

City of Covington
Public Works Meeting

City Hall

Down Stairs Boardroom

4:00 P.M.

September 3, 2019

- 1. Discussion on Suez AMI Metering. (See attached)**
- 2. City paving to began first week of September.**
- 3. Bids for mowers for ground maintenance. (See attached).**
- 4. Bids for sewer rehab, CDBG grant. (See attached).**
- 5. First Utility regulator station replacement. (See attached).**
- 6. Discussion on speed limit Hwy. 54 inside City limits, and Hwy. 51 south inside City limits.**
- 7. Contract for cell tower down town water tank. (See attached).**

Other Business:

- 1. Code Division monthly report:**

Adjourn:

AMI Metering Asset Management & Maintenance Program:

Option 1: Cost Justification – Complete System



ready for the resource revolution

suez

Project Equipment

Equipment:	Quantity
Aclara Technologies Network STAR® Data Collecting Units (DCU) & Ancillary Components	8
Aclara Technologies Model 3421 STAR® Single Port Endpoints for Water Meters	8,642
Software as a Service (SaaS) - Application Support Service	Included
Billing Interface	Included
Project Management w/Project Manager	Included
Annual Training	Included
Meters	
Neptune Water Meters 5/8" thru 3" Sizes	8,642
Composite Pit Lids for Residential Meter Boxes	Included
Water Meter with Gas Index Endpoint Installation	Included

Cost Justification – Water Meters and Gas MTU’s Combined

Assumptions

Number of Water Meters & Gas Indexes	9,312	meters
Population Served	8,924	
Average consumption	198	gpcd

Water Rates	\$4.50	kgal
Sewer Rates	\$4.34	kgal
Age of Meters	15	years
Non-Revenue Water	16.7%	

Meter Reading Cost	\$1.00	per read
Number of Customer Service Calls	112	
Cost for Customer Service Call	\$50.00	per call

Cost Savings

Meter Reading Cost	\$4,530	per month
Customer Service Calls	\$5,600	per month
Total Cost Savings	\$10,130	per month

Revenue Enhancement

Water underbilling	\$16,739	per month
Sewer underbilling	\$16,144	per month
Total Revenue Enhancement	\$32,884	per month
Annual Financial Benefit	\$516,165	Per year

Budgetary Pricing*

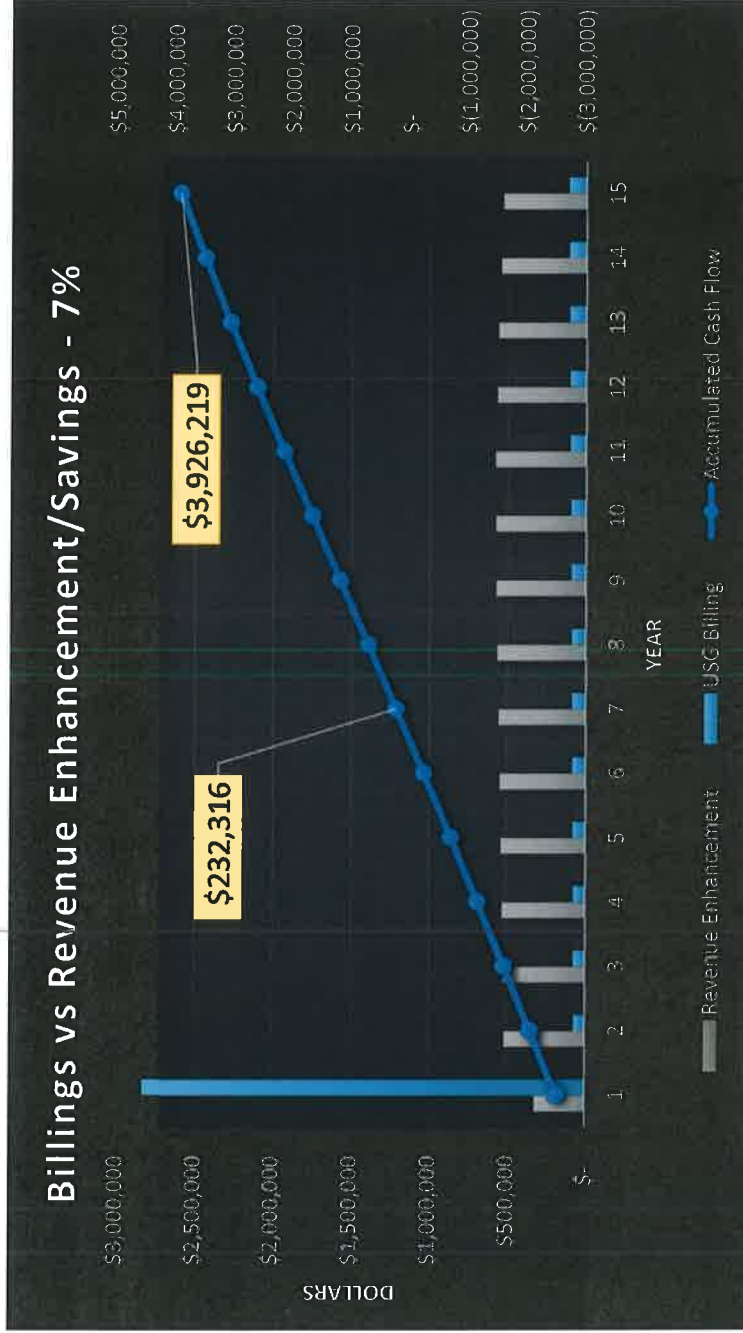
Annual Fee Year 1	\$2,762,069
Annual Fee Year 1-5	\$600,322
Annual Fee Year 1-7	\$439,500
Annual Fee Year 1-10	\$321,903
Maintenance Fee: Years 1-15	\$69,836

