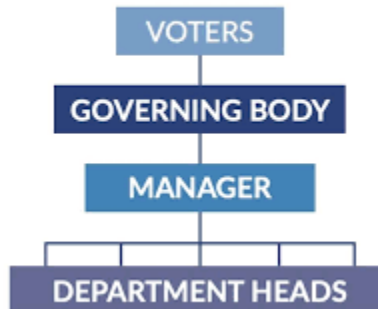




STRATEGIC PERFORMANCE REPORT

FEBRUARY 2026

The Council-Manager Form



Good day Mayor and Council Members and Happy New Year to everyone reading,

I am pleased to share with you the eleventh installment of the Community Building Team's Strategic Performance Report (SPR). It is produced to coincide with the monthly City Council Work Session. The format and content are topical based; concise in nature; organized by the alphabetical order of offices/departments following City Manager lead topics; and accented with images and illustrations for more relatable reading. A pdf version of the document is attached for higher quality reading and printing.

Our last installment was a Special Edition of the Strategic Performance Report for the end of 2025 and beginning of 2026 as the last City Council ended its term and the current City Council begins its term. I asked each department director to prepare an "operations guide" of their department as it aligns with the new table of organization under the City's transitioned form of government "Council-Manager" and to offer a comprehensive look of the work that goes on behind the scenes daily for City of Pine Lake operations. The operations guide served as a tool in the recorded orientation session with the new Council held on January 29, 2026.

This month's SPR edition continues with educational footnotes of Pine Lake's new form of government. There are implications for which the governing body and community must be a part of the discussion along with remedies for future and already realized growing pains. Another continuing topic of this month's SPR began last summer with the former City Council, that of "Sustainable Development" for the City of Pine Lake.

Long term plans were developed and adopted by the City over the past ten years: updates to one of those plans, namely the 2021 Comprehensive Plan, requires updating, as a State of Georgia mandatory review, for 2026; reviving the City's business corridor using significant economic development tools such as the potential enactment of a development authority; and re-beginning

a broad scale exploration of annexation for economies of scale in the delivery of Pine Lake municipal services.

COUNCIL-MANAGER FORM OF GOVERNMENT

“Changing to a council-manager government shifts city administration from elected political leadership to a professional, appointed city manager who handles daily operations, hiring, and budget implementation. This structure typically increases administrative efficiency, lowers corruption risks, and promotes long-term planning, but may reduce direct voter accountability and limit visible political leadership.

Key Implications for Cities:

- **Professionalization & Efficiency:** Day-to-day operations are managed by a professional, often hired from outside the city, which can lead to more, cost-effective, and technically proficient, services.
- **Separation of Politics and Administration:** The council focuses on policymaking, while the manager handles implementation, insulating municipal services from partisan politics.
- **Accountability Structure:** The manager reports to the entire council, not a single mayor, and can be removed by them, providing high, direct accountability to the council, although some critics argue this reduces direct accountability to voters.
- **Improved Fiscal Management:** Studies indicate council-manager cities often have stronger financial stability, better budget forecasting, and lower per capita spending.
- **Reduced Corruption:** Research shows that council-manager governments are significantly less likely to have corruption convictions, notes the National Civic League and this ICMA document.

Potential Disadvantages:

- **Lack of Strong Political Leadership:** The system may lack a single, visible leader to rally public support or navigate crises.
- **Distance from Voters:** An appointed manager may be perceived as too far removed from the immediate needs of the community compared to an elected official.
- **Cost of Management:** The city manager is typically one of the highest-paid employees, which might be a strain for smaller, municipalities.”

THE PROFESSIONALIZATION OF CITY GOVERNMENT

“The professionalization of city government—often characterized by the shift to a council-manager system, the hiring of credentialed administrators, and increased reliance on expert staff—involves several costs, ranging from direct budgetary expenditures to reduced direct

political accountability. While often leading to greater efficiency, the process introduces new fiscal, structural, and democratic challenges.

