

Coweta County Water & Sewerage Authority

March 6, 2024

The Coweta County Water and Sewerage Authority held its monthly meeting on Wednesday, March 6, 2024, in the Board Room at the Coweta County Water & Sewerage Authority. The following individuals were present: Chairman Ms. Laurie Bartlett, Vice Chairman Dr. Marc Guy, 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.

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 February 7, 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 an update on Operations by Mr. Rick Jones. In Construction, Mr. Jones reported for the month of January that there were 80 leaks. There were 12 digs and 68 drops for a total of 80, a decrease of 45 from December. Mr. Jones reported on the status of meter installs for December. Mr. Jones reported on current projects: began the process of dismantling Major Rd pump station in preparation for moving the Tommy Lee Cook pump station to that site; began contacting landowners to obtain easements for Chattahoochee transmission main; PPI has started the water line relocation on Sullivan Rd; installed an additional 400 ft of water main on Old Hwy 85 completing the roundabout relocation. In Maintenance, Mr. Jones gave updates on the following: performed BT Brown meter calibrations; replaced East Coweta tank actuator; received new generator for Homeplace lift station and the rebuilt pump for Bridgeport lift station; and installed replacement pump for Bohannon Woods lift station in Grantville. In Cross Connection Control, Mr. Jones reported on information showing Sensus Analytics. The meter

department contacted 982 customers in January, 430 by email and 552 by phone to inform them about their leaks or potential leaks. The following engineering updates were reported: in residential, 5 lots in The Cove at Mt Carmel; 4 lots in Whisper Oaks; and 4 lots in Riverside Estates. Mr. Jones reported on activity from B.T. Brown stating that the plant averaged 3.48 MGD for the month of January and the total demand for the month was 8.35 MGD. Mr. Jones stated that the rain has helped with our reservoir level, and it is currently full. Mr. Jones reported on activity from the Shenandoah Wastewater Plant stating the plant averaged 1.318 MGD for the month of January. Mr. Jones reported that the highest weekly average flow was 1.666 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, Scott Cantrell was the speaker for the Monthly Safety Meeting presenting on the Safety Program at Clayton County Water Authority; Bryan Burns conducted a Confined Space Training with 18 employees; in HR, on February 1 we had our semi-annual retirement meeting presentation by Gabriel from Empower and Minesh Amin with Morgan Stanley. 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 31,430 for the month of January, an increase of 131 from the previous month. Mr. Sibley reported that the number of non-pay disconnects was originally 406 but after various methods of contacting the customers it brought the list down to 126. In Information Technology, Mr. Sibley stated that he attended an online training with EPA on Water and Wastewater Sector Threat Briefing and some of the highlights were making sure that our systems are updated and creating strong passwords. 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. Chairman Bartlett asked if he had sent out the request for the search for a new auditing firm. Mr. Dawson responded that they have and the deadline for them to respond with a written letter of interest was last Friday and that we had received 4 or 5 responses. Mr. Dawson stated that the Proposers Conference is set up for March 15 to answer questions and go over things with them. Mr. Dawson stated that the Rates and Fees Schedule has been updated with the water and sewer capacity fees (Rates and Fees Schedule attached). 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. Dennis Hammond, seconded by Mr. Mark Woods. 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 Dr. Marc Guy, seconded by Mr. Larry Kay. Motion was carried and the meeting was adjourned.

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Laurie Bartlett- Chairman

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Larry Kay- Secretary

**COWETA COUNTY WATER & SEWERAGE AUTHORITY**  
545 Corinth Rd, Newnan, GA 30263

**Rates & Fees Schedule**

<u>FEES</u>	<u>AMOUNT OF FEE</u>
<b>Daily Operation Fees</b>	
Activation Fee / Transfer Fee / Administration Fee	\$75.00
Continuation of Service Fee	\$50.00
Cut On / Off Irrigation Meter	\$50.00
Fishing Permit (Jan – June)	\$40.00
Fishing Permit (July – Dec)	\$25.00
Late Charge Fee	10% of outstanding balance
Bulk Water Permits	\$10/1,000 Gallons
Returned Payment Fee	\$30.00
Service Technician Fee	\$50.00
Relocation of Meter (short distances see construction)	\$1,200.00
Tampering Fee – Residential	\$100.00 to \$300.00
Tampering Fee – Commercial / Builder	\$300.00 to \$1,000.00
<b>Meter Connection Fees</b>	
Residential-Church ¾"	\$1,400.00
Residential-Church 1"	\$1,650.00
Residential-Irrigation ¾"	\$550.00 or \$1,400.00
Residential-Irrigation 1"	\$800.00 or \$1,650.00
Commercial-Industrial ¾"	\$2,100.00
Commercial-Industrial 1"	\$2,600.00
Commercial-Industrial 2"	\$7,550.00
Commercial-Industrial 3"-8"	Cost (variable)
Commercial-Industrial Irrigation ¾" (Including HOA Entrances)	\$2,100.00
Commercial-Industrial Irrigation 1"	\$2,600.00
Commercial-Industrial Irrigation 2"	\$7,550.00
Residential Sewer Connection Fee	\$1,350.00
Commercial-Industrial Sewer Connection Fee 1.5"-8"	Cost (variable)
Fire Line Connection Fee: Com/Ind/Office & Multi Family	Cost (variable)
<b>Capacity Fees</b>	
Residential Water Capacity Fee	\$1,400.00
Commercial-Industrial Water Capacity Fee	\$7/gal - minimum \$1,400.00
Residential Sewer Capacity Fee	See Table Below
Commercial-Industrial Sewer Capacity Fee	\$15/gal - minimum \$3,200.00
<b>Residential Water Rates</b>	
Base Charge	\$18.00
0 – 4,000 Gallons	\$6.01 / 1,000
4,001 – 10,000 Gallons	\$8.43 / 1,000
10,001 – 20,000 Gallons	\$9.80 / 1,000
20,001+ Gallons	\$11.91 / 1,000
<b>Commercial/Industrial Water Rates</b>	
Base Charge	\$28.00
0 – 4,000 Gallons	\$6.95 / 1,000
4,001 – 10,000 Gallons	\$9.16 / 1,000
10,001 – 20,000 Gallons	\$10.51 / 1,000
20,001+ Gallons	\$11.91 / 1,000

\*\*\* Water and Sewer Rates may be adjusted semi-annually, at the discretion of management, based on the increase in the Consumer Price Index (CPI) as defined in CCWSA policies

**Residential Sewer Rates**

Base Charge	\$18.00
0 – 4,000 Gallons	\$6.32 / 1,000
4,001 – 10,000 Gallons	\$8.22 / 1,000
10,001 – 20,000 Gallons	\$9.48 / 1,000
20,001+ Gallons	\$10.74 / 1,000

**Commercial/Industrial Sewer Rates**

Base Charge	\$28.00
0 – 4,000 Gallons	\$6.32 / 1,000
4,001 – 10,000 Gallons	\$8.22 / 1,000
10,001 – 20,000 Gallons	\$9.48 / 1,000
20,001+ Gallons	\$10.74 / 1,000

**Church/School Rates**

Base Charge	\$18.00
Per Gallon Charge	\$6.06 / 1,000

**Billing and Payment Fees**

Paper Statement Fee	\$2.50
Electronic Statement Delivery	No Charge

Debit/Credit Card Convenience Fee	2.5%
One Time eCheck Fee	\$1.50
Recurring Monthly eCheck Fee	\$1.25
Cash/Check/Bank Draft	No Charge

Development	Sewer Capacity	Sewer Connection	Water Capacity	Water Connection	Irrigation Meter	Grand Total**
Blalock Lakes (Decentralized)*	\$5,700.00	\$1,350.00	\$1,400.00	\$1,400.00	\$550.00	\$10,400.00
Chapel Hill	\$3,600.00	\$1,350.00	\$1,400.00	\$1,400.00	\$550.00	\$8,300.00
Cresswind	\$5,440.00	\$1,350.00	\$1,400.00	\$1,400.00	\$550.00	\$10,140.00
East Newnan (Cotton Mills)	\$3,950.00	\$1,350.00	\$1,400.00	\$1,400.00	\$550.00	\$8,650.00
Poplar Preserve	\$3,600.00	\$1,350.00	\$1,400.00	\$1,400.00	\$550.00	\$8,300.00
Res. Arnco/Sargent/East Newnan	\$3,600.00	\$1,350.00	\$1,400.00	\$1,400.00	\$550.00	\$8,300.00
Res. White Oak/Shenandoah/Wentworth Sub	\$3,600.00	\$1,350.00	\$1,400.00	\$1,400.00	\$550.00	\$8,300.00
RRCC Zoning	\$3,200.00	\$1,350.00	\$1,400.00	\$1,400.00	\$550.00	\$7,900.00
The Cottages at Lake Redwine	\$3,600.00	\$1,350.00	\$1,400.00	\$1,400.00	\$550.00	\$8,300.00
The Gardens at Arbor Springs	\$5,440.00	\$1,350.00	\$1,400.00	\$1,400.00	\$550.00	\$10,140.00
The Georgian at White Oak	\$3,600.00	\$1,350.00	\$1,400.00	\$1,400.00	\$550.00	\$8,300.00
Twelve Parks	\$4,950.00	\$1,350.00	\$1,400.00	\$1,400.00	\$550.00	\$9,650.00

\*Blalock Lakes (Decentralized) – Possible additional charge: \$3.50/foot for labor and materials to run line from tank to house if line over 100 feet in length. Finance department will send separate invoice for this charge.

\*\*Rates subject to change and represent 3/4" meters.

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