



DeKalb County Government

1300 Commerce Drive
Decatur, Georgia 30030

Minutes - Draft

PWI-Public Works & Infrastructure Committee

Commissioner Robert Patrick (Chairperson)

Commissioner Chakira Johnson

Commissioner Nicole Massiah

Friday, February 21, 2025

10:00 AM

Special Called Meeting

Meeting Started At: 10:06 AM

Attendees: Commissioners Patrick, Johnson, Massiah, Terry, Long Spears, Davis Johnson (via phone call-in)

Present 3 - Chairperson Robert Patrick, Commissioner Chakira Johnson, and
Commissioner Nicole Massiah

I. DISCUSSION

Water & Sewer Rates Discussion

-information provided by COO Williams on the Administration's responses to the conversations that took place amongst the Board at the last PWI meeting

-Arcadis prepared 2 rate revenue forecasts:

1) a 3 year rate revenue increase plan consisting of a 12% increase effective August 1, 2025, a 10% increase effective January 1, 2026, and a 10% increase effective January 1, 2027, and

2) a 5-year rate revenue increase plan consisting of 8% annual rate revenue increase for the five-year period 2025 (effective August 1) through 2029 (effective each January 1)

-discussion of a letter sent to the Governing Authority from DeKalb Water Watch representatives

-comments provided by Commissioner Johnson

-comments provided by Commissioner Massiah

-comments provided by COO Williams

-conversation amongst Commissioner Massiah and Director Maria Houser regarding the merits and aspects of the proposal alternatives provided during this meeting, as well as justification via a parity test that would be needed in the 10x10 (10 year) proposal, rather than the 12x10x10 (3 year) proposal

-comments provided by Commissioner Johnson

-Question TT: in your document you make the assumption that over the next 10 years, that \$21 million would be generated on the DeKalb side and \$70 million on the developer side. Of the \$91 million, economic development for sewer capacity, a lot of those projects have been put on hold for years

-comments provided by Director Houser

-Question TT: will these capacity agreements alone pay for what is needed for the development projects?

-response provided by Director Houser

-Question TT: for the transit oriented developments, you look at the Kensington and Indian Creek developments, when we think of increasing sewer capacity it seems that it is supporting our housing goals for the County

-response provided by Director Houser

-comments provided by Commissioner Terry regarding the Lulah Hills development, why aren't developers paying more of their fair share? Why aren't we talking more about impact fees?

-Question TT: each year could the department analyze how are we approaching impact fees? Can the fees be commiserate with the impact they are creating?

-comments provided by Director Houser

-TT: for the DeKalb CARES program, this is suggesting that 4% of the total revenue is going into this program. That is significant. Additional comments provided by Commissioner Terry

-Commissioner Terry discusses the benefits of citizen oversight in the DeKalb CARES program for low income individuals, and all citizens through organizations like DeKalb Water Watch

-responses provided by COO Williams

-Question RP: with the new development we would not be approving new master meters correct it will be individual meters?

-responses provided by CFO McNabb regarding the County's code

-comments provided by Commissioner Davis Johnson regarding her perspective for long-term solutions vs. short term solutions

-Z Williams: my proposal would be for a clean rate resolution and a clean protections resolution

-additional comments regarding the water/sewer rate proposal

II. AGENDA ITEM

Previously Heard Agenda Items:

Finance

[2025-0259](#) Commission District(s): All Commission Districts
The Department of Watershed Management rate increase proposal of 10% per year for 10 years to fund the water and sewer operation and maintenance, debt service, and the CIP 2024 from 2025 to 2034.

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 2/25/2025. The motion carried by the following vote:

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

-comments provided by Commissioner Terry

[2024-1326](#) Commission District(s): All Districts
Adoption Of (1) The Attached Resolution Approving 10% Rate Increase No Earlier Than May 1 for the Year 2025, and Nine Additional Increases in the Amount of 10% Each , Which Shall Become Effective on Each January 1, Beginning January 1, 2026 Through and Including January 1, 2034, and (2) the Attached Series 2025 Bond Resolution Authorizing the Issuance by the County of not to Exceed \$450 Million in Total Par Amount of Its Water and Sewerage Revenue Bonds, for the Purpose of Rehabilitating of the Scott Candler Water Treatment Facility and Other Crucial Water and Sewerage Projects, for the Department of Watershed Management (DWM) CIP.

