

Coweta County Water & Sewerage Authority

September 4, 2024

The Coweta County Water and Sewerage Authority held its monthly meeting on Wednesday, September 4, 2024, in the Board Room at the Coweta County Water & Sewerage Authority. The following individuals were present: 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, Alan Sibley, Roger Dawson, and Mandy Sledd. Chairman Ms. Laurie Bartlett was not in attendance today.

Vice Chairman Guy 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.

Vice Chairman Guy asked for a motion to approve the minutes from the August 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 a Proposal for the Modification of the Municipal Rate by Mr. Jay Boren. Mr. Boren stated that the Authority had a study done with the Municipal Rate that is currently \$3.54 per 1,000 gallons. Ryper performed the study and gave us a range from \$4.34 to \$4.49 per 1,000 gallons. Mr. Dawson added that the analysis was done based on the FY2025 Budget. Mr. Kay asked would it be to the advantage of CCWSA overall to consider at some point changing to where the CPI would affect the Municipal Rates at the same time as the other rates. Mr. Dawson and Mr. Boren agreed that it could be considered. Mr. Boren stated that the amount of the increase would be 80 cents per thousand. Mr. Boren stated that we have eight customers that are on the Municipal Rate. Mr. Hammond asked who our largest municipal customer is. Mr. Boren responded that it is Hogansville. Mr. Boren stated that we have decided to go with the lower rate of \$4.34 per 1,000 gallons and are asking the Board to approve the Modification of the Municipal Rate. Vice Chairman Guy asked if there were any more discussions about the

Municipal Rate. There being none, Vice Chairman Guy asked for a motion to approve the Modification of the Municipal Rate as presented. 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 July that there were 76 leaks. There were 21 digs and 96 drops for a total of 117, an increase of 12 from June. Mr. Jones reported on the status of meter installs for July. Mr. Jones reported on current projects: Pylant St and Hwy 16 tie-in completed; CCWSA portion of the Fayette connection at Trinity School completed; Hwy 29 portion of the Tommy Lee Cook connection project completed; started design work for the Price Rd waterline project that is expected to begin in October. In Maintenance, Mr. Jones gave updates on the following: removed Pump 2 at Blalock for rebuild; completed air compressor repair for intake air scour at low head dam pump station; installed bypass pump at Kason for lift station repair; a/c at Hwy 29 booster pump station repair; Creekside lift station Pump 1 pulled for repair; and backwash pump motor for Filter 1 at Shenandoah replaced. In Cross Connection Control, Mr. Jones reported on information showing Sensus Analytics. The meter department contacted 820 customers in July, 347 by email and 473 by phone to inform them about their leaks or potential leaks. The following engineering updates were reported: in residential, 5 lots in Rindle Run at Austin Storey Farms Subdivision; in commercial, Fischer Crossing Self Storage on the corner of the Costco entrance and Fischer Road. Mr. Jones reported on activity from B.T. Brown stating that the plant averaged 4.76 MGD for the month of July and the total demand for the month was 11.15 MGD. 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 1.159 MGD for the month of July. Mr. Jones reported that the highest weekly average flow was 1.234 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 August, Mr. Bradley Sorrells was the speaker, and the topic was Damage Prevention; Proclamation- GA 811 and Coweta County Fire Chief Robby Flanagan on August 12 as Safe Digging Day; DOT Flagger two-year certification with eleven employees. 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 31,626 for the month of July, an increase of 40 from the previous month. Mr. Sibley reported that the number of non-pay disconnects was originally 404 but after various methods of contacting the customers it brought the list down to 137. In Information Technology, we are in the process of preparing the Plant IT infrastructure for the changes to the SCADA system; two Dell PowerEdge Servers are being installed at BT Brown Water Treatment Plant and two are going to be installed at the Shenandoah Wastewater Treatment Plant. The new SCADA software is called VT SCADA. No action needed.

The next agenda item was the monthly report by Mr. Roger Dawson. Mr. Dawson stated that we are reporting on the first month of the fiscal year. Mr. Dawson presented charts and graphs for July FY2024: revenues, expenses, and water sales, purchased and produced. No action needed.

Vice Chairman Guy 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.

Vice Chairman Guy asked if there was any new business to discuss. Ms. Griffis said there was, and motion was made by Mr. Dennis Hammond to approve and authorize the execution and filing of the Joint Mutual Dismissal of the Lawsuit against the City of Newnan on the condition that the City of Newnan approves the same and the City of Newnan attorney executes the same, seconded by Mr. Larry Kay. Motion carried. Motion was made by Mr. Mark Woods to Approve the

development agreement with Pulte Home Company, LLC, and Green Top Road, LLC, and authorize the CEO to negotiate and execute all other documents necessary to effectuate the terms and conditions of the development agreement, seconded by Mr. Larry Kay. Motion carried. Vice Chairman Guy asked if there was any old business to discuss. There being none, Vice Chairman Guy asked for a motion to adjourn the meeting. Motion was made by Mr. Larry Kay, 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