

Minutes
Board of Commissioners Meeting
Tuesday, May 13, 2025 at 10:00 a.m.
Assembly Hall - 901 Main Street, Conyers, Georgia 30012
Page 1

1. Call to Order: Chair Van Ness called this meeting to order at 10:02 a.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. Invocation and Pledge of Allegiance: Pastor Michael Hutcheson, Conyers First Methodist Church

3. Special Recognitions and Presentations:

- A. Play Therapy Presentation – CEO Jennifer Hibbard, LPC, View Point Health
- B. Budget Presentation – March 2025 Budget to Actuals – Finance – Sue Sanders, Chief Operating Officer and Interim CFO
- C. Judicial & Administrative Complex Update – Comprehensive Program Services
- D. Mental Health Awareness Month Proclamation
- E. Youth Mental Health and Wellness Expo Proclamation – District Attorney

4. Public Comment: None.

5. Approval of the Agenda: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve the agenda as published.

6. Approval of the Minutes: April 22, 2025: A motion was made by Commissioner Smith, seconded by Commissioner Williams, and was passed unanimously to approve the minutes as presented.

7. Unfinished Business:

2025-187: Forensic Medicine Associates, Inc. – Coroner's Office – Annual Medical Examiner Consulting Services – Change Order No. 1 to C-2023-94 – Price Increase from \$100,000/Year to \$110,000/Year – Ends 6/30/2026 – General Fund – Budgeted Item: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve this contract as presented.

8. New Business:

2025-212: Vortex Services, LLC – Water Resources – Two (2) Projects Combined - Almand Branch Bore (\$499,966) & Fox Chase (\$299,575) – Total \$811,534.12 (Includes Cost of Bond - \$11,993.12) – Buyboard Cooperative Pricing - Ninety (90) Days - Water Enterprise Fund – Budgeted Item: A motion was made by Commissioner Smith, seconded by Commissioner Williams, and was passed unanimously to approve this contract as presented.

2025-213: Corporate Environmental Risk Management (CERM) – Water Resources – Asset Inventory Management, Sewer Rehabilitation Program, Sewer Preventative Maintenance & Engineering Staff Augmentation – Change Order No. 8 to C-2020-18 – Reduce Term to Six (6) Months to Allow for These Services to be Bid Out; Thereby Reducing the Amount to \$1,305,000 – Expires 9/25/2025 - Water Enterprise Fund – Budgeted Item: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve this contract as presented.

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2025-216: Keystone, Wrigley Media Group, BYU – Parks and Recreation – Location Agreement to Film ‘Reunion Impossible’ at Pine Log Park Basketball Court - \$500 Revenue - 4/9/25 – RATIFICATION

2025-217: Keystone, Wrigley Media Group, BYU – Parks and Recreation – Location Release Certifying Completion of Review of Property for Any and All Damages while Filming ‘Reunion Impossible’ at Pine Log Park Basketball Court – Signature Only

2025-218: Jerry Pate Turf & Irrigation – Parks and Recreation – Toro Workman & Groomer Equipment for Upkeep and Maintenance of Greenspace and Athletic Fields – Statewide Contract - \$22,195.87 – One-Time Purchase – CIP Fund – Budgeted Item

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2025-220: Comprehensive Family Care – Juvenile Court – Strengthening Families Program – NTE \$9,900 – Through 9/30/25 with Option to Renew Two (2) Additional One-Year Terms - Grant Funded – Budgeted Item: A motion was made by Commissioner Smith, seconded by Commissioner Williams, and was passed unanimously to approve this contract as presented.

2025-221: American Facility Services, Inc. – Sheriff’s Office – Janitorial/Custodial Services at Various County Locations – Change Order No. 1 to C-2023-172 – Add Professional Cleaning Services for Sheriff’s Office on a 7-Month Test Period – Additional \$3,400/Month – 6/1/2025 – 12/31/2025 – General Fund – Budgeted Item: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve this contract as presented.

