

Coweta County Water & Sewerage Authority

Meeting Amended Agenda

Wednesday, September 2, 2026

Board Room

Meeting Time: 9:00 A.M.

<u>Approx Time</u>	<u>Agenda Item</u>	<u>Presenter</u>
9:00 a.m.	Call to order	Chairman Bartlett
	Pledge of Allegiance	
	Invocation	
	Approval of minutes from the August 5, 2026 meeting	
	<u>Business</u>	
	Service Award	Jay Boren
	Consideration of a Parity Bond Resolution to provide for the issuance of the Authority's Revenue Bonds, Series 2026, in an aggregate principal amount not to exceed \$65,000,000, to authorize the use and distribution of a preliminary official statement, and for other related purposes	Trey Monroe/Jay Boren
	Approval of Fees Schedule	Jay Boren
	Update on Operations	Rick Jones
	Update on Human Resources	Mandy Sledd
	Update on Customer Care/Information Technology	Alan Sibley
	Monthly Report	Roger Dawson

Agenda Additions:

Executive Session

Litigation / Real Estate / Personnel / Cybersecurity

Adjournment

Next Board Meeting: Wednesday, October 7, 2026 at 9:00 AM

COWETA COUNTY WATER & SEWERAGE AUTHORITY
545 Corinth Rd, Newnan, GA 30263
Revised 09/15/2026
Rates & Fees Schedule

<u>FEES</u>	<u>AMOUNT OF FEE</u>
Daily Operation Fees	
Activation Fee / Transfer Fee / Administration Fee	\$75.00
Continuation of Service Fee	\$50.00
Cut On / Off Irrigation Meter	\$50.00
Fishing Permit (Jan – June)	\$100.00
Fishing Permit (July – Dec)	\$60.00
Late Charge Fee	10% of outstanding balance
Bulk Water – Deposit	\$200
Bulk Water – Rate	\$2.50/1,000 gallons
Hydrant Meter Deposit – ¾"	\$500.00
Hydrant Meter Deposit – 3"	\$2,000.00
Hydrant Meter – Rate	\$10.00/ 1,000 gallons
Returned Payment Fee	\$30.00
Service Technician Fee	\$50.00
Reconnection Fee – Back-Flow Non-Compliance/Tampering/ Return Payments	\$75.00
Water Sampling Testing	\$75.00
Meter Test	\$350.00
Relocation of Meter or Meter Box (short distances see construction)	minimum \$1,200.00
Tampering/Damage Fee – Residential	\$100.00 to \$300.00
Tampering/Damage Fee – Commercial / Builder	\$300.00 to \$3,000.00
Meter Connection Fees	
Residential-Church ¾"	\$1,400.00
Residential-Church 1"	\$1,650.00
Residential-Irrigation ¾"	\$550.00 or \$1,400.00
Residential-Irrigation 1"	\$800.00 or \$1,650.00
Commercial-Industrial ¾"	\$2,100.00
Commercial-Industrial 1"	\$2,600.00
Commercial-Industrial 2"	\$7,550.00
Commercial-Industrial 3"-8"	Cost (variable)
Commercial-Industrial Irrigation ¾" (Including HOA Entrances)	\$2,100.00
Commercial-Industrial Irrigation 1"	\$2,600.00
Commercial-Industrial Irrigation 2"	\$7,550.00
Residential Sewer Connection Fee	\$1,350.00
Commercial-Industrial Sewer Connection Fee 1.5"-8"	Cost (variable)
Fire Line Connection Fee: Com/Ind/Office & Multi Family	Cost (variable)
Capacity Fees	
Residential Water Capacity Fee	\$1,400.00
Commercial-Industrial Water Capacity Fee	\$7/gal - minimum \$1,400.00
Residential Sewer Capacity Fee	See Table Below
Commercial-Industrial Sewer Capacity Fee	\$15/gal - minimum \$3,200.00
Residential Water Rates	
Base Charge per Meter	\$18.00
0 – 4,000 Gallons	\$6.63 / 1,000
4,001 – 10,000 Gallons	\$9.29 / 1,000
10,001 – 20,000 Gallons	\$10.80 / 1,000
20,001+ Gallons	\$13.14 / 1,000

*** Water and Sewer Rates may be adjusted semi-annually, at the discretion of management, based on the increase in the Consumer Price Index (CPI) as defined in CCW&SA policies

Commercial/Industrial Water Rates

Base Charge per Meter	\$28.00
0 – 4,000 Gallons	\$7.67 / 1,000
4,001 – 10,000 Gallons	\$10.10 / 1,000
10,001 – 20,000 Gallons	\$11.59 / 1,000
20,001+ Gallons	\$13.53 / 1,000

Residential Sewer Rates

Base Charge per Meter	\$18.00
0 – 4,000 Gallons	\$6.97 / 1,000
4,001 – 10,000 Gallons	\$9.34 / 1,000
10,001 – 20,000 Gallons	\$10.76 / 1,000
20,001+ Gallons	\$12.20 / 1,000

Commercial/Industrial Sewer Rates

Base Charge per Meter	\$28.00
0 – 4,000 Gallons	\$7.18 / 1,000
4,001 – 10,000 Gallons	\$9.34 / 1,000
10,001 – 20,000 Gallons	\$10.76 / 1,000
20,001+ Gallons	\$12.17 / 1,000

Church/School Rates

Base Charge per Meter	\$18.00
Per Gallon Charge	\$6.68 / 1,000

Billing and Payment Fees

Paper Statement Fee	\$2.50
Electronic Statement Delivery	No Charge
Debit/Credit Card Convenience Fee	2.5%
One-Time eCheck Fee	\$1.50
Recurring Monthly eCheck Fee	\$1.25
Cash/Check/Bank Draft	No Charge

Development	Sewer Capacity	Sewer Connection	Water Capacity	Water Connection	Irrigation Meter	Grand Total**
Blalock Lakes (Decentralized)*	\$5,700.00	\$1,350.00	\$1,400.00	\$1,400.00	\$550.00	\$10,400.00
Chapel Hill	\$3,600.00	\$1,350.00	\$1,400.00	\$1,400.00	\$550.00	\$8,300.00
Cresswind	\$5,440.00	\$1,350.00	\$1,400.00	\$1,400.00	\$550.00	\$10,140.00
Del Webb Southern Oaks	\$5,440.00	\$1,350.00	\$1,400.00	\$1,400.00	\$550.00	\$10,140.00
East Newnan (Cotton Mills)	\$3,950.00	\$1,350.00	\$1,400.00	\$1,400.00	\$550.00	\$8,650.00
Poplar Preserve	\$3,600.00	\$1,350.00	\$1,400.00	\$1,400.00	\$550.00	\$8,300.00
Res. Arnco/Sargent/East Newnan	\$3,600.00	\$1,350.00	\$1,400.00	\$1,400.00	\$550.00	\$8,300.00
Res. White Oak/Shenandoah/Wentworth Sub	\$3,600.00	\$1,350.00	\$1,400.00	\$1,400.00	\$550.00	\$8,300.00
The Cottages at Lake Redwine	\$3,600.00	\$1,350.00	\$1,400.00	\$1,400.00	\$550.00	\$8,300.00
The Gardens at Arbor Springs	\$5,440.00	\$1,350.00	\$1,400.00	\$1,400.00	\$550.00	\$10,140.00
The Georgian at White Oak	\$3,600.00	\$1,350.00	\$1,400.00	\$1,400.00	\$550.00	\$8,300.00
Twelve Parks	\$4,950.00	\$1,350.00	\$1,400.00	\$1,400.00	\$550.00	\$9,650.00

*Blalock Lakes (Decentralized) – Possible additional charge: \$3.50/foot for labor and materials to run line from tank to house if line over 100 feet in length. Finance department will send separate invoice for this charge.

