



Agenda
Regular Meeting September 16, 2026
8:30 AM
Room 108, Annex Building
119 E. Solomon Street
Griffin, GA 30223

I. OPENING (CALL TO ORDER)

II. INVOCATION

Member Jim Skinner will deliver the Invocation.

III. PLEDGE TO FLAG

Member Wanda Howell will lead us in the Pledge to the Flag.

IV. CITIZEN COMMENTS

Speakers must sign up prior to the meeting and provide their name, address and the topic they wish to discuss. Speakers must direct their remarks to the Authority and not to individual Members or to the audience. Personal disagreements with individual Members or Authority employees are not a matter of public concern and personal attacks will not be tolerated. The Chairman has the right to limit your comments in the interest of disposing of the Authority's business in an efficient and respectable manner.

Speakers will be allotted three minutes to speak on their chosen topics as they relate to matters pertinent to the jurisdiction of the Authority. No questions will be asked by any of the members during citizen comments. Outbursts from the audience will not be tolerated. Common courtesy and civility are expected at all times during the meeting. No speaker will be permitted to speak more than three minutes or more than once, unless the Authority votes to suspend this rule.

V. MINUTES

1. Consider Approval of the August 19, 2026, Regular Scheduled Meeting Minutes.
2. Consider Acceptance of the following:
 1. September 2, 2026, Planning Committee Meeting Minutes
 2. September 9, 2026, Finance Committee Meeting Minutes

VI. GENERAL MANAGER REPORT

1. Consider Acceptance of the General Manager Report as presented.

VII. SPECIAL COMMITTEE REPORT

1. Planning Committee Report
2. Finance Committee Report

VIII. NEW BUSINESS

1. Consider Approval of R2T's TOF for the Cabin Creek WRF Expansion to 0.4 MGD in the Amount of \$329,349 as recommended by the Planning and Finance Committees.
2. Consider Approval of R2T's TOF for the Wastewater Sewer Model in the Amount of \$66,840 as Recommended by the Planning and Finance Committees.
3. Consider Approval of R2T's TOF for the Systemwide Wastewater Master Plan Development in the Amount of \$171,170 as Recommended by the Planning and Finance Committees.

IX. OTHER BUSINESS

1. The Next Regular Meeting will be held on Wednesday, October 21, 2026, at 8:30 am in the Courthouse Annex Meeting Room.

X. SECRETARY-TREASURER COMMENTS

XI. GENERAL MANAGER COMMENTS

XII. AUTHORITY MEMBER COMMENTS

XIII. EXECUTIVE SESSION

1. Consultation with the authority attorney, or other legal counsel, to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the authority or any officer or employee or in which the authority or any officer or employee may be directly involved as provided in O.C.G.A. §50-14-2(1).

XIV. ADJOURNMENT

The Spalding County Water Authority complies with Title II of the Americans with Disabilities Act of 1990. To ensure equal access to our meetings, we will provide reasonable modifications, auxiliary aids, and services upon request. Please contact Charlie Hearn at (770) 467-4777 or chearn@scwa.us at least 72 hours before the meeting to request accommodations because of a disability.



SPALDING COUNTY WATER AUTHORITY- REGULAR MEETING

Consider Approval of the August 19, 2026, Regular Scheduled Meeting Minutes.

Requesting Agency

Spalding County Water Authority

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

[08-19 2026 Minutes jtjfinal.pdf](#)

CLOSED MEETING AFFIDAVIT

[A copy of the affidavit must be filed with the minutes of the meeting]

STATE OF GEORGIA
COUNTY OF SPALDING

AFFIDAVIT OF CHAIRMAN

Members of the Spalding County Water & Sewerage Facilities Authority, being duly sworn, states under oath that the following is true and accurate to the best of his/her knowledge and belief:

1.

The Spalding County Water & Sewerage Facilities Authority met in a duly advertised meeting on August 19, 2026

2.

During such meeting, the Authority voted to go into closed session.

3.

The executive session was called to order at ____ a.m.

4.

The subject matter of the closed portion of the meeting was devoted to the following matter(s) within the exceptions provided in the open meetings law:

 X Consultation with the authority attorney, or other legal counsel, to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the authority or any officer or employee or in which the authority or any officer or employee may be directly involved as provided in O.C.G.A. § 50-14-2(1);

_____ Discussion of tax matters made confidential by state law as provided by O.C.G.A. § 50-14-2(2) and
_____ (insert the citation to the legal authority making the tax matter confidential);

_____ Discussion of the future acquisition of real estate as provided by O.C.G.A. § 50-14-3(4);

_____ Discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of an authority officer or employee as provided in O.C.G.A. § 50-14-3(6);

_____ Other: To discuss or vote on the acquisition, disposition, or lease of real estate as provided in O.C.G.A. § 50-14-3(b)(1).

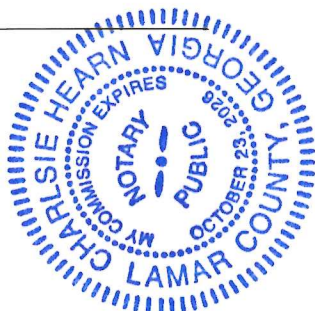
This the 19th day of August 2026.

Sworn to and subscribed
Before me this 19th day of August 2026.

Charlsee Hearn
Notary Public

My commission expires:

10/23/26



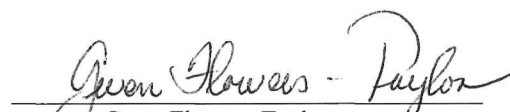
Spalding County Water Authority

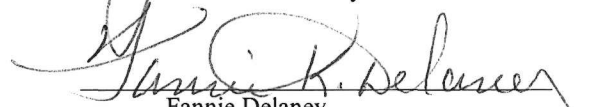
Dick Morrow
Chairperson Dick Morrow

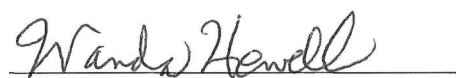
Vice Chairperson Jeff Brandon

Cal Oxford
Cal Oxford
James M. Skinner
Jim Skinner

Clay Davis


Gwen Flowers-Taylor


Fannie Delaney


Wanda Howell



**Regular Meeting August 19, 2026
8:30 AM
Room 108, Annex Building
119 E. Solomon Street
Griffin, GA 30223**

Minutes

Members in attendance included: Chair Dick Morrow, Jim Skinner, Gwen Flowers-Taylor, Wanda Howell, Cal Oxford and Fannie Delaney. Others present were: General Manager Joseph Johnson, Authority Attorney Stephanie Windham, Engineer II Parker Pitisci, and Administrative Assistant Charlie Hearn. Vice Chair Jeff Brandon and Clay Davis were absent from the meeting.

I. OPENING (CALL TO ORDER)

Chair Dick Morrow called the meeting to order at 8:30 a.m.

II. INVOCATION

Member Fannie Delaney delivered the Invocation.

III. PLEDGE TO FLAG

Member Jim Skinner led us in the Pledge to the Flag.

IV. CITIZEN COMMENTS

None.

V. MINUTES

1. Consider Approval of the July 15, 2026, Regular Scheduled Meeting Minutes.

Motion/Second by Oxford/Skinner approving the July 15 Regular Scheduled meeting minutes. Motion carried 5/0.

2. Consider Acceptance of the August 5, 2026, Planning Committee Meeting Minutes.

Motion/Second by Delaney/Oxford accepting the August 5 Planning Committee meeting minutes. Motion carried 5/0.

VI. GENERAL MANAGER REPORT

1. Consider Acceptance of the General Manager Report presented by General Manager Johnson.

Member Gwen Flowers-Taylor arrived at 8:34 a.m.



Water Sales Executive Dashboard

FY 2026 | through June 30, 2026

FY Water Sales

FY Water Consumption

FY Consumption vs Budget

Report Month Water Sales

Report Month Consumption

Average Day Demand

\$11.51M

+1.5% vs FY25

897.25 MG

-1.2% vs FY25

+1.0%
vs Budget

\$1.001M

+8.0% vs FY25

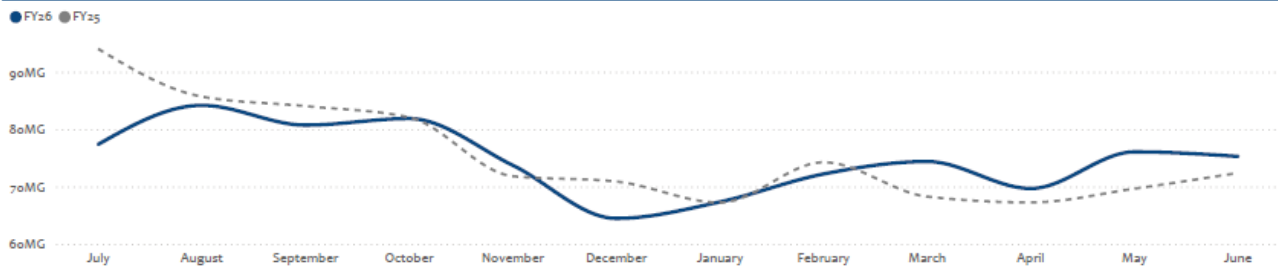
75.27 MG

+4.0% vs FY25

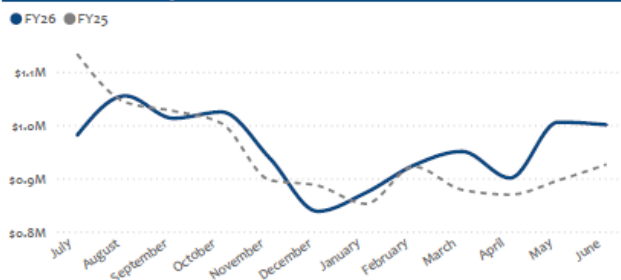
2.46 MGD

-1.1% vs FY25

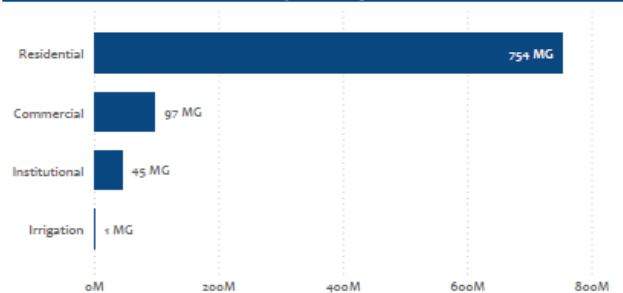
Monthly Water Consumption vs Prior Year



Monthly Water Sales Revenue vs Prior Year



FY Water Consumption by Customer Class



SCWA Projects:

PDB 2024 Sewer Implementation Project

- Project Kick-off meeting – 3/30/2024
- Flow Evaluation Workshop – 6/13/2024

Project Milestones:

Public Hearing Notice – Submit to Griffin Daily News on 6/21/2024

Public Hearing Advertisement – 6/28/2024 – 7/20/2024

Anti-Degradation Report – Submit to GsEPD 7/11/2024

Public Hearing – 7/30/2024 @ 6:00 pm, Spalding County BOC meeting room (meeting held and no comments generated)

Design Development Review (DDR) – Submitted to GsEPD 8/12/2024 (awaiting comments)

DDR and Anti-Degradation GsEDP Approval and NPDES stream discharge permit issued – 30-day comment period ended 9/9/2024

Watershed Monitoring Plan – Approved by GsEPD 8/21/2024. Stream Sampling will be performed over the next 6-8 months.

