

Minutes

Board of Commissioners Meeting

Tuesday, July 8, 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 10:00 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 Corey Hambrick, The Life Church Christian Center

3. Special Recognitions and Presentations: Rockdale County Housing Assessment Project – Kristin Allin, ARC Principal Planner and Project Manager

4. Public Comment: None.

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

6. Approval of the Minutes: June 24, 2025: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve the minutes as presented.

7. Unfinished Business:

2025-310: Policies for Fees - 2021-2-8, As Amended – Parks and Recreation Facilities – Fee Schedule: After a brief discussion from Deputy Director Wilson, Parks and Recreation, regarding the amendments to the Parks and Recreation Fee Schedule, a motion was made by Commissioner Williams, seconded by Commissioner Smith and was passed unanimously to defer this item until the next regularly scheduled Board of Commissioners' meeting.

8. New Business:

2025-312: MMC Concessions – Parks & Recreation – Concession Services at Athletic Events, Tournaments and Cultural Events/Programs at Various Locations, Including Johnson Park, Earl O'Neal and American Legion Field – \$25,500 – 75%/25% Split – One (1) Year Term with Option to Renew Up to Three (3) One-Year Terms – 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.

2025-313: Derwin Daniels – Parks & Recreation – Summer Concert Series - The Lawn at Wheeler Park - \$3,000 – 8/31/25 - 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.

2025-314: Nectar Studios – Parks & Recreation – Permission to Use Black Shoals Park (Walk of Heroes) for Filming Puretalk Veterans First Responders Docu Video – Revenue to County \$1,000 – 6/6/25 – RATIFICATION: A motion was made by Commissioner Smith, seconded by Commissioner Williams, and was passed unanimously to ratify this contract as presented.

2025-315: Atlanta Regional Commission (ARC) – Parks & Recreation/Senior Services – Multiple Service Aging Grant – Home and Community Based Services (HCBS) - \$593,206.37 with \$40,422.38 Match Funds for a Total of \$633,628.75 – 7/1/25 – 6/30/26: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve this grant as presented.

2025-316: Open Hand Atlanta, Inc. – Parks & Recreation/Senior Services – Home Delivered Meals – Change Order No. 1 to C-2021-99 – Price Increase from \$4.51 to \$4.65 Per Meal – NTE \$91,605 – Cost is Reimbursed Through Senior Center Multi-Service Grant – Through 12/31/25 – 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.

2025-317: Cellebrite, Inc. – Sheriff's Office – Program Used by the Criminal Investigation Division (CID) that Unlocks Cellular Devices Used for Investigative Purposes - \$35,020 – Through 6/14/26 – 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.

2025-318: IXOM Watercare, Inc. – Water Resources – To Replace/Maintain Two (2) Failing SolarBee Mixers on Onsite Pond at Water Treatment Plant - \$17,974.39 – Net 30 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.

2025-319: Walton County Fire Services (Repeal Contract #C-2018-71) – Contract Approved on 5/22/18 – Fire Rescue – Mutual Aid Agreement and Replace with Walton County, Georgia Fire Rescue – Fire Rescue – Mutual Aid and Automatic Aid Agreement for Emergency Assistance – No Cost – Ten (10) Years with Automatic Annual Renewals NTE Fifty (50) Years: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to repeal contract 2018-71 and approve this agreement as presented.

2025-320: Henry County Fire Services (Repeal Contract #C-2013-168) – Contract Approved on 10/22/13 – Fire Rescue – Agreement of Mutual Aid and Automatic Aid and Replace with Henry County, Georgia Fire Rescue – Fire Rescue – Mutual Aid and Automatic Aid Agreement for Emergency Assistance – No Cost – Ten (10) Years with Automatic Annual Renewals NTE Fifty (50) Years: A motion was made by Commissioner Smith, seconded by Commissioner Williams, and was passed unanimously to repeal contract 2013-168 and approve this agreement as presented.

2025-321: Vertical Earth Incorporated – Transportation – To Complete 8.6 Miles of Roadway Resurfacing, Milling, Patching, Asphalt Paving and Striping on Numerous Roadways in the County - \$2,583,172.06 – 305 Days from Notice-to-Proceed – Grant 70%/30% Local Match - SPLOST Funded – Budgeted Item: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve this contract as presented.

