

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 Charlotte Hill, Loves and Hugs Christian Tabernacle

3. Special Recognitions and Presentations:

- A. 2025 Spring Service Awards – Toni Holmes, Director, Human Resources
- B. Budget Expenditure Analysis – June 2025 – Chief Operating Officer/Interim CFO, Sue Sanders
- C. Memory Café Kickoff Announcement/Presentation – Susan Morgan, Deputy Director, Parks & Recreation

4. Public Comment: Walter Bannister, George Kelecheck, Leslie Lambert

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: July 22, 2025, August 5, 2025, August 6, 2025, August 7, 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: None.

8. New Business:

2025-365: Notice of Public Hearing: Notice is hereby given that a public hearing shall be held at the Rockdale County Assembly Hall at 901 Main Street, Conyers, on Tuesday, August 12, 2025, at 10:00 a.m. before the Rockdale County Board of Commissioners to consider a resolution transmitting a draft Capital Improvements Element 2025 Annual Update report to the Atlanta Regional Commission for regional and state review per the requirements of the State Development Impact Fee Compliance Requirements adopted pursuant to the Georgia Planning Act of 1989. Said public hearing will be held in accordance with Section (9)(a) of Chapter 110-12-2-.04 of the State's Development Impact Fee Compliance Requirements. Any persons wishing to be heard on the draft Capital Improvements Element 2025 Annual Update report are invited to attend.

A Transmittal Resolution – Capital Improvements Element 2025 Annual Update – Rockdale County, Georgia - #R-2025-15: After a brief discussion from Ms. Paige Hatley, Hatley Plans, a motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve this resolution as presented. Chair Van Ness asked Ms. Hatley to discuss Impact Fees.

2025-366: PayScale, Inc. – Human Resources – Cloud-Based Compensation Management Platform – Change Order No. 4 to C-2019-93 - \$8,000 – One (1) Year – 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.

2025-367: Onika Douglas – Superior Court – Facilitate Yoga 12-Step Recovery (Y12SR) Program - \$25/Participant, Per Session – NTE \$35,000 – One (1) Year – 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.

2025-368: Robert Maddox and John Nix – General Services – Lease Amendment for Accountability Court to Add Two (2) Offices – Change Order No. 1 to C-2023-35 – Increase Monthly Rent Amount from \$3,100 to \$4,000/Month – Through 3/31/26 – General Fund – Budgeted Item

2025-369: CPL Architects, Engineers & Landscape Architect D.P.C. (P.C.) – Planning & Development – Unified Development Ordinance (UDO) Update - Scope and Project Schedule Revision Only – Change Order No. 1 to C-2025-17 – No Change in Cost – 2/25/25 – 4/30/26

2025-370: Newton County Fire Services (Repeal Contract #C-2018-72) – Contract Approved on 5/22/18 – Fire Rescue – Mutual Aid Agreement and Replace with Newton 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

2025-371: City of Covington Fire Services (Repeal Contract #C-2018-73) – Contract Approved on 5/22/18 – Fire Rescue – Mutual Aid Agreement and Replace with City of Covington, Georgia Fire Rescue – Fire Rescue – Mutual Aid Agreement for Emergency Assistance – No Cost – Ten (10) Years with Automatic Annual Renewals NTE Fifty (50) Years

2025-372: Allsouth Constructors, Inc. – Water Resources – Remove, Rebuild and Install Two (2) High Service Pumps and Motors at the Water Treatment Plant - \$115,700 Plus 10% Contingency Fee of \$11,570 for Total of \$127,270 – One Hundred Eighty (180) Days from NTP unless Terminated – Water Enterprise Fund – Budgeted Item: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve contract items 2025-368 through 2025-372 as presented.

2025-373: Criminal Justice Coordinating Council (CJCC) – Juvenile Court – Juvenile Justice Incentive Grant Award – Funds for Continuation of Functional Family Therapy (FFT) - \$200,000 – No Match Required - 7/1/2025 – 6/30/2026 – RATIFICATION

2025-374: Criminal Justice Coordinating Council (CJCC) – Juvenile Court – CACJ Accountability Court Operating Grant – Funds for Continuation of Family Treatment Court - \$59,156 – Required Match \$8,873 - 7/1/2025 – 6/30/2026 – RATIFICATION

2025-375: Criminal Justice Coordinating Council (CJCC) – Juvenile Court – CACJ Accountability Court Operating Grant – Funds for Continuation of Juvenile Resource Court Program - \$72,552 – Required Match \$10,883 – 7/1/2025 – 6/30/2026 – RATIFICATION

