



Minutes - Draft

PWI-Public Works & Infrastructure Committee

Tuesday, April 5, 2022

3:30 PM

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: 3:31 PM

Attendees: Commissioner Cochran Johnson, Terry, Patrick, Johnson

Present 3 - Commissioner Lorraine Cochran-Johnson, Commissioner Robert Patrick, and Commissioner Ted Terry

I. MINUTES

2022-1399 Commission District(s): ALL
Minutes for the March 15, 2022 Public Works and Infrastructure Committee Meeting
MOTION was made by Robert Patrick, seconded by Ted Terry, that this agenda item be approved. The motion carried by the following vote:

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

2022-1445 Commission District(s): ALL
Minutes for the March 24, 2022 Special Called Public Works and Infrastructure Committee Meeting
MOTION was made by Ted Terry, seconded by Robert Patrick, that this agenda item be approved. The motion carried by the following vote:

**Yes: 3 - Commissioner Cochran-Johnson, Commissioner Patrick, and
Commissioner Terry**

II. STATUS UPDATE

New Day Project

-information provided by Director Houser and Alia Johnson

Question LCJ: When you say 28,000 meters in the coming year are you referring to 2023? A Johnson: The program started in April and will go from April to March 2023

Question LCJ: What is the approximant number of meters we have in the county?

A Johnson: About 200,000

III. DISCUSSION

Water and Sewer Website

Information presented by Director Houser, Farrah Prewitt, Alia Johnson

Question LCJ: What are the reasons for the red specs and why are they scattered out?

A Johnson: It could be a couple of things, that these meters needed more repair, for example a service light replacement would require a different contract.

M Houser: We have two other tools we would like to share with the committee before we roll them out, could we come back in two weeks to present?

LCJ: This is a good preamble, please gather all your materials and be ready to present in two weeks

IV. AGENDA ITEM

Previously Heard Items:

[2022-1225](#)

Commission District(s): All

REN - Asphalt Cement Cutback and Emulsified (Annual Contract - 2nd Renewal of 2 Options to Renew): Contract No. 1210222 for use by Public Works - Roads and Drainage (R& D). The contract consists of supplying liquid adhesive to be utilized for roadway repairs or construction to bond old asphalts with new asphalts. Awarded to Infinite Estates, LLC. Amount Not To Exceed: \$142,160.00

MOTION was made by Robert Patrick, seconded by Ted Terry, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 4/12/2022. The motion carried by the following vote:

**Yes: 3 - Commissioner Cochran-Johnson, Commissioner Patrick, and
Commissioner Terry**

-Information provided by Peggy Allen

Question TT: How many potholes do we fill a year?

P Allen: We average 4,000-5,000 a year

Question RP: how many miles of paved road are we responsible for?

R Lemke: we have about 2200 miles. This is the time of year we start our pothole program in earnest. We wait till April each year to start due to the weather. We concentrate our efforts to try to get ahead of the game in our SPLOST funding helps us do that and cover more high need areas.

Question TT: Will this contract cover all cracks?

R Lemke: this contract covers materials for street resurfacing.

Question TT: So this is just to cover bonding new asphalt to old asphalt, so storm water repairs and patches?

R Lemke: Correct

Question RP: I wanted to confirm these bid numbers are good. There was another contract that went out and we haven't started due to increasing costs. Will this contract need a revision?

P Allen: This is a renewal and not an original bid, as far as we know the numbers are correct unless something comes up.

2022-1265

Commission District(s): All

REN - Water Meter Upgrade and Replacement Program (Annual Contract - 3rd Renewal of 3 Options to Renew): Contract Nos.1133840 and 1133841 for use by the Department of Watershed Management (DWM). These contracts consist of the provision and management of upgrade and replacement of existing water meters and new water meter installations. Awarded to RTS Water Solutions, LLC and Grid One Solutions, LLC. Total Amount Not To Exceed: \$8,800,000.00

MOTION was made by Ted Terry, seconded by Robert Patrick, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 4/12/2022. The motion carried by the following vote:

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

This item has come out of OIIA and is supported

-Information provided by David Hayes

2022-1157

Commission District(s): All Districts.

