

1. Call to Order: Chair Van Ness called this meeting to order at 6:02 p.m. for the purpose of the items on the agenda. The agenda is attached hereto and is hereby made a part of these minutes. The full Board was present.

2. Special Recognitions and Presentations: Presentation to Jewel Williams, 2025 Winner and Grand Champion of the Rockdale Regional Science and Engineering Fair, and was Awarded the Thermo Fisher Scientific Junior Innovators Challenge Award – Maria Flint, Utility Education Specialist, Rockdale Water Resources

3. Public Comment: George Kelecheck, Dr. Darrell Hall, Charlotte Gellert, Corliss Turner

4. Agenda Review: Tuesday, February 25, 2025 at 10:00 a.m.: Attached hereto and is hereby made a part of these minutes.

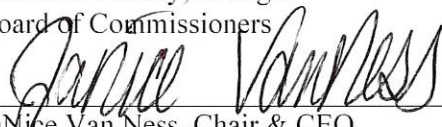
5. Board Comment: Commissioner Smith said she appreciated the Work Session. She reminded everyone that the students are out for Winter Break this week. She discussed community involvement, and invited interested citizens to reach out to Executive Director Rutledge for an application. She reminded everyone of the food drive happening this evening, Tuesday, February 18th at the Rockdale County Sheriff's Office. Commissioner Williams stated she also appreciated the Work Session. She discussed the Pastor's Table that took place last week and how it was excellent and well done. She expressed what a lovely service for Chair Van Ness's mother was on Saturday, February 15th, and what a nice tribute it was to her. For Black History Month, she discussed the movie Captain America and how actor Anthony Mackie is the first African American to play the lead role. Chair Van Ness thanked the Board for the spirited debate at the Work Session, and talked about working together as a team. She discussed the City expressing interest in splitting from the County regarding the Planning Commission. She reminded everyone that the County will be filling volunteer boards with qualified citizens for several boards and committees. She also recognized several members in the audience from the Business and Innovation Team, Planning and Zoning Team, as well as the Financial Oversight Committee. Chair Van Ness also thanked everyone for all the condolences, prayers, messages and cards for her family during a very difficult time.

6. Executive Session: None.

7. Adjournment: There being no further business, Chair Van Ness adjourned this meeting at 7:55 p.m.

Approved this 25th Day of February 2025.

Rockdale County, Georgia
Board of Commissioners


Janice Van Ness, Chair & CEO

ATTEST:


Jennifer O. Rutledge, County Clerk/
Executive Director of Government Affairs


Tuwanya C. Smith, Commissioner Post I


Dr. Doreen Williams, Commissioner Post II

Agenda - Board of Commissioners

Work Session

Tuesday, February 18, 2025 at 6:00 p.m.

Assembly Hall – 901 Main Street, Conyers, Georgia 30012

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1. Call to Order

2. Special Recognitions and Presentations: Presentation to Jewel Williams, 2025 Winner and Grand Champion of the Rockdale Regional Science and Engineering Fair, and was Awarded the Thermo Fisher Scientific Junior Innovators Challenge Award – Maria Flint, Utility Education Specialist, Rockdale Water Resources

3. Public Comment

4. Agenda Review – Tuesday, February 25, 2025 at 10:00 a.m.

5. Board Comment

6. Executive Session

7. Adjournment

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Voting Session
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1. Call to Order
2. Invocation and Pledge of Allegiance: Reverend Mark Barbour, New Covenant Fellowship Church
3. Special Recognitions and Presentations
4. Public Comment
5. Approval of the Agenda
6. Approval of the Minutes: February 11, 2025, February 18, 2025

7. Unfinished Business:

2025-36: Roots of Life, LLC (Michael D. Brown) (RESCIND C-2024-214) – Contract Approved 12/10/24 - Extension Services – Rescinding of Contract - Budget Reduction \$40,000 – Cooperative Extension – Transfer to General Fund Contingency

2025-48: Budget Amendment - \$40,000 – Moved from Extension Services to General Fund Contingency

2025-44: Future Land Use Case #2024-08 – An Ordinance To Amend the Future Land Use Map of Rockdale County, Georgia's Comprehensive Plan, As Amended, For Property Located at 4250 SE Highway 20 from the Medium Density Residential Future Land Use Category to the Commercial Future Land Use Category; To Repeal Conflicting Ordinances; And For Other Purposes – Second Reading

