DeKalb County Government

1300 Commerce Drive
Decatur, Georgia 30030

Minutes - Draft

PWI-Public Works & Infrastructure Committee

Commissioner Robert Patrick (Chairperson)

Commissioner Chakira Johnson

Commissioner Ted Terry

Monday, September 28, 2026 **10:00 AM**

Special Called Meeting

Meeting Started At: 10:00am

Attendees: Commissioners Patrick, Johnson

Present 2 - Chairperson Robert Patrick, and Commissioner Chakira Johnson

Absent 1 - Commissioner Ted Terry

I. MINUTES

2026-1358 Commission District(s): ALL
Minutes for the September 10, 2026 Public Works and Infrastructure Committee Meeting
MOTION was made by Chakira Johnson, seconded by Robert Patrick, that this agenda item be Approved. The motion carried by the following vote:

Yes: 2 - Chairperson Patrick, and Commissioner Johnson

Absent: 1 - Commissioner Terry

II. AGENDA ITEM

New Agenda Items:

Public Works - Roads and Drainage

2026-1171 Commission District(s): All
CO - Change Order No. 2 to Contract No. 1284298 Professional Services for Mapping of the Floodplain (Three (3) Year Multiyear Contract). For use by Public Works - Roads and Drainage (R&D) to conduct 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. Seeking to increase the contract term to December 31, 2027. Awarded to Dewberry Engineers, Inc. CONTRACT TERM INCREASE ONLY.

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 9/29/2026. The motion carried by the following vote:

Yes: 2 - Chairperson Patrick, and Commissioner Johnson

Absent: 1 - Commissioner Terry

-information provided by Director Allen
-Question CJ: would this allow us to make map changes?
-P Allen: absolutely it's one of their primary functions

2026-1178 Commission District(s): All
LB - Invitation No. 2026-028-ITB Traffic Pavement Markings (Five (5) Year Multiyear Contract). For use by Public Works - Roads & Drainage (R&D) to obtain traffic pavement marking services. Recommend award to the responsive and responsible bidders: Peek Pavement Marking, LLC, and Autaco Development, Inc. Total Amount Not To Exceed: $3,330,000.00.

This agenda item was Recommended holding in committee to the Board of Commissioners due back on 9/29/2026 .

-agenda item currently in OIIA review
-Question CJ: once out of audit and approved how fast can we get this work started?
-response provided by Director Allen
-Question RP: how is this contract different from those done in the past?
-response provided by Director Allen
-Question RP: crosswalks were needed on Chamblee Tucker Road, do we have an ETA on that?
-response provided by Director Allen

Public Works - Solid Waste Management

2026-1177 Commission District(s): 3, 6 & 7
CO - Change Order No. 5 to Contract No. 1233446 Environmental Monitoring and Gas Collection and Control System (GCCS) Operations and Maintenance Services (Multi-year Contract). For use by Public Works - Solid Waste Management to obtain environmental monitoring, GCCS, operations and maintenance services related to municipal solid waste. Seeking increase in contract funds and term through December 31, 2027. Awarded to Geosyntec Consultants, Inc.: Amount Not to Exceed: $2,868,379.00.
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 9/29/2026. The motion carried by the following vote:

Yes: 2 - Chairperson Patrick, and Commissioner Johnson

Absent: 1 - Commissioner Terry

-information provided by Director Gordon
-Question RP: does this address the gas that is flared at the landfill?
-response provided by Director Gordon

2026-1191 Commission District(s): All
CO - Change Order No. 3 to Contract No. 1348743 Printing Services (Annual Contract with 2 Options to Renew). For use by Public Works - Solid Waste Management and Beautification to obtain various graphic designs, printed materials, and services to distribute information to County residents and citizens. Seeking increase in contract funds and term through December 31, 2026. Awarded to Fuentes Enterprises, Inc., dba IPCOMM: Amount Not to Exceed: $50,000.00.
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 9/29/2026. The motion carried by the following vote:

Yes: 2 - Chairperson Patrick, and Commissioner Johnson

Absent: 1 - Commissioner Terry

-information provided by Director Gordon

2026-1381 Commission District(s): All Commission Districts
Approval of an Acknowledgment and Agreement by and among DeKalb County, Georgia, Conyers Renewable Power, LLC, and Fifth Third Bank, N.A. related to collateral assignment by Conyers Renewable Power, LLC of its right, title, and interest under its agreements with the County, in connection with financing to be provided by Fifth Third Bank, N.A. to Conyers Renewable Power, LLC.

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 9/29/2026. The motion carried by the following vote:

Yes: 2 - Chairperson Patrick, and Commissioner Johnson

Absent: 1 - Commissioner Terry

-information provided by Director Gordon
-additional information provided by County Attorney Phillips
-additional information provided by COO Williams

Watershed Management (DWM)

2026-1334 Commission District(s): All
Watershed Management Capital Improvement Plan for 2026 through 2035

-presentation provided by Director Houser

2026-1170 Commission District(s): All
LB - Invitation No. 2026-007-ITB Maintenance and Repair of Manhole Rings, Covers & Valve Boxes (Three (3) Year Multiyear Contract). For use by the department of Watershed Management (DWM) to obtain services for the adjustment, replacement and/or installation of manhole rings, covers, and valve boxes. Recommend award to the responsive and responsible bidders: Kemi Construction Company, Inc., and Precision 2000, Inc. Total Amount Not to Exceed: $7,000,000.00.