*Budgetary Pricing +/-20%
 *Sales & Use Tax Extra
 *Subject to Mutual Standard Terms and Conditions
 Proprietary and Confidential

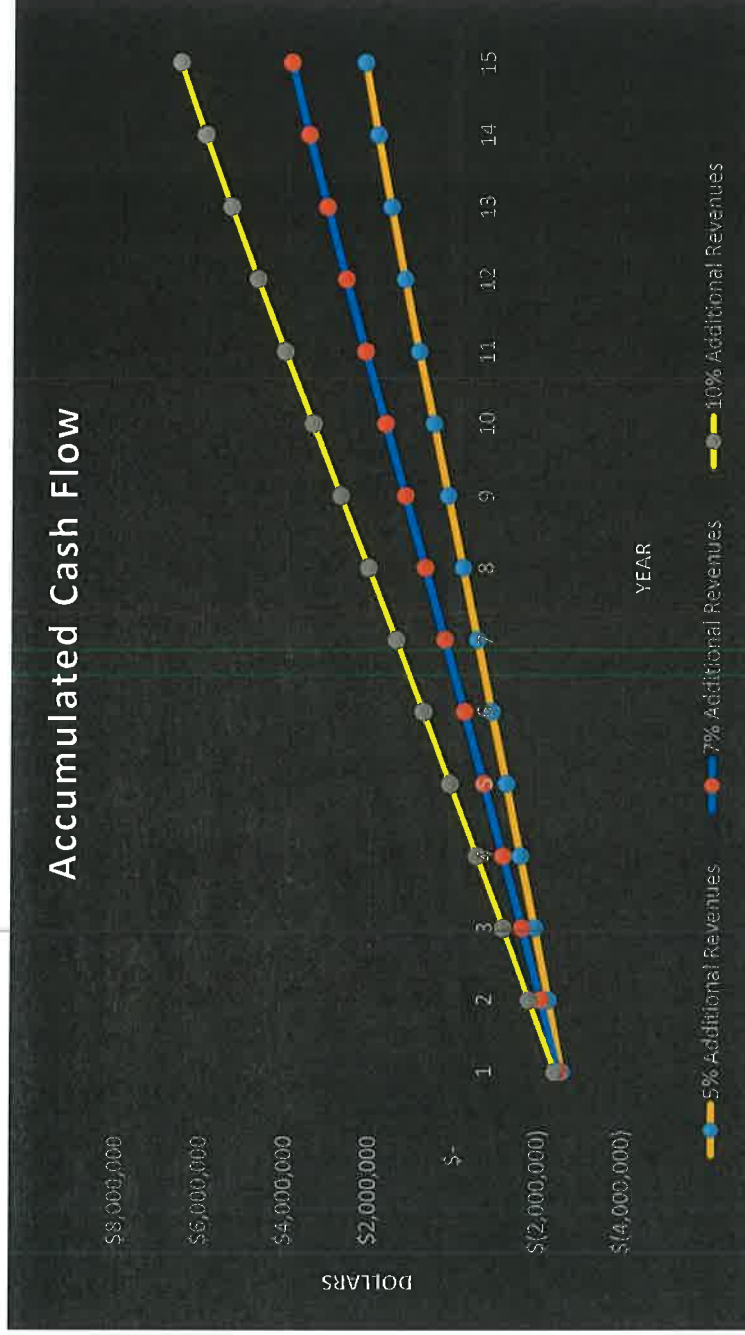
Justification



Cost Justification



Cost Justification





Wooten Tractor Co. Inc. 2031 Hwy 51 S. / P.O. Box 668 Covington, TN 38019
901-476-2631 / Fax: 901-475-0600 Email: wootentractor@hotmail.com

08/06/19

CITY OF COVINGTON MOWER BID

2 NEW KUBOTA ZD1211-60 ZERO TURN MOWERS

- 24.7 HP
- KUBOTA DIESEL ENGINE
- 60" SIDE DISCHARGE DECK
- SHAFT DRIVEN
- HYD DECK ASSIST

PRICE EACH \$12,324.00

THANK YOU,

STEVE WOOTEN
WOOTEN TRACTOR CO. INC.



JOHN DEERE

Quote Summary

Prepared For:
City Of Covington
Po Box 768
Covington, TN 38019

Prepared By:
Justin Reasons
Tennessee Tractor, LLC
595 Highway 51 North
Ripley, TN 38063-0068
Phone: 731-635-9771
jreasons@tennesseetractor.com

Quote Id: 20195805
Created On: 07 August 2019
Last Modified On: 07 August 2019
Expiration Date: 30 September 2019

Equipment Summary	Selling Price	Qty	Extended
JOHN DEERE Z994R Diesel Commercial ZTrak	\$ 12,700.00 X	2 =	\$ 25,400.00
Equipment Total			\$ 25,400.00

Quote Summary	
Equipment Total	\$ 25,400.00
SubTotal	\$ 25,400.00
Est. Service Agreement Tax	\$ 0.00
Total	\$ 25,400.00
Down Payment	(0.00)
Rental Applied	(0.00)
Balance Due	\$ 25,400.00

Salesperson : X _____

Accepted By : X _____

August 29, 2019

The Honorable Justin Hanson
Mayor
City of Covington
200 West Washington Street
Covington, TN 38019

RE: Covington CDBG FY 2018 Sewer Rehabilitation

A2H#: 18118

