



Mayor and City Council Work Session

Tuesday, July 21, 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. **30 Second Moment of Silence 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 7, 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. **Committee Discussion Items**

1. Stone Mountain Community Garden
2. HPC / Planning Report

IX. **Staff Reports**

1. Public Safety- Police Chief- James Westerfield Jr
2. Financials Update - Michelle Uran - Financial Consultant

X. **Operations Report**

1. City Manager - Maggie Dimov

XI. **Council Policy Discussion Topics**

XII. **Unfinished Business**

XIII. **New Business**

1. Consideration of an action on a request to approve Historical Preservation Committee Appointees, requested by the Planning Consultant Nancy Lovingood. **Goal - Governance**
2. Consideration of an action on a request to approve Planning Committee Appointees, requested by the Planning Consultant Nancy Lovingood. **Goal - Governance**
3. Consideration of Approval of LMIG and LRA Grants, requested by the City Manager Maggie Dimov. **Goal - Governance**
4. Consideration of an action on a request to approve Zachary Street Paving, requested by the City Manager Maggie Dimov. **Goal - Governance**
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, requested by City Manager Maggie Dimov. **Goal: Governance**
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 requested by the City Manager Maggie Dimov. **Goal: Governance**
7. 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**
8. Consideration of an action on a request to approve Enterprise Approval of (2) Vehicles, requested by City Manager Maggie Dimov. **Goal - Governance, Public Safety**

XIV. **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. Ordinance 2026-16 - Short Term Rental Amendment - **Goal: Governance, Quality of Life (FIRST READ)**
4. Resolution 2026-14 – Enterprise Budget Amendment and Visitor Center Budget Amendment - Enterprise. **Goal - Governance, Public Safety, Public Works**
5. Resolution 2026-15 – Visitor Center Budget Amendment - Enterprise. **Goal - Governance, Quality of Life**
6. Resolution 2026-16– Establishing the City of Stone Mountain Downtown Entertainment District - **Goal - Governance**

XV. **Remarks of Privilege**

XVI. **Announcements by The Mayor**

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

XVIII. **Adjournment**



REVIEW OF JOURNAL

		City Council Meeting Date:	July 21, 2026
		Department:	City Clerk
Goal:	Governance	Presenter:	Shavala Ames
Agenda Title:	Consideration of an action on a request to approve July 7, 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
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List Attachments:

1. July 7, 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 Regular Session Minutes

Tuesday, July 7, 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 | Shavala Ames - City Clerk/Human Resources | Angela Couch - City Attorney

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.*

Public Hearing was called to order at 6:30 p.m.

PRESENT: Mayor – Jelani Linder, 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

I. Public Hearings

1. Public Hearing on ART Station – Alcohol License – 5483 Manor Drive.

City Clerk Shavala Ames outlined the request for an alcohol license and the requirements for ART Station to hold a public hearing according to the City's code.

Mayor Linder opened the public hearing.

Public Hearing comments

Public Comment 1: Dave Thomas – Expressed support for the Alcohol License application and advised that the Art Station has had a liquor license for a long time and is not aware of any incidents related to it. Also expressed that having it enhances the theatre experience.

Mayor Linder closed the public hearing.

II. Adjournment – 6:33 P.M.

ACTION: MOTION TO ADJOURN PUBLIC HEARING AT 6:33 P.M.

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)

III. Call to Order

Mayor Linder called the meeting to order at 6:34 P.M.

IV. 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

V. 30 Second Moment of Silence and Pledge

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

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

Citizen Comment 1: Ginger Criswell – Expressed disappointment with Police treatment towards citizens. Feels treated like a criminal regarding expired tag and that a warning could have been given instead of a \$180 fine. Expressed past pleas to the City to address the traffic on JBR.

Citizen Comment 2: Cheryl Hudley – Expressed that it is very hot outside. Apologized to the previous citizen regarding police treatment received. Feels that the City needs to be mindful regarding the treatment of senior citizens and code enforcement. Also expressed feeling that senior citizens were being targeted and harassed last year. Announced that GDOHS and the FBI handles senior citizen mistreatment.

VII. Review of the Journal (City Clerk)

1. Consideration of an action on a request to approve June 16, 2026, Meeting Minutes

ACTION: MOTION TO APPROVE June 16, 2026, MEETING MINUTES

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

VIII. Reading of Communications – None

IX. Adoption of The Agenda of The Day

ACTION: MOTION TO ADOPT THE AGENDA OF THE DAY

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, Council Member: Post 6 Elaine Vaughn

MOTION PASSED (UNANIMOUSLY)

X. **Council Policy Discussion Topics – None**

XI. **Unfinished Business – None**

XII. **New Business**

1. Consideration of an action on a request to approve an Alcohol License for ART Station, located at 5384 Manor Drive

ACTION: MOTION TO APPROVE AN ALCOHOL LICENSE FOR ART STATION LOCATED AT 5384 MANOR DRIVE

Motion made by Mayor Pro Tem: Post 3 Ryan Smith, Seconded by Council Member: Post 1 Anita Bass

Voting Yea: 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 Auditing Services

ACTION: MOTION TO APPROVE AUDITING SERVICES WITH MAULDIN & JENKINS

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)

3. Consideration of an action on a request to approve the final agreement with JLL for the Lawn on Main Development Advisory Services

ACTION: MOTION TO APPROVE THE FINAL AGREEMENT WITH JLL FOR THE LAWN ON MAIN DEVELOPMENT ADVISORY SERVICES

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 Change Order #1 with JLL

ACTION: MOTION TO APPROVE CHANGE ORDER #1 WITH JLL

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, 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. Consideration of an action on a request to appoint members to the Historic Preservation Committee (HPC)

ACTION: MOTION TO TABLE THE DISCUSSION REGARDING THE APPOINTMENT OF MEMBERS TO THE HISTORIC PRESERVATION COMMITTEE

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)

6. Consideration of an action on a request to appoint members to the Planning Committee (PC)

ACTION: MOTION TO TABLE THE DISCUSSION REGARDING THE APPOINTMENT OF MEMBERS TO THE PLANNING COMMITTEE

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, 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)

XIII. New Ordinances and Resolutions

1. Resolution 2026-12 – Georgia Fund I – A. General Fund

ACTION: MOTION TO APPROVE RESOLUTION 2026-12A – GEORGIA FUND 1 – GENERAL FUND

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)

2. Resolution 2026-12 – Georgia Fund I – B. SPLOST II

ACTION: MOTION TO APPROVE RESOLUTION 2026-12B – GEORGIA FUND 1 – SPLOST II

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)

3. Resolution 2026-12 – Georgia Fund I – C. Small Cities IGA

ACTION: MOTION TO APPROVE RESOLUTION 2026-12C – GEORGIA FUND 1 – SMALL CITIES IGA

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)

4. Resolution 2026-13 – Small Cities Bank Account

ACTION: MOTION TO APPROVE RESOLUTION 2026-13 – SMALL CITIES BANK ACCOUNT

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. Remarks of Privilege - Council Member Bass made an announcement regarding the Ambassador's meeting in reference to Homestead Exemption. Council Member Marianos praised Council Member Jordan for suggesting Georgia Fund I. Mayor Pro Tem Smith announced that the City completed Ridgemere Court. Council Member Kay Nunez mentioned an article in Decaturish regarding Dave and Joyce; Elizabeth and Troy's party at the park and Vannie's Youth Program. Council Member Jordan gave thanks to Pastor G for providing ice cream for the 4th of July. Council Member Vaughn invited everyone to the community cleanup on the 11th at Ridgemere Court and expressed her enjoyment of the 4th of July festivities.

XV. Announcements by The Mayor

1. The Mayor made announcements regarding making it halfway through the year and how the City has transitioned well.

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

ACTION: MOTION TO GO INTO EXECUTIVE SESSION AT 7:31 P.M. TO DISCUSS LEGAL 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 8:01 P.M. - (2) ITEMS DISCUSSED IN EXECUTIVE SESSION

Motion made Mayor Pro Tem: 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)

ACTION: MOTION TO RESUME MEETING AT 8:01 P.M.

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

XVII. **Adjournment**

MOTION PASSED (UNANIMOUSLY)

ACTION: MOTION TO ADJOURN MEETING AT 8:01 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

JULY 21, 2026, COMMITTEE REPORT TO CITY COUNCIL

STONE MOUNTAIN COMMUNITY GARDEN AT VFW PARK



Plant, Eat and Repeat Talk by Brandon Brones

Committee Members:

COLUMBUS BROWN, CHAIR
CHAKIRA JOHNSON, VICE CHAIR
JULIANA TAYLOR, SECRETARY
JACKIE MARSHALL, MEMBER
TOM ZIMMERMAN, MEMBER

OVERVIEW

Stone Mountain Community Garden at VFW Park (SMCG) is an all volunteer effort and has been operating continuously since March 2011, as a partnership between the City of Stone Mountain and the Dekalb County/University of Georgia Extension Service (Extension Service). **“We Grow Community.”** The SMCG is vibrant and continues to grow.

So far, the SMCG has donated over 17,800 pounds of fresh produce to the Stone Mountain Ecumenical Food Pantry (Food Pantry) for distribution to local families with food insufficiencies — providing healthy and nutritious food for over 4,450 families to date. Thus far this year, we have delivered over 760 pounds of fresh produce to the Food Pantry. Current crops include: basil, beets, blackberries, blueberries, bok choy, carrots, chives, cucumbers, eggplant, figs, garlic, green beans, green onions, lemongrass, okra, parsley, peppers (sweet and hot), rosemary, sage, sorrel, strawberries, sweet potatoes, thyme, and tomatoes.

The SMCG provides 54 spaces for individuals in the community to grow their choices of vegetables, fruits and flowers throughout the year without harmful pesticides. We maintain an apiary with two of our three honeybee hives still active, a butterfly/pollinator garden, four composting systems, herb garden, children’s garden, grape arbor, two vertical gardens, co-planting demonstration area and a newly operational greenhouse.

Master Gardeners continue to support the Community Garden through the Extension Service. They play an important role in the community by providing gardening and environmental education — through workshops, classes and technical assistance onsite. At least one Master Gardener is on duty every Saturday morning and there is a Community Workday on the second Saturday of each month.

RECENT SMCG EVENTS

June 27, 2026	Plant Eat and Repeat Workshop (see cover page) on “Collecting Seeds” at SMCG by Food Well Alliance and Atlanta Botanical Gardens was attended by 43 individuals
July 11, 2026	Workday

July 11, 2026

Mini Talk on “Bug Control: Scouting for Pests” by Extension Agent Caston Noorullah. The talk was attended by 12 individuals.



UPCOMING EVENTS AT SMCG

August 8, 2026 Workday

August 8, 2026 Mini Talk at 10:30am on “Honey Bees—Preparing for the Winter” by Columbus Brown

RECENT ACCOMPLISHMENTS

1. Donation of Used Bee Equipment by Carol Kozlovic (Widow of a Beekeeper)—Hive Boxes, Frames, Nuc Boxes and Honey Extractor)

IMMEDIATE NEEDS FROM CITY

1. Handicap Accessibility to Garden and Bathrooms—Problems Persist
2. Remedy Drainage Problem Along Gordon Street and Entrance to Community Garden
3. Relocate Storage Shed from Georgia Military College Site to Community Garden
4. Replace/Repair Water Faucets for Hoses and Tanks

MEDIA EVENTS

Canopy Atlanta - **Taste Makers** by Jack Rose, May 5, 2026 - <https://canopyatlanta.org/2026/05/21/stone-mountain-community-garden/>

Rough Draft Atlanta - **Role of Gardens Helping People in Need**, April 30, 2026 - <https://roughdraftatlanta.com/2026/04/30/community-gardens-donate-produce/>

Atlantic Bee Company, January 19, 2026 - <https://atlanticbeecompany.substack.com/p/healing-land>

Food Well Alliance - **What Growers Have to Say** June 18, 2025 - <https://us9.campaign-archive.com/?u=a0e6e9dd6a052a57e2be9f86e&id=9e92df56bd>

Food Well Alliance **Summer Campaign**, June 18, 2025 <https://mailchi.mp/foodwellalliance/june-2025-newsletter-updates-8346492?e=7cfe561612>

Third Annual Faith and Blue Event at SMCG on City Of Stone Mountain Website
https://www.stonemountaincity.org/news_detail_T3_R356.php

Faith and Blue Event at SMCG on FOX News, October 12, 2024
<https://www.facebook.com/share/v/CGsdZKhqoGVzRYtb/?mibextid=K35XfP>

Caston's Blog Dekalb County Extension 2024 - <https://site.extension.uga.edu/dekalb/2024/07/master-gardener-site-spotlight-stone-mountain-community-garden/>

Food Well Alliance April 2024 Instagram
<https://www.instagram.com/reel/C5USbu7uiS0/?igsh=MWJ4d3M1cnV5MHQ1cw==>

Stone Mountain Community Garden - Facebook - <https://www.facebook.com/StnMtnCommunityGarden/>

AIB TV 2024 Documentary on SMCG <https://www.youtube.com/watch?v=DeVQI5Q-l34&t=1s>

11 Alive TV 2024 Documentary on SMCG
<https://www.11alive.com/video/news/local/gardeners-grow-for-the-hungry-in-stone-mountain/85-2bd50dc4-d5f6-42b0-8af8-14bc12bed901>

FOX 5 ATL 2024 Documentary on SMCG - <https://www.fox5atlanta.com/video/1435657>

Food Well Alliance **Just Picked!** Blog - <https://www.foodwellalliance.org/blog/columbus-brown-stone-mountain-community-garden>

Georgia Grown 2022 Article, Page 32 -
<https://editions.mydigitalpublication.com/publication/?i=759283>

Georgia Bulletin Article 2021 Re: SMCG -
<https://georgiabulletin.org/news/2021/04/corpus-christi-parishioners-join-community-effort-to-garden-with-love/>

Dekalb County Extension **How to Build a Raised Bed**
<https://www.facebook.com/UGAExtensionDeKalbCounty/videos/build-a-raised-bed/1117166168664185/>

Georgia Bulletin Article 2016 re SMCG
<https://georgiabulletin.org/news/2016/12/community-garden-grows-tons-good/>

Georgia Bulletin Article 2013 re SMCG [parishes-find-vitality-in-caring-for-creation](#)



Date:	July 16, 2026	City Council Meeting Date:	July 21, 2026
From:	Nancy Lovingood	Department:	Planning
Goal:	Governance	Presenter:	Nancy Lovingood
Agenda Title:	Planning and HPC Updates (June 2026)		

Agenda Item Description (Background/History/Details):
PLANNING/HPC Updates – June 2026
Workplan Goal Details: This report supports the Governance workplan goal by ensuring Mayor and Council remain informed of Planning and Historic Preservation Commission activities, zoning matters, development updates, and initiatives that impact the City's growth and future planning efforts.

Staff Recommendations (Motion):
No recommendations. For informational purposes.

City Manager Approval:	Miglena Dimov
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List Attachments:
1. Department Overview Report

Status report from Planning Department – month of July 2026

Comprehensive Plan Update - ARC held a public information meeting June 23 in the evening at 5380 Studio. Approximately 30 City residents attended the information session.

The schedule for the 2026 Comprehensive Plan approval is:

- July 24 – Report delivered to City Manager
- August 18 – Distribute draft plan to Steering Committee (SC) and City Council
- August 25 - Comments due back to ARC from SC and City Council
- September 2 – Upload final plan to DCA website
- October 20 – City Council adoption of 2026 Comprehensive Plan

Historical Survey - In June, a historical resources survey of every property in the historic district was conducted. At least 2 pictures were taken along with data on the condition of the properties. A report is being compiled by the survey team at UGA and will be available in late summer.

Short term rentals – There is much interest in Short term rentals (STR) in the residential districts. Our regulations are being refined and definitions added.

Planning Department

- Zoning verification letters - 8 verifications
- Tree Removal – 1 permit approved
- COA - 10 applications received
- Signs for public notification of Planning Commission and Historic Preservation Commission meetings have been redesigned and ordered.

CITY OF STONE MOUNTAIN POLICE ACTIVITY STATISTICS

JUNE 1,2026 – JUNE 30,2026

ACTIVITY	SHIFT-A (DAY)	SHIFT-B (DAY)	SHIFT-C (NIGHT)	SHIFT-D (NIGHT)	TOTALS
CALLS	50	49	35	29	163
ARREST	7	8	3	7	25
CITATIONS	25	112	27	136	300
WARNING CITATIONS	13	46	8	114	181
DUI	1	0	0	0	1
VSCSA	0	0	0	0	0
PARKING CITATIONS	3	7	48	0	58
TOTALS	99	222	121	286	728
INCIDENT REPORTS 163	DOMESTIC 14	ACCIDENTS 9			

*Statistics include NIBRS Group A Crimes (formerly known as FBI Part 1 Crimes), and Simple Assaults and Frauds, which are NIBRS Group B Crimes.