2025-45: Rezoning Case #2024-27 - An Ordinance To Amend The Official Zoning District Map Of Rockdale County, Georgia, As Amended, By Rezoning 4250 SE Highway 20 from A-R (Agricultural-Residential) to C-2 (General Commercial); To Impose Conditions Upon the Property; To Repeal Conflicting Ordinances; And For Other Purposes; However, the Conyers-Rockdale County Planning Commission Unanimously Voted to Recommend Approval with Conditions of Rezoning 4250 SE Highway 20 from A-R (Agricultural-Residential) to C-1 (Local Commercial) – Second Reading

8. Consent Agenda: None.

9. Regular Agenda:

2025-50: Boys and Girls Club of Rockdale County (RESCIND C-2024-207) – Contract Approved 12/10/24 – Board of Commissioners – Professional Services for Mentoring Youth in the Community – Original Contract Amount \$125,000/Year

2025-50a: Boys and Girls Club of Rockdale County – Board of Commissioners – Professional Services for Mentoring Youth in the Community – Reduction of Current Contract Approved at \$125,000 Annually to \$100,000/Annually – 1/1/2025 – 12/31/25 with Option to Renew – Budgeted Item

2025-51: Budget Amendment – \$93,750 – Decrease from General Fund BOC Professional Services and Increase to General Fund Contingency

2025-52: Paula Boyd – Superior Court/Adult Resource Court – Peer Specialist Providing Peer Support Services for the Accountability Courts Programs – Change Order No. 1 to C-2022-141 – Add Temporary Additional Duties for Assisting with Case Management Job Duties Until a Replacement Can Be Found - \$25.00 Per Hour for These Temporary Additional Duties – Grant Goes Through 6/30/25 - Grant Funded - Budgeted Item

2025-53: DCR Media and Systems, Inc. – General Services – On-Demand Supply and Install of Audio and Video Equipment – ITB 24-05 – One (1) Year with Option to Renew Three (3) Additional One-Year Periods – Multi Funds - Budgeted Item

2025-54: Department of Natural Resources (DNR) – General Services – Change Order No. 1 to C-2022-145 - Four-Month Extension Through 4/30/25 - Water Conservation Fund Grant for De Castro Trailhead Nature Center and Pavilion

2025-55: All-Pro Pest Services, Inc. – General Services – Pest Control for County Facilities – On-Demand – Change Order No. 1 to C-2023-188 – Add Four (4) Additional Sites at an Additional Cost of \$100 Per Month, Making it a Total of \$2,089/Monthly & \$25,068/Year (Previously \$1,989/Monthly and \$23,868/Year) – One (1) Year with Option to Renew Two (2) Additional One-Year Periods – General Fund – Budgeted Item

2025-56: Galls, LLC – Fire Rescue – Fire Uniforms – RFP 24-07 – On-Demand – One (1) Year with Option to Renew Three (3) Additional One-Year Periods – General Fund - Budgeted Item

2025-57: Hussey, Gay, Bell & DeYoung, Inc. Consulting Engineers – Transportation – Concept Report for Sigman Road Phase IV Widening and Multi-Use Path – Change Order No. 1 to C-2023-160 – Add a Prequalified ROW Acquisition Specialist Required by GDOT – Additional \$5,115.45 (Currently \$885,110.31) - New Total \$890,225.76 - 18 Months - SPLOST/Federally Funded - Budgeted Item

2025-58: Atlas Technical Consultants, LLC – Transportation – Courtesy Parkway Extension Project Design Services - PI #0006934 – Change Order No. 5 to C-2017-36 – Add Post Design Services – Additional \$91,115.96 (Currently \$448,222) - New Total \$539,337.96 - SPLOST Funded - Budgeted Item

2025-59: CPL Architects, Engineers and Landscape Architect, D.P.C. (P.C.) – Planning & Development – Rockdale County's Planning & Development Unified Development Ordinance (UDO) Update – RFP 24-24 - \$178,440 – 18 Months - General Fund - Budgeted Item

2025-60: State Farm Insurance – Finance – Subrogation Authorization Release Property Damage Only – State Farm's Client at Fault in Accident Involving RCSO Unit #237 Causing Damages of \$21,517.45 – This Payment is as Reimbursement to the County General Fund and Will Settle All Demands Related to the Accident – Claim #1175K835L

2025-61: State Farm Insurance – Finance – Subrogation Authorization Release Property Damage Only – State Farm's Client at Fault in Accident Involving RCSO Unit #563 Causing Damages of \$32,796.61 – This Payment is as Reimbursement to the County General Fund and Will Settle All Demands Related to the Accident – Claim #1176M732N

2025-62: LexisNexis Risk Solutions – Sheriff's Office – Accurint Trax System Software for Cell Phone Mapping and Crucial Day-to-Day Operations of the Investigative Team - \$7,875/Year – Through 11/30/25 - General Fund - Budgeted Item

