



Draft - Minutes

PWI-Public Works & Infrastructure Committee

Tuesday, June 15, 2021

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: 3:30 pm

Attendees: Cochran-Johnson, Patrick, Terry, Rader

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

I. MINUTES

2021-2686 Commission District(s): ALL
Minutes for the June 1, 2021 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

II. STATUS UPDATE

CIP Update

-Presented by COO Williams, Reggie Wells and Maria Houser

-COO Williams: Approval of CIP in 2010 lacked in several categories; accounting for procurement process, engineering process, anticipated imminent spending.

Bond Debt was 392 Million in 2011, and not issued in 2012-2014 because it was not spent as anticipated causing the county to sit on project money. Rate increases started in 2009 with a 16%, under the assumption of imminent spending, continued for 3 years to 2011, with 2012-2014 showing a 11% increase. Currently in 2021 We have largely spend through the Watershed Fund balance, bond allowances and rate increases, causing renegotiating consent decree and capital programs

-R Wells: The largest mistake was over exaggeration of projected spending and projects. We've adjusted our annually spending to 240 million dollars and corrected past mistakes by hiring a CIP project manager, in 2015, developing project schedules and strategies for prioritizing programs . Biggest finical mistakes were continuing to exaggerate plan, insufficient management, late corrections on CIP spending, leading to a downgrade in our finical rating. Which changes in 201 we have changed course including increasing our bond rating.

-M Houser: project experienced a negative arbitrage of 80 million in 2017 by insufficient spending, in conjunction with deteriorating water distribution system and sewer collection along with inaccurate and delayed billing resulting 20 million in lost revenue. Currently we have a quicker expenditure of bonds which is mediating the negative arbitrage, interest on bonds still need to be paid.

Through PWI Committee WIFIA and GELA loans were closed, negotiated replacement of 47,500 meters, released 37,000 disputed water bills, implemented independent verification process.

-Will discuss projected 80 million revenue optimization, Capital Program Funding Plan, and the reauthorization of second WIFIA and GEFA Loans, in next CIP Update

-LCJ: Can you speak to where the savings have come from, has additional savings come from replacement of meters

-M Houser: Will bring more detail to the next PWI Presentation. Meter replacement has helped with recuperate revenue and savings. Rate multiplier has also been a source of re coopered revenue. We respond to approximately 3 leaks a day, as we continue to fix the infrastructure we will see costs to continue to go down

-LCJ: did the arbitrage occur from 2010-2017 as we begun to create an action plan and response to the water system?

-CFO McNab: Bonds were issued in 2011, the annual incur on the negative arbitrage declines annually since 2011.

-RP requested copy of Slides presented today

-TT: What should PWI or BOC do or could have done differently so we don't find ourselves in a situation like this again?

-LCJ: What was the thought process behind the procurements of bonds and then not unitizing the funds provided

-COO Williams: the issuing of debt was in 2011, was from a recommendation from that administration which the board then approved. Some critical questions to ask for capital of spending is - what do you have to do to spend the money on capital programs, and do you have the procurement and systems in place to spend it. Which at the time it was not developed

-JR: I want to clarify a few things, the bond issues were made and supported under the assumptions that the administration was ready to spend the money. My suggestion to avoid past experiences is to verify the representation provided by management with a 3rd party independent expert - we've started this with the independent auditor, and the board finical advisor but we do not have an engineering advisor, I encourage the administration to maintain that capacity and expand it. In the addition to volume of rate capacity we need to scrutinize the rate structure, and track patterns of water use and determined if water is used to irrigation or sewer. This could help offset future proposed rate increases and help constituents guarantee the rates they pay are for the systems they use and avoid unnecessary expenses

-LCJ: I suggest we reevaluate the fee structure in the future once our current issues have been resolved

-COO Williams: These are very good points, the decision making could have and should have been different, we know now the decision making is sound and laid out in a durable program. As it relates to rate structure, we will be prepared to talk about that in the future

III. DISCUSSION

Sanitation Bulk Item Pick-Up

-Presented by Tracy Hutchinson

T Hutchinson: We have a bulk item portal for residents to submit a pick request, residents will also receive correspondence from staff. Current fee is \$265/year, including regular weekly garbage, bulk pick up, of TV and furniture, ect. Special collections fee has a minimum fee of \$50/transaction that includes items like; excess garbage, tires, improperly prepared yard trimmings or cardboard boxes, tree parts, renter evictions, ect. We have representative five days a week using the portal, each district has a representative and one that secures roll carts for residents.