This agenda item was no official recommendation

Board of Commissioners - District 2

2024-1357 Commission District(s): All Districts
Resolution of the Board of Commissioners of DeKalb County
Supporting Policy Changes to Protect Seniors, Disabled Individuals,
and Low-Income Residents Against Upcoming Water Rate
Increases

MOTION was made by Nicole Massiah, seconded by Chakira Johnson, that this agenda item be recommended for approval upon receipt of additional information to the Board of Commissioners, due back on 2/25/2025. The motion carried by the following vote:

**Yes: 3 - Chairperson Patrick, Commissioner Johnson, and
Commissioner Massiah**

-CJ: motion to approve

Second RP

-comments provided by Commissioner Terry

-comments provided by Attorney Welch of a forthcoming substitute to include the additional protections proposed by Commissioners

Vote: yes 2-1 (NM no)

-comments provided by Commissioner Massiah to include: a hardship element for the proposed affordability program

-comments provided by COO Williams

-NM: motion to reconsider

Second RP

Vote: yes unanimous

-NM: motion to approve, with friendly amendments and following up with legal to confirm the legal amendments. To include in section 3 a hardship component to the water affordability resolution, as long as this purports with state and local laws; Commissioner Patrick added a friendly amendment to have the protections contingent on any rate increase

Second CJ

Vote: yes unanimous

2024-1139 Commission District(s): Districts 1, 2, and 6
A Resolution Supporting Bus Rapid Transit (BRT) on Buford Highway
in DeKalb County, Georgia

MOTION was made by Chakira Johnson, seconded by Nicole Massiah, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 2/25/2025. The motion carried by the following vote:

**Yes: 3 - Chairperson Patrick, Commissioner Johnson, and Commissioner
Massiah**

-comments provided by Commissioner Terry

-CJ: motion to defer 60 days

Public Works - Transportation

[2024-1420](#) Commission District(s): 2 & 6
CO - Change Order No. 1 to Contract No. 1366762 Right Turn Lane on Briarlake Road at Briarcliff Road (180 days): for use by Public Works-Transportation. This contract consists of the construction of a right turn lane at the Briarlake Road intersection with Briarcliff Road, including related curb, ramps, and sidewalk. This request seeks approval to ratify previously provided sixty (60) day contract term increase, effective January 1, 2025. This request also seeks approval to increase the contract funds and contract term through December 31, 2025. Awarded to: SD&C, Inc. Amount Not To Exceed: \$55,250.86.

MOTION was made by Chakira Johnson, seconded by Nicole Massiah, that this agenda item be recommended for approval to the Board of Commissioners, due back on 2/25/2025. The motion carried by the following vote:

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

-information provided by Director Lemke

[2025-0067](#) Commission District(s): ALL
RA - Ratification of Change Order No. 2 to Contract No. 1350952, DeKalb Industrial Way at Milscott Drive Traffic Signal (270 days): for use by Public Works - Transportation (PW-T). This contract consists of the installation of a traffic signal on DeKalb Industrial Way at Milscott Drive. This request seeks to ratify an issued Purchase Order for work that had to be completed in the field for the traffic signal project, while in-progress. Awarded to: Brooks Berry Haynie & Associates. Amount Not To Exceed: \$24,000.25.

MOTION was made by Chakira Johnson, seconded by Nicole Massiah, that this agenda item be recommended for approval to the Board of Commissioners, due back on 2/25/2025. The motion carried by the following vote:

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

-information provided by Director Lemke

Public Works - Roads & Drainage (R&D)

[2025-0147](#) Commission District(s): All
LB - Invitation No. 24-101686 Roadway Bulk De-Icing (Three (3) Year Multiyear Contract): for use by 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 responsive and responsible bidder: F.M. Shelton, Inc. Amount Not To Exceed: \$150,000.00.

MOTION was made by Chakira Johnson, seconded by Nicole Massiah, that this agenda item be recommended for approval to the Board of Commissioners, due back on 2/25/2025. The motion carried by the following vote:

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

-information provided by Director Lemke

[2025-0008](#) Commission District(s): All
RA - Ratification of Purchase Order No. 5017519 for Tree Removal Services (Emergency Purchase): for use by Public Works - Roads & Drainage (R&D). This request seeks to ratify an issued purchase order for the emergency purchase of tree removal services to clear blocked roads and ensuring emergency access during the state of emergency caused by Hurricane Helene. Awarded to ArborServ Inc. Amount Not To Exceed: \$225,150.00.

