal pressure.

K_d = Wind directionality factor determined from Chapter 26 of ASCE 7.

L = Length, feet (mm) of the roof tile.

L_a = Moment arm, feet (mm) from the axis of rotation to the point of uplift on the roof tile. The point of uplift shall be taken at $0.76L$ from the head of the tile and the middle of the exposed width. For roof tiles with nails or screws (with or without a tail clip), the axis of rotation shall be taken as the head of the tile for direct deck application or as the top edge of the batten for battened applications. For roof tiles fastened only by a nail or screw along the side of the tile, the axis of rotation shall be determined by testing. For roof tiles installed with battens and fastened only by a clip near the tail of the tile, the moment arm shall be determined about the top edge of the batten with consideration given for the point of rotation of the tiles based on straight bond or broken bond and the tile profile.

M_a = Aerodynamic uplift moment, feet-pounds (N-mm) acting to raise the tail of the tile.

q_h = Wind velocity pressure, psf (kN/m^2) determined from Section 26.10.2 of ASCE 7.

Concrete and clay roof tiles complying with the following limitations shall be designed to withstand the aerodynamic uplift moment as determined by this section.

1. The roof tiles shall be either loose laid on battens, mechanically fastened, *mortar* set or adhesive set.
2. The roof tiles shall be installed on solid sheathing that has been designed as components and cladding.
3. An *underlayment* shall be installed in accordance with Chapter 15.
4. The tile shall be single lapped interlocking with a minimum head lap of not less than 2 inches (51 mm).
5. The length of the tile shall be between 1.0 and 1.75 feet (305 mm and 533 mm).
6. The exposed width of the tile shall be between 0.67 and 1.25 feet (204 mm and 381 mm).
7. The maximum thickness of the tail of the tile shall not exceed 1.3 inches (33 mm).
8. Roof tiles using *mortar* set or adhesive set systems shall have not less than two-thirds of the tile's area free of *mortar* or adhesive contact.

1609.6.3.2 Tornado loads.

Tornado loads on rigid tile *roof coverings* shall be determined in accordance with Section 1609.6.3.1, replacing q_h with q_{hT} and (GC_p) with $K_{VT}(GC_p)$ in Equation 16-19, where:

q_{hT} = tornado velocity pressure, pounds per square foot (kN/m^2) determined in accordance with Section 32.10 of ASCE 7.

K_{VT} = tornado pressure coefficient adjustment factor for vertical winds, determined in accordance with Section 32.14 of ASCE 7.

1609.7 Elevators, escalators and other conveying systems.

Elevators, escalators and other conveying systems and their components exposed to outdoor environments shall satisfy the wind design requirements of ASCE 7.

BLACKOUT VINYL



Colorchrome Atlanta, Inc.
 5555 Oakbrook Parkway
 Suite 555
 Norcross, GA 30093
 Ph: (404) 321-0009
 FAX: (404) 321-7989
 Web: <http://www.colorchrome.com>

Estimate #: 78263

Page 1 of 1

Created Date:	9/30/2026 3:34:58PM	Prepared For:	Pine Lake Arts Committee
Salesperson:	Alison Bailey	Contact:	Robert Witherspoon
Email:	alison@colorchrome.com	Office Phone:	(404) 274-1509
Office Phone:	(404) 321-0009	Email:	RWitherspoon@AtlantaGa.Gov
Office Fax:	(404) 321-7989	Address:	Pine Lake, GA 30072
Entered by:	Alison Bailey		

Description: Pine Lake Gateway Gallery

		Quantity	Price	Unit Price	Subtotal
1	Product: Item Description: (3) 60" x 60" LX VINYL 18oz Blockout Sewn Edges • 3 Ea., 60" x 60" LX VINYL 18oz Blockout	3	\$742.50	\$247.50	\$742.50
2	Product: Item Description: 60" x 72" LX VINYL 18oz Blockout Sewn Edges • 1 Ea., 60" x 72" LX VINYL 18oz Blockout	1	\$286.88	\$286.88	\$286.88
3	Product: Item Description: 60" x 84" LX VINYL 18oz Blockout Sewn Edges • 1 Ea., 60" x 84" LX VINYL 18oz Blockout	1	\$337.50	\$337.50	\$337.50
4	Product: Courier Delivery Description: Courier Delivery • 1 Package(s) to be shipped on 9/30/2026	1	\$150.00	\$150.00	\$150.00

