



Mayor and City Council Work Session Minutes

Tuesday, May 19, 2026 at 6:30 PM

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

Minutes

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

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5 **Staff: Maggie Dimov – City Manager/Economic Development Director/DDA | Angela Couch - City**
6 **Attorney | Assistant City Clerk – Nakeya Burton**

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

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11 **I. Call to Order**

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

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14 **II. Determination of Quorum**

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

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19 **III. Invocation and Pledge**

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

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

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24 **Citizen Comment 1: Ginger Criswell** – Discussed James B. Rivers Memorial (JBR) and would like
25 to see action taken to properly strike the road with passing lanes and signs so that drivers are aware
26 of how fast they are going. Also concerned that every street is getting paved except JBR.

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28 **Citizen Comment 2: Eileen Smith** – City pays hundreds of thousands for plans that do not get
29 implemented – emphasized those plans and having no prioritized list for future plans. SPLOST and
30 ARPA funds are being thrown around.

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

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34 1. Consideration of an action on a request to approve May 5, 2026 Meeting Minutes, requested by City
35 Clerk Shavala Ames Goal - Governance

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37 **ACTION: MOTION TO APPROVE MAY 5, 2026 MEETING MINUTES**

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

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41 **Voting Yea:** Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos,

42 Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post
43 5 Hub Jordan, and Council Member: Post 6 Elaine Vaughn

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45 **MOTION PASSED UNANIMOUSLY**

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47 **VI. Reading of Communications**

- 48
49 1. Proclamation – April 2026 Employee of the Month – Esha Gordon
50 2. Proclamation – Public Safety Employee Recognition, Community Members Recognitions
51 3. Proclamation – Special Leadership Recognition – Maggie Dimov – CPM Designation
52

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

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55 **ACTION: MOTION TO ADPOT THE AGENDA OF THE DAY**

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

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59 **ACTION: MOTION TO AMEND THE MOTION TO ADD TO THE AGENDA UNDER NEW
60 ORDINANCES AND RESOLUTIONS: FIRST READ ORDINANCES FOR 977 MAIN STREET
61 SPECIAL USE PERMIT, 5444 ROCKBRIDGE ROAD REZONING, 5444 ROCKBRIDGE ROAD
62 CONDITIONAL USE PERMIT FOR A NAIL SALON, AND 5444 ROCKBRIDGE ROAD A
63 CONDITIONAL USE PERMIT FOR A LAUNDRY MAT**

64 Motion made by Mayor Pro Tem: Post 3 Ryan Smith, Seconded by Council Member: Post 4 Kay
65 Nunez

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67 **Voting Yea:** Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council
68 Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, Council Member: Post 6 Elaine
69 Vaughn

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71 **MOTION PASSED (UNANIMOUSLY)**

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73 **ACTION: MOTION TO ADOPT THE AGENDA OF THE DAY AS AMENDED**

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

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77 **Voting Yea:** Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council
78 Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, Council Member: Post 6 Elaine
79 Vaughn

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81 **MOTION PASSED (UNANIMOUSLY)**

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83 **VIII. Committee Reports**

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85 1. Stone Mountain Community Garden – Columbus Brown advised that all things were clear and that
86 the items that SMCG has asked for have been replaced. He also thanked Public Works Director Mike
87 Helton for his assistance and mentioned that the SMCG would have a potluck lunch for its 15-year
88 anniversary.
89
90 2. Planning Commission – Report Submitted as Written (No Verbal Updates)
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92 3. Historic Preservation Commission - Report Submitted as Written (No Verbal Updates)
93
94 4. Economic Development/DDA – City Manager Maggie Dimov advised that the 2025 projects for Live
95 Oak have been completed and that the businesses have been reimbursed for their contributions. She

96 also mentioned that a \$25,000 grant was given to a business on 995 Main Street as well as the City's
97 Mural Project; and discussed the success of the Tunes on the Tracks event.
98

99 **IX. Staff Reports**

- 100 1. Public Safety - Police Chief James Westerfield – reviewed report as outlined in the meeting packet.
101

102 City Council members raised several inquiries to the Police Chief, including a request for a report on
103 traffic violations, the steps to slow the speed down and the coordination with other municipalities to assist
104 with City limits.
105

106 **X. City Manager's Report**

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108 1. Operations Report – City Manager Maggie Dimov – reviewed report as outlined in the meeting packet.
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110 City Council members inquired about the restroom access for McCurdy Park, Second Street parking, the
111 use and intent of the GMC Building and the new website launch date. There was also discussion held
112 regarding the Stormwater filing status.
113

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

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116 **XII. Unfinished Business**

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118 1. Consideration of an action on a request to approve the finalist for The Lawn on Main Project,
119 requested by City Manager Maggie Dimov
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121 The governing body discussed and reviewed the qualifications, experience, and proposed approach of
122 each finalist for development advisory services related to the Lawn on Main Project. Following discussion
123 and consideration of the submitted rankings, the governing body reached a consensus to select JLL as
124 the top-ranked finalist to move forward in the process.
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126 **ACTION: MOTION TO APPROVE JLL AS THE FINALIST FOR THE LAWN ON MAIN
127 PROJECT**

128 Motion made by Council Member: Post 2 Mark Marianos, Seconded by Council Member: Post 1
129 Anita Bass
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131 **Voting Yea:** Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor
132 Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub
133 Jordan, Council Member: Post 6 Elaine Vaughn
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135 **MOTION PASSED (UNANIMOUSLY)**
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137 **XIII. New Business**

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139 1. Consideration of an action on a request to enter into an agreement with Dekalb County Visitors
140 Bureau, requested by City Manager Maggie Dimov.
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142 **ACTION: MOTION TO APPROVE TO ENTER INTO AN AGREEMENT WITH DEKALB
143 COUNTY VISITORS BUREAU**

144 Motion made by Council Member: Post 1 Anita Bass, Seconded by Council Member: Post 2 Mark
145 Marianos
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147 **Voting Yea:** Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor
148 Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub
149 Jordan, Council Member: Post 6 Elaine Vaughn

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MOTION PASSED (UNANIMOUSLY)

ACTION: MOTION TO APPROVE THE BUDGET AMENDMENT FOR THE DEKALB COUNTY VISITORS BUREAU

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)

2. Consideration of an action on a request to appoint Voting Delegates for the Georgia Municipal Association Annual Business Meeting to be held on June 28, 2026 in Savannah, Georgia, requested by City Clerk Shavala Ames.