GMP received from PDB Team - \$19,977,052

SCWA Board approved – Phase 2a contract in the amount of \$1,995,484 on 10/16/2024. This contract amount and the money spent to date have “obligated” the ARPA funds by the 12/31/2024 deadline.

- The Phase 2a contract includes the purchase of the Generators and ATSS, C900 pipe for trunk sewer, casing pipe, and HDPE force main piping.

Value Engineering Exercises continue — PDB Phase 2b contract being developed. Will present at the March 2025 regular meeting.

GEFA Application was submitted on 3/31/2025

Total GMP Price received from PDB team on 4/4/2025 - \$19,458,235 (note that this price includes Phase 2a commitments of \$1,995,494).

Land Acquisition – All easements associated with Line “A” have been complete

- 217-01003T – Closing Date: May 16, 2025
- 217-01003A – Closing Date: May 16, 2025
- 217-01003P – Closing Date: May 16, 2025
- 218-02001D – Closing Date: May 16, 2025
- 217-01004E – Closing Date: May 16, 2025
- 217-01004F – Closing Date: May 28, 2025
- 217-01004D – Closing Date: May 27, 2025

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- 217-01003U – Closing Date: July 10, 2023
- 217 01032 – Closing Date: October 3, 2023

Land Acquisition – Leg “B” easements

- Parcel 11 – 215 01015 – waiting to close
- Parcel 12 – 215 01075 – appraisal received, negotiations pending

High Falls 16 LLC - Easement Acquisition –

- Parcel 9 – 218 02001D – Closing Date: July 20, 2026
- Parcel 10 – 218 02001 – Condemnation underway

GMP Construction Activities –

- Preconstruction Conference – 7/28/2023
- LDP Permit – 8/27/2023
- NPDES Permit – 8/29/2023
- Construction Contract Spend to date (07/31/2026) –
 - Contract - \$7,937,324.69
 - Direct Purchase - \$2,196,039.93
 - Total Project Cost including land acquisition and miscellaneous fees spent - \$11,642,357.68

SCWA Water System Feasibility Update

Project Kickoff – 6/18/2023

Preliminary TM – 8/28/2023

TM Findings – The proposed 1986 reservoir location within the Buck Creek Watershed has a conservative sustained yield of 4.8 MGD, not 8.35 MGD as stated in the 1986 study. The 43% reduction in sustained yield results from analyzing the reservoir over the extended drought period of 2008–2012. The original study used the drought of 1954.

Due to the significant decrease in the reservoir's sustainable yield, the staff recommended allocating the remaining budget to conduct a water source feasibility study.

Water Supply Alternatives TOF approval: September 17, 2023

Workshop #1 – 11/19/2023 @ 3:00 pm

SCWA will contact Butts County, the Henry County Water Authority, and the City of Barnesville to gauge interest in partnering with SCWA on an alternative raw water source or in selling wholesale water to SCWA.

Met with City of Barnesville on July 6, 2026 to discuss future water needs in the area.

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Water Delegation

On June 18, 2026, the SCWA received its Delegation of Review Approval for Limited Water System Additions from the Georgia Department of Natural Resources, Environmental Protection Division (EPD). This approval authorizes the SCWA to review and approve the construction of subdivisions, apartment complexes, shopping centers, and waterline extensions with pipe diameters less than 20 inches as additions to its public water system (System ID GA2530036).

Under the terms of the delegation agreement, the SCWA is required to submit any future revisions to its Water Standards and Specifications to the EPD for review and approval.

Sewer Delegation

On July 30, 2026, the SCWA received its Delegation of Review Approval for all sewer systems within and tributary to the Spalding County Water Authority from the Georgia Department of Natural Resources, Environmental Protection Division (EPD). This approval authorizes the SCWA to review and approve sewer systems up to 36 inches in diameter and pump stations less than 700 gallons per minute.

Under the terms of the delegation agreement, the SCWA is required to submit any future revisions to its Standards and Specifications to the EPD for review and approval.

Easement Acquisition

385 Spalding Investments LLC MOU –

Project Kickoff occurred on 07.22.2026 and THC provided a list of items (that are needed to begin discussions with property owners along proposed route between South Walkers Mill Road and Highfalls Road.

- Preliminary plats showing each parcel acquisition in detail (similar to plats provided for Cabin Creek project)
- Legal descriptions of the proposed acquisition parcel area
- Project/parcel staking, if requested by the owner
- Preliminary Title Certificates for each parcel
- Project Inspection checklist by a REVIEW APPRAISER (Ben Rapillard) providing the valuation scoping for each parcel
- Detailed Cost Estimate and/or Appraisal of each parcel*** may include specialty reports
- Written offer based on approved estimate of value (FMV)
- Negotiation + Agreement w/ owner
- Closing by project attorney (may include securing any releases for add'l interests including mortgage releases, if applicable)

THC also provided the following information due to the fact that some parcels may require a "Cure" to address existing septic systems.

NOTES:

If SCWA decides to pursue the acquisitions utilizing a Detailed RW Cost Estimate, we can perform that DCE using a Certified General GDOT pre-qualified appraiser and acquire the easement(s) via a method known as NFS (Negotiation for Services). This method falls within State and Federal funding guidelines. Pls note:

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continued next page.

if we use tax assessed values, the project will not be eligible for any State or Federal funds (project whole not just acquisition costs) This NFS method must be agreed to by the Review Appraiser and will be indicated on the project inspection checklist, if the individual parcel is deemed to be within a certain value and is considered not to damage the remainder property. Pls note: this method does not allow for condemnation action, if needed. A formal appraisal and revised offer will be needed to pursue a condemnation filing.

On parcels that may not meet the requirements for NFS acquisition: We have discussed: 1.) potential septic impacts, 2.) possible values too high (\$25K per GDOT guidelines) or 3.) possible impacts to the remainder property; a formal appraisal will be necessary and also may include any specialty reports for items within the acquisition that will be impacted (i.e. signs, septic systems, etc). These specialty reports are outside of the appraiser's expertise & must be estimated by either a sign report- or with potential septic impacts-, a Cost to Cure Engineer. Sign reports typically run \$400 to 450 per sign estimate and CTC for septic systems run \$1,100 for an analysis and \$2,400 for the Cure report for GDOT pre-qualified contractors. I suggest we analyze these potential conflicts & look at re-design, if feasible.

Please understand on a septic impact, there may be not possible cure. In these cases, the parcel becomes a relocation and will be subject to relocation activities. Relocation expenses can be outlined but are time-consuming, impactful and can be expensive based on numerous factors that can be outlined as needed.

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Plan Review Summary - August 2026

Type	Commercial	
Commercial Projects		
Row Labels	Sum of # of Buildings	Sum of Building (sq ft)
2. Construction Plan Review	3	38200
Enterprise Leasing Facility Reno.	0	0
VT Tire	0	0
Pineview Rd	0	0
Mil Rancho Supermarket	1	24000
Hi Speed 14	2	14200
Wood Road Parking	0	0
Tomochichi Sewer Extension		
Hampton-Griffin Water Extension		
Teamon Pointe Amenity Center		
Tomochichi Access Rd		
High Falls Rd GDOT ROW Work		
3. Approved Construction Plans	8	255040
Dairy Queen (1679 MLK Jr Pkwy)	1	2400
High Falls - Mass Grade	0	0
Norcom's Office Warehouse	1	200000
Sun City Plaza (Baptist Camp Rd)	4	38750
High Falls Road - Road Extension	0	0
H2O Waste Solutions (Fit Pro Facility)	1	7500
C-Store 203 Birdie Rd	1	6390
Stonebriar Phase 3	0	0
4. As-built/Final Plat Review	3	321210
Dixon Realty LLC Warehouse Dev.	2	15050
PNK Building 1	1	306160
Grand Total	14	614450

Type	Residential	
Residential Projects		
Row Labels	Sum of Lots	Sum of Property Size (acres)
2. Construction Plan Review	2	126.75
Glasier Farms	1	120
Heron Bay Amenity Area - The Meadows	1	6.75
3. Approved Construction Plans	3	153.544
Sun City Pod 25 & 26	1	49
Teamon Pointe-2336 Teamon Rd	1	99.214
Wani Road	1	5.33
4. As-built/Final Plat Review	4	278.69
Sun City Pod 27	1	46.53
Heron Bay -The Meadows	1	179.98
Stonebriar Phase 4	1	52.18
The Meadows - Phase 1	1	0
Grand Total	9	558.984