2025-376: Criminal Justice Coordinating Council (CJCC) – Juvenile Court – CACJ Accountability Court Operating Grant – Funds for Continuation of Juvenile Drug Court Program - \$89,301.60 – Required Match \$13,395 – 7/1/2025 – 6/30/2026 – RATIFICATION

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2025-378: Criminal Justice Coordinating Council (CJCC) – Superior Court I – Adult Drug Court Grant - \$265,774 with State Funding Match of \$46,901 for Total of \$312,675 – 7/1/2025 – 6/30/2026 – RATIFICATION

2025-379: Criminal Justice Coordinating Council (CJCC) – Superior Court II – Adult Resource Court Grant - \$178,020 with State Funding Match of \$31,415 for Total of \$209,435 – 7/1/2025 – 6/30/2026 – RATIFICATION: A motion was made by Commissioner Smith, seconded by Commissioner Williams, and was passed unanimously to ratify grant items 2025-373 through 2025-379 as presented.

2025-380: CERES Environmental Services, Inc. – Emergency Management Agency – Debris Removal and Hauling During Disasters on an As Needed Basis – Change Order No. 2 to C-2023-130 – Price Increase of 2.3% - Through 9/11/2026 – Budgeted Item

2025-381: Trinity Services Group, Inc. – Sheriff's Office – Jail Food Services - \$728,340 – Previous Cost per Meal \$1.807 - New Cost \$1.839 - One (1) Year with Automatic Renewals of Four (4) Additional One-Year Periods – General Fund – Budgeted Item

2025-382: Carahsoft Technology Corp./First Due – Fire Rescue – Additional Modules and Implementation/Configuration Services for Emergency Reporting Software – Change Order No. 1 to C-2023-176 - \$14,281.51 – Prorated Term: 8/1/25 – 12/31/25; After Term, One (1) Year with Automatic Renewals Until Terminated – General Fund – Budgeted Item – RATIFICATION

2025-383: Docusign, Inc. – Technology Services – eSignature for Five (5) Members - \$5,405.40 – 8/4/25 – 8/3/26 – General Fund – Budgeted Item – RATIFICATION

2025-384: Docusign, Inc. – Human Resources – eSignature for Ten (10) Members - \$10,810.80 – 8/4/25 – 8/3/26 – General Fund – Budgeted Item – RATIFICATION: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve contract items 2025-380 and 2025-381 and to ratify items 2025-382 through 2025-384 as presented.

2025-385: Requisition – Planning & Development – Safebuilt – Professional Services for Inspections, Plan Review and Building Official Services - \$260,386.22 – General Fund – Budgeted Item

2025-386: Requisition – Water Resources – Engineering Design Technologies, Inc. – Almand Branch Sewer Upsizing – Construction Management and Inspection Services for Next Phase of Project - Change Order to Existing Purchase Order – Current PO Amount \$202,260 – Request to Add \$14,930 for New PO Total of \$217,190 – Water Enterprise Fund – Budgeted Item

2025-387: Requisition – Water Resources – Delta Municipal Supply – Eighty (80) 1” Neptune T-10 Meters E-Coders for Radio Read Program - \$46,948.80 – SPLOST Funded – Budgeted Item: A motion was made by Commissioner Smith, seconded by Commissioner Williams, and was passed unanimously to approve requisition items 2025-385 through 2025-387 as presented. Chair Van Ness added for the record that item number 2025-387 was funded with 2017 SPLOST funds.

2025-388: Requisition – General Services – Great Southern Recreation, LLC – Dismantle Existing Playground at Lorraine Park, Grading, Prep New Site and Install Existing Equipment – Relocate Playground Out of Flood Zone - \$102,900 – Impact Fees – Budgeted Item: After a brief discussion and explanation from Director Andrew Hammer, General Services, a motion was made by Commissioner Smith, seconded by Commissioner Williams, and was passed unanimously to approve this requisition as presented.

2025-389: Requisition – Chief Superior Court – Microgenics Corporation – Accountability Lab Services – Reagents and Non-consumables – NTE \$75,000 – DUI Drug Testing Lab Fund – Budgeted Item

2025-391: Requisition – General Services – Floor Creations, LLC – Supply and Install New LVP Flooring for Offices, Hallways and Breakroom at View Point Health Building - \$37,500 – General Fund – Budgeted Item

2025-392: Requisition – Water Resources – Engineering Strategies, Inc. – Provide Design Services to Extend Multiple Water Main Extensions - \$97,885 – Water Enterprise Fund – Budgeted Item

2025-393: Requisition – Parks & Recreation – Court Makers, Inc. – Two (2) Pair of Tennis Courts Resurfacing and Armor Crack Repair - \$35,950 – General Fund – Budgeted Item: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve requisition items 2025-389, 2025-391, 2025-392 and 2025-393 as presented.

