Mayor and City Council Special Called Meeting

Wednesday, October 28, 2026 at 6:30 PM

City Hall, 875 Main Street, Stone Mountain, Georgia 30083

Agenda

Mayor and Council: Jelani Linder – Mayor | Post 3: Mayor Pro Tem Ryan Smith | Post 1: Council Member Anita Bass | Post 2: Council Member Mark Marianos | Post 4: Council Member Kay Nunez | Post 5: Council Member Hub Jordan | Post 6: Council Member Elaine Vaughn

Staff: Maggie Dimov - City Manager/Economic Development Director/DDA | Shavala Ames - City Clerk/Human Resources | Angela Couch - City Attorney

City of Stone Mountain, GA Facebook page: https://www.facebook.com/CityofStoneMtn/

Mission Statement: *The City of Stone Mountain serves our residents, businesses, and visitors by providing an enhanced quality of life and a unique sense of place, guided by trust and integrity.*

I. **Call to Order**

II. **Determination of Quorum**

III. **New Business**

1. Capitals and Special Projects Workshop

IV. **Executive Session to Discuss Personnel, Legal, Cyber Security and/or Real Estate (if needed)**

V. **Adjournment**

CITY OF STONE MOUNTAIN **CITY COUNCIL MEETING**

		City Council Meeting Date:	October 28, 2026
		Department:	
Goal:	Public Works & Infrastructure	**Presenter:**	
Agenda Title:	**Capitals and Special Projects Workshop**		

Workplan Goal Details:
Public Works & Infrastructure – Enhancing service delivery and quality of life through proactive maintenance and strategic capital improvements.
Agenda Item Description (Background/History/Details):

Staff Recommendations (Motion):
N/A

City Manager Approval:	

Mayor's Signature Required:	YES	NO

List Attachments:
1.City of Stone Mountain Project Tracker

Project Name	Project Type	Status/priority
City Hall Parking Lot Improvement Project	Capital Projects	Closeout
Street Paving Program 2025/2026	Capital Projects	Closeout

Main & Mimosa	Capital Projects	In progress
Lawn on Main	Economic Development	In progress
VFW	Capital Projects	On hold due to limited funding
Medlock	Capital Projects	In progress
Train Depot Renovation	Capital Projects	On hold

Street Paving Program 2026/2027	Capital Projects	On hold
Caboose	Econ. Dev.	Needs update
Stone Mountain Welcome Center	Econ. Dev.	Needs update
Marta Lot	Econ. Dev.	Needs update
Cemetery Sign	Public Works	Needs update
Cemetery Wall	Public Works	Needs update
Heartstone Storm Pond	Public Works	Needs update
Storm Pond 4th Sttreet repair/maintenance	Public Works	Needs update
JBR and Forest Avenue, Street and stormwater system repair	Public Works	Needs update
Storm Pipe failure	Public Works	Needs update

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Roof repairs	Public Works	Needs update
Sidewalk Repairs	Public Works	Needs update
Catch Basin repairs	Public Works	Needs update
Fences	Public Works	Needs update
Parking lot/ Medlock Park	Public Works	Needs update
Pipe replacement/Repair	Public Works	Needs update
Public Works New Facility	Public Works	Needs update
JBR 5 point Intersection	Capital project	Needs update
Cherokee Rose Intersection	Capital project	Needs update
Gateway and wayfinding signage consistent with the Downtown Master Plan		

Funding / Cost (as provided)	Next Action / Update
SPLOST II / Original Sum: $513,184.00; Change Order #1: $. $7,015.70 Change Order to purchase the fence, obligated per contract: $19,000; Total due w/ C.O. 2 included: 480,203.39	The City Hall Parking Lot Project was undertaken to provide additional public parking in downtown, and also to improve safety and accessibility to City Hall. The project included reconstruction and resurfacing of the parking lot, stormwater improvements, pavement markings, landscaping at the pond area, and other site enhancements. Following the City's procurement process, R&B Developer was selected to complete the project. Construction was completed in phases to minimize disruptions to City operations while maintaining public access to City Hall. Throughout construction, City staff worked with the contractor, engineer, and project team to monitor progress, address unforeseen field conditions, and ensure the work remained consistent with the approved project scope.
The 2025 SPLOST Resurfacing Project was originally awarded for $753,247.50. During construction, the City approved $799,784.15 in change orders, primarily due to additional roadway reconstruction, soft subgrade conditions, pavement failures requiring deeper excavation, drainage improvements, and the addition of Ridgemere Court resurfacing. These changes increased the contract value to $1,553,031.65, representing a 106.2% increase over the original contract amount. As of Pay Application No. 5, $1,370,288.85 of work has been completed, with $182,742.80 remaining on the contract	The City's Street Paving Program was initiated to improve the condition, safety, and longevity of the City's roadway network through a systematic approach to resurfacing streets identified as priorities based on pavement condition, traffic volumes, and available funding. The program is part of the City's ongoing commitment to maintaining public infrastructure and extending the useful life of its roadways. List of streets: •Redwood Court, from Pepperwood Trail to cul-de-sac •Zachary Court, from Zachary Court to cul-de-sac / Removed from the list, postponed for paving •Rosewood Drive, from Lucille Ave to Pepperwood Trail •Ridgemere Court, from Ridge Forest Drive to cul-de-sac •VFW Drive, Mimosa to Cloud, Cloud to dead end •Veal Street, from JB Rivers to Central •Leon Street, from Mimosa to Manor •W. Rockborough Court, from Rockborough Drive to cul-de-sac •E. Rockborough Court, from Rockborough Ter to cul-de-sac •N. Rockborough Court, from Rockborough Drive to cul-de-sac •Cemetery Circle, from Silver Hill Road to Ponce de Leon Ave / REMOVED FROM THE LIST •San Pablo Drive, from Ridge Ave to Shappard Road