**Rates subject to change and represent 3/4" meters.

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Coweta County Water & Sewerage Authority

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Business

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- Update on Human Resources.....Mandy Sledd
- Update on Customer Care/Information TechnologyAlan Sibley
- Monthly Report.....Roger Dawson

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Operations Update

Rick Jones



Construction Update



July – Leak/Meter Counts

- **Leaks – 71**
- **Digs**
 - Domestic – 9
 - Irrigation – 2
- **Drops**
 - Domestic – 48
 - Irrigation – 39

July
June

Total Meters – 98
Total Meters – 33

July – Meter Install Status

Meter Install Status								
Meter Type	Week 1	Week 2	Week 3	Week 4	Week 5	Week 6	6+ Weeks	Total
S/S Dig	0	2	1	2	1	0	1	7
L/S Dig	0	1	3	1	0	1	1	7
Dual Drop	8	4	1	1	0	4	0	18
Domestic Drop	0	5	2	0	0	0	0	7
Irrigation Drop	0	3	0	2	0	0	0	5
Total	8	15	7	6	1	5	2	44

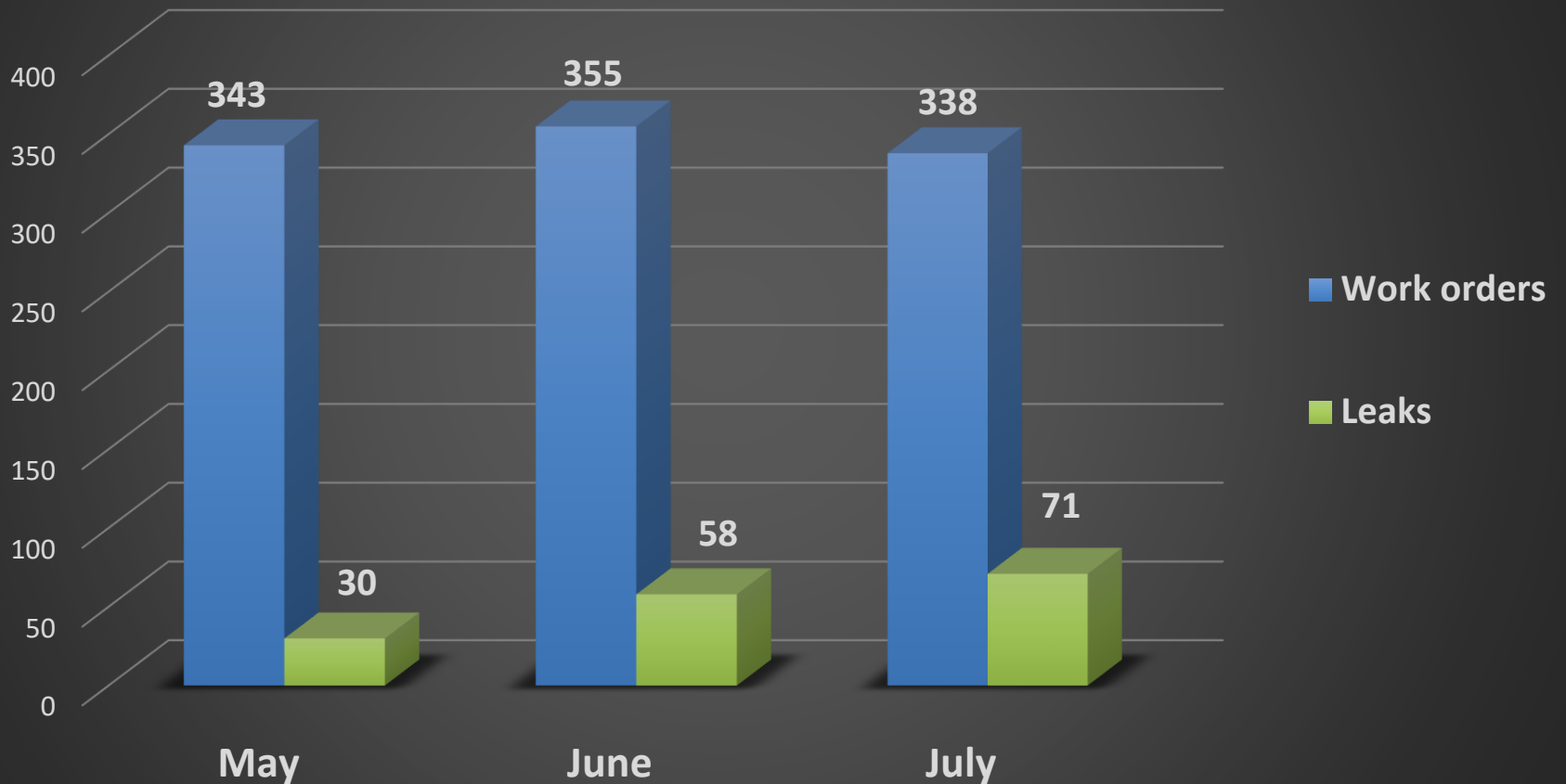
Legend	
	Near deadline
	Deadline
	Past deadline

Current Projects

- Easements have been obtained from the school system for the East Coweta and Poplar Rd lift station expansions
- Water and a portion of the sewer line have been cased on the Shaw Rd connector project
- PPI asphalt plant vault has been installed

