



Mayor and Council Retreat Part – III

February 28, 2026 at 9:00 A.M.

City Hall, 215 N. Broad Street, Monroe, GA 30655

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 | Shavala Ames – City Clerk | Angela Couch - City Attorney

I. Call to Order

Mayor Linder called the meeting to order at 9:00 A.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 Kay Nunez, Council Member: Post 5 Hub Jordan, Council Member: Post 6 Elaine Vaughn

III. City Staff 2026 Workplan Presentation

1. Retreat Discussion

The retreat was facilitated by Michael McPherson, Georgia Municipal Association District 3 Member Services Consultant, who led the session in coordination with City Manager Miglena ("Maggie") Dimov.

Ms. Dimov opened the retreat by providing a brief overview of the 2026 Employee Workplan. Each staff member introduced themselves and their respective department. Department directors then presented a detailed review aligning their departmental goals and initiatives with the City of Stone Mountain's mission statement as established by the City Council during prior retreats. The session focused on developing clear, practical initiatives led by staff that reflect the Council's shared vision and strategic priorities to effectively move the City forward.

IV. Pond Presentation

Representatives from Pond & Company presented three design concepts for the Lawn on Main property. They explained what each concept would include and provided estimated timelines and cost projections for how the project could move forward under each option.

The concepts were developed using community feedback and the proposed project budget as guiding factors. Based on these considerations, the project was divided into two phases. Phase I is estimated at approximately \$3 million and is structured to incorporate as many of the desired amenities and features as possible within the established budget. The presentation also included visual renderings to help illustrate the proposed designs and concluded with an overview of the anticipated next steps to move the project forward.

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45 **V. Davenport Presentation**
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47 Vice President Ricardo Cornejo delivered a presentation providing an overview of Davenport's
48 role as a financial advisor and the services the firm offers. These services include capital
49 improvement planning, managing financial transactions, coordinating with financing teams, and
50 overseeing scheduling related to funding efforts. He explained Davenport's primary role as a
51 financial services provider in assisting municipalities with planning and implementing funding
52 strategies.
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54 Mr. Cornejo also shared examples of projects the firm has supported in other cities that utilize
55 Davenport's services.
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57 **VI. Executive Session to Discuss Personnel, Legal, Cyber Security and/or Real**
58 **Estate (if needed)**
59

60 **ACTION: MOTION TO GO INTO EXECUTIVE SESSION AT 2:53 P.M. TO DISCUSS REAL**
61 **ESTATE**

62 Motion made by Council Member: Post 2 Mark Marianos, seconded by Mayor Pro Tem: Post 3
63 Ryan Smith
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65 **Voting Yea:** Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos,
66 Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post
67 5 Hub Jordan, and Council Member: Post 6 Elaine Vaughn
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69 **MOTION PASSED (UNANIMOUSLY)**
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71 **ACTION: MOTION TO ADJOURN EXECUTIVE SESSION AND RECONVENE THE RETREAT**
72 **DISCUSSION AT 4:00 P.M.**

73 Motion made by Mayor Pro Tem: Post 3 Ryan Smith, seconded by Council Member: Post 1
74 Anita Bass
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76 **Voting Yea:** Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos,
77 Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post
78 5 Hub Jordan, and Council Member: Post 6 Elaine Vaughn
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80 **MOTION PASSED (UNANIMOUSLY)**
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82 **VII. ACTION: MOTION TO ADJOURN THE MEETING AT 4:01 P.M.**

83 Motion made by Council Member: Post 2 Mark Marianos, seconded by Council Member: Post 4
84 Kay Nunez
85

86 **Voting Yea:** Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos,
87 Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post
88 5 Hub Jordan, Council Member: Post 6 Elaine Vaughn
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90 **MOTION PASSED (UNANIMOUSLY)**
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93 
Jelani Linder, Mayor


City Clerk, Shavala Ames