MOTION was made by Chakira Johnson, seconded by Nicole Massiah, that this agenda item be recommended for approval to the Board of Commissioners, due back on 2/25/2025. The motion carried by the following vote:

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

-information provided by Director Lemke

Question RP: how do we get items pushed to the side of the right of way

Lemke: we will come back and clean up. If we have missed anything, please send me an email

Question NM: has any funding extensions been ascertained by the state of federal level, such as FEMA?Response

provided by Director Lemke

[2025-0140](#) Commission District(s): All
LB - Invitation No. 24-101670 - Fence & Gate Repair (Three (3) Year Multiyear Contract): for use by the Department of Watershed Management, Public Works - Roads & Drainage (R&D) and Sanitation. Consists of the repair and installation of fences and gates throughout the County. Recommend award to the lowest, responsive and responsible bidders: Executive Realty Solutions, Inc. and Wainwright Construction Inc. dba Wayne Construction. Total Amount Not To Exceed: \$2,294,400.00

MOTION was made by Chakira Johnson, seconded by Nicole Massiah, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 2/25/2025. The motion carried by the following vote:

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

-information provided by Director Lemke

Watershed Management (DWM)

[2025-0003](#) Commission District(s): All
LB - Invitation No. 24-101671 Electrical Switchgear Inspection and Repair (Annual Contract with Two (2) Options to Renew) for use by Department of Watershed Management (DWM). Consists of providing inspection and repair of switchgear equipment at water and wastewater treatment plants. Recommend award to the lowest, responsive and responsible bidders: TRC Engineers, Inc. and Brown Electrical Services, LLC. Total Amount Not To Exceed: \$1,250,000.00.

MOTION was made by Chakira Johnson, seconded by Nicole Massiah, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 2/25/2025. The motion carried by the following vote:

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

-Information provided by David Hayes, Director Watershed Management

[2025-0040](#) Commission District(s): All
SS - UtiliSphere Software (Sole Source): for use by the Department of Watershed Management (DWM). Consists of purchasing a three-year UtiliSphere software subscription for optimizing field workforce operations, managing underground assets, and ensuring compliance with the GA811 System. This request seeks to establish a three-year agreement with Irth Solutions, Inc. and to ratify Purchase Order No. 1377624 for the subscription fee from March 2024 to February 2025. Awarded to Irth Solutions, LLC. Amount Not To Exceed: \$199,018.68.

MOTION was made by Chakira Johnson, seconded by Nicole Massiah, that this agenda item be recommended for approval to the Board of Commissioners, due back on 2/25/2025. The motion carried by the following vote:

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

Information provided by David Hayes, Director Watershed Management

[2025-0064](#) Commission District(s): All
SS - Rockwell Automation/Allen-Bradley Parts and Services (Sole Source): for use by the Department of Watershed Management (DWM). Consists of purchasing Rockwell Automation/Allen-Bradley hardware and services. This request seeks to establish a three-year agreement with McNaughton-McKay Electric Company to assist in maintaining the functionality and ensure the continued operation of critical machinery at the Scott Candler, Snapfinger, and Pole Bridge plants in DeKalb County, GA. The parts and services support vital systems such as Variable Frequency Drives (VFDs), Programmable Logic Controllers (PLCs), and other equipment, which are essential for controlling and maintaining machinery functionality in water treatment processes. Awarded to McNaughton-McKay Electric Company. Amount Not To Exceed: \$2,100,000.00.

MOTION was made by Chakira Johnson, seconded by Nicole Massiah, that this agenda item be recommended for approval to the Board of Commissioners, due back on 2/25/2025. The motion carried by the following vote:

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

Information provided by David Hayes, Director Watershed Management

2025-0138 Commission District(s): All
CO - Change Order No. 2 to Contract 1275646 for Manhole Castings and Accessories (Three (3) Year Multiyear Contract): for the use by the Department of Watershed Management (DWM) and Public Works - Roads and Drainage (R&D). This contract consists of the purchase of manhole castings and accessories. This request seeks to increase contract funds for use by R&D. Awarded to Ferguson Waterworks. Amount Not To Exceed: \$20,000.00.

