Mayor and City Council Regular Session

Tuesday, September 15, 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 | Shavala Ames - City Clerk | 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 6:31 p.m.

PRESENT: Mayor – Jelani Linder, 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

ABSENT: Council Member: Post 1 Anita Bass

I. **Public Hearing**

1. Public Hearing on Entertainment District Text Amendment – Public Hearing #2

Mayor Jelani Linder provided a general overview of the Public Hearing as outlined in the provided city council packet.

Mayor Linder opened the public hearing.

Public Hearing comments

IN FAVOR

Public Comment 1: Dave Thomas – Expressed that he likes the concept and that the designated area will make the City a more attractive place to live and visit.

Public Comment 2: Denise Phillips – Praised the governing body for bringing the concept forward and feels that it will be beneficial for businesses.

Public Comment 3: Cordero Vigil – Expressed that the Entertainment District is a great idea. Feels that it will bring a lot of opportunities and move the City forward.

Public Comment 4: Michael Rollins – Expressed that the Entertainment District is a great idea and that the design of the cups will be helpful. Inquired regarding the handling of trash.

OPPOSED – None

Mayor Linder closed the public hearing.

II. **Adjournment** – 6:35 P.M.

ACTION: MOTION TO ADJOURN PUBLIC HEARING AT 6:35 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 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 6:35 P.M.

IV. **Determination of Quorum**

PRESENT: 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

ABSENT: Council Member: Post 1 Anita Bass

V. **Invocation 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**

Citizen Comment 1: Sharon Frierson – Addressed the memo sent via email to the Mayor regarding stormwater issues. Requested the City to clear the ditch behind the townhomes on Oak Ridge Drive as water comes from four different directions into residents cul de sacs. Mentioned that 806 Ridge Avenue will go on Dekalb County's Courthouse steps on October 6th for possible repurchase by the City. Spoke regarding the City's emergency preparedness for storms and power outages. Provided suggestions regarding Stormwater supplies like lightbulbs that don't have to be charged as well as "Double Doodie" bags that are used when camping. Made everyone aware of a new narcotic called "Feel Free" and the negative effects of it.

Citizen Comment 2: Joyce Thomas – Yielded her time to Sharon Frierson.

Citizen Comment 3: Dave Thomas – Thanked the governing body for the Special Called Meeting regarding the 2026 Comprehensive Plan. Mentioned the arguments overheard against the building of a possible hotel on the Lawn is that the current Evergreen Rooms can't sell so why would more capacity be built. Advised that he'd rather see a hotel in the Village because of the walking distance.

Citizen Comment 4: Denise Phillips – Expressed disappointment and confusion with the JLL Report. Does not remember the governing body approving a single focus study and inquired who made it single focused. Mentioned the lack of occupancy estimates, city revenue estimates and infrastructure impact. Agrees that the City needs revenue generating on the Lawn but feels for the money spent, the City should be presented with options and more useful information. Would like to see a 3D rendering to have a better idea of the space on the Lawn.

Citizen Comment 5: James M. Rollins – Expressed that the agenda had no staff recommendations attached. Inquired whether the governing body would state if rezoning of the Lawn is being contemplated. Advised that the Greenspace Ordinance states that zoning is permanent.

Citizen Comment 6: Cordero Vigil – Expressed that he does not agree with a hotel being built on the Lawn unless the City owns 50% of the profits. Feels that there are plenty of areas on Main Street that can serve as a hotel space.

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

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

ACTION: MOTION TO APPROVE SEPTEMBER 1, 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 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 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)

X. **Committee Discussion Items**

1. Downtown Development Authority

City Manager, Maggie Dimov, reviewed the report as outlined in the agenda packet.

Council Member Jordan inquired regarding who would present the DDA Report going forward. City Manager, Maggie Dimov, confirmed that Community Development Director, Thatcher Hart, would be presenting going forward.

XI. **Staff Reports**

1. Operations Report – City Manager – Maggie Dimov

City Manager, Maggie Dimov, reviewed the report as outlined in the agenda packet.

2. Public Works Report – Public Works Director – Mike Helton

Public Works Director, Mike Helton, reviewed the report as outlined in the agenda packet.

Stormwater Administrator, Nicole Wright, gave an update on Stormwater projects and initiatives related to Stormwater Awareness Week

The governing body thanked the Public Works Staff for their hard work and advised that they are looking forward to the forthcoming educational tips. Inquired how residents can assist the staff to do their jobs better, the status of the ballfield at Leila Mason Park as well as the Medlock Park grant. Additionally inquired whether the grant will allow the purchase of equipment for the park and possible others, the staffs awareness regarding 806 Ridge Avenue and whether any further street paving is anticipated this year. Also expressed that our parking lot is not believed to be in ADA compliance and recommended federal grants.

3. Stone Mountain Community Garden – Chair – Columbus Brown

Chair, Columbus Brown, reviewed the SMCG report.

4. Public Safety – Police Chief – James Westerfield Jr.

Police Chief, James Westerfield Jr., reviewed the report as outlined in the agenda packet.

The governing body inquired regarding whether the new Code Enforcement Software was going well or if there were any issues as well as the estimated time of arrival, and if the Police Department has a surplus of vehicles. Also asked for clarity regarding the issues inside the park.

Police Chief, James Westerfield Jr., recognized Major Shirlene Parks for 25 years of service to the City of Stone Mountain.