2025-222: Memorandums of Understanding (MOU) for Public Safety Employees (Fire Rescue) to Reside at Soaring Heights Communities Apartment Complex for Residents with Disabilities at a Reduced Monthly Amount – No Cost to County – Employee is Responsible for All Payments Made to Soaring Heights: A motion was made by Commissioner Smith, seconded by Commissioner Williams, and was passed unanimously to approve these contracts as presented.

1. Nakeyia Bryant 11/1/2024 – 11/1/2026
2. Claire Harris 12/1/2024 – 11/30/2026
3. Travon Clay 3/15/2025 – 3/15/2027
4. Adonus Hayes 3/15/2025 – 3/15/2027
5. Kyler Havens 3/15/2025 – 3/15/2027

2025-223: Jericho Design Group, LLC – General Services – Design Professional Services for Judicial & Administrative Complex – Change Order No. 1 to C-2023-111 – Design Phase for Changes to Administration Building, Courthouse, and Increase Parking Deck Capacity – Additional \$2,438,500 – No Increase to Project Completion Time – Judicial Administrative Complex Fund

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2025-225: Requisition – Water Resources – Cintas Corporation – Weekly Locker, Uniforms, Cleaning Goods and Services for 2025 – Renewal of Unit Price Contract - \$41,964/Year - Water Enterprise Fund – Budgeted Item
2025-226: Requisition – Water Resources – Southeastern Security Professionals (SSP) - Installation of Security Access at RWR Tatum Road Central Maintenance Building – Unit Price Contract - \$17,674.84 - Water Enterprise Fund – Budgeted Item

2025-227: Requisition – Water Resources – United Maintenance, Inc. – Labor and Materials to Replace Five (5) Hanging Heaters in RWR Warehouse at Tatum Road Facility – Unit Price Contract - \$19,244 – Water Enterprise Fund – Budgeted Item

2025-228: Requisition – Water Resources – Brown and Caldwell – Services to Develop a Hydraulic Model for RWR's Quigg Sewer Basin – Pre-Qualified Vendor - \$279,405 – Water and Sewer Enterprise Fund – Budgeted Item

2025-229: Requisition – General Services – Prime Construction – Fire Station #7 Roof Replacement - ACCG Claim #6250058027 – Cooperative Contract/Sourcwell - \$71,000 – CIP Fund – Budgeted Item

2025-230: Requisition – General Services – Gametime c/o Dominica Recreation Products – Johnson Park All-Inclusive Playground – Cooperative Contract/Omnia - \$244,216.46 - Impact Fee Fund – Budgeted Item

2025-231: Requisition – Sheriff's Office – Dana Safety Supply, Inc. – Emergency Equipment for Five (5) 2025 Dodge Durangos - \$91,070 – SPLOST Funded – Budgeted Item – RATIFICATION

2025-232: Requisition – Technology Services – Law and Order Technology LLC – Six (6) Panasonic Rugged Laptops FZ-55JZ01 BBM – GSA Federal Contract - \$18,343.56 - Water Enterprise Fund – Budgeted Item

2025-233: Requisition – Clerk of Superior and State Courts – Janice Morris, Clerk of Superior and State Court Jury Account – Funds for Jury Card Payments - \$100,000 – General Fund – Budgeted Item: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve requisition items 2025-225 through 2025-233 as presented.

2025-234: Expenditure Request - Amilia Technologies USA, Inc. – Parks and Recreation – Credit Card and Network Fees – C-2023-167 - \$21,996.69 - 06/30/2024 - 03/31/2025 – Does not Include the Month of November 2024 – General Fund – Budgeted Item

2025-235: Expenditure Request - MCCi, LLC – Technology Services – Renewal of Laserfiche - Coverage Period 6/14/25 - 6/13/26 - C-2022-130 - \$22,177.06/Year (Last Year's Cost \$20,600.75) - General Fund – Budgeted Item: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve these expenditure requests as presented.

2025-236: Surplus of Equipment: A motion was made by Commissioner Smith, seconded by Commissioner Williams and was passed unanimously to declare these items as surplus as presented.