2025-63: Requisition – General Services – Southeastern Security Professionals – Renewal to C-2024-31 - 2025 Alarm Monitoring Services - \$36,000 – General Fund & Water Enterprise Fund – Budgeted Item

2025-64: Requisition – General Services - United Maintenance – Renewal to C-2024-19 - 2025 HVAC Preventative Maintenance Services - \$147,207 – General Fund & Water Enterprise Fund – Budgeted Item

2025-65: Requisition – General Services – Imperial Dade – Purchase from Cooperative Contract - 2025 Janitorial Supplies – Not to Exceed \$33,996 – General Fund – Budgeted Item

2025-66: Requisition – General Services – Arborserv – Renewal to C-2022-152 - 2025 Quarterly Tree Grinding and Debris Hauling at Recycling Center – Not to Exceed \$120,000 – General Fund – Budgeted Item

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2025-67: Requisition – General Services – Pratt Recycling, Inc. – Renewal to C-2021-168 - 2025 Bulk Waste/Trash Compactor Recycling – Not to Exceed \$300,000 – General Fund – Budgeted Item

2025-68: Requisition – General Services – American Facility Services (AFS) – Renewal to C-2023-172 - 2025 Janitorial Services – \$258,528 – General Fund & Stormwater Enterprise Fund – Budgeted Item

2025-69: Requisition – General Services – Building Maintenance Services – Renewal to C-2023-173 - 2025 Janitorial Services - \$136,714.56 – New Cost \$142,409.56 - Cost Increased from 2024 by \$5,695/Year - General Fund, Water Enterprise Fund & Stormwater Enterprise Fund – Budgeted Item

2025-70: Requisition – General Services – Yancey Power Systems – State Contract - 2025 Generator Preventative Maintenance Services - \$72,808.06 – 21 Generators - General Fund – Budgeted Item

2025-71: Requisition – Technology Services - TSA, Inc. – Budgeted Implementation Services for Rubrik Software and County Wide Backup – NCPA Cooperative Contract – \$115,655.22 - General Fund – Budgeted Item

2025-72: Requisition – Sheriff's Office – United Maintenance, Inc. – Replacement of Jail RTU's for POD and Replacement of Staff RTU Heat Exchanger - \$67,313 – Capital Improvement Fund (CIP) – Budgeted Item -
RATIFICATION

2025-73: Requisition – RWR Customer Service – On-line Utility Exchange - C-2013-46 - Use of On-line Utility Exchange for Positive ID's - Not to Exceed \$22,000 – Water Enterprise Fund – Budgeted Item

2025-74: Expenditure Request - Aramark Services, Inc. – Sheriff's Office – C-2022-177 - Cost for Inmate Meals for the Week of 1/2/25 - 1/8/25 and 1/16/25 - 1/22/25 - \$27,207.91 – General Fund – Budgeted Item

2025-75: Expenditure Request - Axon Enterprise, Inc. – Sheriff's Office – C-2023-20 - Axon Annual Maintenance Agreement - \$455,744 – General Fund – Budgeted Item

2025-76: Expenditure Request - GTS - Tax Commissioner – Delinquent Notice Fees for Technical Services Agreement Payment Covering March 2024 and July 2024 - \$24,314.21 – General Fund – Budgeted Item

2025-77: Text Amendment Case #2025-01 - An Ordinance To Amend the Text of Sec. 106-1 (Definitions) and Sec. 218-13 (Standards of Use and Development) of the Unified Development Ordinance of Rockdale County, Georgia, As Amended, Adding Gasoline Stations to the Definitions Section and Amending the Supplemental Regulations Related Thereto; To Repeal Conflicting Ordinances; And For Other Purposes – First Reading

2025-78: Text Amendment Case #2025-02 - An Ordinance To Amend the Text of Sec. 106-1 (Definitions), Sec. 218-1 (Table of Permitted Uses), and Sec. 218-13 (Standards of Use and Development) of the Unified Development Ordinance of Rockdale County, Georgia, As Amended, Adding Small Box Discount Retailers to the Definitions Section, Adding Small Box Discount Retailers to the Table of Permitted Uses, and Adding Supplemental Regulations Related Thereto; To Repeal Conflicting Ordinances; And For Other Purposes – First Reading

2025-79: Text Amendment Case #2025-03 – An Ordinance To Amend the Text of Sec. 106-1 (Definitions), Sec. 218-1 (Table of Permitted Uses), and Sec. 218-13 (Standards of Use and Development) of the Unified Development Ordinance of Rockdale County, Georgia, As Amended, Adding Vape Stores to the Definitions Section, Adding Vape Stores to the Table of Permitted Uses, and Adding Supplemental Regulations Related Thereto; To Repeal Conflicting Ordinances; And For Other Purposes – First Reading

