

Coweta County Water & Sewerage Authority

June 3, 2026

The Coweta County Water and Sewerage Authority held its monthly meeting on Wednesday, June 3, 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, Roger Dawson, Mandy Sledd, Heidi Mann, Karen Crook, Matt Westbrook, and Josh Osburn. Alex Bergosh, Cle' Summerville, and Chloe Childress attended the meeting today.

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 April 29, 2026, Board meeting. Motion was made by Mr. Larry Kay, seconded by Dr. Marc Guy. Motion carried.

The first agenda item was Service Awards by Mr. Jay Boren. Mr. Boren presented a 5-year service award to Mr. Matt Westbrook, Water Operator – Class III; a 5-year service award to Mr. Josh Osburn, Industrial and Electrical Maintenance Technician; and a 10-year service award to Ms. Karen Crook, Customer Care Representative. No action needed. Ms. Crook, Mr. Osburn and Mr. Westbrook left the meeting at 9:05 a.m.

The next agenda item was an update on Operations by Mr. Rick Jones. In Construction, Mr. Jones reported for the month of March that there were 47 leaks. There were 16 digs and 45 drops for a total of 61, a decrease of 4 from April. Mr. Jones reported on the status of meter installs for April. Mr. Jones reported on current projects: Schultz Dental vault has been installed; started water main relocation project on Tommy Lee Cook Rd; installed 120' of steel casing on Crook Rd for the new fire station; Legacy has started pressure testing Phase I of the transmission

line. In Maintenance, Mr. Jones gave updates on the following: backwash pump #1 returned and installed at BT Brown; BT Brown pipe gallery dehumidifier serviced and repaired; received spare pump for Ruth Dr back from repair at Pro Pumps; and all remaining lift stations added to VTScada for monitoring/alarm notifications. In Cross Connection Control, Mr. Jones reported on information showing Sensus Analytics. The meter department contacted 846 customers in April, 490 by email and 356 by phone, to inform them about their leaks or potential leaks. The following engineering updates were reported: in residential, 193 lots in Del Webb Southern Oaks that will connect to the Holz Parkway extension; Amenity Center in Del Webb Southern Oaks; 13 lots in Twin Oak Farms off Fischer Rd; Operations Center Building in Dunaway Gardens; and 6 lots in Langston Ridge off Bob Smith Rd. Mr. Jones reported on activity from B.T. Brown stating that the plant averaged 5.00 MGD for the month of April and the total demand for the month was 10.88 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 1.370 MGD for the month of April. Mr. Jones reported that the highest weekly average flow was 1.490 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. Mr. Hammond asked if the rain helped the level at BT Brown. Mr. Jones responded that it did help fill the lake. 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, Confined Space Training with 20 employees from the Construction Department training on Damage Prevention on May 7, and 5 new employees attended Confined Space Training Review on May 15; for the May Safety Meeting Ms. Sledd presented on Accident Reporting/Workers Compensation; and April was proclaimed as Safe Digging Month in Coweta County; in HR, we celebrated Water Professionals Appreciation Day with a luncheon and celebrated Caren Comeans retirement after 19 years of service; in the Community, Michael Ballew and Rachel Williams participated in Moreland Elementary Career Day; several employees participated with Coweta County Special Olympics on April 29, Mr. Boren presented the Welch Card Winners to the 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> place winners that designed our employee appreciation cards; the Authority participated in the Chamber Golf Tournament on May

6; the Authority presented disbursement checks to the 2026 Drip Program recipients; in Marketing, Ms. Sledd discussed the different posts on social media: nearing completion of Phase I Chattahoochee River Raw Water Intake and Pump Station project; a public notice about Level 1 Drought Declaration; proud supporter of Newnan Baseball; and a post about Happy Earth Day. 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 32,677 for the month of April, an increase of 56 from the previous month. Mr. Sibley reported that the number of non-pay disconnects was originally 484, but after various methods of contacting the customers, the list was brought down to 141. In Information Technology, Mr. Sibley discussed our connections between the Office, BT Brown Water Treatment Plant, Shenandoah Wastewater Plant and the Chattahoochee Pump Station. No action needed.

The next agenda item was the monthly report by Mr. Roger Dawson. Mr. Dawson presented charts and graphs for April FY2026: revenues, expenses, and water sales, purchased and produced. No action needed.

The next agenda item was the FY27 Budget Presentation by Mr. Roger Dawson. Mr. Dawson presented the proposed FY2027 Budget for Board consideration, stating that the Board had received a copy of the proposed FY2027 Budget in its monthly Board package, including a Budget Summary, Budget Detail, Capital Detail, and a Five-Year Capital Schedule. He explained that Revenue has a budgeted decrease of 0.96%, due to a large, expected decrease in Interest Income because of decreasing interest rates and decreased Bond Funds earning interest in the Project Fund. Mr. Dawson stated that excluding the reduction in Interest Income, the Revenues are budgeted for a 2.31% increase and Expenses are budgeted at a 10.39% decrease, due to a substantial decrease in Capital Projects; and excluding the reduction in Capital Projects, the expenses are budgeted for a 0.69% decrease. He stated that one project not reflected in the FY27 Budget, but reflected on the Five-Year Capital Plan that will most likely be paid from

Reserves or Capital R&R is improvements and connections for Twelve Parks. Mr. Dawson stated that he and the CEO would be available to meet with any Board member to review details of the proposed budget and to answer any questions. Mr. Dawson stated that the Board members could submit any questions by e-mail or schedule a phone call. The FY27 Budget has been on the website and is available at the office for any customers or the general public to review. The FY2027 Budget will be on the June 25 Board Meeting Agenda for approval. 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 Dr. Marc Guy. Motion was carried, and the meeting was adjourned into Executive Session.

Chairman Bartlett asked if there was any new business to discuss. Dr. Marc Guy made a motion to approve the Krebbs Engineering recommendation of award of the Twelve Parks sewer project to RDJE, Inc to include the base bid and expedited pipe delivery costs for a total project amount of \$7,508,569.00, seconded by Mr. Mark Woods. Motion carried. Chairman Bartlett asked if there was any 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 was carried and the meeting was adjourned.

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Laurie Bartlett - Chairman

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Larry Kay - Secretary