2026 CRIME STATISTICS

[illegible]



CODE ENFORCEMENT MONTHLY REPORT

June 2020

Item # 1.

New Violations/Cases:

SEC. 12-36	OCCUPATION TAX CERTIFICATE REQUIRED	9
SEC. 5-38	HPC CERTIFICATE OF APPROPRIATENESS REQUIRED	1
SEC. 13-62	PARKING: SURFACE REQUIRED	1
SEC. 13-66	INOPERABLE VEHICLE PROHIBITED	3
SEC. 23-21	SIGNS: PROHIBITED SIGNS	1
SEC. 5-161	APPLICATION/PERMIT REQUIRED	1
SEC. 5-267(A)	EXTERIOR PREMISES REQUIREMENT	19
SEC. 5-267(D)	RODENTS/INFESTATION PROHIBITED	1
SEC. 5-267(F)	ACCESSORY STRUCTURE MAINTENANCE REQUIREMENTS	2
SEC. 5-267(G)(2)	IMMOBILE VEHICLE PARKING PROHIBITED	5
SEC. 5-267(H)	DEFACEMENT PROHIBITED/OWNER RESPONSIBILITY	1
SEC. 5-267(I)	OPEN/OUTDOOR STORAGE PROHIBITED	3
SEC. 5-269(A)	EXT STRUCTURE: MAINTENANCE REQUIRED	4
SEC. 5-269(B)	EXT STRUCTURE: PROTECTIVE TREATMENT	1
SEC. 5-269(E)	EXT STRUCTURE: FOUNDATION WALLS/RODENT PROOF	1
SEC. 5-269(G)	EXT STRUCTURE: ROOFING AND DRAINAGE	2
SEC. 5-274	WEEDS, GRASS, OTHER VEGETATION	15
APDX A 2-1.1	ZONING - NON-COMFORMITY WITH ZONED USE	8
APDX A 16-2.1	SHORT TERM RENTALS: OCCUPANCY RESTRICTIONS	1
APDX A 16-4.1(E)	SHORT-TERM RENTAL - LICENSE REQUIRED	7
MISC	MISC CODE ENFORCEMENT	7
TOTAL		82

Citations Issued:

SEC. 12-36	OCCUPATION TAX CERTIFICATE REQUIRED	8
APDX A 2-1.1	ZONING - NON-COMFORMITY WITH ZONED USE	7
APDX A 5-2.7(A)(3)	R-2 PARKING SURFACE REQUIRED	1
APDX A 16-2.1	SHORT TERM RENTALS: OCCUPANCY RESTRICTIONS	1
APDX A 16-4.1(E)	SHORT-TERM RENTAL - LICENSE REQUIRED	7
SEC. 5-38	HPC CERTIFICATE OF APPROPRIATENESS REQUIRED	1
SEC. 5-161	APPLICATION/PERMIT REQUIRED	3
SEC. 5-267(A)	EXTERIOR PREMISES REQUIREMENT	2
SEC. 5-267(D)	RODENTS/INFESTATION PROHIBITED	1
SEC. 5-267(G)(2)	IMMOBILE VEHICLE PARKING PROHIBITED	1
SEC. 5-267(G)(6)	TRAILER/REC VEH PARKING RESTRICTIONS	2
SEC. 5-269(A)	EXT STRUCTURE: MAINTENANCE REQUIRED	1



CODE ENFORCEMENT MONTHLY REPORT

June 2020

Item # 1.

SEC. 5-269(E)	EXT STRUCTURE: FOUNDATION WALLS/RODENT PROOF	1
SEC. 5-274	WEEDS, GRASS, OTHER VEGETATION	3
SEC. 5-275	TREE REGULATIONS	1
PARKING	PARKING VIOLATIONS	2
TOTAL		42

Roadside Signs Removed: 23

Case Numbers Assigned: 59

Blights and Nuisances:

Status on current Blight-Designated Properties

- 935 Main Street – awaiting request for hearing
- 900 VFW Drive - awaiting request for hearing
- 5470 Warnoll Street - awaiting request for hearing
- 5461 Still House Road – NEW - awaiting request for hearing



Date:	July 16, 2026	City Council Meeting Date:	July 21, 2026
From:	Michelle Uran	Department:	Finance
Goal:	Governance	Presenter:	Michelle Uran
Agenda Title:	Financials Update		

Agenda Item Description (Background/History/Details):
FINANCIAL UPDATES – Budget to Actuals and SPLOST
Workplan Goal Details: This presentation aligns with the Governance workplan goal by providing financial updates that promote transparency and keep elected officials and the community informed about the City's financial position and overall state of operations.

Staff Recommendations (Motion):
No recommendations. For informational purposes.

City Manager Approval:	Miglena Dimov
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List Attachments:
1. Slides of the financials

City of Stone Mountain, Georgia
Budget Expenditure Analysis
As of May 31, 2026
May Budget Analysis

	ORIGINAL	AMENDED	2026 Expended	% of	Remaining	Variance from	Variance
	BUDGET	BUDGET	YTD	BUDGET	BALANCE	Target	Information
REVENUE SUMMARY							
TAXES	\$ 5,910,372.00	\$ 5,910,372.00	\$ 717,329.96	12.14%	\$ 5,193,042.04		
LICENSES & PERMITS	\$ 154,919.00	\$ 154,919.00	\$ 91,199.69	49.40%	\$ 63,719.31		
INTERGOVERNMENTAL REVENUES	\$ 107,000.00	\$ 107,000.00	\$ -	0.00%	\$ 107,000.00		
CHARGES FOR SERVICE	\$ 12,400.00	\$ 12,400.00	\$ 8,610.00	40.20%	\$ 3,790.00		
FINES & FORFEITURES	\$ 430,000.00	\$ 430,000.00	\$ 156,181.71	29.79%	\$ 273,818.29		
INVESTMENT INCOME	\$ 75,000.00	\$ 75,000.00	\$ -	0.00%	\$ 75,000.00		
CONTRIBUTIONS-PRIV SRCS	\$ -	\$ -	\$ 140.00	0.00%	\$ (140.00)		
MISCELLANEOUS REVENUE	\$ 40,500.00	\$ 40,500.00	\$ (420.41)	12.00%	\$ 40,920.41		
OTHER FINANCING SOURCES	\$ 5,000.00	\$ 5,000.00	\$ 1,100.00	22.00%	\$ 3,900.00		
TOTAL REVENUES	\$ 6,735,191.00	\$ 6,735,191.00	\$ 974,140.95		\$ 5,761,050.05		
EXPENDITURE SUMMARY			5 months average:	41.67%	6 months average:		
TOTAL CC Post 4	\$ 20,618.00	\$ 20,618.00	\$ 2,153.00	16.67%	\$ 18,465.00	-25.00%	All PS skewed Mayor and 6 Posts - will work with HR & Paycom to correct coding -Delayed due to representative being on leave
TOTAL CC Post 6	\$ 20,618.00	\$ 20,618.00	\$ -	0.00%	\$ 20,618.00	-41.67%	
TOTAL Mayor	\$ 38,036.00	\$ 38,036.00	\$ 11,026.00	28.99%	\$ 27,010.00	-12.68%	
TOTAL CC Post 3	\$ 20,618.00	\$ 20,618.00	\$ 9,688.50	46.99%	\$ 10,929.50	5.32%	
TOTAL CC Post 5	\$ 20,618.00	\$ 20,618.00	\$ 5,382.50	26.11%	\$ 15,235.50	-15.56%	
TOTAL CC Post 2	\$ 20,618.00	\$ 20,618.00	\$ 7,535.50	36.55%	\$ 13,082.50	-5.12%	
TOTAL CC Post 1	\$ 20,618.00	\$ 20,618.00	\$ 4,306.00	20.88%	\$ 16,312.00	-20.79%	
TOTAL Administration	\$ 1,500,741.00	\$ 1,500,741.00	\$ 494,819.03	32.97%	\$ 1,005,921.97	-8.70%	

	ORIGINAL	AMENDED	2026 Expended	% of	Remaining	Variance from	Variance
	BUDGET	BUDGET	YTD	BUDGET	BALANCE	Target	Information
TOTAL Buildings	\$ 107,700.00	\$ 107,700.00	\$ 46,885.98	43.53%	\$ 60,814.02	1.86%	Purchased and Contracted Services: 43.35% Supplies: 45.96%
TOTAL General Government	\$ 975,070.00	\$ 975,070.00	\$ 440,511.97	45.17%	\$ 534,558.03	3.50%	PS & Benefits: 71.87% - Retirement averaging \$16k monthly Supplies: 166.35% Other Costs: 46.48%
TOTAL Court	\$ 322,771.00	\$ 322,771.00	\$ 110,363.97	34.19%	\$ 212,407.03	-7.48%	
TOTAL Public Safety	\$ 2,693,045.00	\$ 2,693,045.00	\$ 1,181,136.02	43.85%	\$ 1,511,908.98	2.18%	PS & Benefits: 45.47% Purchased & Contracted Svcs: 61.98% Other Costs: 35.22% Public Safety expenditures exceed the straight line benchmark and will continue to be monitored.
TOTAL Public Works	\$ 826,196.00	\$ 826,196.00	\$ 281,109.06	34.02%	\$ 545,086.94	-7.65%	
TOTAL Parks	\$ 20,200.00	\$ 20,200.00	\$ 4,085.78	20.22%	\$ 16,114.22	-21.45%	
TOTAL Debt Service	\$ 127,724.00	\$ 127,724.00	\$ 105,611.03	82.69%	\$ 22,113.00	41.02%	1st Annual Debt Payment has been made
TOTAL EXPENDITURES	\$ 6,735,191.00	\$ 6,735,191.00	\$ 2,704,614.34	40.15%	\$ 4,030,576.69		

City of Stone Mountain, Georgia
Budget Expenditure Analysis
As of May 31, 2026

SPLOST I

BALANCE **\$510,232**

SPLOST II

BALANCE **\$1,161,847.56**

SMALL CITY IGA

BALANCE **\$2,000,000.00**



The City Manager's Operations Report offers a comprehensive overview of key activities, upcoming projects, and community events that are helping to shape the future of Stone Mountain. The report highlights interdepartmental collaboration, ongoing infrastructure improvements, and strategic initiatives designed to enhance connectivity and strengthen community engagement. The information below reflects current operations and project updates across the City of Stone Mountain.

CITY HALL NEW PARKING LOT

The City of Stone Mountain is pleased to announce that our new City Hall parking lot is now open! Residents and visitors can now enjoy convenient parking when visiting City Hall to pay bills, obtain permits, attend meetings, or access other City services.

This new parking area is part of the City's ongoing commitment to improving public facilities and enhancing accessibility for everyone who visits City Hall.

We invite you to stop by and take advantage of the new parking lot. The City of Stone Mountain looks forward to continuing to serve our community and making your visit to City Hall more convenient than ever.

City Clerk

Department Head: Shavala Ames, City Clerk

Item # 1.

Business Licenses

- New licenses issued - 4
- Renewed licenses issued - 3

JustFOIA (Open Records Requests)

76 various requests completed for the City of Stone Mountain (June 12, 2026 - July 16, 2026)

City Clerk Update

On July 9, 2026, City Clerk Shavala Ames, serving as a GMCA District 3 Director, hosted the District 3 Summer Lunch and Learn in the City of Brookhaven. Clerks from across the district gathered to connect, exchange ideas, and receive updates from IIMC President Lee Frazier on the latest initiatives shaping the municipal clerk profession. The event highlighted the City of Stone Mountain's continued leadership and commitment to professional excellence.



Human Resources Update

Item # 1.

On July 15, 2026, the Office of Human Resources proudly hosted the City of Stone Mountain's Employee Appreciation Celebration, honoring the dedicated employees who serve our community each day. Staff enjoyed an afternoon of food, fellowship, games, and prizes while coming together to watch the FIFA World Cup semifinal hosted in nearby Atlanta, celebrating both our team and this historic moment for the region.

The City extends its sincere appreciation to our residents and visitors for their patience and understanding during the three hour closure of City Hall, which allowed employees to participate in this special event. Investing in our employees helps strengthen the exceptional service we provide to the community, and we are grateful for your continued support.



Public Works

Department Head: Mike Helton, Public Works Director

Item # 1.

Public Works Updates / June 2026 Monthly Update

Stormwater and Public Works personally shared project timelines and details with property owners near the JBR and Forrest Avenue repair and stormwater project. We also coordinated community-wide social media messaging and worked with the contractor to ensure utility coordination, material deliveries, and traffic operations for the July 3–6 Stone Mountain Park event was appropriately planned.

Stormwater updated and submitted the Georgia Soil and Water Conservation Commission monthly report.

Stormwater and Public Works are jointly working on the project of repairing and fully reopening all city parks and the Lawn restrooms.

Stormwater and Public Works conducted site visits and/or inspections at various sites to include 4th Street Detention Pond, 1028 2nd Street, 862 Sheppard Way, 1128 Sexton Drive, 491 Rockborough Terrace, 1058 Sheppard Road, 777 4th Street, and 719 San Miguel Drive.

Stormwater participated in meeting with Planning and Zoning for the purpose of improving stormwater review processes.

Stormwater participated in Department of Natural Resources Grant Funding online seminar.

Stormwater and Public Works coordinated regarding proper care and maintenance of the newest stormwater pond at City Hall/Police Department.

Public Works planned, coordinated, and performed a wide variety of tasks to prepare for Museum special event and the Juneteenth Event. Part of this preparation included acquiring a new HVAC system for the depot and transporting artifacts from the Wells Brown House to the Depot.

Public Works has been noticing an increased amount of illegal dumping occurring at each of our city park dumpsters. Public Works is coordinating with Code Enforcement to aid in prosecutions. The dumping has begun to interfere with park rentals. Currently PW is communicating and coordinating with other city departments regarding a term solution.

(CONTINUED REPORT ON PUBLIC WORKS)

Public Works Updates / June 2026 Monthly Update

Public Works is coordinating with our risk management/insurance carrier, Local Government Risk Management Services, American Public Works Association and Georgia Department of Transportation, and our Storm Water Manager as we develop our Public Works training program.

Public Works and Stormwater participated in the monthly Dekalb County project utility coordination meeting.

Public Works filled potholes at JBR and Ridge, Moore Street, and Forrest Avenue.

Public Works participated in the Comprehensive Plan Community Event with Atlanta Regional Commission on June 23.

Public Works had a total of three employees serving the Museum and Juneteenth holiday event. Public Works also had one employee serve on the extended weekend empty all trash containers along Main Street and Leila Mason Park. We also had one call out during the month relating to the JBR and Forrest Avenue site.

Public Works performed a wide variety of tasks city wide which included street sign repairs, right of way clearing, mowing, park reservation preparation, public restroom cleaning, inspections, and maintenance, city-wide trash and debris pick up with a special focus on the streets entering and exiting the city.

Public Works provided event and site preparation for the June 6th, Community Garden Anniversary event.

Public Works is in process of establishing a formal city facilities preventive maintenance plan.

Public Works Department received or conducted activity regarding twenty See Click Fix submittals in June. So far, twelve have been completed, four are in process of completion, four are related to infrastructure and are expected to be worked on in the future.

Department Head: Nancy Lovingood

June 2026 Monthly Update

Comprehensive Plan Update - ARC hosted Open House meeting on June 23rd at 5380 Studios, at 5:30pm. The community was invited to hear more about the latest updates and provide feedback.

Planning Department

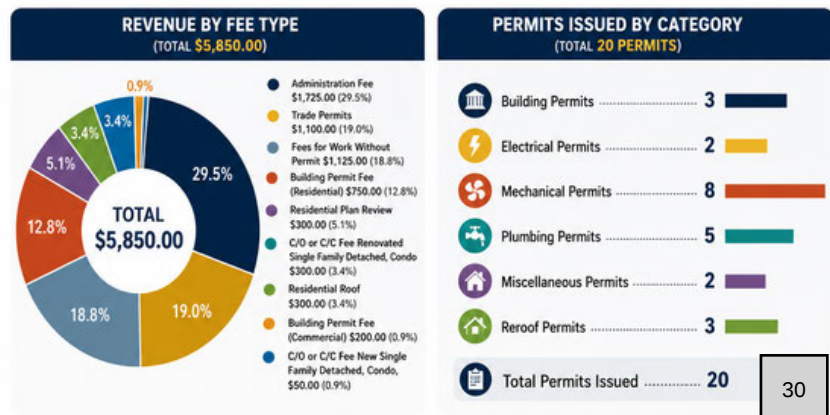
- Zoning verification letters - 8 verifications
- Tree Removal – 1 permit approved
- COA - 10 applications received
- Signs for public notification of Planning Commission and Historic Preservation Commission meetings have been redesigned and ordered.

