Mayor and City Council Regular Session

Tuesday, August 04, 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/
Link to join Webinar: https://us06web.zoom.us/j/82303400686

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. **Invocation and Pledge**

IV. **Citizen Comments – Including comments from public/stakeholders (3 minutes per comment)**

Comments from the Public

The public comments are reserved exclusively for comments from the public and not for immediate reply. The purpose of public comment is to allow the public to voice city related requests, concerns or opinions only during the public comment portion of the City Council meeting. I. The Mayor and City Council reserves the right to extend or limit the length of public comments based on: (1) the issue under discussion; (2) the number of items on the agenda; and (3) the extent to which the speaker remains constructive in their comments and questions. II. The public may not directly confront the public speaker but must direct all comments and questions to the Mayor and City Council. III. Public harassment of or confrontation with a public speaker will not be tolerated. Members of the public violating tenets two or three will be asked to sit down or leave the premises.

The City appreciates your input and wants to hear from you. If you have a complaint or concerns about a particular person associated with the City, please contact the City Manager's office. Your public comments during a Council meeting may not be directed at or to any particular City representative, including but not limited to the Mayor, City Council members, or a member of City staff. If your presentation includes such comments, the City reserves the right to stop your presentation. During your public comment, if you use obscenities or vulgar or abusive language, yell, or point fingers, the City reserves the right to stop your presentation. During your public comment, if you physically approach any City representative or your presentation rises to the level of disorderly conduct, your public comment will be stopped.

V. **Review of the Journal (City Clerk)**

1. Consideration of an action on a request to approve July 21, 2026, meeting minutes, requested by the City Clerk Shavala Ames. **Goal - Governance**

VI. **Reading of Communications**

VII. **Adoption of The Agenda of The Day**

VIII. **Council Policy Discussion Topics**

IX. **Unfinished Business**

1. Consideration of an action on a request to approve Planning Committee Appointees, requested by the Planning Consultant Nancy Lovingood. **Goal – Governance**
2. Consideration of an action on a request to approve Historical Preservation Committee Appointees, requested by the Planning Consultant Nancy Lovingood. **Goal - Governance**

X. **New Business**

1. Consideration of an action on a request to approve Code Enforcement Software with Comcate, requested by the Code Enforcement Officer Lt. Hillis. **Goal - Governance, Quality of Life**

XI. **New Ordinances and Resolutions**

1. Ordinance 2026-14 – Deannexing Property located at 5499 Woodsong Trace. **Goal - Governance (FIRST READ)**
2. Ordinance 2026-15 - Entertainment District. **Goal - Quality of Life (FIRST READ)**
3. Resolution 2026-17– Budget Amendment for Comcate Code Enforcement Software - **Goal - Governance**

XII. **Remarks of Privilege**

XIII. **Announcements by The Mayor**

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

XV. **Adjournment**

CITY OF STONE MOUNTAIN **CITY COUNCIL MEETING**

REVIEW OF JOURNAL

		City Council Meeting Date:	August 4, 2026
		Department:	City Clerk
Goal:	Governance	**Presenter:**	Nakeya Burton
Agenda Title:	**Consideration of an action on a request to approve July 21, 2026 meeting minutes.**		
Audio/Visual Presentation:	Yes/No/NA		

Workplan Goal Details:
Governance - Focus on streamlining legislative processes to ensure timely, accurate, and transparent dissemination of information to the City Council, staff, and the public, reinforcing the foundation of local governance.
Agenda Item Description (Background/History/Details):
(O.C.G.A. § 50-14-1) requires public agencies to maintain written meeting minutes and make them available for public inspection after approval.

Staff Recommendations (Motion):
Staff recommends the following: **"Approve Meeting Minutes as required"**

Department Head Approval:	**Shavala Ames**
City Manager Approval:	**Miglena Dimov**

Mayor's Signature Required:	YES	NO

List Attachments:
1. July 21, 2026 Meeting Minutes DRAFT

Financial Information (MUST BE COMPLETE & PRE-APPROVED BY CITY MANAGER)

Budgeted Yes/No	Fund Name & Code	Current Balance	Requested Allocation	City Manager's Initials
No	N/A	N/A	N/A	MD

Mayor and City Council Work Session Minutes

Tuesday, July 21, 2026, at 6:30 PM

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

Minutes

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 | Angela Couch - City Attorney | City Clerk – Shavala Ames

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**

Mayor Linder called the meeting to order at 6:30 P.M.

II. **Determination of Quorum**

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

III. **Invocation and Pledge**

Mayor Linder led a 30-second moment of silence, followed by the Pledge of Allegiance

IV. **Citizen Comments – Including comments from public/stakeholders**

Citizen Comment 1: Elisabeth Richmond – Asked questions regarding the proposed Short-Term Rental Ordinance, including what changes had been made from the previous ordinance, the purpose of the proposed changes, and whether the governing body had considered their potential impacts. Also inquired about the proposed 14-day limit, whether the ordinance would be enforced through code enforcement, and the reason for the additional regulations. Stated that they serve on the Atlanta Metro Short-Term Rental Alliance (AMSTRA) and expressed concerns regarding several provisions of the proposed ordinance, including grandfathering, legal nonconforming uses, and the retroactive elimination of existing uses. Also stated that the definitions of "Home Stay," "Lodging Room," and "Vacation Rental Home" were unclear and expressed concerns that the ordinance did not address duplexes and triplexes. Additional questions were raised regarding permit termination, permit and occupational fees, and the potential impact on economic growth. Suggested that short-term rental permits be considered on a case-by-case basis and expressed the opinion that short-term rentals should be limited to stays of 30 days or less.

Citizen Comment 2: Joan Monroe – Referenced Resolution 2026-16 and expressed that the City's proposed entertainment area may be short-sighted. The speaker stated that businesses should have the ability to remain open later on weekends and certain holidays and expressed concerns regarding the consumption of alcoholic beverages within the entertainment area. The speaker asked whether the governing body had considered meeting with local merchants to discuss their needs and stated that plans for the entertainment area should reflect the interests of both the business community and residents. Also referenced a tree located at 806 Ridge Avenue, stating that it represented years of City neglect, and expressed concerns regarding the City's code enforcement practices. Further expressed the opinion that Ordinance 2026-14 was improper, discriminatory, and should have been presented as a resolution rather than an ordinance. The speaker stated that the governing body should approve the matter without additional ordinance readings and proceed with filing the necessary paperwork.

V. **Review of the Journal (City Clerk)**

1. Consideration of an action on a request to approve July 7, 2026, Meeting Minutes, requested by City Clerk Shavala Ames **Goal - Governance**

ACTION: MOTION TO APPROVE JULY 7, 2026, MEETING MINUTES
Motion made by Mayor Pro Tem: Post 3 Ryan Smith, Seconded by Council Member: Post 1, Anita Bass

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, and Council Member: Post 6 Elaine Vaughn

MOTION PASSED UNANIMOUSLY

VI. **Reading of Communications – None**

VII. **Adoption of The Agenda of The Day**

ACTION: MOTION TO ADPOT THE AGENDA OF THE DAY TO REMOVE NEW BUSINESS ITEM #7 CONSIDERATION OF AN ACTION ON A REQUEST TO APPROVE CODE ENFORCEMENT SOFTWARE WITH COMCATE
Motion made by Council Member: Post 1 Anita Bass, Seconded by Council Member: Post 4 Kay Nunez

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, Council Member: Post 6 Elaine Vaughn

MOTION PASSED

VIII. **Committee Reports**

1. Stone Mountain Community Garden – Report Submitted as Written (No Verbal Updates)

2. HPC / Planning Report – Report Submitted as Written (No Verbal Updates)

IX. **Staff Reports**

1. Public Safety - Police Chief James Westerfield – reviewed report as outlined in the meeting packet.

Mayor Pro Tem Smith inquired why 806 Ridge Rd is not under the nuisance status, City Attorney Angela Couch provided feedback. Council Member Nunez inquired what area the aggravated assaults are coming from as they've increased in number and asked if Public Safety would be participating in community building with the bookbag giveaway. Council Member Jordan mentioned the high praises that the Police Department received from the Stone Mountain Memorial Association Meeting and inquired regarding the larceny statistics, the homeless encampment at the back of Willow Lake Apartments, blighted properties and beautification.

2. Financials Update – Michelle Uran – Financial Consultant – reviewed report as outlined in the meeting packet.

Budget to Actuals - City Council Member Bass inquired if the Finance Department feels that they're getting a handle on things and feel comfortable. Mayor Pro Tem Smith inquired about the total debt service the City has left to pay, if more information can be put in the variance report and suggested a pie chart format to consolidate financial data. Council Member Nunez commended the departments for working together and communicating effectively. Council Member Jordan asked for the timeline for the 2025 Audit, the status of the GA Fund 1, and Small Cities IGA accounts. Mayor Linder commended the Finance Department for the report.

SPLOST I, II, Small Cities IGA – Mayor Pro Tem Smith inquired if a pie chart would be better for the funds, than what is listed in the report. Council Member Nunez provided commentary regarding the funds left in SPLOST I. Council Member Jordan asked for clarity regarding how the funds can be spent if they're not exceeded, City Attorney Angela Couch provided feedback in regards.

