AGENDA
COUNCIL MEETING
4040 S. BERKELEY LAKE RD.
BERKELEY LAKE, GEORGIA 30096
MARCH 19, 2026

7:00 PM Work Session
8:00 PM Formal Session

Citizens are encouraged to offer comments on issues of concern as agenda items are reached and at the end of the meeting for all other issues. Please limit citizen comments to 2 minutes. Longer citizen comments are welcome in writing and will be added to the official record of this meeting.

WORK SESSION

CALL TO ORDER

AGENDA

PUBLIC HEARING

CONSENT AGENDA

a) Minutes of February 19, 2026, Council Meeting
b) Minutes of February 19, 2026, Council Work Session
c) Financial Statements of January 2026 – Unaudited

OLD BUSINESS

NEW BUSINESS

a) 2025 Budget Amendment
b) 2026 Estimated Rollback Rate Certification
c) River District Villages Lot 1 – Temporary Construction Entrance Discussion

EXECUTIVE SESSION *(if needed)*

CITIZEN COMMENTS

ADJOURNMENT

DRAFT

Requests for reasonable accommodations required by individuals to fully participate in any open meeting, program, or activity of the City of Berkeley Lake government should be made at least five days prior to the event by contacting the ADA Coordinator at 770-368-9484.

COUNCIL MEETING
4040 SOUTH BERKELEY LAKE ROAD
BERKELEY LAKE, GEORGIA 30096
DRAFT MINUTES
FEBRUARY 19, 2026

ATTENDANCE

Mayor: Lois Salter
Council Members: Skip Dahlstrom, Bill Lacy, Bill Lyons, Chip McDaniel and Rebecca Spitler
City Officials: Leigh Threadgill - City Administrator, 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 and noted that a quorum of council members was in attendance.

AGENDA

Salter solicited a motion regarding the agenda.

McDaniel made a motion to accept the agenda as submitted. Spitler seconded the motion. All council members were in favor and the motion passed.

PUBLIC HEARING

Salter noted there are no public hearings tonight.

CONSENT AGENDA

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

a) Minutes of January 15, 2026, Council Meeting
b) Minutes of January 15, 2026, Council Work Session
c) Financial Statements of December 2025 – Unaudited
d) Audit Engagement Letter - Mauldin & Jenkins

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

OLD BUSINESS

Salter noted there is no old business tonight.

NEW BUSINESS

a) Southwest Gwinnett Chambert of Commerce Board Member Position

Salter: The Southwest Gwinnett Chamber of Commerce routinely contacts me to submit the name of someone who could serve on their board. I submitted Bill Lyons name, and he has been accepted as of February 17. He will be your person to talk to about businesses in commercial areas in this area of the county - Peachtree Corners, Norcross and Berkeley Lake. I want to thank Bill for taking this on. I also want to thank Scott Lee who has served in this role for several years and has done a really great job. Our presence in this area of the county is very significant.

b) 4477 PIB Discussion

Salter noted she had received a request to discuss this, but that the gentleman who requested it did not appear to be in attendance.

c) Peachtree Industrial Corridor Small Area Plan – Georgia Tech Design Studio

Threadgill: Before you tonight is the final deliverable from the fall semester master's level Georgia Tech City and Regional Planning School Design Studio. By way of background, the need for this plan was identified in the city's 2019 and 2024 Comprehensive Plans. The need for it became even more obvious once the Unified Development Ordinance project was underway and questions centered around how development and redevelopment in the non-residential areas would fit with the residential areas. Now, following months of study, stakeholder interviews and public input meetings, the plan is complete. Adoption of the plan does not bind the city to take any action. But having a plan is important to provide a vision for the future of Berkeley Lake's non-residential areas. Some recommendations, such as inclusion of commercial and industrial design standards in city development regulations, may be ripe for implementation, while it may take time before other recommendations are considered for implementation. But leaving the future of the non-residential areas to chance and believing that the best action is no action because everything should just stay the same, is risky. Nothing ever stays the same, and time alone has already resulted in change to the built environment. The question is whether to let change happen haphazardly with no plan in place or to drive the inevitable change through intentional planning that guides development toward a vision that protects the aesthetics, economic stability and environmental quality of the city.

Spitler made a motion to adopt the Peachtree Industrial Small Area Plan. Lyons seconded the motion. All were in favor and the motion passed.

d) Pedestrian Safety Study Update

Threadgill: Another project identified in the 2024 Comprehensive Plan is to update the Pedestrian Safety Study that was performed over a decade ago. That original study looked at the feasibility of adding pedestrian infrastructure, including sidewalks in some locations, along Lakeshore Drive, Ridge and Little Ridge Roads. The proposal for your action tonight is to update the plan as it relates to pedestrian infrastructure along those roads, including cost estimates, as well as assess the condition of existing city sidewalks in Berkeley Commons, Miramont and Berkeley Field to determine what maintenance or repairs may be needed, if any, and those costs.

