



Mayor and City Council Work Session
Tuesday, September 16, 2025 at 6:30 PM
City Hall, 875 Main Street, Stone Mountain, Georgia 30083

Minutes

Mayor and Council: Dr. Beverly Jones – Mayor | Post 3: Mayor Pro Tem Ryan Smith
Post 1: Council Member Anita Bass | Post 2: Council Member Mark Marianos
Post 4: Council Member Gil Freeman | Post 5: Council Member Shawnette Bryant
Post 6: Council Member Teresa Crowe

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

I. Call to Order

Mayor Jones called the meeting to order at 6:32 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 Gil Freeman, Council Member: Post 5 Shawnette Bryant, Council Member: Post 6 Teresa Crowe, Mayor Beverly Jones

III. Invocation and Pledge

Mayor Jones led the Pledge of Allegiance, followed by the invocation (Reverend Orea Parker)

IV. Citizen Comments – Including comments from public/stakeholders

Citizen Comment 1: Jody Norwood – Expressed support for the family whose home was recently involved in a shooting; police response was inadequate, and residents should not have to live in fear; Pepperwood is often overlooked, and concerned about drug activity; called for more police presence to improve safety; emphasized solidarity with the woman whose home was targeted.

Citizen Comment 2: Denise Burris – Discussed shooting on Pepperwood; frequent gunfire near her home; described witnessing two teenagers firing weapons while running through the neighborhood; did not report the incident due to fear of retaliation; expressed concern for the safety of her children and elderly mother; video recorded has expired but committed to preserving and sharing such evidence with authorities in the future.

Citizen Comment 3: Cheryl Dudley – Discussed overspending in the last three years; approving expenditures without funds could lead to penalties or state control of city finances; questioned \$800,000 for unfinished ADA bathrooms, the Baptist lawn project, and money spent in legal fees; urged greater oversight from residents and the Georgia Department of Audits; legality does not always equal ethics.

Citizen Comment 4: Joan Monroe – Expressed frustration that reports of criminal activity are often disregarded by City Manager and Police Chief; shooting last week there were over 30 shell casings; Police declined to collect evidence or inspect damage until repeated 911 calls; suspects

remained nearby without questioning and that requests for increased patrols have been ignored; need a full investigation, regular crime reporting, and stronger action to protect residents.

Citizen Comment 5: Sheila McKenzie – Discussed the Pepperwood shooting as the victim; disappointed with the Stone Mountain Police; lack of timely response and support; over 30 bullets struck her home and vehicles; delay in evidence collection and investigation; ongoing trauma among neighbors; urged stronger police action to ensure community safety.

Citizen Comment 6: Dave Thomas – Relinquished time.

Citizen Comment 7: Deronda Goar – Expressed frustration that despite eligibility for a senior tax reduction, she did not receive relief on her city tax bill due to a separate application process; was informed no adjustment could be made until next year.

Citizen Comment 8: C. Monroe – Discussed the city's millage rate remains among the highest in the county and argued the rollback only slowed long-term increases; downtown improvements have not filled vacant shops; criticized the DDA's lack of progress, and questioned whether future development would benefit residents or real estate interests; distraction of a costly "witch hunt" against the mayor without evidence; why didn't Police collect evidence at the shooting.

Citizen Comment 9: Ms. Thomas – Requested a city manager's report on Rockborough Street paving and raised concern over the city operating in overdraft; criticized council's 4–2 vote to proceed with the lawn project despite survey support for a referendum; SPLOST funds are being used for the lawn instead of streets and sewers; preferential paving in Council Member Bass's neighborhood while approved projects remain incomplete; Rockborough was cheated.

Citizen Comment 10: Sharon Frierson – Discussed shoes hanging on wires at West Mountain and Memorial Drive, which they believe signal drug activity, noting the issue remains despite notifying the Police Chief; raised objections to new developments on Covington Highway and Memorial Drive, warning they may worsen problems; headed for something never seen in Stone Mountain, need increased police patrols.

Citizen Comment 11: Neighbors of Stone Mountain – Members of the community stood in solidarity with the shooting victim.

Citizen Comment 12: Reverend Orea Parker – Expressed concern that council members prioritize personal interests over community needs; funds go to entertainment and housing projects; someone died due to a mental illness and poor living conditions; enough is enough; citizens should not be taxed without an improved quality of life; invited everyone to St. Paul Church's 135th anniversary celebration at 10:45 am on Sunday.

V. Review of the Journal (City Clerk)

1. Consideration of an action on a request to approve September 2, 2025 Meeting Minutes

ACTION: MOTION TO APPROVE SEPTEMBER 2, 2025 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 6 Teresa Crowe

Voting Nay: Council Member: Post 4 Gil Freeman Council Member, Council Member: Post 5 Shawnette Bryant

VI. Reading of Communications – None

VII. Adoption of The Agenda of The Day

ACTION: MOTION TO MOVE ITEM #5 REGARDING A REQUEST TO APPROVE A FEE AGREEMENT WITH ATTORNEY MARY PREBULA TO THE TOP OF THE NEW BUSINESS

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, and Council Member: Post 6 Teresa Crowe

Voting Nay: Council Member: Post 4 Gil Freeman, Council Member: Post 5 Shawnette Bryant

MOTION PASSED

ACTION: MOTION TO APPROVE THE AGENDA OF THE DAY AS AMENDED

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, and Council Member: Post 6 Teresa Crowe

Voting Nay: Council Member: Post 4 Gil Freeman, Council Member: Post 5 Shawnette Bryant

MOTION PASSED

VIII. Committee Discussion Items

1. Stone Mountain Community Garden

Jackie Marshall gave details and updates on SMCG as outlined in the report provided.

2. Planning Commission – No updates

3. Economic Development/Downtown Development Authority

Interim City Manager Maggie Dimov gave updates as outlined in the report provided. Discussion was held on the mural design in that the mural reflects the park more than the city itself.

4. Historic Preservation Commission

Andrea Redman provided details and updates from the August 20th HPC meeting regarding approved upgrades and the use of solar panels. Questions were raised on ways to assist seniors with discounted purchases of solar panels.

5. Parks and Recreation Committee

Dr. Orea Parker provided updates from the September 8th Parks and Recreation Committee meeting, noting that a winter festival park theme was discussed. She also confirmed participation in the Trunk or Treat event and the Kaboom project.

IX. Staff Reports

1. Public Safety – Reports/Updates given by Major Parks

Major Parks presented an overview of recent activity and crime statistics, as outlined in the agenda packet. She addressed the Pepperwood incident, assuring the council that the Police Department is investigating and advising homeowners to submit complaints in writing. Members of the council

expressed empathy with affected residents and asked about procedures following such crimes, opportunities for citizens to share information directly with officers, and the “Hold the Line” initiative. They also raised concerns about shoes hanging on power lines near the city and encouraged stronger partnerships with neighborhood watch groups to support community safety.

2. Financials Report – Reports/ Updates given by Angelia Adediran as outlined in the report provided.

Members of the council raised questions regarding the budget and the ongoing audit for fiscal year 2025. Interim City Manager Maggie Dimov provided an update, noting that the Visitor Center is currently closed and may be discussed further at the next council meeting. Brief discussion was held regarding the 4.4 mil tax collection at the end of the year.

X. City Manager’s Report

1. Interim City Manager – Maggie Dimov

Interim City Manager Maggie Dimov reviewed the Operations Report as outlined highlighting key accomplishments and updates including Employee of the Month Assistant Court Clerk Trina Thrower.

Members of the governing body raised questions about unused paving equipment and debris from the paving project. Also discussed discrepancies between the paving of Rockborough Street and Rockborough Terrace, as well as the removal of pecan trees near the Caboose. An update was provided regarding parking at the Methodist Church.

XI. Council Policy Discussion Topics - None

XII. Unfinished Business

1. Resolution 2025-24 Authorize Interim City Manager to execute Enterprise Fleet Management Agreements

ACTION: MOTION TO APPROVE RESOLUTION 2025-24 TO AUTHORIZE INTERIM CITY MANAGER TO EXECUTE ENTERPRISE FLEET MANAGEMENT AGREEMENTS

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 Gil Freeman, Council Member: Post 5 Shawnette Bryant, Council Member: Post 6 Anita Bass

MOTION PASSED (UNANIMOUSLY)

2. Consideration of an action on a request to approve the Lawn concept design

Interim City Manager Maggie Dimov presented the preferred Lawn concept design. Discussion followed regarding concerns that community input had not been broad enough and that ongoing projects should be completed before committing to the proposed design. It was further noted that the design serves only as a preliminary concept to establish a cost estimate for potential future consideration of the Lawn project

ACTION: MOTION TO APPROVE THE PREFERRED LAWN CONCEPT DESIGN.

Motion made by Council Member: Post 6 Teresa Crowe, 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 6 Teresa Crowe

Voting Nay: Council Member: Post 4 Gil Freeman, Council Member: Post 5 Shawnette Bryant

MOTION PASSED

XIII. New Business

1. Consideration of an action on a request to approve a fee agreement with Attorney Prubela

City Attorney Angela Couch gave a brief overview of the fee agreement and the services that will be provided.

ACTION: MOTION TO APPROVE A FEE AGREEMENT WITH ATTORNEY PRUBELA

Motion made by Council Member: Post 2 Mark Marianos, Seconded by Council Member: Post 6 Teresa Crowe

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 6 Teresa Crowe

Voting Nay: Council Member: Post 4 Gil Freeman, Council Member: Post 5 Shawnette Bryant

MOTION PASSED

2. Consideration of an action on a request to approve Change Order No. 1 with Verkada (Alscan)

ACTION: MOTION TO APPROVE CHANGE ORDER NO. 1 WITH VERKADA

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 Gil Freeman, Council Member: Post 5 Shawnette Bryant, Council Member: Post 6 Anita Bass

MOTION PASSED (UNANIMOUSLY)

3. Consideration of an action on a request to authorize the City of Stone Mountain to enter into an agreement with the Georgia Environmental Finance Authority (GEFA) to receive a grant in the amount of \$75,000.

ACTION: MOTION TO AUTHORIZE THE CITY OF STONE MOUNTAIN TO ENTER INTO AN AGREEMENT WITH GEFA TO RECEIVE A GRANT IN THE AMOUNT OF \$75,000

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 Gil Freeman, Council Member: Post 5 Shawnette Bryant, Council Member: Post 6 Anita Bass

MOTION PASSED (UNANIMOUSLY)

4. Consideration of an action on a request to approve the purchase of a new HVAC system for City Hall with Legacy Mechanical.

Discussion was held regarding the variations in quotes received from all vendors. It was noted that Legacy Mechanical submitted a more detailed quote on the day of the meeting, specifying the brand of HVAC system included.

ACTION: MOTION TO APPROVE THE PURCHASE OF A NEW HVAC SYSTEM FOR CITY HALL WITH LEGACY MECHANICAL

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 6 Teresa Crowe

Voting Nay: Council Member: Post 4 Gil Freeman, Council Member: Post 5 Shawnette Bryant

MOTION PASSED

5. Consideration of an action on a request to approve Sumter Consulting for the Public Works Director Search

ACTION: MOTION TO APPROVE SUMTER CONSULTING FOR THE PUBLIC WORKS DIRECTOR SEARCH

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 6 Teresa Crowe

Voting Nay: Council Member: Post 4 Gil Freeman, Council Member: Post 5 Shawnette Bryant

MOTION PASSED

XIV. New Ordinances and Resolutions

1. Ordinance No. 2025-04 – Parks and recreation committee establishment

City Attorney Angela Couch presented the item for consideration, noting it had already undergone first and second readings. Some members of the governing body voiced opposition, citing that committee members had not had input. Others contended that a decision was overdue, given that no new suggestions to the ordinance had been submitted.

ACTION: MOTION TO TABLE ORDINANCE 2025-04 PARKS AND RECREATION COMMITTEE ESTABLISHMENT

Motion made by Council Member: Post 4 Gil Freeman, Seconded by Council Member: Post 6 Shawnette Bryant

Voting Yea: Council Member: Post 4 Gil Freeman, Council Member: Post 5 Shawnette Bryant

Voting Nay: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 6 Teresa Crowe

MOTION FAILED

ACTION: MOTION TO APPROVE ORDINANCE 2025-04 PARKS AND RECREATION COMMITTEE ESTABLISHMENT

Motion made by Council Member: Post 6 Teresa Crowe, 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 6 Teresa Crowe

Voting Nay: Council Member: Post 4 Gil Freeman, Council Member: Post 5 Shawnette Bryant

MOTION PASSED

2. Ordinance No. 2025-06 – Amend Employee Personnel Policies Ordinance

City Attorney Angela Couch presented the Personnel Policies Ordinance, which would authorize the City Manager to make administrative updates to the employee handbook. It was noted that the ordinance would not remove the governing body’s oversight of existing legislation, but would allow the City Manager to manage day-to-day operations through a new employee handbook

ACTION: MOTION TO APPROVE ORDINANCE 2025-06 EMPLOYEE PERSONNEL POLICIES ORDINANCE

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 Gil Freeman, Council Member: Post 6 Teresa Crowe

Voting Nay: Council Member: Post 5 Shawnette Bryant

MOTION PASSED

3. Resolution No. 2025-26 – Amend special events Fee schedule for the lawn

ACTION: MOTION TO APPROVE RESOLUTION NO. 2025-26 AMEND SPECIAL EVENTS FEE SCHEDULE FOR THE LAWN

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 Gil Freeman, Council Member: Post 5 Shawnette Bryant, Council Member: Post 6 Anita Bass

MOTION PASSED (UNANIMOUSLY)

XV. Remarks of Privilege

1. Council Member Freeman expressed condolences to the victims of Pepperwood and encouraged them to reach out to him directly. He also invited volunteers for the upcoming Kaboom event.
2. Council Member Bryant provided a recap of the Georgia Power event held last week; and asked for prayers for her 31-year-old cousin, who was tragically murdered while walking in the park.

XVI. Announcements by the Mayor

1. Mayor Jones acknowledged the cancellation of the upcoming Caribbean Fest and shared optimism about rescheduling the event at a future date.

XVII. ADJOURNMENT

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ACTION: MOTION TO ADJOURN THE MEETING 9:47 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 Gil Freeman, Council Member: Post 5 Shawnette Bryant, Council Member: Post 6 Teresa Crowe

MOTION PASSED (UNANIMOUSLY)

Dr. Beverly Jones, Mayor

Shavala Ames, City Clerk