

Coweta County Water & Sewerage Authority

October 1, 2025

The Coweta County Water and Sewerage Authority held its monthly meeting on Wednesday, October 1, 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, Alan Sibley, Roger Dawson, Clay McEntire (Marsh & McLennan Agency) and Brandon Singleton.

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 September 3, 2025, Board meeting. Motion was made by Mr. Larry Kay, seconded by Mr. Dennis Hammond. Motion carried.

The first agenda item was Service Award by Mr. Jay Boren. Mr. Boren presented a 5-year service award to Mr. Brandon Singleton, Backflow Coordinator. No action needed. Brandon Singleton left the meeting at 9:02 a.m.

The next agenda item was Property and Casualty Insurance Renewal by Mr. Clay McEntire. Mr. Clay McEntire with the Marsh & McClennan Agency addressed the board regarding the renewal of the property and casualty insurance package. Mr. McEntire informed the Board that the value of insured properties increased 14% over the prior year. That increase led to a portion of the increase in the annual premium for coverage, as we are insuring more value in the new policy period. The overall increase in the premium for property and casualty is 17%, of which 14% is related to increased values, and 3% is related to a rate increase. An increase in values is necessary to keep pace with replacement costs to protect the Authority with adequate insurance coverage in the future. The property and casualty package includes Property, Auto, Crime, Public

Officials E&O, Employment Practices Liability, General Liability, Employee Benefits Liability, Boiler & Machinery, Inland Marine, Excess Liability and Terrorism. Workers Compensation premiums increased 12%, due to an increase in covered payrolls and a slight uptick in the experience modifier. Additionally, Cyber Insurance was renewed at a slight decrease and Fiduciary Liability was renewed at a slight increase. Mr. McEntire stated that in the current economic environment, this was a successful renewal. Mr. McEntire asked if there were any questions. There being none, Mr. McEntire left the meeting at 9:08 a.m. Chairman Bartlett asked for a motion to approve the Property and Casualty Insurance Renewal. Motion was made by Mr. Mark Woods, 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 August that there were 77 leaks. There were 12 digs and 43 drops for a total of 55, a decrease of 15 from July. Mr. Jones reported on the status of meter installs for August. Mr. Jones reported on current projects: installed vault for Kaiser Permanente; obtained additional easements for the Chattahoochee transmission main project; installed casing on Crook Rd for the new Fire Station in Senoia; and working on the water main relocation for the Southeast Connector Roundabout Project. In Maintenance, Mr. Jones gave updates on the following: base 90's replaced at the Corinth Rd lift station; replaced UV bulbs at WWTP; tested mobile generator operation at Northgate lift station; and replaced check flap, drive shaft, and pulley at Madras lift station. In Cross Connection Control, Mr. Jones reported on information showing Sensus Analytics. The meter department contacted 660 customers in August, 391 by email and 269 by phone to inform them about their leaks or potential leaks. The following engineering updates were reported: in commercial, Schultz Dental on Francis Way off E Hwy 34. Mr. Jones reported on activity from B.T. Brown stating that the plant averaged 3.53 MGD for the month of August and the total demand for the month was 10.21 MGD. Mr. Jones gave an update on the Chattahoochee Pump Station. Mr. Jones reported on activity from the Shenandoah Wastewater Plant, stating the plant averaged 1.687 MGD for the month of August. Mr. Jones reported that the highest weekly average flow was 1.909 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, Bryan Burns and Rick Jones attended the Georgia Safety Conference in Savannah; the Coweta Safety Alliance meeting for August was held at Blicke U.S.A. Wheels and Casters, Inc., and the topic was on Mental Fitness Training; in HR, Ms. Sledd discussed that our renewal is coming up for our medical insurance, and the renewal presentation and recommendation will be on the agenda next month; we had around 40 employees attend a Lunch and Learn about Social Security and Medicare with Zach McKenzie from Real Senior Management, Jason Eaker from Avery and Pope and Minesh Amin with Morgan Stanley; and in Marketing, posts about the Chattahoochee Project Update, new website launch advertisement and World Water Week Education. 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 32,290 for the month of August, an increase of 23 from the previous month. Mr. Sibley reported that the number of non-pay disconnects was originally 466, but after various methods of contacting the customers, it brought the list down to 131. In Information Technology, Mr. Sibley discussed a software product that we are using to perform internal network penetration tests to identify security threats on the internal network. No action needed.

The next agenda item was the monthly report by Mr. Roger Dawson. Mr. Dawson presented charts and graphs for August FY2026: revenues, expenses, and water sales, purchased and produced. Mr. Dawson stated that we do anticipate having the audit presented at the next board meeting. The auditors are still waiting for the final issuance by the Federal Government of the compliance supplement. 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 Mark Woods. 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. Dennis Hammond. Motion carried, and the meeting was adjourned.

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Laurie Bartlett- Chairman

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Larry Kay- Secretary