



Mayor and City Council Work Session

Tuesday, January 6, 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 – Interim City Manager/Economic Development Director/DDA | Shavala**
6 **Ames - City Clerk | Angela Couch - City Attorney**

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8 **Organizational Meeting – Swearing In Ceremony**
9 **Call to Order: 6:33 p.m. by City Clerk Shavala Ames**

10 Newly Elected Officials sworn in: Kay Nunez - Council Member Post 4, Hub Jordan - Council Member
11 Post 5, Elaine Vaughn - Council Member Post 6, and Jelani Linder – Mayor
12 Judge Tracey Mora administered the newly elected officials oaths of office.

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14 **Adjourn Organizational Meeting – 7:11 P.M.**

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16 **Public Hearing was called to order at 7:11 p.m.**

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

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22 **I. Public Hearing**

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24 **1. Public Hearing on 1082 New Gibraltar**

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26 Planning Manager Tamaya Huff provided a general overview of the Public Hearing as outlined in the
27 provided city council packet.

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29 The applicant came forward to speak regarding the property. The owner, Jean- Claude Mondesir,
30 stated that it has been almost a year since the purchase of the home. The applicant expressed a desire
31 to add value to the neighborhood and noted that they have developed strong relationships with
32 neighbors.

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34 **Public Hearing comments**

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36 **Public Comment 1: Nolan Joss** – Expressed that he has met the owner and understands their desire
37 to improve the property’s interior and exterior; however, he does not support the use of the property as
38 an Airbnb rental.

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40 **Public Comment 2: Theresa Thomas** – Thanked Council Member Jordan for speaking on behalf of the
41 community and expressed concern that the residence had not been occupied for over a year without
42 code enforcement visiting the property. She stated that short-term renters often park on lawns or block
43 neighboring driveways and noted that she does not support the use of the property as an Airbnb.

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Public Comment 3: Eileen Smith – Expressed that the property is part of a larger issue in Stone Mountain, noting that construction on the home had already been completed before violations were identified. She stated that the City is not doing an adequate job with code enforcement and identifying issues before they reach this point.

II. **Adjournment** – 7:30 P.M.

ACTION: MOTION TO ADJOURN PUBLIC HEARING AT 7:30 P.M

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, and Council Member: Post 6 Elaine Vaughn

MOTION PASSED (UNANIMOUSLY)

III. **Call to Order**

Mayor Linder called the meeting to order at 7:31 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. **Invocation and Pledge**

Mayor Linder led a 60-second moment of silence, followed by the Pledge of Allegiance

VI. **Citizen Comments/Including comments from public/stakeholders**

Citizen Comment 1: Theresa Thomas – Congratulated the new Council members, reminded them of their oath of office, and urged them to uphold their sworn responsibilities. She encouraged the Council to vote against the comprehensive plan, noting that the prior Council voted against citizen oversight, while the County has a citizen oversight board in place. She questioned why the Council voted against measures that included citizen input and stated that she was speaking on behalf of the entire city, not just herself.

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

- 1. Consideration of an action on a request to approve the December 16, 2025 Meeting Minutes

ACTION: MOTION TO APPROVE DECEMBER 16, 2025 MEETING MINUTES, WITH CORRECTIONS

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, and Council Member: Post 6 Elaine Vaughn

MOTION PASSED UNANIMOUSLY

VIII. **Reading of Communications** – None

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IX. Adoption of The Agenda of The Day

ACTION: MOTION TO ADOPT THE AGENDA OF THE DAY AS AMENDED TO INCLUDE RESOLUTION 2026-01 – TRUIST BANKING RESOLUTION TO NEW BUSINESS ITEM #1

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)

X. Council Policy Discussion Topics – None

XI. Unfinished Business – None

XII. New Business

1. Consideration of an action on a request to approve Resolution 2026-01 – Truist Banking Resolution

Attorney Couch came forward to explain the parameters of the resolution and stated that new signatories must be designated for the signing of checks moving forward. Interim City Manager Maggie Dimov clarified that the current ordinance requires the Mayor to be a designated signatory. The Council also designated Mayor Pro Tem Ryan Smith and Council Member Post 5, Hub Jordan, as additional signatories.

ACTION: MOTION TO APPROVE RESOLUTION 2026-01 – TRUIST BANKING RESOLUTION
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 Jordan Hub, and Council Member: Post 6 Elaine Vaughn

MOTION PASSED (UNANIMOUSLY)

2. Consideration of an action on a request to adopt Public Comment Guidelines - Written procedures are to be provided for Zoning Public Hearings for Comprehensive Plan (Initial Public Hearings) and Zoning Public Hearings per Rule 110-12-1-.04 Procedures and GA Code § 36-66-5 (2024).