2025-80: Text Amendment Case #2025-04 - An Ordinance To Amend the Text of Sec. 106-1 (Definitions), Sec. 218-1 (Permitted Use Table), Sec. 218-13 (Standards of Use and Development) of the Unified Development Ordinance of Rockdale County, Georgia, As Amended, Regarding Mini-Storage Warehouses and Self-Storage Units; And Amending the Supplemental Regulations Related Thereto; To Repeal Conflicting Ordinances; And For Other Purposes – First Reading

2025-81: Text Amendment Case #2025-05 - An Ordinance To Amend the Text of Sec. 106-1 (Definitions), Sec. 218-1 (Permitted Use Table), Sec. 206-1 (W-P Watershed Protection District), and Sec. 218-13 (Standards of Use and Development) of the Unified Development Ordinance of Rockdale County, Georgia, As Amended, Regarding Short Term Rentals; And Amending the Supplemental Regulations Related Thereto; To Repeal Conflicting Ordinances; And For Other Purposes – First Reading

2025-82: Text Amendment Case #2025-06 - An Ordinance To Amend the Code of Rockdale County, Georgia, As Amended, So As To Amend Section 106.1(c) Definitions Section 106 – Definitions and Abbreviations, Section 218-1 Table of Permitted Uses and Section 218-13 Supplemental Regulations (Subpart B Planning and Development; To Provide for Repeal of Conflicting Provisions; To Provide for an Adoption Date; And For Other Purposes -First Reading

2025-83: Text Amendment Case #2025-07 - An Ordinance To Amend the Text of Sec. 106-1 (Definitions), Sec. 2-135 and 238-3 Planning Commission (Standards of Use and Development) of the Unified Development Ordinance of Rockdale County, Georgia, As Amended, Regarding Planning Commission; And Amending the Supplemental Regulations Related Thereto; To Repeal Conflicting Ordinances; And For Other Purposes – First Reading

2025-84: Future Land Use Amendment Case #2025-01 - An Ordinance To Amend the Future Land Use Map of Rockdale County, Georgia's Comprehensive Plan, As Amended, For Property Located at 2200 Frontier Drive NW from the Medium Density Residential Future Land Use Category to the Commercial Future Land Use Category; To Repeal Conflicting Ordinances; And For Other Purposes – First Reading

2025-85: Rezoning Case #2025-02 - An Ordinance To Amend The Official Zoning District Map Of Rockdale County, Georgia, As Amended, By Rezoning 2200 Frontier Drive NW from R-1 (Single-Family Residential) to C-1 (Local Commercial); To Impose Conditions Upon The Property; To Repeal Conflicting Ordinances; And For Other Purposes – First Reading

2025-86: Future Land Use Case #2025-02 - An Ordinance To Amend The Future Land Use Map Of Rockdale County, Georgia's Comprehensive Plan, As Amended, For Property Located At 2567 NE Gees Mill Road from the Technology Park Future Land Use Category to the Medium Density Residential Future Land Use Category; To Repeal Conflicting Ordinances; And For Other Purposes – First Reading

2025-87: Rezoning Case #2025-01 - An Ordinance To Amend The Official Zoning District Map Of Rockdale County, Georgia, As Amended, By Rezoning 2567 NE Gees Mill Road From A-R (Agricultural-Residential) to CRS (Collaborative Residential Subdivision); To Impose Conditions Upon The Property; To Repeal Conflicting Ordinances; And For Other Purposes – First Reading

2025-88: Rezoning Case #2025-03 - An Ordinance To Amend The Official Zoning District Map Of Rockdale County, Georgia, As Amended, By Rezoning 1535 and 1565 NW Farmer Road from R-1 (Single-Family Residential) to M-1 (Limited Industrial); To Impose Conditions Upon The Property; To Repeal Conflicting Ordinances; And For Other Purposes – First Reading

2025-89: Alcoholic Beverage Licenses

2025-90: Amendments to Rockdale County Classification and Pay Plan – Talent Management

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2025-91: Budget Amendments:

- A. \$192,275 - Moved from Board of Commissioners to General Fund Contingency
- B. \$306,000 - Moved from Board of Commissioners to Superior Court Professional Services
- C. \$184,206 – Moved from Parks and Recreation to General Fund Contingency

2025-92: Georgia Strategy Group – Board of Commissioners – Professional Services for Marketing and Community Relations - \$100,000/Year – Through January 31, 2026, then Auto Renews at End of Each Renewal Term

10. Board Comment

11. Executive Session

12. Adjournment