Work Orders

Combination of North/South

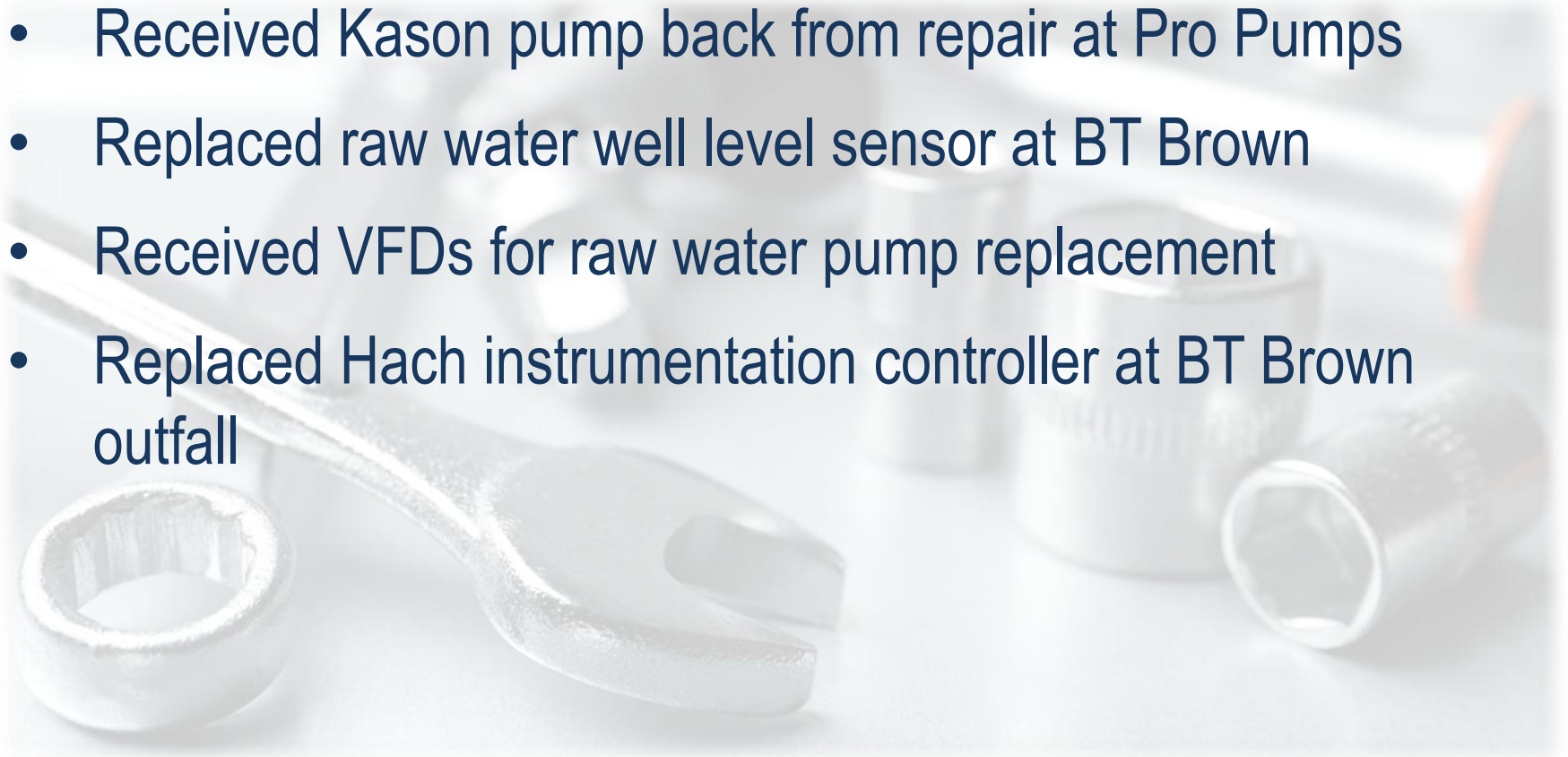


Maintenance Update

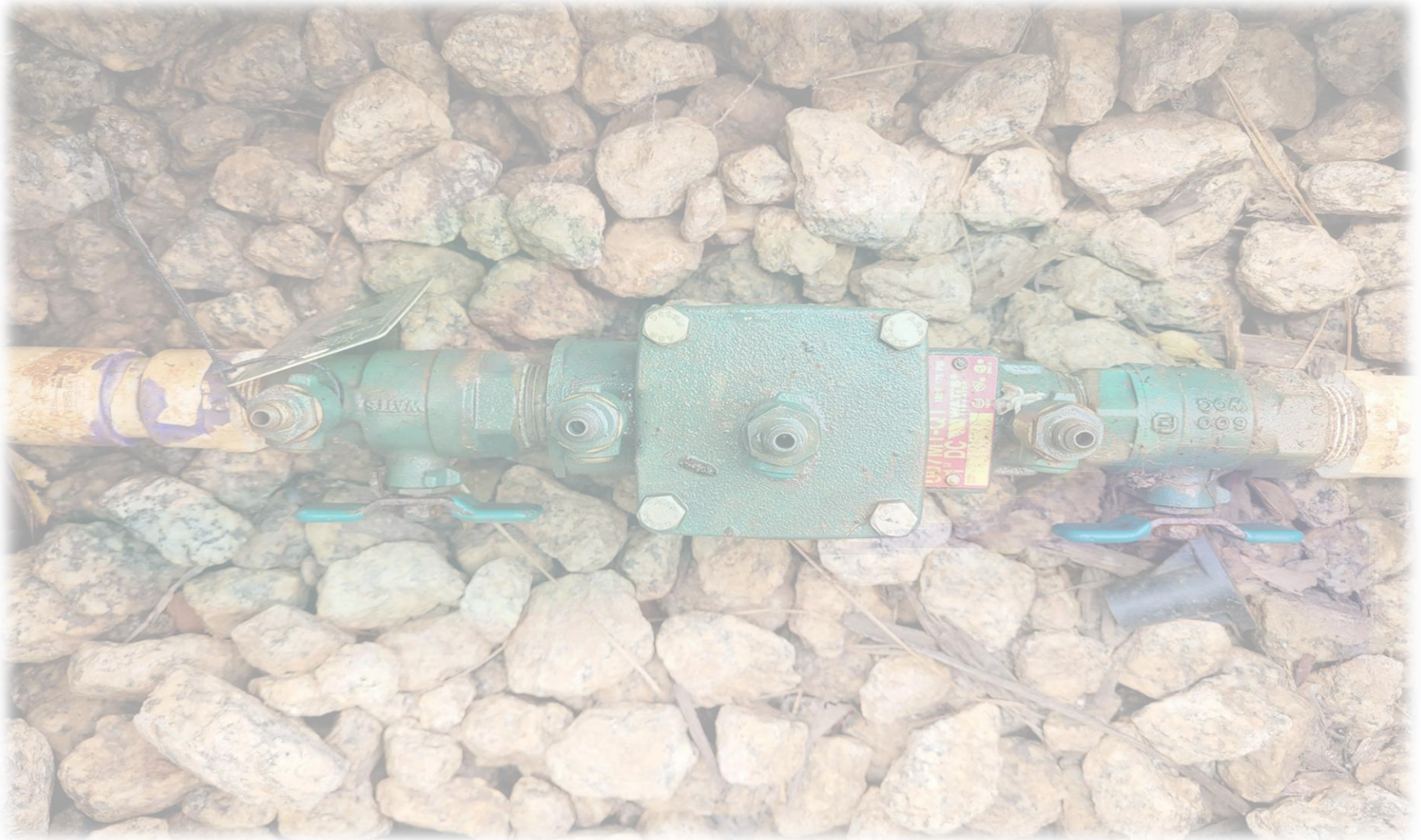


Maintenance

- Received Kason pump back from repair at Pro Pumps
- Replaced raw water well level sensor at BT Brown
- Received VFDs for raw water pump replacement
- Replaced Hach instrumentation controller at BT Brown outfall

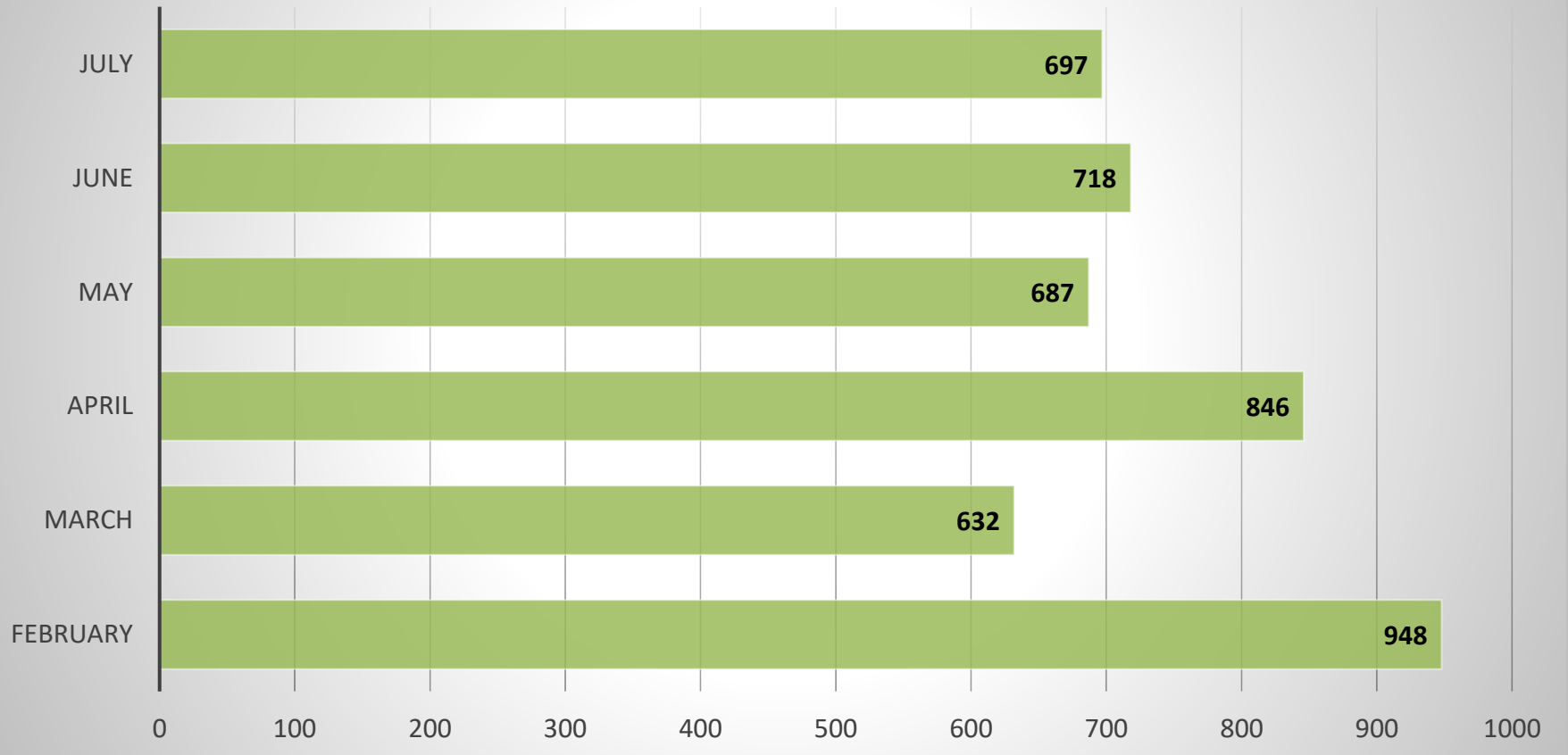


Cross-Connection Control Update



Sensus Analytics

Customer Outreach



Engineering Updates



Engineering

Residential

- Northshore Phase 4 – Happy Valley Circle



Engineering

Monthly Submittals:

- As-Built – 6
- Building Permits – 16
- Construction Plan – 11
- Final Plat – 4

Prelim Plat – 1

Rezoning – 4

Variance – 4

Transportation Projects:

- 12 Permits for Coweta County
- 8 Permits for GDOT

ACCELA Monthly Submittals



BT Brown Update



BT Brown



Activity Update

- **BT Brown average daily demand – 4.23 MGD**
- **Average system daily demand – 9.91 MGD**

Pump Station Start-Up



Shenandoah Update



Shenandoah



Activity Update:

	SHENANDOAH WWTP			ARNCO WWTP			SARGENT WWTP	
	Monthly AVG	Highest Wkly AVG		Monthly AVG	Highest Wkly AVG		Monthly AVG	Highest Wkly AVG
	1.410	1.460		0.025	0.031		0.019	0.019
Discharge Limits:	2.0	2.5		0.100	0.125		0.06	0.08

Shenandoah



Activity Update:

	BLALOCK LAKES Decentralized		OAKS AT TURIN Decentralized		TWELVE PARKS
	Daily Average		Daily Average		Daily Average
	16,166		6,453		51,100
Discharge Limits:	26,000		REPORT ONLY		80,750



Human Resources

Mandy Sledd



Bus Safety

Safety Update





Human Resources Update



Annual Retirement Meeting August 6, 2026

Annual Retirement Meeting



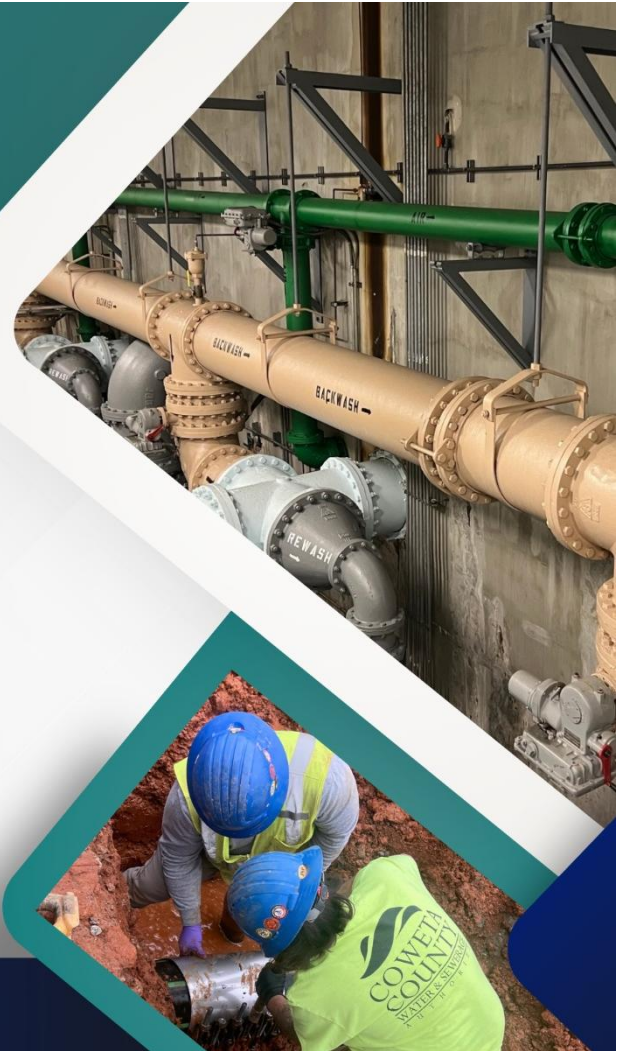
In the Community.....



2026 CWET Water Education Trip



Marketing Update





DID YOU KNOW?

Staying hydrated in school enhances focus, energy, and boosts overall student health and performance in the classroom.

COWETA COUNTY
WATER & SEWERAGE AUTHORITY



WE ARE HIRING

JOIN OUR TEAM. APPLY TODAY.

GRASS CUTTER
Full time

HEAVY EQUIPMENT OPERATOR
Full time

Apply online at www.cowetawater.com



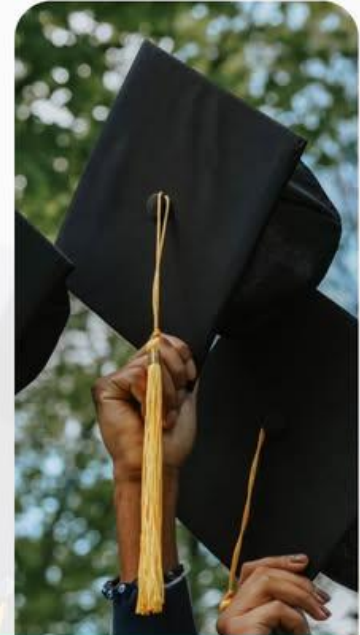
Reminder
Stay hydrated!

OK



CCWSA Endowed Scholarship

The **Coweta County Water and Sewerage Authority Endowed Scholarship** provides local students with the support and resources they need to turn their dreams into reality.



Program Details

- ✓ Awarded to students annually
- ✓ Eligible for University of West Georgia students
- ✓ Must be Coweta County resident (CCWSA employee and immediate family member exception*)