Deputy City Clerk Nakeya Burton provided a general overview of the request. Council Member Bass inquired how many delegates are needed and Council Member Mark Marianos advised he would be unavailable to serve and asked who would be interested and if the Mayor could be a delegate.

ACTION: MOTION TO APPOINT MAYOR LINDER AND MAYOR PRO TEM SMITH AS VOTING DELEGATES FOR THE GEORGIA MUNICIPAL ASSOCIATION ANNUAL BUSINESS MEETING

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)

3. Consideration of an action on a request to set the Public Hearing Dates for the proposed Millage Rate, requested by City Clerk Shavala Ames.

City Manager Maggie Dimov provided a general overview of the request. Following the overview, members of the governing body had questions regarding the timing and dates of the public hearings as well as their availability. City Attorney Angela Couch clarified how many meetings are needed and when they can be held.

ACTION: MOTION TO APPROVE THE PUBLIC HEARING DATES FOR THE PROPOSED MILLAGE RATE

Motion made by Mayor Pro Tem: Council Member 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)

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4. Consideration of an action on a request to approve Professional Consulting Services for the Planning Department, based on the proposal/quote received from the Sumter consultant requested by City Manager Maggie Dimov.

City Manager Maggie Dimov provided a general overview of the request. Following the overview, members of the governing body had questions regarding what the employees hours would be, if they'd be a temporary employee and if so, how long. Council Members also had questions regarding the bid process and if an amendment would be necessary.

ACTION: MOTION TO APPROVE PROFESSIONAL CONSULTING SERVICES FOR THE PLANNING DEPARTMENT

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)

XIV. New Ordinances and Resolutions

1. Ordinance 2026-06 - Sale of City Property Amendment - Requested by Lt. Bob Hillis. Goal - Governance – First Read Only – No Action
2. Resolution 2026-08 – Budget Amendment General Fund

ACTION: MOTION TO APPROVE RESOLUTION 2026-08 BUDGET AMENDMENT GENERAL FUND

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

3. Resolution 2026-09 – Budget Amendment Visitor Center Fund

ACTION: MOTION TO APPROVE RESOLUTION 2026-09 BUDGET AMENDMENT VISITOR CENTER FUND

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)

4. Resolution 2026-10– Budget Amendment Stormwater Fund

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**ACTION: MOTION TO APPROVE RESOLUTION 2026-10 BUDGET AMENDMENT
STORMWATER FUND**

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)

- 5. Ordinance for 977 Main Street Special Use Permit - Requested by Mayor Pro Tem Smith. Goal - Governance – First Read Only – No Action
 - 6. Ordinance for 5444 Rockbridge Road Rezoning - Requested by Mayor Pro Tem Smith. Goal - Governance – First Read Only – No Action
 - 7. Ordinance for 5444 Rockbridge Road Conditional Use Permit for a Nail Salon- Requested by Mayor Pro Tem Smith. Goal - Governance – First Read Only – No Action
 - 8. Ordinance for 5444 Rockbridge Road Conditional Use Permit for a Laundry Mat - Requested by Mayor Pro Tem Smith. Goal - Governance – First Read Only – No Action
- XV. **Remarks of Privilege** - Council Member Hub Jordan discussed providing weekend services by public works and the daily opening and closing of the City’s parks. Council Member Bass mentioned designating a time to discuss providing weekend services with City staff to ensure support. Council Member Marianos mentioned creating lists to keep track of priorities. Mayor Pro Tem Smith made a comment regarding keeping 18-Wheeler trucks out of the City. Council Member Nunez made a concern regarding citizen complaints regarding public restrooms staying open after hours and emphasized the importance regarding the appearance of the City. Council Member Vaughn emphasized that the Police Department staff can’t be at the parks around the clock and that as citizens we must do our part. Mayor Linder made a comment regarding possibly placing the park hours and weekend services discussion, as a discussion item on the agenda but vetting it first with City staff to come up with a comprehensive strategy.

XIV. **Announcements by The Mayor** – Mayor Linder congratulated City Manager Miglena Dimov for receiving her CPM certification.

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

ACTION: MOTION TO GO INTO EXECUTIVE SESSION AT 9:29 P.M. TO DISCUSS LITIGATION AND PERSONNEL

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)

ACTION: MOTION TO ADJOURN EXECUTIVE SESSION AND RECONVENE THE CITY COUNCIL MEETING AT 10:00 P.M. - (3) ITEMS DISCUSSED IN EXECUTIVE SESSION

310 Motion made by Mayor Pro Tem: Post 3 Ryan Smith, Seconded by Council Member: Post 2 Mark
311 Marianos

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

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317 **MOTION PASSED (UNANIMOUSLY)**

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319 **XVI. Adjournment**

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321 **ACTION: MOTION TO ADJOURN MEETING AT 10:01 P.M.**

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

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

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329 **MOTION PASSED (UNANIMOUSLY)**

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Jelani Linder, Mayor

City Clerk, Shavala Ames