

DeKalb County Government

1300 Commerce Drive Decatur, Georgia 30030

Minutes - Draft

PWI-Public Works & Infrastructure Committee

Tuesday, June 1, 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: 4:35pm

Present

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

Attendees: Commissioners Cochran-Johnson, Patrick, Terry, Rade

I. MINUTES

2021-2618 Commission District(s): ALL

Minutes for the May 18, 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 Definition & Funding

-COO Williams requested to combine CIP definition discussion and ARP Funding together.

III. DISCUSSION

American Rescue Plan Funding

- -COO Williams: In response to the request for an ARP discussion is talk about the items that we have placed before the board for discussion that was presented last Tuesday as part of the rescue plan funding infrastructure investments. There are two areas Sanitation and Wastewater. We are not asking for a vote but we are seeking an acceptance of the grant on the consent agenda with an understanding that we are continuing flesh out exactly how the funds will be spent. I'm going to ask that Ms. Hutchinson give an overview of Sanitization; myself and Mr. Wells will do the same for Wastewater.
- -Director Hutchinson: As it relates to Sanitization Seminole Landfill, Gas collection control system, this is meeting our regulatory requirements in title 5; this is for the installation of Methane fraction wells, pneumatic pumps all associated piping for the projects, 95 row carts. These will provide 55,000 residents 30 gallons more capacity, eliminating excess garbage and overflow and make sure we are delivering that weekly service
- -Question LCJ: Am I hearing this correctly that you are planning to use ARP Funds towards the rollout of Phase 2 of these 95 gallon containers?
- -COO Williams: That is our intention as of now, but we are validating all items before anything gets spent
- -LCJ: I don't know if Commissioner Terry and Patrick were present during the first phase
- -TT: No I wasn't tell me about it

the Sanitation fund.

- -LCJ: There was a lot, we discussed ergonomics of the 95 gallon container and the effect it would have on the human body, from senior residents who did not want larger containers. I know that when the silo trucks were purchased this was always part of the plan. This explains a lot to because I thought we didn't roll out county because the side load vehicles do not work on every street. I would like to know what will be done differently if this is the direction we are moving
- -COO Williams: communicate early & often and repeat and work with residents when they need accommodations. We did have an influx of emails initially but if you look at the data people were overwhelmingly supportive. There were people who had concerns but Ms. Hutchinson and her team set up a system to get those requests heard. And whether we use these funds or others this is fulfilling a commitment that began 6-7 years ago when we went to the once a week service -LCJ: We need to make sure we hear those who want to opt out on the front end.
- -TT: I wanted to raise a point of principle moving forward. One, I think we should be guided by the assumption that as the county grows we will have more waste. A top priority of our sanitation system is diversion of unnecessary waste to the landfill. If we make bigger trash cans people are going to fill them. I would submit the recycling bins should be the largest but in regards to the American Rescue Plan should be the opportunity to start things that really make an impact in the environment. I would submit we have two potentials that have been brought forward. The center of hard to recycle materials and that CHARM Atlanta wants to come to DeKalb, they are just waiting on approval and Food Waste, a clear opportunity to divert into a composting system. I would submit that through these two and the RNG (renewable natural gas) all these things could drive revenue and we could use these revenues to pay for the expansion of the roll cart on any additional systems needed to ensure street level collection. But I hesitate to say we should use American Rescue funds for something that should be a part of
- -LCJ: I know this is very preliminary but it is a good thing to get the whole picture and have a serious conversation that is not in the constraints of a 15 minute committee discussion. So we can talk this through and get a picture of the best use of funds as the conversation progresses. I don't want to ask what is the potential cost of the containers. Commissioner Patrick do you have any comments?
- -RP: I'm looking at the excel file that was sent out, the price is 1.8 million. I agree with the sentiment both of you have expressed but I think the enterprise fund might need larger attention than what is being sort of discussed right now. I'm not sure if the right thing to do is put the bandage on or take a look at the patient all together. I am open to both but this is something immediate and shows the county is being responsive that might be something worth doing
- -Question JR: The gas collection and control system is this convey landfill gas to our converter so we can continue to make fuel or is this just going to be flare?
- -Director Hutchinson: the methane that is generated at the landfill travels to the flare and goes to the green energy facility then will split off and go to the renewable fuel facility; any access will be flared off. The intent is to have little or no gas flared off
- -JR: this is not an independent flare system this will all divert to gas to the renewable energy and power plant? Because most landfill have standalone flaring and this will pipe it back into our recycling system
- -Director Hutchinson: That is correct. Any excess gas is being flared off but the intent would be to route it to toward the renewable fuel facility
- -Question JR: Is there capacity to be able to store this gas?
- -Director Hutchinson: Yes absolutely. That is the process
- -Question JR: So is there capacity in the renewable fuel faculty to scrub this incremental amount in the stacks? We have