Dahlstrom made a motion to approve the proposal and authorize the expenditure in an amount not to exceed $19,780. Lacy seconded the motion. All were in favor and the motion passed.

PUBLIC COMMENTS

There were no public comments.

ADJOURNMENT

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

Salter adjourned the meeting at 8:08 PM.

Submitted by:

_____

Leigh Threadgill, City Clerk

DRAFT

COUNCIL WORK SESSION
4040 SOUTH BERKELEY LAKE ROAD
BERKELEY LAKE, GEORGIA 30096
DRAFT MINUTES
FEBRUARY 19, 2026

ATTENDANCE

Mayor: Lois Salter
Council Members: Skip Dahlstrom, Bill Lacy, Bill Lyons, Chip McDaniel and Rebecca Spitler
City Officials: Leigh Threadgill - City Administrator, Thomas Mitchell - City Attorney

Members of the Public: 4 Members of the Press: 0

WORK SESSION

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

Threadgill delivered a presentation generally covering land use, zoning and comprehensive planning as an orientation for new council members and refresher for existing council members.

The work session was adjourned.

Submitted by:

_____
Leigh Threadgill, City Clerk

DRAFT

City of Berkeley Lake

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

January 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
100 100 General	87,905.68	1,587,856.00	-1,499,950.32	5.54 %
320 320 SPLOST Income	41,865.86	2,125,743.00	-2,083,877.14	1.97 %
Total Income	**$129,771.54**	**$3,713,599.00**	**$ -3,583,827.46**	**3.49 %**
GROSS PROFIT	**$129,771.54**	**$3,713,599.00**	**$ -3,583,827.46**	**3.49 %**
Expenses				
1 Gen Govt	30,390.32	607,035.00	-576,644.68	5.01 %
2 Judicial		9,449.00	-9,449.00	
3 Public Safety	6,798.18	175,421.00	-168,622.82	3.88 %
4 Public Works	5,335.88	547,645.00	-542,309.12	0.97 %
6 Culture and Recreation	960.00	23,915.00	-22,955.00	4.01 %
7 Housing and Development	3,962.25	224,390.00	-220,427.75	1.77 %
SPLOST Expenses		2,125,743.00	-2,125,743.00	
Total Expenses	**$47,446.63**	**$3,713,598.00**	**$ -3,666,151.37**	**1.28 %**
NET OPERATING INCOME	**$82,324.91**	**$1.00**	**$82,323.91**	**8,232,491.00 %**
NET INCOME	**$82,324.91**	**$1.00**	**$82,323.91**	**8,232,491.00 %**

City of Berkeley Lake

Income & Expense

January 2026

	TOTAL
Income	
100 100 General	87,905.68
320 320 SPLOST Income	41,865.86
Total Income	**$129,771.54**
GROSS PROFIT	**$129,771.54**
Expenses	
1 Gen Govt	30,390.32
3 Public Safety	6,798.18
4 Public Works	5,335.88
6 Culture and Recreation	960.00
7 Housing and Development	3,962.25
Total Expenses	**$47,446.63**
NET OPERATING INCOME	**$82,324.91**
NET INCOME	**$82,324.91**

City of Berkeley Lake

Balance Sheet

As of January 31, 2026

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Debt Service Fund	0.00
General Fund	5,273,781.06
SPLOST Fund	1,314,449.43
Suspense 1.11.1000	0.00
Total Bank Accounts	**$6,588,230.49**
Accounts Receivable	
Accounts Rec 1.11.1900.1	20,730.26
Total Accounts Receivable	**$20,730.26**
Other Current Assets	
1.11.27 Grant Receivable	0.00
Accounts Rec - SPLOST 1.11.2000	93,841.32
AccountsRec-OtherTax1.11.1900.2	0.00
Franchise Tax Rec 1.11.1550	200,176.14
Interest Receivable 1.11.1400	0.00
Prepaid Expense 1.11.3600	0.00
Prepaid items 1.11.3800	4,212.00
QuickBooks Tax Holding Account	0.00
Taxes Receivable 1.11.1600	23,738.82
Undeposited Funds 1.11.1114	750.00
Total Other Current Assets	**$322,718.28**
Total Current Assets	**$6,931,679.03**
Fixed Assets	
Building & Improvements 1.11.7400	1,770,036.08
Computer Equipment 1.11.6700	48,172.61
Furniture & Fixtures 8.11.7700	71,493.47
Land 8.11.7100	9,392,320.74
Machinery & Equipment 1.11.6500	173,026.24
Total Fixed Assets	**$11,455,049.14**
Other Assets	
Accum amort - bond cost	0.00
Amt avail 4 debt svc 9.11.9100	0.00
Bond issuance cost	0.00
Loan Receivable - Facilities	0.00
Loan Receivable - Paving	0.00
To be prov 4 debt 1.11.7500	0.00
Total Other Assets	**$0.00**
TOTAL ASSETS	**$18,386,728.17**