A Resolution of the Governing Authority of DeKalb County, Georgia, to Adopt a Comprehensive Master Trail Development Plan by 2023

MOTION was made by Robert Patrick, seconded by Ted Terry, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 4/12/2022. The motion carried by the following vote:

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

COO Williams: The question was what can we do to provide ongoing and sustainable funding for the Comprehensive Master Trail Development, Director Sigler will walk you through some of the options we have developed.

-information provided by Director Sigler

Question TT: What is the amount going into the general fund?

TJ Sigler: It doesn't go into the general fund it goes into the unincorporated, but about 1.1 million and then 1.2 million last year for the general operating.

Question TT: in terms of the resolution, number 6 states to set aside 10% obtained by the Hotel/Motel tax, what would that 10% roughly be?

TJ Sigler: The total for all those is usually around 5 million a year, so 10% would be roughly \$500,000.

Question TT: what is that currently being spent on?

TJ Sigler: The way we budget, for that is we do it as a transfer to a capital improvement account, it remains in the account until a use is identified.

Question TT: how much is in the account currently?

TJ Sigler: I think 4.5 million

Questions TT: is there a plan to spend that currently?

LCJ: As projects present themselves I think it's then given consideration and that's one of the reasons that I do believe that the creation of a dedicated funding source that would draw from those funds. Because we do all agree that the build out of our path and trail network is vital to DeKalb and have enormous consequence from an economic development perspective. That's why I believe strongly that when it comes to the paths and trails we need a dedicated funding source, because even with a master plan it doesn't allow us to act, independent of having the funds to move forward.

Question RP: When I have seen Master Plans in the past it is the plan that identifies the funding sources, regarding item 6 in the resolution would we be better off letting the master plan determine appropriate funding sources?

LCJ: I'm fine with that either way, sort of like the conversations regarding rail, we have to identify the source so that whatever the master plan prioritizes we will have the funds set aside to begin.

RP: I also think this is something we should actively engage the cities in too, see where their trail plans are and how we can flesh out a plan towards connectivity with municipalities and unincorporated DeKalb. The cities do not want to engage, understood, but I hope we can see a line or two that says we will do our part to engage cities.

Question TT: I agree with that and make sure our plan will capture the cities input and plans, some cities already have a plan or know where they want to go so it could be a good opportunity for us to come in and create that connectivity. I so think we should create a funding mechanism now because the bipartisan infrastructure bill reauthorized the federal surface transportation bill that more than doubles funding for walking and biking trails. So us doing it now gives us a play for those funds.

LCJ: I am fine moving forward and setting funds aside but I believe we have to have the master plan to move forward. COO Williams: What I would propose is that we take the funding for the master plan I think to the magnitude of \$350,000-\$400,000 from the hotel/motel fund and apply that to fund and develop a master plan, and if you wanted to earmark any of the 4.5 million we can come back to that.

LCJ: I want us to be in agreement in whatever direction we move in terms of requesting and setting aside of funds to be used for. The build out of the trails after we have completed the master trail plan. I think will need to take them separately but I don't think there's any ambiguity in the fact that we must have a master trail plan that sets the priority for the trails in a logical format for their development and begin to assess a cost for those trails. Do we agree that this is step number one?

Question TT: Yes. To COO Williams, if we made a recommendation PWI and present to the Board do you think you can put together an agenda item that would address that?

COO Williams: Yes, if you pass what we are discussing now, we would develop a substitute item to adopt a master development plan, where in \$400,000 is allocated from the hotel/motel fund.

LCJ: we could easily develop that and send it around for everyone to review. So we can take action pending the receipt of that agenda item. If we move forward today it would allow us to take a vote on it next week and have additional conversation of funding down the road.

Question TT: I want to point us to an item we passed last week which was the free technical assistance from the Trust Republic Lands, one of their goals is to help us find funding opportunities such as the Park and Green Space Bond. Question

RP: Just to clarify, COO has offered for a \$400,000 allocation?

