



Mayor and City Council Work Session
Tuesday, January 20, 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**

4
5 **Staff: Maggie Dimov – Interim City Manager/Economic Development Director/DDA | Shavala**
6 **Ames - City Clerk | Angela Couch - City Attorney**

7
8 Public Hearing was called to order at 6:30 p.m.

9
10 PRESENT: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro
11 Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan,
12 Council Member: Post 6 Elaine Vaughn and Jelani Linder

13
14 **I. Public Hearing**

- 15
16 1. Public Hearing on the 2026 Comprehensive Plan, requested by Planning Manager Tamaya Huff

17
18 Planning Manager Tamaya Huff and Atlanta Regional Commission (ARC) representative, Ranata
19 Madison provided a general overview of the 2026 comprehensive plan as outlined in the provided city
20 council packet.

21
22 Mayor Linder inquired about the possibility of focusing the Comprehensive Plan to produce more
23 tangible, actionable items. He asked whether the plan could be tailored to address the specific needs of
24 the community and target key areas. Ranata Madison confirmed that the plan would be designed to be
25 actionable and tailored accordingly.

26
27 **Public Hearing comments**

28
29 **Public Comment 1: Ms. Thomas** – Objected to the Comprehensive Plan, stating that the 10-minute
30 public comment period was insufficient for a city of approximately 4,000 residents. The City is not in
31 compliance regarding the audit and referenced several grants received. Expressed concern that a citizen
32 was asked to leave a committee meeting, meetings should be open to the public. Committee members
33 were selected by former Council rather than citizens, limiting fair participation. Two Council members
34 stated they would remain seated until a new Council was in place and referenced Marianos stating he
35 would submit his name only for a temporary position.

36
37 **Public Comment 2: Joan Monroe** – Stated that only five people are allowed to speak at the public
38 hearing, leaving the majority of citizens unheard. Expressed concern that committee appointments were
39 made in a prejudiced manner and that those asking questions were treated with disdain. The public is
40 being locked out while expected to give automatic approval. The meaning of stakeholder has been
41 stretched beyond its municipal intent. This is not a private club and that citizens and businesses must be
42 able to survive. Not observed Council or staff at the SMMA board meetings and highlighted financial
43 concerns. Concluded that the Comprehensive Plan is not being approached with forward-thinking.

45 **Public Comment 3: Susan Taylor** – Congratulated the new Council and Mayor and referenced Atlanta
46 Regional Commission representative Ms. Madison’s review of the steps completed under the prior
47 Comprehensive Plan. Taylor suggested that this information be published on the City’s website so
48 citizens can track progress. She also recommended conducting the checklist annually going forward.
49

50 **II. Adjournment** – 6:58 P.M.

51
52 **ACTION: MOTION TO ADJOURN PUBLIC HEARING AT 6:58 P.M**

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

55
56 **Voting Yea:** Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor
57 Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub
58 Jordan and Council Member: Post 6 Elaine Vaughn

59
60 **MOTION PASSED (UNANIMOUSLY)**

61
62 **III. Call to Order**

63
64 Mayor Linder called the meeting to order at 6:58 P.M

65
66 **IV. Determination of Quorum**

67
68 **PRESENT:** Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro
69 Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, and
70 Council Member: Post 6 Elaine Vaughn

71
72 **V. Invocation and Pledge**

73
74 Mayor Linder led a 30-second moment of silence, followed by the Pledge of Allegiance

75
76 **VI. Citizen Comments/Including comments from public/stakeholders**

77
78 **Citizen Comment 1: Ms. Thomas** – Comments from the previous meeting were overly summarized.
79 Raised concerns regarding Rockborough Terrace and San Pablo, including issues with A&S related to
80 road damage and property damage. Objected to the proposed transfer of \$150,000 from SPLOST funds
81 to the General Fund, stating this is illegal based on the 2023 audit and that residents want SPLOST funds
82 used for street repairs. A Rockborough contract item was rejected due to lack of funds, despite \$150,000
83 being allocated to Mardi Gras expenses and DDA legal fees. Raised safety concerns regarding Ridge
84 Road near JRB, citing damaged concrete around a sewer and a large pothole that poses a hazard.
85 Referenced comments from the DeKalb County CEO’s office regarding proper SPLOST use.

