

Coweta County Water & Sewerage Authority

September 3, 2025

The Coweta County Water and Sewerage Authority held its monthly meeting on Wednesday, September 3, 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, Emmanuel McBurnett, Mandy Sledd, Alan Sibley 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 August 6, 2025, Board meeting. Motion was made by Mr. Larry Kay, seconded by Mr. Dennis Hammond. Motion carried.

Ms. Griffis stated that the agenda needed to be amended to add the CMAR Agreement. Mr. Mark Woods made a motion to amend the agenda to add the CMAR Agreement, seconded by Mr. Larry Kay. Motion carried.

The first agenda item was the Approval of the Development Agreement – Del Webb/Southern Oaks by Mr. Jay Boren. Mr. Boren stated that this development agreement is with Del Webb, which is now Southern Oaks, and that this is the agreement that we have been discussing for the last three years. Mr. Boren stated that we just received the final edits late yesterday afternoon, and Ms. Griffis reviewed all of the final edits. This agreement is to install the infrastructure for the sewer. Mr. Boren is asking the Board to approve this development agreement. Chairman Bartlett asked if there were any questions. There being none, Chairman Bartlett asked for a motion to approve the Development Agreement with Del Webb/Southern Oaks. Motion was made by Mr. Dennis Hammond, seconded by Mr. Woods. Motion carried.

The next agenda item was the Approval of the CMAR (Construction Manager At Risk) Agreement by Mr. Jay Boren. Mr. Boren stated that this agreement is with Ruby Collins for the expansion of the BT Brown Water Treatment Plant, to complete the pump station and transmission line, and add capacity to the facility. The CMAR agreement will evolve as we work through this project. Mr. Boren stated that Garver worked with Ruby Collins on correcting the edits that we had, and Ms. Griffis has reviewed the edits. Mr. Boren asked for the Board's approval to move forward. Chairman Bartlett asked if there were any questions. There being none, Chairman Bartlett asked for a motion to approve the CMAR Agreement. 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. Emmanuel McBurnett. In Construction, Mr. McBurnett reported for the month of July that there were 63 leaks. There were 14 digs and 56 drops for a total of 70, an increase of 12 from June. Mr. McBurnett reported on the status of meter installs for July. Mr. McBurnett reported on current projects: installed the vault for Northside Baptist Church on Hwy 29 N; obtained additional easements for the Chattahoochee transmission main project; and the initial bore under Line Creek for the Fayette connection is complete, and the contractor has started the back reaming process. In Maintenance, Mr. McBurnett gave updates on the following: pulled RAS/WAS pump and sent to Prop Pumps for repairs; replaced part of the filter cloth and backwash pump on filter 2 at Shenandoah WWTP; installed new floating aerator in the aeration basin at Shenandoah WWTP; rebuilt pump 1 at Madras Lift Station in-house; and installed new pH probe at BT Brown outfall instrumentation. In Cross Connection Control, Mr. McBurnett reported on information showing Sensus Analytics. The meter department contacted 638 customers in July, 329 by email and 309 by phone to inform them about their leaks or potential leaks. The following engineering updates were reported: in residential, 15 lots off Bob Smith Rd in Pinegate Phase 2; Dell Webb Sewer Outfall – a new sewer outfall along White Oak Creek; 10 lots of Hwy 16 in Stone Farm; and in commercial, a warehouse addition off George Hill Rd for the Barnett and Cheeves Addition. Mr. McBurnett reported on activity from B.T. Brown stating that the plant averaged 4.39 MGD for the month of July and the total demand for the month was 11.90 MGD. Mr. McBurnett gave an update on the Chattahoochee Pump Station. Mr. McBurnett reported on activity from the Shenandoah Wastewater Plant stating the plant averaged 1.817 MGD for the month of July. Mr. McBurnett

reported that the highest weekly average flow was 1.980 MGD. Mr. McBurnett reported on the activity of Blalock Lakes, Oaks at Turin decentralized systems, and Twelve Parks. Mr. McBurnett 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, August's Safety Meeting topic was Traffic Pattern Updates by Caren Comeans; DOT Flagger two year certification with 9 employees on August 6; Hard Hat Heroes was the winning safety team that got to celebrate with a luncheon; in the Community, back to school posts; and in Marketing, social media posts: general water education advertisements; and updated Coweta Water & Sewerage Authority's website. 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 32,267 for the month of July, an increase of 42 from the previous month. Mr. Sibley reported that the number of non-pay disconnects was originally 410, but after various methods of contacting the customers, it brought the list down to 119. In Information Technology, Mr. Sibley presented information from the Cybersecurity Monitoring Report. Mr. Sibley stated that Rocket Cyber's Security Operations Center (SOC) monitors our environment for malicious and suspicious activity that evades conventional defenses. The SOC operates 24/7/365 and consists of skilled cybersecurity professionals who continuously analyze network, endpoint, and cloud attack vectors to detect and respond to potential security incidents. No action needed.

The next agenda item was the monthly report by Mr. Roger Dawson. Mr. Dawson presented charts and graphs for July FY2026: revenues, expenses, and water sales, purchased and produced. Mr. Dawson added that audit work is complete, and their goal is to present at the October meeting. 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. Mark Woods, seconded by Mr. Dennis Hammond. Motion 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 carried, and the meeting was adjourned.

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Laurie Bartlett- Chairman

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Larry Kay- Secretary