



Mayor and City Council Work Session
Tuesday, November 18, 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

Public Hearing was called to order at 6:33 p.m.

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

I. Public Hearing

1. Public Hearing on 798 Third Street (Parcel ID: 18 074 12 012) proposed Special Use Permit to install a gable shed, requested by Planning Manager Tamaya Huff

Planning Manager Tamaya Huff provided a general overview of the proposed Special Use Permit conditions for the Gable Shed and outlined the preservation requirements necessary to comply with the Shermantown zoning regulations.

City Attorney Angela Couch outlined the guidelines of the Public Hearing.

Public Hearing Comments

Public Comment 1: Darren Peckin – stated that the shed is needed for additional storage space

II. Adjournment – 6:39 P.M.

ACTION: MOTION TO ADJOURN PUBLIC HEARING AT 6:39 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 5 Shawnette Bryant, Council Member: Post 6 Teresa Crowe

MOTION PASSED (UNANIMOUSLY)

III. Call to Order

Mayor Jones called the meeting to order at 6:40 P.M

46 IV. **Determination of Quorum**

47
48 PRESENT: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor
49 Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Gil Freeman, Council Member: Post 5
50 Shawnette Bryant, Council Member: Post 6 Teresa Crowe, Mayor Beverly Jones
51

52 V. **Invocation and Pledge**

53
54 Mayor Jones led the Pledge of Allegiance, followed by an invocation delivered by Reverend Orea
55 Parks
56

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

58
59 **Citizen Comment 1: Dave Thomas** – Expressed congratulations to AARF for being voted the best
60 pet store in the area for the second year in a row. Noted that the organization exists to give back to
61 the community and highlighted their \$10,000 Giving Tuesday goal. Stated that it is a privilege to
62 work with and volunteer for the organization.
63

64 **Citizen Comment 2: Cheryl Dudley** – Congratulated the winners of the local election and noted
65 that the upcoming year may be challenging due to limited state funding expressed by Governor
66 Kemp. Thanked all who participated in the election and highlighted the newly elected Democrats
67 serving on the POC for the first time in 20 years. Also recognized the efforts of the Necessary
68 Trouble Pro-Election Group for contributing to increased voter turnout across the state.
69

70 **Citizen Comment 3: Joan Monroe** – Questioned whether Council members review police
71 department reports and noted a decline in the crime clearance rate since 2023. Expressed concern
72 that the department is not consistently publishing crime reports and highlighted issues with officer
73 turnover. Stated being told that Stone Mountain is considered the “drug capital of Georgia” and
74 raised concerns about individuals with felony convictions participating in children’s activities.
75 Asserted that the City supports felons. Also claimed that funding for the Art Station diverts tax
76 dollars to the Sons of Confederate Veterans and that funds are not used as promised.
77

78 **Citizen Comment 4: Theresa Thomas** – Stated that the budget and finance report still need to be
79 audited and that the 2024 budget was not formally closed out. Expressed concerns about the
80 transparency of the new budget format. Questioned the reduction of the Planning Commission
81 shortlist from 24 to 21 applicants and said the selection process was less transparent than in prior
82 years. Noted inconsistencies between the advisory presentation and City Hall’s actions and
83 indicated she would contact DCA if her concerns are not addressed..
84

85 **Citizen Comment 5: Clint Monroe** - Noted similarities between the 2024 budget and the
86 updated 2026 proposal and questioned the increase in the Pond fee from about \$150,000
87 to over \$200,000. Expressed appreciation for adding the holiday parade and highlighted
88 the success of the Trunk-or-Treat event. Stated that the City should review how
89 commission, committee, and Council appointments are vetted and encouraged broader
90 citizen participation.
91

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

- 93
94 1. Consideration of an action on a request to approve November 05, 2025 Meeting Minutes
95

96 **ACTION: MOTION TO APPROVE NOVEMBER 5, 2025 MEETING MINUTES**

97 Motion made by Mayor Pro Tem: Post 3 Ryan Smith Seconded by Council Member: Post 2 Mark
98 Marianos
99

100 **Voting Yea:** Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos,
101 Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 6 Teresa Crowe
102