86
87 **Citizen Comment 2: Joan Monroe** – Believes the agenda is largely unlawful and that required state
88 procedures are not being followed. Repeated audit failures expose the City to potential lawsuits and
89 referenced prior practices where the City Attorney attended only one meeting per month, expecting
90 Council to follow the City Code. Stated that her deannexation request has passed County GIS and that
91 they will continue the process based on the stamped and notarized petition date - the City should have
92 submitted the petition to GIS but did not, and that the GIS Director dismissed the idea that the property
93 was an island. Expressed a desire to leave the City due to concerns about public safety, harassment,
94 vandalism, and what she described as misplaced priorities.

95
96 **Citizen Comment 3: Michael Henry** – Referenced a pothole on Ridge Road near JBR, stating that he
97 has already contacted the City and completed the required forms, but no action has been taken. He also
98 suggested planting evergreen trees, noting that they do not drop branches and are less likely to interfere
99 with sewer and water lines.

100
101 **Citizen Comment 4: Tequilla Hunter** – Stated that an A&S Paving contractor damaged her mailbox and
102 it still has not been repaired. She reported the incident three months ago, filed a police report, and

103 contacted the City Manager. She was told by the A&S Paving project manager that funds were allocated
104 for property damage. Although Code Enforcement noted no visible damage, the mailbox had been
105 temporarily secured at the time. She was advised to submit a letter to Council by Code, and an A&S
106 Paving representative later confirmed that the repair would be handled.

107
108 **Citizen Comment 5: Marcus Myrick** – Expressed that he is a long-term Stone Mountain resident with
109 concerns about rising crime and how the City plans to address it. He stated that his truck was vandalized
110 on Sunday morning, with the window broken in, and that police informed him of approximately 10 recent
111 break-ins in Stone Mountain. He noted that crime was previously lower and believes it has increased
112 alongside the rise in rental properties.

113
114 **Citizen Comment 6: Cheryl Dudley** – Expressed sympathy for Mr. Myrick regarding the vandalism of
115 his vehicle and wished the Mayor and Council a Happy New Year. She stated that, during discussions
116 on tourism and after reviewing the stakeholders meeting agenda, she believes there should be greater
117 separation between the City of Stone Mountain and Stone Mountain Park. She noted that the City existed
118 before the park and believes that the park's history has deterred visitors.

119
120 **Citizen Comment 7: Dave Thomas** – Thanked the Mayor and Council for the opportunity to speak and
121 welcomed the new members. He noted that most elected officials reside in the northern part of the Village
122 of Stone Mountain and asked that greater attention be given to the southwest, known as the Rockborough
123 area, which currently has no resident representation on Council. He stated that people are naturally more
124 attuned to issues in their own neighborhoods and suggested increasing community engagement in
125 Rockborough through town halls, council member meet-and-greets etc.

126
127 **Citizen Comment 8: Clint Monroe** – Congratulated the new Council members and acknowledged the
128 challenges of serving on Council, noting that he has served in the past. He highlighted a lack of
129 geographic representation on Council and expressed concern about border areas, where celebratory
130 gunfire occurs around New Year's and the Fourth of July and perpetrators leave before police can
131 respond. He also noted the absence of sidewalks in some areas and requested increased police
132 presence in the city's border areas. Additionally, he urged that city funds, particularly SPLOST funds, not
133 be diverted to other projects.

134
135 **VII. Review of the Journal (City Clerk)**

- 136
137 1. Consideration of an action on a request to approve January 6, 2026 Meeting Minutes

138
139 **ACTION: MOTION TO APPROVE JANUARY 6, 2026 MEETING MINUTES**

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

142
143 **Voting Yea:** Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor
144 Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub
145 Jordan, Council Member: Post 6 Elaine Vaughn

146
147 **MOTION PASSED (UNANIMOUSLY)**

148
149 **VIII. Reading of Communications – None**

150
151 **IX. Adoption of The Agenda of The Day**

152
153 **ACTION: MOTION TO ADOPT THE AGENDA OF THE DAY AS AMENDED TO INCLUDE AN
154 EXECUTIVE SESSION TO DISCUSS LITIGATION AND PERSONNEL**

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

157
158 **Voting Yea:** Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor
159 Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub
160 Jordan, Council Member: Post 6 Elaine Vaughn

161
162 **MOTION PASSED (UNANIMOUSLY)**
163

164 **X. Committee Discussion Items**

165
166 **1. Stone Mountain Community Garden**
167

168 Columbus Brown gave details and updates and SMCG as outlined in the report provided. It was
169 announced that the next meeting will be on February 19th via zoom.
170