X. **City Manager's Report**

1. Operations Report – City Manager Maggie Dimov – reviewed report as outlined in the meeting packet.

2. Public Works Update – Mike Helton – Director – reviewed report as outlined in the meeting packet.

The governing body inquired about the turnaround time for SeeClickFix requests, whether DeKalb County's involvement is necessary to complete JBR projects, and requested an update on 4th Street. The governing body commended staff for their responsiveness to SeeClickFix requests and for investing in Public Works employee training. Additional suggestions included adding 806 Ridge Road to the Stormwater and Public Works report, incorporating a summary of Public Works' routine and preventative maintenance activities into future reports, and considering the temporary closure of certain parks due to ongoing illegal dumping.

XI. **Council Policy Discussion Topics - None**

XII. **Unfinished Business – None**

XIII. **New Business**

1. Consideration of an action on a request to approve Historical Preservation Committee Appointees

City Manager, Maggie Dimov, provided an overview regarding the need to appoint members to the HPC

The governing body discussed the application process, including whether applicants are vetted and reside within the City, the terms of board members, and whether revisions to the City Code may be appropriate. City Attorney Angela Couch provided legal guidance and feedback regarding these matters.

ACTION: MOTION TO RECCOMEND SEAN MINTON TO THE HISTORICAL PRESERVATION COMMITTEE
Motion made by Council Member: Post 1 Anita Bass, Seconded by Council Member: Post 4 Kay Nunez

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, Council Member: Post 6 Elaine Vaughn

MOTION PASSED (UNANIMOUSLY)

ACTION: MOTION TO RECCOMEND JENNIFER JONES TO THE HISTORICAL PRESERVATION COMMITTEE
Motion made by Council Member: Post 2 Mark Marianos, Seconded by Mayor Pro Tem: Post 3 Ryan Smith

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, Council Member: Post 6 Elaine Vaughn

MOTION PASSED (UNANIMOUSLY)

2. Consideration of an action on a request to approve Planning Committee Appointees

ACTION: MOTION TO RECCOMEND JOYCE THOMAS TO THE PLANNING COMMITTEE
Motion made by Mayor Pro Tem: Post 3 Ryan Smith, Seconded by Council Member: Post 4 Kay Nunez

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, Council Member: Post 6 Elaine Vaughn

MOTION PASSED (UNANIMOUSLY)

City Manager, Maggie Dimov, advised that the deadline for additional HPC and PC applications have been extended to July 29th at noon.

3. Consideration of Approval of LMIG and LRA Grants

City Manager, Maggie Dimov, provided an overview regarding the need for the acceptance of the LMIG and LRA Grants.

The governing body requested clarification on whether matching funds are required for one of the grant accounts and sought clarification regarding the City Manager's authority to accept grants. The governing body also suggested that the City pursue LAP (Local Assistance Program) certification.

ACTION: MOTION TO APPROVE LMIG AND LRA GRANTS
Motion made by Council Member: Post 1 Anita Bass, Seconded by Council Member: Post 2 Mark Marianos

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, Council Member: Post 6 Elaine Vaughn

MOTION PASSED (UNANIMOUSLY)

4. Consideration of an action on a request to approve Zachary Court Paving

City Manager Maggie Dimov provided an overview of the estimated costs to pave Zachary Court, identified potential funding sources, and presented several street paving alternatives.

The governing body inquired about staff's recommendations and level of comfort with the proposed options for Zachary Court. Members also sought clarification regarding whether the funding source would affect which streets could be paved. Additional concerns were raised about potential changes in project costs, the varying lengths of the streets under consideration, and the possibility that, if JBR is selected, Zachary Court could be delayed and moved to the end of the paving schedule.

ACTION: MOTION TO APPROVE ZACHARY COURT PAVING
Motion made by Mayor Pro Tem: Post 3 Ryan Smith

MOTION DIED FOR A LACK OF A SECOND

ACTION: MOTION TO DECLINE ZACHARY COURT PAVING
Motion made by Council Member: Post 2 Mark Marianos, Seconded by Council Member: Post 1 Anita Bass

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, Council Member: Post 6 Elaine Vaughn

MOTION PASSED

5. Consideration of Approval of On-Call Professional Engineering Services Firms: LBGM; Kimley Horn and RK&K and authorize the City Manager to negotiate the terms and finalize agreements with the selected firms, subject to City Attorney review and approval

City Manager, Maggie Dimov, provided an overview regarding the staff recommendations for the Engineering Firms.

The governing body inquired regarding clarity on if all three firms can be called and if other cities have recommended the firms.

ACTION: MOTION TO APPROVE ON-CALL PROFESSIONAL ENGINEERING SERVICES FIRMS: LBGM; KIMLEY HORN AND RK&K AND AUTHORIZE THE CITY MANAGER TO NEGOTIATE THE TERMS AND FINALIZE AGREEMENTS WITH THE SELECTED FIRMS, SUBJECT TO CITY ATTORNEY REVIEW AND APPROVAL
Motion made by Council Member: Post 1 Anita Bass, Seconded by Council Member: Post 2 Mark Marianos

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, Council Member: Post 6 Elaine Vaughn

MOTION PASSED (UNANIMOUSLY)

6. Consideration of Approval of Professional Financial Advisory Services Agreement and authorize the City Manager to negotiate the terms and finalize agreements with the selected firm, subject to City Attorney review and approval

City Manager, Maggie Dimov, provided an overview regarding the staff recommendations for the Financial Advisory Service Firms.

The Davenport & Company, LLC representatives introduced themselves and provided an overview of their services and plans.

The governing body inquired regarding the firms top and bottom three projects, experience with problem solving, the bond sale process, overlap in working with the JLL finalist for the Lawn on Main Project, and transactional fees.

<u>ACTION</u>: MOTION TO APPROVE DAVENPORT & COMPANY, LLC AS THE FINALIST FOR THE PROFESSIONAL FINANCIAL ADVISORY SERVICES AGREEMENT AND AUTHORIZE THE CITY MANAGER TO NEGOTIATE THE TERMS AND FINALIZE AGREEMENTS WITH THE SELECTED FIRM, SUBJECT TO CITY ATTORNEY REVIEW AND APPROVAL
Motion made by Council Member: Post 1 Anita Bass, Seconded by Council Member: Post 2 Mark Marianos

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, Council Member: Post 6 Elaine Vaughn

MOTION PASSED (UNANIMOUSLY)

7. Consideration of an action on a request to approve Enterprise Approval of (2) Vehicles for Public Works

City Manager, Maggie Dimov, provided an overview regarding the need for two Enterprise Vehicles for Public Works.

The governing body inquired regarding clarity on whether the vehicles were for Code Enforcement initially, the lease span and remedy to cut costs.

<u>ACTION</u>: MOTION TO APPROVE THE ENTERPRISE FLEET MANAGEMENT LEASE AGREEMENT FOR TWO 2026 TOYOTA TACOMA VEHICLES FOR PUBLIC WORKS
Motion made by Council Member: Post 2 Mark Marianos, Seconded by Council Member: Post 4 Kay Nunez

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, Council Member: Post 6 Elaine Vaughn

MOTION PASSED (UNANIMOUSLY)

XIV. **New Ordinances and Resolutions**

1. Ordinance 2026-14 – Deannexing Property located at 5499 Woodsong Trace. Goal - Governance – First Read Only – No Action
   City Attorney, Angela Couch, read the parameters regarding City adopting questions.

2. Ordinance 2026-15 - Entertainment District. Goal - Quality of Life- First Read Only – No Action

   Mayor Pro Tem Smith inquired whether the Depot and GMC Building would be included in the district and provided suggestions for the map. City Manager, Maggie Dimov, provided clarity.

3. Ordinance 2026-16 - Short Term Rental Amendment - Goal: Governance, Quality of Life – First Read Only – No Action

Mayor Linder recused himself from the discussion. Mayor Pro Tem Ryan Smith presided over the meeting.

City Attorney, Angela Couch, gave an overview of the City's current Short Term Rental Ordinance, and the reasoning behind the amendment and posed items for the governing body to consider.

The governing body raised questions regarding compliance, unregistered short-term rental properties, citizen concerns, whether the City would be responsible for trash collection and disposal, the placement of VCM zoning districts, density requirements for units, and whether the proposed ordinance was in its final form.

The City Attorney reminded the governing body that the proposed ordinance was on first reading, noted that it would require additional revisions, and encouraged the governing body to consider all relevant factors before moving forward.

4. Resolution 2026-14 – Enterprise Budget Amendment

Mayor Linder returned and resumed his seat presiding over the meeting.
Michelle Uran, Financial Consultant, provided an overview of the Enterprise Budget Amendment.

ACTION: MOTION TO APPROVE RESOLUTION 2026-14 ENTERPRISE BUDGET AMENDMENT
Motion made by Council Member: Post 1 Anita Bass, Seconded by Council Member: Post 2 Mark Marianos

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, Council Member: Post 6 Elaine Vaughn

MOTION PASSED (UNANIMOUSLY)

5. Resolution 2026-15 – Visitor Center Budget Amendment

ACTION: MOTION TO APPROVE RESOLUTION 2026-15 VISITOR CENTER AMENDMENT
Motion made by Council Member: Post 4 Kay Nunez, Seconded by Council Member: Post 2 Mark Marianos

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, Council Member: Post 6 Elaine Vaughn

MOTION PASSED (UNANIMOUSLY)

6. Resolution 2026-16– Establishing the City of Stone Mountain Downtown Entertainment District – Discussion Only – No Action

City Manager, Maggie Dimov, provided suggestions for amending the map. City Attorney, Angela Couch, provided feedback regarding the importance of following the zoning procedures.

The governing body raised concerns regarding impacts on the citizens, expanding or condensing the map, and covering incorrect areas.