Estimate Total: \$1,516.88
Subtotal: \$1,516.88
Taxes: \$121.35
Total: \$1,638.23

Payment Terms: Balance due upon receipt. A 3% Credit Card Processing Fee will be added to all orders paid by Credit Card.

Client Reply Request

☐ Estimate Accepted "As Is". Please proceed with Order.
☐ Changes required, please contact me.

☐ Other: _____
 SIGN: _____ Date: ____/____/____

AGGREGATE



Humphries Building Products

2830 Humphries Way
Doraville, GA 30360

Estimate

Date	Estimate #
10/20/2026	VP PHASE4

Name / Address
City of Pine Lake 425 Allgood Rd Stone Mtn, Ga 30083

				Project
Description	Qty	U/M	Cost	Total
River Rock	7		242.85714	1,700.00
Fuel Charge Included				
Sales Tax- Exempt			0.00%	0.00
			Total	\$1,700.00

Phone #
770-441-9175

Customer Signature _____

ORDINANCE NO. 2026-01

AN ORDINANCE TO AMEND THE CODE OF THE CITY OF PINE LAKE TO CHANGE THE COMMENCEMENT TIME FOR REGULAR MEETINGS; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO ESTABLISH AN EFFECTIVE DATE; AND FOR ALL OTHER LAWFUL PURPOSES.

WHEREAS pursuant to the Charter of Pine Lake, Section 2.19, the City Council shall hold regular meetings at such times and places as prescribed by ordinance; and

WHEREAS, the Council of the City of Pine Lake desires to revise the existing time for when regular Council meetings begin; and

NOW THEREFORE, the Council of the City of Pine Lake hereby ordains:

Part One: Section 2.72 of the City's ordinances is hereby amended to read as follows:

Sec. 2-72. Regular meetings.

Regular meetings of the city council are held at the city hall or at such other place as may be designated, on the second Tuesday and last Tuesday of each month at 6:30 p.m. To the extent not prohibited by law, such meetings may be held in person or virtually.

Part Two. If any paragraph, subparagraph, sentence, clause, phrase or any portion of this Ordinance shall be declared invalid or unconstitutional by any court of competent jurisdiction or if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of the Ordinance to other circumstances not so held to be invalid. It is hereby declared to be the intent of the City Council of the City of Pine Lake to provide for separate and divisible parts, and it does hereby adopt any and all parts hereof as may not be held invalid for any reason.

Part Three. All ordinances in conflict with the terms of this Ordinance are hereby repealed to the extent of the conflict.

Part Four. This Ordinance shall be effective when signed by the Mayor of the City of Pine Lake.

SO ORDAINED this _____ day of _____ 2026.

CITY OF PINE LAKE, GEORGIA

Thomas Torrent, Mayor Pro Tem

ATTEST:

Ned Dagenhard, City Clerk

APPROVED AS TO FORM:

Angela Couch, City Attorney

Redlined version of Ordinances Subject of Ordinance No. 2026-02

Sec. 62-86. - Opening and closing dates of lake.

(a) The lake shall be officially open and closed for swimming each year with the opening and closing dates to be designated annually by resolution of the city council.

(b) The lake shall remain officially open for swimming during that period, unless closed for public health and safety reasons. The days and hours shall be regulated by the parks department, pursuant to the authority of section 62-87, to coincide with the days and hours that beach managers are available.

