



DeKalb County Government

1300 Commerce Drive
Decatur, Georgia 30030

Minutes - Draft

PWI-Public Works & Infrastructure Committee

Thursday, March 3, 2022

10:00 AM

Special Called Meeting

This meeting will be conducted via teleconference (Zoom). Simultaneous public access to the meeting will be available

(1) via live stream on DCTV's webpage,

(2) on DCTVChannel23.TV

Meeting Started At: 10:02AM

Attendees: Commissioners Cochran-Johnson, Patrick, Bradshaw, Rader

Present 2 - Commissioner Lorraine Cochran-Johnson, and Commissioner Robert Patrick

Absent 1 - Commissioner Ted Terry

I. AGENDA ITEM

Previously Heard Items:

[2022-1308](#) Commission District(s): All Commission Districts
The Department of Watershed Management Funding Plan for Capital Improvement Plan (CIP) for the years 2021 through 2030 (CIP 2021)
MOTION was made by Robert Patrick, seconded by Lorraine Cochran-Johnson, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 3/8/2022. The motion carried by the following vote:

Yes: 2 - Commissioner Cochran-Johnson, and Commissioner Patrick

Absent: 1 - Commissioner Terry

-information provided by COO Williams, Director Houser, CFO McNabb, Director Robert Ryall of Arcadis

-Question JR: revenue increases will be needed in aggregate of 6% for 4 years and another 3.5% for another 4 years. It is within our capacity to make changes to that structure in the context of this decision. I propose that one - a subsistence rate structure that is means tested for customers and is relatively low-cost. The second area is consideration of more accurately billing people for the services that they use. Often it's not the water that gets you on the billing, it's the sewer due to the costs of treating wastewater and sewer is much higher than the water costs. Also, we have spent several hundred million on accurately identifying our variability of water use to identify water that is being used for casual irrigation in the household. In the summer people see their water bill spike as a result. I have asked the administration to come back with a proposal to give us that 6% rate increase across the board this year, and I would like to see us support 2 tweaks. One is to establish that subsistence rate that can be applied for by lower income individuals, and secondly a summer irrigation credit for casual irrigation that is above average winter use for water, so that when water is used you are not being charged for sewer that is not used.

LCJ: regarding those statements, I'd like to hear from the administration to separate out the removal of the sewage fee when the spike is technically in the use of water

Z Williams: what we're hoping for in this conversation, I do know that we can evaluate our systems to see if there is a process that we can implement where a resident may request an adjustment. The commissioner's point is well taken, but we don't have an answer at this point; we'll make our best effort to address the issue. To the other point of creating a rate that is means tested, and an application process for those to show that water billing is a burden on their income, we may be able to have partnerships to accomplish this. We'll be happy to take a look.

-LCJ: I take no issue with the request; also the time consumption that may be associated with such a request. My only concern is that the costs may outweigh the requests; I don't know how we could do such a thing because I know the water and sewer rates are intrinsically linked. But overall I do support those statements.

Z Williams: we do have the same timeline but if we cannot find a solution to that request in time we will certainly let you know

-Question RP: please provide a comparison of rates of water and sewer rates in the metro area, to see where we are in the rates charged to customers.

Z Williams: we'll be sure to get the rates to the surrounding community, and take a look at the issues presented

-Question LCJ: regarding this rate increase and revenue optimization, we will be able to save over \$82M over the next 5 years due to fiscal accountability and stewardship. I commend our DeKalb team for the reduction of water loss, debt refunding, WFIA and GFA loans, and \$47M will be saved at the acquisition of those low debt loans. Also the negative arbitrage that will be saved, the meter change out program. This is very important that our constituents need to be fully aware of. I expect messaging to be critical, perhaps through the development of a PSA where people can see what is happening here, and incorporates several of the slides that we see here. That will help explain the necessity of the rate increase. But also it has been 8 years since a change. I am comfortable with what has been presented here today.

-Z Williams: this discussion in large part is celebrating the work that has been done and highlights the substantial change to and for DeKalb County. Businesses and residents want to relocate here, so the decisions we make here are buying a better future for the county. I would propose we bring back the answers to these questions at the next PWI meeting, and I am hopeful we would present an outline or website to inform the public of what and why we are doing this. At that time we will request a due pass at that last BOC meeting in March.

-LCJ: website is good, documents are great, but a video would be absolutely excellent. Most people want to see and hear rather than just read. This would help show the work that has been done.

-LCJ: in DeKalb we are moving more progressively toward being a completely customer-oriented organization. People expect good service; when we master service it eradicates blowback from rate increases. I implore you all to continue to solve problems because you can't solve this without rate increases.

