Mayor and City Council Work Session

Tuesday, November 17, 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

Mission Statement: *The City of Stone Mountain serves our residents, businesses, and visitors by providing an enhanced quality of life and a unique sense of place, guided by trust and integrity*

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

PRESENT: Mayor – Jelani Linder, 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

I. **Public Hearing**

1. Public Hearing on the Proposed FY2027 Budget. – Public Hearing #2

Mayor Jelani Linder announced that Public Hearings 2-5 will be heard at the December 1st City Council Meeting. City Manager, Maggie Dimov, presented the PowerPoint of the Public Hearing as outlined in the city council packet.

Mayor Linder opened the public hearing.

Public Hearing comments

IN FAVOR

Public Comment 1: Michael Rollins – Inquired if the public could see a better breakdown of the budget.

OPPOSED – None

2. Public Hearing – Special Use Permit – Short Term Lodging Vacation Home Facility – 5313 Hamilton Street. - To be heard at the December 1, 2026, City Council Meeting.

3. Public Hearing – Special Use Permit – Short Term Lodging Vacation Home Facility – 548 Marcos Way. - To be heard at the December 1, 2026, City Council Meeting.

4. Public Hearing – Special Use Permit – Short Term Lodging Vacation Home Facility – 5382 Cherry Wood Drive. - To be heard at the December 1, 2026, City Council Meeting.

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5. Public Hearing – Special Use Permit – Short Term Lodging Vacation Home Facility – 5388 Cherry Wood Drive. - To be heard at the December 1, 2026, City Council Meeting.

Mayor Linder closed the public hearing.

II. **Adjournment** – 6:37 P.M.

ACTION: MOTION TO ADJOURN PUBLIC HEARING AT 6:37 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)

III. **Call to Order**

Mayor Linder called the meeting to order at 6:37 P.M.

IV. **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, and Council Member: Post 6 Elaine Vaughn

V. **Invocation and Pledge**

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

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

Citizen Comment 1: Dave Thomas – Mentioned a Facebook post complaining about the buildings on Main Street. Praised attributes of the City like the outdoor recreation area, the freeway that leads to Atlanta, the Mineral and Pet Supply stores, as well as the local restaurants and breweries.

Citizen Comment 2: Michael Rollins – Discussed decisions made at the City's Planning Commission Meeting held on November 16th. Expressed that there were no concerns regarding the residents, no citizen comments allowed and how there are various signatures against a hotel on the greenspace.

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

1. Consideration of an action on a request to approve October 28, 2026, Meeting Minutes

ACTION: MOTION TO APPROVE OCTOBER 28, 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 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

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MOTION PASSED UNANIMOUSLY

2. Consideration of an action on a request to approve November 4, 2026, Meeting Minutes

ACTION: MOTION TO APPROVE NOVEMBR 4, 2026, MEETING MINUTES
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 Kay Nunez, Council Member: Post 5 Hub Jordan, and Council Member: Post 6 Elaine Vaughn

MOTION PASSED UNANIMOUSLY

VIII. **Reading of Communications – None**

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

ACTION: MOTION TO ADOPT THE AGENDA OF THE DAY
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)

X. **Committee Discussion Items**

1. Stone Mountain Community Garden

Columbus Brown - SMCG Chair - reviewed the report as outlined in the agenda packet.

2. Historic Preservation / Planning Commission

Thatcher Hart - Community Development Director - reviewed the report as outlined in the agenda packet.

XI. **Staff Reports**

1. Operations Report – City Manager – Maggie Dimov

City Manager, Maggie Dimov, reviewed the report as outlined in the agenda packet.

2. Public Safety – Police Chief – James Westerfield Jr.

Police Chief, James Westerfield Jr., reviewed the report as outlined in the agenda packet.

3. Budget to Actuals – Finance Consultant – Michelle Uran

Finance Consultant, Michelle Uran, reviewed the report as outlined in the agenda packet.

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XII. **Council Policy Discussion Topics**

1. Discussion – Public Hearing Procedures, requested by Mayor Pro Tem Smith

Mayor Pro Tem Smith requested that applicants be notified when they're going to be on an upcoming Agenda or if they're removed from an Agenda.

XIII. **Unfinished Business – None**

XIV. **New Business**

1. Discussion – Retirement Discussion, requested by City Manager Maggie Dimov, presented by Josh Colley with Georgia Municipal Association

2. Consideration of an action on a request to approve Resolution 2026-25 authorizing the establishment of a dedicated bank account for Tax Allocation District (TAD) contributions

ACTION: MOTION TO APPROVE RESOLUTION 2026-25 AUTHORIZING THE ESTABLISHMENT OF A DEDICATED BANK ACCOUNT FOR TAD CONTRIBUTIONS
Motion made by Council Member: Post 4 Kay Nunez, 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, Council Member: Post 6 Elaine Vaughn

MOTION PASSED (UNANIMOUSLY)

XV. **New Ordinances and Resolutions**

1. Ordinance 2026-16 - FY2027 Budget Adoption (FIRST READ) – No Action Taken

2. Ordinance 2026-17 – Food Truck Ordinance (FIRST READ) – No Action Taken

3. Amendment to Ordinance No. 2025-01 - Film Production Regulations

ACTION: MOTION TO AMEND RESOLUTION 2025-01 FILM PRODUCTION REGULATIONS
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, Council Member: Post 6 Elaine Vaughn

4. Resolution 2026-23 - 2027 City Council Meeting Schedule

ACTION: MOTION TO APPROVE RESOLUTION 2026-23 – 2027 CITY COUNCIL MEETING SCHEDULE WITH THE AMENDED CHANGE TO MOVE THE FIRST CITY COUNCIL MEETING OF NOVEMBER FROM NOVEMBER 2ND TO NOVEMBER 3RD
Motion made by Council Member: Post 2 Mark Marianos, Seconded by Council Member: Post 1 Anita Bass

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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, Council Member: Post 6 Elaine Vaughn

5. Resolution 2026-24 - 2027 Holiday Schedule

ACTION: MOTION TO APPROVE RESOLUTION 2026-24 – 2027 HOLIDAY SCHEDULE
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, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, Council Member: Post 6 Elaine Vaughn

Voting Nay: Mayor Pro Tem: Post 3 Ryan Smith

XVI. Remarks of Privilege

1. Council Member Marianos thanked the Planning Commission for their November 16th meeting decisions. Mayor Pro Tem Smith inquired regarding an update for the Public Works Facility and Public Work Director, Mike Helton, provided an update. Council Member Jordan mentioned his attendance at the grand opening of the Interpretive Center at Stone Mountain Park. Council Member Vaughn thanked the City's Finance Consultant, Michelle Uran, for her Budget 101 Workshop presentation and material.

XVII. Announcements by the Mayor

1. Mayor Linder echoed Council Member Jordans announcement regarding attending the Interpretive Center at Stone Mountain Park and encouraged everyone to visit.

XVIII. Executive Session

ACTION: MOTION TO GO INTO EXECUTIVE SESSION AT 9:15 P.M. TO DISCUSS REAL ESTATE
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 9:50 P.M. - (1) ITEM DISCUSSED IN EXECUTIVE SESSION
Motion made Mayor Pro Tem: Post 3 Ryan Smith, Seconded by Council Member: Post 1 Anita Bass

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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)

XIX. **Adjournment**

ACTION: MOTION TO ADJOURN THE MEETING 9:51 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)

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Jelani Linder, Mayor **Shavala Ames, City Clerk**

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