178 Sams Street
Decatur, Georgia 30030

DeKalb County Government

Minutes - Draft

PWI-Public Works & Infrastructure Committee

Commissioner Robert Patrick (Chairperson)

Commissioner Chakira Johnson

Commissioner Ted Terry

Tuesday, March 3, 2026 **3:30 PM**

Meeting Started At: 3:40pm

Attendees: Commissioners Patrick, Johnson, Terry

Present 3 - Chairperson Robert Patrick, Commissioner Chakira Johnson, and Commissioner Ted Terry

I. MINUTES

2026-0421 Commission District(s): ALL
Minutes for the February 17, 2026 Public Works and Infrastructure Committee Meeting
MOTION was made by Chakira Johnson, seconded by Ted Terry, that this agenda item be Approved. The motion carried by the following vote:

Yes: 3 - Chairperson Patrick, Commissioner Johnson, and Commissioner Terry

II. AGENDA ITEM

New Agenda Items:

Department of Finance-UCO to be used by the Department of Watershed Management (DWM), Public Works-Sanitation and the Peachtree DeKalb Airport

2026-0182 Commission District(s): ALL
CO - Change Order No. 7 to Contract No. 988895 Print & Mail Services, Electronic Billing Presentment and Data Processing (Annual Contract With 4 Options To Renew): for the Department of Finance-UCO to be used by the Department of Watershed Management (DWM), Public Works-Sanitation and the Peachtree DeKalb Airport. This contract consists of providing customized bill formatting, print and mail services, hosting the County's water and sewer portal, and other miscellaneous statements to citizens and businesses. This request seeks to ratify a previously provided contract term increase. This request also seeks to increase the contract term through December 31, 2026. Awarded To Level One, LLC/a Doxim Company. CONTRACT TERM EXTENSION ONLY.

MOTION was made by Chakira Johnson, seconded by Ted Terry, that this agenda item be Recommended for approval. to the Board of Commissioners, due back on 3/10/2026. The motion carried by the following vote:

Yes: 3 - Chairperson Patrick, Commissioner Johnson, and Commissioner Terry

information provided by CFO McNabb

Public Works - Sanitation

2026-0329 Commission District(s): All
REN - Contract No. 2000223 Landfill Professional Engineering and Surveying Services (Annual Contract -1st Renewal of 4 Options to Renew): for use by the Department of Public Works - Sanitation. This contract consists of providing engineering and surveying services related to municipal solid waste landfills, including construction, operating, permitting and compliance at the County's solid waste management facilities. This request seeks to exercise the 1st renewal option through April 30, 2027. Awarded to Stearns, Conrad and Schmidt Consulting Inc., dba SCS Engineers. Amount Not to Exceed: $2,000,000.00.
MOTION was made by Chakira Johnson, seconded by Ted Terry, that this agenda item be Recommended for approval. to the Board of Commissioners, due back on 3/10/2026. The motion carried by the following vote:

Yes: 3 - Chairperson Patrick, Commissioner Johnson, and Commissioner Terry

-information provided by Sanitation Department representative
-Question CJ: is the thought to extend additional renewal options?
-response provided by the representative

2026-0305 Commission District(s): All
CA - Cooperative Agreement Bulk Solid Waste and Recycling Equipment (Sourcewell Contract No. 010825-WQI): for use by Department of Public Works - Sanitation. This request seeks to purchase from the competitively let Sourcewell Contract No. 010825-WQI for the provision of commercial containers, as well as steel bottoms and top lids for roll-off and commercial services at various locations within the County. Awarded to Wastequip Manufacturing Company, LLC. Amount Not To Exceed: $425,518.20.
MOTION was made by Ted Terry, seconded by Chakira Johnson, that this agenda item be Recommended for approval. to the Board of Commissioners, due back on 3/10/2026. The motion carried by the following vote:

Yes: 3 - Chairperson Patrick, Commissioner Johnson, and Commissioner Terry

-information provided by Sanitation Department representative Mr. Singh
-Commissioner Patrick requests an update on camera installation to bring back to the committee

2026-0336 Commission District(s): All
CO - Change Order No. 1 to Contract No. 1318937 Tires Recycling (Annual Contract with 2 Options to Renew): for use by the Department of Public Works - Sanitation. This contract consists of picking up and removing tires from the Seminole Landfill that were collected from illegal dump sites, residential homes, and tire clean-up projects. This request seeks to ratify a previously provided contract term increase. This request also seeks to increase the contract's term through January 31, 2027, and funds. Awarded to Latham Home Sanitation Company, Inc. Amount not to exceed: $275,000.00.

