



**Mayor and Council Retreat Part – III**  
February 28, 2026 at 9:00 A.M.  
City Hall, 215 N. Broad Street, Monroe, GA 30655

**Minutes**

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

5  
6 **Staff: Maggie Dimov – City Manager | Shavala Ames – City Clerk | Angela Couch - City Attorney**

7  
8 **I. Call to Order**

9  
10 Mayor Linder called the meeting to order at 9:00 A.M.

11  
12 **II. Determination of Quorum**

13  
14 PRESENT: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro  
15 Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan,  
16 Council Member: Post 6 Elaine Vaughn

17  
18 **III. City Staff 2026 Workplan Presentation**

19  
20 1. Retreat Discussion

21  
22 The retreat was facilitated by Michael McPherson, Georgia Municipal Association District 3 Member  
23 Services Consultant, who led the session in coordination with City Manager Miglena (“Maggie”) Dimov.

24  
25 Ms. Dimov opened the retreat by providing a brief overview of the 2026 Employee Workplan. Each staff  
26 member introduced themselves and their respective department. Department directors then presented  
27 a detailed review aligning their departmental goals and initiatives with the City of Stone Mountain’s  
28 mission statement as established by the City Council during prior retreats. The session focused on  
29 developing clear, practical initiatives led by staff that reflect the Council’s shared vision and strategic  
30 priorities to effectively move the City forward.

31  
32 **IV. Pond Presentation**

33  
34 Representatives from Pond & Company presented three design concepts for the Lawn on Main property.  
35 They explained what each concept would include and provided estimated timelines and cost projections  
36 for how the project could move forward under each option.

37  
38 The concepts were developed using community feedback and the proposed project budget as guiding  
39 factors. Based on these considerations, the project was divided into two phases. Phase I is estimated  
40 at approximately \$3 million and is structured to incorporate as many of the desired amenities and  
41 features as possible within the established budget.

42 The presentation also included visual renderings to help illustrate the proposed designs and concluded  
43 with an overview of the anticipated next steps to move the project forward.

44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83  
84  
85  
86  
87  
88  
89  
90  
91  
92  
93

**V. Davenport Presentation**

Vice President Ricardo Cornejo delivered a presentation providing an overview of Davenport's role as a financial advisor and the services the firm offers. These services include capital improvement planning, managing financial transactions, coordinating with financing teams, and overseeing scheduling related to funding efforts. He explained Davenport's primary role as a financial services provider in assisting municipalities with planning and implementing funding strategies.

Mr. Cornejo also shared examples of projects the firm has supported in other cities that utilize Davenport's services.

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

**ACTION: MOTION TO GO INTO EXECUTIVE SESSION AT 2:53 P.M. TO DISCUSS REAL ESTATE**

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, and Council Member: Post 6 Elaine Vaughn

**MOTION PASSED (UNANIMOUSLY)**

**ACTION: MOTION TO ADJOURN EXECUTIVE SESSION AND RECONVENE THE RETREAT DISCUSSION AT 4:00 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)**

**VII. ACTION: MOTION TO ADJOURN THE MEETING AT 4:01 P.M.**

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)**

---

**Jelani Linder, Mayor**

---

**City Clerk, Shavala Ames**