To The Honorable Justin Hanson:

This is to inform you that the bids for the **Covington CDBG FY 2018 Sewer Rehabilitation** have been reviewed for completeness. We are recommending that **White Construction and Associates, Inc. of Byhalia, Mississippi**, be awarded the contract in the **Total Base Bid** amount of **\$118,281.00**.

I am attaching a bid tabulation for your convenience.

Sincerely,
A2H, Inc.



Jason Dittrich
Civil Engineer

Enclosure

cc: White Construction and Associates, Inc.
Marbury Construction Company, LLC

PROJECT


Name: Covington CDBG FY 2018 Sewer Rehabilitation
 A2H #: 18118
 A2H PM: Jason Dittrich, P.E.

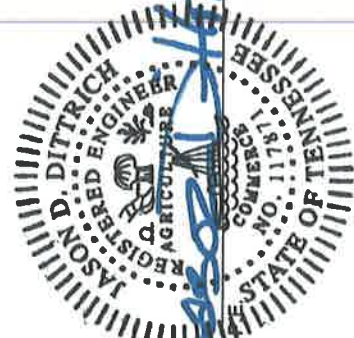
DETAILS

Date: August 29, 2019
 Time: 11:00 a.m.
 Location: Covington City Hall

BASE BID ITEMS				WHITE CONSTRUCTION AND ASSOCIATES, INC.		MARLBURY CONSTRUCTION COMPANY, LLC	
Item	Description	Qty	Unit	Unit Price	Amount	Unit Price	Amount
1	MOBILIZATION	1	LS	\$25,200.00	\$25,200.00	\$48,000.00	\$48,000.00
2	TRAFFIC CONTROL	1	LS	\$12,500.00	\$12,500.00	\$32,000.00	\$32,000.00
3	PAVEMENT REPAIR	1	LS	\$26,563.00	\$26,563.00	\$63,148.00	\$63,148.00
4	BORE 8" PVC SANITARY SEWER PIPE	57	LF	\$480.00	\$27,360.00	\$2,800.00	\$159,600.00
5	8" PVC SANITARY SEWER PIPE	57	LF	\$208.00	\$11,856.00	\$505.00	\$28,785.00
6	CASING PIPE FOR 8" SS	57	LF	\$186.00	\$10,602.00	\$550.00	\$37,050.00
7	CONNECT 8" SS PIPE TO MANHOLE	2	EA	\$1,000.00	\$2,000.00	\$31,000.00	\$62,000.00
8	PLUG 8" SEWER LINE	1	EA	\$2,200.00	\$2,200.00	\$4,000.00	\$4,000.00
TOTAL BASE BID:					\$118,281.00		\$434,581.00