Plan Review Summary - August 2026

00. W/S Letter Requested	Additional Notes
C-Store (SR 362) Williamson Rd	Sent W&S Avail Letter
Heron Bay Phase 3	Prelim Plat need revision. Models and W/S letter required
Jordan Hill North	Sent W&S Avail Letter
Jordan Hill South	Sent W&S Avail Letter
North Towaliga, LP by Minerva Land LLC	Sent W&S Avail Letter, Prelim Plan submitted
Project WHIT	Sent W&S Avail Letter
7 Crouch Rd (Conv. Store, Fueling, Rest.)	Sent W&S Avail Letter
Divert	Sent W&S Avail Letter
Data Center (Alicia Dr x High Falls)	Sent W&S Avail Letter
Data Center (GA16 & S McDonough Rd)	Sent W&S Avail Letter
Tomochichi Logistics Center	Sent W&S Avail Letter
Hudson Industrial Drive Parcel	W/S Letter not requested, sent Prelim Plan
1073 Amelia Road (Gilbert Parcel)	Sent W&S Avail Letter
High Falls Road	Sewer demand requires revision, Paid for W/S Letter
Data Centers (Wallace x Jackson Rd)	W/S Letter Sent
Wilson Rd Subdivision	W/S Application received, more info reqd, notified
Zebulon Rd Subdivision	W/S Application received, more info reqd, notified
Data Center (75 South) / Hillwood	W/S Letter Sent
High Falls Industrial Prospect	Water TM sent. Sewer review comments being compiled by R2T.
Prime Trucking	Water TM sent. Sewer review comments sent.
Yamacraw Rd Restroom Facility	Fire flow test result sent, W/S Letter sent
PNK Building 2	W/S L Sent. IPP not rec. W/S M not done. Off-site emt bef approv
1245 Carver Rd	Fire Flow Test results ready, awaiting completion of form
Spalding County Fire Station 8	TBD
Plant Nursery (4920 Fayetteville Rd)	W/S letter ready, not issued. Owner said he will be on well.

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High Falls 16 Business Center	W/S Letter Issued
Teamon Rd C-Store	Awaiting W/S Application revision, FH test results sent
O'Reilly Auto Parts	Awaiting W/S Application & Fire flow test application
C-Store Gas Station (Williamson Rd)	Awaiting W/S App & Fire flow test app, dev to review website
1. Preliminary Plat Phase	
Heron Bay Phase 3	Prelim Plat need revision. Models and W/S letter required
1070 Birdie Road	Constr plan revisions req'd, Pre-con to be scheduled
1471 Macon Road	Disapproved, revisions required
North Walkers Mill	Awaiting revised plans per comments. FHs may be required.
W. McIntosh Road Subdivide	Prelim Plat needs revision
161 Mockingbird Lane	Prelim Plat needs revision
2. Construction Plan Review	
Enterprise Leasing Facility Reno.	Need to show estimated water usage
Glazier Farms	Disapproved 1st Constr Plans Submittal
VT Tire	Disapproved, Not SCWA Service Area, need to reflect on plans
Heron Bay Amenity Area - The Meadows	Disapproved 1st Submission
Pineview Rd	Construction Plans Submitted (FW Project)
Mil Rancho Supermarket	Resubmit plans, FH flow test in-progress, W/S letter req'd
Hi Speed 14	Constr Plans require revision
Wood Road Parking	W/S Letter not requested, 1st submittal comments sent
Tomochichi Sewer Extension	GDOT to review. Revise Req'd. On-site easement req'd C/O
Hampton-Griffin Water Extension	New revision to 2A sent to GDOT. Awaiting valve confirmation.
Teamon Pointe Amenity Center	Constr Plans Approved.
Tomochichi Access Rd	GDOT in review process for SR16 extension. SCWA review on hold
High Falls Rd GDOT ROW Work	GDOT in review process
3. Approved Construction Plans	
Dairy Queen (1679 MLK Jr Pkwy)	Inspection of as-built complete
High Falls - Mass Grade	Water Approved, Sewer Cond. Approval, Decel lane approved
Norcom's Office Warehouse	W&S Availability Letter req'd, CRF TBD, fees need to be paid
Sun City Pod 25 & 26	Pre-con complete, construction to begin
Teamon Pointe-2336 Teamon Rd	Teamon Point Phase 2 Pre-Con meeting requires completion
Wani Road	Cond Approval 1st Constr Plans Submittal
Sun City Plaza (Baptist Camp Rd)	CRF remain for Building Permit. Constr has started.
High Falls Road - Road Extension	Approved Constr Plans
H2O Waste Solutions (Pit Pro Facility)	Pre-con complete. Construction in-progress.
C-Store 205 Birdie Rd	Pre-con completed 4/14.
Stonebriar Phase 3	Punch list inspection passed. Awaiting AB & FP submission
4. As-built/Final Plat Review	
Dixon Realty LLC Warehouse Dev.	Awaiting As-Built
Sun City Pod 27	As-Built and Final Plat in-review
Heron Bay -The Meadows	As-builts & Final Plat currently in review
Stonebriar Phase 4	Final Plat submitted, missing required forms
PNK Building 1	Still requires bond & calcs
The Meadows - Phase 1	AB & FP comments provided, awaiting revised plans

Plan Review Summary - Water & Sewer Availability

Water	Average GPD	Peak GPD	
Committed Capacity (Completed & Prospective Projects)	303,079	508,623	GPD
Committed Capacity (*Completed Projects Only)	3059	12044	GPD
Expired Capacity (Outside 12-Month Rolling Period)	394551	886835	GPD

*SCWA Water & Sewer Availability Letters began issuance in Nov 2024

Sewer	Average GPD	Peak GPD	
Committed Capacity (Completed & Prospective Projects)	147,414	235,344	GPD
Committed Capacity (*Completed Projects Only)	2995	11980	GPD
Expired Capacity (Outside 12-Month Rolling Period)	42995	123980	GPD

*SCWA Water & Sewer Availability Letters began issuance in Nov 2024

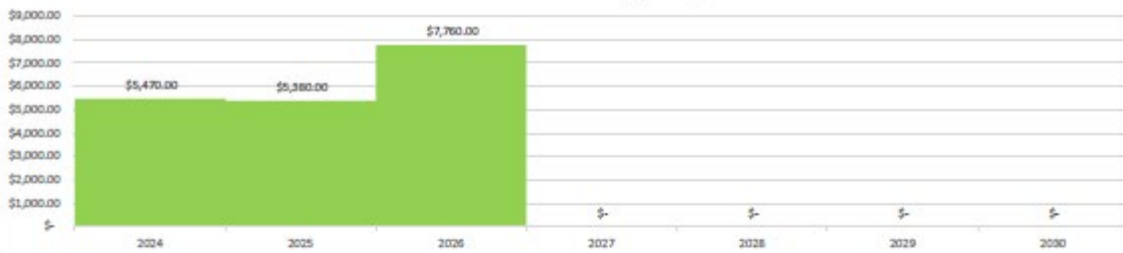
Residential & Commercial Projects

00. W/S Letter Requested	Water Capacity (Avg, GPD)	Water Capacity (Peak, GPD)	Sewer Capacity (Avg, GPD)	Sewer Capacity (Peak, GPD)
C-Store (SR 362) Williamson Rd	4000	4000	CoG	CoG
Heron Bay Phase 3	*	*	*	*
Jordan Hill North	4320	8640	Trustee TBD	Trustee TBD
Jordan Hill South	10620	21240	Trustee TBD	Trustee TBD
North Towalsga, LP by Minerva Land LLC	200789	401578	Trustee TBD	Trustee TBD
Project WHIT	100000	291000	CoG	CoG
7 Crouch Rd (Conv. Store, Fueling, Rest.)	3000	3200	CoG	CoG
Divert	18500	37000	CoG	CoG
Data Center (Alicia Dr x High Falls)	16500	19000	CoG	CoG
Data Center (GA16 & S McDonough Rd)	16000	19000	5000	7000
Tomochichi Logistics Center	35000	105000	35000	105000
Hudson Industrial Drive Parcel	Awaiting Submission	Awaiting Submission	Awaiting Submission	Awaiting Submission
1073 Amelia Road (Gilbert Parcel)	26640	53280	Trustee TBD	Trustee TBD
High Falls Road	More info req'd	More info req'd	More info req'd	More info req'd
Data Centers (Wallace x Jackson Rd)	30000	60000	12000	36000
Wilson Rd Subdivision	More info req'd	More info req'd	More info req'd	More info req'd
Zebulon Rd Subdivision	More info req'd	More info req'd	More info req'd	More info req'd
Data Center (73 South) / Hillwood	30000	60000	22500	45000
High Falls Industrial Prospect	121255	183851	48502	73540
Prime Trucking	60025	72030	60025	72030
Yamacraw Rd Restroom Facility	N/A	N/A	N/A	N/A
PNK Building 2	Awaiting Submission	Awaiting Submission	Awaiting Submission	Awaiting Submission
1245 Carver Rd	Awaiting Submission	Awaiting Submission	Awaiting Submission	Awaiting Submission
Spalding County Fire Station 8	N/A	N/A	N/A	N/A
Plant Nursery (4920 Fayetteville Rd)	1240	2480	N/A	N/A
High Falls 16 Business Center	4387	8774	4387	8774
Teamon Rd C-Store	Awaiting Submission	Awaiting Submission	Awaiting Submission	Awaiting Submission
O'Reilly Auto Parts	0	0	0	0
C-Store Gas Station (Williamson Rd)	0	0	0	0
1. Preliminary Plat Phase				
Heron Bay Phase 3	*	*	*	*
1070 Birdie Road	N/A	N/A	N/A	N/A
1471 Macon Road	N/A	N/A	N/A	N/A
North Walkers Mill	N/A	N/A	N/A	N/A
W. McIntosh Road Subdivide	N/A	N/A	N/A	N/A
161 Mockingbird Lane	N/A	N/A	N/A	N/A
2. Construction Plan Review				
Enterprise Leasing Facility Reno.	*	*	*	*
Glasier Farms	N/A	N/A	N/A	N/A
VT Tire	N/A	N/A	N/A	N/A
Heron Bay Amenity Area - The Meadows	Awaiting Submission	Awaiting Submission	Awaiting Submission	Awaiting Submission
Pineview Rd	N/A	N/A	N/A	N/A
Mil Rancho Supermarket	3100	6200	CoG	CoG
Hi Speed 14	Awaiting Submission	Awaiting Submission	Awaiting Submission	Awaiting Submission
Wood Road Parking	Awaiting Submission	Awaiting Submission	Awaiting Submission	Awaiting Submission
Tomochichi Sewer Extension	N/A	N/A	N/A	N/A
Hampton-Griffin Water Extension	N/A	N/A	N/A	N/A
Teamon Pointe Amenity Center	1000	1500	N/A	N/A
Tomochichi Access Rd	0	0	0	0
High Falls Rd GDOT ROW Work	0	0	0	0
3. Approved Construction Plans				

continued next page.