-LCJ: At any point is there a pick up timeline displayed for residents

-T Hutchinson: Yes at the top of the email we send it states pick up within 10 days. We also send follow up emails throughout the process including when project is completed

-LCJ: Is there any information drivers and sanitation pick up can leave notifying residents of the process

-T Hutchinson: We have door hangers drivers can leave for residents

-LCJ: We passed in 2019 a code that would allow us to bill and if necessary place a lean on a property, for uncooperative client. there not anything we can do in a case which we do not have cooperation client, do we have any other recourse, such as daily fines for pickups. This example is one where we are not benefiting from the services we are providing. We may need to consider revisiting our current codes.

-T Hutchinson: our number one call to the department is for removal of bulky items, My number one goal has been correspondence about bulky item pick up, we have designated representatives and trucks to resolve these issues. We also use Special Collection Authorization Form, SCAF, We will leave for residents that do not have access to a computer. We will leave the form, They fill out the form and mail it back or bring it to us

-LCJ: We will need to bring this back, we at BOC received an influx of emails of residents contacting us about items not picked up, we may need to review current policies to make sure we do have this happen again

-T Hutchinson: This has not been a problem until this year, Operation Clean Sweep has been in place since 2015. In retrospect we should have stopped pick up before Memorial Day weekend. We did not have the volunteer man power to complete the service over the holiday weekend.

TT: noticed some links online did not work, commits to advertising the application process through his social media and news letter

IV. AGENDA ITEM

Previously Heard Agenda Items:

2021-2528

Commission District(s): All
LB - Invitation No. 20-101298 Valves, Tapping Sleeves and Fire Hydrants (Multiyear Contract): for use by the Department of Watershed Management (DWM). Consists of the purchase of valves, tapping sleeves and fire hydrants. Recommend award to the lowest, responsive and responsible bidder: Ferguson Waterworks. Amount Not To Exceed: \$5,700,000.00.

This agenda item was recommended for approval. to the Board of Commissioners due back on 6/22/2021 .

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

LCJ: I believe we had a substitute sent over after audit of this item?

-CPO Horner: there is a substitute sent out and reduces the amount to 5 million dollars

Motion to Approve Substitute

[2021-2606](#) Commission District(s): All
CA - Cooperative Agreement for Water Valve and Fire Hydrant Locate and Assessment: for use by Department of Watershed Management (DWM). Contract primarily consists of performing water valve and fire hydrant locates and assessments. Awarded to Pure Technologies U.S., Inc dba Wachs Water Services (a Xylem, Inc. brand). Amount Not To Exceed: \$5,249,250.00.

This agenda item was recommended for approval. to the Board of Commissioners due back on 6/22/2021 .

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

-Has returned from OIIA for full amount

New Agenda Items:

[2021-2431](#) Commission District(s): All
CO - Change Order No. 3 to Contract Nos.: 1115899, 1118591 and 1118593 for Asphaltic Concrete Pavement Repairs (Annual Contract with 2 Options to Renew): for use by the Departments of Watershed Management (DWM), Facilities Management (FM), Public Works - Roads and Drainage (R&D) and Recreation, Parks and Cultural Affairs (RPCA). These contracts consist of completing paving repairs. Awarded to A&S Paving, Inc., Greenway One, Inc. and HEH Paving, Inc. Total Amount Not To Exceed: \$8,833,946.11.

This agenda item was recommended for approval. to the Board of Commissioners due back on 6/22/2021 .