Permits

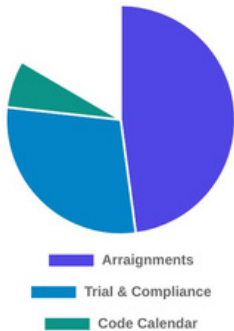
Contractor: Permit Service Group

JUNE 2026 Permit Activity Summary

This billing report outlines the city's permit and trade service revenue collected from June 1, 2026, through June 30, 2026. During this period, the city processed various residential, commercial, and trade-specific permits, bringing in a total revenue of \$5,850.00. Key contributors to this monthly total include administrative fees, standard trade permits, and collections from penalties for work completed without a permit.



Citations by Session (162 Total)



Monthly Highlights

- 1 Arraignments Caseload
Represented 57.4% of the month's citations (93 scheduled).
- 2 Trials & Resolutions
3 trials were held alongside 8 probation revocation hearings.
- 3 Prompt Legal Processing
6 first-appearance sessions were conducted for immediate post-arrest reviews.

Session Breakdowns

JUNE 4 @ 9:00 AM

Code Calendar

Judge L. Wiggins presiding.

8 Defendants Scheduled

13 Total Citations

1 Failure to Appear (Notice Sent)

JUNE 18 @ 9:00 AM

Arraignments

Judge T. Moran presiding.

76 Defendants Scheduled

93 Total Citations

10 Failures to Appear (Notices Sent)

JUNE 18 @ 1:00 PM

Trial & Compliance

Judge W. Hoffman presiding.

39 Defendants Scheduled

56 Total Citations

3 Trials Held | 8 Probation Hearings

7 Failures to Appear (1 Warrant Issued)

- **Lawn on Main Project**

The project continues to move forward. The JLL's subcontractor team and other consultants were on site on Wednesday and Thursday to complete core sampling and additional field work necessary for the geotechnical and environmental study report.

- **Street Paving / Next Street: Zachary Street**

The total cost to pave Ridgemere Road was \$244,250.40. Although 10% retainage (\$24,425.04) was withheld from payment, the full contract value is applied against the contract balance, leaving \$182,742.80 available for additional work.

The estimated cost to pave Zachary Street is \$215,189.00, resulting in a funding gap of \$32,446.20.

Staff needs Council to consider if we will be closing the project or will be paving Zachary Street

- **Engineering Services**

The City received seven (7) proposals in response to the RFQ for On-Call Engineering Services. After evaluating the proposals using the established selection criteria, the evaluation committee recommends selecting the following three firms as the City's on-call engineering consultants:

- LBGM
- Kimley-Horn
- RK&K

Rather than relying on a single engineering consultant, having three qualified firms under contract will allow the City to compare pricing, expertise, availability, and service levels for future projects., George

JUNETEENTH 2026



Freedom. Heritage. Progress.
HONORING OUR PAST. CELEBRATING OUR PRESENT.
INSPIRING OUR FUTURE.

FRIDAY JUNE 1

922 M
STONE MOUNTAIN, GA

GUEST SPEAKERS

 City of Stone Mountain Mayor	 DeKalb County CEO L. Harrison	 DeKalb County Executive CEO	 DeKalb County District 4 Commissioner
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Item # 1.



GMA CONFERENCE 2026



Item # 1.



FOURTH OF JULY 2026



RIDGEMERE CLEANUP



Item # 1.





Date:	July 13, 2026	City Council Meeting Date:	July 21, 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:	Miglana Dimov

Mayor's Signature Required:	YES	NO
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List Attachments:

- 1. Proposed Appointments

There is no financial impact for this item.

SEAN MINTON

Stone Mountain, GA | [REDACTED]

July 14, 2026

The Honorable Jelani Linder, Mayor
Members of the City Council
City of Stone Mountain
875 Main Street
Stone Mountain, GA 30083

Re: Letter of Interest — Appointment to the Historic Preservation Commission

Dear Mayor Linder and Members of the Council:

I am writing to express my interest in appointment to the City of Stone Mountain Historic Preservation Commission. I live within the historic district, and I have attended Commission and Council meetings as a resident. Understanding the urgent need for commission members who apply the relevant guidelines and standards consistently, explain their reasoning plainly, and treat every applicant equitably, I offer my service.

For the past seven years, applying fixed written standards to individual cases has been the core of my professional work. As a Clinical Research Coordinator at Emory University School of Medicine, I review individual cases against federal regulations and Institutional Review Board protocols daily — determining eligibility, documenting the rationale for each decision, and preparing applications and amendments for formal board review. The subject matter differs from design review, but the discipline is identical: read the governing document carefully, apply it to the facts in front of you, document why, and hold the line evenly whether the outcome is welcome or not. I also know, from years of explaining regulatory requirements to the public, how to deliver an unwelcome answer while preserving the person's trust in the process, which I suspect matters as much at a COA hearing as it does in a research clinic.

My education supports this work from a different angle. My Master of Social Work from Georgia State University, with a concentration in Community Partnerships, included formal training in asset mapping and community-level planning — tools for understanding what a neighborhood values and why. Before that, I completed a double major in Philosophy and English with a focus in rhetoric, which is to say I was trained to construct careful arguments and to communicate them clearly in public settings. Additionally, I have spent two decades in volunteer and paid leadership of DeKalb County community programs, including running a community-association program on a budget that stayed 15% under target every year.

I want to be direct about what I am not: I am not an architect or a preservation professional. What I bring instead is a resident's stake in the district, a demonstrated capacity for fair, standards-based review, and the reliability to read every application closely and show up prepared. I understand the Commission meets monthly on Wednesday evenings at City Hall; my schedule accommodates that cadence, including the review work between sessions, and I am prepared to serve a full three-year term.

Stone Mountain's historic district is one of the city's most durable assets, and the Commission is what keeps stewardship of that asset predictable and fair. I would be honored to contribute to that work. My resume is enclosed, and I am glad to answer any questions or appear before the Council at your convenience.

Respectfully,

Sean Minton

SEAN MINTON

Stone Mountain, GA | [REDACTED] | www.linkedin.com/in/seanminton

Candidate for Appointment — City of Stone Mountain Historic Preservation Commission

PROFILE

Stone Mountain resident and clinical research professional with a decade of experience in regulated review processes, community partnership, and public-facing service. Skilled at applying written standards and guidelines to individual cases fairly and consistently, presenting cases for deliberative review, documenting decisions for compliance, and communicating complex requirements to residents with patience and clarity. Committed to protecting the historical, cultural, and aesthetic heritage of Stone Mountain through transparent, ethical, and standards-based design review.

RELEVANT SKILLS

Standards-Based Case Review	Community Engagement & Outreach	Project & Budget Management
Regulatory & Ordinance Compliance	Public Communication & Rhetoric	Volunteer Recruitment & Leadership
Documentation & Recordkeeping	Case Presentation & Deliberation	Asset Mapping / Logic Models
Systems Thinking	Consensus Building	Interdisciplinary Team Collaboration

HIGHLIGHTS & ACCOMPLISHMENTS

- Nearly seven years applying federal regulatory standards (IRB protocols) to individual cases — directly analogous to reviewing Certificate of Appropriateness applications against the Secretary of the Interior's Standards and local design guidelines.
- Long-term Stone Mountain-area community member with two decades of volunteer and paid youth-program leadership in DeKalb County.
- Master of Social Work with concentration in Community Partnerships — formal training in asset mapping, stakeholder engagement, and community-level planning.
- Recognized by research participants for attentiveness, integrity, and exemplary service; commended by management for reliability, problem solving, and professionalism.
- Trained and mentored more than 30 staff and interns on complex, standards-governed procedures.

PROFESSIONAL EXPERIENCE

EMORY UNIVERSITY SCHOOL OF MEDICINE | Atlanta, GA

09/2019 – Present

Clinical Research Coordinator, Grady Trauma Project

- Apply written federal and institutional standards to individual cases daily: determine eligibility, document findings, and maintain audit-ready records under Institutional Review Board oversight.
- Draft and submit regulatory documents and protocol amendments for formal board review — direct experience preparing applications for a deliberative review body.
- Present cases to interdisciplinary teams, weighing competing considerations against fixed criteria and documenting the rationale for decisions.
- Communicate complex regulatory requirements to members of the public with clarity, patience, and respect, sustaining trust in a high-stakes setting.
- Manage complex scheduling across participants, staff, and facilities — transferable to monthly public meeting cadence and application deadlines.

WAYNE STATE UNIVERSITY SCHOOL OF MEDICINE | Detroit, MI

08/2018 – 09/2019

Research Assistant

- Built durable community relationships and recruitment pipelines through sustained neighborhood-level outreach.
- Authored standard operating procedure manuals, improving accuracy and consistency of standards-governed work — analogous to design-guideline documentation.
- Trained staff and volunteers on technical protocols, translating written standards into consistent practice.

VENETIAN POOLS COMMUNITY ASSOCIATION | Decatur, GA

04/2014 – 07/2018

Head Coach

- Led a community-association program: communicated with members, staff, league organizers, and officials, and responded to the distinct needs of families and residents.
- Recruited and led parent volunteers into leadership roles — core skill for a volunteer commission dependent on civic participation.
- Implemented an expense and equipment strategy, remaining 15% under budget annually while growing the program 25%.
- Guided the organization through a difficult league transition, balancing member interests against institutional constraints.

DEKALB AQUATICS | Decatur, GA**08/2002 – 08/2020****Assistant Coach**

- Eighteen years of continuous service to a DeKalb County community program, mentoring youth and developing new coaches.

EDUCATION

Master of Social Work, Concentration in Community Partnerships, 2023

Coursework in asset mapping, logic models/theory of change, and community-level planning | GPA 3.89

*Georgia State University, Atlanta, GA***Post-Baccalaureate in Psychology, 2018**

GPA 4.21

*Georgia State University, Atlanta, GA***B.A., Double Major: Philosophy & English (Rhetoric and Advanced Composition), 2013**

Cum Laude; Honor of Distinction in Philosophy

*Georgia State University, Atlanta, GA***COMMUNITY & CIVIC READINESS**

- City of Stone Mountain resident, eligible for appointment under Sec. 5-33 of the City Code of Ordinances.
- Available for regular monthly evening meetings and application review between sessions.
- Familiar with deliberative public-meeting norms: quorum procedures, public comment, motions, and documented votes, through years of formal board and review-body interaction.

Jennifer Jones

Stone Mountain, Ga
[REDACTED]
[REDACTED]

Paralegal and CEO with the mission to empower every person and every organization I work with.. Highly efficient, hardworking, and responsible paralegal with 10+ years of litigation experience in criminal law. Dependable, goal-oriented, hard working professional in search of the right opportunity. Successful experience in start-ups, management training, sales management and merchandising. A team leader, well organized, detail/problem solving, self motivating, ability to work well under stress and handle difficult situations with customers and associates.

EXPERIENCE

A1 Skyline Motors , Marietta, Ga — CEO & President

July 2010 - PRESENT

- Created strong customer bonds leading to increased sales and return clients.
- Effectively negotiated prices with customers.
- Maintained up-to-date knowledge of auto inventory.
- Followed up on sales leads.
- Established personal income goals and worked to achieve dealership goals as well.
- Provided optimal customer service to guests at all times.
- Showed customers what cars were on the lot, and demonstrated the different features of the vehicles.
- Processed credit applications
- Sold extended warranties

Palazzola Law Firm, P.C, Atlanta, Ga — Freelance Paralegal

September 2013 - July 2023

- Data Entry into Time Matters
- Routinely draft documents such as pleadings, subpoenas, motions, and briefs.
- File Motions by mail or Odyssey
- Interview Clients
- Legal research
- Filing papers, answering telephone calls 24/7 and organizing reference files,
- Maintaining the attorney's schedule.
- Call clients, lawyers, witnesses, experts and court personnel to schedule interviews, hearings, meetings, depositions and trials.
- Collections calls.
- Order/pick up office supplies

Auto Gallery, Lawrenceville, Ga — Collections Manager

January 2012 - September 2015

Called an average of 50-100 customers daily in attempt to collect automobile bi-weekly payments and/or Pick up Payments.

- Verified customer's auto insurance on a daily basis for monthly reports.
- Responsible for taking credit card payments over the phone and in cash/cc payments in person
- Providing customers with payment schedules, payoffs, balance
- Managed the payments department
- Filling out cash deposit slips and balancing out cash

Languages

Fluent-Spanish

Certificates/License

GIADA, Austell, Ga — Pre-License certificate-Auto Dealer

2020

GIADA, Austell, Ga — Continued education certificate-Used Auto Dealer

2022

State of Georgia

Notary expires 3/25/2025

- Electronic check deposits
- Mailing out certified letters
- Working with delinquent accounts of 30 or more days past due
- Maintained positive relationships with repossession companies, attorneys, and manufactures
- Assisted sales team to successfully complete customer transactions
- Established weekly monthly and quarterly collection goals
- Provided adequate training for new employees
- Assisted sales team when short staff on closing sales
- Verified customers information such as references, residence and employment
- Kept an incoming revenue for the company by sending out repossession orders and restocking vehicles for sale
- Inspected all incoming repossessions and reported all accidents to insurance companies
- Back traced and obtained police reports for damaged vehicles and/or reported damaged vehicles
- Handled the GPS systems Passtime and Goldstar by locating vehicles and scheduling turn on/off dates for vehicles

Access General Insurance, Atlanta, Ga — *Claims Intake*

July 2008 - January 2012

- Review all information from policy holders to evaluate and ensure that all claims are properly initiated.
- Maintain optimum customer satisfaction while accessing coverage, liability and damages
- Responsible for appointing legal representation of the company for court cases and with third parties
- Resolving their claim's related questions and issues in accordance with company designed guidelines aimed to result in superior customer service and client retention
- Receive outbound/inbound calls to insurance agents, and companies to update/obtain policy information

EDUCATION

Georgia Piedmont Technical College, Tucker, Ga — *GED*

2016



Date:	July 13, 2026	City Council Meeting Date:	July 21, 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:	Miglana Dimov

Mayor's Signature Required:	YES	NO
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List Attachments:

1. Proposed Appointments

There is no financial impact for this item.

Dear Ms. Lovingood:

As requested, I am responding to your note regarding my interest in joining the Stone Mountain Planning Commission.

A little background...

After living in New Orleans since the early 1970's (less 5 years living in Nashville after Hurricane Katrina), my husband, Dave, and I made the emotional decision to move out of that historic city and search for our next home town. Over an almost two-year period, we visited cities in numerous states hoping to find just the right place. Then, merely by chance, we happened upon Stone Mountain (thank you Sara Abrams). Immediately for Dave but not so immediately for me, Stone Mountain climbed to the top of our list, the final decision being made after a chance encounter and amazing personal tour of much of Stone Mountain Village by Shani and Jelani Linder (thank you Karen Patton/Sweet Potato Cafe). We were shown not only the physical landscape of the city, but additionally we honestly discussed the reluctance we had about moving to an area with such a complicated history. Through Shani and Jelani (and a few others we met along the way), we experienced the passionate and caring love these strangers/residents felt about their hometown. It was a bit infectious!

If you had previously asked me if I would ever be interested in being on a city's Planning Commission, I know my answer would have been no. My belief is there is no doubt that Stone Mountain is in a potential "growth spurt" with the need for varied perspectives, (having a New Orleans background certainly offers one such "different" perspective), various points of view (heck, my age offers that!), and a strong desire for Stone Mountain to blossom (SMV would not have been our choice had we not believed we would see such growth).

I am now retired, having been an Executive Assistant for over 40 years. Some of the areas I worked in include the healthcare, engineering, hotel/motel, non-profit, and education fields. I have personally experienced and been part of businesses/organizations that have grown and thrived as well as those that have struggled. In many if not most instances, the interactions and cooperation of those on the team have made the difference. I know how to be on and part of a successful team.

Stone Mountain is special. The recent excitement for its success is apparent. I would like to be a more involved part of that excitement and growth and ask that I be considered and approved to be on the Planning Commission for the City of Stone Mountain.

Thank you
Joyce Thomas
5155 Central Drive
Stone Mountain, GA 30083
[REDACTED]



		City Council Meeting Date:	July 21, 2026
From:	Maggie Dimov	Department:	City Manager
Goal:	Finance	Presenter:	Maggie Dimov
Agenda Title:	Acceptance of FY2026 LMIG and LRA Funding and Budget Amendment		

Agenda Item Description (Background/History/Details):

The City of Stone Mountain has been awarded additional transportation funding through the Georgia Department of Transportation's Local Maintenance and Improvement Grant (LMIG) Program and the Local Road Assistance (LRA) Program.