- enough capacity to process renewable fuel in the plant we already have and we don't need additional fuel processing capacity. Is this going to give us more gas, produce more gas or maintain our current investment?
- -Director Hutchinson: This project will generate additional gas, 25-30 cubic feet of methane
- -Question JR: And we have enough capacity to process that gas in the existing electrical generation and fuel supply?
- -Director Hutchinson: Absolutely, that is correct.
- -JR: I fully support Commissioner Terry's idea of innovating composting and other environmental activities. We've talked about using the food stream from the schools system and other major producers of food waste and we will not have marketable compost without including food waste in that.
- -LCJ: We should consider adding an educational component that educates and encourages recycling, composting and other factors. I agree the largest container shouldn't be for waste. I do think it would be wise to come back to us with some plan that incorporates education
- -COO Williams: Absolutely
- -LCJ: I think that some of the proposed plans at this time need a lot more conversation as we are moving forward. I agree with the installation with the gas extraction wells but the other areas need additional conversation
- -COO Williams: We are evaluating whether or not these are eligible for funding, that's the first issue, then after that we would be prepared to present a budget but we would want to get the feel for this committee before we move forward. There are items in Water and Sewer I could touch on, including the plumbing assistance grant, lateral leak program and septic to sewer program
- LCJ: I believe overwhelming that we have expressed support in a variety of different capacities for the caring concern assistance initiative (01:32:30) I don't think there would be any blow back; if anything we'd want to see how the program is structured and what the process looks like. I am looking at sewer infrastructure septic to sewer and sewer lateral incentive programs
- -COO Williams: To put an umbrella over those, they are doing similar things, responding to consumers with financial needs and are just unable to address sewer issues. We found that disputes had these very high bills and instances with people who had leaks they could just not afford to repair. This will address getting those leaks fixed without turning off the water in a vast majority of cases and getting people back into a regular billing cycle. The lateral leak program, the waste coming from the home is not going directly to the sewer but it leaching into the environment. Septic to sewer program allows people with septic issues to connect to the sewer system.
- -LCJ: I think this would be the proper category to explore in helping get the delinquent water bills back on track. This umbrella is where we may want to explore setting aside funding. There are some legitimate concerns of folks who may not have the money necessary.
- -COO Williams: The tenant-landlord assistance program has set aside 21 million dollars for rent and utilities, included water. We are seeking other funding and have reason to believe we will get it. We have been sensitive to those issues long before the announcement of the lift of the moratorium
- -Question LCJ: When did payments begin?
- -COO Williams: Probably mid April, I'll check that. Board approved funding early-mid February then the application process.
- -LCJ: More than the dates I'd like to hear how the program has gone. I am still getting emails from residents saying they still have not been contacted. I'd like to know the final number of applicants, how many will be assisted through the program, how has the notification been made and what amount of money has been given
- -TT: I was under the assumption that program focused on rent. I imagine funds will run out before the need is met and if we are moving to end the moratorium on shut offs we have to make sure the safety net is there. Sounds like Allen Mitchell's team is experienced with this and making we are helping those in need.
- -COO Williams: The tenant-Landlord Assistance Collation is for tenants and Landlords, so the tenants may owe rent of have utilities issues, the last application period has passed there is still hundreds that are being processed. There are other federal funds our team is looking into for funding as well
- -RP: Just to bring it up again Zach, it's not raining today so no one has complained about stormwater problems but a resident of mine reminded me today is the first day of hurricane season, so I hope we can come together to allocate something for Stormwater
- -COO Williams: We will definitely be mindful of that.
- -JR: On the Sewer Infrastructure program, I don't think we've had many petitions but maybe we can do retroactive credit to those already paid. Secondly, I would suggest that we carve out a feasibility and program development effort for green way trails in some of sewer easements that are being installed across the county. Look at the incremental cost. Third I would encourage us to look at stormwater our Parks system has a huge backlog of stormwater improvements as a starting point.