XV. **Remarks of Privilege**

Council Member Bass announced that the Back-to-School book bag stuffing event would be held on Thursday from 5:00 p.m. to 7:00 p.m. and would continue on Friday. Council Member Vaughn invited everyone to participate in the Shermantown Cleanup on Saturday and announced that Stone Mountain Day would be held on the first Saturday in August at 1:00 p.m.

XVI. **Announcements by The Mayor**

Mayor Linder reiterated the Bookbag Giveaway and National Night Out event on Friday.

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

ACTION: MOTION TO GO INTO EXECUTIVE SESSION AT 9:28 P.M. TO DISCUSS REAL ESTATE AND LITIGATION
Motion made by Mayor Pro Tem: Post 3 Ryan Smith, Seconded by Council Member: Post 2 Mark Marianos

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, and Council Member: Post 6 Elaine Vaughn

MOTION PASSED (UNANIMOUSLY)

ACTION: MOTION TO ADJOURN EXECUTIVE SESSION AND RECONVENE THE CITY COUNCIL MEETING AT 9:47 P.M. - (2) ITEMS DISCUSSED IN EXECUTIVE SESSION
Motion made Mayor Pro Tem: Ryan Smith, Seconded by Council Member: Post 2 Mark Marianos

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, and Council Member: Post 6 Elaine Vaughn

MOTION PASSED (UNANIMOUSLY)

ACTION: MOTION TO APPROVE SETTLEMENT OF THE MULTIPLEX CLAIM IN THE AMOUNT OF $425,000 AND TO AUTHORIZE THE CITY TO ENTER A SETTLEMENT AGREEMENT IN A FORM APPROVED BY THE CITY ATTORNEY AND AUTHORIZE THE MAYOR TO EXECUTE FINAL AGREEMENT
Motion made Mayor Pro Tem: Ryan Smith, Seconded by Council Member: Post 2 Mark Marianos

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, and Council Member: Post 6 Elaine Vaughn

MOTION PASSED (UNANIMOUSLY)

XVIII. **Adjournment**

ACTION: MOTION TO ADJOURN MEETING AT 9:48 P.M.
Motion made by Mayor Pro Tem: Post 3 Ryan Smith, Seconded by Council Member: Post 4 Kay Nunez

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, and Council Member: Post 6 Elaine Vaughn

MOTION PASSED (UNANIMOUSLY)

Jelani Linder, Mayor

City Clerk, Shavala Ames

CITY OF STONE MOUNTAIN **CITY COUNCIL MEETING**

Date:	July 30, 2026	**City Council Meeting Date:**	August 4, 2026
From:	Maggie Dimov	**Department:**	Planning
Goal:	Governance	**Presenter:**	Maggie Dimov
Agenda Title:	**Consideration of an action on a request to appoint members to the Planning Committee (PC), requested City Manager Maggie Dimov**		

Agenda Item Description (Background/History/Details):

According to Section 2-309 of the Code of Ordinances, which outlines the procedures for creating and appointing members to the Planning Commission as established in Article X, the governing authority, or the City of Stone Mountain government (City), is responsible for informing city residents of any openings on the Planning Commission. The Planning Commission must consist of a minimum of five (5) members and a maximum of seven (7) members. A majority of the Planning Commission members must meet the following criteria:

Criteria #1: They must reside within the city and have been residents for at least one (1) year before their appointment.
Criteria #2: No more than two (2) members may be community stakeholders, as defined in Section 2-308 of this article (non-residents).
Criteria #3: A majority of the members must have demonstrated a special interest, experience, or education in land use, planning, and/or land development or redevelopment.

(1) The term of office for initial appointments shall be set by the governing authority as follows:
a) Three (3) appointments shall be for a term of three (3) years
b) Two (2) appointments shall be for a term of two years
c) Two (2) appointments shall be for a term of one year
(2) *Should a member of the planning commission be unable to complete their term of office, the governing authority shall fill the remainder of the term of office in the same manner as provided in section 2-309.*

Workplan Goal Details: Governance: As part of the City's Governance objectives, the City remains committed to maintaining fully appointed boards by filling vacancies in a timely manner to support effective leadership, representation, and decision making.

Staff Recommendations (Motion):

Staff recommends the governing body to appoint members to fill vacancies

Department Head Approval:	**Planner**
City Manager Approval:	**Miglena Dimov**

Mayor's Signature Required:	YES	NO

List Attachments:

1. Proposed Appointments

There is no financial impact for this item.

Applicants	Commission	City Resident
Historic Preservation		
Jennifer Jones	HPC	yes
Sean Minton	HPC	yes
Other applicants		
Mollie Beavers	HPC	No
Geraldo Mancilla	HPC	No
Cordero Vigil	HPC	Yes
Planning Commission		
Joyce Thomas	PC	Yes
Other Applicants		
Jose Narvaez	PC	Yes
Cordero Vigil	PC	Yes
Barbara Nwaehi	PC	No.
Corey Stayton	PC	No

Approved date
Jul-26
Jul-26
Jul-26

CITY OF STONE MOUNTAIN CITY COUNCIL MEETING

Date:	July 30, 2026	**City Council Meeting Date:**	August 4, 2026
From:	Maggie Dimov	**Department:**	Planning
Goal:	Governance	**Presenter:**	Maggie Dimov
Agenda Title:	**Consideration of an action on a request to appoint members to the Historic Preservation Committee (HPC), requested City Manager Maggie Dimov**		

Agenda Item Description (Background/History/Details):

According to Section 5-33 of the Code of Ordinances, which outlines the procedures for creating and appointing members to the Historic Preservation Commission as established in Article II, the governing authority, or the City of Stone Mountain government (City), is responsible for informing city residents of any openings on the Historic Preservation Commission (HPC). The HPC must consist of no less than three (3) and no more than seven (7) members. A majority of the Planning Commission members must meet the following criteria:

Criteria #1: They must reside within the City and have been residents for at least one (1) year before their appointment.
Criteria #2: A majority of the members must have demonstrated a special interest, experience, or education in the preservation of historic resources, history or architecture.

(1) The term of office for initial appointments shall be set by the governing authority as follows:
a) Three (3) appointments shall be for a term of three (3) years
b) Two (2) appointments shall be for a term of two years
c) Two (2) appointments shall be for a term of one year
(2) *Should a member of the historic preservation commission be unable to complete their term of office, the governing authority shall fill the remainder of the term of office in the same manner as provided in section 5-33.*

Workplan Goal Details: Governance: As part of the City's Governance objectives, the City remains committed to maintaining fully appointed boards by filling vacancies in a timely manner to support effective leadership, representation, and decision making.

Staff Recommendations (Motion):

Staff recommends the governing body to appoint members to fill vacancies

Department Head Approval:	**Planner**
City Manager Approval:	**Miglena Dimov**

Mayor's Signature Required:	YES	NO

List Attachments:

1. Proposed Appointments

There is no financial impact for this item.

Applicants	Commission	City Resident
Historic Preservation		
Jennifer Jones	HPC	yes
Sean Minton	HPC	yes
Other applicants		
Mollie Beavers	HPC	No
Geraldo Mancilla	HPC	No
Cordero Vigil	HPC	Yes
Planning Commission		
Joyce Thomas	PC	Yes
Other Applicants		
Jose Narvaez	PC	Yes
Cordero Vigil	PC	Yes
Barbara Nwaehi	PC	No.
Corey Stayton	PC	No

Approved date
Jul-26
Jul-26
Jul-26

CITY OF STONE MOUNTAIN **CITY COUNCIL MEETING**

Date:	July 14, 2026	**City Council Meeting Date:**	August 4, 2026
From:	Lt. Bob Hillis	**Department:**	Police
Goal:	Quality of Life	**Presenter:**	Lt. Bob Hillis
Agenda Title:	**Consideration of a service agreement with Comcate Software, Inc., the purchase of Code Enforcement IT equipment, and the associated budget line-item transfers.**		
Audio/Visual Presentation:	Yes/No/NA		

Agenda Item Description (Background/History/Details):
The Police Department has identified the need for an efficient and effective online or server-based platform from which to operate the Code Enforcement Unit. The findings and requests are attached on a separate document.
Workplan Goal Details: Quality of Life: To facilitate a more efficient and transparent platform for Code Enforcement to pursue the City's goal of beautification and safety.

Staff Recommendations (Motion):
Staff recommends the following: **"Approve service agreement with Comcate Software, Inc., the purchase of Code Enforcement IT equipment, and the associated budget line-item transfers"**

Department Head Approval:	**James R. Westerfield, Jr.**
City Manager Approval:	**Miglena Dimov**

Mayor's Signature Required:	YES	NO

List Attachments:

1. Memorandum to Council – Code Enforcement Software Platform
2. Product Data Sheet
3. Code Enforcement Modernization – Justification Summary
4. Technology Subscription and Professional Services Agreement

Financial Information (MUST BE COMPLETE & PRE-APPROVED BY CITY MANAGER)

Budgeted Yes/No	Fund Name & Code	Current Balance	Requested Allocation	City Manager's Initials

See budget amendment.

Memorandum

To: **Mayor and Council**

From: **Lt. Bob Hillis**

Date: **7/14/2026**

Re: **Code Enforcement Software Platform**

For many years, Code Enforcement has operated on a patchwork of differing paperwork, filing, and methods. When staff would turn over, it was nearly impossible to determine what actions had been previously taken with a property or to prosecute an older case. This has kept enforcement clunky, inconsistent, and inefficient. Since Code Enforcement has been placed under the purview of the Police Department, I was tasked with developing a code enforcement model that embodies consistency, transparency, productivity, and efficiency to reach the City's beautification goals.