LCJ: for an amount not to exceed \$400,000 I believe.

Question RP: And the vote today will include the language in paragraph 6 or are we going to bring it back at a later point in time?

LCJ: it will have the language of what amount, not to be exceeded, to move forward in the procurement process to identify a company to engage and create development of a master trail and path plan.

RP: and if we could add some language on the engagement of municipalities .

COO Williams: I wonder if you could have a simple statement that request the administration to bring back and propose a dedicated funding source as opposed to specific percentages

Question LCJ: as far as cities engagement are we creating an encumbrance by indicating engagement

COO Williams: I think some language that says, you know attempt to work with or offer working with because the county is the payer and it's for an incorporated DeKalb all we can do is extend an invitation to sit and talk.

LCJ: once we get a plan and can indicate completion too then we can connect, so municipalities can understand our process and development strategy. But for this, I have no problem with language stating instruction that we will engage municipalities of our process for planning purposes.

TT: Regarding the COO's request to edit line 6, maybe there should be some sort of ask the administration to work with PWI, FAB, the Trust Republic Land, in essence, a funding committee to just hash out these funding sources and set a timeline for exploring options

COO Williams: We have explored the Hotel Motel fund is what makes sense.

TT: what is the deadline?

LCJ: we should have this set in the next 24-48 hours to send out by Wednesday so it is ready for the next business meeting.

RP: Motion to approve understanding there will be a substitute

LCJ: for the motion to include the following; We are moving forward with an agenda item to be created that will fund the development of a master trail plan in an amount not to exceed \$400,000 and indicates we will work alongside municipalities and inform them of all efforts as means of engagement and request the administration bring back recommendations for a dedicated funding source.

New Agenda Items:

2022-1286

Commission District(s): 3 & 7

SS - Phase II of Bandalong Trash Trap Project (Construction of the Servicing Area): for use by the Department of Watershed Management (DWM). Consists of the completion of the purchase and installation of a river litter trap and boom system. Recommend award to Site Engineering, Inc. Amount Not To Exceed: \$65,343.00.

MOTION was made by Ted Terry, seconded by Robert Patrick, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 4/12/2022. The motion carried by the following vote:

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

Information provided by COO Williams and Director Hayes

Question TT: this will be our trash trap, are there plans for more?

Director Hayes: this is the first at the moment there are no plans to expand. We are installing this one and want to see how it performs if we have great success we could potentially look at other locations.

Question TT: How was this location picked?

Director Hayes: With the South river alliance group along with Watershed. We looked for places that would be convenient install and maintenance because it does require routine maintenance.

[2022-1323](#) Commission District(s): 2 and 6
LB - Invitation No. 21-101463 North Decatur Road Roundabout Improvements (120 days): for use by Public Works-Transportation. Consists of the construction of mini-roundabouts at the North Decatur Road intersections with Springdale Road and Oakdale Road, including related curb, ramps, and sidewalks. Recommend award to the lowest, responsive and responsible bidder: S D & C, Inc. Amount Not To Exceed: \$627,165.71.

MOTION was made by Ted Terry, seconded by Robert Patrick, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 4/12/2022. The motion carried by the following vote:

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

-Information provided by Chris Kingsbury

[2022-1325](#) Commission District(s): All
CO - Consent to Assignment of Contract No. 1176858 from Otto Environmental Systems North American, Inc. to Duramax Holdings, LLC: for use by PW-Sanitation. Consists of the Consent to Assignment to transfer remaining funds and contract term to Duramax Holdings LLC, dba Otto Environmental Systems. No change in the contract's terms, conditions or prices.

-Held in Committee

[2022-1337](#) Commission District(s): All
REN - HDPE Pipe Liners (Annual Contract - 2nd Renewal of 2 Options to Renew): Contract No. 1223623 for use by Public Works - Roads and Drainage (R&D). Consists of providing High Density Polyethylene (HDPE) pipe liners. Awarded to Contech Engineered Solutions, LLC. Amount Not To Exceed: \$476,000.00.