- A. Clerk of Courts
- B. Fire Rescue

2025-237: 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: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve the first reading and to refer this ordinance to the Planning Commission as presented.

2025-238: 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: A motion was made by Commissioner Smith, seconded by Commissioner Williams, and was passed unanimously to approve the first reading and to refer this ordinance to the Planning Commission as presented.

2025-239: Rezoning Case #2025-04 – An Ordinance To Amend the Official Zoning District Map of Rockdale County, Georgia, As Amended, By Rezoning 1955 Flat Shoals Road from R-1 (Single-Family Residential District) to C-1 (Local Commercial District); To Impose Conditions Upon the Property; To Repeal Conflicting Ordinances; And For Other Purposes – First Reading: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed with a majority vote to approve the first reading and to refer this ordinance to the Planning Commission as presented. Chair Van Ness was opposed.

2025-240: Rezoning Case #2025-05 – An Ordinance To Amend the Official Zoning District Map of Rockdale County, Georgia, As Amended, By Rezoning 0 SE Parker Road from C-2 (General Commercial District) to C-1 (Local Commercial District); To Impose Conditions Upon the Property; To Repeal Conflicting Ordinances; And For Other Purposes – First Reading: A motion was made by Commissioner Smith, seconded by Commissioner Williams, and was passed unanimously to approve the first reading and to refer this ordinance to the Planning Commission as presented.

2025-241: Rezoning Case #2025-06 – An Ordinance To Amend the Official Zoning District Map of Rockdale County, Georgia, As Amended, By Rezoning 1405 SW Smyrna Road, 1375 SW Smyrna Road, 1901 SW Flat Shoals Road, SW Stillmeadow Road, 1301 SW Stillmeadow Road and 1320 SW Stillmeadow Road from R-1 (Single-Family Residential) to CRS (Collaborative Residential Subdivision); To Impose Conditions Upon the Property; To Repeal Conflicting Ordinances; And For Other Purposes – First Reading: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed with a majority vote to approve the first reading and to refer this ordinance to the Planning Commission as presented. Chair Van Ness abstained from voting.

2025-242: Rezoning Case #2025-07 – An Ordinance To Amend the Official Zoning District Map of Rockdale County, Georgia, As Amended, By Rezoning SW Iris Drive from C-2 (General Commercial) to RM (Residential Multi-Family); To Impose Conditions Upon the Property; To Repeal Conflicting Ordinances; And For Other Purposes – First Reading: A motion was made by Commissioner Smith, seconded by Commissioner Williams, and was passed unanimously to approve the first reading and to refer this ordinance to the Planning Commission as presented.

2025-243: Volunteer Appointment – Keep Conyers-Rockdale Beautiful – Kurt Peters – Filling the Unexpired Term of Preston Baldwin – Term: March 2025 – March 2029: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve this appointment as presented.

2025-244: Budget Amendment Request – Rockdale Water Resources - \$24,165,000 Total - from Fund Balance to Automotive (\$115,000); Technology (\$1,040,000); Building (\$3,855,000); Infrastructure (\$19,155,000): After a brief explanation from Interim CFO Sue Sanders, as well as Director Kimby Peek, Rockdale Water Resources, a motion was made by Commissioner Smith, seconded by Commissioner Williams, and was passed unanimously to approve this budget amendment as presented.

2025-245: Public Facilities Authority – Reappointment – Tene Davis – Term: September 1, 2024 – August 31, 2027 – District Attorney Appointee: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve this reappointment as presented.

2025-246: Requisition – General Services – Rush Truck Center of GA – Complete Engine Rebuild WAVJ1 (RWR's 2010 International Vacuum Truck) - \$41,520.51 – General Fund – Budgeted Item: A motion was made by Commissioner Smith, seconded by Commissioner Williams, and was passed unanimously to approve this requisition as presented.