The first obstacle is to find a reporting platform that would efficiently manage code enforcement activities. I reached out to three (3) vendors associated with the Georgia Association of Code Enforcement to search for a platform that could meet the following criteria:

- Must adapt to our current code enforcement workflow;
- Must have the ability to schedule tasks, including new complaints, inspections, and court-ordered re-inspections;
- Make court presentation possible from a laptop or tablet;
- Incoming complaints made through City Hall or the PD could be entered into the queue for investigation;
- Must be able to print warnings, notices, and citations on a mobile printer in the vehicle;
- Must be able to attach photographs directly within the platform from a tablet;
- Must have the ability to easily display a property/parcel history;
- Must have ability for solicitors and judges to have a live view of a case status;
- Must generate useful and informative monthly summaries of enforcement activity;

- Must populate current GIS/Tax Commissioner owner information directly into a new case; and
- Must have the ability to export citation data in a format that can be uploaded into the JusticeONE platform currently in use by Court Services.

Current processes involve the issuance of a warning form (printed), entry of the report into the Police Department's JusticeONE RMS platform, uploading photos taken with a mobile phone, and scanning of documents for attachment to the case. Investigating and inputting a case properly and completely takes roughly 45-70 minutes. The goal of a new platform is to cut that time to under 10 minutes. Adding the ability to schedule inspections and re-inspections saves countless hours updating spreadsheets and reviewing cases for needed revisits.

I engaged with three separate platforms: Forerunner, CloudPermit, and Comcate. All had great features and relatively consistent pricing. After seeing the list of qualifying platform characteristics, Forerunner did not submit a proposal. CloudPermit gave a great presentation but was unable to adapt to our citation process and transfer of data to Court Services. Only Comcate displayed the ability to adapt to our workflow and the other requirements. It is their proposal I am putting forth.

Another platform, iWorq, was previewed at the City of Chamblee by the City Manager and me. The platform is very impressive in the case management style but still requires a great deal of copy/paste. In addition, it lacks a citation module and requires their officers and/or court to manually enter citations. Their code enforcement manager indicated that they are looking for another platform to handle a larger workload.

I realize that having a single platform that could effectively operate planning, permitting, and code enforcement functions would be ideal, but I found that most code enforcement modules are an 'add-on' with limited capabilities in the combined platforms. Another issue is that many code enforcement platforms operate with the assumption that code citations are a civil fine (like traffic cameras, etc.). Most agencies in Georgia operate with code citations being an actual court citation (offenders get to see a judge).

As always, Code Enforcement will operate on both a proactive patrol and complaint-based model. The proposed platform will maximize patrol time by eliminating most office-based tasks. All forms and citations can be generated from a tablet in the field and printed from the vehicle's Bluetooth-enabled printer or saved for later printing in the office if necessary. The unbudgeted expenditures needed for this plan are:

- Comcate platform – requires approval of the agreement and a budget amendment. The anticipated expenditure for 2026 is $14,588.00 which includes annual subscription and one-time implementation charges. Subsequent annual subscriptions would be budgeted moving forward.

- Verizon - acquisition of four (3) Apple iPad Pro 13-inch (M5) 256GB tablets with data. The devices are $1399.99 ($4,199.97 total) and $20.00 per month per device for unlimited data. We would also acquire tablet peripherals through another vendor.

Finance has identified that the acquisition of this platform and equipment would require the reallocation of reserve funds. I ask that funds be allocated to these line items as follows:

Fund Name & Code	Current Balance	Requested Allocation
5040.53.1120 (Computer Software)	$ 0.00	$ 14,588.00
5040.53.1600 (Small Equipment)	$ 4,028.08	$ 4,450.00

Item # 1.

COMCATE

Achieve Greater Compliance Faster

CODE ENFORCEMENT MANAGER

MANAGE ALL ASPECTS OF CODE ENFORCEMENT IN A SINGLE PLATFORM

01 Work Effectively In The Field

Field-driven software optimized for mobile devices to access and update case details onsite

02 Automate Routine Tasks

Schedule inspections, attach photos, and create notices automatically

03 Increase Visibility

Manage and report staff activity, case progression and program effectiveness with real-time reporting

A BETTER CODE ENFORCEMENT EXPERIENCE

Field-driven software lets staff create, document, and organize cases in 90 seconds or less. Agencies report doubling their case capacity and boosting their voluntary compliance numbers.

"Officers can spend more time in the field because cases are organized and manageable" ***- Henderson, NV***

"Comcate's team understands what it takes to make a new program a success in a public agency." ***- Rocklin, CA***

CONTACT
415-632-1248
info@comcate.com

MORE INFORMATION
www.comcate.com/co
enforcement-manage re

Stone Mountain, GA Police Department

Code Enforcement Modernization – Justification Summary

Overview

The Stone Mountain Police Department is expanding its Code Enforcement program from a limited, part-time function into a more structured and proactive operation. This shift requires a purpose-built system that aligns with the City's criminal citation process, court workflow, and field-based enforcement model.

Currently, Code Enforcement activities are managed across multiple disconnected systems, including police records software, external data sources, and manual processes. This creates inefficiencies, limits visibility, and increases administrative burden on personnel.

Current Challenges

Based on internal review and workflow analysis:

- Case creation requires **20–45 minutes per case** due to manual entry across systems, copy/paste of ordinance and property data, and manual photo handling
- No centralized system for case timelines, court-ready documentation, or inspection scheduling
- Officers must switch between systems to gather parcel, ownership, and ordinance data and prepare physical documentation for court
- Current police RMS is not designed for code enforcement workflows
- Limited reporting capabilities for City Council and leadership
- Increased workload expected with hiring of additional code officers

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Required Capabilities

To support the City's operational model, the solution must:

- Support **criminal citation workflows**, not just civil enforcement
- Align with the City's court-mandated adjudication process
- Enable field-based case creation and citation issuance
- Provide real-time case timelines for courtroom presentation
- Support data transfer options to the Justice One court system
- Allow officers to create cases, capture photos, issue notices, and print citations in the field
- Reduce case creation time from **20–45 minutes to under 10 minutes**
- Provide parcel-based tracking (APN) and full property history
- Generate monthly reporting for City Council

Why Comcate

Comcate's Code Enforcement Manager is uniquely aligned to Stone Mountain's operational requirements:

1. Built for Enforcement Workflows

Designed specifically for code enforcement (not adapted from RMS or permitting systems), supporting the full lifecycle: Notice of Violation, Citation, Court tracking, Re-inspections, and compliance.

2. Field-First Efficiency

Officers can open cases, capture photos, and generate notices in minutes, with options to print in-field or queue for office printing. Eliminates redundant data entry and reduces case processing time by an estimated **70–80%**.

3. Courtroom-Ready Case Management

Provides a complete digital case file including photos, activity timeline, and inspection history, enabling officers to present cases directly from a laptop in court while aligning with the City's structured adjudication process.

4. Flexible Citation & Court Data Support

Comcate supports court-related workflows through configurable citation generation, PDF and structured data export, and flexible field configuration to ensure required data (e.g., violation codes) is captured consistently.

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COMMUNICATE, INTERACT, AND ENGAGE

During implementation, Comcate will work with City staff to align citation formats and define the most effective process for transferring data to Justice One. This ensures compatibility with current processes while maintaining flexibility as systems evolve.

5. Configurable for Complex Workflows

Supports distinct workflows for different violation types (e.g., grass vs. structural), aligning with the City's advanced, court-driven enforcement model.

6. Integrated Data & Parcel Tracking

GIS integration enables automatic population of property and ownership data and provides parcel-based case history tracking across departments.

Financial Consideration

- **Year 1 Investment:** Approximately $10,000–$15,000 (including implementation)
- **Annual Cost:** Approximately $8,000–$12,000

This investment supports increased efficiency, reduced administrative burden on sworn personnel, improved compliance tracking and reporting, and a scalable foundation for program growth.

Conclusion

The City of Stone Mountain requires a solution that goes beyond standard code enforcement software. Due to its unique combination of criminal enforcement, court integration, and field-based operations, the selected system must be highly configurable and purpose-built.

Comcate provides a solution that aligns directly with these requirements while enabling the City to scale its Code Enforcement program efficiently and effectively.

Sole Source Justification – Comcate Code Enforcement Manager

This letter confirms that Comcate is the sole provider of a Code Enforcement case management solution that meets the operational requirements of the City of Stone Mountain Police Department.

The City operates a **police-led Code Enforcement program** that includes criminal citations, court-driven workflows, and coordination with the Municipal Court system. This requires a solution that supports:

- Criminal citation and court-based case progression
- Field-based case creation, photo capture, and citation generation
- Digital case files for courtroom presentation
- Parcel-based tracking and property history
- Configurable workflows for different violation types
- Structured data capture to support court processes

Comcate's Code Enforcement Manager is purpose-built to support these requirements in a single platform. Unlike alternatives designed for civil enforcement, permitting, or general case management, Comcate provides:

- An enforcement lifecycle aligned with criminal and court processes
- Real-time field use for case creation and documentation
- Digital case files for in-court use without paper
- Configurable workflows aligned to agency needs
- Configurable data capture and export capabilities to support the City's existing court processes and requirements.

Other solutions would require customization, multiple systems, or workflow compromises to meet these needs.

In particular, alternative solutions evaluated are primarily designed for civil code enforcement or permitting workflows and do not natively support the City's criminal citation process and court-driven enforcement model.

Based on these factors, Comcate is the only vendor identified that can meet the City's requirements without additional tools, custom development, or operational inefficiencies.

