

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: Chair & CEO JaNice Van Ness, Rockdale County Board of Commissioners

3. Special Recognitions and Presentations:

- A. Restoration Storehouse Update – Dr. Robert Hughes, Executive Director, Restoration Storehouse Center
- B. Rockdale Soil and Water Conservation District Update – George Kelecheck
- C. Budget Expenditure Analysis – July 2025 – Chief Operating Officer, Sue Sanders
- D. Pain Awareness Month Proclamation
- E. Rockdale River Trail Extension Update – Director Andrew Hammer, General Services

4. Public Comment: Tiffany Jacobs, Anita Kay Wilson, Jim Wilson, Theodore Davis, Rev. Warren Potter, Ashley Wu, George Kelecheck, Johauuel VanderSpek, Rev. Francie Potter

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: August 26, 2025, August 28, 2025, September 4, 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:

2025-397: 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 - #O-2025-19: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve the second reading and to adopt this ordinance as presented. The Board asked Director LaShawn Gardiner for clarifications regarding this ordinance. Commissioner Williams wanted to change the condition regarding total lots to not-to-exceed 87 lots, instead of 94. County Clerk/Director Jennifer Rutledge read out the 16 total conditions. Chair Van Ness abstained from voting.

2025-421: Requisition – General Services – LBFoster/CXT – Additional Cost Due to Price Increase in Freight, Equipment, Installation and Labor for Relocating Ozark Single Unit Restroom from Wheeler Park to Community Garden – Original PO Amount \$14,490 – Add \$9,403 for New PO Amount of \$23,893 – SPLOST/Impact Fee Funded – Budgeted Item: After a brief discussion from Director Andrew Hammer, General Services, a motion was made by Commissioner Smith, seconded by Commissioner Williams, and was passed with a majority vote to approve this requisition as presented. Chair Van Ness was opposed.

2025-423: Requisition – Water Resources – Engineering Strategies, Inc. – Improvements to the Almand Branch Wastewater Treatment Plant - \$82,900 – 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.

2025-435:

- A. **Text Amendment Case #2025-06 – An Ordinance To Amend Subpart A – General Ordinances of the Code of Rockdale County, Georgia, As Amended, To Amend Chapter 10 Alcoholic Beverages, Article II, Division I, Section 10-36(c)-Application Forms; Chapter 42 Environment, Division 2 Regulation of Vacant Real Property, Section 42-104-Registration/Renewal Fees, Chapter 86 Taxation, Article II, Section 86-36 – Occupation Tax Levied – Schedule and Restriction; To Provide for Repeal of Conflicting Provisions; To Provide for an Adoption Date; And For Other Purposes – First Reading - #O-2025-20:** 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 this ordinance as presented subject to final approval by the County Attorney.
- B. **Policies for Fees – 2005-3-11, As Amended – Planning & Development Fee Schedule:** A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve this policy as presented.

8. New Business:

2025-438: ADP, Inc. – Human Resources – Addition of Screening Services to Master Service Agreement – Change Order No. 3 to C-2013-32 - \$14,736.38 – Pay Per Use - Three (3) Years – General Fund - Budgeted Item

2025-439: Burgess Events – Human Resources – Provide Rental Goods and Services for the Rockdale County Employee Appreciation and Benefits Fair at Johnson Park - \$40,180.75 – Single Event 9/13/25 – Grant Wellness Fund – Budgeted Item

2025-440: All Pro Pest Services – General Services – Change Order No. 2 to C-2023-188 – Name Change Only – Peachtree Pest Control, LLC - Annual Cost to Remain Same at \$2,089/Month

2025-441: Pratt Recycling, Inc. – General Services – Rate Increase for Dumpsters and Carts – Change Order No. 3 to C-2022-118 – 2.873% Rate Increase, Additional \$4,506.84/Year – New Total Contract Price of \$238,737.72 - Through 8/8/26 – General Fund/Water Enterprise Fund/Stormwater Fund – Budgeted Item

2025-442: GTR Business Systems – Clerk of Courts – Date/Time Stamp Machine Preventative Maintenance Agreement - \$2,250 – 7/1/25 – 6/30/26 – General Fund – Budgeted Item

2025-443: Snow Story Productions, Inc. – Parks & Recreation – Permission to Use Costley Mill Park for Filming - \$4,250 Revenue – July 14 – 18, 2025 - RATIFICATION

2025-444: University of Georgia – Extension Services – Annual Contract Renewal - \$112,500 – 7/1/25 – 6/30/26 – General Fund – Budgeted Item: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve contract items 2025-438 through 2025-444, with item 2025-443 being ratified.