-RP: motion to defer to the March 15 PWI committee meeting

-Second LCJ

Vote: yes 2-0 (TT not present)

[2022-1240](#) Commission District(s): 3 and 7
CO - Change Order No. 12 to Contract No. 972548 Snapfinger Advanced Wastewater Treatment Facilities Expansion - Phase 2: for use by the Department of Watershed Management (DWM). This contract consists of the phase 2 expansion to the Snapfinger Advanced Wastewater Treatment Facility; inclusive of site preparation, modification of existing structures, and the construction of new structures. This request is to increase funding to allow for the completion of six (6) proposed design changes. Awarded to Archer Western Construction, LLC. Amount Not to Exceed \$1,111,640.00.
MOTION was made by Robert Patrick, seconded by Lorraine Cochran-Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 3/8/2022. The motion carried by the following vote:

Yes: 2 - Commissioner Cochran-Johnson, and Commissioner Patrick

Absent: 1 - Commissioner Terry

-information provided by Director Hayes

-Question LCJ: this has to do with dewatering and electrical work that needed to be done?

D Hayes: correct; this is to ask for funding to allow that electrical change for the dewatering system

-Question RP: is there an expectation on when this would be wrapped up?

D Hayes: we are now in the wrappign up phase; we hope to start testing in late 2022 and in 2023 start adding sewage and going through the testing phase then.

[2022-1139](#) Commission District(s): 4, 5 & 7
Change Order No. 3 to Agenda Item 2020-0345 Water Facilities to resurface SR124 from I-20(CSX # 279681D) to Gwinnett County Line additional \$3,100
MOTION was made by Robert Patrick, seconded by Lorraine Cochran-Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 3/8/2022. The motion carried by the following vote:

Yes: 2 - Commissioner Cochran-Johnson, and Commissioner Patrick

Absent: 1 - Commissioner Terry

-information provided by Director Hayes

[2022-1138](#) Commission District(s): All
LB - Invitation No. 21-101339 Roadway Bulk De-Icing (Three (3) Year Multiyear Contract): for use by the Department of Watershed Management (DWM) and Public Works - Roads and Drainage (R&D). Consists of the purchase of de-icing materials to make the sand/salt mixture used to maintain the County's roadways, parking lots and sidewalks. Recommend award to the sole bidder who is responsive and responsible: F.M. Shelton, Inc. Amount Not To Exceed: \$249,600.00.
MOTION was made by Robert Patrick, seconded by Lorraine Cochran-Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 3/8/2022. The motion carried by the following vote:

Yes: 2 - Commissioner Cochran-Johnson, and Commissioner Patrick

Absent: 1 - Commissioner Terry

-no additional information requested

[2022-1236](#) Commission District(s): All
LB - Invitation No. 21-101354 Shotcrete and Restorative Services for Stormwater Projects (Three (3) Year Multiyear Contract): for use by Public Works - Roads and Drainage (R&D). Consists of furnishing all labor, materials, and equipment necessary to provide shotcrete and restorative services to construct concrete walls, pipes etc., on an as needed basis. Recommend award to the lowest responsive and responsible bidders: Coastal Gunitite Construction Company and Proshot Concrete, Inc. Total Amount Not To Exceed: \$2,400,000.00.
MOTION was made by Robert Patrick, seconded by Lorraine Cochran-Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 3/8/2022. The motion carried by the following vote:

Yes: 2 - Commissioner Cochran-Johnson, and Commissioner Patrick

Absent: 1 - Commissioner Terry

-information provided by Richard Lemke

-Question LCJ: is it to the end of the year?

R Lemke: it will be an estimated 12 months for completion; if it goes a little more I won't be too concerned about that so that we have the quality service needed

LCJ: Commissioner Patrick let's loop back in terms of a presentation regarding what you desire to see in it understanding that the Comprehensive Stormwater plan won't be completed for some time

RP: also a conversation on other jurisdictions and their rate structures regarding stormwater. We want to ensure we are protecting neighborhoods where we can. There are instances where the private developer put in stormwater, and that connection ends up being conveyed in our public right of way. At what point do we need to be cognitive of what is happening on private property is affecting our public roads and infrastructure? That may need to be addressed in the comprehensive stormwater plan as well.

-LCJ: it's necessary we also work with the communities so that they understand this complex issue regarding county/private responsibility

COO Williams: there will be no rest for the weary; there are efforts going on. I want to give a status of the \$15M that the BOC allocated for ARP for stormwater, that we may want to discuss in April

-LCJ: when the presentation is complete that's when we'll get it on the agenda

2022-1132

Commission District(s): 4

CO - Change Order No. 3 to Contract No. 1171444 for Road Widening, Sidewalks, Bike Lanes (Rockbridge Road - Allgood to Rowland Road) - PI#s 008121/0012789: for use by Public Works - Transportation (PW-T). This contract consists of the widening of Rockbridge Road from Allgood to Rowland Road to allow for the construction of sidewalks and bike lanes. Awarded to E. R. Snell Contractor, Inc. Amount Not To Exceed: \$194,499.40.