Selecting a misaligned solution would increase administrative burden on sworn personnel and limit the City's ability to scale its Code Enforcement program efficiently.

For these reasons, Comcate qualifies as a sole source provider for this procurement.

9450 SW Gemini Dr PMB 61173 Beaverton, Oregon 97008-7105 US

TECHNOLOGY SUBSCRIPTION AND PROFESSIONAL SERVICES AGREEMENT

This Technology Subscription and Professional Services Agreement ("Agreement") is entered into by and between **Comcate Software, Inc., a California corporation ("Comcate")**, and **Stone Mountain, GA** ("Agency"). This Agreement consists of Part I (Order Form – Commercial Terms), Exhibit A (Master Services Agreement), Exhibit B (Technology and Services to be Provided), and Exhibit C (Service Level Agreement).

PART I – ORDER FORM (COMMERCIAL TERMS)

1. Governing Terms

1.1 Incorporation. This Order Form ("Order") is governed by and incorporates

Exhibit A – Master Services Agreement ("MSA"),

Exhibit B – Technology and Services to be Provided, and

Exhibit C – Service Level Agreement.

1.2 Order of Precedence. In the event of conflict, the following order of precedence shall apply:

(a) Applicable Statement(s) of Work (Category 4 only);

(b) This Order Form;

(c) Exhibit A – Master Services Agreement;

(d) Exhibit B – Technology and Services to be Provided;

(e) Exhibit C – Service Level Agreement. Capitalized terms not defined herein have the meanings outlined in the MSA.

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Citizens Through Technology

2. Subscription Start Date

2.1 Effective Date: August 1st, 2026

2.2 Subscription Start Date. The Subscription Start Date shall be the Effective Date (date of last signature), unless otherwise specified in writing.

2.3 Initial Term. The initial Annual Subscription Term begins on the Subscription Start Date.

3. Technology Subscriptions

3.1 Category 1 – Core Applications (Annual Subscription)
CEM – Code Enforcement Management: $8,194

3.2 Category 2 – Optional Modules (Annual Subscription)
GIS Enterprise: $2,800

4. Services

4.1 Category 3 – One-Time Standard Services
Implementation & Configuration: $3,594

Training (up to 8 hours): Included

Category 3 services are standard, one-time services and do not require a Statement of Work.

5. Fees and Investment Summary

5.1 Billing. Annual Subscription Fees are billed annually in advance.
5.2 Price Lock. Fees are locked for three (3) contract years and not subject to increase during that period. Beginning with the fourth (4th) renewal term, fees may be increased by up to five percent (5%) annually.

5.3 Fee Summary

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Description | Fee Type | Amount
Annual Subscription Fees (CEM + GIS Enterprise) | Recurring Annual Fee | $10,994.00
Implementation & Configuration Services | One-Time Fee | $3,594.00
Total First-Year Investment | | $14,588.00

6. Term and Automatic Renewal

6.1 Initial Term. The initial term of this Order is twelve (12) months beginning on the Subscription Start Date.
6.2 Renewal. Thereafter, this Order renews automatically for successive one-year terms unless terminated in accordance with Section 7 of the MSA.
6.3 Non-Appropriation. If Agency is legally prohibited from obligating funds beyond the current fiscal year and sufficient funds are not appropriated for a renewal term, Agency may terminate effective at the end of the funded term upon written notice. Agency remains liable for all amounts due through the then-current funded term. The right of non-appropriation applies only if funds are not appropriated for the Technology or substantially similar technology. Agency shall not invoke this provision if funds are appropriated for a replacement or competing product providing substantially similar functionality. Upon request, Agency shall provide written certification of non-appropriation executed by its authorized fiscal officer.

7. Data Ownership

All data submitted to or generated through use of the Technology (“Agency Data”) remains the sole property of Agency, as further described in the MSA.

8. Signatures

STONE MOUNTAIN, GA
By: ____________________________
Name: Jelani Linder
Title: Mayor
Date: ____________________________

COMCATE SOFTWARE, INC.
By: ____________________________
Name: Dave Richmond
Title: President
Date: ____________________________

9450 SW Gemini Dr PMB 61173
Beaverton, Oregon 97008-7105 US

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EXHIBIT A

MASTER SERVICES AGREEMENT

1. Purpose and Scope

1.1 Scope. This MSA governs Agency's access to and use of Comcate's hosted, web-based software applications and related services (collectively, the "Technology") as described in the applicable Order Form.

2. License Grant and Restrictions

2.1 License. Comcate grants Agency a non-exclusive, non-transferable, revocable right to access and use the Technology during the applicable Order Form term solely for Agency's internal governmental operations.
2.2 Restrictions. Agency shall not: (a) Sublicense or transfer access; (b) Reverse engineer, decompile, or attempt to derive source code; (c) Permit access by unauthorized users; (d) Use the Technology in violation of applicable law.

3. Data Ownership, Privacy, and Security

3.1 Ownership. Agency retains all right, title, and interest in Agency Data.
3.2 Permitted Use. Comcate may access and use Agency Data solely as reasonably necessary to provide, maintain, support, and improve the Technology and as otherwise permitted by this Agreement or applicable law.
3.3 Aggregated Data. Comcate may create anonymized and aggregated data derived from Agency Data for analytics, benchmarking, and product improvement, provided no identifiable Agency Data is disclosed.
3.4 Security. Comcate shall maintain a commercially reasonable information security program designed to protect Agency Data.
3.5 Security Incident Notification. Comcate shall notify Agency without undue delay and no later than seventy-two (72) hours after confirming a security incident involving Agency Data.

3.6 Data Return. Upon termination, Agency may export Agency Data for thirty (30) days, after which Comcate may delete Agency Data in accordance with its retention practices, except as required by law.

4. Support and Service Availability

Support services are provided as described in the Order Form and Exhibit C. Any service levels are commercial objectives only unless expressly stated otherwise in Exhibit C.

5. Fees and Payment

5.1 Payment Obligation. Agency shall pay all fees specified in the Order Form.
5.2 Payment Terms. Invoices are payable within thirty (30) days of receipt unless otherwise required by law.
5.3 Suspension. Comcate may suspend access for non-payment thirty (30) days after written notice of delinquency if Agency fails to cure within that period, to the extent permitted by applicable law.

6. Confidential Information

Each party shall protect the other party's confidential information using reasonable care and shall not disclose such information except as permitted by this Agreement or required by law. This section is subject to applicable public records and transparency laws.

7. Term and Termination

7.1 Term. This MSA remains in effect until all Order Forms are terminated.
7.2 Termination for Convenience at Renewal. Agency may terminate an Order Form without cause by providing written notice at least sixty (60) days prior to expiration of the then-current term.
7.3 Termination for Cause. Either party may terminate for material breach if the breach is not cured within thirty (30) days after written notice.
7.4 Effect of Termination. Termination does not relieve Agency of payment obligations accrued prior to termination. Provisions intended to survive shall survive termination.

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8. Warranties and Disclaimers

EXCEPT AS EXPRESSLY PROVIDED HEREIN, THE TECHNOLOGY IS PROVIDED "AS IS." COMCATE DISCLAIMS ALL IMPLIED WARRANTIES, INCLUDING MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, AND NON-INFRINGEMENT, TO THE MAXIMUM EXTENT PERMITTED BY LAW.

9. Indemnification

9.1 Agency Indemnification. Agency shall defend and indemnify Comcate from third-party claims arising from Agency misuse, violation of law, or breach of this Agreement.
9.2 Comcate Intellectual Property Indemnification. Comcate shall defend and indemnify Agency against third-party claims alleging that the Technology infringes a valid United States patent, copyright, or trademark, excluding claims arising from Agency modifications, third-party integrations not provided by Comcate, Agency misuse, or Agency governmental actions.
9.3 IP Remedy. If infringement is alleged, Comcate may (a) procure continued use rights, (b) modify or replace the Technology, or (c) terminate the affected Order and refund prepaid unused fees. This is Agency's exclusive remedy for IP claims.
9.4 Control of Defense. Comcate shall control the defense and settlement of indemnified claims, provided Agency gives prompt notice and reasonable cooperation and no settlement admits Agency liability or imposes obligations without Agency consent.
9.5 Limitation. Indemnification obligations are subject to Section 10.

10. Limitation of Liability

IN NO EVENT SHALL COMCATE BE LIABLE FOR INDIRECT, INCIDENTAL, CONSEQUENTIAL, SPECIAL, EXEMPLARY, OR PUNITIVE DAMAGES. COMCATE'S TOTAL LIABILITY SHALL NOT EXCEED THE FEES PAID BY AGENCY DURING THE TWELVE (12) MONTHS PRECEDING THE EVENT GIVING RISE TO THE CLAIM.

11. Force Majeure

Neither party shall be liable for delays or failures caused by events beyond its reasonable control.

12. Assignment

Comcate may assign this Agreement in connection with a merger, acquisition, corporate reorganization, or sale of substantially all assets.

13. Public Records

This Agreement may be subject to public records laws.

14. Governing Law

This Agreement shall be governed by the laws of the State of California. Venue lies in Alameda County, California.

15. Insurance

Comcate shall maintain commercially reasonable insurance coverage including Commercial General Liability ($1,000,000 per occurrence / $2,000,000 aggregate), Technology Errors and Omissions or Cyber Liability ($2,000,000), Workers' Compensation as required by law, and Employer's Liability ($1,000,000).

16. Cooperative Purchasing

Other governmental entities may procure under similar terms.

17. Statements of Work

Statements of Work apply only to Category 4 Professional Services.