2025-390: Requisition – Stormwater – Vulcan Materials Company – Rip-rap, Stone and Aggregate Base – As Needed Basis – NTE \$75,350 – Stormwater Fund – Budgeted Item: After a brief discussion and explanation from Director Terrence Simpkins, Stormwater, a motion was made by Commissioner Williams, seconded by Chair Van Ness, and was passed with a majority vote to approve this requisition as presented. Commissioner Smith was opposed.

2025-394: Requisition – Transportation – AECOM Technical Services, Inc. – On-Call General Engineering Design Services to Support Future Project Activities - \$100,000 – 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.

2025-395: Expenditure Request – Georgia Department of Natural Resources – Water Resources – Annual Drinking Water Fees - \$16,170 – Water Enterprise Fund – Budgeted Item

2025-396: Expenditure Request – Metropolitan North Georgia Water Planning District – Water Resources – Annual Dues 2026 - \$23,392.50 – Water Enterprise 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.

2025-397: 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 – Second Reading: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to defer this ordinance until the next regularly scheduled Board of Commissioners meeting. Chair Van Ness abstained from voting.

2025-398: Text Amendment Case #2025-09: An Ordinance To Amend Section 214-7 of the Code of Rockdale County, Georgia, As Amended, and Incorporate Section 214-14, To Become and Be Made a Part of the Code of Rockdale County, Georgia, so as to Establish Minimum Architectural Design Standards for Residential Uses; To Provide for an Effective Date; 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.

2025-399: An Ordinance Amending Chapter 66 of Subpart A in Part I of the Code of Rockdale County, Georgia, Providing Updates to the Rockdale County Offenses and Miscellaneous Provisions Ordinance – First Reading - #O-2025-18: Commissioner Williams asked a representative from the Rockdale County Sheriff's Office to discuss this ordinance. After a brief discussion, 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 to adopt this ordinance as presented.

2025-400: Surplus of Equipment: Technology Services - 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.

2025-401: Amendments to the Rockdale County Employee Classification and Pay Plan – Human Resources: After a brief discussion/clarification 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.

- A. Stormwater – Development and Operations Manager – Reclass
- B. Water Resources – Administrative Manager – Reclass
- C. Human Resources - Deputy Director – Reclass

2025-402: Requisition – General Services – Prime Contractors – Tennis Center Pro Shop Expansion - \$138,075 – 78.28% Impact Fee Funded/21.72% 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.

2025-403: Napoli Shkolnik, PLLC – Board of Commissioners (BOC) – Opioid Master Settlement Agreement/Sandoz – Revenue is Percentage of Net Recovered to be Paid by Sandoz to Resolve Claims to All Settling Subdivisions: After a brief discussion by Chief Sue Sanders, BOC, a motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve this contract as presented.

2025-404: Appointment - Rockdale County Fire Rescue Chief James Robinson to the Region 3 EMS Council – 8/12/25 – 6/30/28: A motion was made by Commissioner Smith, seconded by Commissioner Williams, and was passed unanimously to approve this appointment as presented.

2025-405: Policy 2025-3-13 – Rockdale County Department of Transportation Fee Schedule: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve this policy as presented.

2025-406: DRB Group Georgia, LLC – Water Resources – Dedication of Public Water and Sewer Agreement – 163 and 169 Abbott Road SW, Conyers, Georgia 30094 – 42.85 Acres

2025-407: Horizon Builder Group (FKA Green River Builders) – Water Resources – Dedication of Public Water and Sewer Agreement and Permanent Sanitary Sewer Easement – Enclave at Parker Road Town Homes – Land Lot 242, 10th District, Rockdale County, Georgia – 7.77 Acres

2025-408: Lennar Georgia, LLC – Water Resources – Dedication of Public Water and Sewer Agreement – Land Lot 213, 16th District, Rockdale County, Georgia – 12.94 Acres: A motion was made by Commissioner Smith, seconded by Commissioner Williams, and was passed unanimously to approve agreements 2025-406 through 2025-408 as presented.