-Question TT: would it be appropriate to have a stand-alone PWI Meeting focused on American Rescue Plan Funding?
-LCJ: I think that is going to be necessary. Make sure to give committee members and BOC notice. We can determine the best time for that conversation. I recognize the ARP funding has portions in PWI and ERPS I also want to be fair to the administration. Regardless there is still conversation to be made

COO Williams: Typically the CEO makes recommendation to the body. Next week during the CEO's Presentation may be an opportunity to give feedback like this

III. AGENDA ITEM

New Agenda Items:

2021-2303 Commission District(s): All

CO - Change Order No. 3 to Contract Nos.: 1034376, 1037379 and 1034381 for Engineering Services (Multi-Year Contract): for use by the Department Watershed Management (DWM). These contracts consist of providing on-call engineering services that primarily includes engineering studies, design, land surveying, and construction administration services for water and sewer consent decree projects in the Capital Improvement Program (CIP). This request is to increase funding to Contract Nos.: 1031376, 1034379 and 1034381. Awarded to Atkins North America, Inc., Brown & Caldwell, Inc., and Black & Veatch Corporation. Total Amount Not to Exceed: \$2,250,000.00.

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 6/8/2021. The motion carried by the following vote:

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

-R Wells: this contract is to our on call engineering services that support the entire department and more specifically our capital program. It's to get us through the rest of this year until we get the new solicitation in place.

-LCJ: this is an ongoing issue with the change orders and not getting out those solicitations. This is for CIP Work so we do not have the luxury of halting work because of the a lack of RFP.

-CPO Horner: This solicitation happened in a timely matter, it received 21 responses with a plethora of information including many reference and financial checks. still in evaluation but we hope to bring something to committee soon.

2021-2338 Commission District(s): All

REN - County Abatement Lot Mowing and Maintenance Services (Annual Contract 2nd of 2 Options to Renew): Contract Nos.: 1167100 and 1169273 for use by Public Works - Beautification. These contracts consist of mowing and maintenance services for the County's abated locations. Awarded to Executive Realty Solutions, Inc. and Pro Cutters Lawnscapes, Inc. Total Amount Not To Exceed: \$237,840.00. 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 6/8/2021. The motion carried by the following vote:

- -Question LCJ: these are properties the county has had to take control of out of necessity; from my notes these lots are cut every 2 or 4 weeks depending on need. Does this include any form of weed control? I know we try to prevent abated properties from becoming a nuisance
- -Director Hutchinson: We have 23 locations that have been added to the cutting this year. This change order is just for cutting. This also includes traffic islands, land bank lots and FEMA lots. Residential lots get cutting every two weeks. This vender does not handle the herbicide.
- -TT: I will continue to submit that there are other alternatives out there to mowing, would like to entertain the idea starting with just one lot considering another treatment such as a scrub and pollinator meadow. Pollinator meadows only need to be cut twice. I recently went on a tour of Scottdale which has 77 parcels which are owned by the county. With Roots Down we are working with Scottdale to scrub a lot and put pollinator seed down for only thousands of dollars. Happy to see lots are cut but I cringe when it see a million dollar cost. Want to encourage us to try new things and think outside of the box.
- -RP: My concern is for residents with trees on these properties that might endanger someone's house; it is possible within the scope of this work that anything that looks like a dangerous tree be reported to county arborist and then have a professional look to determine if it is of concern.
- -Question LCJ: would that not fall under Peggy Allen? would she need to be notified and team go around and address these trees?
- -COO Williams: The primary resources for dealing with these vacant lots is with Director Hutcheson and Beautification
- -TT: We voted on a tree removal contract. I'm under the impression that if anyone sees a tree in their right of way or a problem we already have a contract to deal with that
- Question RP: Can both contracts be proactive and give a heads up to Director Hutcheson if there is a problem.
- -COO Williams: That is how it is supposed to work, when they go down various streets for moving or tree trimming they are supposed to talk with one another about any issues and report issues to Beautification. I can take a look at the system to ensure that this is in fact happening
- -Question TT: Are there any lots covered in this contract in Scottsdale?
- -T Hutchison: yes, and I'd be happy to forward this contract to you to review there are quite a few.
- -LCJ: Please forward that complete list to Commissioner Terry at this time. My question is as we respond to this list if it becomes necessary to provide services at additional locations will those be integrated into the cost or will we receive another change order?
- -Director Hutchinson: Normally how it works is we get a list through either an elected official's office or residents will call in. We will verify that it is a county owned lot then contractors go out to perform a onetime clean up before we do the actual maintenance. We have a contingency in the contract of \$30,000 for added lots; once that runs out we will usually come back with a change order. We try to stay within our allowance by the Board.
- -TT: this goes back to my original question. I really want to try out some additional methods here and I would ask for a motion to ask the administration to work with my office to identify a location that we are already planning on maintaining in Scottdale and do a breakdown of cost of two mows a year compared to 6 or 8 mows a year and analyze that structure and find out the savings cost. I'm happy to work with the contractor if there is additional cost to do the actual scrubbing. The theory here is when you have a random make up of grass it looks awful, Commissioner Cochran Johnson you are absolutely right, it's not what you want but if you scrub land and intentionally put in the seeds, and I have been working with GDOT on this inspired by Maryland GDOT, who have a perennial and annuals mix to sustain it in, and they still mow to a lesser degree. It becomes intentional, we are doing this at the Scottdale intersection. Maybe it's just a handshake agreement between the administration and Director Hutchinson to work with me on a Scottdale parcel and we can report back to the committee later this year.
- -LCJ: I support the effort but I believe that needs to be a separate conversation from the agenda item.
- -COO Williams: I would welcome the opportunity to see how can we within this framework, work something out, be it a pilot or demonstration project but I see that as a separate issue
- -Question TT: Are we just voting on this contract and no additional considerations can be that can be put forward from in committee? Not to act on it now but just want to know if we can act on that paradigm?
- -LCJ: We have before and we can but to pull out a piece of land and say this is a track we are going to use, I personally don't think that is wise
- -Attorney Ernstes: Commissioner the sale of land is different. I'd need to talk with you offline in more detail before I say yes or no
- -TT: I'm speaking specifically about items that are contracts that come before us and have been reviewed; can no amendments be made to that contract by the legislative branch?