Dairy Queen (1679 MLK Jr Pkwy)	933	933	CoG	CoG
High Falls - Mass Grade	*	*	*	*
Norcom's Office Warehouse	*	*	*	*
Sun City Pod 25 & 26	N/A	N/A	N/A	N/A
Teamon Pointe-2336 Teamon Rd	*	*	*	*
Went Road	N/A	N/A	N/A	N/A
Sun City Plaza (Baptist Camp Rd)	6177	21620	Trustee TBD	Trustee TBD
High Falls Road - Road Extension	N/A	N/A	N/A	N/A
H2O Waste Solutions (Pit Pro Facility)	230	1000	CoG	CoG
C-Store 205 Birdie Rd	733	1888	CoG	CoG
Stonebriar Phase 3	*	*	*	*
4. As-built/Final Plat Review				
Dixon Realty LLC Warehouse Dev.	64	64	CoG	CoG
Sun City Pod 27	N/A	N/A	N/A	N/A
Heron Bay -The Meadows	*	*	*	*
Stonebriar Phase 4	*	*	*	*
PNK Building 1	2995	11980	2995	11980
The Meadows - Phase 1	*	*	*	*

Total Plan Review Fees (By Years)



Total Plan Review Fees (By Month in 2026)



Total Plan Review Fees (By Month in 2025)



Total Plan Review Fees (By Month in 2024)



Motion/Second by Oxford/Delaney accepting the General Manager Report as presented. Motion carried 6/0.

VII. FINANCIAL REPORT

1. Consider Acceptance of the SCWA Financial Statements period ended June 30, 2026, as presented by Deputy County Manager Erica Dye.

Member Cal Oxford expressed concerns about the reported revenue and expenditures. General Manager Johnson explained the figures reflect a timing issue and reassured the Board the Authority is operating efficiently. Deputy County Manager Erica Dye reiterated the Authority is still in a strong financial position.

Member Oxford requested a Profit and Loss Statement along with an Asset Sheet.

Chair Morrow directed Mr. Johnson to begin providing the Finance Committee with a financial report.

Motion/Second by Flowers-Taylor/Howell accepting the SCWA Financial Statements period ended June 30, 2026, as presented by Deputy County Manager Erica Dye. Motion carried 6/0.

VIII. SPECIAL COMMITTEE REPORT

1. Planning Committee Report

Planning Committee Chair, Fannie Delaney, provided the report.

On August 5, the Planning Committee discussed the following:

1. Wade Cannon's position on the Planning Committee
2. Cabin Creek Water Reclamation Facility Plant Expansion
3. S McDonough Rd/Hwy 16 Lift Station
4. Sewer Customer Billing
5. SCWA Sewer Delegation

This concluded the Committee Report.

IX. OLD BUSINESS

1. Consider Approval of Board Member Compensation for Meeting Attendance at the Minimum Compensation Allowable pursuant to the Amended Legislation effective July 1, 2026.

Motion/Second by Flowers-Taylor/Morrow approving Board Member Compensation for meeting attendance at the following rate schedule:

Compensation at \$150.00 per member for attendance at the regular monthly meeting and \$25.00 for attendance at any approved committee meeting during any given month. The board chair shall receive \$200 per month for serving as chair, plus an additional \$25 for attendance at any approved committee meeting. Members shall not be paid for any meetings which they did not attend.

Motion carried 6/0.

X. NEW BUSINESS

1. Consider Approval of the Intergovernmental Agreement between the City of Hampton and the Spalding County Water Authority.

Motion/Second by Oxford/Skinner approving the Intergovernmental Agreement between the City of Hampton and the Spalding County Water Authority. Motion carried 6/0.

2. Consider Approval of the Central Georgia EMC Right of Way Easements for 475 Wani Rd and 701 Bailey Jester Rd.

Motion/Second by Flowers-Taylor/Skinner approving the Central Georgia EMC Right of Way Easements for 475 Wani Road and 701 Bailey Jester Road. Motion carried 6/0.

XI. OTHER BUSINESS

1. The Next Regular Scheduled Meeting will be held on Wednesday, September 16, 2026, at 8:30 a.m.

Chair Morrow reminded the Board of the next meeting.

XII. SECRETARY-TREASURER COMMENTS

None.

XIII. GENERAL MANAGER COMMENTS

Mr. Johnson stated he will begin providing a monthly financial report to the Finance Committee.

XIV. AUTHORITY MEMBER COMMENTS

Gwen Flowers-Taylor requested a chart identifying all the businesses planning to locate in our service area that we have issued water and sewer availability letters to.

General Manager Johnson directed Ms. Flowers-Taylor to the Plan Review Summary included in the General Manager Report attachments, which identifies each residential and commercial project, its current stage in the review process, and its associated water and sewer capacity.

Jim Skinner thanked Mr. Oxford for asking questions during the financial presentation. He acknowledged the Authority understood from the beginning that sewer operations would require a significant financial investment.

Chair Morrow stated, with the General Manager's additional responsibilities under the new Water and Sewer Delegation, he has been in contact with Authority Attorney Stephanie Windham to discuss obtaining additional liability coverage to ensure the General Manager is adequately protected.

XV. EXECUTIVE SESSION

1. Consultation with the authority attorney, or other legal counsel, to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the authority or any officer or employee or in which the authority or any officer or employee may be directly involved as provided in O.C.G.A. § 50-14-2(1).

Motion/Second by Oxford/Skinner to come out of Open Session and go into Closed Session. Motion carried 6/0. Time: 9:25 a.m.

Motion/Second by Flowers-Taylor/Skinner to come out of Closed Session. Motion carried 6/0. Time: 9:55 a.m.

Motion/Second by Oxford/Flowers-Taylor to go back into Open Session. Motion carried 6/0.

XVI. ADJOURNMENT

Motion/Second by Oxford/Flowers-Taylor to adjourn. Motion carried 6/0. Time: 9:56 a.m.



**SPALDING COUNTY WATER AUTHORITY-
REGULAR MEETING**

**Consider Acceptance of the following: September 2, 2026, Planning
Committee Meeting Minutes September 9, 2026, Finance Committee Meeting
Minutes**

Requesting Agency

Spalding County Water Authority

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

[09-02 2026 Minutes_JTJ \(003\).pdf](#)

[09-09 2026 Minutes_JTJfinal \(002\).pdf](#)



Planning Committee Meeting September 2, 2026

9:00 AM

SCWA Conference Room, Room 101

119 E. Solomon Street

Griffin, Georgia 30223

Minutes

Members in attendance included: Chairperson Fannie Delaney, Wade Cannon, and SCWA Chair Dick Morrow. Others in attendance were: General Manager Johnson, Authority Attorney Stephanie Windham, Engineer II Parker Pitisci, and Administrative Assistant Charlie Hearn. Planning Committee Members Jeff Brandon and Gwen Flowers-Taylor were absent.

I. Call to Order

Chair Delaney called the meeting to order at 9:00 a.m.

II. New Business

1. Irrigation Meter Discussion within the Community Services Service Area.

General Manager Johnson discussed potential irrigation meter requirements for new developments connected to sewer. He explained a dedicated irrigation meter distinguishes irrigation usage from water entering the sanitary sewer system. He also discussed the physical impact of additional meters and backflow assemblies in dense residential developments, including meter boxes, easement requirements, spacing, access and maintenance locations.

The Committee directed General Manager Johnson to begin developing separate residential and commercial irrigation meter policies for the SCWA sewer system. The Committee indicated residential irrigation meters should be customer-driven and discussed the possibility of requiring developers to install larger meter boxes capable of accommodating an irrigation meter purchased by the customer in the future.

2. Community Services LLLP Sewer Service Area revision to include the Big Pines Subdivision as requested by Minerva.

General Manager Johnson informed the Committee that SCWA received a request from Minerva to amend the Community Services LLLP sewer service area to include the Big Pines Subdivision, which is located within the Expansion Area identified in Exhibit B of the Trust Indenture.

General Manager Johnson stated Minerva was advised to have LGI submit a water and sewer availability application to begin the process of amending the approved sewer service area shown in Exhibit A.

3. Discuss Cabin Creek WRF Expansion to 0.4 MGD.

General Manager Johnson stated that the Cabin Creek Water Reclamation Facility's current NPDES permit authorizes a monthly average discharge flow of 0.2 MGD, with provisions allowing the permitted flow to increase to 0.3 MGD.

He clarified that the facility's permitted capacity cannot be increased to 0.4 MGD within 12 months without a modification to the NPDES permit. The permit modification process requires evaluation and incorporation of the existing environmental documentation, development of the necessary construction plans, and review and approval of those plans by EPD.

The estimated timeline to complete the required engineering, permitting, and EPD approval process is approximately 9 to 12 months.

SCWA submitted the project for funding through GEFA's Water Infrastructure Planning Grant Program on August 30, 2026. The \$382,162 received in sewer capital cost recovery fees could also be used to fund the expansion.

General Manager Johnson requested the Committee's consensus in support of R2T's Task Order Form (TOF) for design services for Cabin Creek WRF Expansion to 0.4 MGD.

The Committee reached a consensus to recommend approval of the TOF in the amount of \$329,349.

4. Discuss Wastewater Sewer Model.

General Manager Johnson explained that a wastewater sewer model is an analytical tool used to evaluate wastewater flows, system capacity, lift stations and potential bottlenecks under existing and future conditions. The model will help staff evaluate proposed developments, identify capacity constraints, prioritize improvements and make objective, engineering-based decisions while protecting existing system capacity.

General Manager Johnson requested the Committee's consensus in support of R2T's TOF to develop the Sewer Model.

The Committee reached a consensus to recommend approval of the TOF in the amount of \$66,840.