Financial and Direct Costs

- **High Salaries and Compensation:** Professional managers, such as city managers, are typically among the highest-paid employees in a city, with salaries that can exceed \$180,000–\$250,000 in some jurisdictions, placing a strain on smaller municipal budgets.
- **Administrative Overhead:** Professionalization requires a larger, specialized staff (e.g., HR professionals, planners, IT experts) to manage daily operations, increasing overall administrative costs.
- **Recruitment Expenses:** Identifying and hiring specialized talent involves costs for search firms, interviewing, and relocation.
- **Training and Development:** Ongoing professional development, certifications (e.g., ICMA credentialing), and conference attendance for staff to stay updated on best practices incur continuous costs.

Structural and Democratic Costs

- **Reduced Direct Accountability:** Because professional managers are appointed by the city council rather than elected by the public, they are less directly accountable to the voters, which can cause a disconnect between citizen demands and policy implementation.
- **Loss of Local Control:** The reliance on experts can shift power from elected, local representatives to unelected, professional managers who may prioritize technical efficiency over community sentiment.
- **"Occupational Closure" and Elitism:** Professionalization can create "occupational closure," where high-level positions are restricted to those with specific degrees (e.g., MPA) or certifications, excluding qualified individuals without formal credentials.

Operational and Philosophical Costs

- **Bureaucratic Red Tape:** A professionalized government may become more rigid, relying on formal procedures that increase the time it takes to make decisions, reducing responsiveness to urgent, unique situations.
- **High Vacancy Rates:** Due to the high demand for specialized skills, small or less-affluent cities may experience high turnover or struggle to fill professional positions, leading to gaps in service planning and management.
- **Disconnect from Community Input:** The emphasis on expert, objective, and data-driven decisions can sometimes ignore the nuanced, non-technical desires of residents, leading to a feeling that the government is distant or unrepresentative.

Balanced View on Costs

Research suggests that while professionalization increases direct payroll costs, these are often offset by reduced overall operating expenses, increased efficiency, improved revenue collection, and more effective use of technology. The "cost" is, therefore, often a trade-off, where cities

exchange a small, informal, and highly responsive government for a more expensive, yet efficient, stable, and capable administration.”

PINE LAKE: SUSTAINABLE DEVELOPMENT PLANS

“Sustainable development is an approach to progress that meets the needs of the present without compromising the ability of future generations to meet their own needs. It's about balancing economic growth, social inclusion, and environmental protection to ensure a healthy planet and society for everyone, both now and in the future.”



Sustainable development aims to improve living conditions, provide access to resources, and promote well-being for people today. It encourages a long-term perspective, recognizing that short-term gains can sometimes lead to long-term problems if not carefully managed.

In past years, the City of Pine Lake has undertaken long-term studies that could contribute to the community’s sustainability. These include a Wetlands Management Strategy from October 2024 <https://pinelakega.sophicity.com/Assets/Files/Wetlands/WetlandsManagementStrategy-memo.pdf>; a Comprehensive Plan Update in October 2021 <https://pinelakega.sophicity.com/Assets/Files/Planning/PineLake2021CompPlanUpdateFINAL.pdf>; and the Rockbridge Road Economic Development Plan in April 2019 <https://pinelakega.sophicity.com/Assets/Files/Planning/EconomicDevelopmentPlanandVision062819.pdf>;

I believe that it is incumbent upon us to leverage the value of these long-term strategic plans with sufficient review and updates as we plan future retreats towards an activated sustainable course for the City of Pine Lake.

ECONOMIC DEVELOPMENT PLAN

The City’s economic plan was memorialized in the Rockbridge Road Commercial Corridor Economic Development Vision & Plan in April 2019. The plan was undertaken with the understanding that economic development is necessary to maintain and improve the quality of life for citizens and to maintain the economic viability of the community.

To be effective, the plan acknowledged that this long-range plan should be used to guide short-range decisions made over the next several years. Shortly afterwards (about a year), the

Coronavirus of 2019 (COVID- 19) disease hit the world and disrupted the best intended plans. However, sufficient time from recovery of the global epidemic affords the opportunity along with other changes in Pine Lake’s government to get back on course.

