

Coweta County Water & Sewerage Authority

March 27, 2024

The Coweta County Water and Sewerage Authority held its monthly meeting on Wednesday, March 27, 2024, in the Board Room at the Coweta County Water & Sewerage Authority. The following individuals were present: Chairman Ms. Laurie Bartlett, Secretary Mr. Larry Kay, Co-Treasurer Mr. Mark Woods, Co-Treasurer Mr. Dennis Hammond, Ms. Melissa Griffis (Attorney with Horne & Griffis), Jay Boren, Heidi Mann, Rick Jones, Alan Sibley, Roger Dawson, and Mandy Sledd, Trey Monroe (Stifel Public Finance), Roger Murray (Attorney with Murray Barnes Finister), and Tommy Ratchford (Attorney with Murray Barnes Finister). Vice Chairman Dr. Marc Guy was not in attendance today.

Chairman Bartlett called the meeting to order at 9:00 a.m. The meeting began with the Pledge of Allegiance and Mr. Mark Woods gave the invocation.

Chairman Bartlett asked for a motion to approve the minutes from the March 6, 2024, Board meeting. Motion was made by Mr. Larry Kay, seconded by Mr. Mark Woods to approve the minutes. Motion carried.

The first agenda item was the Adoption of Bond Resolution Authorizing Issuance of 2024 Revenue Bonds by Mr. Trey Monroe and Mr. Jay Boren. Mr. Boren stated that we are moving forward with the issuance of the 2024 Revenue Bonds and he introduced Mr. Trey Monroe, Managing Director with Stifel Public Finance, to address the Board. Mr. Monroe gave the Board an overview of the projects requiring funding and discussed the process that is underway. Mr. Monroe stated that the resolution presented would authorize the issuance of a maximum of \$90 Million in bonds. The resolution is designed to allow the Authority to fund the remaining portion of the Shenandoah Wastewater Treatment Plant expansion, fund the construction of the Chattahoochee Raw Water Pump Station, transmission main, and the first phase of improvements to the BT Brown Water Treatment Plant, with an amount included for

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contingency. The process of fine-tuning the cost estimates of the projects is ongoing and will have an impact on the ultimate dollar amount of the Bonds issued. The Board was reminded of the Revenue Sufficiency Study prepared by Ryper Water as part of the design phase of the Chattahoochee Pump Station and Transmission Main projects. The 2024 Revenue Bonds are designed to fit within the parameters of that study. Mr. Monroe introduced Mr. Roger Murray and Mr. Tommy Ratchford, with Murray Barnes Finister, LLP, who are serving as Bond Counsel. Mr. Murray expressed their appreciation to be working with the Authority again and stated that the resolution had been slightly modified and improved and is on Parity with the 2021 Bonds the Authority previously issued. Ms. Griffis updated the Board on the financing schedule, the dates of court filings, and Bond validation that will be occurring in the next several weeks. Ms. Griffis stated that the adoption of the supplemental bond resolution and execution of the Bond Purchase Agreement is scheduled to occur at the April 24 Board meeting. Mr. Hammond asked a question regarding the possibility of GEFA financing considering the MOU with the Middle Chattahoochee Regional Water & Sewer Authority that is on the agenda today. Mr. Boren responded that seeking GEFA funding in the future is a possibility. Mr. Dawson agreed that we can seek additional funding from GEFA, however, GEFA has made changes to both state revolving funds [Clean Water (CWSRF) and Drinking Water (DWSRF)] that have drastically reduced the available funding on an annual basis, per borrower. Furthermore, Mr. Dawson shared that the affordability score used by GEFA to access a borrower's qualification for funding means that the Authority would be approved for 50% of its requested funding up to the new, reduced \$12.0M CWSRF/\$10.0M DWSRD limits. GEFA has communicated that they are returning to their role of being a funding mechanism for smaller projects, and for smaller, disadvantaged utility systems. Chairman Bartlett asked if there were any questions. There being none, Chairman Bartlett asked for motion to Adopt the Bond Resolution Authorizing Issuance of 2024 Revenue Bonds and execution of all necessary documents. Motion was made by Mr. Hammond, seconded by Mr. Larry Kay. Motion carried.

The next agenda item was Approval of Memorandum of Understanding with Middle Chattahoochee Regional Water and Sewer Authority. Mr. Boren stated that it is an agreement to

work with them for a possible connection and supplying them with water to meet their needs. Mr. Boren also stated that this is a MOU that states that we will continue working together and a basic agreement that we will continue to try to work with them to make this connection work. Ms. Griffis stated that she has approved this MOU and that their Board unanimously approved it at their meeting last week. Chairman Bartlett asked if there were any questions. There being none, Chairman Bartlett asked for a motion to approve the MOU with Middle Chattahoochee Regional Water and Sewer Authority. Motion was made by Mr. Mark Woods and seconded by Mr. Larry Kay. Motion carried.