18. Notices

Comcate Software, Inc., 9450 SW Gemini Dr PMB 61173, Beaverton, Oregon 97008-7105 USA.

19. Severability

If any provision is held unenforceable, the remaining provisions remain in effect.

20. Other Government/Publicly Funded Agencies

If mutually agreeable to all parties, the issuance of any resultant contract/purchase order referencing these specifications and modified by mutual agreement between all parties may be extended to other government or publicly funded agencies. It shall be understood that all terms and conditions as specified herein shall apply.

20. Entire Agreement

This Agreement constitutes the entire agreement between the parties.

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EXHIBIT B

TECHNOLOGY AND SERVICES TO BE PROVIDED

1. Category 1 – Core Applications

CEM – Code Enforcement Manager

- 4 Full-Edit Licenses for Code Enforcement Manager
- 5 Read-Only Licenses for Code Enforcement Manager
- Unlimited Customer Support
- Software enhancements and maintenance
- Full implementation support including project management, training, and configurations

2. Category 2 – Optional Modules

GIS Enterprise

- GIS server data to provide map-based visualization, address verification for cases, and property owner information.

3. Category 3 – One-Time Standard Services

Implementation & Configuration: $3,594
Includes project management, system configuration, training (up to 8 hours), and standard implementation support.

4. Category 4 – Professional Services

Not applicable to this Agreement. Any future professional services will require a separately executed Statement of Work.

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EXHIBIT C

SERVICE LEVEL AGREEMENT

1. Ongoing Support and Services

   Comcate views every client relationship as a long-term partnership. During implementation, Agency will be introduced to members of Comcate's experienced in-house customer support staff.

   Customer service technicians operate during normal business hours from 8:00 a.m. to 5:00 p.m. Pacific Time, Monday through Friday, excluding recognized holidays.

   Comcate is available during business hours via email and telephone and is committed to responding to all client-reported issues within four (4) to six (6) business hours.

2. Service Availability Commitment

   Comcate shall make arrangements for the Technology to be accessible by Agency staff and public users ninety-nine and eight-tenths percent (99.8%) of the time, not counting scheduled maintenance.

3. Hosting Infrastructure

   The Technology is hosted in Amazon Web Services ("AWS") infrastructure, including AWS GovCloud (US) environments where applicable to support public sector requirements.

   AWS GovCloud (US) environments are located within the United States and are designed to support regulated and government workloads.

   The application leverages AWS capabilities including availability zones, infrastructure redundancy, and automated backup processes designed to promote system resilience.

4. Support Services Included

   Support includes:

   • Trouble-shooting at Comcate's facilities
   • Establishment of an FAQ for customers
   • Online help windows including a comprehensive Customer Knowledge Base

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5. Scheduled Maintenance

Scheduled maintenance may occur outside normal business hours. Comcate will use commercially reasonable efforts to provide advance notice when practicable.

Emergency maintenance may be performed when necessary to maintain system integrity or security.

6. Exclusions

Availability does not include downtime caused by:

(a) Scheduled or emergency maintenance;
(b) Force majeure events;
(c) AWS infrastructure outages beyond Comcate's reasonable control;
(d) Agency systems or third-party integrations not provided by Comcate;
(e) Internet service provider failures outside Comcate's infrastructure.

RESOLUTION - _________________
A Resolution of Mayor and City Council of Stone Mountain, Georgia

WHEREAS, the local fiscal year 2026 budget for the City of Stone Mountain, Georgia was adopted in December 2025; and

WHEREAS, it is necessary to amend such budget now;

THEREFORE, be it resolved by the Mayor and Council of the City of Stone Mountain, Georgia, that the following amendment to the General Fund budget for Fiscal Year 2026 be made this ____________ day of, _______________________ 2026

FUND 01	**GENERAL FUND**				
REVENUE	**LINE ITEM DESCRIPTION**	**2026 Budget Balance**	**INCREASE**	**DECREASE**	**BALANCE**
EXPENSE	**LINE ITEM DESCRIPTION**		**INCREASE**	**DECREASE**	**BALANCE**
01.5032.52.1200	General Government - Professional Services	$ 90,334.00		$ (19,038.00)	$ 71,296.00
01.5040.53.1120	Public Safety - Computer Software	$ 2,800.00	$ 14,588.00		$ 17,388.00
01.5040.53.1600	Public Safety - Small Equipment	$ 4,028.00	$ 4,450.00		$ 8,478.00
	TOTAL:	$ 97,162.00	$ 19,038.00	$ (19,038.00)	

Transfer appropriations from General Government professional Services to Public Safety Computer Software ($14,588) and Public Safety Small Equipment ($4,450) for Comcate Code Enforcement software subscription, implementation services and related equipment.

_______________________________________ _______________________________

Jelani Linder, Mayor Shavala Ames, City Clerk

Description:

CITY OF STONE MOUNTAIN **CITY COUNCIL MEETING**

Date:	July 29, 2026	**City Council Meeting Date:**	August 4, 2026
From:	Nancy Lovingood	**Department:**	Planning
Goal:	Governance, Economic Development	**Presenter:**	Nancy Lovingood
Agenda Title:	Ordinance - Deannexation of property located at 5499 Woodsong Trace - SECOND READ		

Agenda Item Description (Background/History/Details):
Ordinance to consent to the deannexation of property located at 5499 Woodsong Trace. DeKalb County voted to annex the property by Resolution on April 14,2026. A copy is attached hereto.
Workplan Goal Details:

Staff Recommendations (Motion):
Staff recommends the following: Approval of the Ordinance.

City Manager Approval:	**Miglena Dimov**

Mayor's Signature Required:	YES	NO

List Attachments:
1. Signed Resolution by DeKalb County. 2. Ordinance. 3. Location Map

Financial Information (MUST BE COMPLETE & PRE-APPROVED BY CITY MANAGER)

Budgeted Yes/No	Fund Name & Code	Requested Allocation	City Manager's Initials
N/A			

STATE OF GEORGIA
COUNTY OF DEKALB

ORDINANCE 2026-14

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF STONE MOUNTAIN, GEORGIA, OFFICIALLY DEANNEXING PROPERTY LOCATED AT 5499 WOODSONG TRACE, STONE MOUNTAIN, GEORGIA 30087

WHEREAS on December 1, 2025, Joan Monroe filed a Petition Requesting Deannexation of 5499 Woodsong Trace, Stone Mountain, Georgia 30087; and

WHEREAS Ms. Monroe is the owner of record of said property; and

WHEREAS on April 14, 2026, the Board of Commissioners of DeKalb County passed a resolution consenting to the deannexation; and

WHEREAS it appears that the Petition meets the requirements set forth O.C.G.A. §36-36-131 and O.C.G.A. §36-36-1 *et seq.*; and

WHEREAS §36-36-131(a) states that "[i]f the governing authority of the county consents to the deannexation and the deannexation conforms with the requirements of this article, the governing authority of the municipal corporation shall approve such deannexation unless it finds that the deannexation would be detrimental to the health, safety, and welfare of the residents and property owners of the area to be deannexed or to the area remaining within the municipality"; and

WHEREAS the Mayor and Council of Stone Mountain have determined that the requested deannexation would not be detrimental to the health, safety, and welfare of the residents and property owners of the area to be deannexed or to the area remaining within the municipality.

NOW THEREFORE BE IT ORDAINED that the following described lands be and the same hereby are, deannexed from the existing corporate limits of the City of Stone Mountain, Georgia, and the same shall hereafter constitute a part of the lands within the unincorporated limits of DeKalb County, Georgia: 5499 Woodsong Trace, Stone Mountain, Georgia 30087, Tax Parcel Identification Number 18 074 03 122, consisting of approximately 0.28 acres of land. Pursuant to §36-36-131(d), such lands shall cease to constitute a part of the lands within the corporate limits of the City of Stone Mountain, Georgia as completely and fully as if the limits had been marked and defined by local Act of the General Assembly. Pursuant to §36-36-131(f), property that has been deannexed from a municipality "shall not be annexed again until at least two calendar years after the effective date of such deannexation unless such annexation is accomplished by local Act of the General Assembly."

This ordinance shall become effective immediately upon its adoption.

Resolved this **4th day of August, 2026**.

CITY OF STONE MOUNTAIN, GEORGIA

____
Jelani Linder, Mayor

ATTEST: ___________________________
Shavala Ames, City Clerk

[Affix City Seal]

APPROVED AS TO FORM:

____
Angela Couch, City Attorney

DeKalb County Government

178 Sams Street
Decatur, GA 30030

Agenda Item

File ID: 2026-0491 **Substitute** **4/14/2026**

Public Hearing: YES ☐ **NO** ☒ **Department:** GIS Department

SUBJECT:
Commission District(s): Districts 4 & 7

To consider consenting to the deannexation of property located at 5499 Woodsong Trace, Stone Mountain, GA, 30087 from the City of Stone Mountain.

Information Contact: Stacy Grear, Director, GIS Department

Phone Number: 404-371-3619

PURPOSE:
To consider adopting the attached resolution consenting to the deannexation from the City of Stone Mountain property located at 5499 Woodsong Trace.

To consider authorizing all of the property become a part of unincorporated DeKalb County upon approval of the deannexation ordinance by the City of Stone Mountain; and

Authorize the Chief Executive Officer to execute all necessary documents.

NEED/IMPACT:
The owner of 5499 Woodsong Trace desires that the property be deannexed from Stone Mountain into unincorporated DeKalb County. O.C.G.A. Section 36-36-22 requires owners of land who desire deannexation to submit a written signed application containing a complete description of the property to the city where the property lies and further requires that the county consent to such deannexation. Consent shall be indicated in a resolution. If the attached resolution consenting to the deannexation is adopted, the owners will then apply with the City of Stone Mountain for deannexation via ordinance.