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

MOTION PASSED

VIII. **Reading of Communications – None**

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

ACTION: MOTION TO ADOPT THE AGENDA OF THE DAY AS AMENDED, INCLUDING MOVING THE EXECUTIVE SESSION TO THE NEXT AGENDA ITEM BEFORE COMMITTEE REPORTS

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 Teresa Crowe

MOTION PASSED (UNANIMOUSLY)

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

ACTION: MOTION TO GO INTO EXECUTIVE SESSION AT 7:01 P.M. TO DISCUSS REAL ESTATE.

Motion made by Mayor Pro Tem: Post 3 Ryan Smith, Seconded by Post 5 Shawnette Bryant

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 and Council Member: Post 6 Teresa Crowe

MOTION PASSED (UNANIMOUSLY)

ACTION: MOTION TO ADJOURN EXECUTIVE SESSION AND RECONVENE THE CITY COUNCIL MEETING AT 7:14 PM

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)

ACTION: MOTION TO APPROVE SOUTHERN SKYLINE LLC FOR APPRAISAL 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 Gil Freeman and Council Member: Post 6 Teresa Crowe

Voting Nay: Council Member: Post 5 Shawnette Bryant

MOTION PASSED

160
161 **XI. Committee Discussion items**
162

163 **1. Stone Mountain Community Garden**
164

165 Juliana Pierre gave details and updates on SMCG as outlined in the report provided.
166

167 **2. Planning Commission**
168

169 Planning Manager Tamaya Huff gave details and updates on the Planning Commission that included a
170 variance request, board reappointment discussion and an upcoming public hearing.
171

172 **3. Historic Preservation Commission**
173

174 Planning Manager Tamaya Huff provided details and updates on the Historic Preservation Commission,
175 including several building and landscape improvements. The Mayor asked about the shortlist for new
176 Planning Commission members, and the Planning Manager clarified that the shortlist had been
177 presented at the November 5th city council meeting. She noted that the shortlist was provided at
178 Council's request, and Council later voted on the recommended appointments. Clarification was
179 requested by the Mayor on the matter, to which Ms. Huff agreed to provide later in the meeting.

180 **XII. Staff Reports**
181

182 **1. Public Safety – Reports/Updates given by Police Chief James Westerfield**
183

184 Chief James Westerfield presented an overview of recent activity and crime statistics, as outlined in the
185 agenda packet. He also reported that the DeKalb County Chiefs Association, St. Michael and All Angels
186 Church, Commissioner Chakirah Johnson, and the City of Stone Mountain Police Department
187 partnered with community leaders across DeKalb to host a service event at the Stone Mountain YMCA.
188 The event provided support and nourishment to families in need, serving nearly 500 vehicles.
189

190 **XIII. City Managers Report**
191

192 **1. Operations Report - Interim City Manager Maggie Dimov**
193

194 Interim City Manager Maggie Dimov reviewed the Operations Report, introducing new hire Esha
195 Gordon as the Assistant Court Clerk. She provided updates on Public Works, including repairs needed
196 at the Medlock Park pavilion, progress on the Kaboom project, and cleanup at the 4th Street pond. She
197 also reported on capital projects and the SPLOST street-paving program, noting that Council will
198 consider a proposed change order to either increase the total contract amount or reduce the number of
199 streets included.
200

201 Additionally, she reported a sinkhole at James B. Rivers Memorial Drive; Stormwater Administrator
202 Mike Vasquez coordinated with DeKalb Watershed to address the immediate safety concern by
203 installing a metal plate, and DeKalb Watershed will return next week for further assessment.
204

205 There were honorable mentions for the Veterans Day event held on November 8th, recognizing all
206 veterans and guest speakers who contributed to the success of the brunch. An update was provided
207 regarding Council Member Bass, along with the City's appreciation for the generous donation made by
208 the Interface sales team to support Stone Mountain Elementary School. Council Member Bryant also
209 announced updates regarding the property 5444 and shared information about the grand opening of
210 Buddy's Market for the community.
211

212 **2. Financials Update – Finance Director Angelia Adediran**
213

214 Finance Director Angelia Adediran presented an overview of the finance report, as outlined in the
215 agenda packet. She answered all questions regarding line item discrepancies noted by council and city
216 staff, also said that amendments will be made and presented at a future council meeting in December.

