

Coweta County Water & Sewerage Authority

December 3, 2025

The Coweta County Water and Sewerage Authority held its monthly meeting on Wednesday, December 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, Jay Boren, Heidi Mann, Rick Jones, Mandy Sledd, Alan Sibley, and Roger Dawson. Ms. Melissa Griffis (Attorney with Horne & Griffis, P.C.) was not in attendance today. Mr. Tim Lassetter was a visitor who attended the meeting today, and he arrived at 9:03 a.m.

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 November 5, 2025, Board meeting. Motion was made by Mr. Larry Kay, seconded by Dr. Marc Guy. Motion carried.

The first agenda item was Service Award, but was postponed for a later date since the employee could not attend the meeting.

The next agenda item was Approval of the Sewer Use Ordinance, Pretreatment Ordinance and Other Supporting Documents by Mr. Jay Boren. Mr. Boren stated this is an update of our ordinance where we regulate wastewater usage from our residential, commercial, and industrial customers. This ordinance helps us to enforce violations if there are any. The other documents are the grease maintenance program and the enforcement response plan. This was last updated in 2019, and Ms. Griffis reviewed all documents that were sent to the Board for their review. Chairman Bartlett asked if there were any questions. There being none, Chairman Bartlett asked for a motion to approve the Sewer Use Ordinance, Pretreatment Ordinance, and Other Supporting Documents. Motion was made by Mr. Dennis Hammond, seconded by Mr. Mark Woods. Motion carried.

The next agenda item was Approval of Krebs Engineering Task Order No. 25513 – Hydraulic Model Calibration by Mr. Jay Boren. Mr. Boren stated that we have a water modeling system from 2019 and has not been updated since and have, therefore, asked Krebs Engineering to update the water model system. Mr. Boren stated that we chose to delay this update until after the Line Creek main was installed and the model will also include the Fayette Connection. Mr. Jones said we were waiting on some large projects to be completed to see how it was going to affect the system and it is necessary to update because of growth that has taken place with changes it made to the system, and we will need the model to be accurate to determine the pumps needed for the BT Brown upgrade. Mr. Boren stated that we also had a bid from Garver but chose to stay with Krebs Engineering since they have done a lot of work with the model and the task force bid was in the amount of \$95,000 from Krebs Engineering. Mr. Mark Woods had a question for Mr. Jones about the line we are putting in on the north side of the county, asking when will that line be activated and will that affect the model. Mr. Jones stated that it would affect the model and we will make sure that it is in there when this update takes place. Chairman Bartlett asked if there were any more questions. There being none, Chairman Bartlett asked for a motion to approve the Krebs Engineering Task Order No. 25513 – Hydraulic Model Calibration. 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 October that there were 51 leaks. There were 15 digs and 85 drops for a total of 100, a decrease of 21 from September. Mr. Jones reported on the status of meter installs for October. Mr. Jones reported on current projects: Legacy Water Group has restarted clearing Phase I of the Chattahoochee transmission main project; the Southwest Connector water main relocation is complete; and installed a vault for the new Fire Station in Senoia. In Maintenance, Mr. Jones gave updates on the following: pulled Creekside Lift Station pump 2 and sent to Pro Pumps for repair; received repaired pump back for Calico Lift Station in Grantville and returned to service; installed new chlorine analyzers at BT Brown; and 3 employees went to Gorman-Rupp Pump Company to tour the factory and receive training on pump troubleshooting. In Cross Connection Control, Mr. Jones reported on information showing Sensus Analytics. The meter department contacted 726 customers in October, 405 by email and 321 by

phone to inform them about their leaks or potential leaks. The following engineering updates were reported: in residential, The Solara Senior Living Center off Holtz Parkway with 216 units; 5 lots in Turnbridge Point off Short Rd; and 5 lots in Rowe Farms off Rowe Rd and Rising Star Rd, in commercial, relocation of Atlanta Brick Company that is currently at Aces Circle to Hwy 34 closer to Fischer Crossing. Mr. Jones reported on activity from B.T. Brown, stating that the plant averaged 4.09 MGD for the month of October and the total demand for the month was 9.93 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 1.624 MGD for the month of October. Mr. Jones reported that the highest weekly average flow was 1.7135 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, November's Safety Meeting was on Drug Awareness with Victor McPhie as the speaker on November 6; in the Community, several employees attended the Sisterhood Table, an event that focused on raising awareness and support in the fight against human trafficking; a group of employees participated in Rivers Alive on October 23 and cleaned up 800 lbs. of garbage from White Oak Creek at the Whitlock Soccer Complex; several employees participated in the Halloween Munchkin Masquerade in downtown Newnan; and Kim Bean, Customer Care Manager, volunteered at Welch Elementary this month and was interviewed by the students in a mock interview, in Marketing, in addition to highlighting everything we have done in the community, we have posted facts about drinking water, a reminder about paperless billing and our support for the Newnan Cougars Basketball team; in HR, Ms. Sledd presented information at our Annual Open Enrollment; and we honored our employees that have served in the military with a Veterans Day Luncheon on November 13. 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 32,398 for the month of October, an increase of 60 from the previous month. Mr. Sibley reported that the number of non-pay disconnects was originally 447, but after various methods of contacting the customers, it brought the list down to 121. In Information Technology, Mr. Sibley stated they have been working on AI

and that AI is artificial intelligence with advanced algorithms and simulation of human intelligence and explaining the process of how it works. AI is showing up in many software programs, and we use Grammarly here, which is a good tool that helps with punctuation and vocabulary, and it looks at the logic of a sentence when creating emails or documents. No action needed.

The next agenda item was the monthly report by Mr. Roger Dawson. Mr. Dawson presented charts and graphs for October FY2026: revenues, expenses, and water sales, purchased and produced. Mr. Dawson stated that he had an update from the auditor stating that the Compliance Supplement has been issued and we received the final of the Audit Report in an electronic format. Also stating that the letters will go out to the Board electronically in the next couple of days. Mr. Dawson has requested the bound copies of the audit report, and as soon as he receives them, he will deliver them to the Board members for their review. No action needed.

Chairman Bartlett stated that due to a scheduling conflict today, we are not having the executive session that we advertised. Instead, we will meet next Wednesday, December 10, 2025 at 9:00 a.m. to discuss litigation, personnel, and real estate. We will advertise this information. No action needed.

Chairman Bartlett asked for a motion to adjourn the meeting. Motion was made by Mr. Mark Woods, seconded by Dr. Marc Guy. Motion carried, and the meeting was adjourned.

Laurie Bartlett- Chairman

Larry Kay- Secretary