

Coweta County Water & Sewerage Authority

April 1, 2026

The Coweta County Water and Sewerage Authority held its monthly meeting on Wednesday, April 1, 2026, 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, Rick Jones, Alan Sibley, Roger Dawson, Mandy Sledd, Heidi Mann, and Caleb Fountain.

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.

Vice Chairman Guy made a motion to amend the agenda to add the First Amendment to IGA with Fayette County, Georgia, seconded by Mr. Larry Kay. Motion carried.

Chairman Bartlett asked for a motion to approve the minutes from the March 4, 2026, Board meeting. Motion was made by Mr. Larry Kay, seconded by Mr. Dennis Hammond. Motion carried.

The first agenda item was Service Awards by Mr. Jay Boren. Mr. Boren presented a 5-year service award to Mr. Caleb Fountain, Heavy Equipment Operator II, and a 15-year service award to Ms. Heidi Mann, Executive Assistant. No action needed. Mr. Fountain left the meeting at 9:04 a.m.

The next amended agenda item was the Approval of First Amendment to IGA with Fayette County, Georgia by Mr. Jay Boren. Mr. Boren stated that the original IGA was signed in April 2022 for a five-year term. Fayette County sent an amendment that they have already approved. Mr. Boren stated that he felt that this change was made to avoid amendments each time their

municipal rate changed. They took the dollar amount out and added it to their rates and fees schedule that is posted online. The amended agreement will renew with correspondence from both parties for one year at a time. Mr. Boren stated that the amendment was signed by Fayette County back in 2024. The Authority is now ready to proceed with signing the agreement, as we are approximately one month away from being ready to draw water from this line. Mr. Boren requested the Board's approval for the amended agreement. Chairman Bartlett asked Ms. Griffis if she had read the agreement, to which she confirmed that she had. After a discussion and addressing the Board's questions, Ms. Griffis mentioned that Mr. Boren informed her that we need to test the lines to identify any potential issues. This connection is essential for us to conduct those tests. Chairman Bartlett asked if there were any more questions. There being none, Chairman Bartlett asked for a motion. Motion was made by Mr. Dennis Hammond, 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 February that there were 44 leaks. There were 14 digs and 34 drops for a total of 48, an increase of 4 from February. Mr. Jones reported on the status of meter installs for February. Mr. Jones reported on current projects: 16" feed from BT Brown to Tommy Lee Cook Road is installed and pressure tested; vaults have been installed for Wrenly Apartments and Odyssey School; and Fayette Pump Station has been set and is scheduled for startup. In Maintenance, Mr. Jones gave updates on the following: function tested the pumps at the Chattahoochee Pump Station; new generator startup/training at Shenandoah Wastewater Treatment Plant; replace main polling PLC for wastewater SCADA, and reestablished communications with the remaining 13 lift stations that are on radio communications and transferred them to VTScada; and helped prepare BT Brown plant for the Plant of the Year inspection. In Cross Connection Control, Mr. Jones reported on information showing Sensus Analytics. The meter department contacted 948 customers in February, 509 by email and 439 by phone to inform them about their leaks or potential leaks. The following engineering updates were reported: in residential, 8 lots off Highway 16 near Arnco in Stone Farm; and 282 units off Mary Freeman Road in Watersong, also serving sewer; in commercial, Goodwill off Highway 29 at Rin's

Park; and a proposed small warehouse at Holz Parkway Industrial Building B that is located past the Dodge Dealership and before the Dell Webb Subdivision. Mr. Jones reported on activity from B.T. Brown stating that the plant averaged 4.23 MGD for the month of February and the total demand for the month was 8.26 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 1.529 MGD for the month of February. Mr. Jones reported that the highest weekly average flow was 1.633 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, Ms. Ashley McKenzie presented on why we should exercise and how to start at the March Safety Meeting; in the Community, Heritage School first grade students toured BT Brown Water Treatment Plant and Rachel Williams, Lab Analyst and Class III Operator led the tour of the plant; Tommy Groover volunteered at Welch Elementary to talk about his job as a Locator and also participated in a game of Newnanopoly with the students; and in Marketing, Ms. Sledd discussed how we keep our customers informed through social media posts. 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 32,603 for the month of February, an increase of 34 from the previous month. Mr. Sibley reported that the number of non-pay disconnects was originally 427, but after various methods of contacting the customers, the list was brought down to 112. In Information Technology, Mr. Sibley stated that we are currently utilizing a new product called Fyxr. We are in the first phase of using it for taking notes. Fyxr summarizes the main topics from Zoom meetings and emails the to-do items for those meetings. Mr. Sibley also discussed the security features associated with this product. No action needed.

The next agenda item was the monthly report by Mr. Roger Dawson. Mr. Dawson presented charts and graphs for February FY2026: revenues, expenses, and water sales, purchased and produced. 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 Dr. Marc Guy. Motion was carried, and the meeting was adjourned into Executive Session.

Chairman Bartlett asked if there was any old or new business to come before the Board. 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 was carried and the meeting was adjourned.

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Laurie Bartlett - Chairman

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Larry Kay - Secretary