2025-322: Hatley Plans, LLC – Planning and Development – 2025 Annual Capital Improvement Elements (CIE) Update Report - \$71,950 - One (1) Year - Impact Fees – Budgeted Item: A motion was made by Commissioner Smith, seconded by Commissioner Williams, and was passed unanimously to approve this contract as presented.

2025-323: Requisition – General Services/Fleet – Hardy Chevrolet – One (1) 2025 Chevy Silverado 2500 for Rockdale County Sheriff's Office - \$59,969 Total – \$38,422 CIP Funded – \$21,547 Insurance Funded - Budgeted Item: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve this requisition as presented.

2025-324: Service Express, LLC – Technology Services – Maintenance and Support for the County's Switches - \$13,944 – 7/1/25 – 6/30/26 – 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.

2025-325: City of Conyers – General Services – City/County Wheeler Park Splash Pad Joint Agreement - \$50,000 Revenue from City of Conyers – County will Maintain Overall Responsibility for Construction and Maintenance – Through 5/31/26 or Upon Completion of Splash Pad: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve this contract as presented.

2025-326: Requisition – General Services – DAF Concrete – Concrete Driveway and Sidewalks for Fire Station #5 - \$84,315 – SPLOST Funded – Budgeted Item: A motion was made by Commissioner Smith, seconded by Commissioner Williams, and was passed unanimously to approve this requisition as presented.

2025-327: Requisition – Water Resources – Ferguson-FEI Georgia Waterworks – Miscellaneous Pipe Fittings for Warehouse/Stock Shelf Replenishment Ensuring Uninterrupted Daily Flow of Water to Customers - \$19,636.86 – Water Enterprise Fund – Budgeted Item: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve this requisition as presented.

2025-328: Requisition – Water Resources – A Estes Backflow Testing, LLC – Water Treatment Plant Backflow Repair and Backflow Testing to Repair Failed Backflow Devices - \$18,580 – Water Enterprise Fund – Budgeted Item: A motion was made by Commissioner Smith, seconded by Commissioner Williams, and was passed unanimously to approve this requisition as presented.

2025-329: Requisition – Stormwater – Vortex Services, LLC – Haverhill Storm Rehab/Pipe Replacement Project - \$33,249.50 – Stormwater Fund – Budgeted Item: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve this requisition as presented.

2025-330: Surplus of Equipment: Website for Surplus: www.govdeals.com A motion was made by Commissioner Smith, seconded by Commissioner Williams and was passed unanimously to declare these items as surplus as presented.
A. Technology Services
B. Sheriff's Office

2025-331: Rezoning Case #2024-28 – An Ordinance To Amend the Official Zoning District Map of Rockdale County, Georgia, As Amended, By Rezoning 10 Acres of 1929 Oglesby Bridge Road from A-R (Agricultural-Residential) to C-1 (Local Commercial); To Impose Conditions Upon the Property; To Repeal Conflicting Ordinances; And For Other Purposes – Second Reading – #O-2025-13: After a brief discussion from the applicant, Steve Goodsell, as well as Ms. Andrea Pearson, representing the applicant and the owner, and after Director Gardiner, Planning and Development, addressed the board, a motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed with a majority vote to approve the second reading and to adopt this ordinance as presented. Commissioner Smith was opposed.

2025-332: 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 – Second Reading - #O-2025-14: A motion was made by Commissioner Smith, seconded by Commissioner Williams, and was passed unanimously to approve the second reading and adopt this ordinance as presented.

2025-333: 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 – Second Reading - #O-2025-15: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve the second reading and adopt this ordinance as presented.

2025-334: 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 – Request to Withdraw Resolution of the Rockdale County Board of Commissioners to Accept the Withdrawal of Rezoning Case #2025-05 Without Prejudice and Waive the 12-Month Prohibition on Subsequent Amendment Applications on the Subject Site - #R-2025-14: A motion was made by Commissioner Smith, seconded by Commissioner Williams, and was passed unanimously to approve this resolution as presented.

2025-335: 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 – Second Reading: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed with a majority vote to approve the second reading and to adopt this ordinance as presented. Chair Van Ness was opposed. After reconsideration, another motion was made by Commissioner Williams, seconded by Commissioner Smith, and when the Chair called for the vote, only Commissioner Williams was in approval; both Chair Van Ness and Commissioner Smith were opposed.