SPLOST II (Roads) Approved amount: $1,781,000 Agency: Department of Transportation	Awarded amount: $1,781,000 The City of Stone Mountain received $1,781,000 in federal funding through the U.S. Department of Transportation's FY2026 appropriations for the Main Street and Mimosa Drive Intersection Improvement Project. The funding was secured through the congressional appropriations process with the support of Senator Jon Ossoff and will be administered through the Georgia Department of Transportation.
	Phase 3: Developer Solicitation Design: P3 and transaction framework • City and developer roles and contributions • RFQ/RFP development and evaluation criteria • Community benefit and design standards
Estimate total cost:$1.2M; Available Funding: SPLOST II, LMIG, LRA, CDBG and LWCG	The VFW Park Improvement Project was initially developed to improve the park and surrounding facilities through a combination of renovations and site improvements. Scope of Work: Construction of a new pavilion and lawn area; Construction of a new parking lot; A walking path around the soccer field; and Stormwater and drainage improvements.
SPLOST II (Parks) / $1M, Awarded by Senator Hank Johnson. No match.	The City of Stone Mountain has been awarded federal funding to support critical infrastructure improvements at Medlock Park. The project will include paved parking, erosion control measures, storm drainage improvements, curbs and gutters, and landscaping. These improvements will address existing drainage and erosion challenges that can make the park difficult to use, particularly after heavy rainfall.
Estimate cost: $750K	Renovate the Train Depot's police department side by cleaning out, gutting, and transforming the space into a rentable event venue. The project aims to create a functional and aesthetically appealing facility to serve as a community asset for gatherings and activities.

Estimate total cost: $6,754,182.00	•Tuggle Drive, from Ponce de Leon Avenue to Moore Street •Moore Street, from Cemetery Circle to Tuggle Drive •Central Drive, from Ridge Avenue to city limits •Forrest Ave, from West Mountain to JBR •Wieblen Lane, Main Street to 2nd Street •4th Street, from East Mountain to Silver Hill •Manor Drive (entire street) •Mountain Village Drive, Sheppard to Mountain Village Drive •Sheppard Road, Mountain View city limits to 891 Sheppard •San Marcos Court (entire street) •Ridge Forest Drive (entire street) •Carillon Court, portion in city limits •Jaywood Drive (entire street) •Ridge Avenue, from JBR to city limits •James B Rivers Memorial (intersection) •Chinquapin Way, from cul-de-sac to city limits
$54K were used to renovate the Caboose	Current use: approved as a main location for the City/County "Book Box" program
Creation of a Visitor Center next to the Museum space / Under Consideration	Following the RFP process and subsequent discussions, the Mayor and City Council approved moving forward with a partnership with the Stone Mountain Historical Society to assist with museum programming and operations. The partnership recognizes the Historical Society's knowledge of the City's history and its ability to engage residents and volunteers in preserving and promoting the museum.
Source to be determined	Single quote obtained to date/ This project has histiorical significance. The wall is also at a central location for visibility to residents as well as tourists.
Funding source needs determined	A determination of ownership is in process via legal. Requested engineering services
	ongoing, expected to be completed 10/10/26; This project was considered a top priority project upon staff arrival January 2026. The project is currently underway and is expected to be complete by 10/10/2026. The project provides much needed stormwater system and street repair in a highly traveled, high visibilty location. Long term project carry over. Engineering service requested , attorney review; 795 Sheppard Cove. This project is stormwater pipe related. The specific location of the failed pipe is between houses and outside of the right of way.

	Long term project carry over. Engineering service requested, attorney review; 497 Rockborough Terrace. This project is storm pipe related.
	Long term carry over; Several pavilion tops are in need of repairs. They will only further decline and cost nore to repair the longer we wait.
Consider federal and local match or state source	Long term and ongoing project, yearly local source need; The city is in large need of sidewalk repairs, upgrades, or installations. For ADA purposes as well as general walkability and economic development plans, this project should be funded yearly and continual progress made toward the each of these goals.
	Long term and ongoing project. Staff will be bring 5 to 6 repairs to Council soon.
	Long term and ongoing project
consider federal grant	Long term ongoing
	Long term ongoing project, engineering in process
	Under consideration
	Part of the LCI study
	Part of the LCI study