The City has been awarded:

- LMIG Funding: \$79,509.74
- LRA Funding: \$85,191.46

These funds are intended to assist municipalities with eligible roadway maintenance, resurfacing, and transportation improvement projects.

To properly account for these funds, Council approval is requested to formally accept the grant awards and amend the FY2026 Budget to recognize the additional grant revenues and corresponding expenditures.

These funds will provide additional resources for roadway improvements and may be utilized for eligible transportation projects approved by the City Council.

Workplan Goal Details: Finance / Public Works / City Manager

Recommended Motion:

Motion to accept the FY2026 Local Maintenance and Improvement Grant (LMIG) funding in the amount of \$79,509.74 and Local Road Assistance (LRA) funding in the amount of \$85,191.46, approve the necessary FY2026 Budget Amendment to recognize the additional revenues and expenditures, and authorize the Mayor to execute all documents necessary to administer the grants.

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

Budgeted / Yes	Fund Name & Code	Current Balance	City Manager's Initials



		City Council Meeting Date:	July 21, 2026
From:	Maggie Dimov	Department:	City Manager
Goal:	Capital Projects	Presenter:	Maggie Dimov
Agenda Title:	Consideration of Additional Paving Work – Zachary Court		

Agenda Item Description (Background/History/Details):

On January 20, 2025, the City Council awarded a contract to A&S Paving in the amount of \$753,247.50 for the City's roadway resurfacing project

Since the original award, the Council has approved the following contract modifications:

Description	Amount
Original Contract	\$753,247.50
Change Order No. 1	\$676,939.90
Change Order No. 2	\$122,844.25
Change Order No. 3	\$0.00
Current Contract Amount	\$1,553,031.65

*Change Order No. 3 did not increase the contract amount. Council authorized the contractor to proceed with the paving of Ridgemere utilizing the remaining funds available under the existing contract.

At the time Council approved Change Order No. 3, the remaining balance under the contract was \$426,993.20.

The total contract value to complete the paving of Ridgemere was \$244,250.40. Although \$24,425.04 (10%) was withheld as contract retainage, the full contract value reduces the remaining balance under the agreement, leaving \$182,742.80 available for additional work.

The estimated cost to pave Zachary Drive is \$215,189.00, resulting in a funding shortfall of \$32,446.20.

The City currently has available funding that may be used for this additional work, including available SPLOST I funds, as well as recently awarded roadway funding consisting of:

- LMIG: \$79,509.74
- LRA: \$85,191.46

Fiscal Impact

- Remaining balance under the current A&S Paving contract: \$182,742.80
- Estimated cost to pave Zachary Drive: \$215,189.00
- Additional funding needed to complete Zachary Drive: \$32,446.20

Workplan Goal Details: Public Works / Capital Projects

**Council Options:**

Option 1: Decline to proceed with the paving of Zachary Drive and close out the current paving project.

Option 2: Authorize the paving of Zachary Drive by appropriating an additional \$32,446.20 from available SPLOST I funds and authorize the Mayor to execute the necessary contract amendment with A&S Paving.

Option 3: Authorize the paving of Zachary Drive by utilizing available LMIG and/or LRA funds and authorize the Mayor to execute the necessary contract amendment with A&S Paving.

Staff Recommendation: Staff requests Council direction regarding whether to proceed with the paving of Zachary Drive and, if approved, to identify the preferred funding source for the additional \$32,446.20 required to complete the project.

Recommended Motion: Motion to authorize the completion of the paving of Zachary Drive and appropriate an additional \$32,446.20 from the funding source selected by Council (SPLOST I, LMIG, or LRA), and authorize the Mayor to execute the necessary contract amendment with A&S Paving.

Mayor's Signature Required:	YES	NO
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List Attachments:

1. Stone Mountain 2025 SPLOST Paving / Update as of 07/10/2026

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

Budgeted / Yes	Fund Name & Code	Current Balance	City Manager's Initials
Yes	SPLOST I; LMIG, LRA		MD

Stone Mountain 2025 SPLOST paving

7/10/26

Base Contract	\$ 753,247.50
C.O.1	\$676,939.90
C.O.2	\$122,844.25
C.O.3	\$0.00
Current Contract	\$1,553,031.65
Earned through Pay App 4	\$1,370,288.85
Funds Remaining	\$182,742.80

Zachary	\$113,000.00	Base
	\$102,189.00	Subsurface
	Total	\$215,189.00

Funds Remaining	\$182,742.80
Zachary	\$215,189.00
	\$-32,446.20
Funds Needed to Finish Zachary	\$32,446.20



REVIEW OF JOURNAL

		City Council Meeting Date:	July 21, 2026
Goal:	Professional Services	Department:	Capital Projects/Public Works
Agenda Title:	Selection of On-Call Professional Engineering Services Firms: LBGM; Kimley Horn and RK&K		

Workplan Goal Details:

Internal Operations / Administration (Professional Services)

Agenda Item Description (Background/History/Details):

On May 20, 2026, the City of Stone Mountain released RFQ/RFP No. 2026-03 - On-Call Professional Services: Architecture, Engineering, and Surveying, requesting Statements of Qualifications from qualified firms to provide professional engineering, architectural, surveying, and related technical services on an as-needed basis. The solicitation was publicly advertised, with proposals due on June 9, 2026.

The City received qualified submittals from interested firms, which were reviewed and evaluated by the City's selection committee using the evaluation criteria established in the RFQ. Based on the evaluation results, the selection committee identified LBGM, Kimley-Horn, and RK&K as the three highest-scoring firms and recommends their selection as the City's on-call professional engineering service providers.

The City intends to establish agreements with multiple qualified firms to provide on-call professional services. Selection of these firms does not guarantee a minimum amount of work or expenditure. Individual task orders will be issued on an as-needed basis, subject to available funding, City priorities, and applicable City approval processes.

Following City Council approval of the selected firms, the City Manager will negotiate the final agreements with each firm, subject to review and approval by the City Attorney. Final agreements will be signed by the Mayor on behalf of the City.

Staff Recommendations (Motion):

Motion to approve LBGM, Kimley-Horn, and RK&K as the City of Stone Mountain's three selected firms for On-Call Professional Engineering Services following completion of the competitive bid process, and authorize the City Manager to negotiate the terms and finalize agreements with the selected firms, subject to City Attorney review and approval, with authorization for the Mayor to execute the final agreements on behalf of the City.

Mayor's Signature Required:	YES	NO
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List Attachments:

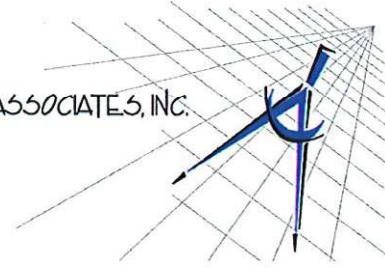
LBGM, Kimley Horn and RK&K service fee schedules

Budgeted Yes/No	Fund Name & Code	City Manager's Initials
Yes	SPLOST 1, 2 / Small Cities IGA	MD

City of Stone Mountain, Engineering Services / Bid Tab / July 13, 2026

Two (2) evaluators scored each proposal using four evaluation

Criteria	Comp. Name	Comp. Name	Comp. Name	Comp. Name	Comp. Name	Comp. Name	Comp. Name	Comp. Name	Comp. Name	Comp. Name	Comp. Name	Comp. Name	Comp. Name	Comp. Name
	RK&K	RK&K	LOWE Engineer	LOWE Engineer	Kleinfelder	Kleinfelder	POND	POND	Bridgefarmer	Bridgefarmer	Kimley Horn	Kimley Horn	LBGM	LBGM
Firm experience with municipal projects	25	25	23	25	15	23	21	25	25	25	25	25	23	25
Qualifications of the proposed team	23	25	15	25	25	25	21	25	25	25	25	25	23	23
Ability to provide requested services	25	23	19	20	10	23	21	22	20	23	25	25	22	22
Service Fees	25	23	15	20	20	22	18	20	18	20	24	23	25	23
Score 1	98		72		70		81		88		99		93	
Score 2		96		90		93		92		93		98		93
Total Score		194		162		163		173		181		197		186



Stone Mountain RFQ 2026-03 HOURLY RATES

PRINCIPAL ENGINEER/LANDSCAPE ARCHITECT	\$ 265.00 /HR
LAND SURVEYOR [BZI]	\$ 265.00 /HR
PROJECT MANAGER/SR PROJECT ENGINEER/ SR LANDSCAPE ARCHITECT [LBGM & BZI]	\$ 215.00 /HR
SURVEY CREW [BZI]	\$ 220.00 /HR
PROJECT ENGINEER/DESIGNER/LANDSCAPE ARCHITECT	\$ 175.00 /HR
CAD TECHNICIAN [LBGM & BZI]	\$ 135.00 /HR
PERMIT SPECIALIST [BZI]	\$ 115.00 /HR
AMINISTRATION SUPPORT [LBGM & BZI]	\$ 95.00/HR

6/8/2026

**1000 Peachtree Industrial Blvd.
Suite 6-490, Suwanee, GA 30024**

PH: 770-312-2674

FAX: 770-682-6820

E-mail: lgenn@lbgmassociates.com



Fee Schedules and Labor Rates

ITEM	LABOR CATEGORY/TITLE	NAME	RATE
1	Project Manager	Mike Lobdell, PE	\$342.84
2		Kirk Mills, PE	\$350.46
3	Environmental Lead	Patrick Smith, RPA	\$334.26
4	Utility Engineering Lead	Matt Dunagin, PE	\$314.35
5	Landscape Architecture Lead	Eric Bishop, PLA	\$278.39
6	Traffic Engineering Lead	Ana Eisenman, PE	\$274.84
7	Planning, Senior	Jon Tuley, AICP	\$270.25
8	Engineer, Senior	Cody Mangano, PE	\$264.70
9	Planning Lead	Lillian Al Haddad	\$261.52
10	Structural Lead	Gavid Good, PE	\$260.78
11	Design Lead	Matt Dysko, PE	\$258.85
12	Engineer, Senior	Patrick Bailey, PE	\$238.95
13	Engineer, Senior	Zac Kannan, PE	\$222.22
14	Landscape Architect, Senior	Jon Doherty, PLA	\$212.45
15	Planner	Winston Mitchell, PLA	\$214.23
16	Engineer, Senior	Jackie Rogers, PE	\$209.05
17	Engineer, Senior	Nck Bauer, PE	\$206.02
18	Environmentalist	Sean Yates	\$194.47
19	Engineer	Sarah Wilson, PE	\$193.07
20	Planner	Chris Fuga, AICP, CAPM	\$190.03
21	Engineer	Michelle Henriques, PE	\$189.81
22	Environmentalist	Doug Hart, PWS	\$189.81
23	Engineer	Danielle Kronowski, PE	\$187.15
24	Landscape Architect	Christy Paciocco, PLA	\$185.59
25	Stormwater Lead	Sarah Zeller, PE	\$183.96
26	Engineer	Brendan Cronin, PE	\$177.75
27	Analyst	Hayden Flechner	\$159.91
28	GIS Lead	Hannah Robnik	\$156.36
29	Analyst	Ryan Johnson	\$148.59
30	Analyst	Patricia Quinonez	\$148.37

FEE SCHEDULE AND HOURLY RATES

GENERAL SERVICES

Labor Category	Hourly Rate
Principal	\$330.00
Project Manager	\$210.00
Senior Project Manager	\$230.00
Principal Project Manager	\$250.00
Engineer I	\$120.00
Engineer II	\$145.00
Engineer III	\$168.00
Senior Engineer	\$192.00
Principal Engineer	\$220.00
Supervising Engineer	\$240.00
Managing Engineer	\$270.00
Chief Engineer	\$290.00
Inspector I / Technician I	\$96.00
Inspector II / Technician II	\$110.00
Inspector III / Technician III	\$136.00
Drafter	\$98.00
Senior Drafter	\$120.00
Supervising Drafter	\$145.00
Chief Drafter	\$175.00
Architect I/Designer I	\$142.00
Architect II/Designer II	\$185.00
Architect III/Designer III	\$234.00
Landscape Architect I	\$142.00
Landscape Architect II	\$185.00
Landscape Architect III	\$234.00
Scientist I	\$107.00
Scientist II	\$124.00
Scientist III	\$143.00
Senior Scientist	\$160.00
Principal Scientist	\$180.00
Supervising Scientist	\$200.00
Managing Scientist	\$225.00
Chief Scientist	\$250.00
Geologist/Specialist I	\$149.00

Geologist/Specialist II	\$163.00
Geologist/Specialist III	\$175.00
Senior Geologist/Specialist	\$204.00
Principal Geologist/Specialist	\$216.00
Supervising Geologist/Specialist	\$229.00
Managing Geologist/Specialist	\$252.00
Chief Geologist/Specialist	\$264.00
Health & Safety Specialist	\$242.00
Certified Industrial Hygienist	\$264.00
GIS Analyst	\$130.00
Senior GIS Analyst	\$180.00
GIS Manager	\$210.00
Public Outreach Specialist	\$130.00
Public Outreach Manager	\$225.00
Administrative Support	\$97.00
Accountant	\$102.00
Grant Writer	\$176.00
Technical Editor	\$225.00

SURVEY SERVICES

Labor Category	Hourly Rate
SUE or Survey Project Manager	\$225.00
Senior Professional Land Surveyor	\$250.00
Professional Land Surveyor	\$195.00
Survey (or SUE) Field Crew (1 Person)	\$105.00
Survey (or SUE) Field Crew (2 Person)	\$185.00
Survey (or SUE) Field Crew (3 Person)	\$245.00
SUE Vacuum Truck Crew (3 Person)	\$450.00
Survey LIDAR Drone Operator	\$140.00
Drone Operator	\$110.00
Survey Technician	\$120.00
SUE Technician	\$95.00
GIS Field Technician	\$90.00
ROW Manager	\$185.00
ROW Negotiator	\$90.00

LABORATORY TESTING – SOIL

Labor Category	Rate
Standard Proctor ASTM D-698	\$183.00/each
Modified Proctor ASTM D-1557	\$207.00/each
Difficult Sample Preparation	\$119.00/each
Natural Moisture Content(s)	\$56.00/each
In-Situ Density/Void Ratio	\$183.00/each
In-Situ Density	\$127.00/each
Atterberg Limits	\$138.00/each
Dry Sample Sieve Analysis	\$143.00/each
Wash Sieve Analysis	\$188.00/each
Particle Size with Hydrometer Analysis	\$224.00/each
USCS Test	\$459.00/each
Falling Head Permeability Test	\$437.00/each
Constant Head Permeability Test	\$437.00/each
California Bearing Ratio Test (CBR)	\$861.00/each
California Bearing Ratio Test 1 Point (CBR)	\$229.00/each
Consolidation Test(s) W/Load Vs. Strain Plot	\$861.00/each
Consolidation Test(s) W/Load Vs. Strain Plot Long Term	\$1,835.00/each
Shrink Swell Test	\$562.00/each
Volume Change	\$311.00/each
Specific Gravity	\$188.00/each
Unconfined Compression Test(s) Rock	\$90.00/each
Triaxial Shear Test(s)-UU	\$402.00/each
Triaxial Shear Test(s)-CU	\$1,435.00/each
Triaxial Shear Test(s)-CD	\$1,550.00/each
Remolded Sample(s)	\$143.00/each
Organic Content Test	\$127.00/each
Corrosivity Series, pH and Resistivity	\$264.00/each
810.2 Series Testing	\$1,091.00/each
Resistivity Testing-Soils	\$207.00/each
pH Testing-Soils or GW	\$50.00/each

LABORATORY TESTING – ASPHALT

Labor Category	Rate
Density Testing of Cored Specimen	\$110.00/each
Extraction/Gradation	\$276.00/each

LABORATORY TESTING – CONCRETE

Labor Category	Rate
Compressive Strength testing of Grout Prisms	\$30.00/each
Compressive Strength testing of Concrete Test Cylinders	\$24.00/each

Compressive Strength testing of 2x2-inch Mortar/Grout Cubes	\$26.00/each
Compressive Strength Concrete Cores	\$69.00/each
Flexural Strength Testing	\$61.00/each

GEOTECHNICAL EXPLORATION / DRILLING SERVICES

Labor Category	Rate
Direct Push Drilling	\$3,327.00/day
Mobilization of Truck Mounted Drill Rig	\$1,360.00/each
Mobilization of ATV Mounted Drill Rig	\$1,463.00/each
Mobilization in Excess of 50 miles-add	\$10.00/mile
Driller Per Diem	\$742.00/day
Standard Test Boring (0'-50')	\$21.00/l.f.
Standard Test Boring (50'-100')	\$22.00/l.f.
Standard Test Boring (100'+ or >50 bpf)	\$24.00/l.f.
Additional Split Spoon Samples (0-50')	\$59.00/each
Additional Split Spoon Samples (50-100')	\$80.00/each
Wash Boring W/Std. Pene. (0'-50')	\$23.00/l.f.
Wash Boring W/Std. Pene. (50'-100')	\$27.00/l.f.
Auger Boring (0'-100')	\$15.00/l.f.
Auger Boring (100' +)	\$20.00/l.f.
Rock Coring (0'-50')	\$127.00/l.f.
Rock Coring (50'-75')	\$135.00/l.f.
Rock Coring (75'-100')	\$149.00/l.f.
Rock Core Casing	\$24.00/l.f.
Rock Core Set-Up Charge	\$517.00/each
Undisturbed Sample (0-50')	\$183.00/each
Undisturbed Sample (50-100')	\$188.00/each
Bulk Sample	\$101.00/each
Difficult Moving and/or Standby Time	\$441.00/hour
Water Supply	\$441.00/hour
Setting Wells/Grouting/Casing/Concrete Cutting	\$441.00/hour
Steam Clean of Drill Rig Prior to Mobilization	\$441.00/hour
Bailers (Teflon)	\$35.00/each
Tubing (Teflon)	\$9.00/l.f.
55 Gallon Drum (for cuttings)	\$295.00/each
OVA/OVM	\$229.00/day
Gas Monitor	\$276.00/day
Temporary Monitoring Well, 1" PVC	\$52.00/foot
Temporary Monitoring Well, 2" PVC	\$80.00/foot
Concrete Coring	527.00/each
Asphalt Patches	143.00/each
Monitoring Well Covers	287.00/each



REVIEW OF JOURNAL

		City Council Meeting Date:	July 21, 2026
Goal:	Governance	Department:	Administration (Professional Services)
Agenda Title:	Selection of Finalist for Financial Advisory Services		

Workplan Goal Details:

To consider the selection of a finalist for Financial Advisory Services for the City of Stone Mountain.