5. Discuss Systemwide Wastewater Master Plan Development.

General Manager Johnson explained a Systemwide Wastewater Master Plan would provide SCWA with a long-term roadmap for developing, expanding and managing its wastewater system as Spalding County grows. The plan would evaluate future service areas, capacity demands, infrastructure needs, project priorities, timing and investment while considering the wastewater system as a connected network.

Mr. Johnson distinguished the master plan from the sewer model, explaining the sewer model evaluates how the system performs and identifies potential capacity limitations, while the master plan provides the decision-making framework for determining what

infrastructure is needed, where it should be located and when improvements should occur.

General Manager Johnson noted that he also submitted this project for funding through GEFA's Water infrastructure Planning Program.

General Manager Johnson requested the Committee's consensus in support of R2T's TOF for development of the Systemwide Wastewater Master Plan.

The Committee reached a consensus to recommend approval of the TOF in the amount of \$171,170.

III. Other Business

General Manager Johnson advised the Committee he received a Master Services Agreement from Jacobs for Mr. Cannon's consulting services. Ms. Windham reviewed the agreement and requested revisions, with the agreement expected to be presented for approval at the September 16, 2026, Regular Meeting.

General Manager Johnson advised he spoke with Brandon Lewis with the City of Griffin regarding the possibility of the City providing billing services for the Authority's future sewer customers. The City stated they are willing to discuss this but will need to conduct a cost survey to determine the price. To ensure that the SCWA is making the best long term decision, staff will investigate other billing options as well.

IV. Secretary-Treasurer Comments

None.

V. General Manager Comments

None.

VI. Member Comments

None.

VII. Adjournment

The meeting adjourned at 10:04 a.m.



Finance Committee Meeting September 9, 2026
9:00 AM
SCWA Conference Room, Room 101
119 E. Solomon Street
Griffin, GA 30223

Minutes

Finance Committee Members in attendance included: Chair Clay Davis, Vice-Chair Cal Oxford, and Jim Skinner. Others in attendance included: SCWA Chairperson Dick Morrow, General Manager Joseph Johnson, Engineer II Parker Pitisci, and Administrative Assistant Charlie Hearn. Finance Committee Member Wanda Howell and Authority Attorney Stephanie Windham were absent from the meeting.

I. Call to Order

Chair Davis called the meeting to order at 9:00 am and gave the floor to General Manager Johnson to discuss all New Business items.

II. New Business

1. Discuss Cabin Creek WRF Expansion to 0.4 MGD.

General Manager Johnson stated that the Cabin Creek Water Reclamation Facility's current NPDES permit authorizes a monthly average discharge flow of 0.2 MGD, with provisions allowing the permitted flow to increase to 0.3 MGD.

He clarified that the facility's permitted capacity cannot be increased to 0.4 MGD within 12 months without a modification to the NPDES permit. The permit modification process requires evaluation and incorporation of the existing environmental documentation, development of the necessary construction plans, and review and approval of those plans by EPD.

The estimated timeline to complete the required engineering, permitting, and EPD approval process is approximately 9 to 12 months.

SCWA submitted the project for funding through GEFA's Water Infrastructure Planning Grant Program on August 30, 2026. The \$382,162 received in sewer capital cost recovery fees could also be used to fund the expansion.

Following the discussion, the Committee acknowledged that additional expansion discussions will follow.

General Manager Johnson requested the Committee's consensus in support of R2T's Task Order Form (TOF) for design services for Cabin Creek WRF Expansion to 0.4 MGD.

2. Discuss Wastewater Sewer Model.

General Manager Johnson explained that a wastewater sewer model is an analytical tool used to evaluate wastewater flows, system capacity, lift stations and potential bottlenecks under existing and future conditions. The model will help staff evaluate proposed developments, identify capacity constraints, prioritize improvements, and make objective, engineering-based decisions while protecting existing system capacity.

General Manager Johnson requested the Committee's consensus in support of R2T's TOF to develop the Sewer Model.

3. Discuss Systemwide Wastewater Master Plan Development.

General Manager Johnson explained a Systemwide Wastewater Master Plan would provide SCWA with a long-term roadmap for developing, expanding, and managing its wastewater system as Spalding County grows. The plan would evaluate future service areas, capacity demands, infrastructure needs, project priorities, timing, and investment while considering the wastewater system as a connected network.

Mr. Johnson distinguished the master plan from the sewer model, explaining the sewer model evaluates how the system performs and identifies potential capacity limitations, while the master plan provides the decision-making framework for determining what infrastructure is needed, where it should be located and when improvements should occur.

General Manager Johnson noted that he also submitted this project for funding through GEFA's Water infrastructure Planning Program.

General Manager Johnson requested the Committee's consensus in support of R2T's TOF for development of the Systemwide Wastewater Master Plan.

The Finance Committee reached a consensus to recommend approval of the Cabin Creek WRF Expansion to 0.4 MGD, the Wastewater Sewer Model, and the Systemwide Wastewater Master Plan.

General Manager Johnson also discussed a Plant Site Master Plan as the fourth project to be undertaken once the Cabin Creek WRF Expansion, Wastewater Sewer Model and Systemwide Wastewater Master Plan are complete. He explained the Plant Site Master Plan would illustrate the potential buildout of the Cabin Creek facility and help guide future planning and development.

III. Other Business

None.

IV. Secretary-Treasurer Comments

None.

V. General Manager Comments

None.

VI. Member Comments

Member Flowers-Taylor noted the Spalding County Board of Commissioners is in the process of updating the County's Comprehensive Plan and emphasized the importance of SCWA understanding the proposed updates so it can plan future water and sewer infrastructure accordingly. She also noted the importance of pursuing grant funding to assist with future expansions.

Member Cal Oxford requested future financial presentations include a profit-and-loss statement or another report clearly showing SCWA's current financial position. Mr. Oxford further clarified that he would like to see a report that shows expenditures vs budget.

Mr. Johnson stated he is exploring financial reporting and administrative options that could give SCWA more direct and timely access to its financial information. He noted those options may include an ERP system capable of supporting financial operations and future customer billing, as well as additional staffing and independent audit requirements.

VII. Adjournment

The meeting adjourned at 10:12 a.m.



**SPALDING COUNTY WATER AUTHORITY-
REGULAR MEETING**

**Consider Acceptance of the General Manager Report as
presented.**

**Requesting
Agency**

Spalding County Water Authority

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

[Water Summary Reports_09.11.2026.pdf](#)

[Project Updates_09.11.2026.pdf](#)