I hereby certify that the above Bid Tabulation is true and correct to the best of my knowledge.

BY: 
 Jason Dittrich,
 Civil Engineer



David Gray

From: Andy Sullivan [sullivanngs@aol.com]
Sent: Thursday, August 01, 2019 9:29 PM
To: dgray@covingtontn.com
Subject: Costs associated with First Utility and Covington TGT stations

As we discussed the estimates for the work needing to be done area as follows.

Sight 1 - First Utility total \$83,625 Covington's cost share of 25% = \$20,906.25

- Cost includes

- Removal and disposal of existing equipment and piping
- Materials and Labor to build a dual run 2" ANSI 600 regulator station
- Installation and Start Up of new station
- Relocate and Connect Odorization System



Wireless Communications Management Agreement

THIS WIRELESS COMMUNICATIONS MANAGEMENT AGREEMENT (hereinafter, the "Agreement"), made and entered into this 16th day of August, 2019 by and between City of Covington, TN, (hereinafter, the "Owner") whose principal office address, described on Exhibit "A" and **UTILITY SERVICE COMMUNICATIONS CO., INC.**, whose principal office address is 535 General Courtney Hodges Boulevard, Post Office Box 1350, Perry, Georgia 31069, (hereinafter, the "Manager").

WITNESSETH:

WHEREAS, Owner is the owner of certain Water Tank(s) and Real Property ("Tank and Site") described on Exhibit "A" attached hereto, (hereinafter, the "Site"); and

WHEREAS, Owner desires to retain Manager to exclusively market and manage all revenue generating co-locations at the Site. Manager agrees to manage the marketing, agreement negotiations, installation, and ongoing management of all revenue generating antenna co-locations at the Site (the "Duties"), all on the terms, conditions, and provisions herein contained.

NOW, THEREFORE, Owner and Manager hereby agree as follows:

1. Exclusive Appointment of Manager. Owner hereby appoints Manager to carry out the Duties, provided that Manager shall serve only in the capacity of an independent contractor and neither party shall have any right to incur any indebtedness on behalf of the other party. Manager shall have exclusive right and authority to manage and carry out all Duties for the Site as well as the Services enumerated herein below. Owner shall not permit any licensee, the use of the Site to install any type of communications equipment or antennas.
2. Services. In order for the Manager to effectively carry out the Duties, the Manager shall perform the following services (herein, the "Services"):
 - a. Manager shall have the exclusive right to market and license the Site on a local and national level.
 - b. Manager may choose wireless carriers, at its sole discretion, to ensure that the Tank is not damaged, the life of the Tank is not compromised, and the Owner's maintenance fees are not increased due to co-location, provided Tank(s) are in Utility Service Co., Inc.'s Maintenance Program.
 - c. Manager negotiates and enters into licensing agreements with potential wireless carriers for antenna space on the tank and ground equipment space. The primary

Utility Service Communications Co. Inc

535 Courtney Hodges Blvd · P O Box 1350 · Perry, GA 31069

Local: 478.987.4663 | Toll-free: 800.679.7819 | Fax: 478.987.1844 | utilityservice.com

goals of the negotiations shall be the maximization of income to the Owner and the preservation of the Tank and its contents.