2025-445: Requisition – General Services – Face N Sons Electric – Underground Electrical Work at Wheeler Park for Splash Pad, Pickle Ball Courts and Amphitheater - \$148,354.89 – Impact Fee/SPLOST Funded – Budgeted Item: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve this requisition as presented.

2025-446: A Resolution of Approval for Privatization of Misdemeanor Probation Services for the Superior Court and State Court of Rockdale County - #R-2025-20: A motion was made by Commissioner Smith, seconded by Commissioner Williams, and was passed unanimously to approve this resolution as presented.

2025-447: 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 O&I (Office Institutional) District; To Impose Conditions Upon the Property; To Repeal Conflicting Ordinances; And For Other Purposes – Second Reading - #O-2025-21: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve the second reading and to adopt this ordinance as presented. Chair Van Ness requested to put on the record that this property cannot be used for gas stations or convenience stores.

2025-448: An Ordinance To Amend the Official Zoning District Map of Rockdale County, Georgia, As Amended, To Authorize a Special Use Permit for 3601 Ga Hwy 212 SW for Recreational and Vacation Campsite; To Repeal Conflicting Ordinances; And For Other Purposes – Second Reading: A motion was made by Commissioner Smith, seconded by Commissioner Williams, and was passed unanimously to deny this ordinance as presented.

2025-449: 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 – Second Reading - #O-2025-22: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve the second reading and to adopt this ordinance as presented.

2025-450: 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 – Second Reading - #O-2025-23: After a brief discussion from Planning and Development consultant, Rebecca Keefer, CPL, a motion was made by Commissioner Smith, seconded by Commissioner Williams, and was passed unanimously to approve the second reading and to adopt this ordinance as presented.

2025-451: An Ordinance Amending Article VI of Chapter 6 in Part I of the Code of Ordinances of Rockdale County Regarding an Update to the Public Defender's Office; To Provide an Effective Date; To Repeal Conflicting Ordinances; And For Other Purposes – First Reading - #O-2025-24: 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 this ordinance as presented.

2025-452: An Ordinance to Amend the Text of Subpart B (Planning and Development) of the Code of Ordinances of Rockdale County, Georgia, As Amended, so as to Amend Title 2 (Land Use and Zoning), Chapter 218 (Use Regulations), Article IV (Telecommunication Facilities), Section 218-22 (Q) (Application Requirements and Standards); To Provide for Repeal of Conflicting Provisions; To Provide for an Adoption Date; 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.

2025-453: Surplus of Equipment: Website for Surplus www.govdeals.com: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to declare these items as surplus as presented.

- A. Parks & Recreation/Senior Services
- B. Juvenile Court
- C. Finance
- D. Magistrate Court

Minutes

Board of Commissioners Meeting

Tuesday, September 9, 2025 at 10:00 a.m.

Assembly Hall - 901 Main Street, Conyers, Georgia 30012

Page 4

2025-454: Updates to the Rockdale County Employee Classification and Pay Plan – Human Resources: A motion was made by Commissioner Smith, seconded by Commissioner Williams, and was passed unanimously to approve these updates as presented.

- A. Human Resources
 - 1. Recruitment Specialist – Removal of Position
 - 2. Employee Relations Specialist – Reclass – 20 to 23
- B. Sheriff's Office
 - 1. Certified Detention Deputies – Reclass – 20 to 22
 - 2. Detention Deputy – Reclass – 20 to 22
 - 3. Deputy Sheriff Recruit – Reclass – 20 to 23
 - 4. Certified Sheriff's Deputy – Reclass – 22 to 24
 - 5. Corporal – Reclass – 24 to 25
 - 6. Investigator – Reclass – 24 to 25
 - 7. Sergeant – Reclass – 26 to 27
 - 8. Lieutenant – Reclass – 27 to 28
 - 9. Captain – Reclass – 29 to 30
 - 10. Major – Reclass – 30 to 32
- C. Fire Rescue
 - 1. Battalion Chief – Reclass – 29 to 31
 - 2. Firefighter Recruit – Update Salary Range – 40R
 - 3. Firefighter – Update Salary Range – 40
 - 4. Lieutenant – Update Salary Range – 42
 - 5. Sergeant – Update Salary Range – 41
 - 6. Captain – Update Salary Range – 43
- D. Finance
 - 1. Budget Analyst – Acceptance of Job Description - Exempt - Grade 24
 - 2. Grants Writer – Acceptance of Job Description - Exempt - Grade 22
 - 3. Deputy Chief Financial Officer – Acceptance of Job Description - Exempt - Grade 32