MOTION was made by Robert Patrick, seconded by Ted Terry, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 4/12/2022. The motion carried by the following vote:

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

-information provided by Director Lemke

[2022-1367](#)

Commission District(s): All
RA - Ratification of PO No. 1283762 for the Animal Crematory (Emergency): for use by the Department of Public Works - Sanitation. Consists of the ratification of the purchase of the incinerator that replaced the existing incinerator that reached end of life. Recommend approval to ratify the emergency service from Bestech Environmental Recourse, Inc. Amount Not To Exceed \$137,221.00.

This agenda item was recommended holding in committee to the Board of Commissioners due back on 4/12/2022 .

-Held in Committee

[2022-1384](#)

Commission District(s): 2 & 6
Change Order to Agenda Item 2020-0509 & 2021-2153 Water and Sewer Facilities Project PI0009400 Buford Hwy/SR13 from Afton Ln/CS8 to Shallowford Terrace/CS750 for an additional \$1,825,771.89

This agenda item was recommended holding in committee to the Board of Commissioners due back on 4/12/2022 .

-Held in Committee

[2022-1417](#)

Commission District(s): 3 & 6
To consider authorizing the sale of County owned property in fee simple and authorizing temporary easements and Rights of Entry to the Georgia Department of Transportation (GDOT) to allow GDOT to make roadway improvements on I-285 at Bouldercrest Road (PI # 713300).

This agenda item was recommended holding in committee to the Board of Commissioners due back on 4/12/2022 .

-Held in Committee

[2022-1495](#)

Commission District(s): 4 & 7
Agreement for the Construction and Financing of Sewer Upgrades with Bottling Group, LLC a Delaware limited liability company and an indirect subsidiary of PepsiCo, Inc. not to exceed \$600,000

MOTION was made by Robert Patrick, seconded by Ted Terry, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 4/12/2022. The motion carried by the following vote:

**Yes: 3 - Commissioner Cochran-Johnson, Commissioner Patrick, and
Commissioner Terry**

-Information presented by COO Williams and Director Houser

Question TT: Is it correct the work will be completed by December 31, 2022?

M Houser: That is correct, my understanding is Pepsico is aiming to move forward with a lot of capital investment this year and wanted to make sure we could get the capacity to move forward.

Kathy Alfano: That is correct, we are planning to spend 260 million on this project. 90 million is reserved for building and 170 million for equipment. We have begun with the planning and zoning process and will be ordering equipment shortly. Question

TT: So this project is ready to go as soon as we approve it?

M Houser: that is correct. We are going to use the GSRR, annual contract, to move forward. However we will come back to PWI with a specific contract under OSARP to continue work with other developers.

Question TT: Is the rate structure different for this project?

Kathy Alfano: The quantity of water is substantially less since most is being bottled but we will need additional capacity since we are expanding the facility five times the current size. I can get more details on the rate of recovery per gallon of water used.

M Houser: it is correct that PepsiCo is using more than what they are putting out and we did take that into consideration when we conducted a capacity evaluation. We were able to use precise numbers from their engineers as to what portion of the capacity in the pipes, they would use. As far as billing, we will be working with them on the rates of water versus sewer. Kathy

Alfano: As far as billing this is very common in our industry that the rate of the water is different. Most businesses it's the same as your sewer but because there's such a big disparity between the water coming in and the water going out it will be different.

RP: I have a feeling can end up being a model for a lot of other activity within the county which is good for the residents as in you have mentioned they potential job opportunities, educational opportunities, economic development.

Meeting Ended At: 5:21 PM

**MOTION was made by Robert Patrick, seconded by Ted Terry,
that this agenda item be adjourned meeting. The motion carried
by the following vote:**

**Yes: 3 - Commissioner Cochran-Johnson, Commissioner Patrick, and
Commissioner Terry**

Barbara H. Sanders-Norwood CCC, CMC