171 **2. Planning Commission**
172

173 Tamaya Huff came forward to give updates on the Stakeholder Committee and Comprehensive Plan,
174 along with public hearing notification requirements. It was noted that in February, the Planning
175 Commission will receive a similar presentation to provide additional opportunities for public
176 participation and comment.
177

178 The Planning Commission also adopted updated bylaws, increasing requirements for public meeting
179 minutes, including the recording of public meetings, and implementing formal public comment
180 procedures as part of the Planning Commission's public comment guidelines.
181

182 **3. Historic Preservation Commission**
183

184 Tamaya Huff provided updates as outlined in the report and noted that the Department of Community
185 Affairs awarded a grant to assess and survey historic properties, also that the Commission calendar
186 has been approved.
187

188 Council asked whether assessments would focus only on historic homes, how historic designations
189 would be disclosed in mixed developments, and whether codes are regulated by the City or the State.
190 Ms. Huff confirmed that the Historic Preservation Commission follows State laws.
191

192 **XI. Staff Reports**
193

194 **1. Public Safety – Police Chief – James Westerfield Jr**
195

196 The Interim City Manager advised that the public safety report was included in the meeting packet
197 and that any questions would be forwarded to Chief Westerfield upon his return on January 21, 2026.
198 Council inquired about the recent increase in break-ins in the area.
199

200 **2. Financials Update – Finance Consultant, Angelia Adediran**
201

202 Angelia Adediran presented an overview as outlined in the agenda packet. Council inquired about
203 the audit, specifically the applicable deadlines. Ms. Adediran explained that the City is subject to both
204 an annual audit and a single audit and provided an update that the audit is currently in the testing
205 phase, with a deadline of no later than February.
206

207 Various inquiries from the governing body were addressed including a balance discrepancy,
208 miscellaneous revenue listed under the General Fund, placing surplus funds into reserves, DOAA
209 compliance and the city audit. Interim City Manager Dimov clarified that this category may include
210 vendor fees and event sponsorships.
211

212 **XII. City Manager's Report**
213

214 **1. Operations Report – Interim City Manager Maggie Dimov**
215

216 Interim City Manager Maggie Dimov provided details and updates as outlined in the written report.
217 Operations report updates included Mike Helton as the City's new Public Works Director, appreciation
218 to Shavala Ames, City Clerk, and Ms. Keturah Hall, Assistant City Clerk, in preparing and organizing

219 the Mayor and Council Mini Retreat held in the City of Lithonia. She also noted that Ms. Ames, who
220 is now overseeing Human Resources, has initiated an internal employee newsletter to improve
221 internal communication.

222
223 Additional updates included reports on VFW Park, McCurdy Park, the outdoor gym damages, and
224 CSX updates.

225
226 The Mayor announced the success of the MLK event and acknowledged the attendance of various
227 city mayors, commissioners, and community leaders.

228
229 Public Works Director Mike Helton provided an update on the steps the Public Works Department is
230 taking to prepare for potential snow events.

231
232
233 **XIII. Council Policy Discussion Topics – None**

234
235 **XIV. Unfinished Business – None**

236
237 **XV. New Business**

238
239 **1. Consideration of an action on a request to approve the Variance Application for 1082 New Gibraltar**
240 **Square**

241
242 **ACTION: MOTION TO DEFER THE VARIANCE APPLICATION FOR 1082 NEW GIBRALTAR**
243 **SQUARE TO MARCH 3, 2026**

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

246
247 Mayor Pro Tem Ryan Smith made a motion to defer the variance application due to the applicant
248 performing work prior to receiving the required approval and expressed that a fine should be
249 imposed. The City Attorney clarified that the violation is a court-related matter with no direct
250 correlation to the zoning procedures.

251
252 **MOTION WITHDRAWN**

253
254 **ACTION: MOTION TO APPROVE THE VARIANCE APPLICATION FOR 1082 NEW**
255 **GIBRALTAR SQUARE**

256 Motion made by Council Member: Post 5 Hub Jordan, Seconded by Council Member: Post 2 Mark
257 Marianos

258
259 **Voting Yea:** Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Council
260 Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan and Council Member: Post 6
261 Elaine Vaughn

262
263 **Voting Nay:** Mayor Pro Tem: Post 3 Ryan Smith

264
265 **MOTION PASSED**

266
267 **2. Consideration of an action on a request to approve Mardi Gras as a city-wide event**

268
269 Interim City Manager Maggie Dimov gave a general overview and a timeline of the proposed Mardi
270 Gras event which included three options for the execution.