5. Budget to Actuals – Finance Consultant – Michelle Uran

Finance Consultant, Michelle Uran, reviewed the report as outlined in the agenda packet.

The governing body inquired regarding what could be paid out of the parks account and the status of the funds, how much interest has been made from SPLOST I, SPLOST II, Small City IGA and GA Fund I accounts, whether the issue with Truist Bank has been resolved and why the City is still in partnership with them. Also asked for clarity regarding income and allocations and professional services expenses.

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

XIII. **Unfinished Business**

1. Discussion Item: JLL Feasibility Report Update

JLL Representatives appeared virtually and reviewed the report as outlined in the agenda packet.

The governing body inquired regarding whether there are other businesses in mind that will provide income for the City, how people would be able to enter the facility, the DDA's involvement in the project, how many phases are anticipated, if the geotechnical report was done on the entire lawn or on the building space only and where the report data can be found. Also asked about the discussion that took place during their meeting with Stone Mountain Park, Stone Mountain Inn, the timeline for a feasibility study, risks and mitigation, the strengths and weaknesses of the development site and if there are any credible financial expectations currently. Requested

renderings, clarity regarding what the space will be used for and inquired if a retail component would create competition for the businesses on Main Street as well as the projected revenue.

2. Consideration of an action on a request to approve the transmittal of the 2026 Comprehensive Plan Update to the Department of Community Affairs with the update to strike 1½ to 2 stories from the Historic Core

> **ACTION: MOTION TO APPROVE THE TRANSMITTAL OF THE 2026 COMPREHENSIVE PLAN UPDATE TO THE DEPARTMENT OF COMMUNITY AFFAIRS WITH THE UPDATE TO STRIKE 1½ TO 2 STORIES FROM THE HISTORIC CORE**
> Motion made by Council Member: Post 2 Mark Marianos, Seconded by Council Member: Post 6 Elaine Vaughn
>
> **Voting Yea:** 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 City staff to draft a Resolution for a 3-hour parking limit from the Mountain to Mimosa

> **ACTION: MOTION TO APPROVE CITY STAFF TO DRAFT A RESOLUTION FOR A 3-HOUR PARKING LIMIT FROM THE MOUNTAIN TO MIMOSA**
> Motion made by Council Member: Post 5 Hub Jordan, Seconded by Council Member: Post 2 Mark Marianos
>
> **Voting Yea:** Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, Council Member: Post 6 Elaine Vaughn
>
> **MOTION PASSED (UNANIMOUSLY)**

XIV. **New Business**

1. Consideration of an action on a request to approve Business License and Community Development Software with GovWell

> **ACTION: MOTION TO APPROVE BUSINESS LICENSE AND COMMUNITY DEVELOPMENT SOFTWARE WITH GOVWELL**
> Motion made by Mayor Pro Tem: Post 3 Ryan Smth, Seconded by Council Member: Post 4 Kay Nunez
>
> **Voting Yea:** 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 City issued bank credit cards with Bank of America

> **ACTION: MOTION TO APPROVE CITY ISSUED BANK CREDIT CARDS WITH BANK OF AMERICA**

Motion made by Council Member: Post 2 Mark Marianos, Seconded by Council Member: Post 4 Kay Nunez

Voting Yea: 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 CivicPlus Migration Agreement

ACTION: MOTION TO APPROVE CIVICPLUS MIGRATION AGREEMENT
Motion made by Mayor Pro Tem: Post 3 Ryan Smith, Seconded by Council Member: Post 2 Mark Marianos

Voting Yea: 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. Ordinance 2026-15 - Entertainment District (SECOND READ)

ACTION: MOTION TO APPROVE ORDINANCE 2026-15 ENTERTAINMENT DISTRICT
Motion made by Mayor Pro Tem: Post 3 Ryan Smith, Seconded by Council Member: Post 2 Mark Marianos

Voting Yea: 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 2026-16 – Entertainment District Guidelines and Map

ACTION: MOTION TO APPROVE RESOLUTION 2026-16 ENTERTAINMENT DISTRICT GUIDELINES AND MAP
Motion made by Mayor Pro Tem: Post 3 Ryan Smith, Seconded by Council Member: Post 2 Mark Marianos

Voting Yea: 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

1. Mayor Pro Tem Smith reiterated his appreciation for the comments regarding improvements for the Public Works Department. Council Member Jordan asked City Staff to review the Lawn on Main concept and all the remaining documents regarding JLL's studies as he cannot find them on the City's website.

XV. **Announcements by the Mayor**

1. Mayor Linder thanked everyone for their hard work.

XVI. **Executive Session**

ACTION: MOTION TO GO INTO EXECUTIVE SESSION AT 9:27 P.M. TO DISCUSS REAL ESTATE AND PERSONNEL
Motion made by Mayor Pro Tem: Post 3 Ryan Smith, Seconded by Council Member: Post 2 Mark Marianos

Voting Yea: 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 10:19 P.M. - (2) ITEMS DISCUSSED IN EXECUTIVE SESSION
Motion made Mayor Pro Tem: Post 3 Ryan Smith, Seconded by Council Member: Post 4 Kay Nunez

Voting Yea: 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)

XVII. **Adjournment**

ACTION: MOTION TO ADJOURN THE MEETING 10:20 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 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)

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Jelani Linder, Mayor **Shavala Ames, City Clerk**