Recommendations presented in the economic development plan range from the broadest category to the simplest, beginning with a Vision Statement:



“The Rockbridge Road corridor in Pine Lake will be a vibrant commercial district with a unique atmosphere that is welcoming to everyone and that serves as a departure from the chronic sameness of the typical American commercial landscape. The Rockbridge Road corridor will be a safe and thriving commercial area consisting of a mosaic of small businesses in a setting that reflects Pine Lake’s passion for the environment and the arts while also celebrating the tremendous ethnic diversity in and around Pine Lake.”

It is a powerful and appealing vision, one that if we truly work to achieve it, I believe that it will produce dividends that this unique community deserves. In near future reporting to and discussions with the City Council, we will review the list of goals and strategic initiatives for achieving the City’s vision of economic development along the Rockbridge Road corridor and how they made need to be revised since 2019 for advancing our aspirations.

COMPREHENSIVE PLAN

Comprehensive plans in Georgia are mandated by the state's Department of Community Affairs (DCA). They serve as roadmaps for local governments to guide future development. These plans, typically updated every five to ten years, address physical, economic, social, and other factors to shape a community's vision and goals. They guide land use, transportation, and infrastructure, while also protecting natural resources and enhancing quality of life.



Key Components and Purpose of a Comprehensive Plan:

Land Use Plan

Outlines desired locations, density, and design for future development, redevelopment, or preservation.

Public Input

Comprehensive plans are developed with public dialogue and input, ensuring they reflect the community's vision.

Asset-Based Community Development

Plans often focus on identifying and utilizing local resources like parks, historic downtowns, and retail districts.

Five-Year Work Program

Includes a detailed plan to address the community's needs and priorities.

The City of Pine Lake's Comprehensive Plan (a hard copy is provided with your agenda packet) was adopted on October 12, 2021, as prepared by the Atlanta Regional Commission. It consists of multiple chapters specified for data and demographics; community input, vision, and feedback; issues, opportunities, and policies; areas of attention; character areas and narrative; transportation; broadband; report of accomplishments; and community work program.

We received communication from the Atlanta Regional Commission advising that the City's Comprehensive Plan should be updated by October 2026 and the process to meet that timeline should begin soon. The City decided to continue with the ARC for facilitating Pine Lake's process.

The Georgia DCA Local Planning Rules allow communities to request assistance from their Regional Commission to prepare a basic plan update, at no additional cost to the jurisdiction. In accordance with the rules, the Regional Commission plan update process largely focuses on the local plan's Goals, Needs and Opportunities, Broadband Element, and five-year Community Work Program.

CHAPTER 110-12-1-.02 REQUIREMENTS 110-12-1-.02 Requirements. O.C.G.A. 50-8-1 et seq. gives the Department authority to establish standards and procedures for comprehensive planning by all local governments in Georgia.

Those standards and procedures, embodied herein, emphasize preparation of plans that help each local government address its immediate needs and opportunities while moving toward realization of its long-term goals for the future.

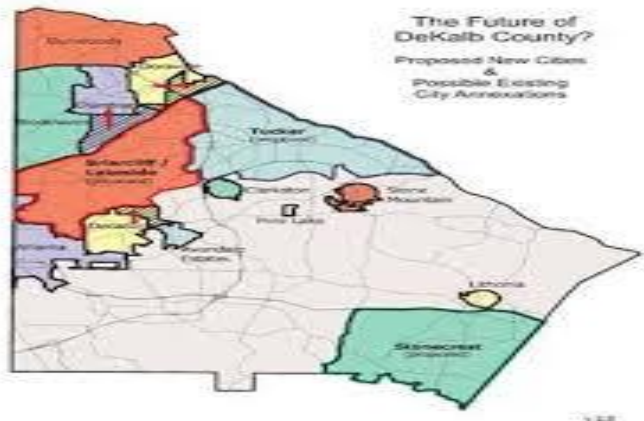
In order to maintain qualified local government certification, and thereby remain eligible for selected state funding and permitting programs, each local government must prepare, adopt, maintain, and implement a comprehensive plan as specified in these standards.