 westga.scholarshipuniverse.com

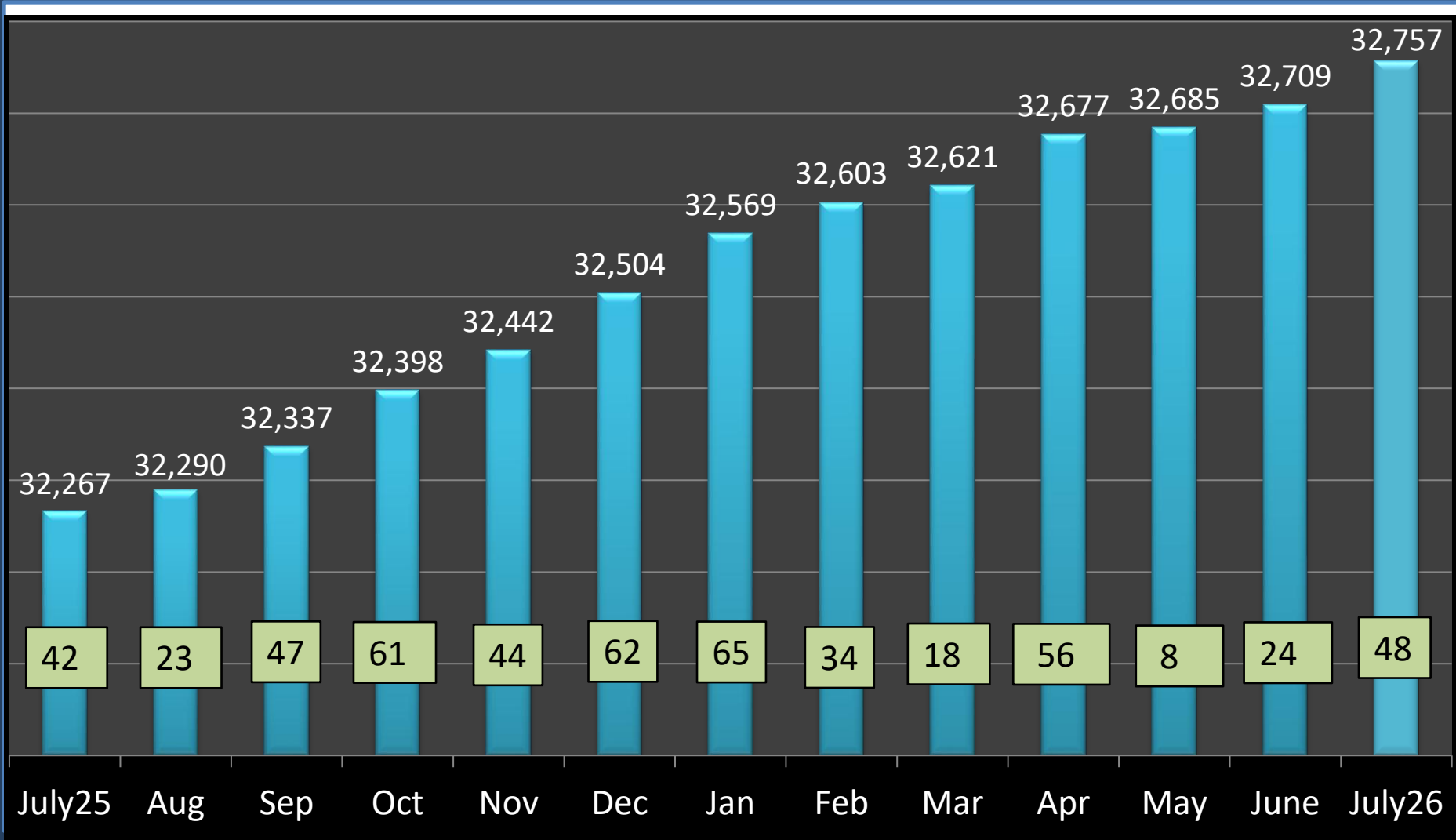
APPLY NOW

Customer Care Update

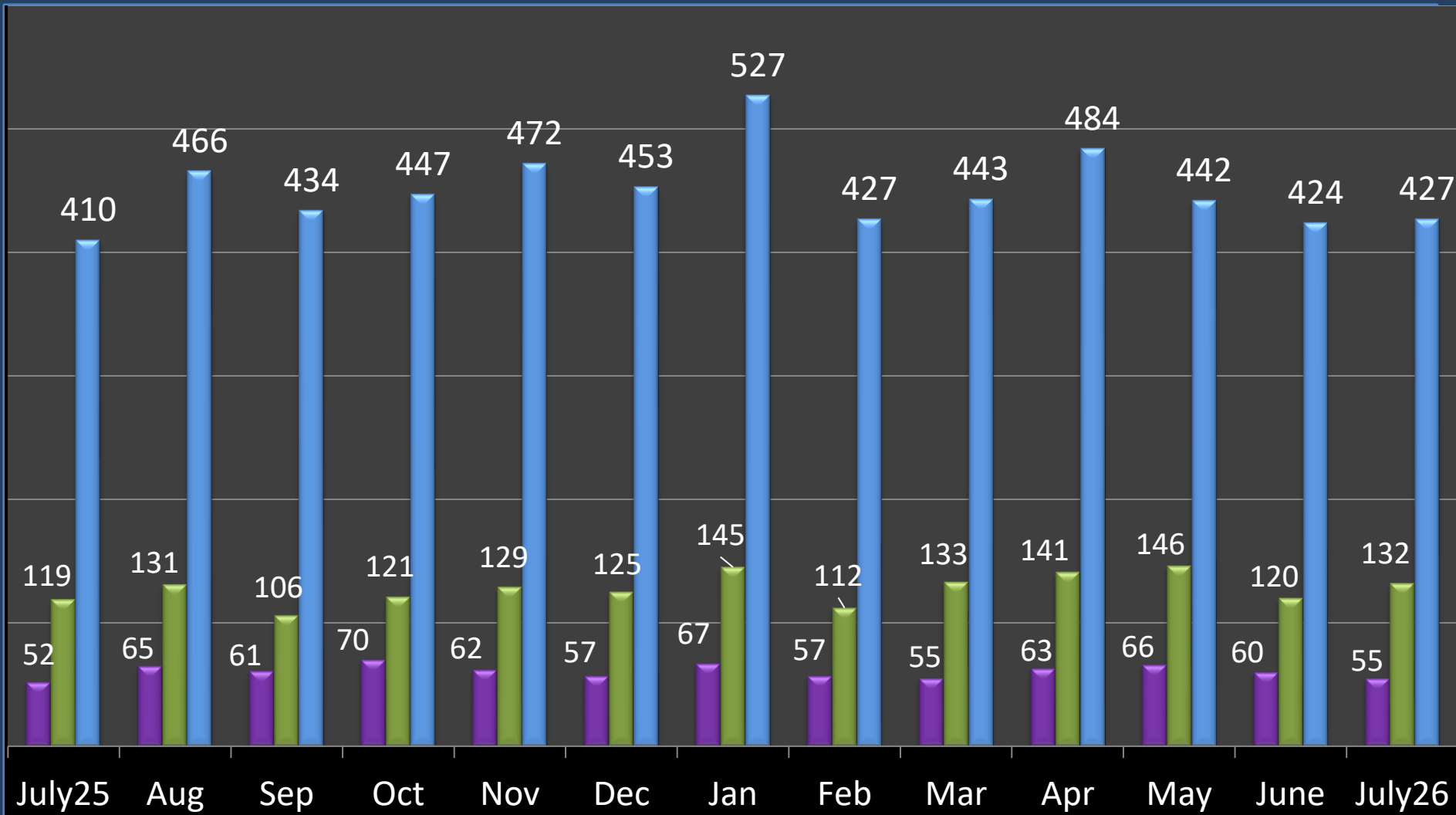
Alan Sibley



Customer Bill Count



Non-Pay Disconnects



Information Technology Update

Alan Sibley



Customer Payment Reminder Calls

Broadcast results from Aug 29, 2025 through Aug 25, 2026



Total Calls
4,686



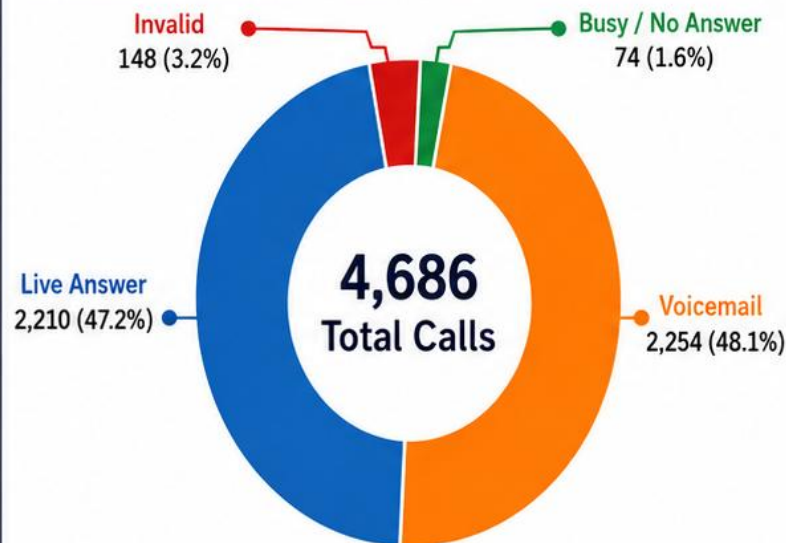
Broadcasts
48



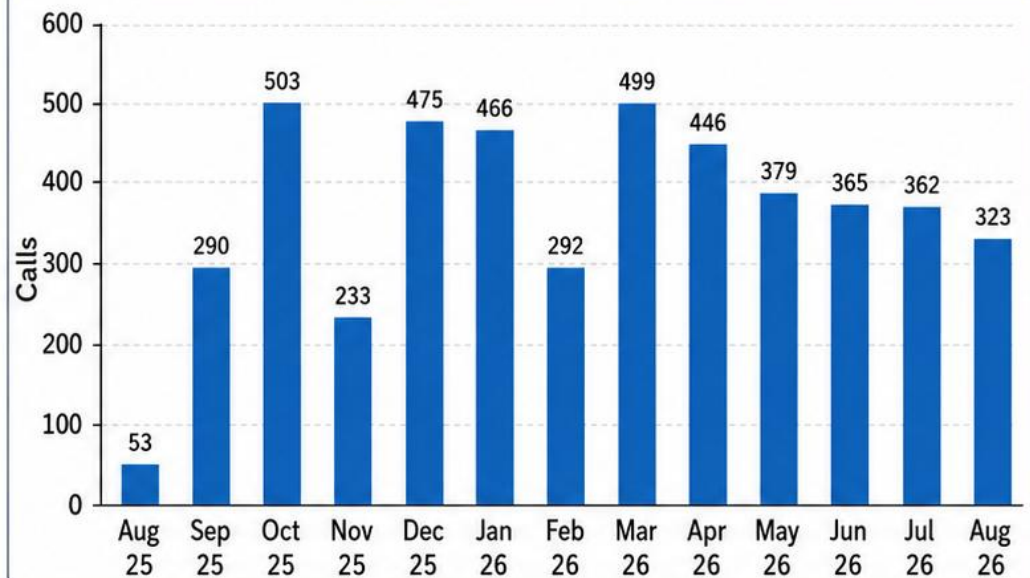
Successful Reach
4,464

95.3%
of total calls

Call Status Mix



Monthly Call Volume



KEY TAKEAWAYS

- 95.3% of reminder calls reached either a live person or voicemail.
- Live answers and voicemails were nearly evenly split.
- Peak monthly call volume occurred in Oct 2025 (503) and Mar 2026 (499).



