COUNCIL MEETING
4040 SOUTH BERKELEY LAKE ROAD
BERKELEY LAKE, GEORGIA 30096
FULL MINUTES
OCTOBER 15, 2026

ATTENDANCE

Mayor: Lois Salter
Council Members: Skip Dahlstrom, Bill Lacy, Bill Lyons, Chip McDaniel and Rebecca Spitler
City Officials: Leigh Threadgill - City Administrator, Michela Monteiro- Special Projects Coordinator, Rob Hiller – City Marshal and Thomas Mitchell – City Attorney

Members of the Public: 6 Members of the Press: 0

CALL TO ORDER

Salter called the meeting to order at 8:00 PM. A quorum of council members was in attendance.

AGENDA

Lacy made a motion to amend the agenda as suggested. Dahlstrom seconded the motion. All council members were in favor and the motion passed.

PUBLIC HEARING

Salter noted that there were no public hearings.

CONSENT AGENDA

Salter noted the following as items on the consent agenda and solicited a motion:

a) Minutes of September 17, 2026, Council Meeting
b) Minutes of September 17, 2026, Council Work Session
c) Financial Statements of August 2026 – Unaudited

McDaniel made a motion to approve all items on the consent agenda. Lyons seconded the motion. All were in favor and the motion passed.

OLD BUSINESS

Salter noted that there was no old business.

NEW BUSINESS

a) Pedestrian Study

Threadgill: Pursuant to the 2024 Comprehensive Plan Update which called for an update of the 2014 Pedestrian Study, the engineer has prepared the analysis before you tonight. You can see that the feasibility of adding pedestrian infrastructure around Lakeshore Drive is limited due to various constraints, including right-of-way availability and topography. The study also evaluates the feasibility of adding a sidewalk to Little Ridge and Ridge Roads. There is no action item tonight, necessarily, but this is presented as a discussion item, and, to determine if there is interest in pursuing implementation of any of the pedestrian improvements.

There was no further discussion.

b) Berkeley Commons request to remove landscaped island from Commons Gate Bend cul-de-sac

Salter noted that she had received a request from the Berkeley Commons HOA President to remove the island in the Commons Gate Bend cul-de-sac. She noted that council had reviewed a video and several pictures and asked council if they had any questions.

Lacy asked Dianne Ogden, President of the Berkeley Commons HOA, to come forward to comment and answer questions.

Ogden noted that this is a pretty clear problem. The island is too big for the cul-de-sac. Residents have complained over the years, and it came to a head in the last couple of months. She submitted Ring camera video showing three instances. In one, a large delivery truck could not make the curve, went over the curb of the island and had to back up several times to get around. In another, a landscape flatbed truck got hung up on the island, and the driver had to use the forklift on his truck to move a rock to get the truck unstuck. A resident also reported seeing a delivery truck stop at the top of the hill, make the delivery on foot, and then back all the way up Commons Gate Bend to get out. Residents have requested that, if feasible, the island be removed and the cul-de-sac kept clear.

Lyons asked if anyone has studied the cost of removing the island. Ogden responded no, as the issue had only recently come to a head, and that she believed the City would need to do that study.

Lacy asked if the city engineer could be asked for an opinion.

Threadgill responded that the city engineer could be asked to take a look. She noted that cul-de-sacs are designed to standards, and when this subdivision was built it was designed, engineered and approved to a standard, so presumably it meets the required standards. Some flatbed trucks may have trouble navigating it. Council would need to authorize the expense of an engineering analysis, or could give her discretion to do so.

Dahlstrom noted that the island is an HOA common area and that the landscaping is currently maintained by the HOA. Ogden confirmed, noting that removing the island is more than landscaping. She noted that the HOA is asking if it can be done, and if it is economically infeasible, they understand. She would like to find out how much it would cost to remove the island.

Spitler asked if this is the only island like this in the subdivision. Ogden responded that there are islands in each cul-de-sac, but this one has posed the biggest problem and is the only one she has heard of having this kind of issue.

Spitler asked whether the islands were included in the common areas the developer turned over to the HOA. Ogden responded that she did not know and would have to look.

Salter noted that there are several things that need to be looked into and asked if council wanted to consider the item again next month or make a motion tonight. Lyons noted that there had been inadequate research and that it would be best to take a month to study it and report back with more concrete information.

Salter asked Ogden to get anything else that would be helpful. Ogden noted that she would look through the HOA bylaws and other records to determine where jurisdiction lies.

Spitler noted that there should be a letter in the HOA's historical files from the developer listing all of the common areas turned over to the HOA. These letters often include common areas residents don't typically think about.

Ogden noted that one HOA board member is original to the neighborhood and she would check with him first. She will report back to council next month.

c) 2026 Paving Project – Closeout Change Order

Threadgill: This change order closes out the 2026 LMIG Paving Project with Garrett Paving Co., Inc., which included re-paving Miramont and Habersham as well as repair work around the intersection of Lakeshore Drive and Little Ridge Road. The final cost of the project was $459,812.17. This represents a decrease of $96,560.82 from the original contract price of $556,372.99.

Spitler made a motion to approve Change Order 1 of the 2026 LMIG Paving Project contract with Garrett Paving Co., Inc., decreasing the contract price by $96,560.82 for a final contract price of $459,812.17, to close out the project. Lacy seconded the motion. All were in favor and the motion passed.

d) 2026 CIPP Stormwater Project – Change Order 1

Threadgill: The change order before you is for work to change the repair method on 5 pipes from cured-in-place pipe (CIPP) to spin casting. It decreases this year's drainage improvement project cost by $111.04 for a total project cost of $416,405.96.

Lyons made a motion to approve Change Order 1 of the 2026 Stormwater Repair Project contract with CaJenn Construction, decreasing the contract price by $111.04 for a total

contract price of $416,405.96. Spitler seconded the motion. All council members were in favor and the motion passed.

PUBLIC COMMENTS

There were no public comments.

ADJOURNMENT

There being no further business to discuss, Dahlstrom moved to adjourn. McDaniel seconded the motion. All were in favor and the motion passed.

Salter adjourned the meeting at 8:14 PM.

Submitted by:

Leigh Threadgill, City Clerk

COUNCIL WORK SESSION
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WORK SESSION

Salter reviewed the agenda with the council and solicited questions regarding the items for consideration.

The work session was adjourned.

Submitted by:

Leigh Threadgill, City Clerk