(1) Required and Optional Plan Elements.

Each community's comprehensive plan must include the required plan elements specified in the "Required for" column below. Each community is encouraged to go beyond these minimum required elements and supplement its comprehensive plan with other plan elements (refer to the list of optional plan elements in the Supplemental Planning Recommendations for suggestions) to make the overall plan a good fit for the community.

Plan Element	Required for	Recommended for	Specifics at
Community Goals	All local governments		110-12-1-.03(1)
Needs and Opportunities	All local governments		110-12-1-.03(2)
Community Work Program	All local governments		110-12-1-.03(3)
Broadband Services Element	All local governments		110-12-1-.03 (4)
Capital Improvements Element	Governments that charge impact fees		110-12-1-.03(5)
Economic Development Element	Communities included in Georgia Job Tax Credit Tier 1	Communities seeking improved economic opportunities for their citizens	110-12-1-.03(6)
Land Use Element	Communities with zoning or equivalent land development regulations that are subject to the Zoning Procedures Law	Communities that: <ul style="list-style-type: none"> • Are considering new land development regulations • Include Target Areas in their comprehensive plan • Wish to improve aesthetics of specific areas or protect the character of specific parts of their community 	110-12-1-.03(7)
Transportation Element	Local governments that have territory included in a Metropolitan Planning Organization	Communities: <ul style="list-style-type: none"> • With automobile congestion problems in selected areas • Interested in adding alternative transportation facilities for bicyclists, pedestrians, public transportation users • That may have too much or too little parking in specific areas 	110-12-1-.03(8)
Housing Element	HUD CDBG Entitlement Communities	Communities with: <ul style="list-style-type: none"> • Concentrations of low-quality or dilapidated housing • Relatively high housing costs compared to individual/family incomes • A jobs-housing imbalance 	110-12-1-.03(9)

PINE LAKE: ANNEXATION STRATEGIES?



RECENT HISTORY: PINE LAKE

In April 2017 after conducting two Town Hall meetings to discuss the pros and cons of annexation, a Work Group was formed of residents and Council Members to make a recommendation to the City Council on how to proceed. The Work group presented a three-phase plan to Council at the August 14th meeting and at the August 29th meeting. The Annexation Plan and Map was approved unanimously.



Starting in quarter one of 2018, the City began an Annexation Study for the 1st phase mapped out in the plan, with the intention of getting legislative support to present a bill to the 2019 Georgia Legislative Session. Ultimately, the Pine Lake City Council determined that rather than concentrating on annexation it would put that energy into improving the Rockbridge Commercial Corridor. All annexation plans except for two properties on Rockbridge Road were tabled for the foreseeable future.

CASE HISTORY 1: AVONDALE ESTATES

“In October 2016, the City of Avondale Estates requested that the Carl Vinson Institute of Government conduct a study of the fiscal impacts of a possible annexation. This report presents an analysis of how this annexation would affect the city’s finances. More specifically, we studied whether the estimated municipal revenues derived in the study area will be greater or less than the cost to provide levels of service in the study area comparable to that currently received by Avondale Estates residents and businesses. This study should not be viewed as a statement supporting or discouraging annexation; rather it is an information tool for the elected and appointed officials and the citizens of Avondale Estates.”

CASE HISTORY 2: CLARKSTON

In October 2025, the City of Clarkston (“City”) requested proposals from qualified consultants/economists to assist with their annexation feasibility study. “The intent is to evaluate locations adjacent to the City limits for feasibility of annexation. The City seeks a comprehensive analysis to inform strategic planning and future growth. Specifically, the study should address: A. An evaluation of the options, fiscal impacts, and economic advantages and disadvantages of annexing adjacent unincorporated areas. B. Strategies to prevent the City from becoming landlocked by neighboring jurisdictions. C. Opportunities and approaches for diversifying the City’s tax base. D. Methods to achieve a balanced tax digest through an optimal mix of commercial and residential development. E. Assessment of services and infrastructure. F. Cost analysis of property tax changes. G. Impact on the city to issue bonds. H. Analysis of land use and zoning considerations.”