The County Attorney's Office has reviewed the attached resolution and approved it as-to-form.

FISCAL IMPACT:
There is no fiscal impact.

RECOMMENDATION:
To approve the resolution and authorize the chief executive officer to execute all necessary documents.

RESOLUTION

A RESOLUTION BY THE BOARD OF COMMISSIONERS OF DEKALB COUNTY, GEORGIA, CONSENTING TO THE DEANNEXATION OF PROPERTY LOCATED 5499 WOODSONG TRACE, STONE MOUNTAIN, GEORGIA 30087

WHEREAS, O.C.G.A. Section 36-36-22 specifically allows the governing bodies of the municipal corporations of this State to deannex an area or areas within existing corporate limits and said code section sets forth the process whereby property located in this State is to be deannexed from an existing municipal corporation; and

WHEREAS, O.C.G.A. Section 36-36-22 requires the owners of all the land who desire deannexation to submit a written signed application containing a complete description of the property to be deannexed to the county in which the property is located and further requires that if the county consents to such deannexation, such consent shall be indicated in a resolution of the governing authority of the county in which the property is located. If such consent is given, the property owner shall proceed to apply with the local municipal corporation for deannexation via ordinance; and

WHEREAS, the property located at 5499 Woodsong Trace, Georgia 30087 is contiguous to the limits of unincorporated DeKalb County, as required by State law; and the property owner will properly request deannexation from the City of Stone Mountain once this resolution is approved; and

WHEREAS, the Board of Commissioners of DeKalb County finds that it is in the best interest of DeKalb County to consent to the deannexation of the property located at 5499 Woodsong Trace, Stone Mountain, Georgia 30087, which is currently located within the city of Stone Mountain; and

WHEREAS, it is the intent of the Board of Commissioners of DeKalb County that all of the property at 5499 Woodsong Trace, Stone Mountain, Georgia 30087, as fully described in

Exhibit "A," become a part of unincorporated DeKalb County upon deannexation via ordinance by the City of Stone Mountain (See Exhibit "A," a copy of the legal description of 5499 Woodsong Trace, Stone Mountain, Georgia 30087 which is incorporated herein by reference); and

NOW THEREFORE, BE IT RESOLVED, that DeKalb County, Georgia, consents to the deannexation of the property located at 5499 Woodsong Trace, Stone Mountain, Georgia 30087, and if approved by ordinance from the City of Stone Mountain, the property described in Exhibit "A" upon passage of the ordinance by the City of Stone Mountain, would lie entirely within unincorporated DeKalb County.

(SIGNATURES ON FOLLOWING PAGE)

ADOPTED by the DeKalb County Board of Commissioners, this 14th day of April, 2026

Chakira Johnson
Presiding Officer
Board of Commissioners
DeKalb County, Georgia

APPROVED by the Chief Executive Officer of DeKalb County, this 14th day of April, 2026

Lorraine Cochran Johnson
Chief Executive Officer
DeKalb County, Georgia

ATTEST:

Barbara Sanders (Jun 17, 2026 15:54:20 EDT)

Barbara H. Sanders-Norwood, CCC
Clerk
Board of Commissioners and
Chief Executive Officer
DeKalb County, Georgia

APPROVED AS TO FORM:

Nicole Rogner

Terry Phillips
Interim County Attorney
Law Department
DeKalb County, Georgia

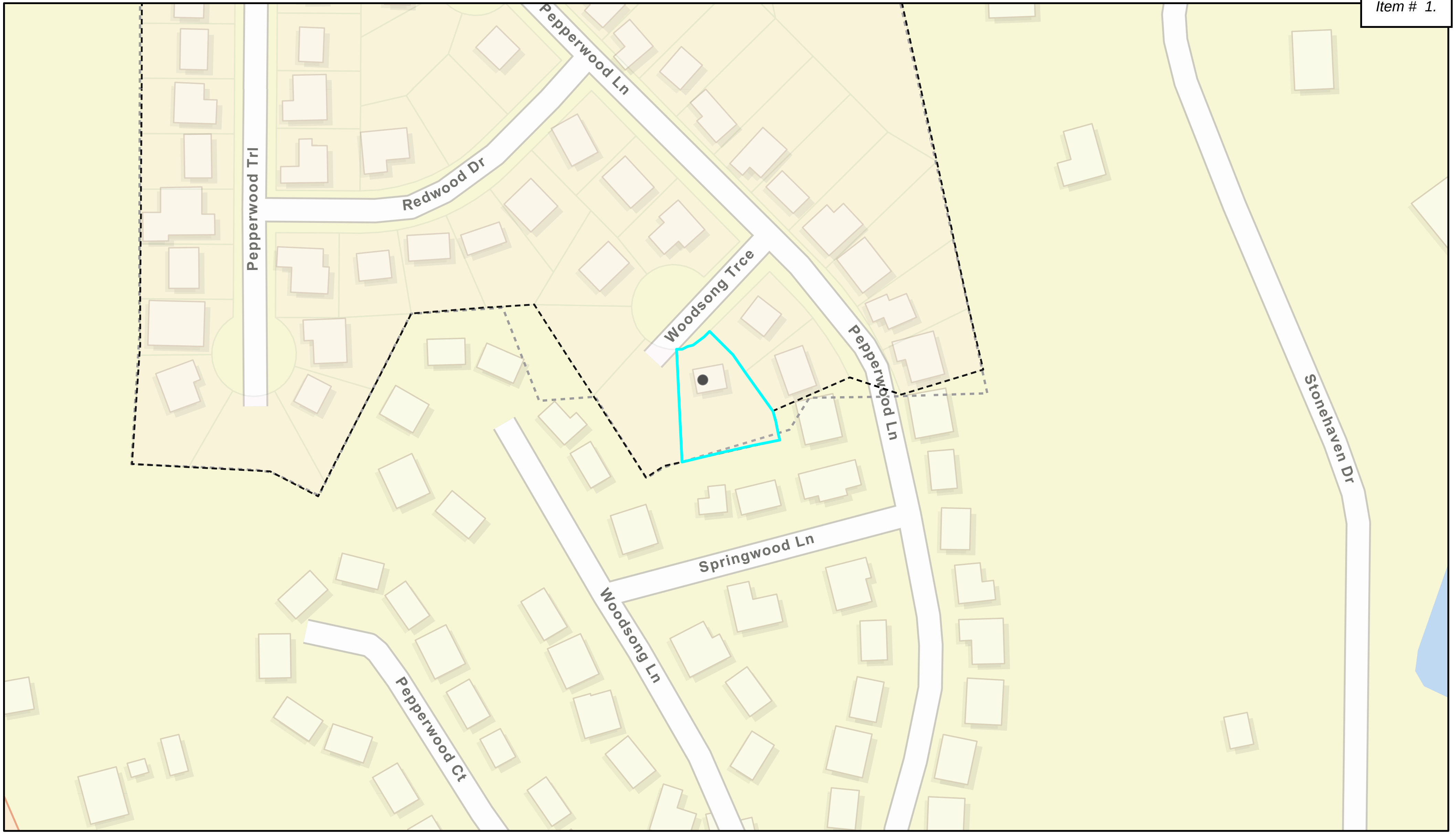
APPROVED AS TO SUBSTANCE:

Stacy Grear (Jun 17, 2026 18:01:52 EDT)

Stacy Grear
Director
Geographic Information Systems
DeKalb County, Georgia

5499 Woodsong Trace - Location Map

Item # 1.



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1:2,257

0 | 0.01 | 0.03 | 0.06 mi

0 | 0.03 | 0.05 | 0.1 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

ArcGIS Web AppBuilder

Bloomfield Township, MI, Esri., Inc. | DeKalb County GIS Department | Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS |

CITY OF STONE MOUNTAIN **CITY COUNCIL MEETING**

Date:	July 15, 2026	**City Council Meeting Date:**	July 21, 2026
From:	City Manager	**Department:**	Planning
Goal:	Governance, Economic Development	**Presenter:**	City Manager
Agenda Title:	Ordinance 2026-15 - Entertainment District (FIRST READ)		

Agenda Item Description (Background/History/Details):

This ordinance establishes an entertainment district and outlines the guidelines, regulations, and requirements for its operation.

Workplan Goal Details:

Staff Recommendations (Motion):

Staff recommends the following: Approval of the Ordinance.

City Manager Approval:	**Miglena Dimov**

Mayor's Signature Required:	YES	NO

List Attachments:

1. Proposed Ordinance and District Map

Financial Information (MUST BE COMPLETE & PRE-APPROVED BY CITY MANAGER)

Budgeted Yes/No	Fund Name & Code	Requested Allocation	City Manager's Initials
N/A			

STATE OF GEORGIA
COUNTY OF DEKALB

RESOLUTION 2026-16

A RESOLUTION DESIGNATING THE BOUNDARIES OF THE CITY OF STONE MOUNTAIN DOWNTOWN ENTERTAINMENT DISTRICT; ADOPTING THE OFFICIAL ENTERTAINMENT DISTRICT MAP; ESTABLISHING OPERATIONAL RULES FOR THE DISTRICT; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, The Mayor and City Council of the City of Stone Mountain adopted **Ordinance No. 2026-15** establishing a Downtown Entertainment District within the City; and

WHEREAS, The Ordinance authorizes the Mayor and City Council to designate the boundaries of the Entertainment District by Resolution; and

WHEREAS, The Mayor and City Council find that establishing the official district boundaries and adopting operational standards will promote economic development, tourism, public safety, and the orderly administration of the Downtown Entertainment District.