- -Attorney Ernstes: That is a multifaceted question, I cannot answer that in a vacuum; we would have to look at it on a case by case basis
- -Director Hutchinson: Commissioner Terry as you know it's been a pleasure to work with you and Jamie on the underpass. With this we have identified a lot for this project and at the end of the day we will work with you to try and get this project started but this contract is just for the mowing of vacant lots. This is the fifth year doing these.
- -RP: Maybe the thing to do is pick out the lot of interest and bring it back for discussion, I think this idea is a winner.
- -LCJ: I think everyone here has expressed a commitment to your ideas Commissioner Terry

2021-2457 Commission District(s): All

LB - Invitation No. 21-101325 Quick Insertion Valves (Three (3) Year Multiyear Contract): for use by the Department of Watershed Management (DWM). Consists of the installation and replacement of quick insertion valves as a regular part of maintenance and repair operations for various waterlines. Recommend award to the lowest, responsive and responsible bidder: F. M. Shelton, Inc. Amount Not To Exceed: \$1,062,649.00.

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 6/8/2021. The motion carried by the following vote:

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

-No Additional Information Requested

2021-2508 Commission District(s): All

REN - Compressed Natural Gas (Annual Contract - 1st Renewal of 2 Options to Renew): Contract No. 1219152 for use by Public Works-Sanitation. This contract consists of purchasing compressed natural gas fuel for the County's CNG vehicles on an as needed basis. Awarded to AFS DeKalb Georgia, LLC. Amount Not To Exceed: \$960,000.00.

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 6/8/2021. The motion carried by the following vote:

- -LCJ: I believe there is increase in cost however the county did use more Natural Compressed gas this year than last year -Director Hutchinson: That is correct. This is one of our primary natural gas fuel stations; almost all Sanitation fleet run on natural compressed gas. This is to make sure we have enough allocation to continue this contract
- -Question TT: What is the difference if we had our landfill renewable natural gas operations running, would we still need to have some contract to meet our needs or if that was operational would that meet it?
- -Director Hutchinson: yes we would still need this particular location, its privately owned station on Buford highway.
- -Question TT: is it my understanding there is a review or contract or RFP out to begin our renewable natural gas operation -Director Hutchinson: The Law Department has approved us to work with an outside firm and we do have a scope of work ready, it's just a matter of finalizing it and give it to purchasing. Yes we are getting there
- -Question TT: What is the timeline of this process?
- -Director Hutchinson: CPO Horner may know better, once we give it to purchasing the processing it is up to them to complete it, that could be up to 90 days?
- CPO Horner: Typical timeline for an RFP and going through the evaluation and getting an assigned agreement is typically around 180 days. It's dependent on the number of responses, the complexity and how long we want to let it advertise for -TT: I feel like the last Green policy committee one of the discussion points around the ARC Green Communities initiative proposal, I can't remember if we said we were going to get credit for our RNG check list. I don't know if that effects our score or not. Is there something more formal that we need to say that we intended to utilize this resource in the county. It seems like it's all behind the scenes right now and I'm wondering if we need to do something more formal.
- -LCJ: we've discussed this before at length last year, as it relates to harvesting gas and how to bring some of our operations online. Would anyone like to give a detailed response?
- -Director Hutchinson: We have our Green Energy Facility that has been operational. We take the methane gas and harvest that into electrical power. The plant powers itself. That entire Piedmont area associated around the landfill comes from the plant and of course our building, is a green building so is the power plant and the CNG building. Not counting our 300 plus vehicles that are all CNG
- -COO Williams: Maybe a policy statement from the Board, could get what the Commissioner is driving at, outlining the areas we want to address, then those various polices implemented are following suit
- -TT: It's more for the purpose that we are moving forward with the operations. We are currently at Silver Status for the two previous cycles and I believe that the RNG system was fully operational. I thought that Laura Diez and Planning and Sustainability had said that we expressly have said that we will get this back and operational otherwise we might not get credit for it. It's not the end of the world, we are moving forward on it. Last comment on the scope of work is, we want to see a company or contractor who can deliver the most amount of revenue. I'm fascinated that BP and oil companies have to buy RNG units at a premium. Back to this item it seems that once we get the RNG operational we would still want a contract like this with ASF DeKalb/ Georgia LLC because the units of that RNG are better just sold and we would get more money by selling it as opposed to just fueling our own vehicles. I don't know if that is being considered but I think it relates back to this item
- -Director Hutchinson: You are correct, that is apparent of the scope is selling those units