The council inquired about the remaining balance in SPLOST I, and it was confirmed that there are currently no funds left. It was announced that auditors will be visiting City Hall starting November 19th to review all banking and funding materials.

3. Truist Subpoena Update – City Attorney Angela Couch

City Attorney Angela Couch provided an update on the Truist subpoena, stating she received the third production of documents in response to questions she had raised regarding various Truist divisions, including the Treasury Payment Solutions platform. Council Member Freeman noted that the initial review link had expired and asked about refreshing the link or obtaining login credentials for the Truist account. Attorney Couch clarified that Truist issued a written response stating they could provide login credentials to the Council, although they have not. She further reported that she will draft an appearance subpoena for Mr. Holly, Truist's primary attorney in the Atlanta area, and advised against discussing specific details in a public meeting.

XIV. **Council Policy Discussion Topics – None**

XV. **Unfinished Business**

1. Resolution 2025-30 - Personnel Hearing Officer

The Mayor inquired about the verbiage related to appointing both a Personnel Hearing Officer and an alternate. The City Attorney reviewed the ordinance and confirmed that it is permissible to appoint both a primary Personnel Hearing Officer and an alternate.

ACTION: MOTION TO APPOINT EMILIA WALKER AS THE PRIMARY PERSONNEL HEARING OFFICER

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

Absent: Council Member: Post 5 Shawnette Bryant

MOTION PASSED

ACTION: ACTION: MOTION TO APPOINT YOLANDA KING AS THE ALTERNATE PERSONNEL HEARING OFFICER

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

Absent: Council Member: Post 5 Shawnette Bryant

MOTION PASSED

XVI. **New Business**

1. Consideration of an action on a request to approve the selected finalist for McCurdy Park Stormwater Drainage Repairs

City Engineer Larry Ginn addressed the Council's questions regarding the project, explaining that several trees must be removed to provide full site access and reach the discharge point. He noted that

tree removal is essential to the process. Mr. Ginn also clarified the differences between the quotes and stated that the selected contractor's line-item breakdown was helpful. He added that he has firsthand experience working with the company.

ACTION: MOTION TO APPROVE CIVIL CONSTRUCTION & UTILITIES AS THE FINALIST FOR MCCURDY PARK STORMWATER DRAINAGE REPAIRS

Motion made by Council Member: Post 2 Mark Marianos, Seconded by Council Member: Post 5 Shawnette Bryant

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)

2. Consideration of an action on a request to approve the selected finalist for the cleanup project at the 4th Street pond

City Engineer Larry Ginn clarified that rip rap, an erosion-prevention material included in the estimate, would primarily be placed where the pipe discharges into the pond and around the inlet if necessary. He noted that the crew will better determine the need for it once on site.

ACTION: MOTION TO APPROVE VENYSCAPES LLC AS THE FINALIST FOR THE CLEANUP PROJECT AT THE 4TH STREET POND

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 Gil Freeman, Council Member: Post 5 Shawnette Bryant, Council Member: Post 6 Teresa Crowe

MOTION PASSED (UNANIMOUSLY)

3. Consideration of an action on a request for a proposed agreement with the Art Station and the allocation of funds to support the partnership

Council Member Teresa Crowe noted that the Art Station had historically been allocated funding to support its programs and activities for residents. She stated that the amount used to be \$12,000, but since she has been on the Council, the organization has not received any funding.

City Attorney Angela Couch expressed concerns about providing funding to the nonprofit organization, noting that it could be perceived as potentially violating the gratuities clause. Finance Director Angelia Adediran also voiced concern regarding the potential budget impact and recommended establishing a procedure for handling such funding requests.