This agenda item was Recommended holding in committee to the Board of Commissioners due back on 9/29/2026 .

-agenda item is currently in OIIA audit review

Public Works - Transportation, Roads and Drainage (R&D), and Recreation, Parks and Cultural Affairs (RPCA)

2026-1271 Commission District(s): 3, 4, 5, 6 & 7
CO - Change Order No. 4 to Contract No. 1281318 and Change Order No. 7 to Contract No. 1281319 Sidewalks and Roadways (Multiyear). For use by Public Works - Transportation, Roads and Drainage (R&D), and Recreation, Parks and Cultural Affairs (RPCA) to obtain construction services to improve sidewalks, drainage, roads, bike lanes, multi-use trails, and curb and shoulders. Seeking increase in contract funds, and to add SPLOST Category 3A to Contract 1281318. Awarded to Autaco Development, LLC and DAF Concrete, Inc.: Total Amount Not to Exceed: $2,014,321.06.
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 9/29/2026. The motion carried by the following vote:

Yes: 2 - Chairperson Patrick, and Commissioner Johnson

Absent: 1 - Commissioner Terry

-information provided by Director Allen, Dep Director Singer
-Commissioner Johnson clarified the locations for this work
-Question RP: could you discuss the funding for these sidewalk projects?
-response provided by Director Allen

Watershed Management (DWM), Public Works - Solid Waste Management, Beautification

2026-1205 Commission District(s): All
LB - Invitation No. 2026-063-ITB On Call Concrete and Retainer Walls (Three (3) Year Multiyear Contract). For use by the Department of Watershed Management (DWM) and the Department of Solid Waste Management and Beautification to obtain services for forming, placing and finishing concrete as needed for curbs, gutters, sidewalks, retainer walls, cheekwalls, footings and steps. Recommend award to the lowest, responsive and responsible bidders: DAF Concrete, Inc. and Double A&A Grading and Paving. Total Amount Not To Exceed: $4,550,000.00.
This agenda item was Recommended holding in committee to the Board of Commissioners due back on 9/29/2026 .

-agenda item is currently in OIIA audit review

Previously Heard Agenda Items:

Public Works-Transportation

2026-1066 Commission District(s): 3 & 7
RFQ - Request for Qualifications: 2025-113-RFQ, Design Services for Flat Shoals Parkway (SR 155) Sidewalk from Columbia Drive to Wesley Chapel Road (PI# 0019622). For use by Public Works-Transportation to obtain design services for the addition of 2.1 miles of new sidewalks on both sides of Flat Shoals Parkway to create continuous sidewalks, meet current ADA standards and installation of a protected pedestrian crossing. Recommend award to the highest scoring proposer: AtkinsRéalis USA, Inc.: Amount Not To Exceed: $3,210,410.84.
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 9/29/2026. The motion carried by the following vote:

Yes: 2 - Chairperson Patrick, and Commissioner Johnson

Absent: 1 - Commissioner Terry

-OIIA has supported this agenda item amount
-information provided by Director Keeter
-Question CJ: is this design only for $3.2 M?
-response provided by Director Keeter

Board of Commissioners

2026-1234 Commission District(s): All Commission Districts
To Amend Previously Adopted Agenda Item 2025-0240 with an Updated Resolution to Establish Independent CIP Monitor Roles and Responsibilities.
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 9/29/2026. The motion carried by the following vote:

Yes: 2 - Chairperson Patrick, and Commissioner Johnson

Absent: 1 - Commissioner Terry

-information provided by BOC Chief of Staff Lee May and Policy Analyst Marcus Allen
-CJ: motion to advance this agenda item with additional presentation at the Committee of the Whole meeting

III. DISCUSSION

Water & Sewer CIP Update

-presentation provided by Director Houser regarding the overall management plan
-Greg Harrison of AECOM discussed the spending plan
-CFO Dianne McNabb discussed the capital funding sources
-Question RP: are there strategies we can employ to give us a bit of slack in our reserves fund?
-response provided by CFO McNabb
-Question RP: could we refinance existing debt to get better rates?
-response provided by CFO McNabb
-Question CJ: do the projections provided cover the increases discussed to ensure we can complete the projects?
-response provided by CFO McNabb
-Question CJ: when should we start having the conversations regarding another rate plan like the 10x10?
-response provided by Director Houser
-Question RP: annually we apply for a TAN, with this information in mind have you thought of a strategy related to the TANs for next year? Does our credit worthiness have an impact on the rate we pay for our TANs?
-responses provided by Director McNabb
-Question CJ: how do these CIP projects relate to our Consent Decree?
-response provided by Director Houser
-Question RP: of the $4.4B allocated for the CIP, how much is dedicated to the Consent Decree?
-response provided by Director Houser

Meeting Ended At: 11:24am

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: 2 - Chairperson Patrick, and Commissioner Johnson

Absent: 1 - Commissioner Terry

Barbara H. Sanders-Norwood CCC, CMC