

**CITY OF PINE LAKE
COUNCIL MINUTES
WORK SESSION
JULY 28, 2015**

This meeting began at 7:30 pm. Present were Mayor Kathie deNobriga, Mayor Pro-Tem Megan Pulsts, Council members George Chidi (arriving at 7:36 pm) and Mike Stuckey. Also present were City Attorney Laurel Henderson, City Planner Bill Johnston and City Administrator Valerie Caldwell. Council member Erika Brown and Chief Green were not in attendance.

ANNOUNCEMENTS / COMMUNICATIONS

Mayor deNobriga reported she had spoken with the Department of Natural Resources regarding a balance check to determine the size and species of the fish inhabiting the lake. She announced someone from the Fisheries Department is scheduled to be in the city on Friday, July 31st to conduct a fish balance test on the lake.

ADOPTION OF AGENDA

With the reversal of the two items of old business, the agenda was adopted upon motion by Pulsts and second by Stuckey.

PUBLIC COMMENTS

Kerri Loomis, Clubhouse Drive, stated the closing of the restrooms to the public was a very hasty decision by Council and was unfair to the residents. She requested the restroom be reopened on Saturdays and Sundays and stated she would volunteer to clean them.

Stephanie Stiller questioned the website information on recycling. She also asked if the city had 24 hour police coverage and lastly, pointed out that the Park sign still stated it was restricted to residents and guests.

PRESENTATION OF THE 2014 ANNUAL AUDIT

Mayor deNobriga introduced City Auditor Jimmy Whitaker who presented the 2014 annual audit. He announced the city had increased the cash reserve over the previous year and that the city's financial condition had improved significantly over the past several years.

ANNEXATION DISCUSSION

Mayor deNobriga reported that the annexation study completed by Michael Shea had been revised. She explained the study looked at commercial annexation along Rockbridge Road extending from Hambrick Road to Hairston Road. The discussion then turned to the imbalance in the tax digest. Chidi pointed out that the lack of commercially zoned property resulted in the major tax burden falling to the residential property owners. Chidi stated commercial annexation would allow the city to lower the millage rate. He continued stating the city should have a conversation to decide exactly how large it wants to be. He then said he wasn't sure that

discussion had ever taken place. Mayor deNobriga stated this could be discussed at the upcoming Town Hall meeting. In reference to the annexation study, Pulsts stated she would like to see additional information as to the added administrative and public works costs that were not factored into the existing study. Stuckey stated from a historical perspective, a study of the proposed annexation area had previously been performed. He reported that the management and law enforcement structure in place at that time was deemed sufficient to handle the added area; however he opined that was no longer the case. He stated that the city would need to see how much investment would be required to return to that point.

Dr. Pisani, Pine Lake Baptist Church, inquired about the amount of currently undeveloped property in Pine Lake. It was estimated at between 25-30 acres. He stated that was really good news.

DISCUSSION OF ZONING CODE REVISIONS

Stuckey left the meeting. (Quorum lost, however discussion continued). Mayor and Council, along with Planner Johnston and Attorney Henderson reviewed the draft R-1 zoning district. A redraft will be prepared and a follow up meeting was scheduled.

Valerie Caldwell
City Administrator