



**COUNCIL MEETING
4040 SOUTH BERKELEY LAKE ROAD
BERKELEY LAKE, GEORGIA 30096
FULL MINUTES
MARCH 19, 2026**

ATTENDANCE

Mayor: Lois Salter

Council Members: Skip Dahlstrom, Bill Lacy, Bill Lyons, and Rebecca Spitler

City Officials: Leigh Threadgill - City Administrator, Thomas Mithcell – City Attorney

Members of the Public: 2

Members of the Press: 0

CALL TO ORDER

Salter called the meeting to order at 8:03 PM. A quorum of council members was in attendance.

AGENDA

Salter solicited a motion regarding the agenda.

Spitler made a motion to accept the agenda as submitted. Lacy 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 February 19, 2026, Council Meeting
- b) Minutes of February 19, 2026, Council Work Session
- c) Financial Statements of January 2026 – Unaudited

Dahlstrom 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 there is no old business tonight.

NEW BUSINESS

a) 2025 Budget Amendment

Threadgill: O-26-261 is a housekeeping measure to identify a final status of expenses and revenues for 2025. I am requesting that council place the item on first read and schedule a public hearing regarding the amendment for April 16th at 8:00 PM.

Lacy made a motion to place O-26-261, an ordinance to amend the budget for the year 2025, to repeal conflicting ordinances, to provide for an effective date and for other purposes, on first read and to hold a public hearing regarding the amendment on April 16, 2026, at 8:00 PM. Dahlstrom seconded the motion. All council members were in favor and the motion passed.

b) 2026 Estimated Rollback Rate Certification

Threadgill: House Bill 581 requires levying authorities to certify an estimated rollback rate to be included in annual notices of assessment. Staff and the Finance Committee met on March 18, 2026, to determine a recommended estimated rollback rate for council's approval and certification. It was decided to set the estimated rollback rate at the 2025 millage rate, 1.194 mills.

Lyons made a motion to set the 2026 estimated rollback rate at 1.194 mills. Spitler seconded the motion. All council members were in favor and the motion passed.

c) River District Villages Lot 1 – Temporary Construction Easement Discussion

Threadgill: The River District Homeowners' Association has asked the city to allow the developer of 3850 North Berkeley Lake Road to install a temporary construction driveway from the River District deceleration lane on North Berkeley Lake Road to provide construction access for the purpose of building a home on the lot. For some background, the prior owner of 3850 North Berkeley Lake Road made a similar request back in 2021. The 2021 request was to revise the subdivision plat by donating the River District common space abutting 3850 North Berkeley Lake Road to Gwinnett County whereby increasing the Gwinnett County right-of-way and resulting in the lot having frontage on North Berkeley Lake Road so that a driveway could be constructed from North Berkeley Lake Road. The city council denied the request in February of 2021. Subsequently the lot was sold. The new owner received approval for a building permit at the end of 2024. The approved plans show the construction entrance from River District Drive. After that, the owner requested permission to change the location of the construction entrance from River District Drive to the North Berkeley Lake Road deceleration lane. Staff did not approve the relocation based on the prior city council action and the requirements on the subdivision plat. After conferring with the city attorney, staff

understands that if it is the desire for the construction entrance to be installed on the HOA common space lot between the deceleration lane and 3850 North Berkeley Lake Road, the process would be for the River District HOA to make application for a revision to the River District Unit 1 final plat. Specifically, zoning condition #5 establishes the common space for the subdivision and notes it includes parks, amenities area and roadways, but not construction entrances. In addition, if there is tree removal required to access the lot from North Berkeley Lake Road via a construction entrance, zoning condition #2 may also need to be revised depending on the location of the trees to be removed. There is no action for the city council tonight.

Spitler noted she was on the council that denied the previous request and her main concern revolves around security issues.

PUBLIC COMMENTS

There were no public comments.

ADJOURNMENT

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

Salter adjourned the meeting at 8:09 PM.

Submitted by:



Leigh Threadgill, City Clerk