- d. Manager shall ensure structural analysis of the Tank is performed. Review and approve installation designs prior to any installations on the Tank.
 - e. Manager shall provide billing and collection of fees associated with License Agreements, ensure that payments are made in connection with the co-location, and provide necessary accounting and reporting services.
 - f. Manager shall provide current certificates of insurance coverage to the Owner upon request.
 - g. Manager shall provide a Site Safety Plan for each Site with carriers, updating as needed to meet local, state and federal requirements.
 - h. Manager shall provide ongoing management and administration by monitoring and implementing required practices and procedures.
3. Revenue. As compensation, the Manager shall pay to the Owner seventy percent (70%) of the Gross Annual Site Fee Receipts (GASFR) within sixty (60) days following the end of each calendar year. The cost for services, equipment, hardware, structures, etc., will not affect the site fee due the Owner.
4. Owner's Representation. Owner hereby represents and warrants that Owner has good and marketable title and interest to the Site so as to have full authority to enter into and execute this Agreement. Owner further warrants: (1) that there are no deeds to secure debt, deeds of trust, mortgages, liens or judgments encumbering the Site and no restrictive covenants or other encumbrances on the title to the Site that would prevent Manager from utilizing the Site for the uses intended by the Manager as set forth in this Agreement; (2) that Tank and Site are compliant with all regulatory agencies; and (3) that the Tank and the real property on which it is located do not have any hazardous materials in or on the Site.
5. Ingress/Egress. Owner grants and warrants Manager, its agents, and licensees free and unrestricted access to the Site, and any privately held roads leading to the Site, at all times. Owner need not be present for the Manager, its agents, and licensees to access the Site.
6. Term and Termination. The term of this Agreement shall be ten (10) years ("Initial Term") from the date above with two (2) additional five (5) year renewal periods ("Renewal Terms"). The Renewal Terms shall commence automatically without further action on the part of the Owner or Manager; provided, however, that Owner may terminate at the expiration of the Initial Term or at the expiration of any Renewal Term by giving the manager written notice not less than sixty (60) days prior to the expiration of the then current term. At the expiration of the initial term and/or renewal terms, this Agreement will be automatically extended for the remaining term of any existing License Agreements(s). The Owner may terminate this Agreement if the Manager violates one or more of its terms and such violation results in material detriment to the Owner. If the Owner deems that the Manager has violated such terms, then Owner shall give written notice describing the default and grant the Manager sixty (60) days to cure the default. If the Manager fails to substantially cure the default within sixty (60) days of receipt of the notice, the Owner may

terminate this Agreement. The Manager may terminate this Agreement at any time with one hundred eighty (180) days advanced written notice to the Owner.

7. Maintenance. Owner is responsible for the maintenance of the Tank and the upkeep of the Site.
8. Indemnities. The MANAGER agrees to indemnify and holds the OWNER harmless for any liability incurred in connection with services rendered under this agreement.
9. Condemnation. If notice is given to Owner that the Site will be condemned by any legally constituted public authority, then Owner shall promptly notify Manager of such taking or condemnation. If the whole of the Tank, or such portion thereof as will make the Tank unusable by Manager for the purposes herein described and is condemned by any legally constituted public authority, then this Agreement, and the term hereby granted, shall terminate and expire at such time as possession thereof is taken by the public authority, and site fees shall be accounted for as between Owner and Manager as of that date. However, nothing in this paragraph shall be construed to limit or adversely affect Manager's right to seek an award of compensation from any public authority that is seeking condemnation proceeding for the taking of Manager's interest hereunder or for the taking of Manager's and/or Licensee's improvements, fixtures, equipment or personal property.
10. Assignment. This Agreement shall bind and remain in force to the benefit of the parties, their legal representatives, successors and assigns, including, without limitation, a successor by merger. In the event of any assignment, the assignee shall succeed to all of the rights, interests and obligations of Owner contained herein.
11. Security Interest. It is the express intent of the parties to this Agreement that Owner shall have no lien or security interest whatsoever in any personal property of the Manager or its Licensees.
12. Modification. This Agreement may be modified only by a written addendum signed by Owner and Manager.
13. Governing Law. This agreement shall be governed by the laws of the State where the Tank is located.

In Witness Whereof, the undersigned have executed this Agreement.

MANAGER:

Utility Service Communications Co., Inc.

Debbie Sullivan

By: Debbie Sullivan

Vice President / Director

Title

August 16, 2019

Date

Brittany Anderson

Witness

OWNER:

City of Covington, TN

By:

Title

Date

Witness

WIRELESS COMMUNICATIONS MANAGEMENT AGREEMENT
Exhibit "A" Page 1 of 2

Tank Owner Information

Name of Tank Owner: City of Covington, TN

Mailing Address: P.O. Box 768

Physical Address: 200 West Washington Ave.