271
272 Carmen with Bundos Entertainment came forward with her board to discuss options for hosting the
273 event and explain their reason for requesting funding from the city.

274
275 **ACTION: MOTION TO APPROVE MARDI GRAS AS A CITY-WIDE EVENT UNDER OPTION 3**
276 **- A CITY PARTNERSHIP EVENT IN WHICH THE CITY OF STONE MOUNTAIN WOULD**

277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334

RECOGNIZE MARDI GRAS AS AN OFFICIAL CITYWIDE EVENT; THE SELECTED VENDOR WOULD SERVE AS THE EVENT ORGANIZER THROUGH AN RFP PROCESS, WITH THE CITY RESPONSIBLE FOR ALL EVENT-RELATED COSTS AND THE VENDOR COMPENSATED FOR ITS SERVICES

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

3. Consideration of an action on a request to approve the 2026 Special Events Calendar

ACTION: MOTION TO APPROVE THE 2026 SPECIAL EVENTS CALENDAR REALLOCATE \$8,000 FROM THE CARIBBEAN FEST AND MUSIC OF THE SOULS EVENTS TO FUND THE MARDI GRAS EVENT

Motion made by Council Member: Post 5 Hub Jordan, 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)

4. Consideration of an action a request to reallocate funds for (1) new position, Tourism Manager; and (1) previous position Communications Specialist

ACTION: MOTION TO TABLE THE REQUEST TO REALLOCATE FUNDS FOR (1) NEW POSITION, TOURISM MANAGER; AND (1) PREVIOUS POSITION COMMUNICATIONS SPECIALIST

Motion made by Council Member: Post 5 Hub Jordan, 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)

5. Consideration of an action on a request to approve Engineering Services with LBG Associates

ACTION: MOTION TO APPROVE A REQUEST TO APPROVE ENGINEERING SERVICES WITH LBG ASSOCIATES

Motion made by Council Member: Post 1 Anita Bass, 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)

6. Consideration of an action on a request to approve an Intergovernmental Agreement with Downtown Development Authority (DDA) and the City of Stone Mountain

335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392

ACTION: MOTION TO APPROVE A REQUEST TO APPROVE AN INTERGOVERNMENTAL AGREEMENT WITH DOWNTOWN DEVELOPMENT AUTHORITY (DDA) AND THE CITY OF STONE MOUNTAIN

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)

7. Consideration of an action on a request to initiate a comprehensive review and research of HB 581 to evaluate its potential impacts and benefits for the citizens of Stone Mountain

Mayor Pro Tem Ryan Smith explained that DeKalb County has implemented a property tax freeze similar to HB 581, noting that revenue has increased each year since its implementation. City Attorney Angela Couch clarified that reintroducing this item would require additional funding for Sumter Consulting to properly prepare it with all necessary information. The item will need to be placed back on the agenda.

ACTION: MOTION TO TABLE A REQUEST TO INITIATE A COMPREHENSIVE REVIEW AND RESEARCH OF HB 581 TO EVALUATE ITS POTENTIAL IMPACTS AND BENEFITS FOR THE CITIZENS OF STONE MOUNTAIN TO THE NEXT CITY COUNCIL MEETING

Motion made by Council Member: Post 2 Mark Marianos, Seconded by Council Member 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)

8. **ACTION: MOTION TO EXTEND THE TIME OF THE MEETING TO DISCUSS NEW ORDINANCES AND RESOLUTIONS AND THE EXECUTIVE SESSION**

Motion made by Council Member: Post 5 Hub Jordan, 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)

XVI. New Ordinances and Resolutions

1. Ordinance 1008B Main Street – FIRST READ, requested by Planning Manager Tamaya Huff

NO ACTION TAKEN

XVII. Remarks of Privilege – None

XVIII. Announcements by the Mayor

1. It was announced that the City of Stone Mountain MLK event was a great success. The Chiefs' Meeting, which brought together all DeKalb County chiefs, was held in Stone Mountain. Additionally, a successful MLK event was held at St. Paul AME Church

393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432

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

ACTION: MOTION TO GO INTO EXECUTIVE SESSION AT 9:54 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 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 10:46 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 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)

XX. Adjournment

ACTION: MOTION TO ADJOURN THE MEETING 10:47 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)

Mayor/ Mayor Pro Tem

Shavala Ames, City Clerk