Agenda Item Description (Background/History/Details):

The City issued a Request for Proposals (RFP) seeking qualified firms to provide municipal financial advisory services. Proposals were received from Davenport & Company LLC, Raymond James & Associates, and Piper Sandler & Co. The proposals were evaluated based on firm experience with local municipalities, qualifications of the proposed team, technical approach and ability to provide the requested services, and cost.

Evaluation Summary: All three firms demonstrated strong municipal finance experience and the ability to provide bond and financing advisory services. Raymond James presented significant experience in economic development and public-private partnership projects, while Piper Sandler demonstrated extensive municipal bond and capital markets expertise.

Davenport distinguished itself through its extensive redevelopment and economic development experience, particularly with DeKalb County municipalities including Chamblee, Doraville, Decatur, Avondale Estates, and Brookhaven. Davenport's experience in strategic planning, redevelopment financing, hotel development initiatives, land acquisition planning, and long-term capital planning aligns closely with the City of Stone Mountain's current and future objectives.

Recommendation: Based on the evaluation of all submitted proposals, staff recommends Davenport & Company LLC as the finalist for Financial Advisory Services. Davenport's demonstrated experience assisting municipalities with transformational redevelopment projects and long-term financial planning makes the firm best suited to support the City's anticipated development initiatives and capital financing needs.

Staff Recommendations (Motion):

Motion to designate Davenport & Company LLC as the finalist for Financial Advisory Services and authorize the City Manager to negotiate the terms and finalize agreements with the selected firms, subject to City Attorney review and approval, with authorization for the Mayor to execute the final agreements on behalf of the City.

Mayor's Signature Required:	YES	NO
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List Attachments:

Davenport & Company LLC service fee schedules

Budgeted Yes/No	Fund Name & Code	City Manager's Initials
Yes	01.5032.52.1200 Professional Svcs	MD

6 – Fee Proposal

- *Provide a detailed fee schedule. Firms may propose one or more of the following: Flat monthly retainer; Hourly rates by staff classification; Lump sum project-based fees; Bond issuance-related fees. Any reimbursable expenses. Clearly identify all costs and assumptions.*

With regard to our proposed compensation, Davenport is flexible as to the approach and structure of payment. Our approach to Financial Advisory Services is such that we want to encourage you to pick up the phone and call us on a regular basis without hesitation. To that end, we would not envision sending you a bill should you have a question that takes relatively limited research and analysis on our part. To the extent that this takes us a few hours, we would not envision billing the City for this type of work. However, if it becomes a more viable project and requires more time, we would then discuss and agree on potential compensation for Davenport. At the end of the day, we want the City to look at Davenport as an extension of its staff.

Davenport is willing to accommodate the City's preferences on how best to structure our compensation. Davenport can be compensated through a pre-determined fee; a not-to-exceed amount; an hourly rate; and/or a per-bond fee in the case of financings. One or some combination of these options is many times the most viable and attractive approach for many of our clients.

The following schedule of hourly rates will serve as a basis for our compensation for positions necessary to conduct non-transnational financial advisory services for the City:

Senior Vice President	\$350
First Vice President	\$325
Vice President	\$300
Associate Vice President	\$275
Analyst	\$250

Below are Davenport's proposed transaction fees, which may be paid from the bond proceeds:

1. For direct bank loan notes, bonds, or any other types of debt instruments, the compensation would be in the range of **\$30,000 – \$60,000** per transaction (subject to adjustment based on CPI); and,
2. For public market issuance of notes, bonds, or any other types of debt instruments, the compensation would be in the range of **\$60,000 – \$90,000** per transaction (subject to adjustment based on CPI).

Additionally, customary direct out-of-pocket expenses, including mileage at the prevailing federal rate, meals, transportation, and lodging, will be reimbursed at cost.

Davenport can also assist with value-added services such as banking services, investment management, and economic development evaluations, among others, as requested by the City. For these additional services, Davenport would propose the same hourly rates listed above, with scope and compensation confirmed at the time of engagement to ensure fair pricing for both parties.



Date:	July 14, 2026	City Council Meeting Date:	July 21, 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
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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
No	5040.53.1120 (Computer Software)	\$ 0.00	\$ 14,588.00	
No	5040.53.1600 (Small Equipment)	\$ 4,028.08	\$ 4,450.00	

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;

July 14, 2026

- 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

July 14, 2026

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

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/code-enforcement-manager



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

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.



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.



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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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: _____

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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

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Beaverton, Oregon 97008-7105 US



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.



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.



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.



Date:	July 14, 2026	City Council Meeting Date:	July 21, 2026
From:	Maggie Dimov	Department:	City Manager
Goal:	Governance, Public Safety	Presenter:	Maggie Dimov
Agenda Title:	Approval of Enterprise Fleet Lease Agreement – Two Public Works Toyota Tacoma Vehicles		

Agenda Item Description (Background/History/Details):

As part of the City's ongoing fleet replacement program, staff is requesting approval to execute the Enterprise Fleet Management lease agreement for two (2) 2026 Toyota Tacoma vehicles for the Public Works Department. Funding for these vehicles is included in the FY2026 adopted budget. On October 7, 2025, the City Council approved four (4) Public Safety fleet vehicles for FY2026 delivery as part of the City's vehicle replacement program. The two Tacoma vehicles included with this agenda item **are in addition to those previously approved** Public Safety vehicles and are included in the FY2026 adopted budget for delivery during the current fiscal year. Approval of the lease agreement will allow Enterprise Fleet Management to proceed with delivery.

Workplan Goal Details: Maintain a safe, reliable and efficient fleet by replacing aging vehicles in accordance with the City's fleet management plan and approved FY2026 budget.

Staff Recommendations (Motion):

Staff recommends approval of the Enterprise Fleet Management lease agreement for the two (2) 2026 Toyota Tacoma vehicles for the Public Works Department and authorizes the City Manager to execute all documents necessary to complete the transaction.

City Manager Approval:	Miglena Dimov
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Mayor's Signature Required:	YES	NO
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List Attachments:
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	01-5050-54-2200	\$0	N/A	MD

Prepared For: City of Stone Mountain, GA				Date	06/02/2026
Hillis, Bob				AE/AM	GS0/SR
Unit #	2B2RKC				
Year	2026	Make	Toyota	Model	Tacoma
Series	SR 4x2 Double Cab 5 ft. box				
Vehicle Order Type	Ordered	Term	60	State	GA Customer# 638495
\$ 34,616.99		Capitalized Price of Vehicle ¹			
\$ 0.00	*	License and Certain Other Charges <u>0.0000%</u> State <u>GA</u>			
\$ 39.00	*	Initial License Fee			
\$ 0.00		Registration Fee			
\$ 523.00	*	Other: (See Page 2)			
\$ 0.00	*	Capitalized Price Reduction			
\$ 0.00		Gain Applied From Prior Unit			
\$ 0.00	*	Security Deposit			
\$ 0.00		Taxes			
\$ 34,616.99		Total Capitalized Amount (Delivered Price)			
\$ 519.25		Depreciation Reserve @ <u>1.5000%</u>			
\$ 158.73		Monthly Lease Charge (Based on Interest Rate - Subject to a Floor) ²			
\$ 677.98		Total Monthly Rental Excluding Additional Services			
Additional Fleet Management					
Master Policy Enrollment Fees					
\$ 0.00		Commercial Automobile Liability Enrollment			
		Liability Limit <u>\$0.00</u>			
\$ 0.00		Physical Damage Management	Comp/Coll Deductible	<u>0 / 0</u>	
\$ 0.00		Full Maintenance Program ³ Contract Miles <u>0</u>	OverMileage Charge	<u>\$ 0.0650</u> Per Mile	
		Incl: # Brake Sets (1 set = 1 Axle) <u>0</u>	# Tires <u>0</u>	Loaner Vehicle Not Included	
\$ 0.00		Additional Services SubTotal			
\$ 0.00		Tax <u>0.0000%</u>	State <u>GA</u>		
\$ 677.98		Total Monthly Rental Including Additional Services			
\$ 3,461.99		Reduced Book Value at <u>60</u> Months			
\$ 400.00		Service Charge Due at Lease Termination			

All language and acknowledgments contained in the signed quote apply to all vehicles that are ordered under this signed quote.

Order Information

Driver Name	Various, Driver
Exterior Color	Black
Interior Color	Black w/Fabric Seat Trim
Lic. Plate Type	Government
GVWR	0

Quote based on estimated annual mileage of 20,000
 (Current market and vehicle conditions may also affect value of vehicle)
 (Quote is Subject to Customer's Credit Approval)
 Notes

Enterprise FM Trust will be the owner of the vehicle covered by this Quote. Enterprise FM Trust (not Enterprise Fleet Management) will be the Lessor of such vehicle under the Master Open - End (Equity) Lease Agreement and shall have all rights and obligations of the Lessor under the Master Open - End (Equity) Lease Agreement with respect to such vehicle. Lessee must maintain insurance coverage on the vehicle as set forth in Section 11 of the Master Open-End (Equity) Lease Agreement until the vehicle is sold.

ALL TAX AND LICENSE FEES TO BE BILLED TO LESSEE AS THEY OCCUR.
 Lessee hereby authorizes this vehicle order, and agrees to lease the vehicle on the terms set forth herein and in the Master Equity Lease Agreement. In the event Lessee fails or refuses to accept delivery of the ordered vehicle, Lessee agrees that Lessor shall have the right to collect damages, including, but not limited to, a \$500 disposal fee, interest incurred, and loss of value.

LESSEE City of Stone Mountain, GA
 BY

TITLE

DATE

* INDICATES ITEMS TO BE BILLED ON DELIVERY.
¹ Capitalized price of vehicle may be adjusted to reflect final manufacturer's invoice, plus a pre delivery interest charge. Lessee hereby assigns to Lessor any manufacturer rebates and/or manufacturer incentives intended for the Lessee, which rebates and/or incentives have been used by Lessor to reduce the capitalized price of the vehicle.
² Monthly lease charge will be adjusted to reflect the interest rate on the delivery date (subject to a floor).
³ The inclusion herein of references to maintenance fees/services are solely for the administrative convenience of Lessee. Notwithstanding the inclusion of such references in this [Invoice/Schedule/Quote], all such maintenance services are to be performed by Enterprise Fleet Management, Inc., and all such maintenance fees are payable by Lessee solely for the account of Enterprise Fleet Management, Inc., pursuant to that certain separate [Maintenance Agreement] entered into by and between Lessee and Enterprise Fleet Management, Inc.; provided that such maintenance fees are being billed by Enterprise FM Trust, and are payable at the direction of Enterprise FM Trust, solely as an authorized agent for collection on behalf of Enterprise Fleet Management, Inc.

Aftermarket Equipment Total

Description	(B)illed or (C)apped	Price
Legacy Graphics (AME Quote: 626605)	B	\$ 0.00
Running Boards (AME Quote: 626605)	B	\$ 0.00
Lighting - Dana Safety Q#626605 Public Works (AME Quote: 626605)	B	\$ 3,528.89
Total Aftermarket Equipment Billed		\$ 3,528.89
Total Aftermarket Equipment Capitalized		\$ 0.00
Aftermarket Equipment Total		\$ 3,528.89

Other Totals

Description	(B)illed or (C)apped	Price
Initial Administration Fee	B	\$ 60.00
Transp to vendor	B	\$ 113.00
Courtesy Delivery Fee	B	\$ 350.00
Total Other Charges Billed		\$ 523.00
Total Other Charges Capitalized		\$ 0.00
Other Charges Total		\$ 523.00

VEHICLE INFORMATION:

2026 Toyota Tacoma SR 4x2 Double Cab 5 ft. box - US

Series ID: 7186

Pricing Summary:

	INVOICE	MSRP
Base Vehicle	\$31,317.00	\$33,805.00
Total Options	\$-140.00	\$575.00
Destination Charge	\$1,595.00	\$1,595.00
Total Price	\$32,772.00	\$35,975.00

SELECTED COLOR:

Exterior: 202-Black

Interior: 20-Black w/Fabric Seat Trim

SELECTED OPTIONS:

CODE	DESCRIPTION	INVOICE	MSRP
202_01	Black	NC	NC
20_01	Black w/Fabric Seat Trim	NC	NC
FA	Fabric Seat Trim	STD	STD
FE	50 State Emissions	NC	NC
L5	Spray-on Bed Liner (TMS)	\$536.00	\$575.00
NATL	National Region	NC	NC
PAINT	Monotone Paint Application	STD	STD
RETTMS	Fleet Credit	\$-676.00	\$0.00
STDAX	3.583 Axle Ratio	STD	STD
STDEN	Engine: 2.4L 4-Cylinder Turbocharged I-FORCE	STD	STD
STDGV	GVWR: 5,775 lbs	STD	STD
STDRD	Radio: 8" Toyota Audio Multimedia	STD	STD
STDST	Front Bucket Seats	STD	STD
STDTN	Transmission: 8-Speed Automatic	STD	STD
STDTR	Tires: 245/70R17	STD	STD
STDWL	Wheels: 17" Styled Alloy	STD	STD

CONFIGURED FEATURES:

Body Exterior Features:

Number Of Doors: 4
 Rear Cargo Door Type: tailgate
 Driver And Passenger Mirror: power remote heated manual folding side-view door mirrors
 Door Handles: black
 Front And Rear Bumpers: body-coloured front and rear bumpers with black rub strip
 Rear Step Bumper: rear step bumper
 Front Tow Hooks: 1 front tow hooks
 Bed Liner: bed liner
 Box Style: regular composite
 Body Material: galvanized steel/aluminum body material
 : class IV trailering with harness, hitch
 Fender Flares: body-coloured fender flares
 Grille: black grille

Convenience Features:

Air Conditioning: manual air conditioning
 Air Filter: air filter
 Cruise Control: cruise control with steering wheel controls, Full-Speed Range Dynamic Radar Cruise Control (DRCC) adaptive
 Fuel Remote Release: mechanical fuel remote release
 Power Windows: power windows with front and rear 1-touch down
 Remote Keyless Entry: yes remote keyless entry
 Illuminated Entry: illuminated entry
 Integrated Key Remote: integrated key/remote
 Auto Locking: auto-locking doors
 Passive Entry: Smart Key proximity key
 Steering Wheel: steering wheel with manual tilting, manual telescoping
 Day-Night Rearview Mirror: day-night rearview mirror
 Driver and Passenger Vanity Mirror: auxiliary driver and passenger-side visor mirrors
 Emergency SOS: Safety Connect (up to 10-year trial subscription) emergency communication system
 Front Cupholder: front and rear cupholders
 Floor Console: full floor console with covered box
 Overhead Console: mini overhead console with storage
 Glove Box: locking glove box
 Driver Door Bin: driver and passenger door bins
 Rear Door Bins: rear door bins
 Interior Concealed Storage: interior concealed storage
 IP Storage: bin instrument-panel storage
 Rear Underseat Storage Tray: rear underseat storage tray
 Driver Footrest: driver's footrest
 Retained Accessory Power: retained accessory power
 Power Accessory Outlet: 2 12V DC power outlets

