

Coweta County Water & Sewerage Authority

April 24, 2024

The Coweta County Water and Sewerage Authority held its monthly meeting on Wednesday, April 24, 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, Mason Steadham, Trey Monroe (Stifel Public Finance), and Tommy Ratchford (Attorney with Murray Barnes Finister). Vice Chairman Dr. Marc Guy attended via telephone 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 27, 2024, Board meeting. Motion was made by Mr. Larry Kay, seconded by Mr. Dennis Hammond to approve the minutes. Motion carried.

The first agenda item was a Service Award by Mr. Jay Boren. Mr. Boren presented a 5-year service award to Mr. Mason Steadham, Heavy Equipment Operator II. No action needed. Mr. Steadham left the meeting at 9:05 a.m.

The next agenda item was the Adoption of the Supplemental Bond Resolution Authorizing the Issuance of Revenue Bonds, Series 2024 and Execution of the Bond Purchase Agreement by Mr. Trey Monroe and Mr. Jay Boren. Mr. Trey Monroe, Managing Director of Stifel Public Finance addressed the Board. He gave the Board a brief synopsis of the movement in the Bond market over the past few weeks which resulted in interest rates creeping up just a bit. However, he reported that the Authority experienced good timing with the Bond pricing that occurred

yesterday with high demand for the long-term Bonds which resulted in being able to lower the yield on the Bonds issued to an average of 4.25%. Mr. Monroe also noted that the strong rating of AA+ was maintained by the Authority and that the language in the Standard & Poor's (S&P) rating report indicated that it may be possible, depending on future performance, to achieve the rare AAA rating in the future. He attributed the Authority's long-term planning, Water Master Plan, Sewer Master Plan, and the Revenue Sufficiency Study as contributing factors in S&P's rating. He stated that the Bonds totaled \$87,575,000, with an average yield of 4.25% and a maturity at 33 years. Mr. Jay Boren addressed the Board and thanked Mr. Monroe for his work and stated that management was pleased with the result of the pricing and the outcome of the S&P Rating. Ms. Melissa Griffis stated that she and Mr. Boren attended the Bond Validation hearing on Monday, April 15, 2024, and there was no opposition to the Bond validation. Ms. Griffis also stated that the documents are ready to be signed today; and if the Board is so inclined, we would need a formal motion to approve the adoption of the resolution and execution of the agreement. Chairman Bartlett asked the Board if they had any questions. There being none, Chairman Bartlett called for a motion. Mr. Mark Woods made a motion to approve the Adoption of the Supplemental Bond Resolution Authorizing Issuance of Revenue Bonds and Refunding Revenue Bonds, Series 2024 and Execution of the Bond Purchase Agreement, 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 March that there were 31 leaks. There were 23 digs and 27 drops for a total of 50, an increase of 4 from February. Mr. Jones reported on the status of meter installs for March. Mr. Jones reported on current projects: Tommy Lee Cook pump station has been moved to Major Road and electrical work is being completed; installed valve and actuator on Tommy Lee Cook to control feed from Atlanta; continue to work on obtaining the easements for the Chattahoochee transmission main; and PPI started relocating the water main on Sullivan Road. In Maintenance, Mr. Jones gave updates on the following: Payton Road auto-flusher integrated into SCADA; Rins Park lift station startup and integration into SCADA complete; received new crane truck; installed Mission Communications panel at lift station Ivy Glenn in

Grantville and all lift stations in Grantville now have remote monitoring with alarm notifications. In Cross Connection Control, Mr. Jones reported on information showing Sensus Analytics. The meter department contacted 745 customers in March, 352 by email and 393 by phone to inform them about their leaks or potential leaks. The following engineering updates were reported: in residential, in Blalock Lakes a new tennis facility located near the entrance of the development off Corinth Road; in commercial, Trinity School and Church Parking Lot located off Georgia Highway 54; Chattahoochee Pump Station off West Highway 16. Mr. Jones reported on activity from B.T. Brown stating that the plant averaged 2.97 MGD for the month of March and the total demand for the month was 8.42 MGD. Mr. Jones stated that BT Brown Water Treatment Plant received a Certificate for High Achievement as the best operated water plant in the 5 MGD to 14.99 MGD category and received the Gold Award for maintaining compliance through the 2023 reporting year. Mr. Jones reported on activity from the Shenandoah Wastewater Plant stating the plant averaged 1.667 MGD for the month of March. Mr. Jones reported that the highest weekly average flow was 1.927 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, Mr. Joe Ballard, Game Warden with Georgia Department of Natural Resources gave a presentation on Boating Safety for the April Safety Meeting; Mr. Ebron Smith with West Georgia Technical College conducted a training with six employees in March on OSHA 10; in Human Resources, Dr. Charlie Metcalf from West GA Tech conducted a Company Wide Communication Training; for our Welch Elementary Partnership we sent volunteers each day for the week of April 8, 2024, to work with the students that were designing a card for our Water Professionals Appreciation Day; we are participating in the Golf Tournament through the Newnan Coweta Chamber in May; SOFA (The Society for Financial Awareness) a nationwide 501(c)(3) Education Speakers Bureau has been working with companies, places of worship and organizations all across the U.S. providing free Educational Workshops on over 30 different Financial Literacy Topics and we signed up for the Eliminating Debt Workshop in May; annual

performance review process will begin shortly; and Conflict Resolution Training will be scheduled for Management in late summer or early fall. 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 last month there was a question about the yearly fees with Tyler so he did the research to inform the Board this month. The yearly fee is \$103,000; also breaking the amounts down by the departments and processes with Customer Care costing the most at \$44,000, next Cross-Connection Control at \$24,000, Finance, Payments & Billing at \$7,000 each, Documents at \$6,000, Interface at \$4,000, Notify and Training at \$2,000 each. No action needed.

The next agenda item was the monthly report by Mr. Roger Dawson. Mr. Dawson presented charts and graphs for February FY2024: revenues, expenses, and water sales, purchased and produced. Mr. Dawson gave an update on the audit RVP process stating that proposals were due on Monday, April 22, 2024, and we received four proposals. Mr. Dawson stated they opened the proposals on Tuesday, April 23, 2024, and they began the process of reviewing them and will evaluate them over the next few weeks. Mr. Dawson also stated that there were two that were strong that they will probably be reaching out to for a question-and-answer session with them to get some more of the information about some of the details. The recommendation will be presented at the June 5, 2024, Board Meeting and at that time we will ask the Board to approve the recommendation. 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. Larry Kay, 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 Mr. Dennis Hammond, seconded by Mr. Mark Woods. Motion was carried and the meeting was adjourned.

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Laurie Bartlett- Chairman

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Larry Kay- Secretary