

Coweta County Water & Sewerage Authority

August 7, 2024

The Coweta County Water and Sewerage Authority held its monthly meeting on Wednesday, August 7, 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, P.C.), Ms. Darby Burns (Clerk with Horne & Griffis, P.C.), Jay Boren, Heidi Mann, Rick Jones, Alan Sibley, Roger Dawson, Mandy Sledd, Charles Tyner and Sid Cooper.

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 June 26, 2024, Board meeting. Motion was made by Mr. Larry Kay, seconded by Dr. Guy to approve the minutes. Motion carried.

The first agenda item was Service Awards by Mr. Jay Boren. Mr. Boren presented a 5-year service award to Mr. Sid Cooper, Water Class Operator- Class I; Mr. Boren presented a 30-year service award to Mr. Charles Tyner, Construction Superintendent. No action needed. Mr. Cooper and Mr. Tyner left the meeting at 9:05 a.m.

The next agenda item was the Approval of the GEFA Loan for Shenandoah Wastewater Treatment Plant Expansion by Mr. Jay Boren. Mr. Boren stated that this is the second loan for the Shenandoah Plant Expansion, and it is for ten million dollars; also stating that it is for a 30-year loan and it is at 2.42% interest rate. Mr. Boren stated that this will be the last GEFA loan for this project, and the rest will come from the Bonds that were issued. For comparison, the Bond amount was at 4.25%. Mr. Boren stated that he is asking for the Board to approve the GEFA loan. Ms.

Griffis added that Chairman Bartlett would need to ask for a motion to approve all the documents that are associated with the GEFA loan for the Shenandoah Wastewater Treatment Plant Expansion. Chairman Bartlett asked for a motion to approve all the documents that are with the GEFA loan for the Shenandoah Wastewater Treatment Plant Expansion. Motion was made by Mr. Larry Kay, seconded by Mr. Dennis Hammond. Motion carried.

The next agenda item was Approval of Letter of Recommendation for the Chattahoochee Transmission Main Contract Award- Legacy Water Group, LLC by Mr. Jay Boren. Mr. Boren stated that this was Garver's recommendation, and we decided to go with their recommendation. The recommended contract award was with Legacy Water Group, LLC. There were seven bids on this project that ranged from thirteen million to twenty-one million dollars; Legacy came in at 13.8 million dollars and Mr. Boren asked the Board to approve the contract for the Chattahoochee Transmission Main for Phase I. Mr. Woods asked how that amount compared to what we budgeted for the project. Mr. Boren stated that the project was budgeted at 21.2 million dollars. Mr. Boren stated that their references checked out and Ms. Griffis wanted to remind the Board that Garver checked out the references and that it was not done by the Authority, so it was independent representation, and all the procedures were followed. Chairman Bartlett asked for a motion to approve the Letter of Recommendation for Chattahoochee Main contract Award – Legacy Water Group, LLC. Mr. Woods made the motion, seconded by Mr. Dennis Hammond. Motion carried.

The next agenda item was Approval of Easement and Agreement with Georgia Power for the Project known as 1519 Poplar Road (Coweta County) Distribution Line by Mr. Jay Boren. Mr. Boren stated that this is the easement that relates to the Shenandoah Plant Expansion. Mr. Boren is asking the Board to sign the easement and to sign the documents that are related to this easement for power. Ms. Griffis asked Chairman Bartlett to include a motion for authorization to include all the agreements and easement documents for this extension. Chairman Bartlett asked for a motion to approve the easement documents and agreement with Georgia Power. Motion was made by Mr. Dennis Hammond, seconded by Mr. Mark Woods. Motion carried.

The next agenda item was an update on Operations by Mr. Rick Jones. In Construction, Mr. Jones reported for the month of June that there were 59 leaks. There were 7 digs and 98 drops for a total of 105, an increase of 24 from May. Mr. Jones reported on the status of meter installs for May. Mr. Jones reported on current projects: installing new water main on Tommy Lee Cook Rd; request submitted to the railroad for an inspector to be onsite during the Hwy 29 waterline extension; new sign installed on the front of the building; clearing started for the Chattahoochee pump station project. In Maintenance, Mr. Jones gave updates on the following: Major Rd BPS connected, powered and integrated into SCADA; influent bar screen screw conveyor gearbox replaced at Shenandoah; Ruth Dr pump received from repair and installed with a new soft start. In Cross Connection Control, Mr. Jones reported on information showing Sensus Analytics. The meter department contacted 454 customers in June, 236 by email and 218 by phone to inform them about their leaks or potential leaks. The following engineering updates were reported: in residential, 44 lots in Talley Meadows at the corner of Bohannon and Grandma Branch Rd; in commercial, Trinity Christian School Athletic improvements off Hwy 54; Lora Smith Convenience Store at the corner of Lora Smith Rd and Hwy 34. Mr. Jones reported on activity from B.T. Brown stating that the plant averaged 5.70 MGD for the month of June and the total demand for the month was 12.99 MGD. Mr. Jones stated the reservoir level is at 85% which the rain has helped bring that level up. Chairman Bartlett asked what the level was at two months ago. Mr. Jones stated it was around 70%. Mr. Jones gave an update on the Chattahoochee Pump station and showed an aerial view of the progress. Mr. Jones reported on activity from the Shenandoah Wastewater Plant stating the plant averaged 1.377 MGD for the month of June. Mr. Jones reported that the highest weekly average flow was 1.431 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, in July, Bryan Burns, Safety Coordinator and the topic was Active Shooter; we had our bi-annual birthday celebration breakfast with Waffle House Food

Truck catering at our Safety Meeting; the Minions Safety Team won the six month safety team competition and celebrated with a luncheon at Los Abuelos on July 24; in HR, we had our annual Retirement Meeting on July 31; annual performance reviews completed; working on updates to job descriptions; open enrollment preparations is underway. 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 31,531 for the month of April, an increase of 19 from the previous month. Mr. Sibley reported that the number of non-pay disconnects was originally 397 but after various methods of contacting the customers it brought the list down to 133. In Information Technology, on July 15 there were 12,000 Brute Force attacks on our firewall from Lithuania and Finland and they were blocked; we attempted 31,972 calls from the Tyler notifier for the Griffin main break showing the various communication methods to our customers. No action needed.

Avery Jackson, Esq. (Attorney with Tisinger Vance) arrived at 9:30 a.m.

The next agenda item was the monthly report by Mr. Roger Dawson. Mr. Dawson presented charts and graphs for May FY2024: revenues, expenses, and water sales, purchased and produced. Mr. Dawson reminded the Board that Ryper Water Analytics performed a rate sufficiency study as part of the planning for the Chattahoochee Project. He communicated that management has engaged Ryper to assist with two specific projects: 1) evaluation of our Municipal Rate and to help develop a specific rate for a water supply contract that the Authority is currently negotiating, and 2) evaluation of the existing Water Capacity and Sewer Capacity fees, as well as analysis to aid in the development of a potential Infrastructure fee. After those tasks are completed, management intends to engage Ryper to perform an update on the revenue sufficiency study considering changes made in the financing of the projects and activity since the original study. Management believes it is prudent to update the analysis to see if the original required industrial growth/rate increases needed to sustain the Authority into the future remain valid. Additionally, Mr. Dawson communicated to the Board that management is in the process of

providing information and data to our insurance agent for formulation of the upcoming property and casualty, workers compensation, fiduciary, and auto renewal on October 1, 2024. 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. Larry Kay. 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. Dennis Hammond. Motion was carried and the meeting was adjourned.

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Dr. Marc Guy- Vice Chairman

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Larry Kay- Secretary