9. Board Comment: Commissioner Smith congratulated all the employees that were recognized at the meeting today; she also wanted to remind everyone that a representative from David Scott's office will be at the Library on Fridays from 10 a.m. to 12 p.m. for Constituent Liaison Services. Commissioner Williams discussed attending several events over the weekend; she reminded everyone that August is Overdose Awareness Month; she also reminded everyone to come out to the Memory Café Kickoff from 3 – 5 p.m. on Wednesday, August 13th at the J.P. Carr Community Center. Chair Van Ness asked Chief Appraiser, Will Barkley, to discuss what the Board of Assessors purpose is; she also let everyone know there will be a Veteran's Day Parade on Saturday, November 8th starting at 2 p.m.; she stated that she and Director Brian Kelley, RDOT, as well as Director Jennifer Rutledge, BOC, were meeting with GDOT today to discuss current Rockdale County projects; she also thanked the Finance team for all their help with the budget process, as well as all Directors and Deputy Directors.

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 Personnel, Land Acquisition and Pending and Threatened Litigation.

11. Adjournment: There being no further business, Chair Van Ness adjourned this meeting at 12:07 p.m.

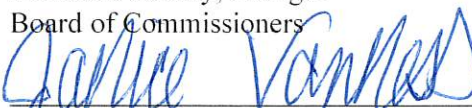
Approved this 26th Day of August 2025.

ATTEST:

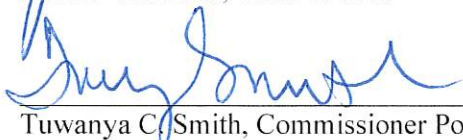


Jennifer O. Rutledge, County Clerk/
Director of Government Affairs

Rockdale County, Georgia
Board of Commissioners



Janice Van Ness, Chair & CEO



Tuwanya C. Smith, Commissioner Post I



Dr. Doreen Williams, Commissioner Post II

Agenda
Board of Commissioners Meeting
Tuesday, August 12, 2025 at 10:00 a.m.
Assembly Hall - 901 Main Street, Conyers, Georgia 30012
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1. Call to Order
2. Invocation and Pledge of Allegiance: Pastor Charlotte Hill, Loves and Hugs Christian Tabernacle
3. Special Recognitions and Presentations:
 - A. 2025 Spring Service Awards – Toni Holmes, Director, Human Resources
 - B. Budget Expenditure Analysis – June 2025 – Chief Operating Officer/Interim CFO, Sue Sanders
 - C. Memory Café Kickoff Announcement/Presentation – Susan Morgan, Deputy Director, Parks & Recreation
4. Public Comment
5. Approval of the Agenda
6. Approval of the Minutes: July 22, 2025, August 5, 2025, August 6, 2025, August 7, 2025

7. Unfinished Business: None.

8. New Business:

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2025-398: Text Amendment Case #2025-09: An Ordinance To Amend Section 214-7 of the Code of Rockdale County, Georgia, As Amended, and Incorporate Section 214-14, To Become and Be Made a Part of the Code of Rockdale County, Georgia, so as to Establish Minimum Architectural Design Standards for Residential Uses; To Provide for an Effective Date; And For Other Purposes – First Reading

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Agenda

Board of Commissioners Meeting

Tuesday, August 12, 2025 at 10:00 a.m.

Assembly Hall - 901 Main Street, Conyers, Georgia 30012

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2025-401: Amendments to the Rockdale County Employee Classification and Pay Plan – Human Resources

- A. Stormwater – Development and Operations Manager – Reclass
- B. Water Resources – Administrative Manager – Reclass
- C. Human Resources - Deputy Director – Reclass

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2025-404: Appointment - Rockdale County Fire Rescue Chief James Robinson to the Region 3 EMS Council – 8/12/25 – 6/30/28

2025-405: Policy 2025-3-13 – Rockdale County Department of Transportation Fee Schedule

2025-406: DRB Group Georgia, LLC – Water Resources – Dedication of Public Water and Sewer Agreement – 163 and 169 Abbott Road SW, Conyers, Georgia 30094 – 42.85 Acres

2025-407: Horizon Builder Group (FKA Green River Builders) – Water Resources – Dedication of Public Water and Sewer Agreement and Permanent Sanitary Sewer Easement – Enclave at Parker Road Town Homes – Land Lot 242, 10th District, Rockdale County, Georgia – 7.77 Acres

2025-408: Lennar Georgia, LLC – Water Resources – Dedication of Public Water and Sewer Agreement – Land Lot 213, 16th District, Rockdale County, Georgia – 12.94 Acres

9. Board Comment

10. Executive Session

11. Adjournment