Water Sales Executive Dashboard

FY 2027 | through August 31, 2026

FY Water Sales

\$2.16M

+6.2% vs FY26

FY Water Consumption

165.49 MG

+2.4% vs FY26

FY Consumption vs Budget

+1.8%

vs Budget

Report Month Water Sales

\$1.120M

+6.2%FY26

Report Month Consumption

86.22 MG

+2.4%FY26

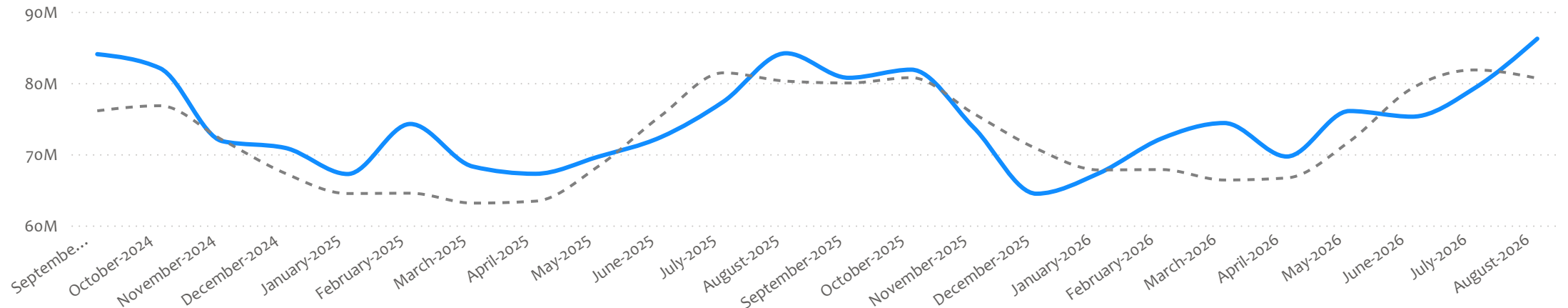
Average Day Demand

2.67 MGD

+2.4% vs FY26

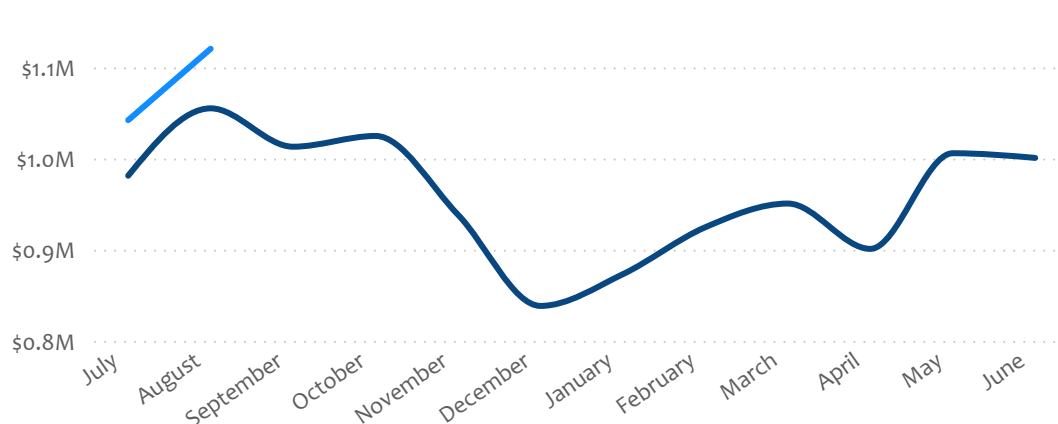
24-Month Water Consumption Trend

● Water Consumption ● Budgeted Consumption

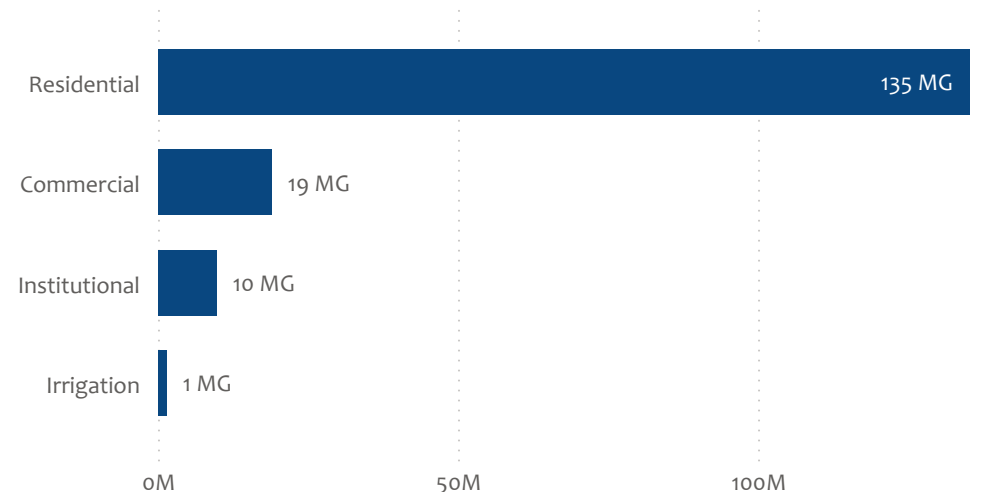


Monthly Water Sales Revenue vs Prior Year

● FY27 ● FY26



FY Water Consumption by Customer Class



Water Consumption Detail

FY 2027 | through August 31, 2026

Fiscal Year

- ☐ FY-2019
- ☐ FY-2020
- ☐ FY-2021
- ☐ FY-2022
- ☐ FY-2023
- ☐ FY-2024
- ☐ FY-2025
- ☐ FY-2026
- ☒ FY-2027

Water Consumption by Customer Class

Customer Class	FYTD Consumption	Prior FYTD Consumption	Consumption Variance	Variance %
Residential	135,189,070	136,793,009.50	-1,603,940	-1.17%
Commercial	18,992,442	17,070,285.90	1,922,156	11.26%
Institutional	9,817,346	7,681,524.80	2,135,822	27.80%
Irrigation	1,495,834		1,495,834	
Industrial		44,571,097.20	-44,571,097	-100.00%
Municipal		19,671,649.70	-19,671,650	-100.00%
Total	165,494,693	161,544,820.20	3,949,872	

Top 10 Subdivisions by Consumption

Subdivision	FYTD Consumption	Prior FYTD Consumption	Consumption Variance	Variance %	Average Day Demand
Sun City Peachtree	18,267,059	16,515,396.40	1,751,663	10.61%	294,629.99
Autumn Ridge	1,611,403	1,780,023.00	-168,620	-9.47%	25,990.37
Will'S Walk	1,806,550	1,697,866.50	108,683	6.40%	29,137.90
Greyson Parc	1,532,998	1,610,478.90	-77,481	-4.81%	24,725.77
Mathis	1,660,913	1,496,818.00	164,095	10.96%	26,788.92
Northside Hills Apartments	1,512,423	1,327,479.00	184,944	13.93%	24,393.92
Stonebriar	1,172,335	1,127,115.90	45,219	4.01%	18,908.63
Cody'S Plantation	1,182,663	1,112,602.80	70,061	6.30%	19,075.21
Amberwoods	1,171,403	1,081,481.10	89,922	8.31%	18,893.60
Teamon Pointe	1,228,729		1,228,729		19,818.21
Total	31,146,476	27,749,261.60	3,397,214		

Top 15 Customers by Consumption

Customer	FYTD Consumption	Prior FYTD Consumption	Consumption Variance	Variance %	Current Rank	Rank Change vs Prior FYTD
Spald Co Law Enforcem	5,102,657	1,691,231.60	3,411,425	201.71%	1	-
Sumika Polymers North America	2,562,511	727,791.20	1,834,720	252.09%	2	▲ 3
Northside Hills Limited Partnership	1,512,423	1,327,479.00	184,944	13.93%	3	▼ 1
Levine	1,343,082	1,044,198.20	298,883	28.62%	4	▼ 1
Del Webb'S Scp Hoa	1,277,710	670,938.10	606,772	90.44%	5	▲ 7
Brightmoor Health	1,228,177	918,545.70	309,632	33.71%	6	▼ 2
Teamon Pointe Hoa	1,083,420		1,083,420		7	▲ 14822
Aep Industries Inc	836,591	346,920.20	489,671	141.15%	8	▲ 7
Ingles Markets Inc Store #457	809,342	509,024.60	300,318	59.00%	9	▲ 8
Wolf Creek Homeowners Assoc.	793,175	743,163.80	50,011	6.73%	10	▼ 1
Big Peach Carwash	783,159	1,017,316.00	-234,157	-23.02%	11	▼ 5
Pine Glen Mhp Llc	711,133	1,377,382.00	-666,249	-48.37%	12	▼ 5
Marukan Vinegar Usa Inc	629,131	1,609,174.80	-980,044	-60.90%	13	▼ 5
Caterpillar Inc	550,759	911,046.50	-360,288	-39.55%	14	▲ 4
Spalding Co C I	522,826	685,353.10	-162,527	-23.71%	15	▼ 2
Total	19,746,095	13,579,564.80	6,166,530			



Water Revenue Detail

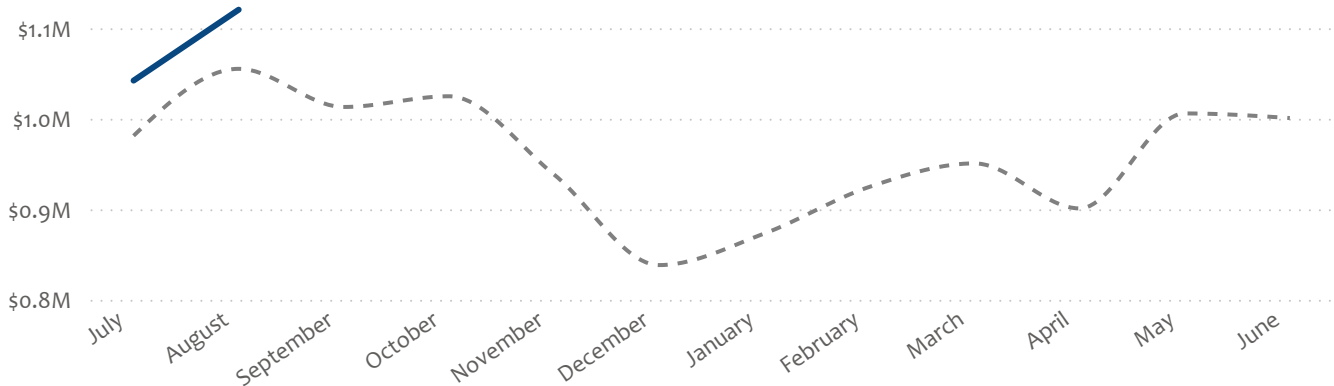
FY 2027 | through August 31, 2026

Monthly Water Revenue — FY27 vs FY26

Fiscal Year

- ☐ FY-2019
- ☐ FY-2020
- ☐ FY-2021
- ☐ FY-2022
- ☐ FY-2023
- ☐ FY-2024
- ☐ FY-2025
- ☐ FY-2026
- ☒ FY-2027

● Current FY Revenue ● Prior FY Revenue



Water Revenue by Customer Class

Customer Class	FYTD Revenue	Prior FYTD Revenue	Revenue Variance	Variance %
Residential	\$1,809,247.21	\$1,756,734.05	\$52,513.16	3.0%
Commercial	\$218,112.09	\$187,774.67	\$30,337.42	16.2%
Institutional	\$115,977.91	\$91,765.67	\$24,212.24	26.4%
Irrigation	\$19,250.50		\$19,250.5	
Industrial		\$506,697.99	(\$506,697.99)	-100.0%
Municipal		\$223,546.5	(\$223,546.5)	-100.0%
Total	\$2,162,587.71	\$2,036,274.39	\$126,313.32	

Top 15 Customers by Revenue

Customer	FYTD Revenue	Prior FYTD Revenue	Revenue Variance	Variance %	Current Rank	Rank Change
Spald Co Law Enforcem	\$51,437.33	\$17,823.72	\$33,613.61	188.6%	1	-
Sumika Polymers North America	\$25,235.23	\$7,248.6	\$17,986.63	248.1%	2	▲ 3
Northside Hills Limited Partnership	\$18,880.75	\$16,029.75	\$2,851	17.8%	3	▼ 1
Levine	\$13,721.22	\$10,431.75	\$3,289.47	31.5%	4	▼ 1
Del Webb'S Scp Hoa	\$13,118.60	\$6,991.23	\$6,127.37	87.6%	5	▲ 7
Brightmoor Health	\$12,471.50	\$9,129.02	\$3,342.48	36.6%	6	▼ 2
Teamon Pointe Hoa	\$13,139.80		\$13,139.8		7	▲ 14822
Aep Industries Inc	\$8,805.40	\$3,926.95	\$4,878.45	124.2%	8	▲ 7
Ingles Markets Inc Store #457	\$7,979.14	\$4,891.32	\$3,087.82	63.1%	9	▲ 8
Wolf Creek Homeowners Assoc.	\$10,965.01	\$9,984.26	\$980.75	9.8%	10	▼ 1
Big Peach Carwash	\$7,670.09	\$9,559.19	(\$1,889.1)	-19.8%	11	▼ 5
Pine Glen Mhp Llc	\$8,662.55	\$16,081.17	(\$7,418.62)	-46.1%	12	▼ 5
Marukan Vinegar Usa Inc	\$6,831.61	\$15,680.38	(\$8,848.77)	-56.4%	13	▼ 5
Pulte Homes Corporation	\$7,052.20	\$11,919.56	(\$4,867.36)	-40.8%	17	▼ 1
Rinnai America Corporation	\$8,456.19	\$9,969.33	(\$1,513.14)	-15.2%	33	▼ 14
Total	\$214,426.62	\$149,666.23	\$64,760.39			



