

Coweta County Water & Sewerage Authority

August 5, 2026

The Coweta County Water and Sewerage Authority held its monthly meeting on Wednesday, August 5, 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, 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, Alan Sibley, Heidi Mann, Marlouis Barber, Lori Ward, Gage Haile, and Michele Nichols. Secretary Mr. Larry Kay was not in attendance 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 June 25, 2026, Board meeting. Motion was made by Dr. Marc Guy, seconded by Mr. Mark Woods. Motion carried.

The first agenda item was Service Awards by Mr. Jay Boren. Mr. Boren presented a 10-year service award to Mr. Marlouis Barber, Heavy Equipment Operator II, a 5-year service award to Mr. Gage Haile, Collections Foreman, a 5-year service award to Ms. Michele Nichols, Customer Care Representative, and a 5-year service award to Ms. Lori Ward, Customer Care Representative. No action needed. Ms. Ward, Ms. Nichols, Mr. Haile, and Mr. Barber left the meeting at 9:10 a.m.

The next agenda item was an update on Operations by Mr. Rick Jones. In Construction, Mr. Jones reported that there were 58 leaks in June. There were 15 digs and 18 drops for a total of 33, a decrease of 50 from May. Mr. Jones reported on the status of meter installs for June.

Mr. Jones reported on current projects: crews are working on manhole inspections, hydrant maintenance, and hydrant painting; sewer relocation has started on the Shaw Rd connector project; Legacy is repairing leaks on the 36" transmission main. In Maintenance, Mr. Jones gave updates on the following: installed new motor for Pump 1 at Madras Lift Station; pulled Blalock decentralized Pump 2 for repair; repaired High Service Pump 3 valve actuator cylinder; replaced modem at Line Creek meter RTU; replaced DC drive and motor for carbon feed auger at BT Brown; replaced air scour valve at Low Head Dam (Sewell Mill Pump Back Station). In Cross Connection Control, Mr. Jones reported on information showing Sensus Analytics. The meter department contacted 718 customers in June, 411 by email and 307 by phone, to inform them about their leaks or potential leaks. The following engineering updates were reported: in Public, a new hanger being built near the end of the runway at the Newnan Coweta Airport; in Industrial, roadway extension and new buildings at Bridgeport Tract 1. Mr. Jones reported on activity from B.T. Brown stating that the plant averaged 3.94 MGD for the month of June and the total demand for the month was 9.09 MGD. Mr. Jones reported on activity from the Shenandoah Wastewater Plant, stating the plant averaged 1.442 MGD for the month of June. Mr. Jones reported that the highest weekly average flow was 1.535 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, Hank Arnold from Coweta Force gave a presentation on Health & Wellness at our July Safety Meeting; in Human Resources, Ms. Sledd discussed the following current projects: Annual Performance Reviews; Open Enrollment Preparations; and HRIS Evaluation; in Marketing, Ms. Sledd discussed the general interactive/educational posts on social media: Water-Wise Landscaping, Pool Smart Tips, Beat the Heat – GA Heatwave, Toilet Rebate Program, Water Quality Report for 2025, and Shenandoah Project Update. 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 32,709 for the month of June, an increase of 24 from the previous month. Mr. Sibley reported that the number of non-pay disconnects was originally 424, but after various methods of contacting the customers, the list was brought down to 120. In Information Technology, Mr. Sibley discussed the ongoing growth of AI, and as part of the Water Infrastructure Act, it is essential to ensure that we govern AI appropriately and that it adheres to cybersecurity policies. Additionally, we are looking at safe ways to utilize AI technologies, including ChatGPT, within our IT framework. No action needed.

The next agenda item was the monthly report by Mr. Roger Dawson. Mr. Dawson presented charts and graphs for June FY2026: revenues, expenses, and water sales, purchased and produced. Mr. Dawson added that in accordance with our rate policy regarding the semi-annual Consumer Price Index (Southeast Region) review, Management is informing the board that an increase in the amount of 5.0% will be applied to Residential, Commercial/Industrial, and School/Church tiered water rates, except the highest tiered commercial shall be an increase of 8.1857%. An increase in the amount of 8.1857% will be applied to Residential, Commercial/Industrial tiered sewer rates, except the first tier of Residential shall be an increase of 5.0%. The increases will start with billing cycle 1 which has a bill date of September 15, 2026. This schedule will allow all cycles to receive notification on one bill prior to the new rates going into effect. No action needed.

Chairman Bartlett called for a motion to adjourn into Executive Session for Real Estate, Personnel, Litigation and Cybersecurity. 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 Second Amendment of an agreement entered into on June 6, 2007, restated on July 21, 2009, amended on May 17, 2022, between Coweta County, Georgia, and the Coweta County Water and Sewerage Authority, seconded by Mr. Dennis Hammond. 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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Dr. Marc Guy – Vice Chairman