Entertainment Features:

radio: AM/FM/HD/Satellite with seek-scan
 Voice Activated Radio: voice activated radio
 Speed Sensitive Volume: speed-sensitive volume
 Steering Wheel Radio Controls: steering-wheel mounted audio controls
 Speakers: 6 speakers
 Internet Access: Wi-Fi Connect with 30-day or up to 3GB trial subscription internet access
 1st Row LCD: 2 1st row LCD monitor
 Wireless Connectivity: wireless phone connectivity
 Antenna: integrated roof antenna

Lighting, Visibility and Instrumentation Features:

Headlamp Type: projector beam LED low/high beam headlamps

Internally Adjustable Headlamps: manual-leveling headlights
Auto-Dimming Headlights: Automatic High Beams (AHB) auto high-beam headlights
Cab Clearance Lights: cargo bed light
Front Wipers: variable intermittent wipers
Rear Window Defroster: rear window defroster
Tinted Windows: deep-tinted windows
Dome Light: dome light with fade
Front Reading Lights: front reading lights
Ignition Switch: ignition switch light
Variable IP Lighting: variable instrument panel lighting
Display Type: digital/analog appearance
Tachometer: tachometer
Exterior Temp: outside-temperature display
Low Tire Pressure Warning: low-tire-pressure warning
Trip Computer: trip computer
Trip Odometer: trip odometer
Lane Departure Warning: lane departure
Front Pedestrian Braking: front pedestrian detection
Forward Collision Alert: forward collision
Water Temp Gauge: water temp. gauge
Clock: digital clock
Systems Monitor: driver information centre
Check Control: redundant digital speedometer
Rear Vision Camera: rear vision camera
Oil Pressure Warning: oil-pressure warning
Battery Warning: battery warning
Key in Ignition Warning: key-in-ignition warning
Low Fuel Warning: low-fuel warning
Door Ajar Warning: door-ajar warning
Brake Fluid Warning: brake-fluid warning
Transmission Fluid Temperature Warning: transmission-fluid-temperature warning

Safety And Security:

ABS four-wheel ABS brakes
Number of ABS Channels: 4 ABS channels
Brake Assistance: brake assist
Brake Type: four-wheel disc brakes
Vented Disc Brakes: front and rear ventilated disc brakes
Daytime Running Lights: daytime running lights
Spare Tire Type: compact spare tire
Spare Tire Mount: underbody mounted spare tire w/crankdown
Driver Front Impact Airbag: driver and passenger front-impact airbags
Driver Side Airbag: seat-mounted driver and passenger side-impact airbags
Overhead Airbag: curtain 1st and 2nd row overhead airbag
Knee Airbag: knee airbag
Occupancy Sensor: front passenger airbag occupancy sensor
Height Adjustable Seatbelts: height adjustable front seatbelts
Seatbelt Pretensioners: front seatbelt pre-tensioners
3Point Rear Centre Seatbelt: 3 point rear centre seatbelt
Side Impact Bars: side-impact bars
Tailgate/Rear Door Lock Type: manual tailgate/rear door lock
Rear Child Safety Locks: rear child safety locks
Ignition Disable: immobilizer
Tracker System: tracker system
Electronic Stability: electronic stability
Traction Control: ABS and driveline traction control

Front and Rear Headrests: manual adjustable front head restraints
AntiWhiplashFrontHeadrests: anti-whiplash front head restraints
Rear Headrest Control: 3 rear head restraints

Seats And Trim:

Seating Capacity max. seating capacity of 5
Front Bucket Seats: front bucket seats
Number of Driver Seat Adjustments: 6-way driver and passenger seat adjustments
Reclining Driver Seat: manual reclining driver and passenger seats
Driver Lumbar: power 2-way driver and passenger lumbar support
Driver Height Adjustment: manual height-adjustable driver and passenger seats
Driver Fore/Aft: manual driver and passenger fore/aft adjustment
Front Centre Armrest Storage: front centre armrest
Rear Seat Type: rear 60-40 split-bench seat
Rear Folding Position: rear seat flip forward cushion/seatback
Leather Upholstery: cloth front and rear seat upholstery
Door Trim Insert: cloth door panel trim
Headliner Material: full cloth headliner
Floor Covering: full carpet floor covering
Shift Knob Trim: urethane shift knob
Interior Accents: metal-look interior accents

Standard Engine:

Engine 228-hp, 2.4-liter I-4 (regular gas)

Standard Transmission:

Transmission 8-speed automatic w/ OD and auto-manual

Prepared For: City of Stone Mountain, GA				Date	06/02/2026
Hillis, Bob				AE/AM	GS0/SR
Unit #	2B2RKB				
Year	2026	Make	Toyota	Model	Tacoma
Series	SR 4x2 Double Cab 5 ft. box				
Vehicle Order Type	Ordered	Term	60	State	GA Customer# 638495
\$ 34,616.99		Capitalized Price of Vehicle ¹			
\$ 0.00	*	License and Certain Other Charges <u>0.0000%</u> State <u>GA</u>			
\$ 39.00	*	Initial License Fee			
\$ 0.00		Registration Fee			
\$ 523.00	*	Other: (See Page 2)			
\$ 0.00	*	Capitalized Price Reduction			
\$ 0.00		Gain Applied From Prior Unit			
\$ 0.00	*	Security Deposit			
\$ 0.00		Taxes			
\$ 34,616.99		Total Capitalized Amount (Delivered Price)			
\$ 519.25		Depreciation Reserve @ <u>1.5000%</u>			
\$ 158.73		Monthly Lease Charge (Based on Interest Rate - Subject to a Floor) ²			
\$ 677.98		Total Monthly Rental Excluding Additional Services			
Additional Fleet Management					
Master Policy Enrollment Fees					
\$ 0.00		Commercial Automobile Liability Enrollment			
		Liability Limit <u>\$0.00</u>			
\$ 0.00		Physical Damage Management		Comp/Coll Deductible	<u>0 / 0</u>
\$ 0.00		Full Maintenance Program ³ Contract Miles <u>0</u>		OverMileage Charge	<u>\$ 0.0650</u> Per Mile
		Incl: # Brake Sets (1 set = 1 Axle) <u>0</u>		# Tires <u>0</u>	Loaner Vehicle Not Included
\$ 0.00		Additional Services SubTotal			
\$ 0.00		Tax <u>0.0000%</u>		State <u>GA</u>	
\$ 677.98		Total Monthly Rental Including Additional Services			
\$ 3,461.99		Reduced Book Value at <u>60</u> Months			
\$ 400.00		Service Charge Due at Lease Termination			

All language and acknowledgments contained in the signed quote apply to all vehicles that are ordered under this signed quote.

Order Information

Driver Name Various, Driver

Exterior Color Black

Interior Color Black w/Fabric Seat Trim

Lic. Plate Type Government

GVWR 0

Quote based on estimated annual mileage of 20,000
 (Current market and vehicle conditions may also affect value of vehicle)
 (Quote is Subject to Customer's Credit Approval)

Notes

Enterprise FM Trust will be the owner of the vehicle covered by this Quote. Enterprise FM Trust (not Enterprise Fleet Management) will be the Lessor of such vehicle under the Master Open - End (Equity) Lease Agreement and shall have all rights and obligations of the Lessor under the Master Open - End (Equity) Lease Agreement with respect to such vehicle. Lessee must maintain insurance coverage on the vehicle as set forth in Section 11 of the Master Open-End (Equity) Lease Agreement until the vehicle is sold.

ALL TAX AND LICENSE FEES TO BE BILLED TO LESSEE AS THEY OCCUR.

Lessee hereby authorizes this vehicle order, and agrees to lease the vehicle on the terms set forth herein and in the Master Equity Lease Agreement. In the event Lessee fails or refuses to accept delivery of the ordered vehicle, Lessee agrees that Lessor shall have the right to collect damages, including, but not limited to, a \$500 disposal fee, interest incurred, and loss of value.

LESSEE City of Stone Mountain, GA

BY

TITLE

DATE

* INDICATES ITEMS TO BE BILLED ON DELIVERY.

¹ Capitalized price of vehicle may be adjusted to reflect final manufacturer's invoice, plus a pre delivery interest charge. Lessee hereby assigns to Lessor any manufacturer rebates and/or manufacturer incentives intended for the Lessee, which rebates and/or incentives have been used by Lessor to reduce the capitalized price of the vehicle.

² Monthly lease charge will be adjusted to reflect the interest rate on the delivery date (subject to a floor).

³ The inclusion herein of references to maintenance fees/services are solely for the administrative convenience of Lessee. Notwithstanding the inclusion of such references in this [Invoice/Schedule/Quote], all such maintenance services are to be performed by Enterprise Fleet Management, Inc., and all such maintenance fees are payable by Lessee solely for the account of Enterprise Fleet Management, Inc., pursuant to that certain separate [Maintenance Agreement] entered into by and between Lessee and Enterprise Fleet Management, Inc.; provided that such maintenance fees are being billed by Enterprise FM Trust, and are payable at the direction of Enterprise FM Trust, solely as an authorized agent for collection on behalf of Enterprise Fleet Management, Inc.

Aftermarket Equipment Total

Description	(B)illed or (C)apped	Price
Running Boards (AME Quote: 626605)	B	\$ 0.00
Lighting - Dana Safety Q#626604 Enforcement (AME Quote: 626605)	B	\$ 3,528.89
Legacy Graphics (AME Quote: 626605)	B	\$ 0.00
Total Aftermarket Equipment Billed		\$ 3,528.89
Total Aftermarket Equipment Capitalized		\$ 0.00
Aftermarket Equipment Total		\$ 3,528.89

Other Totals

Description	(B)illed or (C)apped	Price
Initial Administration Fee	B	\$ 60.00
Transp to vendor	B	\$ 113.00
Courtesy Delivery Fee	B	\$ 350.00
Total Other Charges Billed		\$ 523.00
Total Other Charges Capitalized		\$ 0.00
Other Charges Total		\$ 523.00

VEHICLE INFORMATION:

2026 Toyota Tacoma SR 4x2 Double Cab 5 ft. box - US

Series ID: 7186

Pricing Summary:

	INVOICE	MSRP
Base Vehicle	\$31,317.00	\$33,805.00
Total Options	\$-140.00	\$575.00
Destination Charge	\$1,595.00	\$1,595.00
Total Price	\$32,772.00	\$35,975.00

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STDEN	Engine: 2.4L 4-Cylinder Turbocharged I-FORCE	STD	STD
STDGV	GVWR: 5,775 lbs	STD	STD
STDRD	Radio: 8" Toyota Audio Multimedia	STD	STD
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STDTN	Transmission: 8-Speed Automatic	STD	STD
STDTR	Tires: 245/70R17	STD	STD
STDWL	Wheels: 17" Styled Alloy	STD	STD

CONFIGURED FEATURES:

Body Exterior Features:

Number Of Doors: 4
Rear Cargo Door Type: tailgate
Driver And Passenger Mirror: power remote heated manual folding side-view door mirrors
Door Handles: black
Front And Rear Bumpers: body-coloured front and rear bumpers with black rub strip
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Front Tow Hooks: 1 front tow hooks
Bed Liner: bed liner
Box Style: regular composite
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: class IV trailering with harness, hitch
Fender Flares: body-coloured fender flares
Grille: black grille

Convenience Features:

Air Conditioning: manual air conditioning
Air Filter: air filter
Cruise Control: cruise control with steering wheel controls, Full-Speed Range Dynamic Radar Cruise Control (DRCC) adaptive
Fuel Remote Release: mechanical fuel remote release
Power Windows: power windows with front and rear 1-touch down
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Illuminated Entry: illuminated entry
Integrated Key Remote: integrated key/remote
Auto Locking: auto-locking doors
Passive Entry: Smart Key proximity key
Steering Wheel: steering wheel with manual tilting, manual telescoping
Day-Night Rearview Mirror: day-night rearview mirror
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Overhead Console: mini overhead console with storage
Glove Box: locking glove box
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Rear Door Bins: rear door bins
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IP Storage: bin instrument-panel storage
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Driver Footrest: driver's footrest
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Trip Odometer: trip odometer
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Forward Collision Alert: forward collision
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Check Control: redundant digital speedometer
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Battery Warning: battery warning
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Low Fuel Warning: low-fuel warning
Door Ajar Warning: door-ajar warning
Brake Fluid Warning: brake-fluid warning
Transmission Fluid Temperature Warning: transmission-fluid-temperature warning

Safety And Security:

ABS four-wheel ABS brakes
Number of ABS Channels: 4 ABS channels
Brake Assistance: brake assist
Brake Type: four-wheel disc brakes
Vented Disc Brakes: front and rear ventilated disc brakes
Daytime Running Lights: daytime running lights
Spare Tire Type: compact spare tire
Spare Tire Mount: underbody mounted spare tire w/crankdown
Driver Front Impact Airbag: driver and passenger front-impact airbags
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Ignition Disable: immobilizer
Tracker System: tracker system
Electronic Stability: electronic stability
Traction Control: ABS and driveline traction control

Front and Rear Headrests: manual adjustable front head restraints
AntiWhiplashFrontHeadrests: anti-whiplash front head restraints
Rear Headrest Control: 3 rear head restraints

Seats And Trim:

Seating Capacity max. seating capacity of 5
Front Bucket Seats: front bucket seats
Number of Driver Seat Adjustments: 6-way driver and passenger seat adjustments
Reclining Driver Seat: manual reclining driver and passenger seats
Driver Lumbar: power 2-way driver and passenger lumbar support
Driver Height Adjustment: manual height-adjustable driver and passenger seats
Driver Fore/Aft: manual driver and passenger fore/aft adjustment
Front Centre Armrest Storage: front centre armrest
Rear Seat Type: rear 60-40 split-bench seat
Rear Folding Position: rear seat flip forward cushion/seatback
Leather Upholstery: cloth front and rear seat upholstery
Door Trim Insert: cloth door panel trim
Headliner Material: full cloth headliner
Floor Covering: full carpet floor covering
Shift Knob Trim: urethane shift knob
Interior Accents: metal-look interior accents

Standard Engine:

Engine 228-hp, 2.4-liter I-4 (regular gas)

Standard Transmission:

Transmission 8-speed automatic w/ OD and auto-manual



Date:	July 15, 2026	City Council Meeting Date:	July 21, 2026
From:	Nancy Lovingood	Department:	Planning
Goal:	Governance, Economic Development	Presenter:	Nancy Lovingood
Agenda Title:	Ordinance - Deannexation of property located at 5499 Woodsong Trace.		

