

Coweta County Water & Sewerage Authority

June 4, 2025

The Coweta County Water and Sewerage Authority held its monthly meeting on Wednesday, June 4, 2025, 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, P.C.), Jay Boren, Heidi Mann, Rick Jones, Mandy Sledd, and Roger Dawson.

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 April 30, 2025, Board meeting. Motion was made by Mr. Larry Kay, seconded by Mr. Mark Woods. Motion carried.

The first agenda item was Service Awards by Mr. Jay Boren. Mr. Boren presented a 15-year service award to Mr. Alan Sibley, Chief IT Officer. No action needed.

The next agenda item was the Approval of Rates and Fees Schedule by Mr. Jay Boren. Mr. Boren stated that the edit that was made to the rates and fees schedule was removing the RRCC rate since the County had eliminated the RRCC zoning. Mr. Boren stated that this was mentioned to the board before and we are asking the Board to approve the change to the Rates and Fees Schedule. Chairman Bartlett asked if there were any questions. There being none, Chairman Bartlett asked for a motion to approve the Rates and Fees Schedule, motion was made by Mr. Mark Woods, seconded by Mr. Larry Kay. Motion carried.

The next agenda item was the Letter of Recommendation Authorizing CEO to Negotiate Terms and Conditions for CMAR Services with Contractor by Mr. Jay Boren. Mr. Boren stated that this letter of recommendation is with Garver and Ruby Collins. Mr. Boren stated that we had four submissions and went through the process of rating and ranking the submissions. Mr. Boren stated

that the Garver letter coincides with that recommendation of selecting Ruby Collins. Mr. Boren also stated that it is for the expansion of BT Brown Water Treatment Plant, and he is asking the Board to approve so that we can move forward with that endeavor. Chairman Bartlett asked for a motion to approve the Letter of Recommendation Authorizing CEO to negotiate Terms and Conditions for CMAR Services with Contractor. Motion was made by Mr. Mark Woods, seconded by Dr. Marc Guy. Motion carried.

The next agenda item was an update on Operations by Mr. Rick Jones. In Construction, Mr. Jones reported for the month of April that there were 61 leaks. There were 15 digs and 71 drops for a total of 86, a decrease of 7 from March. Mr. Jones reported on the status of meter installs for April. Mr. Jones reported on current projects: power and gas have been disconnected from the BT Brown pavilion and demo will start soon; 8" water main on Rex Hyde has been relocated by Legacy and is in service; and installed new driveway at the Griffin pump station for generator access at the rear of the pump station. In Maintenance, Mr. Jones gave updates on the following: Creekside Lift Station discharge line for pump 2 repaired and returned back to full service; Francis Way Lift Station discharge repaired; Griffin St (Grantville) lift station pump 1 returned from being repaired and installed back into service; backwash blower at BT Brown repair finished and returned to service; and new injection line plumbed in for chlorine dioxide at BT Brown. In Cross Connection Control, Mr. Jones reported on information showing Sensus Analytics. The meter department contacted 694 customers in April, 413 by email and 281 by phone to inform them about their leaks or potential leaks. The following engineering updates were reported: in residential, 51 lots in Duvall Farms off Happy Valley Cr; 62 lots in Cloverdale Farm off Welcome to Arnco Rd; in public, Northside Baptist Church off Hwy 29 N; Johnson Park Phase 2 off Hwy 16 E; and in commercial, Gosalia Newnan Yard at 404 E Newnan Rd. Mr. Jones reported on activity from B.T. Brown stating that the plant averaged 4.82 MGD for the month of April and the total demand for the month was 8.95 MGD. Mr. Jones stated that the reservoir is full due to the rain we have had. Mr. Jones gave an update on the Chattahoochee Intake and Pump Station, and Transmission Main. Mr. Jones reported on activity from the Shenandoah Wastewater Plant stating the plant averaged 1.657 MGD for the month of April. Mr. Jones reported that the highest weekly average flow was 1.759 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. Mandy Sledd. Ms. Sledd reported on the following: in Safety, Jennifer Davis presented on P-card Safety; Flagger Training by Bryan Burns for eight employees; celebrated with a luncheon for one year of no lost time accidents; in the Community, Tracy Thigpen and Michael Ballew participated in Moreland Elementary School's Career Day; Kelly Jackson, Rachel Williams and Tracy Thigpen participated at Arnall Middle School's Career Day; employees volunteered for the Special Olympics Spring Games on April 30; employees celebration luncheon & recognition on social media for Water Professionals Day on April 24; and in marketing, Welch students celebrated 2025 Water Professionals Appreciation Day by creating artwork for the employees appreciation card and the winners were posted on social media and in the newspaper. No action needed.

The next agenda item was an update on Customer Care by Mr. Alan Sibley. Mr. Sibley presented graphs reporting on the Customer Count at 32,113 for the month of April, an increase of 69 from the previous month. Mr. Sibley reported that the number of non-pay disconnects was originally 440 but after various methods of contacting the customers it brought the list down to 139. In Information Technology, Mr. Sibley stated that they moved our phone system to the cloud (FortiVoice Cloud) this month and discussed the system stating that this replaces the desk phone and now the employees can receive their calls on their laptop or cell phones. No action needed.

The next agenda item was the monthly report by Mr. Roger Dawson. Mr. Dawson presented charts and graphs for April FY2025: revenues, expenses, and water sales, purchased and produced. No action needed.

The next agenda item was the FY26 Budget Presentation by Mr. Roger Dawson. Mr. Dawson presented the proposed FY2026 Budget for Board consideration, stating that the Board had received a copy of the proposed FY2026 Budget in its monthly Board package, including a Budget Summary, Budget Detail, Capital Detail, and a Five-Year Capital Schedule. Mr. Dawson stated that the proposed FY2026 Budget is an increase over the FY2025 Budget. He explained that Revenue has a budgeted increase of 5.19%, while expenses have a budgeted increase of 15.04%, with an increase in Debt Service and Capital Outlay making up most of that increase. He stated that

excluding the increase for Debt Service and Capital Outlay, expenses are budgeted at an 8.6% increase. He explained to the Board that the proposed budget could require the use of up to \$5,200,000 in reserves if all projects and expenses were incurred, as compared to the \$500,000 potential use of reserves in the FY25 Budget. He further explained that the two projects projected to be funded by reserves are the back parking lot expansion and the improvements related to the Twelve Parks WRF. Mr. Dawson stated that he and the CEO would be available to meet with any Board member to review details of the proposed budget and to answer any questions. Mr. Dawson stated that the Board members could submit any questions by e-mail or schedule a phone call. The FY26 Budget has been on the website and is available at the office for any customers or the general public to review. The FY2026 Budget will be on the June 25 Board Meeting Agenda for approval. No action needed.

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

Chairman Bartlett asked if there was any old or new 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.

Laurie Bartlett- Chairman

Larry Kay- Secretary