

Coweta County Water & Sewerage Authority

February 4, 2026

The Coweta County Water and Sewerage Authority held its monthly meeting on Wednesday, January 7, 2026, 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, 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 and Co-Treasurer Mr. Dennis Hammond were 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 January 7, 2026, Board meeting. Motion was made by Mr. Larry Kay, seconded by Mr. Mark Woods. Motion carried.

The first agenda item was Approval of Letter of Recommendation for Madras Connector Phase I Utility Relocation Contract Award - RDJE, Inc. by Mr. Jay Boren. Mr. Boren stated there were 10 bidders on this project, and Krebbs Engineering conducted the bid. This bid was just under \$889,000.00, while the other bids, except for two, exceeded \$1 million. Mr. Boren stated that he was asking the Board to approve this award to RDJE, Inc. Mr. Mark Woods made a motion to approve the Letter of Recommendation for Madras Connector Phase I Utility Relocation Contract Award – RDJE, Inc, 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 December that there were 45 leaks. There were 15 digs and 49 drops for a total of 64, an increase of 27 from November.

Ms. Griffis apologized for interrupting, but she had received an email relevant to Authority business that required her attention, so she needed to step out of the meeting. She requested that the meeting be paused at 9:05 a.m. The meeting resumed at 9:10 a.m.

Mr. Jones reported on the status of meter installs for December. Mr. Jones reported on current projects: started laying the 16" back feed from Tommy Lee Cook Rd to BT Brown; completed bore at the creek on the Fayette Connection Project; Legacy Water has resumed work on Jay Land's property and has finished at Mr. Camp's property. In Maintenance, Mr. Jones gave updates on the following: pulled pump at Ruth Drive Lift Station for repair and sent to Pro Pumps; received repaired Arbor Springs Lift Station pump back from Pro Pumps; Creekside Lift Station pump installed and check valve repaired; new turbidimeters installed at BT Brown; and carbon injection pump head replaced. In Cross Connection Control, Mr. Jones reported on information showing Sensus Analytics. The meter department contacted 610 customers in December, 348 by email and 262 by phone to inform them about their leaks or potential leaks. The following engineering updates were reported: in residential, 14 lots in The Farms at Day Lake Phase 2 on Tranquil Rd; in commercial, JMJ Headquarters off Hwy 85; Fraziers at Halls Corner on the corner of Fischer, Shaw, and Major Rd; Project 34 (a DHL Warehouse that will supply Yamaha on their own campus) on Interstate Way and Hwy 34. Mr. Jones reported on Coweta Development and the Building Department Submittals for a total of 600 for 2025. Mr. Jones reported on activity from B.T. Brown stating that the plant averaged 3.28 MGD for the month of December and the total demand for the month was 7.78 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 1.565 MGD for the month of December. Mr. Jones reported that the highest weekly average flow was 1.714 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. Vice Chairman Guy stated that some local residents have raised concerns regarding the recent fuel spill into the Flint River, especially since we take water from Griffin. Mr. Guy asked Mr. Jones if there were any updates to share. Mr. Jones responded that he did not have any updates since the incident occurred. However, he noted that the Environmental Protection

Division (EPD) was the first to contact the Authority after the spill. EPD immediately contacted our Water Plant Superintendent to explain that our source was not in any danger and that we were not receiving water from that area. 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, Mr. Jacob Eason with the Coweta County Emergency Management Agency gave a presentation on Emergency Preparedness at the January Safety Meeting; in the Community, Caren Comeans volunteered at Welch Elementary to show the students how she works in CAD to support the Authority; in Marketing, Ms. Sledd discussed some social media posts about protecting your pipes and winterizing your home. 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 32,504 for the month of December, an increase of 62 from the previous month. Mr. Sibley reported that the number of non-pay disconnects was originally 453 but after various methods of contacting the customers it brought the list down to 125. In Information Technology, Mr. Sibley discussed the transition of Jamf to Kaseya Mobile Device Management with significant cost reduction without compromising quality and enhanced processes for better productivity and performance. No action needed.

The next agenda item was the monthly report by Mr. Roger Dawson. Mr. Dawson presented charts and graphs for December FY2026: 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 old or new 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. Mark Woods. Motion was carried and the meeting was adjourned.

Marc Guy - Vice Chairman

Larry Kay - Secretary