ANNEXATION: ACT OF GENERAL ASSEMBLY – ARTICLE 1A

“The Georgia General Assembly has the authority to pass local Acts annexing territory to municipal corporations. The above methods are derived from the General Assembly's legislative power to annex. This authority was codified effective July 1, 1996 as Article 1A of Chapter 36, Title 36. Official Code of Georgia Annotated (O.C.G.A.)

A. Local Acts annexing areas comprised of more than 50 percent residential property, by acreage must use this Article. Residential is defined as sub 5 acre lots. Presumably this article need not be followed for annexation of property less than 50 percent residential. O.C.G.A. § 36-36-15.

B. Author of the legislation must:

1. Give notice (cert. mail) of the proposed annexation to the governing authority of the county wherein the property is located,
2. Within five business days, and

3. The notice must include a map or other description sufficient to identify the area. O.C.G.A. §§ 36-35-16, 36-36-6.

C. The county must respond (cert. mail) within five business days of receipt, and inform if any county owned facilities are located in the proposed area to be annexed. O.C.G.A. § 36-36-7.

D. The legislation may incorporate referendum approval under the terms and conditions specified in local law, and such referendum approval is required if the area to be annexed contains more than 500 people, or more than 3 percent of the municipalities population. The municipality must pay for the referendum. O.C.G.A. § 36-36-16.

E. There is no contiguity requirement for this method. See, *City of Fort Oglethorpe v. Boger*, 267 Ga. 485, 480 S.E.2d 186 (1997).”

CITY CLERK'S OFFICE/GENERAL GOVERNMENT

Ned Dagenhard, City Clerk/Assistant to City Manager

Community Building on Rockbridge Road, Vol. 1: Comprehensive Plan Development, Fiber Internet

Greetings from Allgood Road! Oh how I've missed you, illustrious reader. I'd scribble all this on a postcard, but my handwriting makes your doctor seem like a calligrapher.



I cannot help but feel... distant. Up the hill, down the way, back down the hill. Even in our tiny town, that journey can feel removing, I'm sure. And not just from your humble City Hall staff! This "distance," physically and figuratively, extends up and down Rockbridge Road—the artery of economic blood-flow is cut off from the citizens it's meant to support, *and be supported by*. How do we fix that? How do we truly—as City Manager Hawthorne likes to say—*build community* throughout our City, extending our 'aw shucks' neighborliness to our business district?

It's a big undertaking. It requires creative thinking, bold ideation. Sexy words, eh? Don't get it twisted, it's the boring stuff that moves the ball down the field. Here's a couple things we worked on in January.

2026 Comprehensive Plan

Every five years, municipalities in the State of Georgia are required to update a document called a "comprehensive plan." Kinda like our (in process) "greenspace masterplan," this is a *reference document*.

There are a few things a *plan* is: a collection of data from and about the community; a broad view of problems and solutions broken down into bulleted, targeted points like "apply commercial zoning and design standards to create a walkable commercial corridor," or, "the limited number of commercial parcels makes it difficult to provide the local business desired by residents."



There are a few things a *plan* is not: a list of approved projects; a dollar commitment.

In other words, a plan is a scientifically developed document meant to harness data, usher a narrative, and inspire policymakers. It's the bridge between a thriving commercial corridor, and real, tangible initiatives that will take us there. It's a vision board backed by experts.



Who is our expert? The *Atlanta Regional Commission*. ARC. The big dog. The cost? How about free? Pretty sweet deal. Best deal in town. These are the same folks who helped us out in 2021. For reference, you can find our 2021 Comprehensive Plan on the City's website (City Government > Longterm Plans > 2021 Comprehensive Plan).