2025-336: 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 Smith, seconded by Commissioner Williams, and was passed with a majority vote to approve the first reading and refer this ordinance to the Planning Commission. Chair Van Ness was opposed.

2025-337: Conditional Use Permit #2025-01 – An Ordinance To Amend the Official Zoning District Map of Rockdale County, Georgia, As Amended, To Authorize a Conditional Use Permit (Special Use Permit) for a Recreational and Vacation Campsite; To Repeal Conflicting Ordinances; And For Other Purposes – First Reading: A motion was made by Chair Van Ness, seconded by Commissioner Williams, and was passed unanimously to deny the first reading and the referral to the Planning Commission due to the moratorium. After a brief discussion from Director Jennifer Rutledge, another motion was made by Commissioner Williams, seconded by Commissioner Smith and was passed unanimously to approve the first reading and refer this ordinance to the Planning Commission as presented.

2025-338: Text Amendment Case #2025-08 – An Ordinance Amending Article II of Chapter 328 in Title 3 of Subpart B of the Code of Rockdale County, Georgia, Providing Updates to the Rockdale County Landscaping and Tree Protection and Replacement Ordinance – First Reading: A motion was made by Commissioner Smith, seconded by Commissioner Williams, and was passed unanimously to approve the first reading and refer this ordinance to the Planning Commission.

2025-339: An Ordinance To Revise Subpart A, Chapter 46. Fire Prevention and Protection Code of Rockdale County; To Eliminate Outdated Code References and Provisions; To Align with Current State Rules and Regulations; To Provide For Repeal of Conflicting Provisions; To Provide an Adoption Date – First Reading - #O-2025-16: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve the first reading, waive the second reading, and adopt the ordinance as presented.

2025-340: An Ordinance To Amend Chapter 22, Businesses, of the Code of Rockdale County, Georgia, As Amended, so as to Repeal Article II, Licensing of Said Chapter; And For Other Purposes – First Reading - #O-2025-17: A motion was made by Commissioner Smith, seconded by Commissioner Williams, and was passed unanimously to approve the first reading, waive the second reading, and adopt the ordinance as presented.

2025-341: Planning & Development – Request for Applicant Brad Fox for an Exception to the Moratorium – 4090 Haralson Mill Road NE, Conyers, Georgia: After a brief discussion from Director Gardiner, Planning and Development, a motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed with a majority vote to approve this request as presented. Commissioner Smith was opposed.

2025-342: Elvin Gittens – Superior Court – Certified Peer Specialist for Stepping Up Initiative - \$25/Hour – One (1) Year with Option to Renew Two (2) Additional Twelve-Month Periods – 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.

Minutes
Board of Commissioners Meeting
Tuesday, July 8, 2025 at 10:00 a.m.
Assembly Hall - 901 Main Street, Conyers, Georgia 30012
Page 5

2025-343: Heather Williams – Superior Court – Certified Peer Specialist for Stepping Up Initiative - \$25/Hour - One (1) Year with Option to Renew Two (2) Additional Twelve-Month Periods – Grant Funded – Budgeted Item:

A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve this contract as presented.

2025-344: Requisition – Water Resources – United Maintenance, Inc. – 10-Ton Air Conditioning Emergency Replacement at Water Treatment Plant - \$31,842 – Water Enterprise Fund – Budgeted Item – RATIFICATION:

A motion was made by Commissioner Smith, seconded by Commissioner Williams, and was passed unanimously to approve this requisition as presented.

2025-345: Paces Restoration, LLC – Fire Rescue – Victim Assistance Program Memorandum of Understanding – To Provide Restoration Services to Property Owners Following Fire, Flood or Other Catastrophic Events – No Cost – One (1) Year with Option to Renew Three (3) Additional One-Year Periods:

A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve this contract as presented.

2025-346: Amendments to the Rockdale County Employee Classification and Pay Plan – Human Resources: After a brief discussion from Director Toni Holmes, Human Resources, a motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve these amendments as presented. After some discussion from Chair Van Ness regarding an additional position within the Tax Commissioner's office, a motion was made by Chair Van Ness, seconded by Commissioner Williams, and was passed unanimously to approve the additional position of the Delinquent Tax Collector.

