

Coweta County Water & Sewerage Authority
Strategic Planning Meeting
November 6, 2019

The Coweta County Water and Sewerage Authority held a strategic planning meeting on Wednesday, November 6, 2019, in the reservoir room at the Coweta County Water & Sewerage Authority. The following individuals were present: Chairman Mr. Eric Smith, Vice Chairman Ms. Laurie Bartlett, Secretary Dr. Marc Guy, Co-Treasurer Mr. Larry Kay, Co-Treasurer Mr. Mark Woods, Ms. Melissa Griffis (Attorney with Rosenzweig, Jones, Horne & Griffis), Jay Boren, Alan Sibley, Roger Dawson, Mandy Sledd, Rick Jones, Heidi Mann, Greg Perkins, Sarah Fay Campbell (Newnan Times Herald).

Chairman Smith called the meeting to order at 11:00 a.m.

The first agenda item was Capital Projects by Mr. Jay Boren. Mr. Boren gave an overview of the list of capital projects (Capital Projects document attached) to be presented. Mr. Boren asked Mr. Rick Jones to present the information on Tommy Lee Cook II Pump Station. Mr. Jones reported that this project will help alleviate pressure in that area since it is our highest elevation. Mr. Jones explained what needed to be done for this project. Mr. Roger Dawson went over the cost and the financing option. Mr. Jones reported on upgrades to the Griffin pump station and line upgrades. Mr. Jones stated that the pump station will be able to stay at the existing location. Mr. Jones reported on Woodstream Sewer Connection that was acquired through Newnan Utilities, also stating that we provide water to Woodstream already. Mr. Jones reported on Hwy 29 Sewer Connection stating that the customers were acquired through an agreement with Newnan Utilities. Mr. Jones displayed a map of the area explaining the existing lift and pump stations and what the plan is for the future upgrades. Mr. Jones displayed engineering maps for all the future projects. Mr. Jones gave the estimated time frame to complete each project. Mr. Dawson gave the estimated cost for each project and explained the funding options. Mr. Dawson stated that Georgia Environmental Finance Authority (GEFA) loans are available from two different sources: (1) Drinking Water Revolving Fund and (2) Clean Water Revolving Fund; explaining that one would be used for the water projects and the other for wastewater treatment plant expansion.

Mr. Greg Perkins reported on Shenandoah Wastewater Treatment Plant Expansion stating that the increase would be from 2.0 MGD to 4.0 MGD. Mr. Perkins went over the engineering map to show the

additions: duplicating the digesters and clarifiers, one DISC filter unit; expanded solids dewatering process (potential treatment to Class "A" biosolids), and an additional 36" gravity outfall line. Chairman Smith stated that this expansion has nothing to do with the recent conversation with Coweta County on residential sewer, stating that this is being done to address future growth expected on the industrial and commercial side. After Mr. Perkins presentation ended, Mr. Boren suggested taking a lunch break. Chairman Smith asked for a motion to recess for lunch. Motion was made by Dr. Marc Guy, seconded by Mr. Larry Kay. Motion carried.

Chairman Smith asked for a motion to come back into the Planning Session. Motion was made by Mr. Mark Woods, seconded by Mr. Larry Kay. Motion carried.

Mr. Jay Boren stated that we will continue the session with another project that Mr. Jones will report on. Mr. Rick Jones reported on the expansion of sewer to the new Shaw Road Middle School and Northgate High School. Dr. Marc Guy stated that this sewer connection will give the Coweta County School System the capability to add 14 additional classrooms at Northgate High School, build a new middle school and support an existing elementary school. Mr. Jones stated they will have to do some boring, and will be adding two lift stations, stating it is a big project.

The next agenda item was Financing Options by Mr. Roger Dawson. Mr. Dawson stated that for the projects that are planned far in advance we know that those numbers are going to change. Mr. Dawson stated that we focused on the GEFA loan option because of the rates and the experience we have using that loan in the past. Mr. Dawson explained the breakdown of each capital project and the financing option (Debt Summary spreadsheet attached) that is available.

The next agenda item was Operational Items by Mr. Roger Dawson. Mr. Roger Dawson stated that anytime you add pump and lift stations to the future projects, you will have maintenance issues added to cause additional costs. Mr. Dawson presented information to the Board about the need to look at our rate structure; stating that we have not had a rate increase in terms of dollars per thousand since 2010, only in the base charge was there a small step increase in the years 2012, 2013 and 2014, of one dollar per year. Mr. Dawson stated that when we talk about rising cost, we will need to evaluate the rate structure and the need for passing the merchant fees for processing credit cards to our customers. Mr. Dawson stated that he has done the research to see what other companies are doing about passing these merchant fees along to their

customers. Chairman Smith suggested that we need to look at tap fees and all the structure fees. Mr. Dawson agreed that they would consider all of that in the master plan.

The next agenda item was an update on Open Records Laws by Ms. Melissa Griffis. Ms. Griffis presented a list of items and information that is subject to the open records request. Ms. Griffis stated the time limit that you need to respond to the request. Ms. Griffis asked if there were any questions about open records laws. There being none, Chairman Smith asked for a motion to adjourn. Dr. Marc Guy made a motion, seconded by Mr. Mark Woods. Motion carried.

Eric Smith – Chairman

Dr. Marc Guy – Secretary

Capital Projects

Description	Amount
Alum Ponds	\$ 200,000
TLCII Pump Station	\$ 740,000
Sullivan Road Water Main Relocation	\$ 1,120,000
Subtotal	\$ 2,060,000
Griffin Pump Station & Line Upgrade	\$ 10,500,000
Woodstream Sewer Connection	\$ 832,000
Highway 29 Sewer Connection	\$ 2,800,000
Shenandoah Wastewater Treatment Plant Expansion	\$ 25,555,000
Subtotal	\$ 29,187,000
BOE Sewer Extension – Northgate/Canongate	\$ 4,468,440
Master Plan	\$ 250,000
Twelve Parks WRF Expansion	\$ 2,000,000
Land for future tank site/sites	\$ 300,000

Year Ending	Current Debt Service				\$7.4 Million Loan Available				\$ 10,500,000.00 - EST Borrowings				\$ 29,000,000.00 - EST Borrowings				Potential Debt - Potentially				Current Debt Services Transfers				Excess (Deficit)			
	POST 2019 REFUNDING				GFA - DWSRF - ESTIMATED				GFA - DWSRF - ESTIMATED				GFA - DWSRF - ESTIMATED				Annual P&I				Annual P&I				Annual P&I			
	Principal	Interest	Annual P&I		Principal	Interest	Annual P&I		Principal	Interest	Annual P&I		Principal	Interest	Annual P&I		Principal	Interest	Annual P&I		Principal	Interest	Annual P&I		Principal	Interest	Annual P&I	
6/30/2019	2,765,000	3,307,307	6,072,307		81,178.45	15,737.33	96,915.78		479,463.56	96,637.88	576,100.44		1,324,229.94	266,904.45	1,591,134.39		2,765,000	3,307,307	6,072,307		2,765,000	3,307,307	6,072,307		1,397,693.32			
6/30/2020	2,860,000	3,039,914	5,899,914		326,525.41	61,131.70	387,653.11		483,288.98	92,111.46	576,100.44		1,336,731.47	254,402.92	1,591,134.39		2,860,000	3,039,914	5,899,914		2,860,000	3,039,914	5,899,914		2,140,086.24			
6/30/2021	2,970,000	2,930,184	5,900,184		329,443.37	58,218.74	387,663.11		488,598.13	87,542.31	576,100.44		1,449,351.02	241,783.37	1,591,134.39		2,970,000	2,930,184	5,900,184		2,970,000	2,930,184	5,900,184		2,159,816.24			
6/30/2022	3,090,000	2,808,224	5,898,224		332,387.40	55,275.71	387,663.11		493,170.41	82,930.03	576,100.44		1,493,089.71	229,044.68	1,591,134.39		3,090,000	2,808,224	5,898,224		3,090,000	2,808,224	5,898,224		2,064,860.46			
6/30/2023	3,075,000	2,680,459	5,755,459		335,357.75	52,305.36	387,663.11		497,828.24	78,274.20	576,100.44		1,374,948.66	216,185.73	1,591,134.39		3,075,000	2,680,459	5,755,459		3,075,000	2,680,459	5,755,459		(250,356.70)			
6/30/2024	3,205,000	2,548,409	5,754,409		338,354.64	49,308.47	387,663.11		502,526.02	73,574.42	576,100.44		1,387,929.01	203,205.38	1,591,134.39		3,205,000	2,548,409	5,754,409		3,205,000	2,548,409	5,754,409		(249,306.70)			
6/30/2025	3,345,000	2,411,516	5,756,516		341,378.31	46,284.80	387,663.11		507,270.17	68,830.27	576,100.44		1,401,031.90	190,102.49	1,591,134.39		3,345,000	2,411,516	5,756,516		3,345,000	2,411,516	5,756,516		(251,414.20)			
6/30/2026	3,490,000	2,265,969	5,755,969		344,429.00	43,234.11	387,663.11		512,059.11	64,041.34	576,100.44		1,414,258.48	176,825.91	1,591,134.39		3,490,000	2,265,969	5,755,969		3,490,000	2,265,969	5,755,969		(250,866.70)			
6/30/2027	3,645,000	2,112,754	5,757,754		347,506.95	40,156.16	387,663.11		516,893.25	59,207.19	576,100.44		1,427,609.94	163,524.45	1,591,134.39		3,645,000	2,112,754	5,757,754		3,645,000	2,112,754	5,757,754		(252,651.70)			
6/30/2028	3,800,000	1,983,343	5,783,343		350,612.41	37,050.70	387,663.11		521,773.04	54,327.40	576,100.44		1,441,087.44	150,046.95	1,591,134.39		3,800,000	1,983,343	5,783,343		3,800,000	1,983,343	5,783,343		(248,705.44)			
6/30/2029	3,960,000	1,847,868	5,807,868		353,745.62	33,917.49	387,663.11		526,698.89	49,401.55	576,100.44		1,454,692.17	136,442.22	1,591,134.39		3,960,000	1,847,868	5,807,868		3,960,000	1,847,868	5,807,868		(178,240.44)			
6/30/2030	4,090,000	1,714,868	5,804,868		356,906.83	30,756.28	387,663.11		531,671.25	44,429.19	576,100.44		1,468,425.35	122,709.04	1,591,134.39		4,090,000	1,714,868	5,804,868		4,090,000	1,714,868	5,804,868		(175,365.44)			
6/30/2031	4,255,000	1,426,868	5,681,868		360,096.29	27,566.62	387,663.11		536,690.54	39,409.90	576,100.44		1,482,288.17	108,846.22	1,591,134.39		4,255,000	1,426,868	5,681,868		4,255,000	1,426,868	5,681,868		(176,565.44)			
6/30/2032	4,425,000	1,255,668	5,680,668		363,114.25	24,348.86	387,663.11		541,757.23	34,343.21	576,100.44		1,496,407.67	94,852.52	1,591,134.39		4,425,000	1,255,668	5,680,668		4,425,000	1,255,668	5,680,668		(174,125.44)			
6/30/2033	4,585,000	1,094,228	5,679,228		366,560.97	21,102.14	387,663.11		546,871.74	29,228.70	576,100.44		1,510,407.67	80,726.72	1,591,134.39		4,585,000	1,094,228	5,679,228		4,585,000	1,094,228	5,679,228		(179,862.94)			
6/30/2034	4,740,000	924,965	5,664,965		369,836.71	17,826.40	387,663.11		552,034.54	24,065.90	576,100.44		1,524,666.83	66,667.56	1,591,134.39		4,740,000	924,965	5,664,965		4,740,000	924,965	5,664,965		1,612,557.06			
6/30/2035	4,940,000	740,200	5,680,200		373,411.71	14,521.40	387,663.11		557,246.08	18,854.36	576,100.44		1,539,060.61	52,073.78	1,591,134.39		4,940,000	740,200	5,680,200		4,940,000	740,200	5,680,200		1,336,803.06			
6/30/2036	3,335,000	557,550	3,892,550		376,476.20	11,186.65	387,663.11		562,506.82	13,594.62	576,100.44		1,553,590.77	37,544.12	1,591,134.39		3,335,000	557,550	3,892,550		3,335,000	557,550	3,892,550		1,271,202.06			
6/30/2037	3,335,000	443,300	3,778,300		379,840.60	8,428.11	387,663.11		567,812.23	8,283.21	576,100.44		1,568,257.10	22,877.29	1,591,134.39		3,335,000	443,300	3,778,300		3,335,000	443,300	3,778,300		1,218,202.06			
6/30/2038	3,925,000	308,900	4,233,900		289,672.07	1,075.26	290,747.33		573,177.77	2,922.67	576,100.44		1,583,062.39	6,072.00	1,591,134.39		3,925,000	308,900	4,233,900		3,925,000	308,900	4,233,900		5,505,102.06			
6/30/2039	4,135,000	151,900	4,286,900																						5,602,017.84			
6/30/2040																												
6/30/2041																												
6/30/2042																												
Total	82,110,000	38,240,747	120,350,747		7,100,000.00	653,262.20	7,753,262.20		7,100,000.00	1,022,065.80	11,522,065.80		29,000,000.00	2,822,687.80	31,822,687.80		128,710,000	42,778,756	171,488,756		128,710,000	42,778,756	171,488,756		193,440,000			21,991,244