

Coweta County Water & Sewerage Authority

September 2, 2026

The Coweta County Water and Sewerage Authority held its monthly meeting on Wednesday, September 2, 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, Alan Sibley, Heidi Mann, Elijah Boone, Mr. Trey Monroe (Managing Director with Stifel Public Finance), and Mr. Tommy Ratchford (Murray Barnes Finister, LLP – serving as Bond Counsel).

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 August 5, 2026, Board meeting. Motion was made by Dr. Marc Guy, seconded by Mr. Mark Woods. Motion carried.

Chairman Bartlett asked for a motion to amend the agenda. Motion was made by Mr. Larry Kay, seconded by Mr. Dennis Hammond. Motion carried.

The first agenda item was a Service Award by Mr. Jay Boren. Mr. Boren presented a 5-year service award to Mr. Elijah Boone, Landscape Foreman. No action needed. Mr. Boone left the meeting at 9:04 a.m.

The next agenda item was 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 by Mr. Trey Monroe and Mr. Jay Boren. Mr. Boren stated that this revenue bond issue pertains to the BT Brown Water Treatment Plant Expansion, which will add 10 million gallons to the facility. Mr. Monroe added that the system has undergone a significant growth phase in the past 5 to 6 years and its planning has been in progress for the last 10 to 15 years. He emphasized that the Authority is well positioned to manage this growth financially. Chairman Bartlett asked if there were any questions. There being none, Chairman Bartlett asked for a motion to approve the Party 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. Motion was made by Mr. Dennis Hammond, seconded by Mr. Mark Woods. Motion carried.

The next agenda item was Approval of Fees Schedule by Mr. Jay Boren. Mr. Boren informed the board members that he had sent out and discussed the recommendations for changes to the Fees Schedule. He also mentioned that Del Webb/Southern Oaks has been included in the Development section and that the schedule will be updated on the website. Chairman Bartlett asked for a motion to approve the Fees Schedule. Motion was made by Dr. Marc Guy, seconded by Mr. Dennis Hammond. Motion carried.

The next agenda item was an update on Operations by Mr. Rick Jones. In Construction, Mr. Jones reported that there were 71 leaks in July. There were 11 digs and 87 drops for a total of 98, an increase of 65 from June. Mr. Jones reported on the status of meter installs for July. Mr. Jones reported on current projects: easements have been obtained from the school system for the East Coweta and Poplar Road lift station expansions; water and a portion of the sewer line have been cased on the Shaw Road connector project; and the PPI asphalt plant vault has been installed. In Maintenance, Mr. Jones gave updates on the following: received Kason's pump back from repair at Pro Pumps; replaced raw water well level sensor at BT Brown; received VFDs

(Variable Frequency Drives) for raw water replacement; and replaced Hach instrumentation controller at BT Brown outfall. In Cross Connection Control, Mr. Jones reported on information showing Sensus Analytics. The meter department contacted 697 customers in July, 405 by email and 292 by phone, to inform them about their leaks or potential leaks. The following engineering updates were reported: in residential, 100 lots in Northshore Phase 4 off Happy Valley Circle. Mr. Jones reported on the breakdown of submittals from the plan review program with Coweta County for the month of July there were 46; and for the transportation projects (the permits that the Authority processed for new work in the rights-of-way), there were 12 permits for Coweta County and 8 permits for GDOT. Mr. Jones reported on activity from B.T. Brown stating that the plant averaged 4.23 MGD for the month of July and the total demand for the month was 9.91 MGD. Mr. Jones gave an update on the Chattahoochee River Pump Station start-up. Mr. Jones reported on activity from the Shenandoah Wastewater Plant, stating the plant averaged 1.410 MGD for the month of July. Mr. Jones reported that the highest weekly average flow was 1.460 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, Captain Ision and Lt. Kirk from the Coweta County Sheriff's Department gave a presentation on School Bus Safety at our August Safety Meeting; in Human Resources, Jay Boren, Roger Dawson, and Financial Advisor Minesh Amen presented information on savings, investments, and retirement for the future at our Annual Retirement Meeting; in the Community, Tracy Thigpen attended the 2026 CWET (Coweta Water Education Team) Water Education Trip. Each year, the team hosts an educational adventure at a different water-related destination, giving teachers firsthand experiences they can bring back to their classrooms. This year, they went to Okefenokee and spent time in the classroom before hiking to the Chesser Island Homestead, taking the nature trail to the observation tower, kayaking approximately 2 ½ miles to Billy's Island, followed by additional classroom instruction, and that evening they experienced a sunset kayak trip through the Okefenokee while seeing alligators on that trip; in Marketing, Ms. Sledd discussed the various posts on social media: promoted the

CCWSA Endowed Scholarship for the fall semester; fun facts and hot weather tips; and various hiring posts. 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 32,757 for the month of July, an increase of 48 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 132. In Information Technology, Mr. Sibley discussed information from Text-Em-All showing the results and data from the customer payment reminder calls from August 2025 to August 2026. No action needed.

The next agenda item was the monthly report by Mr. Roger Dawson. Mr. Dawson presented charts and graphs for July FY2027: revenues, expenses, and water sales, purchased and produced. Chairman Bartlett asked about the audit. Mr. Dawson responded that the audit is complete and expects to receive the final draft within the next week. No action needed.

Chairman Bartlett called for a motion to adjourn into Executive Session for Litigation, Real Estate, Personnel, and Cybersecurity. Motion was made by Mr. Larry Kay, seconded by Mr. Mark Woods. Motion was carried, and the meeting was adjourned into Executive Session.

Chairman Bartlett asked if there was any old or new 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.

Laurie Bartlett - Chairman

Larry Kay – Secretary

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