The next agenda item was an update on Operations by Mr. Rick Jones. In Construction, Mr. Jones reported for the month of February that there were 49 leaks. There were 17 digs and 29 drops for a total of 46, a decrease of 34 from January. Mr. Jones reported on the status of meter installs for February. Mr. Jones reported on current projects: continuing to work on relocation of Tommy Lee Cook pump station to Major Rd; installed vaults for KIA of Newnan and Candleberry subdivision; working on obtaining easements for Chattahoochee transmission main; installed generator at Home Place lift station. In Maintenance, Mr. Jones gave updates on the following: power established at Payton Rd auto-flusher; completed full service and load bank testing on BT Brown's main generator; soft start installed for Pump 1 at Poplar Rd lift station to replace the over-the-line contactor. In Cross Connection Control, Mr. Jones reported on information showing Sensus Analytics. The meter department contacted 731 customers in February, 339 by email and 342 by phone to inform them about their leaks or potential leaks. The following engineering updates were reported: in residential, Smokey Hill Estates – Phase 1 and Phase 2. Mr. Jones reported on activity from B.T. Brown stating that the plant averaged 2.97 MGD for the month of February and the total demand for the month was 8.17 MGD. Mr. Jones discussed the Chattahoochee River & Pump Station and Transmission Line Mandatory Bid Meeting. Mr. Jones reported on activity from the Shenandoah Wastewater Plant stating the plant averaged 1.499 MGD for the month of February. Mr. Jones reported that the highest weekly average flow was 1.627 MGD. Mr. Jones reported on the activity of Blalock Lakes, Oaks at Turin

decentralized systems and Twelve Parks. Mr. Jones reported on the Shenandoah Plant Expansion. No action needed.

The next agenda item was an update on Human Resources by Ms. Sledd. Ms. Sledd reported on the following: in Safety, Karen Tinker was the speaker for the Monthly Safety Meeting presenting on Drugs Don't Work Drug Free Workplace Training; Bob Helms with West Georgia Technical College conducted Arc Flash Training with 6 employees on March 13; in HR, Ms. Sledd stated that she attended a CWET (Coweta Water Education Team) event at West Point Lake on a floating classroom and toured their new space within the Oakfuskee Conservation Center with the CWET Team and Henry Jacobs from Chattahoochee Riverkeeper. Together, these acclaimed environmental-education venues have successfully delivered unique and exceptional learning opportunities to more than 100,000 students, teachers, and adults. Through these water-based learning centers, students engage in a variety of hands-on activities that incorporate STEM subjects (Science, Technology, Engineering and Math), and which are tied to age-appropriate Georgia Standards for Excellence and the Alabama Learning Exchange. They learn about water quality testing, identification of freshwater plankton and wildlife, how lake water ends up flowing from faucets in homes and schools, ways they can protect these precious water resources, supplemental land-based watershed activities, and lake history lessons. CWET formed in January 2008 in an effort to join forces among the many Coweta County organizations already engaged in public education regarding water conservation and water quality. With increased population growth and ongoing drought, Coweta County, like much of Georgia, faced water restrictions. CWET focuses on training Coweta County teachers so that they may educate their students about the importance of water conservation and water quality. Students are encouraged to model conservation behaviors at school and home, which are effective ways to increase water conservation throughout the county. Educator's Workshops are hosted by CWET each year and have trained more than 100 teachers since 2008. No action needed.

The next agenda item was an update on Customer Care by Mr. Alan Sibley. Mr. Sibley presented graphs reporting the Customer Count at 31,419 for the month of February, a decrease

of 11 from the previous month. Mr. Sibley reported that the number of non-pay disconnects was originally 414 but after various methods of contacting the customers it brought the list down to 132. In Information Technology, Mr. Sibley stated that Kaseya is our security management software that monitors all our devices within the company and ties into our ESET anti-virus system making sure that each computer is keeping updated. Mr. Larry Kay asked if we had a problem with our notification system the other day about the completion of the installation of a new transmission main in the southeast portion of the county in case the customer experiences cloudy or discolored water. Mr. Sibley stated that our phone notification that we use to notify our customers, only called the customer but did not leave the message that was pre-recorded. We sent that call out to around 10,000 customers. After notifying the company to troubleshoot the problem, we had to send the calls out in smaller batches. In the meantime, we posted the information on our Facebook page and the website to inform the customers. No action needed.

The next agenda item was the monthly report by Mr. Roger Dawson. Mr. Dawson presented charts and graphs for January FY2024: revenues, expenses, and water sales, purchased and produced. Mr. Dawson discussed the audit RFP (Request for Proposal) and we had the Proposers Conference on March 20. We had four firms that attended, with one that had not sent us a notification that they were interested but they did attend and another firm that had responded but did not come to the Proposers Conference. Mr. Dawson also stated that proposals are due back by April 22 and we will begin the process of looking at them. We should have a general idea but may not have our recommendation in time for the April 24 meeting. We will communicate to you where we are in the status and will most likely need to ask the Board for their recommendation at the June 5 Board meeting so that we can meet the timelines needed before the new fiscal year. We will need to have the new firm engaged by June 30 for them to be ready to start by the new fiscal year. No action needed.

Chairman Bartlett called for a motion to adjourn into Executive Session for Real Estate, Personnel and Litigation. Motion was made by Mr. Mark Woods, seconded by Mr. Dennis Hammond. Motion was carried, and the meeting was adjourned into Executive Session.

Chairman Bartlett asked if there was any new or old business to discuss. There being none, Chairman Bartlett asked for a motion to adjourn the meeting. Motion was made by Mr. Larry Kay, seconded by Mr. Mark Woods. Motion was carried and the meeting was adjourned.

Laurie Bartlett- Chairman

Larry Kay- Secretary