(c) The city makes the lake available for the recreational usage of the general public citizens and their guests and limits the liability of the city to persons entering thereon, pursuant to the provisions of the Recreational Property Act, O.C.G.A. § 51-3-20 et seq., as said act presently exists and as said act may be amended in the future, the city endorses a swim and boat at your own risk policy and the provision of a beach manager by the city does not and shall not serve to waive the protection against liability afforded to the city under the terms of said Recreational Property Act.

Sec. 62-88. - Use of facilities ~~restricted to city owners, residents and guests.~~

~~Swimming in the lake, use of the parks and tennis courts shall be restricted to property owners, residents of the city and their guests.~~ Swimming in the lake and use of the parks and other City facilities shall be available to the general public, subject to the City's rules, regulations, and written agreements regarding the use of facilities.

Sec. 62-91. - Reservation of facilities.

Existing city ~~parks buildings~~ shall not be used by any group, individual or organization without first filing an application and obtaining a reservation approval through the city clerk's office. Other City facilities may be reserved, subject to the City's rules, regulations, and written agreements regarding the use of facilities.

ORDINANCE NO. 2026-02

AN ORDINANCE TO AMEND THE CODE OF THE CITY OF PINE LAKE TO REVISE/REPEAL SECTIONS OF ARTICLE IV OF CHAPTER 62; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO ESTABLISH AN EFFECTIVE DATE; AND FOR ALL OTHER LAWFUL PURPOSES.

WHEREAS, Pine Lake's namesake lake, parks, and other City facilities are integral parts of the City's community; and

WHEREAS, Pine Lake's beautiful amenities generally should be available to the public at large.

NOW THEREFORE, the Council of the City of Pine Lake hereby ordains:

Part One: Section 62-86 of the City's ordinances is hereby amended to read as follows:

Sec. 62-86. - Opening and closing dates of lake.

(a) The lake shall be officially open and closed for swimming each year with the opening and closing dates to be designated annually by resolution of the city council.

(b) The lake shall remain officially open for swimming during that period, unless closed for public health and safety reasons. The days and hours shall be regulated by the parks department, pursuant to the authority of section 62-87, to coincide with the days and hours that beach managers are available.

(c) The city makes the lake available for the recreational usage of the general public and limits the liability of the city to persons entering thereon, pursuant to the provisions of the Recreational Property Act, O.C.G.A. § 51-3-20 et seq., as said act presently exists and as said act may be amended in the future. The city endorses a swim and boat at your own risk policy and the provision of a beach manager by the city does not and shall not serve to waive the protection against liability afforded to the city under the terms of said Recreational Property Act.

Part Two. Section 62-88 of the City's ordinances is hereby repealed in its entirety and replaced to read as follows:

Sec. 62-88. - Use of facilities.

Swimming in the lake and use of the parks and other City facilities shall be available to the general public, subject to the City's rules, regulations, and written agreements regarding the use of facilities.

Part Three. Section 62-91 of the City's ordinances is hereby amended to read as follows:

Sec. 62-91. - Reservation of facilities.

Existing City buildings shall not be used by any group, individual or organization without first filing an application and obtaining a reservation approval through the city clerk's office. Other City facilities may be reserved, subject to the City's rules, regulations, and written agreements regarding the use of facilities.

Part Four. If any paragraph, subparagraph, sentence, clause, phrase or any portion of this Ordinance shall be declared invalid or unconstitutional by any court of competent jurisdiction or if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of the Ordinance to other circumstances not so held to be invalid. It is hereby declared to be the intent of the City Council of the City of Pine Lake to provide for separate and divisible parts, and it does hereby adopt any and all parts hereof as may not be held invalid for any reason.

Part Five. All ordinances in conflict with the terms of this Ordinance are hereby repealed to the extent of the conflict.

Part Six. This Ordinance shall be effective when signed by the Mayor of the City of Pine Lake.

SO ORDAINED this _____ day of _____ 2026.

CITY OF PINE LAKE, GEORGIA

Thomas Torrent, Mayor Pro Tem

ATTEST:

Ned Dagenhard, City Clerk

APPROVED AS TO FORM:

Angela Couch, City Attorney