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 **21st day of July, 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 Gear, 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:

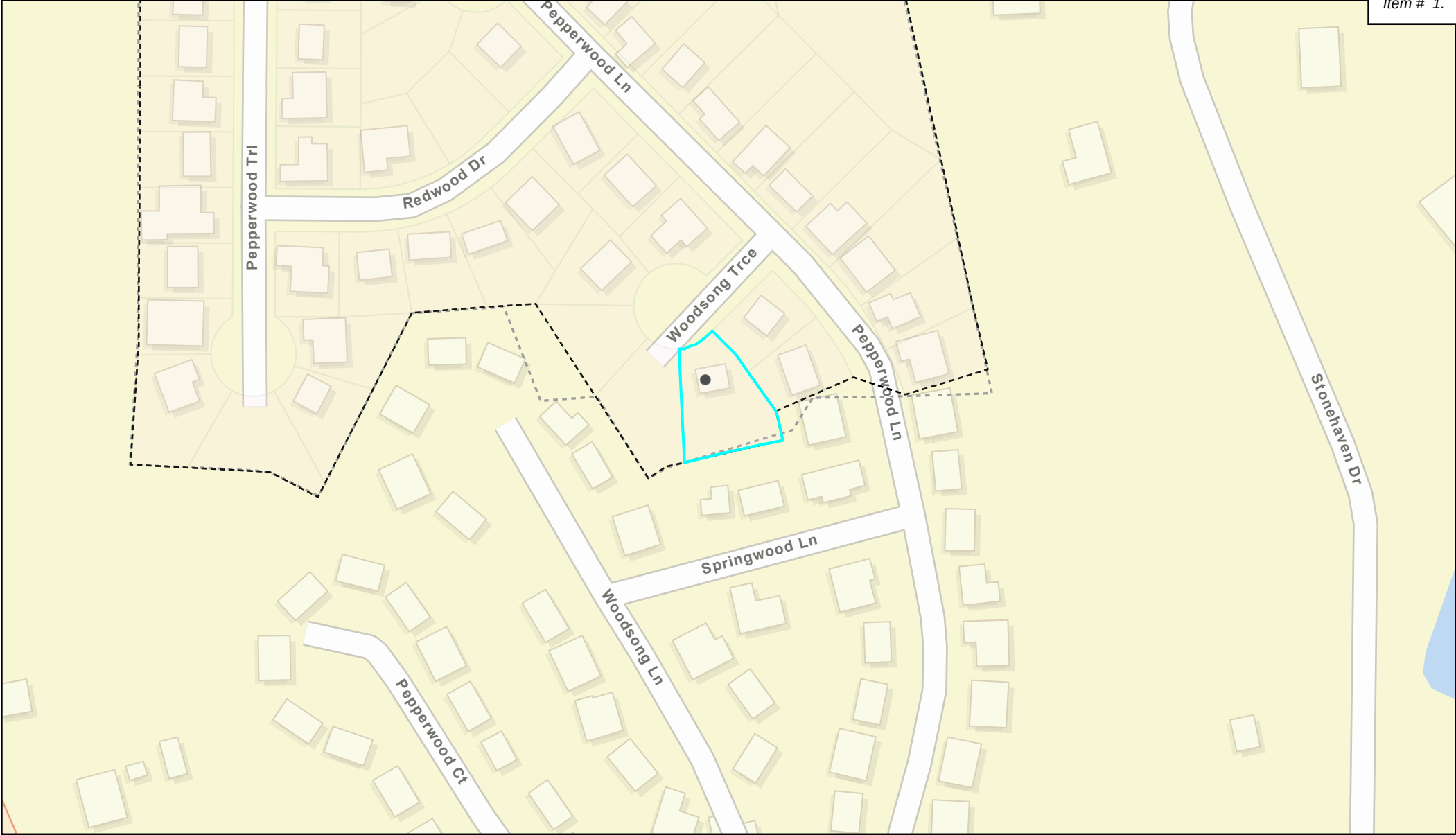

Terry Phillips
Interim County Attorney
Law Department
DeKalb County, Georgia

APPROVED AS TO SUBSTANCE:

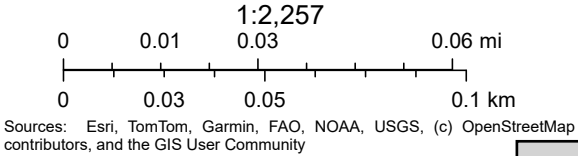

Stacy Grear (Jun 17, 2026 18:01:52 EDT)
Stacy Grear
Director
Geographic Information Systems
DeKalb County, Georgia

5499 Woodsong Trace - Location Map

Item # 1.



7/14/2026, 11:19:42 PM





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

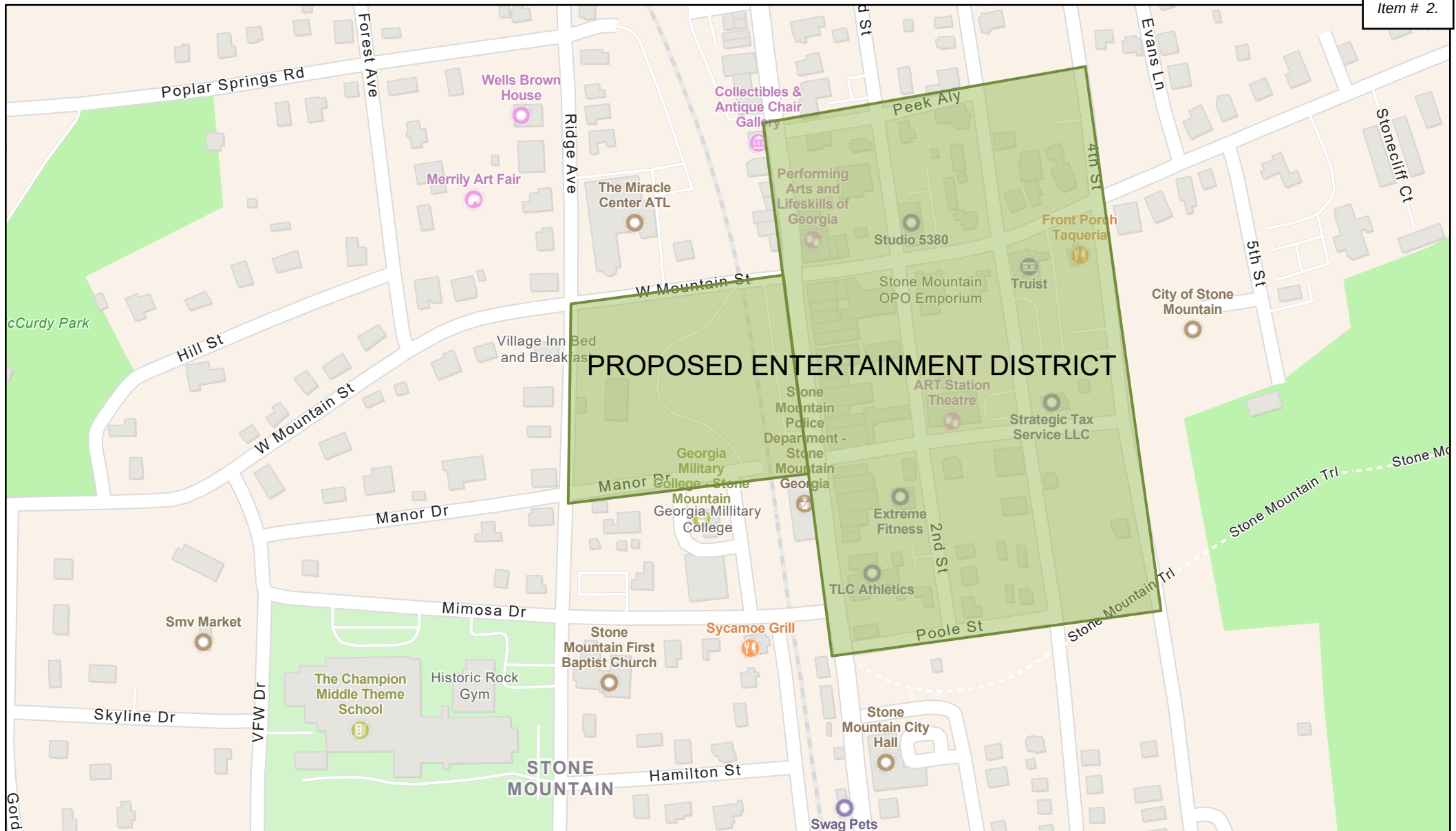
Approved as to form:

Angela C. Couch, City Attorney

EXHIBIT A

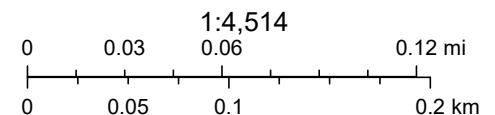
ArcGIS Web Map

Item # 2.



7/16/2026, 11:13:55 AM

--- Municipal Boundary



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

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PART II - CODE OF ORDINANCES
APPENDIX A - ZONING
ARTICLE XVI: SHORT-TERM LODGING FOR LESS THAN 30 DAYS

ARTICLE XVI: SHORT-TERM LODGING FOR LESS THAN 30 DAYS

Section 16-1. Purpose, definitions, licenses.

16-1.1 Purpose.

- A. The purpose of this article is to establish land use regulations within the scope of the zoning powers of the municipal authority to govern lodging facilities and online booking for home and room rentals for less than 30 days in the city. The intent of this article is to promote economic development in the vacation rental industry while minimally impacting existing residential uses.
- B. This article is intended to regulate hotels, motels, inns, and vacation type rental arrangements including, but not limited to, bed and breakfast facilities, entire home rentals, homestay lodging, and vacation room rentals. This article does not apply to boardinghouses, lodging houses, or rooming houses.

16-1.2 Applicability.

- A. It shall be unlawful for any owner of any property within the City of Stone Mountain to rent or operate, a hotel, motel, inn, vacation home facility, room rental facility, homestay lodging facility, or a bed and breakfast facility contrary to the procedures and regulations established in this article, other provisions of this Code, or any applicable state law.
- B. The restrictions and obligations contained in this article shall apply to short term rental facilities at all times during which the facility is marketed and used as such.
- C. The allowance of a short term rental facility pursuant to this article shall not prevent enforcement of additional restrictions that may be contained in restrictive covenants or other private contractual agreements or arrangements. The City of Stone Mountain shall not be responsible for enforcement of such covenants, agreements, or arrangements.
- D. A property that has been advertised or listed via the internet or other media sources (e.g. www.vrbo.com, www.airbnb.com, etc.) for short-term or vacation lodging shall be prima facie evidence the property is being used as a short-term lodging.

16-1.3 Definitions.

- A. *Bed and Breakfast/Inn.* A lodging establishment in a detached residential unit or house in which the resident owner/operator offers accommodations of **no less than three and no more than six** lodging rooms and meal service to overnight guests for compensation for a period of less than 30 days. A bed and breakfast facility is not a rooming house or a boarding house.
- B. *Homestay.* A residential facility or home offering an individual bedroom within the residential establishment that serves as a host's principal residence, including any single-family or accessory apartment, that provides **no more than two** lodging rooms for compensation for a period of less than 30 days that does not include serving food. A homestay is not a rooming house or a boarding house.
- C. *Hotel/Motel.* A commercial lodging establishment other than a bed and breakfast or short term rental facility where lodging rooms are made available for overnight guests for compensation for a period of less than 30 days. Lodging rooms in a hotel are accessed via internal corridors of a building, while motels provide access to lodging rooms directly from the exterior of the facility. A hotel/motel is not a rooming house or a boarding house.

- D. *Lodging Room.* A room that is used for temporary occupancy, less than 30 days, for a fee.
- E. *Owner.* An individual, partner, or officer of a corporation who is an officer registered with the Corporations Division of the Georgia Secretary of State with title to real property.
- F. *Vacation Home Facility.* A residential home, with commercial enterprise, offering whole house rental with no more than **six** lodging rooms for a period of less than 30 days that does not include serving food. A Vacation Home Facility is not a rooming house or a boarding house.
- G. *Property Manager.* A person designated by the owner who has access and authority to assume management of the vacation home facility and take remedial measures while the vacation home facility is occupied.
- H. *Short-term rental.* An entire dwelling unit, or a lodging room, group of rooms, other living or sleeping space, or any other space within a dwelling or property, made available for rent by guests for less than 30 consecutive days that does not include serving food. A short-term rental includes Homestay and Vacation Home Facilities. A short-term rental is not a rooming house or a boarding house.
- I. *Short-term rental host.* A person or entity in valid legal possession of a short-term rental unit who rents such unit to guests.
- J. *Booking service.* A person or entity who, directly or indirectly:
 - 1. Provides one or more online, computer or application-based platforms that individually or collectively can be used to:
 - (a) List or advertise offers for short-term rentals; and
 - (b) Either accept such offers or reserve or pay for such rentals; and
 - 2. Charges, collects, or receives a fee for the use of such a platform of provision of any service in connection with a short-term rental.

Section 16-2. Occupancy, Operational and Parking Restrictions.

- A. A bed and breakfast/inn facility must meet the following restrictions:
 - 1. Provide no more than **six** lodging rooms with a minimum of 70 square feet per room. Occupancy of a lodging room shall require at least 40 square feet per individual.
 - 2. No occupancy shall exceed **14 consecutive days** for any individual at a bed and breakfast facility. Guests may not re-register for at least 30 days from the termination of their previous stay.
 - 3. The owner of a bed and breakfast facility shall live in the bed and breakfast facility, on the property, or live adjacent to the property on which the bed and breakfast is located.
 - 4. Bed and breakfast facilities shall be available for occupancy on a continuous basis except for repairs, renovations, or the absence of the owner.
 - 5. Change in ownership shall be reported to the city and shall be subject to new permitting requirements.
 - 6. No separate kitchen facilities for lodging rooms are allowed.
 - 7. Owners shall maintain records related to guest stays for two years following the end of the calendar year in which an individual rental stay occurred, including the date of each stay and the number of guests, the costs for each stay, including relevant taxes, and records related to their short-

term rental permit with the City. These records shall be provided to the City on a yearly basis upon renewal of the short-term rental permit, or upon the City's request at any time.

8. Bed and breakfast home facilities shall be required to have a smoke alarm in each lodging room and a fire extinguisher visible and accessible to guests. The facilities are subject to at least one annual inspection at the time of initial permitting and during renewal of the same.

9. Except where permitted by law, no parking shall be allowed on the street or in the front yard of bed and breakfast facilities. One parking space shall be maintained for each lodging room with a minimum width of eight feet and a minimum length of 15 feet.

B. A homestay lodging room must meet the following restrictions:

1. Provide no more than **two** lodging rooms with a minimum of 70 square feet per room. Occupancy of a lodging room shall require at least 40 square feet per individual.
2. Occupancy by guest(s) shall not exceed **14 consecutive days** during any 90-day period. Guests may not re-register for at least 30 days from the termination of their previous stay.
3. The owner of a homestay lodging room shall be living at the residential home during the entire rental and occupancy of the lodging room.
4. Homestay lodging room shall be available for occupancy on a continuous basis except for repairs, renovations, or the absence of the owner.
5. Homestay lodging rooms shall be required to have a smoke alarm in the lodging room (guest room) and a fire extinguisher visible and accessible to guests. The facilities are subject to at least one annual inspection at the time of initial licensing and during renewal of the same.

C. A hotel/motel shall meet all applicable local, state, and federal laws, ordinances, rules, and regulations.

D. A vacation home facility must meet the following restrictions:

1. Provide no more than **six** lodging rooms with a minimum of 70 square feet per room. Occupancy of a lodging room shall require at least 40 square feet per individual.
2. Occupancy by guest(s) shall not exceed **14 consecutive days** during any 90-day period. Guests may not re-register for at least 30 days from the termination of their previous stay.
3. The owner of a vacation home facility shall live within the corporate boundaries of DeKalb County, Georgia or have a designated property manager, as defined and regulated in this article.
4. Vacation home facilities shall be available for occupancy on a continuous basis except for repairs, renovations, or the absence of the owner.
5. Vacation home facilities shall be required to have a smoke alarm in each lodging room (guest room) and a fire extinguisher visible and accessible to guests. The facilities are subject to at least one annual inspection at the time of initial licensing and during renewal of the same.

E. Operational Regulations –homestay, vacation home facility, short-term rentals.
For purposes of this subsection, homestay lodging rooms, vacation home facilities and any other type of short-term rental shall be referred to as “short-term rental.”

1. Owners shall maintain records related to guest stays for two years following the end of the calendar year in which an individual rental stay occurred, including the date of each stay and the number of guests, the costs for each stay, including relevant taxes, and records related to their short-term rental permit with the City. These records shall be provided to the City on a yearly basis upon renewal of the short-term rental permit, or upon the City's request at any time.
2. All short-term rentals shall be subject to nuisance and noise ordinances and regulations of the city.
3. An owner and booking service shall include their current, valid permit number on all offerings, listings, or advertisements for short-term rental stays.
4. All short-term rentals shall have a working fire-extinguisher.
5. All short-term rentals shall include a conspicuously posted evacuation diagram identifying all means of egress from the unit and building in which it is located.
6. All short-term rentals shall include a conspicuously posted list of the physical address of the short-term rental, the location of the fire-extinguisher, and emergency phone numbers for police, fire, and poison control.
7. Each owner and agent or representative of any owner shall provide the enforcement official with access to each short-term rental and the books, records, documents, papers, tax returns, and bank accounts at any time during normal business hours as the enforcement official may determine are necessary or convenient for the purpose of inspection or audit to determine that the objectives and conditions of this chapter are being fulfilled.
8. Booking Services Regulations
 - (a) It shall be unlawful for a Booking Service to collect a fee for facilitating booking transactions for short-term rental units located in the City if the short-term rental unit and its owner have not been issued a current, valid short-term rental permit by the City.
 - (b) Booking Services shall not list or advertise a short-term rental without posting the short-term rental permit number.
 - (c) Upon notification by the City that a short-term rental host does not have a valid permit number, the booking service must promptly remove the host's listings from their platform, unless the City receives a written objection to removal from the host within seven (7) days of the City's notification to the Booking Service. If the host objects to removal, the City shall, within 30 days of the written objection, review any documentation presented by the host, and either affirm or reverse its determination regarding the host's permit's invalidity. A Booking Service shall remove a listing within 48 hours after the City reviews any objection by a host and notifies the booking service of a final determination by the City. If no timely objection is filed, the Booking Service shall immediately remove the listing following the objection period.
 - (d) Within sixty (60) days of the effective date of this ordinance, each Booking Service operating in the City shall submit to the City a report related to all short-term rentals that have occurred in the City for under the Booking Service from January 1, 2024-December 31, 2025. Such report shall include the physical location of each short-term rental unit, including any separate unit designation for each physical location (i.e. multiple rooms in one physical location); the date of each short-term rental stay; the number of guests during each stay; the costs for each stay, including any and all taxes charged; the full name of each person or corporate entity offering the short-term rental unit for rent; and the owner of the short-term rental unit.
 - (e) Beginning on September 1, 2026, each Booking Service shall submit to the City the same report containing the same information as set forth in subsection (d) above, but for the period of January 1, 2026-August 31, 2026. On the first of each month thereafter, each Booking Service shall submit to the City a monthly report containing the same information as set forth in subsection (d) above for the preceding month. For example, on October 1, 2026, the report shall be submitted for the period of September 1, 2026-September 30, 2026; on November 1, 2026, the

report shall be submitted for the period of October 1, 2026-October 31, 2026. This monthly report shall be required to be submitted to the City each month thereafter.