 ACTION: MOTION TO APPROVE A PROPOSED AGREEMENT WITH THE ART STATION AND THE ALLOCATION OF FUNDS TO SUPPORT THE PARTNERSHIP

Motion made by Council Member: Post 6 Teresa Crowe

VOTE DIED FOR A LACK OF A SECOND AND MOTION FAILED

4. Consideration of an action on a request to approve a Change Order No. 2 with A&S Paving for Rockborough Street paving

City Engineer Larry Ginn further explained the street-paving process and noted that change orders may be necessary following soil testing. Council also noted that, because Cemetery Circle is not a residential area, it should be removed from the change order.

ACTION: MOTION TO APPROVE CHANGE ORDER NO. 2 WITH A&S PAVING FOR ROCKBOROUGH STREET PAVING NOT INCLUDING CEMETERY CIRCLE

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 5 Shawnette Bryant, Council Member: Post 6 Teresa Crowe

ABSENT: Council Member: Post 4 Gil Freeman

MOTION PASSED

5. Consideration of an action on a request to reappoint Planning Commissioner Chountelle Hudson

Planning Commissioner Tamaya Huff came forward and provided additional clarification on the process for selecting members of the Planning Committee, including details regarding the approved shortlist.

ACTION: MOTION TO APPROVE A REQUEST TO REAPPOINT PLANNING COMMISSIONER CHOUNTELLE HUDSON

Motion made by Council Member: Post 2 Mark Marianos, seconded by Council Member: Post 4 Gil Freeman

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Council Member: Post 4 Gil Freeman, Council Member: Post 5 Shawnette Bryant, Council Member: Post 6 Teresa Crowe

Voting Nay: Mayor Pro Tem: Post 3 Ryan Smith

MOTION PASSED

XVII. **New Ordinances and Resolutions**

1. Ordinance 2025-10 Fiscal Year 2026 Budget - Second Read

ACTION: MOTION TO APPROVE ORDINANCE 2025-10 FISCAL YEAR 2026 BUDGET

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

2. Resolution 2025-31 - City Holiday Schedule for 2026

ACTION: MOTION TO APPROVE RESOLUTION 2025-31 - CITY HOLIDAY SCHEDULE FOR 2026

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 5 Shawnette Bryant, Council Member: Post 6 Teresa Crowe

MOTION PASSED (UNANIMOUSLY)

3. Resolution 2025-32 - City Council Meeting Schedule for 2026

MOTION TO APPROVE RESOLUTION 2025-32 - CITY COUNCIL MEETING SCHEDULE FOR 2026

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 Gil Freeman, Council Member: Post 5 Shawnette Bryant, Council Member: Post 6 Teresa Crowe

MOTION PASSED (UNANIMOUSLY)

XVIII. Remarks of Privilege

1. Council Member Bryant asked Interim City Manager Maggie Dimov to provide an update on the progress of the new City Hall parking lot.
2. Council Member Freeman noted that this City Council has had the most unanimous votes over the past four months.
3. Council Member Bass suggested a color-coded project list for easier readability and a more user-friendly format.
4. Council Member Crowe asked Interim City Manager Maggie Dimov for an update regarding the grant for Medlock Park.

XIX. Announcements by the Mayor

1. The Mayor asked that all Council Members and everyone attending future City Council meetings remain respectful moving forward.

XX. ADJOURNMENT

ACTION: MOTION TO ADJOURN THE MEETING 9:41 P.M.

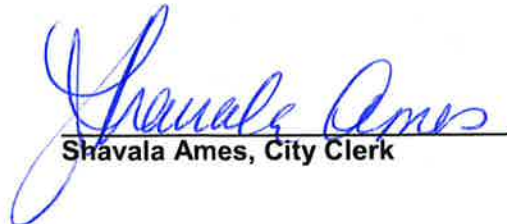
Motion made by Council Member: Post 4 Gil Freeman, Seconded by Council Member: Post 2 Mark Marianos

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