Jillian Porter-Willis, a professional planner and our assigned-project manager, has quickly become our close-knit partner. Last month, we walked the eastern wetlands and talked about Pine Lake: the vibe, the people, the problem areas, the aspirations. And you, illustrious reader, will be seeing and hearing her quite a bit. This is an on-the-ground project, one that will rely on digital surveys, in-person meetings, and an interactive engagement event (stay tuned!) to complete. In other words, *we need you!*

Fiber Internet

Internet enhancing community building? You bet your little kingfisher feathers. The City runs on the interwebs. When our server went down due to outages last Summer, it was quite a freakout over here on Allgood! So what do we do to fix that? Change providers? That could solve our problem. Or maybe it just means the truck that shows up is blue instead of red. No, we need to look deeper. And by deeper, I mean underground.

"Fiber" is a concept that quickly rises above my head. Maybe you, techy reader, can explain the nitty gritty to me sometime. Here's what I do know: it carries higher, more sustained bandwidth; and it's (usually) buried underground. So when Comcast came a-knockin' with their new promotion of *their* fiber options, my interest was piqued. Because to me, underground is cool. There's a lot of perks to being underground. The most obvious one being weather factors like wind and falling trees don't impact subterranean utilities to anywhere near the extent they do pole-mounted utilities.



"Well sure Ned, sounds great for you guys at City Hall. But how much is all this gonna cost *me*, the taxpayer? And what's this got to do with the commercial corridor?" Outstanding questions, my friendly reader-resident.

First of all, our internet cost will be decreasing. That's because Comcast—eager to grow their fiber network—has been targeting municipalities for installation projects. They eat all the setup and construction costs.



Secondly, fiber works like other utilities. So with Comcast fiber running under Allgood Road to City Hall, future installations become *much* less expensive. Personally, I'd love to see fiber internet options run all over the City. But if we can start with our commercial corridor, that becomes one more beacon we can put out to developers. Fiber internet utility, ready for the tappin'.

Have some questions about our Comprehensive Plan, or our partnering with Comcast for fiber internet installation? Want to chat about planning and zoning in Pine Lake? Drop me a line! Let's get on the phone or set an appointment.

Ned Dagenhard

neddagenhard@pinelakega.net

(470) 834-6000

FINANCE

Stephen Mayer, Finance Director

Idle SPLOST Funds: Making Every Dollar Work a Little Harder

The City continues to use Special Purpose Local Option Sales Tax (SPLOST) funds as intended, funding capital outlay projects as they arise. In the meantime, SPLOST cash that is not immediately needed remains idle rather than being placed in short-term, low-risk investments, such as Georgia Fund 1.



While maintaining liquidity is essential, idle funds represent an opportunity. Even conservative investment options could allow these balances to earn interest while remaining fully available for upcoming

projects. Over time, these earnings could help offset project costs and extend the purchasing power of SPLOST revenues—without affecting project schedules.

Simply put, the projects are moving forward, and the funds are secure. Taking the additional step of investing idle SPLOST balances would reflect strong financial stewardship and ensure taxpayer dollars are working for the City at all times. Please expect a request to move idle SPLOST funds to Georgia Fund 1, a local government investment pool managed by the Office of the State Treasurer, at the March meeting.

Turning the Page: Audit Completion and Looking Ahead



The FY2024 audit has been completed and was presented to Council in January. While the audit process extended beyond the ideal timeline, its completion marks an important step forward. In preparation for the FY2025 audit, the Finance Department has already begun catch-up work, including performing outstanding bank reconciliations to ensure complete and accurate reporting of transactions.

Georgia law requires local governments to complete their annual audit within six months of fiscal year-end. As the City looks ahead, the key challenge will be closing FY2025 and beginning the audit process early enough to meet this statutory requirement. Continued focus on reconciliations, year-end adjustments, and strong internal coordination will be essential to ensure the FY2025 audit is completed within the mandated timeframe. A six-month extension is available to the City if needed and will be used to remain eligible for State grant opportunities.

PUBLIC SAFETY

Sarai Y'Hudah-Green, Police Chief

Community Policing

The Pine Lake Police Department successfully transitioned into the new year without incident and continues to prioritize proactive, relationship-based policing. The Department is currently finalizing its 2026 Community Engagement Calendar, building upon the strong momentum established over the past year.