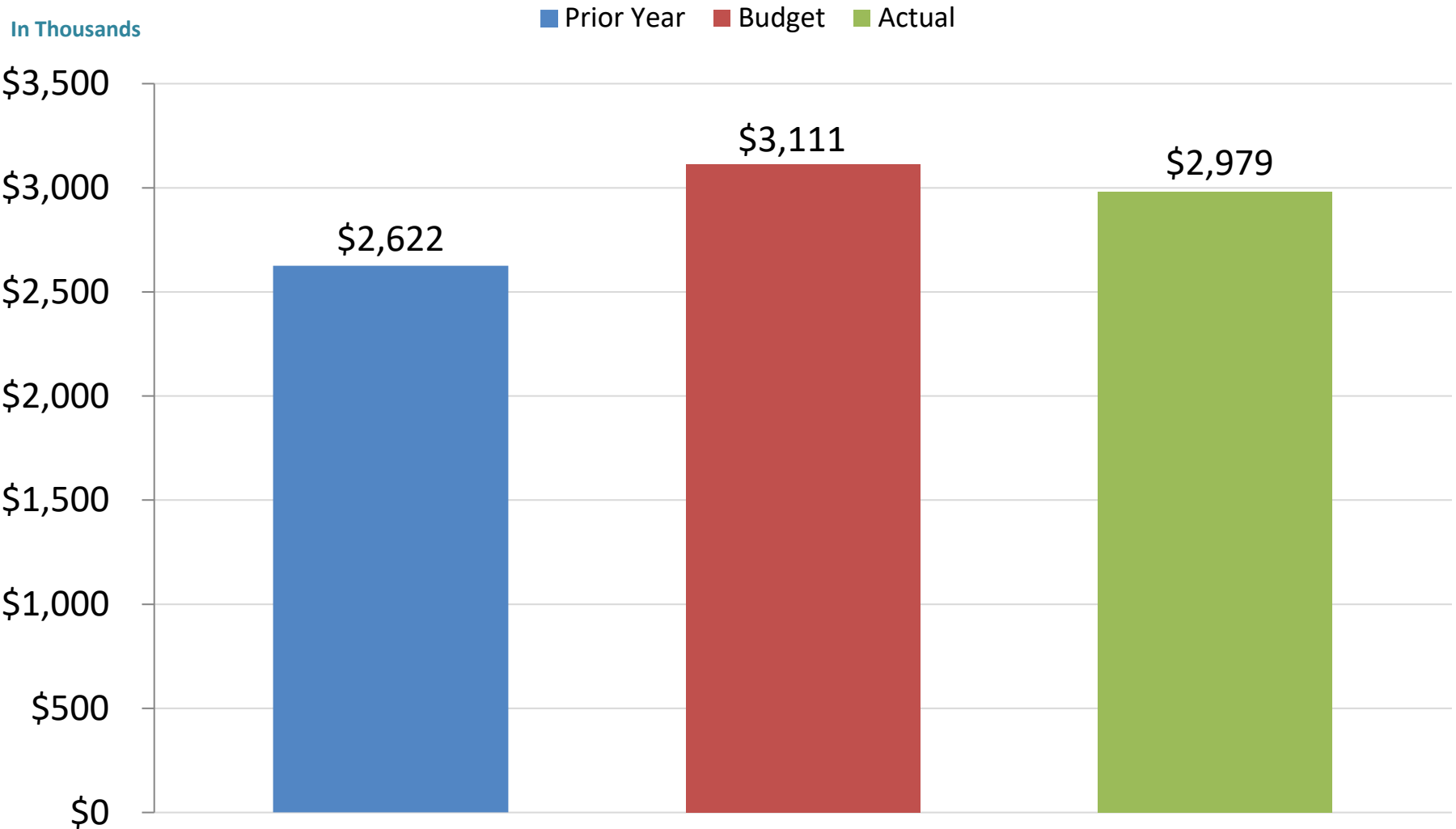
MONTHLY REPORT- July FY27

Roger Dawson



Water Revenue YTD July FY27

Board Meeting Slide

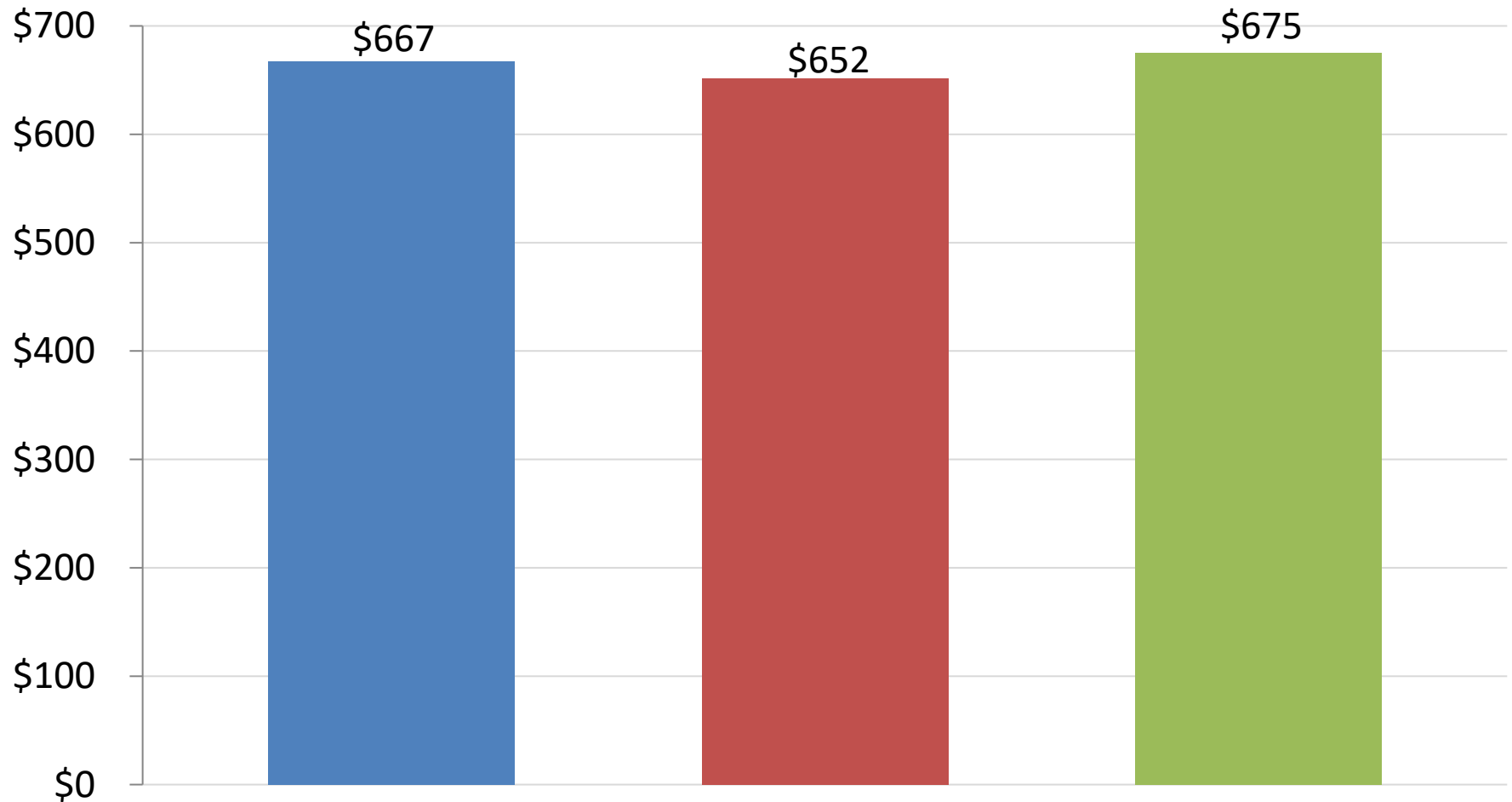


Sewer Revenue YTD July FY27

Board Meeting Slide

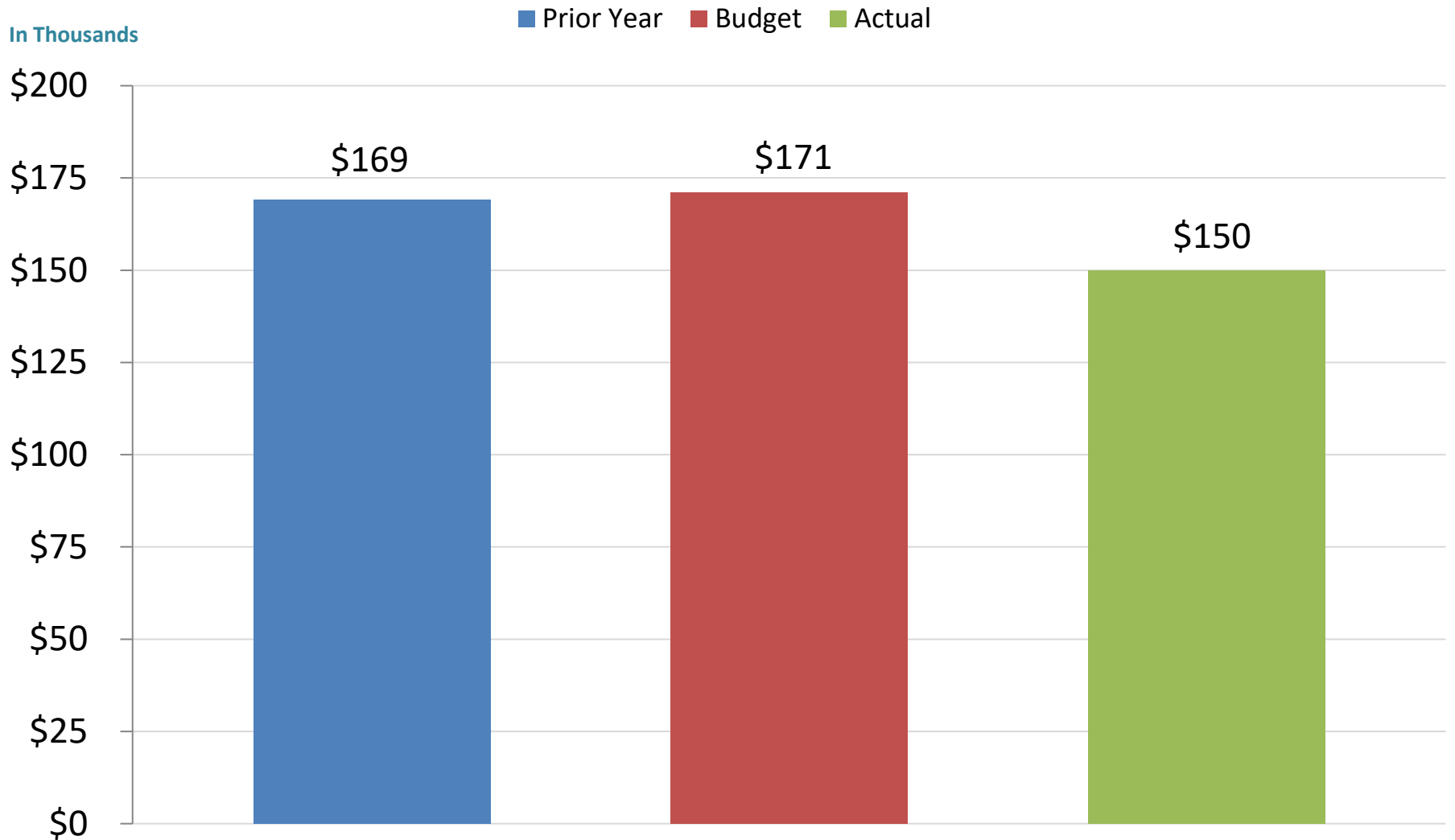
In Thousands

■ Prior Year ■ Budget ■ Actual



Connection Fees YTD July FY27