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the City of Stone Mountain, Georgia, this 21st day of July, 2026, as follows:

SECTION 1. OFFICIAL DISTRICT MAP.
The Official Downtown Entertainment District Map, attached hereto as **Exhibit A** and incorporated herein by reference, is hereby adopted as the official map of the City of Stone Mountain Downtown Entertainment District.

The City Manager is authorized to maintain the official map and make non-substantive administrative updates, provided that any modification to the district boundaries shall require approval by the Mayor and City Council.

SECTION 2. DISTRICT BOUNDARIES.
The Downtown Entertainment District shall include the public sidewalks, rights-of-way, plazas, and other public spaces located within the boundaries shown on the Official Entertainment District Map (Exhibit A).

Outdoor possession and consumption of alcoholic beverages shall be permitted only within the designated district boundaries.

SECTION 3. HOURS OF OPERATION.
The Entertainment District shall operate during the following hours unless otherwise modified by resolution of the Mayor and City Council:

- Monday through Saturday: 11:00 a.m. – 10:00 p.m.
- Sunday: 12:30 p.m. – 10:00 p.m.

SECTION 4. APPROVED CONTAINERS.
Alcoholic beverages permitted within the Entertainment District shall:

- Be purchased from a participating licensed establishment;
- Be served only in a City-approved disposable container;
- Display the participating establishment's name or logo and any City-required identification;
- Not be served or carried in glass containers outside the licensed premises.

SECTION 5. PARTICIPATING ESTABLISHMENTS.
Only businesses holding a valid City alcohol license for on-premises consumption and approved by the City to participate in the Entertainment District may allow alcoholic beverages to leave their licensed premises.

Participation shall remain subject to compliance with City ordinances, state law, and all applicable administrative policies.

SECTION 6. ENFORCEMENT.
The Stone Mountain Police Department shall enforce all applicable federal, state, and local laws governing the Entertainment District.

The City Manager may temporarily suspend Entertainment District operations during emergencies, public safety incidents, or City-sponsored events when necessary to protect the public health, safety, and welfare.

SECTION 7. EFFECTIVE DATE.
This Resolution shall become effective immediately upon adoption.

SO RESOLVED this **21st day of July, 2026.**

Jelani Linder, Mayor

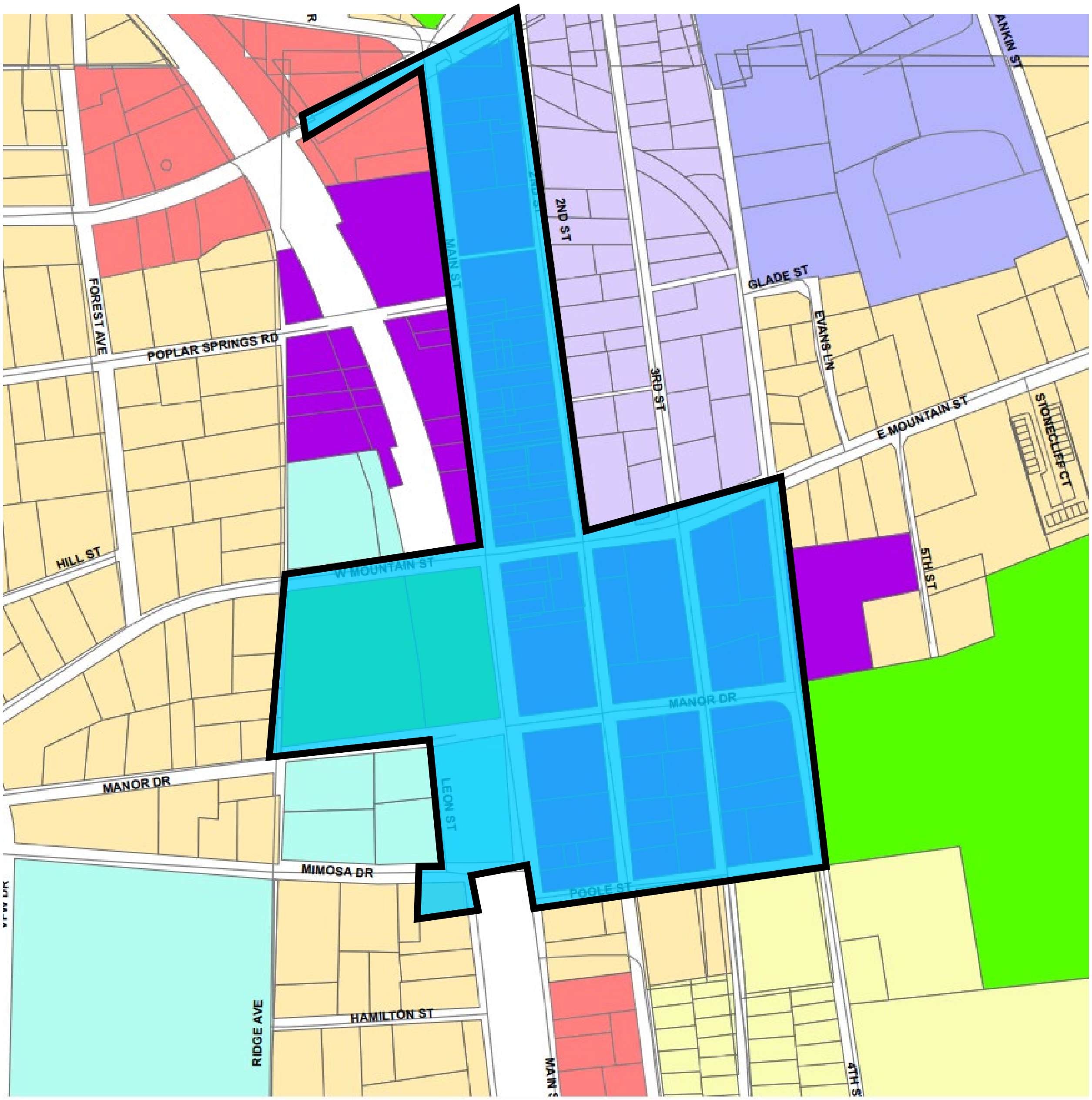
Shavala Ames, City Clerk

Approved as to form:

Angela C. Couch, City Attorney

EXHIBIT A

EXHIBIT A – PROPOSED ENTERTAINMENT DISTRICT



CITY OF STONE MOUNTAIN **CITY COUNCIL MEETING**

Date:	July 28, 2026	**City Council Meeting Date:**	August 4, 2026
From:	Michelle Uran	**Department:**	Finance
Goal:	Governance	**Presenter:**	
Agenda Title:	**Budget Amendment – FY2026 Appropriations – Code Enforcement Software and equipment**		

Agenda Item Description (Background/History/Details):

Consideration of a budget amendment transferring appropriations from General Government Professional Services to Public Safety Computer Software ($14,588) and Public Safety Small Equipment ($4,450) for acquisition and implementation of the Comcate Code Enforcement software platform and related equipment.

Workplan Goal Details: Maintain sound financial management by ensuring the City's FY2026 adopted budget accurately reflects departmental operational needs and complies with Georgia budgetary accounting requirements.

Staff Recommendations (Motion):

Staff recommends approval of the attached resolution amending the FY2026 General Fund budget to transfer appropriations from General Government Professional Service to Public Safety Computer Software and Public Safety Small Equipment for the acquisition and implementation of the Comcate Code Enforcement Software platform and related equipment. This amendment reallocates existing appropriations and does not increase the overall General Fund budget.

Department Head Approval:	**Michelle Uran**
City Manager Approval:	**Miglena Dimov**

Mayor's Signature Required:	YES	NO

List Attachments:

1. Resolution

Financial Information (MUST BE COMPLETE & PRE-APPROVED BY CITY MANAGER)

Budgeted Yes/No	Fund Name & Code	Current Balance	Requested Allocation	City Manager's Initials
YES	General Fund -01	Attached	$0	MD

RESOLUTION - _________________
A Resolution of Mayor and City Council of Stone Mountain, Georgia

WHEREAS, the local fiscal year 2026 budget for the City of Stone Mountain, Georgia was adopted in December 2025; and

WHEREAS, it is necessary to amend such budget now;

THEREFORE, be it resolved by the Mayor and Council of the City of Stone Mountain, Georgia, that the following amendment to the General Fund budget for Fiscal Year 2026 be made this ____________ day of, _______________________ 2026

FUND 01	**GENERAL FUND**				
REVENUE	**LINE ITEM DESCRIPTION**	**2026 Budget Balance**	**INCREASE**	**DECREASE**	**BALANCE**
EXPENSE	**LINE ITEM DESCRIPTION**		**INCREASE**	**DECREASE**	**BALANCE**
01.5032.52.1200	General Government - Professional Services	$ 90,334.00		$ (19,038.00)	$ 71,296.00
01.5040.53.1120	Public Safety - Computer Software	$ 2,800.00	$ 14,588.00		$ 17,388.00
01.5040.53.1600	Public Safety - Small Equipment	$ 4,028.00	$ 4,450.00		$ 8,478.00
	TOTAL:	$ 97,162.00	$ 19,038.00	$ (19,038.00)	

Transfer appropriations from General Government professional Services to Public Safety Computer Software ($14,588) and Public Safety Small Equipment ($4,450) for Comcate Code Enforcement software subscription, implementation services and related equipment.

____
Jelani Linder, Mayor

____
Shavala Ames, City Clerk

Description: