



Mayor and City Council Work Session
Tuesday, March 3, 2026 at 6:30 PM
City Hall, 875 Main Street, Stone Mountain, Georgia 30083

Minutes

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

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

I. Call to Order

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

II. Determination of Quorum

PRESENT: 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

ABSENT: Council Member: Post 1 Anita Bass

III. Invocation and Pledge

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

IV. Citizen Comments/Including comments from public/stakeholders

Citizen Comment 1: Eileen Smith – Thanked Public Works Director Mike Helton for addressing the backlog of SeeClickFix requests. She also shared information about assistance programs available through DeKalb County and Georgia Power for senior citizens and low-income residents, including water and electric bill discounts, a plumbing repair assistance program through DeKalb County, and energy-efficiency services through Georgia Power such as thermostat repairs or replacements, added insulation, and ductwork repairs. She also advised that the DeKalb County Fire Department offers free smoke alarms and will install them at no cost for residents.

Citizen Comment 2: Ms. Thomas – Commended the Mayor and Council retreat held on Saturday February 28, 2026. She stated that the citizen comment disclaimer on the agenda violates her First Amendment rights. Regarding the audit, she requested that the full document be made available online for public access. She noted repeated Anti-Deficiency Act findings in the 2022, 2023, and 2024 audits and cautioned that Council is spending funds not actually available, even if listed in the budget. She referenced Rockborough's statement of work in the A&S Pavement contract, alleging that both the City and A&S Pavement are in breach. She further expressed concern about inappropriate SPLOST expenditures and requested the 2023 audit, which she believes flagged over \$8,000 in improper spending, and asked that funds be restored to address Rockborough Terrace.

Citizen Comment 3: Joan Monroe – Petitioned Council to cease violating federal and state laws, citing her First Amendment rights. She reminded Council that upon being sworn in, members pledged to uphold

the Constitution of the United States, not that of Russia. She stated that documented violations exist and asserted that arbitrarily preventing individuals from participating in the public process, as well as withholding records based on personal dislike, is unlawful. She accused Council of mismanaging funds and later voting to cover such issues. She emphasized that Council is responsible for compliance and proper financial management.

Citizen Comment 4: Cheryl Dudley – Suggested that the City distance itself from Stone Mountain Park due to ongoing controversy, including litigation involving the Sons of Confederate Veterans. She encouraged Council to promote the identity of the City of Stone Mountain itself rather than the park, emphasizing this as a path toward the future. She referenced another city that relied heavily on tourism revenue and urged Council not to follow that same model. She also reminded residents that primary elections are coming up in May and encouraged everyone to ensure they are registered to vote.

Citizen Comment 5: Candice Spicer – Thanked the City for supporting her business, My Vintage Home, located downtown. She shared a concern about Main Street traffic, noting that some customers had difficulty crossing the street, and requested increased police patrols in that area.

Citizen Comment 6: Deronda Goar – Noted that she had previously inquired about city taxes, explaining that she is a senior. She was told last year by DeKalb County that paperwork needed to be submitted by April 1, which she missed, so she submitted it on time this year but was informed that no discount would be applied until next year. She also asked whether Code Enforcement addresses residents placing junk in their front yards.

V. Review of the Journal (City Clerk)

1. Consideration of an action on a request to approve February 17, 2026 Meeting Minutes

ACTION: MOTION TO APPROVE FEBRUARY 17, 2026 MEETING MINUTES

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

Voting Yea: 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)

VI. Reading of Communications – None

VII. Adoption of The Agenda of The Day

ACTION: MOTION TO ADOPT THE AGENDA OF THE DAY AS AMENDED TO INCLUDE AN EXECUTIVE SESSION TO DISCUSS LITIGATION

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

Voting Yea: 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)

VIII. City Manager's Report

1. 2024 Audit Update – CKH Group

CKH representative Eon Van Wyk reviewed the 2024 audit as outlined in the presentation to Council. City Manager Maggie Dimov thanked Sumter Consulting for assisting City of Stone Mountain in completing the audit quickly and expressed appreciation to CKH Group for their guidance in identifying areas for future improvement. She noted that personnel-related issues affected audit report production, but with new staff, including a senior accountant, she is confident the 2025 audit will show significant improvement.

Council asked about journal entries and whether a secondary review was needed. It was clarified that while manual entries can be error-prone, many entries are not manual, so less rigorous review is required. Council also asked about readiness for the 2025 audit. Stephen Mayers stated that May 24, 2026 is a realistic start date to allow the City to provide necessary financial documents. Council acknowledged suggestions to upgrade software and procedures to streamline the audit process. Questions were raised regarding the completion of the 2024 and 2025 audits and the DCA annual finals. Stephen clarified that the 2024 finals still need to be completed and that the Finance Director, with support from Sumter Consulting, will lead updates to policies and procedures. Regarding budget amendments, one will be needed for 2025 but not 2024.

The Mayor commended CKH Group, noting that the 2024 audit was clear, well-organized, and easy to understand.

2. Comprehensive Plan Public Outreach Update – Planning Manager Tamaya Huff

Ms. Huff provided an overview of the proposed Public Outreach Plan included in the meeting packet, explaining its purpose and the factors that led to its development for the City. She emphasized that effective public engagement is critical to managing the comprehensive plan and ensuring timely approval, while improper engagement could delay the process. She encouraged community members to review the plan, provide comments, and participate collaboratively within the parameters established by the plan.

IX. Council Policy Discussion Topics – None

X. Unfinished Business

1. Operations Report – City Manager Maggie Dimov

City Manager Maggie Dimov provided details and updates as outlined in the written report.

Council raised questions regarding the lights on Main Street, and it was confirmed that the Public Works Director is working on the programming to get them operational as promised. Council also inquired about issues with the security cameras, and Mike Helton clarified that the Public Works Department is working closely with DeKalb County to get additional security cameras on Main Street and West Mountain Drive.

IX. Council Policy Discussion Topics – None

X. Unfinished Business

1. Consideration of an action on a request to modify VFW request, requested by Public Works Director Mike

City Manager Maggie Dimov came forward to present this item on behalf of Public Works Director Mike Helton in which she explained that after putting out the RFP and receiving the projected cost from bidders she noted that if the city decides to proceed with this project will likely be the only project to be completed for the year 2026, she recommends pausing the project due to limited funding for 2026.

Mayor and Council agreed to pause the current project and consider developing a comprehensive plan for all City parks before approving major projects. They also noted the need to address flooding and lack of ADA access in the gardens, which currently pose a hazard to the community.

Council asked whether deferring or denying the county grant for the project would affect future opportunities, and Ms. Dimov confirmed that the county provides the grant annually. Council also inquired about applying the grant to the Lawn on Main project instead or using the funds for McCurdy Park, highlighting potential revenue from youth and adult league activities.

ACTION: MOTION TO APPROVE THE REQUEST TO PAUSE THE VFW PARK IMPROVEMENT PROJECT

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

Voting Yea: 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

XI. New Business

1. Consideration of an action on a request to approve the proposal for use of the baseball field at Leila Mason Park

Council expressed overall support for the use of the baseball field but raised concerns about constructing a dugout due to limited City funds. Attorney Couch addressed the legal implications of the applicant building and paying for the dugout. It was agreed that including padding does not require an RFP and would be permissible.

ACTION: MOTION TO APPROVE A REQUEST TO APPROVE THE USE OF THE BASEBALL FIELD AT LEILA MASON PARK, EXCLUDING THE CITY'S INVOLVEMENT WITH THE CONSTRUCTION OF A DUGOUT

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

Voting Yea: 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

2. Consideration of an action on a request to enter into an agreement with Target Solutions Learning LLC (Vector Solutions), requested by Police Chief James Westerfield, Jr.

ACTION: MOTION TO APPROVE THE REQUEST TO ENTER INTO AN AGREEMENT WITH TARGET SOLUTIONS LEARNING LLC (VECTOR SOLUTIONS)

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

Voting Yea: 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 purchase and licensing of an upgraded network firewall, requested by Police Chief James Westerfield, Jr.

It was advised that the current firewall has reached end-of-life status. At this stage, the manufacturer no longer provides licensing updates, security protections, or technical support, leaving the City network vulnerable to cybersecurity threats and without important security features.

ACTION: MOTION TO APPROVE THE PURCHASE AND LICENSING OF AN UPGRADED NETWORK FIREWALL

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

Voting Yea: 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 for outdoor gym repairs, requested by Public Works Director Mike Helton

Public Works Director Mike Helton provided an overview of the quote for repairs to the outdoor gym, noting that the highest price was quoted, but a discount may be possible if contractors will be working nearby in Ellenwood. Council asked about surveying the area for problematic trees and whether the proposed fencing would be permanent. Mr. Helton clarified that the fencing would be temporary to protect the equipment from theft or damage during construction.

ACTION: MOTION TO APPROVE THE REQUEST FOR OUTDOOR GYM REPAIRS

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

Voting Yea: 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

XII. New Ordinances and Resolutions

1. Second Read Ordinance 1008B Main Street, requested by Planning Manager Tamaya Huff

XIII. Remarks of Privilege – None

XIV. Announcements by the Mayor

1. Mayor Linder mentioned that the Senior Meet and Greet was held on Monday, March 2, at The View Senior Living and was a great opportunity to connect with the seniors in the community. Council agreed to have a City Council representative, along with members of staff attend once per quarter to interact with residents.

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

ACTION: MOTION TO GO INTO EXECUTIVE SESSION AT 8:11 P.M. TO DISCUSS LITIGATION

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

Voting Yea: 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

277 **MOTION PASSED (UNANIMOUSLY)**

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279 **ACTION: MOTION TO ADJOURN EXECUTIVE SESSION AND RECONVENE THE CITY**
280 **COUNCIL MEETING AT 8:50 PM**

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

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284 **Voting Yea:** Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith,
285 Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, and Council
286 Member: Post 6 Elaine Vaughn
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288 **MOTION PASSED (UNANIMOUSLY)**

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290 **XVI. Adjournment**

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292 **ACTION: MOTION TO ADJOURN THE MEETING 8:51 P.M.**

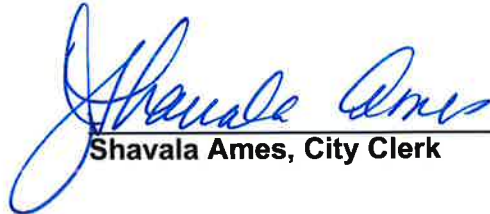
293 Motion made by Mayor Pro Tem: Post 3 Ryan Smith, Seconded by Council Member: Post 2
294 Mark Marianos

295
296 **Voting Yea:** Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith,
297 Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, and Council
298 Member: Post 6 Elaine Vaughn
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300 **MOTION PASSED (UNANIMOUSLY)**

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Jelani Linder, Mayor



Shavala Ames, City Clerk