MOTION was made by Chakira Johnson, seconded by Nicole Massiah, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 2/25/2025. The motion carried by the following vote:

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

*Information provided by David Hayes, Director Watershed
Management Question CJ: these funds are being added to R&D?
Hayes: Correct*

2025-0144 Commission District(s): All
CA - Cooperative Agreement for Vacuum Truck Services (Cobb County Contract No. 24-6825): for use by the Department of Watershed Management (DWM). Consists of purchasing from the competitively let Cobb County contract for the removal and final disposal of materials, such as sand, silt, and/or sewage sludge utilizing vacuum truck services for treatment plants. Awarded to Allsouth Environmental Services, LLC. Amount Not To Exceed: \$300,000.00.

MOTION was made by Chakira Johnson, seconded by Nicole Massiah, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 2/25/2025. The motion carried by the following vote:

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

Information provided by David Hayes, Director Watershed Management

[2025-0177](#) Commission District(s): 3 & 7
Agreement for the Construction and Financing of Sewer Upgrades with
Company with a Contribution of \$216,000.00.

**MOTION was made by Nicole Massiah, seconded by Chakira
Johnson, that this agenda item be recommended for approval
upon receipt of additional information to the Board of
Commissioners, due back on 2/25/2025. The motion carried by the
following vote:**

**Yes: 3 - Chairperson Patrick, Commissioner Johnson, and Commissioner
Massiah**

-Information provided by David Hayes, Director Watershed Management

-Question CJ: is there a reason we use a generic name and not the company name?

-Response provided by Director Hayes

-NM: without a name mentioned I would like to hold this in committee

-Question RP: what is the name of the company?

*Response provided by Director Hayes regarding the company name being added in the description portion of the
agenda item by Tuesday's BOC meeting*

-NM: motion to approve pending additional information (substitute agenda item that states name of company)

[2025-0201](#) Commission District(s): All Districts
The Authorization of a Georgia Power Easement for the Department of
Watershed Management located at 1640 Roadhaven Drive

**MOTION was made by Chakira Johnson, seconded by Nicole
Massiah, that this agenda item be recommended for approval. to
the Board of Commissioners, due back on 2/25/2025. The motion
carried by the following vote:**

**Yes: 3 - Chairperson Patrick, Commissioner Johnson, and Commissioner
Massiah**

-information provided by Director Hayes

-Question MDJ: if we could get one at Maloof to utilize that would be great, as well as employees at Maloof

[2025-0146](#) Commission District(s): All
LB - Invitation No. 24-101687 Sanitary Sewer Chemical Root Control (Three (3) Year Multiyear Contract) for use by Department of Watershed Management (DWM). Consists of treating portions of the County's gravity sewer system with a chemical root control herbicide. Recommend award to the sole responsive and responsible bidder: Duke's Root Control, Inc. Amount Not To Exceed: \$19,685,670.00.
MOTION was made by Chakira Johnson, seconded by Nicole Massiah, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 2/25/2025. The motion carried by the following vote:

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

*-this agenda item is currently in OIIA audit review
-information provided by Director Hayes
-comments provided by Commissioner Terry regarding the costs for root control herbicide
-comments provided by Director Hayes*

[2025-0001](#) Commission District(s): All
LB - Invitation No. 24-101674 Engine and Generator Maintenance and Repair (Annual Contract with Two (2) Options to Renew): for use by Departments of Watershed Management (DWM) and Facilities Management (FM). This contract consists of maintenance and repair of engines and generators. Recommend award to the sole bidders who are responsive and responsible: Power and Energy Services and Generator Maintenance of Georgia, dba Sage Properties, LLC. Total Amount Not To Exceed: \$3,925,000.00.
MOTION was made by Chakira Johnson, seconded by Nicole Massiah, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 2/25/2025. The motion carried by the following vote:

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

*-this agenda item is currently in OIIA audit review
-Question TT: under the bid tabulation sheet, when I added the 2 contractors and pricing ranges, it goes to over \$120,000, and over 3 years over \$300,000. Where is the \$3 million coming from?
-D Hayes: this will be used to fund the replacement of the 2 generators*

Meeting Ended At: 11:55am

MOTION was made by Chakira Johnson, seconded by Nicole Massiah, that this agenda item be adjourned meeting. The motion carried by the following vote:

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

Barbara H. Sanders-Norwood CCC, CMC