2025-247: Temporary Construction Easement – Transportation – 1931 Bethel Road, Conyers, GA 30012 – Kenneth DeAngelo: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve this easement as presented. Chair Van Ness stated for the record she was very excited about this easement and the repaving of Bethel Road.

2025-248: The Chris Kyles Experience, LLC – Parks and Recreation – Summer Concert Series Band Performance at Costley Mill Park Lawn at Wheeler Park – \$6,000 for 2-Hour Performance – 6/29/2025 – General Fund –

Budgeted Item: A motion was made by Commissioner Smith, seconded by Commissioner Williams, and was passed unanimously to approve this contract as presented. Chief Operating Officer Sue Sanders stated that this concert was being moved from Costley Mill Park to the Lawn at Wheeler Park.

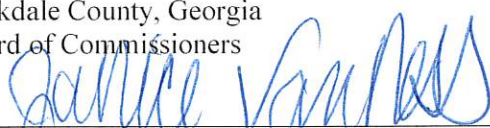
9. Board Comment: Commissioner Smith discussed attending the Fire Rescue Recruit Graduation and thanked them for choosing Rockdale County to protect; she also mentioned having the first meeting of the Keep Conyers-Rockdale Beautiful Volunteer Committee and thanked everyone for attending. She asked Interim Director Tahira Wilson, Parks and Recreation, to discuss upcoming events. Commissioner Williams reminded everyone that May is Mental Health Awareness Month and discussed the upcoming events on Saturday, May 17th; she also discussed attending a Town Hall that occurred The Way Community Church that Representative Doreen Carter hosted. She encouraged everyone to attend Town Hall meetings. She also asked Public Relations to show a video regarding Mental Health. Chair Van Ness discussed the “I Need Eight” article that was sent out to public officials and schools that focus on people in distress that can text “I Need Eight” referring to needing 8 minutes of someone’s time; she also reminded everyone that summer is upon us and there are great programs being offered in the county. The Parks and Recreation department is offering many options for summer. The Chair also discussed GDOT asking for feedback regarding a noise barrier during the Hwy 138 and I-20 construction. Please call 404.424.9033 to give this feedback. Chair Van Ness also discussed the rewrite of the UDO Ordinance and the Collaborative Firm engaging the community. The County has had a good response to the UDO Stakeholder Committee. She thanked the community for their involvement.

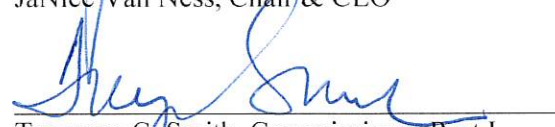
10. Executive Session: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to enter into Executive Session for the purpose of discussing pending and threatened litigation, personnel and land acquisition.

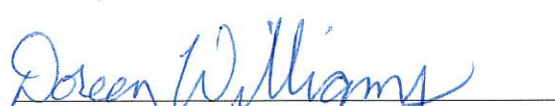
11. Adjournment: There being no further business, Chair Van Ness adjourned this meeting at 11:50 a.m.

Approved this 27th Day of May 2025.

Rockdale County, Georgia
Board of Commissioners


JaNice Van Ness, Chair & CEO


Tuwanya C. Smith, Commissioner Post I


Dr. Doreen Williams, Commissioner Post II

ATTEST:


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

1. Call to Order
2. Invocation and Pledge of Allegiance: Pastor Michael Hutcheson, Conyers First Methodist Church
3. Special Recognitions and Presentations:
 - A. Play Therapy Presentation – CEO Jennifer Hibbard, LPC, View Point Health
 - B. Budget Presentation – March 2025 Budget to Actuals – Finance – Sue Sanders, Chief Operating Officer and Interim CFO
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4. Public Comment
5. Approval of the Agenda
6. Approval of the Minutes: April 22, 2025
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Page 2

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2025-243: Volunteer Appointment – Keep Conyers-Rockdale Beautiful – Kurt Peters – Filling the Unexpired Term of Preston Baldwin – Term: March 2025 – March 2029

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9. Board Comment

10. Executive Session

11. Adjournment