Planned initiatives include:

- Unity / Community Walk
- Coffee with a Cop
- Reinvigorated National Night Out
- Senior Group Engagements
- Walk-and-Talk events with Code Enforcement



These efforts are designed to strengthen trust, increase accessibility, and maintain open lines of communication between residents, city staff, and public safety partners. By continuing and expanding these programs, the Department remains committed to community presence, collaboration, and prevention-focused policing moving forward.

Community Service

The Pine Lake Police Department logged over 200 hours of community service assistance without incident during the reporting period. Individuals assigned to Pine Lake were carefully selected and demonstrated professionalism, accountability, and a strong willingness to successfully complete their mandated service requirements.

Participants utilized this opportunity to get back on their feet while fulfilling court-ordered obligations. Their assistance supported light administrative duties within the Police Department as well as operational support for the Public Works Department, contributing meaningfully to City operations.

The Department looks forward to welcoming additional volunteers and continuing to work in partnership with the DeKalb County Department of Adult Supervision to provide structured, productive community service opportunities that benefit both participants and the City.

Public Safety

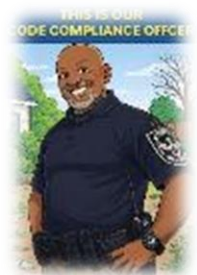
Starting the year strong, January concluded with weather related activity that allowed the Police Department to effectively exercise new and established emergency protocols. These experiences reinforced readiness, coordination, and operational resilience.

We look forward to sharing lessons learned with staff, elected officials, and the community. An informed community is a safer community, and continued communication remains a cornerstone of our public safety strategy.



Code Compliance

Code Enforcement efforts continue to progress steadily, with focused attention on addressing blighted properties and junk vehicles throughout the City. These initiatives support neighborhood quality, public safety, and overall community standards, and the Department remains committed to proactive compliance and sustained enforcement moving forward.



This correspondence is provided in response to inquiries regarding the implementation of Pine Lake Ordinance 2024-05, Registry and Regulation of Short-Term Rentals.

Since adoption, staff has taken initial steps toward implementation, including, review of administrative requirements, and identification of enforcement and compliance considerations specific to the City's size and operational capacity. As with many regulatory ordinances, effective implementation requires a phased approach to ensure consistency, fairness, and legal compliance.

Key considerations currently being addressed include:

- Establishment and maintenance of a short-term rental registry;
- Verification of ownership, local contact requirements, and compliance with applicable safety standards;
- Coordination among Police, Code Enforcement, and Administrative functions;
- Development of clear, defensible procedures for complaint intake, monitoring, and enforcement; and
- Public communication to ensure owners and residents clearly understand ordinance requirements and expectations.

At this stage, staff is focused on ensuring the ordinance is implemented in a manner that is enforceable, sustainable, and aligned with available resources. Police and Code Compliance are actively reviewing software solutions capable of supporting a functional and reliable registry.

Staff remains committed to executing the intent of Ordinance 2024-05 while maintaining public safety, protecting neighborhood quality of life, and preserving administrative integrity. Updates will continue to be provided as implementation progresses.