Board Meeting Slide

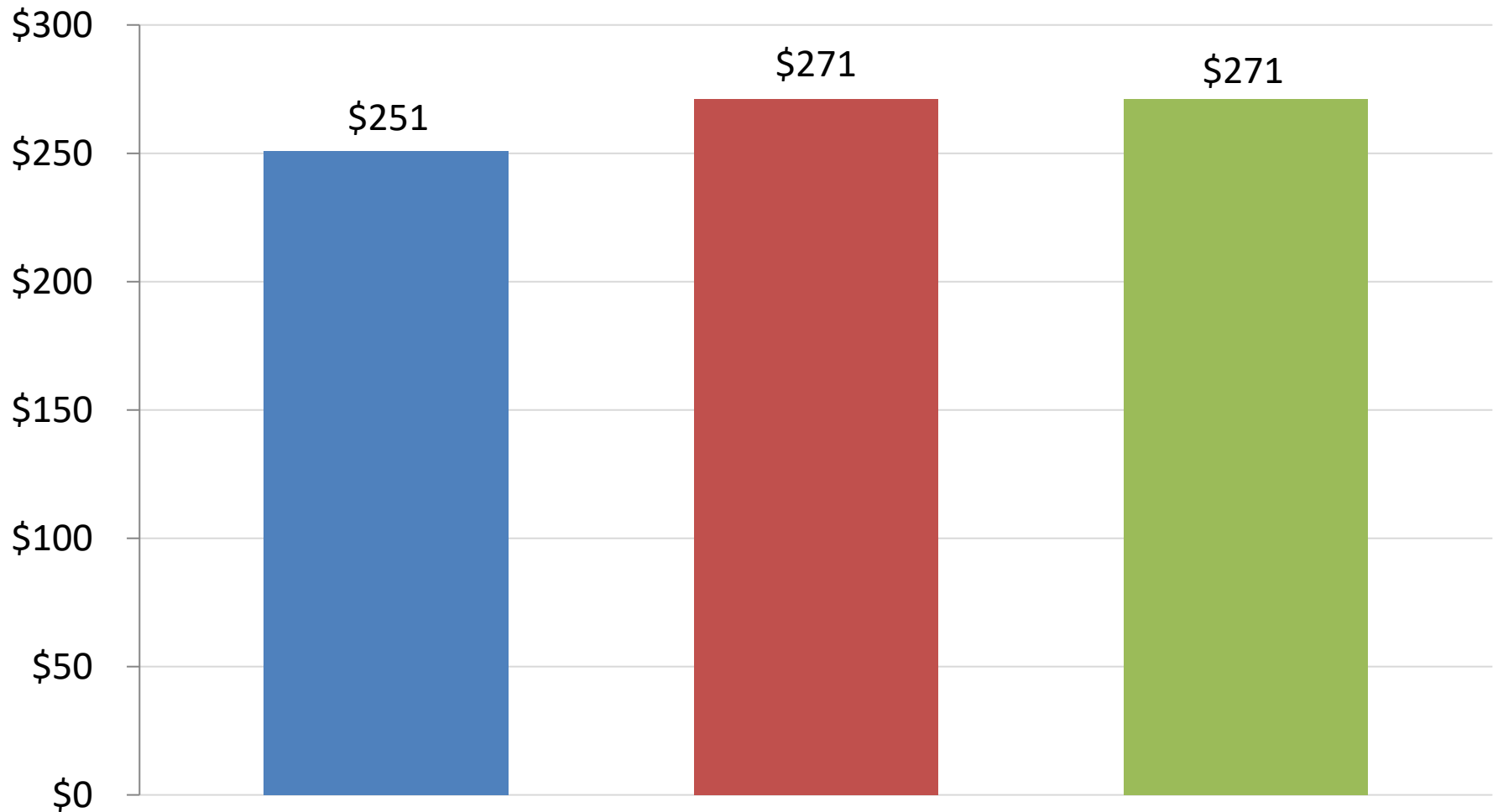


Other Services YTD July FY27

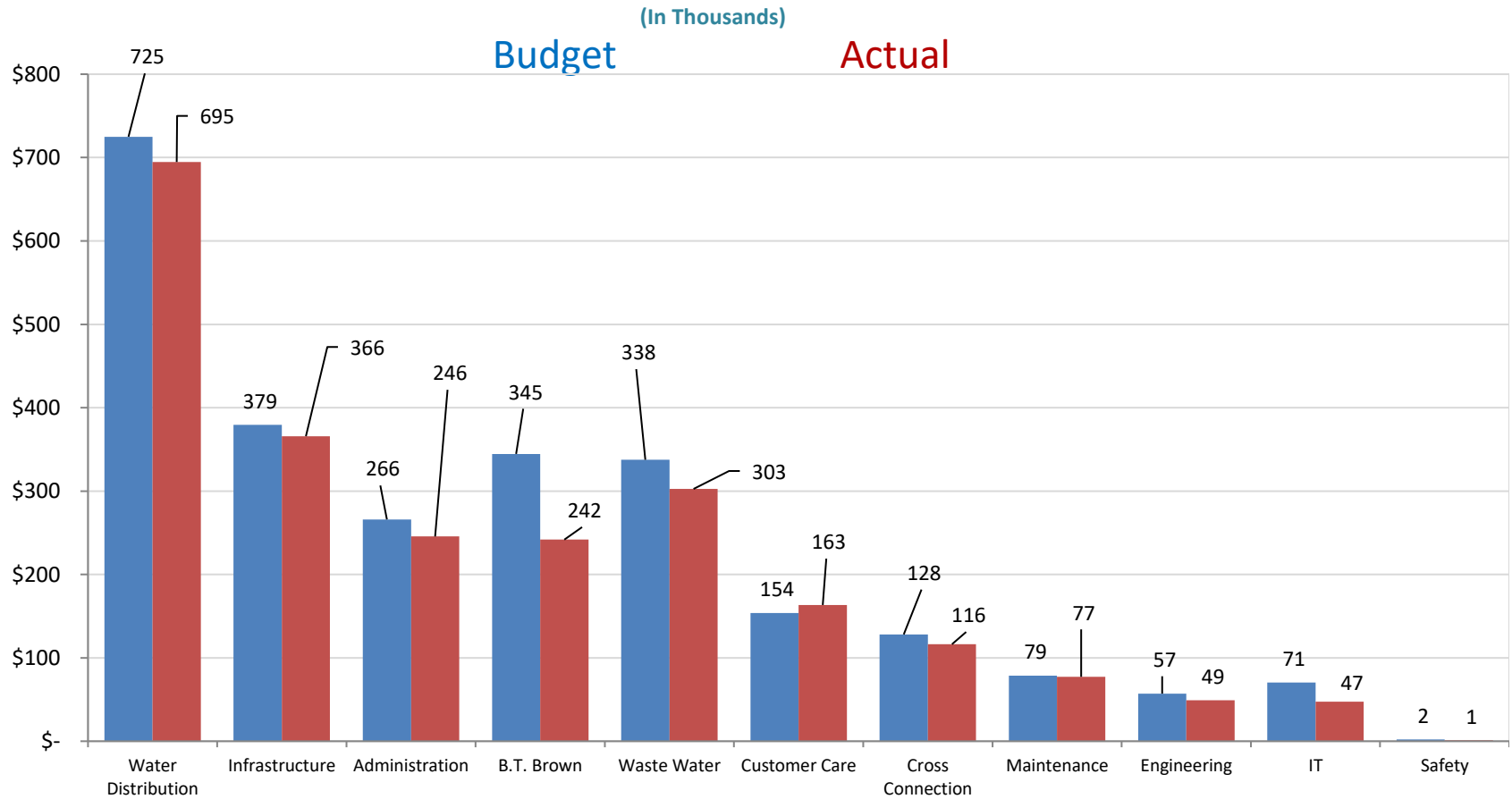
Board Meeting Slide

In Thousands

■ Prior Year ■ Budget ■ Actual

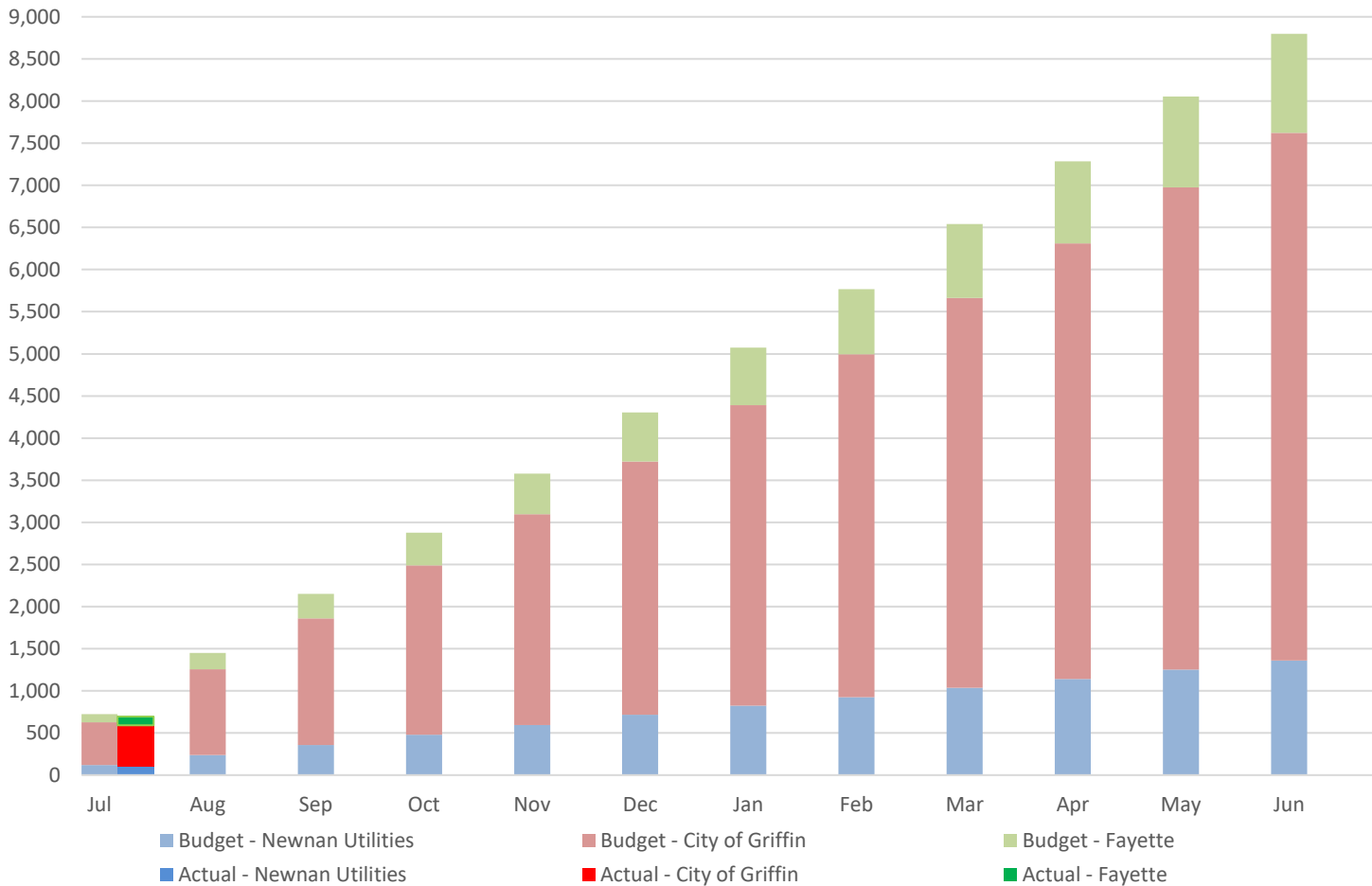


Budget Versus Actual YTD July FY27



Purchased Water Budget/Actual FY27