MOTION was made by Chakira Johnson, seconded by Ted Terry, that this agenda item be Recommended for approval. to the Board of Commissioners, due back on 3/10/2026. The motion carried by the following vote:

Yes: 3 - Chairperson Patrick, Commissioner Johnson, and Commissioner Terry

-information provided by Mr. Singh of Sanitation
-Question TT: where do they take the tires once received?
-Mr. Singh: Liberty Tire
-Question TT: as the County will be standing up its own facility, will these funds be used in conjunction with that work?
-response provided by COO Williams

Watershed Management (DWM)

2026-0162 Commission District(s): 2 & 6
Agreement for the Construction and Financing of Sewer Upgrades with NEX Development Partners, LLC. with a contribution of $832,000.00.

MOTION was made by Chakira Johnson, seconded by Robert Patrick, that this agenda item be Recommended for approval. to the Board of Commissioners, due back on 3/10/2026. The motion carried by the following vote:

Yes: 2 - Chairperson Patrick, and Commissioner Johnson

Not Present: 1 - Commissioner Terry

-information provided by Director Wells
-Question RP: do we pay this all at once or is it annual payments?
-response provided by Director Wells
-Question CJ: for the entities involved, is the cost based on our population? What are cost parameters?

2026-0361 Commission District(s): All
Agreement for River/Lake Information Management Services
MOTION was made by Ted Terry, seconded by Chakira Johnson, that this agenda item be Recommended for approval. to the Board of Commissioners, due back on 3/10/2026. The motion carried by the following vote:

Yes: 3 - Chairperson Patrick, Commissioner Johnson, and Commissioner Terry

-information provided by Director Wells
-Question TT: is the County tracking these types of contributions? Could we get an update on how many we have done in the last year?
-COO Williams discussed bringing this to the next PWI meeting
-Commissioner Patrick requests Central Staff track this information/request
-response provided by Director Wells
-Question RP: is there a criteria the County uses for the number of units built in a development and private-public cost sharing to fund developments?
-response provided by Director Wells regarding potential cost sharing scenarios, such as cases when the County's best interests are considered

2026-0241 Commission District(s): All
RFP-Request for Proposals No. 2025-023-RFP Shoal Creek Trunk Sewer Section 1 Construction Management Services (Multiyear Contract): for use by the Department of Watershed Management (DWM). Consists of providing Pre-Construction Services, Construction Inspection and Other Field Services as well as Scheduling and Attending Meetings and Preparing Progress Reports during the Construction Phase of the Shoal Creek Trunk Sewer Relief Section 1 Project. Recommend Award to the Highest Scoring Proposer; BenchMark Management, LLC. Total Amount Not-to-Exceed $5,648,923.50.
This agenda item was Recommended holding in committee to the Board of Commissioners due back on 3/10/2026 .

-this item is currently in OIIA audit review

2026-0277 Commission District(s): All
LB-Invitation No. 2025-069-ITB Consent Decree: Major Gravity Sewer Line Capacity Restoration (Multiyear Contract) for use by the Department of Watershed Management (DWM). Consists primarily to address urgent sanitary sewer maintenance and rehabilitation needs identified through assessment in the Ongoing Sewer Assessment and Rehabilitation Program (OSARP) and the Maintenance Management System (MMS) Program. Secondly, this contract will also be used to perform sewer rehabilitation to reduce infiltration/inflow (I/I) and provide additional capacity for potential development. Recommend award to the lowest, responsive and responsible bidder: Southeast Pipe Survey, Inc. Amount Not To Exceed $21,042,416.45.
This agenda item was Recommended holding in committee to the Board of Commissioners due back on 3/10/2026 .