(f) All reports for the period of January 1, 2026 going forward shall be submitted with any and all taxes owed to the City for the period of the report. Therefore, the September 1, 2026 report shall be submitted with all taxes owed to the City for the period of January 1, 2026-August 31, 2026. Each monthly report thereafter shall be submitted with the taxes owed for the preceding month.

9. Except where permitted by law, no parking shall be allowed on the street or in any unpaved portion of the front yard of any lot occupied by a short-term lodging use. Parking regulations relative to the zoning district in which the facility is located shall apply.

Section 16-3. Signage.

No signage shall be permitted for any bed and breakfast/inn, homestay, vacation home facility, or any other short-term rental. This does not include hotels and motels.

Section 16-4. Licenses, transferability, enforcement.

16-4.1 Permits and Licenses.

No owner of property within the City of Stone Mountain shall make available for occupancy or use a bed and breakfast, homestay, vacation home facility or any other short-term rental without a short-term rental permit and a home occupational tax certificate. This does not apply to hotels and motels.

- A. The city shall not issue more than 60 short-term rental permits annually. Once the city has issued 60 short-term rental permits, no additional permits shall be issued for that year. Applications to renew will be prioritized over new applications. New applications will be issued in the order in which they were received. All short-term rental permits shall expire on December 31. Short-term rental permits shall be effective from January 1 through December 31, unless otherwise revoked. No short-term rental permit will be automatically renewed. Failure to obtain a short-term rental permit by March 1 of each year may subject the applicant to late fees.
- B. Vacation home facilities shall be limited to those properties zoned village center mixed-use (VCM) and properties with an approved special use permit or conditional use permit from city council.
- C. A bed and breakfast, homestay, vacation home facility and any other short-term rental shall obtain both a short-term rental permit and a home occupational tax certificate from the city and renew each on an annual basis.
- D. Fees for lodging in a bed and breakfast, homestay, vacation home facility and any other short-term rental are subject to the city's hotel-motel excise tax as set forth in Article II of Chapter 12, and all other applicable local and state taxation ordinances.
- E. The owner of a bed and breakfast, homestay, vacation home facility, and any other short-term rental shall obtain a separate short-term rental permit from the city for each rental facility (not room) and must renew each such permit on an annual basis.
- F. The short-term rental permit application shall be furnished on a form specified by the city, accompanied by a non-refundable short-term rental permit fee in an amount to be established by city council. Such application shall include:
 1. Name, address, phone number, and email address of the property owner(s) of record for which a permit is sought and the physical address of the short-term rental property. If there is more than

one owner of the property, all other owners must provide written consent for the property to be used as a short-term rental, and such written consent must be provided as part of the application for the short-term rental permit.

2. The property manager designation form which shall include name, address, phone number, and email address.
3. A floor plan showing all bedrooms and bathrooms with the approximate square footage of each bedroom. If there are any bedrooms or bathrooms that will not be offered as part of the short-term rental, the floor plan shall be so marked.
4. A site plan of the overall property identifying parking spaces for renters.
5. A short-term rental property located within a subdivision where a functioning homeowners association exists shall provide a notarized statement from the applicant that short-term renting is not prohibited under the covenants of the HOA/subdivision.
6. Proof of homeowners insurance for the property to be used as a short-term rental.
7. Signed acknowledgement that the owner(s) has read all regulations pertaining to the operation of a vacation home facility and their agreement to abide by all applicable regulations.
8. The name of each booking service the owner intends to contract with or has contracted with for the short-term rental.
9. A signed acknowledgment that the owner shall use his/her best efforts to assure that the use of the premises by short-term rental occupants will not disrupt the neighborhood, and will not interfere with the rights of neighboring property owners to the quiet enjoyment of their properties and that the owner has read and understands all applicable city ordinances regarding short-term rental property.
10. Written consent that the city may contact the identified booking service to obtain information from the booking service and for the booking service to provide information that may be required in this Article.
11. Documentation that a certified third-party inspector has verified that the home meets IPMC standards.

16-4.2 Property manager required.

- A. A property manager shall be designated for each bed and breakfast, homestay, vacation home facility, and other type of short-term rental. Such designation form shall be kept on file with the city at all times that a short-term rental is in operation or being offered for use as a short-term rental. The property manager designation form shall include name, address, phone number, and email address of the designated property manager
- B. The property manager shall be required to respond to the location of the facility 24 hours a day, seven days a week, and within one hour after being notified by the city.
- C. An owner may designate himself/herself as the property manager.
- D. If the property manager changes, the owner shall notify the city immediately and submit a new property manager designation form.

16-4.3 Transferability.

- A. Short-term rental permits issued under this ordinance shall not be transferred, assigned, or used by any person other than the owner to whom it is issued, or at any location other than for which it is issued.
- B. A short-term rental permit terminates upon transfer of the property to another owner. The property shall not continue thereafter to operate as a short-term rental until such time as the new owner complies with this Article

16-4.4 Enforcement.

- A. Short term rental permits and occupational tax certificates for short term rental may be suspended or revoked for any of the following reasons:
 - 1. An applicant furnished fraudulent or untruthful information in the application for a permit, or omitted information required in the application for a permit, or failed to pay all fees, taxes, or other charges imposed under the provisions of the City Code, in which case the city may immediately suspend or revoke the short-term rental permit.
 - 2. Any short-term rental unit for which there are three final adjudications of violations of any section of the City Code by a property owner, guest, or individual otherwise related directly to the property within any rolling 365-day period, shall constitute a violation of the terms of the short-term permit, and upon the third such adjudication, the short-term permit shall automatically terminate. For any permit that is terminated due to code violations, a property owner shall be ineligible for a short-term rental permit for a period of two years.
 - 3. Any short-term rental permit holder having his or her permit suspended or revoked under this section may appeal to the city council in accordance with section 2-1.10 Procedures for appeal of administrative decision.
 - 4. Failure to renew a short-term rental permit or home occupation tax certificate.
- B. Any violations of the City's Code not specifically enumerated herein, including, but not limited to, any violation of the property maintenance code or noise control ordinance, shall subject the permit holder to citation with possible fines, fees, and other penalties as allowed by law.
- C. Each day a bed and breakfast, homestay, vacation home facility or any other short-term rental is marketed or rented for overnight accommodation without the necessary short-term rental permit required under this article shall constitute a separate violation.
- D. Failure of the owner or property manager to respond to calls or complaints regarding the condition of the property, operation of the facility, or conduct of occupants and/or guests of the facility in a timely and appropriate manner shall be grounds for imposition of penalties as set forth in this article. It is not intended that an owner or property manager act as a peace officer or place himself or herself in an at-risk situation.
- E. Failure of any Booking Service to submit the reports required in this Article shall submit said Booking Service to fines as follows:
 - 1. Failure to submit report for the period of January 1, 2024-December 31, 2025: \$1,000 fine.
 - 2. Failure to submit report for the period of January 1, 2026-August 31, 2025: \$1,000 fine.
 - 3. Failure to submit monthly reports: \$500 per report.
- F. In the event a Booking Service fails to submit the reports or more information is deemed necessary by the City and the Booking Service fails to provide the information upon the written request of the City, the City may access this report and/or all necessary and relevant records from the Booking Service in

response to valid legal process, including, but not limited to, an investigation warrant or subpoena from the Stone Mountain Municipal Court.

- G. Failure of a Booking Service to remove a listing as set forth in this Article shall be fined \$1,000 per incident.

ARTICLE XVII: RESERVED

ARTICLE XV: RESERVED



Date:	July 14, 2026	City Council Meeting Date:	July 21, 2026
From:	Michelle Uran	Department:	Finance
Goal:	Governance	Presenter:	
Agenda Title:	Budget Amendment – FY2026 General Fund Appropriations for Enterprise Vehicle Lease Expenditures		

Agenda Item Description (Background/History/Details):

The FY2026 General Fund budget included appropriations for Enterprise vehicle lease expenditures; however, the appropriations were not allocated to the appropriate departmental line items based on the final vehicle assignments. This budget amendment reallocates existing appropriations between the Public Safety and Public Works departments to accurately reflect the anticipated vehicle lease expenditures. The amendment is budget neutral and does not increase total General Fund appropriations.

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

Staff Recommendations (Motion):

Staff recommends approval of the attached resolution amending the FY2026 General Fund budget to reallocate appropriations for Enterprise vehicle lease expenditures between Public Safety and Public Works departments. The amendment does not increase the overall General Fund budget.

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

Mayor's Signature Required:	YES	NO
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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	2025 Budget	INCREASE	DECREASE	BALANCE
EXPENSE	LINE ITEM DESCRIPTION		INCREASE	DECREASE	BALANCE
Capital Outlay Vehicle - Public Safety	01.5040.54.2200	\$ 190,871.00	\$ -	\$ (42,522.92)	\$ 148,348.08
Capital Outlay Vehicle - Debt Service	01.5080.58.1261	\$ 21,836.00	\$ -	\$ (21,836.00)	\$ -
Capital Outlay Vehicle - Public Works	01.5050.54.2200	\$ -	\$ 64,358.92		\$ 64,358.92
	TOTAL:	\$ 212,707.00	\$ 64,358.92	\$ (64,358.92)	\$ 212,707.00

This budget amendment reallocates existing FY2026 General Fund appropriations for Enterprise vehicle lease expenditures between Public Safety and Public Works to reflect actual departmental vehicle assignments. There is no net increase in General Fund appropriations.

Jelani Linder, Mayor

Shavala Ames, City Clerk

Description:



Date:	July 14, 2026	City Council Meeting Date:	July 21, 2026
From:	Michelle Uran	Department:	Finance
Goal:	Governance	Presenter:	
Agenda Title:	Budget Amendment – Reallocation of Contingencies Funds for Tourism Manager Computer and associated equipment.		

Agenda Item Description (Background/History/Details):

The FY2026 budget did not include funding within the Visitor Center Fund for the purchase of a computer and related hardware for the Tourism Manager position. This budget amendment transfers \$ from the Visitor Fund Contingencies to the appropriate Capital Outlay – Computer line item to fund the purchase of the required technology necessary to support the Tourism Manager's operation.

Workplan Goal Details: Provide the Tourism Manager with the necessary technology and equipment to effectively perform departmental responsibilities while maintaining accurate budget appropriations.

Staff Recommendations (Motion):

Staff recommends approval of the attached resolution amending the FY2026 Visitor Center Fund budget by transferring \$ from the Contingencies line item to the Capital Outlay – Computer line item for the purchase of a computer and related hardware for the Tourism Manager.

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

Mayor's Signature Required:	YES	NO
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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	Visitor Center Fund -02	Attached	\$	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 02	Visitor Center				
REVENUE	LINE ITEM DESCRIPTION	2025 Budget	INCREASE	DECREASE	BALANCE
EXPENSE	LINE ITEM DESCRIPTION		INCREASE	DECREASE	BALANCE
Capital Outlay - Computer	02-5075.54.2400				
Contingencies	02.5075.57.9000				
	TOTAL:	\$ -	\$ -	\$ -	\$ -

Budget amendment to reallocate existing FY2026 Visitor Center appropriations by transferring \$ _____ from the Contingencies account to the Capital Outlay - Computer account to fund the purchase of a computer and related hardware for the Tourism Manager. This amendment is budget neutral and does not increase the total FY2026 Visitor Center budget

Jelani Linder, Mayor

Shavala Ames, City Clerk

Description:



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:	Resolution 2026-16 - Entertainment District Open Container Guidelines		

Agenda Item Description (Background/History/Details):

This ordinance establishes an entertainment district and outlines the guidelines, regulations, and requirements for its operation and use of open container within the district

Workplan Goal Details:**Staff Recommendations (Motion):**

Staff recommends the following: Approval of the Resolution

City Manager Approval:

Miglena Dimov

Mayor's Signature Required:

YES

NO

List Attachments:

1. Proposed Resolution 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

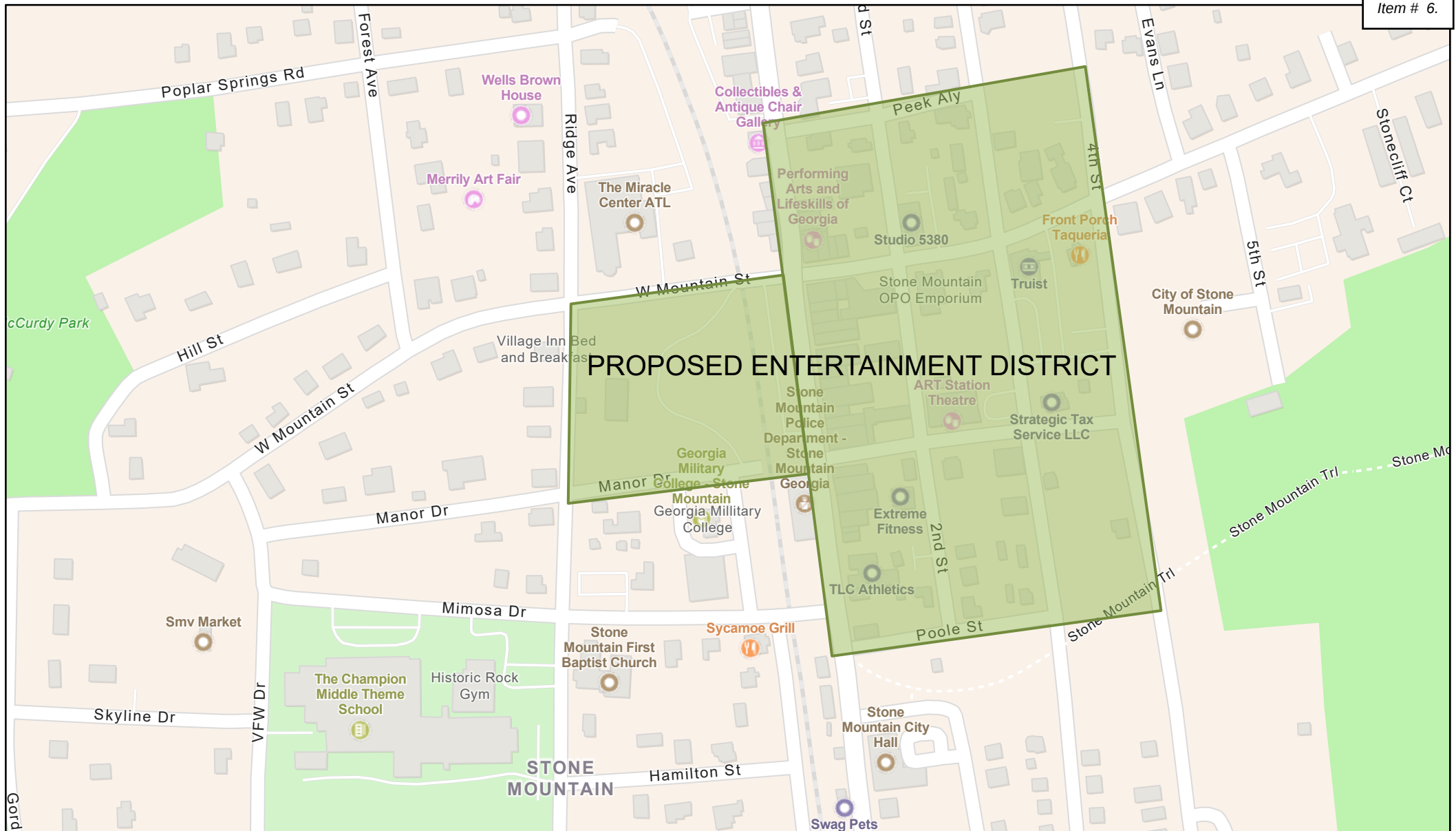
Approved as to form:

Angela C. Couch, City Attorney

EXHIBIT A

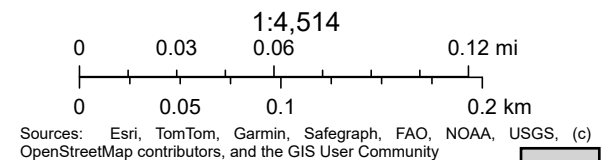
ArcGIS Web Map

Item # 6.



7/16/2026, 11:13:55 AM

 Municipal Boundary



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