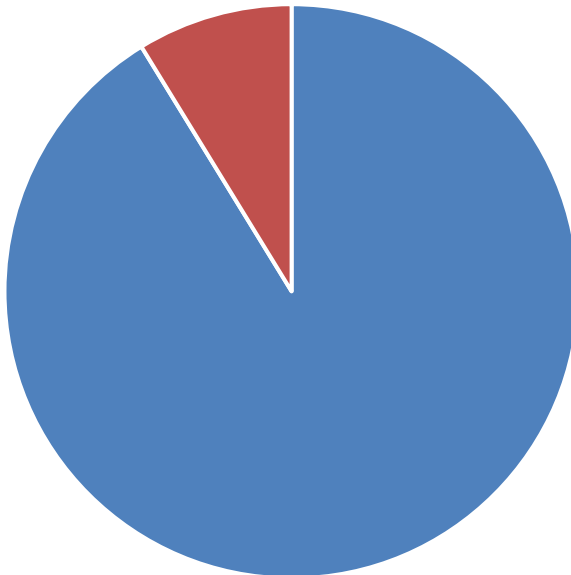
In Thousands



**Actual Activity in Relation to Total Budget
YTD July FY27**

Revenue

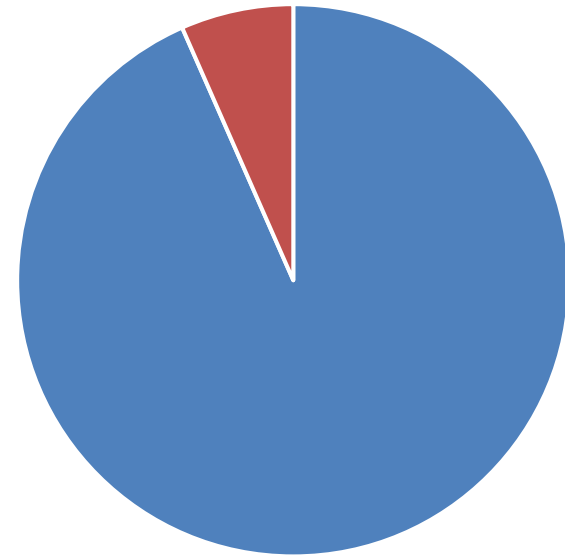
8.76%



■ Budget ■ Actual

Expenses

6.60%



■ Budget ■ Actual

Portion of FYTD Expired
1 Months = $1/12 = 8.33\%$



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