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.

MOTION was made by Ted Terry, seconded by Robert Patrick, that this agenda item be recommended for deferral to the PWI-Public Works & Infrastructure Committee, due back on 6/15/2021. The motion carried by the following vote:

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

-Item is currently in OIIA pending audit -bring back in two weeks

2021-2597 Commission District(s): All

LB - Invitation No. 20-101287 Disaster Recovery and Sewage Cleaning Services (Annual Contract with 2 Options to Renew): for use by the Departments of Watershed Management (DWM) and Facilities Management (FM). Consists of providing disaster recovery cleaning services of water and sewage and supplementary services for repair to systems affected by spills from heating, ventilation, air conditioning and plumbing. Recommend award to the lowest, responsive and responsible bidders: Bell Restoration Services, Inc. dba SERVPRO of Stone Mountain/Clarkston, Full Circle Restoration, and Belfor USA Group. Total Amount Not To Exceed: \$800,000.00.

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 6/8/2021. The motion carried by the following vote:

- -R Wells: This is what we use any time we have an incident of an back up of sewage into a home or a water main break or related to an impact of a dwelling. Usually used during an emergency.
- -TT: Seems like Bell Restoration came under on several items. Interesting to note that on under miscellaneous labor per hour Bell Fore was at \$36/hour and bell restorations put it at \$15/per hour. That is quite a jump across the three
- -R Wells: Bell Restoration services is what we utilize for water retraction the others are used by facilities. Usually we coordinate with Facilities to disinfect for COVID, it's a whole different level and situation, and in emergencies, they have to be there in the hour and disinfect within four hours. It's different circumstances.
- -TT: One is residential the others are more institutional
- -R Wells: yes one is more commercial and industrial. We definitely use Bell Restoration for more residential.
- -CPO Horner: We had the same concerns that Commissioner Terry did, we went back and looked at previous contracts they had with us in the past so we felt comfortable moving forward
- -Question TT: okay so more practical if there is a sewage update in someone's home we are bringing Bell Restorations in for that verse if there is flooding at the library then that's going to be Full Circle or Bell Fore?
- -R Wells: You are absolutely right. The reason why we ask to use all three contractors is often and always when disaster strikes it is in abundance. We usually have multiple locations we have to respond too.

2021-2601 Commission District(s): All

REN - Land and Easement Acquisition Services (Annual Contract - 3rd Renewal of 3 Options to Renew): Contract No. 1100349 for use by Department of Watershed Management (DWM). This contract consists of providing land and easement acquisition services and other related activities to land and easement acquisition. Awarded to Atlas Technical Consultants, LLC (fka Moreland Altobelli Associates, LLC). Amount Not To Exceed: \$1,341,835.00.

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 6/8/2021. The motion carried by the following vote:

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

-No Additional Information Requested

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.

MOTION was made by Robert Patrick, seconded by Ted Terry, that this agenda item be recommended for deferral to the PWI-Public Works & Infrastructure Committee, due back on 6/15/2021. The motion carried by the following vote:

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

-Items Sent to OIIA for audit

-Bring back in two weeks

Meeting Ended At: 5:26 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:

Barbara H. Sanders-Norwood CCC, CMC