Tank Owner Contact: David Gray – Director Public Works

E-Mail: dgray@covingtontn.com

Phone #: 901-237-8165 Fax #:

Tank Site Information

Tank Address (911): 109 East Spring Street

Tank Name: Downtown Tank

Style and Capacity: Elevated 400,000 gallons

Tank Height: 155' Elevation: 324' Year Built:

Coordinates: Latitude: Longitude:

Are any Carrier's antennas currently installed on this tank? Yes No

Are any City, County or other antennas installed on this tank? Yes No

Tank Address (911): Industrial Road

Tank Name: Industrial Tank

Style and Capacity: Elevated 250,000 gallons

Tank Height: Elevation: 292' Year Built:

Coordinates: Latitude: Longitude:

Are any Carrier's antennas currently installed on this tank? Yes No

Are any City, County or other antennas installed on this tank? Yes No

Exhibit "A" Page 2 of 2

Tank Site Information

Tank Address (911): Mueller Brass Road

Tank Name: South Tank

Style and Capacity: Elevated 300,000 gallons

Tank Height: _____ Elevation: 387' Year Built: _____

Coordinates: Latitude: _____ Longitude: _____

Are any Carrier's antennas currently installed on this tank? Yes No

Are any City, County or other antennas installed on this tank? Yes No

Tank Address (911): Hwy 51 South

Tank Name: Hospital Tank

Style and Capacity: Elevated 100,000 gallons

Tank Height: _____ Elevation: 393' Year Built: _____

Coordinates: Latitude: _____ Longitude: _____

Are any Carrier's antennas currently installed on this tank? Yes No

Are any City, County or other antennas installed on this tank? Yes No

Tank Address (911): Rialto Industrial Tank

Tank Name: Rialto Tank

Style and Capacity: Elevated 500,000 gallons

Tank Height: _____ Elevation: 271' Year Built: _____

Coordinates: Latitude: _____ Longitude: _____

Are any Carrier's antennas currently installed on this tank? Yes No

Are any City, County or other antennas installed on this tank? Yes No

Tank Site Information

Tank Address (911): _____

Tank Name: _____

Style and Capacity: _____

Tank Height: _____ **Elevation:** _____ **Year Built:** _____

Coordinates: **Latitude:** _____ **Longitude:** _____

Are any Carrier's antennas currently installed on this tank? Yes No

Are any City, County or other antennas installed on this tank? Yes No

Tank Address (911): _____

Tank Name: _____

Style and Capacity: _____

Tank Height: _____ **Elevation:** _____ **Year Built:** _____

Coordinates: **Latitude:** _____ **Longitude:** _____

Are any Carrier's antennas currently installed on this tank? Yes No

Are any City, County or other antennas installed on this tank? Yes No

Tank Address (911): _____

Tank Name: _____

Style and Capacity: _____

Tank Height: _____ **Elevation:** _____ **Year Built:** _____

Coordinates: **Latitude:** _____ **Longitude:** _____

Are any Carrier's antennas currently installed on this tank? Yes No

Are any City, County or other antennas installed on this tank? Yes No

Code Compliance Department Report

September 3, 2019 Meeting

Proposing:

Working on Notices to be used to help with the enforcement of Municipal Codes and Property Management.

Report:

Animal Control – Inquires 15, Cats to County, Dogs to Foster 2, Dogs picked up by Owners 4

Dogs to Dr Clay – 1

Beer Licenses- Inquires – 15

Blight Eradication – Round 2 is complete, Round 3 applicants are still being considered

Business Licenses – Inquires, New Applications, Amended Applications – 49

Codes Violations – Inquiries, Letters and Notices - 29

Cemetery – Inquires, Grave Sales, On-Site Visits – 45

Court Clerk – Telephone Inquiries – 36

Proclamations – 2 – Lyons Brothers, Navy Day

Résolutions – 1 – Chief Buddy Lewis

Public Works – Inquires – 27

Sign – Inquires, Pickups, Applications – 39

PROJECT CODE RECAP FOR PERMITS ISSUED: 8/01/2019 TO 8/29/2019

Description	# of Permits	Fees	Value
Additions - Commercial	1	0	52,000
Renovations - Commercial	2	128.00	8,000
Fences	2	75.00	2,200
Mechanical	3	377.50	127
New Single Family	1	1,168.50	400,000
Plumbing	2	190.00	190
Additions - Residential	1	167.50	27,361
Renovations - Residential	2	258.50	37,000
Sign Installation	5	120.00	3,215
TOTALS	19	2485.00	530,093