2025-455: Budget Amendment Request – Sheriff's Office – General Fund – Transfer from Contingency to Salaries & Benefits for Workforce Investment Plan to Cover Remaining Seven (7) Pay Periods - \$233,799: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve this budget amendment request as presented.

2025-456: Human Resources Policy Updates: After a brief clarification from Director Toni Holmes, Human Resources, a motion was made by Commissioner Smith, seconded by Commissioner Williams and was passed unanimously to approve items A1-6 and C1-4 as presented. A motion was made by Commissioner Williams to defer items A7 and B1 until the next regularly scheduled Board of Commissioners meeting. Chair Van Ness said the motion failed. Chair Van Ness made a motion, seconded by Commissioner Williams, and was passed unanimously to defer item A7 until the next regularly scheduled Board of Commissioners meeting. After additional discussions, a motion was made by Chair Van Ness, seconded by Commissioner Williams, and was passed with a majority vote to approve repealing item B1 effective 1/1/2026 as presented. Commissioner Smith was opposed.

- A. Amendments
 - 1. 2006-4-32: Separation Policy
 - 2. 2017-4-33: Fire and Resue Incentive Program
 - 3. 1998-1-5: Inclement Weather Policy – Administrative Offices
 - 4. 2024-4-46: Travel Per Diem and Mileage Policy
 - 5. 2006-4-6: FMLA (Family Medical Leave Act)
 - 6. 2006-4-16: Nepotism Policy
 - 7. 2006-4-8: PTO (Paid Time Off)
- B. Repeal
 - 1. 2022-4-40: Sick Leave Policy – Effective 1/1/2026

C. New Policies

1. Outside Employment Policy
2. Federal Emergency Management Agency (FEMA) Policy
3. Safety and Incident/Accident Review Committee Policy
4. Motor Vehicle Accident Appeals Process

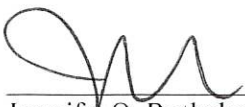
9. Board Comment: Commissioner Smith reminded everyone that Constituent Liaison Services with Congressman David Scott's office will take place at the Library on Fridays from 10 - 12; she also let everyone know KCRB will be hosting a Shredding Event on September 27, 2025 from 9 – 1 at Wheeler Park. Commissioner Williams reminded everyone of the 7th Annual Non-Profit Appreciation Brunch on September 25, 2025 at 10 a.m. at Costley Mill Park; she also discussed attending a cancer screening healthcare event; she discussed the Georgia Recovers Bus Tour and reminded everyone that September is Recovery Month.

10. Executive Session: None.

11. Adjournment: There being no further business, Chair Van Ness adjourned this meeting at 12:18 p.m.

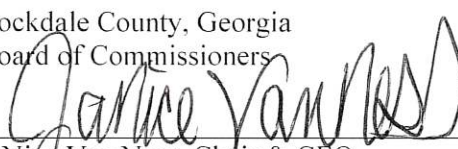
Approved this 16th Day of September 2025.

ATTEST:



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

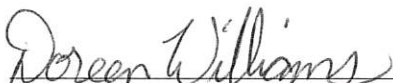
Rockdale County, Georgia
Board of Commissioners



JaNice Van Ness, Chair & CEO



Tuwanya C. Smith, Commissioner Post I



Dr. Doreen Williams, Commissioner Post II

Agenda

Board of Commissioners Meeting

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- C. Budget Expenditure Analysis – July 2025 – Chief Operating Officer, Sue Sanders
- D. Pain Awareness Month Proclamation

4. Public Comment

5. Approval of the Agenda

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- B. Juvenile Court
- C. Finance
- D. Magistrate Court

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2025-456: Human Resources Policy Updates

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 - 4. Motor Vehicle Accident Appeals Process

9. Board Comment

10. Executive Session

11. Adjournment