Water Demand and System Performance

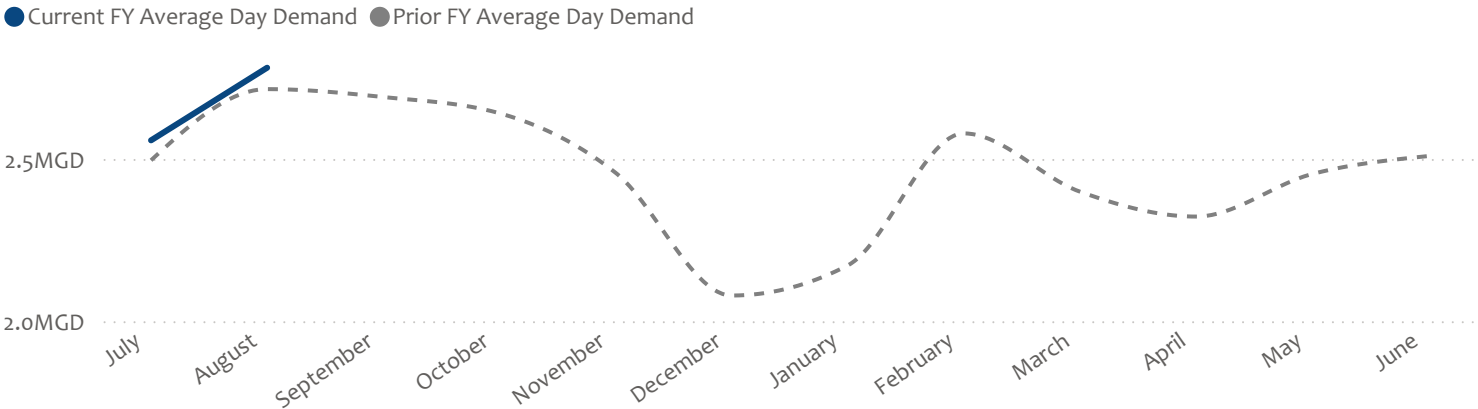
FY 2027 | through August 31, 2026

Fiscal Year

- ☐ FY-2019
- ☐ FY-2020
- ☐ FY-2021
- ☐ FY-2022
- ☐ FY-2023
- ☐ FY-2024
- ☐ FY-2025
- ☐ FY-2026
- ☒ FY-2027

Peak Monthly Average Day Demand	Prior FY Peak Average Day Demand	Peak Demand Variance	Peak Demand Month
2.78 MGD	2.72 MGD	2.43%	August

Average Day Demand — FY27 vs FY26

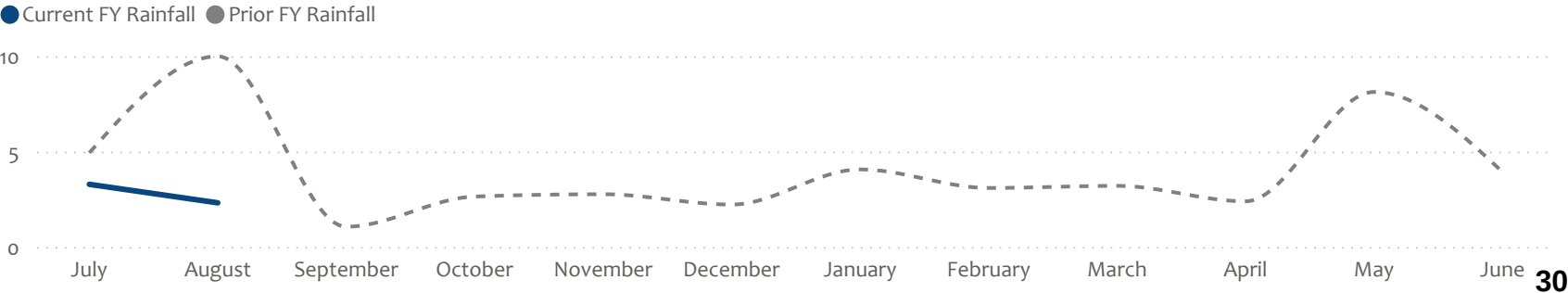


Month	Average Day Demand	Prior FY Average Day Demand	Variance %
July	2.56 MGD	2.50 MGD	2.46%
August	2.78 MGD	2.72 MGD	2.43%
Total	2.67 MGD	2.61 MGD	2.45%

Weather Trending

Total Rainfall (in)	Prior FY Rainfall (in)	Rainfall Variance	Rain Days
5.59	14.92	-62.53%	27

Monthly Rainfall — FY27 vs FY26



SCWA Projects:

PDB 2024 Sewer Implementation Project

- Project Kick-off meeting – 5/30/2024
- Flow Evaluation Workshop – 6/13/2024

Project Milestones:

Public Hearing Notice – Submit to Griffin Daily News on 6/21/2024

Public Hearing Advertisement – 6/28/2024 – 7/20/2024

Anti-Degradation Report – Submit to GaEPD 7/11/2024

Public Hearing – 7/30/2024 @ 6:00 pm, Spalding County BOC meeting room (meeting held and no comments generated)

Design Development Review (DDR) – Submitted to GaEPD 8/12/2024 (awaiting comments)

DDR and Anti-Degradation GaEDP Approval and NPDES stream discharge permit issued – 30-day comment period ended 9/9/2024

Watershed Monitoring Plan – Approved by GaEPD 8/21/2024. Stream Sampling will be performed over the next 6-8 months.

GMP received from PDB Team - \$19,977,052

SCWA Board approved – Phase 2a contract in the amount of \$1,995,484 on 10/16/2024. This contract amount and the money spent to date have “obligated” the ARPA funds by the 12/31/2024 deadline.

- The Phase 2a contract includes the purchase of the Generators and ATSS, C900 pipe for trunk sewer, casing pipe, and HDPE force main piping.

Value Engineering Exercises continue --- PDB Phase 2b contract being developed. Will present at the March 2025 regular meeting.

GEFA Application was submitted on 3/31/2025

Total GMP Price received from PDB team on 4/4/2025 - **\$19,458,235** (note that this price includes Phase 2a commitments of \$1,995,494).

Land Acquisition – All easements associated with Line “A” have been complete

- 217-01003T – Closing Date: May 16, 2025
- 217-01005A – Closing Date: May 16, 2025
- 217-01003P – Closing Date: May 16, 2025
- 218-02001D – Closing Date: May 16, 2025
- 217-01004E – Closing Date: May 16, 2025
- 217-01004F – Closing Date: May 28, 2025
- 217-01004D – Closing Date: May 27, 2025

- 217-01003U – Closing Date: July 10, 2025
- 217 01032 – Closing Date: October 3, 2025

Land Acquisition – Leg “B” easements

- Parcel 11 – 215 01015 – waiting to close
- Parcel 12 – 215 01075 – appraisal received, negotiations pending

High Falls 16 LLC - Easement Acquisition –

- Parcel 9 – 218 02001D – Closing Date: July 20, 2026
- Parcel 10 – 218 02001 – Condemnation underway

GMP Construction Activities –

- Preconstruction Conference – 7/28/2025
- LDP Permit – 8/27/2025
- NPDES Permit – 8/29/2025
- Construction Contract Spend to date (09/11/2026) –
 - Contract - \$8,170,034.13
 - Direct Purchase - \$2,290,281.21
 - Total Project Cost including land acquisition and miscellaneous fees spent - \$11,969,508.44

SCWA Water System Feasibility Update

Project Kickoff – 6/18/2025

Preliminary TM – 8/28/2025

TM Findings – The proposed 1986 reservoir location within the Buck Creek Watershed has a conservative sustained yield of 4.8 MGD, not 8.35 MGD as stated in the 1986 study. The 43% reduction in sustained yield results from analyzing the reservoir over the extended drought period of 2008–2012. The original study used the drought of 1954.

Due to the significant decrease in the reservoir's sustainable yield, the staff recommended allocating the remaining budget to conduct a water source feasibility study.

Water Supply Alternatives TOF approval: September 17, 2025

Workshop #1 – 11/19/2025 @ 3:00 pm

SCWA will contact Butts County, the Henry County Water Authority, and the City of Barnesville to gauge interest in partnering with SCWA on an alternative raw water source or in selling wholesale water to SCWA.

Met with City of Barnesville on July 6, 2026 to discuss future water needs in the area.

Met with Henry County Water Authority on September 11, 2026, to discuss future water needs.

Easement Acquisition

585 Spalding Investments LLC MOU –

Project Kickoff occurred on 07.22.2026 and THC provided a list of items (that are needed to begin discussions with property owners along proposed route between South Walkers Mill Road and Highfalls Road.

- Preliminary plats showing each parcel acquisition in detail (similar to plats provided for Cabin Creek project)
- Legal descriptions of the proposed acquisition parcel area
- Project/parcel staking, if requested by the owner
- Preliminary Title Certificates for each parcel
- Project Inspection checklist by a REVIEW APPRAISER (Ben Rapillard) providing the valuation scoping for each parcel
- Detailed Cost Estimate and/or Appraisal of each parcel*** may include specialty reports
- Written offer based on approved estimate of value (FMV)
- Negotiation + Agreement w/ owner
- Closing by project attorney (may include securing any releases for add'l interests including mortgage releases, if applicable)

THC also provided the following information due to the fact that some parcels may require a "Cure" to address existing septic systems.

NOTES:

If SCWA decides to pursue the acquisitions utilizing a Detailed RW Cost Estimate, we can perform that DCE using a Certified General GDOT pre-qualified appraiser and acquire the easement(s) via a method known as NFS (Negotiation for Services). This method falls within State and Federal funding guidelines. Pls note: if we use tax assessed values, the project will not be eligible for any State or Federal funds (project whole not just acquisition costs) This NFS method must be agreed to by the Review Appraiser and will be indicated on the project inspection checklist, if the individual parcel is deemed to be within a certain value and is considered not to damage the remainder property. Pls note: this method does not allow for condemnation action, if needed. A formal appraisal and revised offer will be needed to pursue a condemnation filing.