-item not heard in committee. This was recommended for approval during the March 1, 2022 PWI meeting

2022-1131

Commission District(s): All

RFP - Request for Proposal No. 21-500572 Professional Services for Mapping of the Floodplain (Three (3) Year Multiyear Contract): for use by Public Works - Roads & Drainage (R&D). Consists of conducting flood studies and mapping to identify both existing and future land-use and floodplains conditions as required by the Metropolitan North Georgia Water Planning District. Recommend award to the highest scoring proposer who is responsive and responsible: Dewberry Engineers, Inc. Amount Not To Exceed: \$1,200,000.00.

MOTION was made by Robert Patrick, seconded by Lorraine Cochran-Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 3/8/2022. The motion carried by the following vote:

Yes: 2 - Commissioner Cochran-Johnson, and Commissioner Patrick

Absent: 1 - Commissioner Terry

-information provided by Director Lemke, Director Allen

[2022-1128](#)

Commission District(s): All

LB - Invitation No. 21-101395 Stormwater System Cleaning, Video Inspection (CCTV) Services and Repair (Multiyear Contract): for use by Public Works - Roads and Drainage (R&D). Consists of providing stormwater system cleaning, video inspection (CCTV) services and repair. Recommend award to the sole bidders who are responsive and responsible: Kemi Construction, Inc., and A&S Paving, Inc. Total Amount Not To Exceed: \$2,000,000.00.

MOTION was made by Robert Patrick, seconded by Lorraine Cochran-Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 3/8/2022. The motion carried by the following vote:

Yes: 2 - Commissioner Cochran-Johnson, and Commissioner Patrick

Absent: 1 - Commissioner Terry

-information provided by Director Lemke

[2022-1076](#)

Commission District(s): 3

LB - Invitation No. 21-101359 Variable Speed Drive - Rotary Screw Air Compressors for Snapfinger Creek Advanced Wastewater Treatment Facility (One Time Buy): for use by the Department of Watershed Management (DWM). Consists of the purchase of variable speed drive - rotary screw air compressors for Snapfinger Creek Advance Wastewater Treatment Facility. Recommend award to the lowest, responsive and responsible bidder: Rogers Machinery Company, Inc. Amount Not To Exceed: \$236,101.00

MOTION was made by Robert Patrick, seconded by Lorraine Cochran-Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 3/8/2022. The motion carried by the following vote:

Yes: 2 - Commissioner Cochran-Johnson, and Commissioner Patrick

Absent: 1 - Commissioner Terry

-information provided by Director Hayes

[2022-1260](#) Commission District(s): 4, 5 and 7
Acceptance of Funds from the Atlanta Regional Commission for a Scoping Study for Safety and Operations Improvements on Redan Road from Holcombe Road to near South Hairston Road
MOTION was made by Robert Patrick, seconded by Lorraine Cochran-Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 3/8/2022. The motion carried by the following vote:

Yes: 2 - Commissioner Cochran-Johnson, and Commissioner Patrick

Absent: 1 - Commissioner Terry

-information provided by Director Lemke

-R Lemke: we would be receiving \$320,000 from ARC, and our match would be \$80,000

[2022-1163](#) Commission District(s): All
CA - Cooperative Agreement for Consent Decree: Trenchless Technology Rehabilitation, External Point Repairs, and Related Products and Services (OMNIA Partners Cooperative Purchasing Agreement No. R170802) [DeKalb Cooperative Agreement]: for use by Department of Watershed Management (DWM). The contract consists of providing sewer system trenchless sewer line rehabilitation services. This request is to obtain over 71,000 linear feet of sewer line rehabilitation services; to include inspections, sewer line cleaning, external point repairs, manhole rehabilitation, and cured in place pipe lining. Awarded to SAK Construction, LLC. Amount Not To Exceed: \$8,721,095.58.

MOTION was made by Robert Patrick, seconded by Lorraine Cochran-Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 3/8/2022. The motion carried by the following vote:

Yes: 2 - Commissioner Cochran-Johnson, and Commissioner Patrick

Absent: 1 - Commissioner Terry

-information provided by Director Hayes, CPO Horner

-C Horner: the audit did not support the amount requested. The substitute was sent yesterday to reduce the amount to \$7,781,553.28.

Meeting Ended At: 11:38 AM

MOTION was made by Robert Patrick, seconded by Lorraine Cochran-Johnson, that this agenda item be adjourned meeting. The motion carried by the following vote:

Yes: 2 - Commissioner Cochran-Johnson, and Commissioner Patrick

Absent: 1 - Commissioner Terry

Barbara H. Sanders-Norwood CCC, CMC