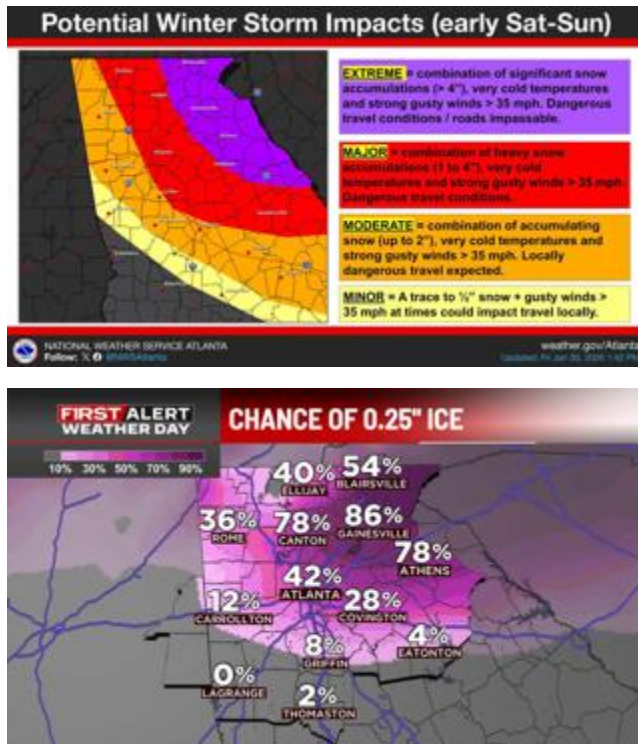
Respectfully submitted,

Sarai Y'hudah-Green
Chief of Police

PUBLIC WORKS

Bernard Kendrick, Public Works Director

Extreme Weather Events



The Public Works Department began the year preparing for two separate extreme weather events that impacted the Pine Lake area. Staff worked in conjunction with the Pine Lake Police Department to ensure that our enclave was weather ready.

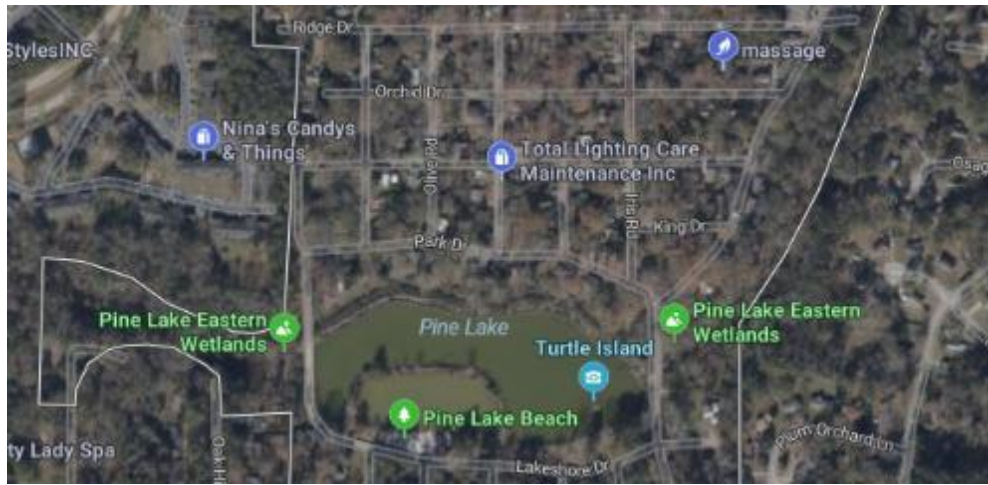
Overall, we did not experience any significant impacts, but “if you stay ready, you don’t have to get ready”.

Obstruction Removal



Right of Way obstructions were removed at the corners of Spruce Drive and Lakeshore Drive and Spring Drive and Poplar Road. The two hardened structures were removed to increase traffic safety. The two structures were replaced with reflective traffic delineators.

Wetlands Update



Staff is preparing the final presentation of the wetlands plan, which will include a formal overview of all proposed improvements and maintenance strategies for the Eastern Wetlands, Pine Lake, and the Western Wetlands.

Beach House Update



Staff is preparing a formal bid process for the proposed improvements to the Beach House. A detailed scope of work will be publicly advertised, and formal bids will be solicited for review and Council consideration at the March Work Session.

General Installation Update



Final installation of the emergency generator will begin February 10th through February 12th.

Installation was delayed several times due to conflicts with utility service providers and product availability.

Proposed Tree Removal 462 Clubhouse Drive



The City's Certified Arborist has examined the subject tree and has determined that the tree is under stress and has cankers at the base and that indicates a pathogen is attacking the tree. It is not an emergency removal, but approval to remove is sought as a precaution.

Very truly yours,

Stanley D Hawthorne

City Manager
stanleyhawthorne@pinelakega.net
404.999.4901

