Mayor and City Council Work Session Minutes

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

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

Minutes

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

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

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

I. **Call to Order**

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

II. **Determination of Quorum**

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

III. **Invocation and Pledge**

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

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

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

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

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

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

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

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

MOTION PASSED UNANIMOUSLY

VI. **Reading of Communications – None**

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

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

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

MOTION PASSED

VIII. **Committee Reports**

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

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

IX. **Staff Reports**

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

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

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

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

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

X. **City Manager's Report**

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

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

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

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

XII. **Unfinished Business – None**

XIII. **New Business**

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

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

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

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

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

MOTION PASSED (UNANIMOUSLY)

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

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

MOTION PASSED (UNANIMOUSLY)

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

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

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

MOTION PASSED (UNANIMOUSLY)

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

3. Consideration of Approval of LMIG and LRA Grants

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

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

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

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

MOTION PASSED (UNANIMOUSLY)

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

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

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

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

MOTION DIED FOR A LACK OF A SECOND

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

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

MOTION PASSED

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

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

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

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

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

MOTION PASSED (UNANIMOUSLY)

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

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

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

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

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

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

MOTION PASSED (UNANIMOUSLY)

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

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

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

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

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

MOTION PASSED (UNANIMOUSLY)

XIV. **New Ordinances and Resolutions**

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

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

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

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

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

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

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

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

4. Resolution 2026-14 – Enterprise Budget Amendment

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

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

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

MOTION PASSED (UNANIMOUSLY)

5. Resolution 2026-15 – Visitor Center Budget Amendment

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

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

MOTION PASSED (UNANIMOUSLY)

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

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

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

XV. **Remarks of Privilege**

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

XVI. **Announcements by The Mayor**

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

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

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

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

MOTION PASSED (UNANIMOUSLY)

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

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

MOTION PASSED (UNANIMOUSLY)

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

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

MOTION PASSED (UNANIMOUSLY)

XVIII. **Adjournment**

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

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

MOTION PASSED (UNANIMOUSLY)

_______________________________ _______________________________

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