Finance
Planning and Development
State Court 1 and 2
Accountability Court
Superior Court
EMA - Animal Services
Water Resources

9. Board Comment: Commissioner Williams discussed attending the Red, White and Boom event on July 3rd. She also expressed her concern for the flash flooding taking place in Texas. She said this is a time for reflection, and she wanted to send her thoughts and prayers to that community. Commissioner Smith reminded everyone that a representative from David Scott's office will be at the Library on Fridays from 10 a.m. to 2 p.m. for Constituent Liaison Services. She also discussed partnering with the Regional Health Impact Services to hold a food drive on July 17, 2025, from 6 – 8 p.m. at Wheeler Park. She also wanted to remind everyone of the Back to School Bash being held on July 26, 2025, from 10 a.m. to 2 p.m. at the Lawn at Wheeler Park. She applauded the Parks and Recreation department for the concert even though it rained and it was delayed. Chair Van Ness asked Parks and Recreation to give updates on their upcoming events. Public Relations showed a video highlighting July being Parks and Recreation month. She also discussed looking forward to attending the upcoming NACo conference. Lastly, she thanked the City and Chief Scott Freeman, as well as Sheriff Levett for the safety at the Red, White and Boom event.

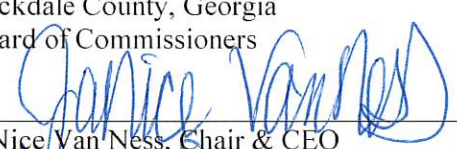
10. Executive Session: None.

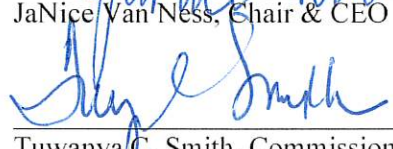
Minutes
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Page 6

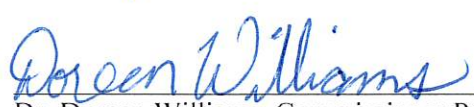
11. Adjournment: There being no further business, Chair Van Ness adjourned this meeting at 11:45 a.m.

Approved this 22nd Day of July 2025.

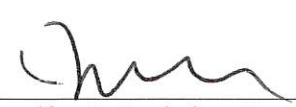
Rockdale County, Georgia
Board of Commissioners


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

Agenda

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Page 1

1. Call to Order

2. Invocation and Pledge of Allegiance: Pastor Corey Hambrick, The Life Church Christian Center

3. Special Recognitions and Presentations: Rockdale County Housing Assessment Project – Kristin Allin, ARC Principal Planner and Project Manager

4. Public Comment

5. Approval of the Agenda

6. Approval of the Minutes: June 24, 2025

7. Unfinished Business:

2025-310: Policies for Fees - 2021-2-8, As Amended – Parks and Recreation Facilities – Fee Schedule

8. New Business:

2025-312: MMC Concessions – Parks & Recreation – Concession Services at Athletic Events, Tournaments and Cultural Events/Programs at Various Locations, Including Johnson Park, Earl O’Neal and American Legion Field - \$25,500 – 75%/25% Split – One (1) Year Term with Option to Renew Up to Three (3) One-Year Terms – General Fund – Budgeted Item

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Assembly Hall - 901 Main Street, Conyers, Georgia 30012

Page 2

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2025-322: Hatley Plans, LLC – Planning and Development – 2025 Annual Capital Improvement Elements (CIE) Update Report - \$71,950 - One (1) Year - Impact Fees – Budgeted Item

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2025-329: Requisition – Stormwater – Vortex Services, LLC – Haverhill Storm Rehab/Pipe Replacement Project - \$33,249.50 – Stormwater Fund – Budgeted Item

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A. Technology Services

B. Sheriff's Office

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Resolution of the Rockdale County Board of Commissioners to Accept the Withdrawal of Rezoning Case #2025-05 Without Prejudice and Waive the 12-Month Prohibition on Subsequent Amendment Applications on the Subject Site

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2025-344: Requisition – Water Resources – United Maintenance, Inc. – 10-Ton Air Conditioning Emergency Replacement at Water Treatment Plant - \$31,842 – Water Enterprise Fund – Budgeted Item - RATIFICATION

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Page 4

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Finance

Planning and Development

State Court 1 and 2

Accountability Court

Superior Court

EMA - Animal Services

Water Resources

9. Board Comment

10. Executive Session

11. Adjournment