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

-Item has been sent to Audit

-Substitute has been sent for item, due to coping error, new total amount of \$2,070,000

-TT: to clarify, this is not paving related to SPLOST, but more Ad-HOC

-LJC: Yes this is paving as needed

*-R Wells: we use this contract to pave after projects are completed
Motion to Approve Substitute*

[2021-2471](#) Commission District(s): All
REN - Landfill Professional Engineering and Surveying Services
(Annual Contract - 3rd Renewal of 3 Options to Renew): Contract No.
1122508 for use by Public Works - Sanitation. This contract consists
of providing engineering and surveying services related to municipal
solid waste landfills, including services related to construction,
operating, permitting and compliance at the County's solid waste
management facilities. Awarded to Stearns, Conrad and Schmidt
Consulting Inc. dba SCS Engineers. Amount Not To Exceed:
\$1,000,000.00.

**This agenda item was recommended for approval. to the Board of
Commissioners due back on 6/22/2021 .**

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

-no additional information requested

[2021-2490](#) Commission District(s): ALL
REN - Roll Carts Supply Delivery and Tracking (Annual Contract 2nd
Option of 2 Options To Renew): Contract No. 1176858 for use by
Public-Works Sanitation. This contract consists of the purchase of
garbage and recycling roll carts for residential and commercial
customers. Awarded to Otto Environmental Systems LLC. Amount
Not To Exceed: \$550,000.00.

**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 6/22/2021. The motion carried by
the following vote:**

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

-no additional information requested

2021-2560

Commission District(s): All
RFP - Request for Proposals No. 20-500539 Stormwater Master Plan for use by Publix Works - Roads and Drainage (R&D). Consists of providing stormwater master planning services for DeKalb County. Recommend award to the highest scoring proposer: Arcadis US, Inc. Amount Not To Exceed: \$572,180.00

This agenda item was recommended for approval to the Board of Commissioners due back on 6/22/2021 .

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

-LCJ: Creation of Storm Water Master Plan will allow us to be responsive and proactive to Storm Water issues and only take 1-2 years to develop

-TT: Question about scoring and submitted cost, where the proposals substantially different or they all operating under the same scope

-R Lemke: Arcadis was the highest scoring firm at the lowest cost. I read thought the elevations and scoring amount the top 3 firms but Arcadis was more aware in their technical approach and understanding what our needs are.

-TT: In terms of the study, I understand it is to prioritize, are we also doing an evaluation of projects

-R Lemke: This will allow evaluate basin by basin and be proactive to get ahead and manage projects, instead of reacting and repairing as issues come up. The Study will help us prioritize allow to utilize resources better for repairs, construction and modification at the county wide level.

-TT: And funding for this is coming out of Storm Water Department? The basin by basin approach makes a lot of scene, regarding cities having their own fees and storm water plans Decatur is raising their fee to \$275 and we are at \$48?

-R Lemke: That is correct

-TT: So part of master planning should be developing a budget

-R Lemke: It certainly is, we did include that in the scope as well for the consultant to get a better look at our rate structure and maintain a rate that is workable.

-TT: Because the creation a master plan could take upwards of two years, it seems prudent for us to consider a small rate increase now, due to constituent complaints and rain events to be responsive to the current infrastructure issues occurring now.

-R Lemke: I agree that intermediate action is going to be necessary if we are going to get ahead of the Storm Water needs

-LCJ: We need to first discuss the agenda item at hand, we are taking a proactive approach and until the science and date is available, the first is this conversation of the Master plan. I don't disagree of the statement or a rate increase but at a different time, and we can add that to the agenda but at this time we need to stay on topic of the Storm Water Mater plan.

-TT: my point is still there, We have \$572,000 out of the storm water utility fund to pay for this is not going to pay for emergency concerns right now, is there not another way to pay for this?

-LCJ: you are raising an issue for items that are totally independent, what you are discussing is an item forth coming as it relates to the establishment of a fund that will be utilized for emergency repairs. We are addressing the issues you are raising but they are different items

-RP: I am comfortable with going forward with the item - I know we are going to be doing storm water triage during this time frame, do we know what is going to be examined, will criteria be put forward to prioritize projects.

-R Lemke: We are looking at that, we look at public safety and property damage as the main priority

[2021-2600](#)

Commission District(s): All
REN - County Street and Roadway Litter Removal (Annual Contract -
2nd Renewal of 2 Options to Renew) to Contract Nos.: 1176671 and
1176675: for use by Public Works - Sanitation and Beautification.
These contracts consist of litter removal services for 37 locations within
the County. Awarded to Russell Landscape, LLC and DeAngelo
Brothers, LLC. Total Amount Not To Exceed: \$1,038,171.08.

**This agenda item was recommended for approval. to the Board of
Commissioners due back on 6/22/2021 .**

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

-no additional information requested

[2021-2695](#)

Commission District(s): All
CO - Change Order No. 5 to Contract Nos.: 1038377 and 1038378 for
Storm Drainage Infrastructure System Construction for Public Works
Stormwater Projects (Multiyear Contract): for use by Public Works -
Roads and Drainage (R&D). These contracts consist of providing
storm drainage construction services. Awarded to A&S Paving, Inc.
and Kemi Construction Company, Inc. Total Amount Not To Exceed:
\$1,475,000.00.

**This agenda item was recommended for approval. to the Board of
Commissioners due back on 6/22/2021 .**

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

-no additional information requested

[2021-2696](#)

Commission District(s): All
CO - Change Order No. 4 to Contract Nos.: 1039248, 1039255, 1039257, 1039275 and 1039279 for Professional Engineering and Design Services for Public Works Project (Multiyear Contract): for use by Public Works - Roads and Drainage (R&D). These contracts consist of the provision of professional engineering and design services for localized drainage repair, stormwater improvement, bridge repair and other related civil engineering projects. Awarded to Atlas Technical Consultants, LLC, Arcadis U.S., Inc., Corporate Environmental Risk Management, Wood Environment & Infrastructure Solutions, Inc. and AECOM. Total Amount Not To Exceed: \$500,000.00.

This agenda item was recommended for approval. to the Board of Commissioners due back on 6/22/2021 .

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

-R Lemke: We do need this contract extension as it is time sensitive

[2021-2697](#)

Commission District(s): All
CO - Change Order No. 4 to Contract Nos.: 1021843 and 1021849 for Storm Water System and Video Services (Multiyear Contract): for use by Public Works - Roads and Drainage. These contracts consist of the maintenance of storm water system infrastructure and video services to maintain water flow and record the pipe condition in storm drains. Awarded to A&S Paving, Inc. and Kemi Construction Company, Inc. Total Amount Not To Exceed \$1,475,000.00.

This agenda item was recommended for approval. to the Board of Commissioners due back on 6/22/2021 .

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

-P Allen: This item is a companion to the previous item heard and is also time sensitive. In order to see the degree of damages to a pipe we need video services

[2021-2698](#) Commission District(s): ALL
CO - Change Order No. 2 to Contract No. 1183559 for the 2019 Local Maintenance and Improvement Grant (LMIG) Road Resurfacing Project (365 days): for use by Public Works - Roads and Drainage (R&D). This contract consists of patching, milling and resurfacing of County roads. Awarded to: HEH Paving, Inc. CONTRACT TERM EXTENSION ONLY.

This agenda item was recommended for approval. to the Board of Commissioners due back on 6/22/2021 .

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

*-LCJ: is this item also time sensitive?
-P Allen: that is correct*

[2021-2705](#) Commission District(s): All
LB - Invitation No. 20-101318 Restoration Services (Three (3) Year Multiyear Contract): for use by the Department of Watershed Management (DWM). Consists of labor and materials for the restoration of property to include concrete installation, sodding and landscaping services. Recommend award to the lowest, responsive and responsible bidder: Autaco Development, LLC. Amount Not To Exceed: \$19,080,375.00.

This agenda item was

*- Item sent to OIIA
- Item requested to return to next PWI Meeting*

No vote was taken

Meeting Ended At: 5:35pm

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