-this item is currently in OIIA audit review

2026-0288 Commission District(s): All
LB-Invitation No. 2025-087-ITB Water Valve and Air Valve Replacement and Repairs (Multiyear Contract) for use by the Department of Watershed Management (DWM). Consists of installation and maintenance of valves within its potable water system that have been previously identified as failing. Recommend award to the lowest, responsive and responsible bidder: GS Construction, Inc. Amount Not To Exceed $19,088,160.00.
This agenda item was Recommended holding in committee to the Board of Commissioners due back on 3/10/2026 .

-this item is currently in OIIA audit review

Board of Commissioners - Super District 6

2026-0245 Commission District(s): All Commission Districts
An Allocation Not To Exceed $15,000 Of The DeKalb County General Fund To Be Considered For The 2026 Budget To DeKalb Public Health To Conduct A Study On The Known Health And Environmental Impacts Of Data Centers On Local Communities.
MOTION was made by Chakira Johnson, seconded by Robert Patrick, that this agenda item be Recommended for deferral to the Board of Commissioners, due back on 3/10/2026. The motion carried by the following vote:

Yes: 2 - Chairperson Patrick, and Commissioner Johnson

Not Present: 1 - Commissioner Terry

Previously Heard Agenda Items:

Public Works - Roads & Drainage (R&D)

2026-0337 Commission District(s): All
CO - Change Order No. 2 to Contract Nos. 1284296 and 1284297 for Stormwater System Cleaning, Video Inspection (CCTV) Services and Repairs (Multiyear Contract): for use by Public Works - Roads and Drainage (R&D). These contracts consist of stormwater system cleaning, video inspection (CCTV) services and repair. This request seeks to increase the contract funds and term through December 31, 2027, inclusive of price increases. Awarded to Kemi Construction, Co. Inc. and A&S Paving, Inc. Total Amount Not to Exceed: $2,936,060.00.
MOTION was made by Chakira Johnson, seconded by Robert Patrick, that this agenda item be Recommended for approval upon receipt of additional information to the Board of Commissioners, due back on 3/10/2026. The motion carried by the following vote:

Yes: 2 - Chairperson Patrick, and Commissioner Johnson

Not Present: 1 - Commissioner Terry

-OIIA determined that $2,540,686.02 of the $2,936,060.00 cited in the agenda item was supported. This leaves an unsupported balance of $395,373.98.
-information provided by Director Allen
-Question CJ: so audit approved

-Question RP: would it be possible to put something in this contract that speaks to the needs you discussed?
-response provided by Director Allen
-Commissioner Johnson requests a substitute document, and discussion of approving the department for additional funds if they are needed

-CJ: motion to approve a forthcoming substitute with the agenda item amount approved by OIIA audit review of $2,540,686.02

Board of Commissioners - Super District 6

2025-1787 Commission District(s): All Districts
A Resolution to Enhance Environmental Equity and Sanitation Practices in DeKalb County
MOTION was made by Ted Terry, seconded by Chakira Johnson, that this agenda item be Recommended for deferral. The motion carried by the following vote:

Yes: 3 - Chairperson Patrick, Commissioner Johnson, and Commissioner Terry

-TT. motion to defer 30 days to the PWI Committee

III. DISCUSSION

Georgia EPD Air Quality Monitoring Briefing

-presentation provided by GA EPD Branch Chief DeAnna Oser, Ambient Monitoring Program Manager Jaime Gore
-Question TT: for the Forsyth County study, was that for a municipal solid waste landfill? What is the size of that landfill?
-response provided by Ms. Oser
-Question TT: could you discuss the efficacy of Purple Air monitors? Is that type of monitor something you recommend?
-response provided by Ms. Oser regarding high level review of how the Purple Air sensors work, and potential co-location with the EPD's monitoring site
-Question TT: if there were a large fire or chemical fire, would Purple Air monitors help?
-response provided by Ms. Oser regarding picking up smoke in that instance
-Question TT: what would be your advice on odor monitoring?
-response provided by Ms. Oser regarding the difficulties of odor monitoring
-Question TT: so what you're saying is it might smell bad but it won't hurt you?
D Oser: yes sir; additional comments provided
-Question TT: regarding diverting food waste from the landfill to a compost facility, what are your thoughts on diversion of food from landfills?
-response provided by Ms. Oser regarding the efficacy of composting to keep greenhouse gases down at landfills
-Question CJ: regarding the Forsyth Landfill study, the samples were collected over a day period but the study lasted for two years; could you clarify that?
-response provided by Ms. Oser regarding samples conducted every 6 days per the EPD calendar; over 8000 samples were collected in the entire time frame of the study; additional comments provided
-Question CJ: the sampler you are discussing (steel canister) has the picture provided on your slides correct?
-D Oser: that's correct
-Question CJ: you said you sampled every 6 days?
-response provided by Ms. Oser
-Question RP: it looks like there are 2 monitoring locations in South DeKalb? Why just those areas?
-response provided by Ms. Oser
-Question RP: do trees impact this data?
-response provided by Ms. Oser
-Question RP: in a seven day timeframe, you only sample one day for toxic pollutants? Is it active at all times?
-response provided by Ms. Oser
-Question RP: if the County wanted additional monitoring sites, could the County talk to the EPD to determine where the criteria fit by your standard; can we have you put them there?
-response provided by Ms. Oser
-Question RP: when is the ambient monitoring plan available to the public?
-response provided by Ms. Oser regarding mid-May - June and public comment period
-Question RP: regarding the two locations in DeKalb, what is the confidence level for the accuracy of monitoring pollutants in the area? What is their relation to East and North DeKalb?
-response provided by Ms. Oser
-Question RP: regarding air flow, you ensure nothing obstructs the flow and you use that to assist in having the best data available?
-response provided by Ms. Oser
-Question RP: regarding food composting, the smells that we pick up are in parts per billion, and the monitoring equipment is parts per million?
-response provided by Ms. Oser

Commissioner Questions for Further Feedback from EPD:

- *The Committee requests a copy of the Forsyth County air monitoring study*
- *The Committee requests feedback on the overall efficacy of sensors such as PurpleAir*
- *The Committee requests general feedback on the air filter rebate program proposed in the resolution for agenda item 2025-1787*
- *What is the criteria by which the EPD looks to locate their equipment?*
- *If DeKalb County were to install a monitoring station, what skillset is needed for staff to install and monitor the air quality sensors?*

CIP Update

-presentation provided by Maria Houser - DeKalb County Consent Decree Director
-information provided by Shane of AECOM on the CIP prioritization strategy
-information provided by Brad of AECOM on the small diameter replacement program
-Question CJ: could you reiterate why the larger diameter pipes carry more risk than the smaller diameter ones?
-response provided by the representative
-Question CJ: district 4 risk score is second highest but we are below the countywide average of getting pipes replaced in district 4?
-response provided by the representative
-Question CJ: it looks like the district will not be getting a lot of the work done in 2026 but will be impacted over time?
-response provided by the representative
-Question CJ: this is also factoring in the timing of ensuring that while the larger diameters are getting worked on, we're phasing in the fixes for the smaller diameter pipes?
-Question TT: is the 10 year horizon what is planned over the next 10 years? How does that compare to the 50 year horizon? What is the red area that that map speaks to?
-responses provided by the representative; additional comments provided by Director Houser regarding the quarterly updates provided to each commission district
-presentation provided by Greg of AECOM regarding the small diameter water main replacement program progress & 2026 forecast
-comments provided by Commissioner Johnson regarding data provided during the commissioners' recent DC conference trip
-Question RP: regarding a project in Chamblee, there was a project when you paved just a strip of road versus other projects where an entire lane was paved? Could you discuss this?
-response provided by Director Houser regarding jurisdictional requirements for DeKalb County conducting work and engagement for permitting and road paving after pipe replacement
-Commissioner Patrick requests Central Staff review city ordinances and jurisdictional requirements and perhaps have a conversation with the BOC regarding this

Meeting Ended At: 5:07pm

MOTION was made by Chakira Johnson, seconded by Robert Patrick, that this agenda item be Adjourned meeting. The motion carried by the following vote:

Yes: 3 - Chairperson Patrick, Commissioner Johnson, and Commissioner Terry

Barbara H. Sanders-Norwood CCC, CMC

March 3, 2026