City of Berkeley Lake

Balance Sheet

As of January 31, 2026

	TOTAL
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable 1.12.1100	3,949.91
Operating AP	0.00
SPL2005 Admin Facil- City H-AP*	0.00
SPLOST account - Suntrust-AP*	0.00
Total Accounts Payable	**$3,949.91**
Credit Cards	
Anderson Credit Card (8186)	30.64
BOZEMAN, MARTY (0241)	0.00
Hiller Credit Card (8402)	114.52
Hunter Credit Card (0891)	64.41
Threadgill Credit Card (3322)	554.07
Wilhite Credit Card (1132)	0.00
Total Credit Cards	**$763.64**
Other Current Liabilities	
*Sales Tax Payable	0.00
1.12.28 Bonds payable - current	0.00
Accounts Payable Accruals-L*	0.00
Accounts payable-L 1.12.1100.2	0.00
Accrued Expenses 1.12.1150	0.00
Accrued Interest Payable	0.00
Accrued Salaries 1.12.1200	0.00
Accrued SPLOST Expenses 2.12.1250	0.00
Deferred revenue 1.12.2500	26,860.02
Direct Deposit Payable	-0.01
MyGov	-927.00
Payroll Liabilities	66.10
PR Tax Payable - Fed 1.12.1300	0.00
PR Tax Payable - State 1.12.1310	0.00
PTO Accrual	17,577.08
Regulatory Fees Payable	21,628.79
Retainage Payable	0.00
Total Other Current Liabilities	**$65,204.98**
Total Current Liabilities	**$69,918.53**

City of Berkeley Lake

Balance Sheet

As of January 31, 2026

	TOTAL
Long-Term Liabilities	
Gen Oblig Bond Payable1.12.3000	0.00
GOB Payable - 2009 1.12.3000.2	0.00
GOB Payable - 2011 1.12.3000.3	0.00
GOB Payable - 2012 1 12.3000.4	0.00
SPLOST Loan Payable - Paving	0.00
SPLOST Loan Payable Facilities	0.00
Total Long-Term Liabilities	**$0.00**
Total Liabilities	**$69,918.53**
Equity	
Fund Bal Unrsvd 1.13.4220	5,245,835.25
Investmt in fixedassets 1.13.4K	11,327,229.85
Opening Bal Equity	0.00
Reserve for prepaids 1.13.4125	4,212.00
Reserved for Debt Service	0.00
Restricted for Debt Svc 1.13.4105	0.00
Restricted4CapitalProj 1.13.4155	1,342,395.24
Retained Earnings 1.13.3000	314,812.39
Net Income	82,324.91
Total Equity	**$18,316,809.64**
TOTAL LIABILITIES AND EQUITY	**$18,386,728.17**

STATE OF GEORGIA O-26-261
COUNTY OF GWINNETT

ORDINANCE

AN ORDINANCE TO AMEND THE BUDGET FOR THE YEAR 2025; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Be it ordained by the Mayor and the City Council of the City of Berkeley Lake that the 2025 Budget shall be amended as follows:

Revenues		
	General	1,496,245
	SPLOST	606,315
	Total Revenues	$2,102,560
Expenditures		
	General Government	488,397
	Judicial	3,660
	Public Safety	149,106
	Public Works	197,222
	Culture & Recreation	12,200
	Housing & Development	109,039
	Additions to General Reserves	536,621
	SPLOST – Public Works	560,937
	SPLOST – Admin Facilities	45,378
	Total Expenditures	$2,102,560

All ordinances and parts of ordinances in conflict herewith are repealed to the extent of any such conflict. This ordinance shall be effective upon adoption by the Council of the City of Berkeley Lake.

So ordained, this 16th day of April 2026.

ATTEST: Lois D. Salter, Mayor

Leigh Threadgill, City Clerk

First Read: March 19, 2026
Second Read/Hearing/Adoption: April 16, 2026

PROPOSED