ACTION: MOTION TO APPROVE A REQUEST TO ADOPT PUBLIC COMMENT GUIDELINES - WRITTEN PROCEDURES ARE TO BE PROVIDED FOR ZONING PUBLIC HEARINGS FOR COMPREHENSIVE PLAN (INITIAL PUBLIC HEARINGS) AND ZONING PUBLIC HEARINGS PER RULE 110-12-1-.04 PROCEDURES AND GA CODE § 36-66-5 (2024) AND TO INCLUDE THE HISTORIC PRESERVATION COMMITTEE

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

City Attorney Couch clarified that the City Council may not have the legal authority to require the Historic Preservation Commission to adopt specific public comment policies and procedures, noting that the Commission operates with a degree of autonomy established by ordinance and governing law.

MOTION WITHDRAWN

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ACTION: MOTION TO APPROVE A REQUEST TO ADOPT PUBLIC COMMENT GUIDELINES - WRITTEN PROCEDURES ARE TO BE PROVIDED FOR ZONING PUBLIC HEARINGS FOR COMPREHENSIVE PLAN (INITIAL PUBLIC HEARINGS) AND ZONING PUBLIC HEARINGS PER RULE 110-12-1-.04 PROCEDURES AND GA CODE § 36-66-5 (2024)

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 Jordan Hub, and Council Member: Post 6 Elaine Vaughn

MOTION PASSED (UNANIMOUSLY)

3. Consideration of an action on a request to approve the HPC Appeal for 6444 James B. Rivers Memorial Drive thereby rejecting the decision of the Historic Preservation Commission.

The applicant came forward to state her case and explained that she was unaware the home was located within a historic district until after renovations had begun, including the installation of board-and-batten siding on the exterior and new interior flooring. She stated that she was later penalized by code enforcement and was unable to obtain permits due to the Historic Preservation Commission's decision, requiring her to wait for an appeal before the City Council.

The Council discussed how much of the project had been completed prior to being stopped by code enforcement. Council Member Nunez shared that she had experienced a similar situation and stated that the process should be amended to ensure buyers are informed when a home is located within a historic district.

ACTION: MOTION TO APPROVE THE HPC APPEAL FOR 6444 JAMES B. RIVERS MEMORIAL DRIVE THEREBY REJECTING THE DECISION OF THE HISTORIC PRESERVATION COMMISSION.

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, and Council Member: Post 6 Elaine Vaughn

MOTION PASSED (UNANIMOUSLY)

4. Consideration of an action on a request to approve the Stakeholder Committee, incorporating the Interim City Manager's revisions to include the Public Works Director and the City Clerk.

ACTION: MOTION TO APPROVE THE STAKEHOLDER COMMITTEE, INCORPORATING THE INTERIM CITY MANAGER'S REVISIONS TO INCLUDE THE PUBLIC WORKS DIRECTOR AND THE CITY CLERK.

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, and Council Member: Post 6 Elaine Vaughn

MOTION PASSED (UNANIMOUSLY)

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XIII. **New Ordinances and Resolutions**

1. Resolution 2025-09 - 798 Third Street - Second Read

ACTION: MOTION TO APPROVE RESOLUTION 2025-09 - 798 THIRD STREET - SECOND READ

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)

XIV. **Remarks of Privilege**

1. Mayor Pro Tem Smith expressed concerns regarding building permits and emphasized that buyers should be informed when a property is located within a historic district, where renovations require prior approval. He suggested the City consider an ordinance requiring formal notice to property owners upon purchase.
2. Council Member Marianos stated that he looked forward to working with the new Council members and expressed excitement for the next two years.
3. Council Member Jordan thanked everyone, stated that he was honored to serve the City of Stone Mountain, and expressed that he looked forward to the next four years.
4. Council Member Vaughn thanked all who voted for her, including those who did not, expressed gratitude for the opportunity to serve, and informed Mayor Pro Tem Smith that prior to leaving the HPC there had been discussions about implementing measures to identify historic districts.

XV. **Announcements by the Mayor**

1. The Mayor thanked the Council, staff, and community for being present and staying through the meeting. He expressed hope for the progress of the City Council, emphasizing the importance of working together to move the city forward.

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

ACTION: MOTION TO GO INTO EXECUTIVE SESSION AT 8:31 P.M. TO DISCUSS REAL ESTATE, LITIGATION, 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 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 9:39 P.M.

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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)

XVII. **Adjournment**

ACTION: MOTION TO ADJOURN THE MEETING 9:39 P.M.

Motion made by Mayor Pro Tem: Post 3 Ryan Smith, Seconded by Council Member: Post 6 Elaine Vaughn

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)

Mayor/ Mayor Pro Tem

Shavala Ames, City Clerk