On parcels that may not meet the requirements for NFS acquisition: We have discussed: 1.) potential septic impacts, 2.) possible values too high (\$25K per GDOT guidelines) or 3.) possible impacts to the remainder property; a formal appraisal will be necessary and also may include any specialty reports for items within the acquisition that will be impacted (i.e. signs, septic systems, etc). These specialty reports are outside of the appraiser's expertise & must be estimated by either a sign report- or with potential septic impacts-, a Cost to Cure Engineer. Sign reports typically run \$400 to 450 per sign estimate and CTC for septic systems run \$1,100 for an analysis and \$2,400 for the Cure report for GDOT pre-qualified contractors. I suggest we analyze these potential conflicts & look at re-design, if feasible.

Please understand on a septic impact, there may be not possible cure. In these cases, the parcel becomes a relocation and will be subject to relocation activities. Relocation expenses can be outlined but are time-consuming, impactful and can be expensive based on numerous factors that can be outlined as needed.



SPALDING COUNTY WATER AUTHORITY- REGULAR MEETING

Planning Committee Report

Requesting Agency

Planning Committee

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

On September 2, the Planning Committee met to discuss the following:

1. Irrigation Meters within the Community Services Service Area-**no action taken at this time.**
2. Community Services LLLP Sewer Service Area revision to include the Big Pines Subdivision-
General Manager Johnson will present revision at a later date.
3. Cabin Creek WRF Expansion to 0.4 MGD-**recommend approval pending Finance Committee's approval of project costs.**
4. Wastewater Sewer Model- **recommend approval pending Finance Committee's approval of project costs**
5. Systemwide Wastewater Master Plan Development-**recommend approval pending Finance Committee's approval of project costs**

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:



SPALDING COUNTY WATER AUTHORITY- REGULAR MEETING

Finance Committee Report

Requesting Agency

Finance Committee

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

On September 9, the Finance Committee met to discuss the following:

1. Cabin Creek WRF Expansion to 0.4 MGD-**consensus to recommend approval to the Board.**
2. Wastewater Sewer Model-**consensus to recommend approval to the Board.**
3. Systemwide Wastewater Master Plan Development-**consensus to recommend approval to the Board.**

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:



**SPALDING COUNTY WATER AUTHORITY-
REGULAR MEETING**

Consider Approval of R2T's TOF for the Cabin Creek WRF Expansion to 0.4 MGD in the Amount of \$329,349 as recommended by the Planning and Finance Committees.

Requesting Agency

Spalding County Water Authority

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

[R2T Task Order G1120001.07_WRF 0.4MGD_SCWA 20260821.pdf](#)

R2T Task Order No. G1120001.07 Spalding County Water Authority (SCWA)

DESIGN SERVICES FOR CABIN CREEK WRF EXPANSION TO 0.4 MGD

Pursuant to the Terms and Conditions of the Master Consulting Services Agreement between SCWA (CLIENT) and R2T, Inc. (CONSULTANT), dated August 1, 2025, CLIENT is tasking CONSULTANT to provide professional services as needed for the completion of the Scope of Work identified herein related to professional services associated with the Project titled: “Design of the Expansion of the Cabin Creek Water Resources Facility to 0.4 MGD” (herein “Design Services for Cabin Creek WRF Expansion to 0.4 MGD”).

Purpose

This Task Order will allow the CLIENT to expedite the expansion of the Cabin Creek WRF to 0.4 MGD by coordinating the NPDES Permit Modification process with GA EPD and preparing 100% level of completion Design Documents.

Coordinating the NPDES Permit Modification would include obtaining a new Wasteload Allocation, submitting Anti-Deg documents, Environmental Information Document (EID), and coordinating EPD review and approval of the DDR and plans and specifications. The Design Documents would include preparation of the DDR and plans and specifications having a 100% level of completion, ready for permitting with Spalding County.

1. PROJECT DESCRIPTION

Under a separate contract, the Cabin Creek WRF was designed and constructed having a capacity of 200,000 gallons per day (0.2 MGD). The CLIENT now intends to have the engineering plans and specifications completed for the expansion of the WRF to 0.4 MGD when at such time, when the WRF reaches committed or actual flows, the CLIENT is ready to initiate and expedite agency approvals and permitting and begin construction. Furthermore, the CLIENT may execute construction under any one of several methods. Given the uncertainty of how the project will be constructed and when, the services under this task order stop short of permitting, bidding, and construction administration support.

The Project will include the following major milestones and deliverables:

- 1. NPDES Permit Modification** - Coordination with GA EPD regarding a new Wasteload Allocation for 0.4 MGD. Then submit documents required for a permit modification of 0.4 MGD.
- 2. Design Development Report** – Update or amend the DDR approved by GA EPD for the 0.2 MGD plant. Prepare an update or amend the DDR for 0.4 MGD capacity.

3. **100% Design Documents** – Prepare civil, structural, mechanical, electrical and I&C drawings and specifications. The treatment basins will be pre-engineered above-grade steel unit process treatment tanks similar or identical to the initial 0.2 MGD plant. The vendor drawings for the 0.2 MGD project prepared by Southwest Fluid Products (SWFP), will be included in the Design Drawings with markups showing changes needed for the 0.4 MGD design. SWFP will be asked to provide new drawings for the 0.4 MGD design.

2. SCOPE OF SERVICES

The CONSULTANT shall provide the following professional services:

Task 1 – Project Management

The CONSULTANT will maintain the Project Management Plan and overall Project Schedule. The CONSULTANT will also include monthly project reporting and associated periodic progress meetings and minutes to ensure the CLIENT is fully informed on overall progress, any issues that the CONSULTANT team needs answers and other efforts needed to ensure professional, accurate, and timely communications related to the Project. Detailed CONSULTANT's Schedule and updates will be developed and submitted to CONSULTANT in Microsoft Project (.mpp) native format, with PDF duplicate accompanying each transmittal, monthly.

Deliverables:

- CONSULTANT'S Schedule and Monthly Updates (.mpp and .pdf formats)
- Monthly Progress Reports

Assumptions:

Task 2 – NPDES Permit Modification

Coordinate with GA EPD regarding a NPDES Permit Modification starting with a request for a Wasteload Allocation for 0.4 MGD. The Wasteload Allocation will define the level of treatment required for expansion to 0.4 MGD only but will help define the level of treatment for future WRF expansions.

Deliverables:

- Wasteload Allocations for 0.4 MGD
- AntiDeg Documents
- Environmental Information Document

Task 3 – Design Development Report & Cost Opinion

A Design Development Report (DDR) was written under a previous task order which summarized the design criteria and design standards for the initial 0.2 MGD sewer implementation project. The DDR will be updated or amended to summarize the design of the 0.4 MGD WRF. The updated DDR will cover the expansion of the sewer system in concept but not in detail. The capacity request will be based on water and sewer availability letters. Details of the sewer system expansion are not known at this time and therefore will not be presented.

Deliverables:

- Updated DDR

Task 4 – 0.4 MGD WRF Design Documents

Prepare 100% Design Documents including drawings and specifications for the 0.4 MGD WRF. A Drawing List is attached (Attachment A). All drawing deliverables will be provided to SCWA in native digital format (CAD, doc, etc.) as well as in PDF format. CAD files will be delivered in AutoCAD Civil 3D 2023 format. In addition, the project specifications prepared for the 0.2 MGD project will be used and edited Word under Track Changes.

At the completion of the 100% plans and specifications, 100% Opinion of Probable Construction Cost (OPCC) will be prepared in accordance with guidelines established by the American Association of Cost Engineers (AACE). AACE defines a 100% project cost as Class 1. The expected accuracy range is -10% to +15% above the calculated cost. The estimating methodology is detailed unit costs with full line items using equipment and material estimates from suppliers (not hard bids or firm quotes).

Deliverables:

- 100% Design Drawings
- 100% Specifications
- Class 1 OPCC (100% Opinion of Probable Project Cost)

3. ASSUMPTIONS

- General PM and Client Management Hours are assumed at 4 hours per week.
- This Project depends on GA EPD is responsive in issuing a Wasteload Allocation and NPDES Permit Modification for the Project.
- Other agency approvals and permitting will not be initiated under this Task Order.
- One review cycle and VE exercise is included.
- Funding application support if required, will be handled under an amendment to this Task Order or under a new Task Order.
- Geotechnical investigations, environmental assessments, land acquisition support, and/or surveying if required, will be handled under a separate Task Order.
- The initial 200,000 gallon per day build out included several levels of infrastructure that have been designed and included in the construction contract to readily accept this additional treatment train and will be leveraged to extent where feasible .The following components of the facilities being constructed are already sized for ,4 mgd:
 - Lift Station Wetwell
 - Power Service
 - Generator
 - Water Service
 - Chemical Area
 - Chlorine Contact
 - Headworks
 - Gravity and Pumped Conveyance Piping
 - Admin and Lab Facilities

4. COMPENSATION

Compensation for the Scope of Services outlined for Task 1, 2 & 3 shall be in accordance with the terms specified in Master Services Agreement at the cost not to exceed provided below.

TASK NAME	ESTIMATED NTE COSTS
TASK 1 – PROJECT MANAGEMENT	\$36,040.00
TASK 2 – NPDES PERMIT MODIFICATION	\$35,670.00
TASK 3 – DDR	\$31,440.00
TASK 4 – 0.4 MGD DESIGN DOCUMENTS	\$225,999.00
TOTAL	\$329,349.00

5. Schedule

All work under this task order will be complete within 8 to 12 months of the effective date or this Task Order:

TASK/SUBTASK	ESTIMATED DURATION
TASK 1 – PROJECT MANAGEMENT	
TASK 2 – NPDES PERMIT MODIFICATION	2 mos
TASK 3 – DDR	1 mos
TASK 4 – 0.4 MGD DESIGN DOCUMENTS	6 mos
TOTAL	9 mos

This Task Order will become effective when executed by both parties. The effective date is the latest date when this Task Order has been signed, as shown below.

IN WITNESS WHEREOF, the parties execute below:

For CLIENT, SPALDING COUNTY WATER AND SEWERAGE AUTHORITY

Dated this _____ day of _____, 2026

By: _____ General Manager _____

Name: Joseph Johnson Title

For CONSULTANT, R2T, Inc.

Dated this _____ day of _____, 2026

By: _____ V. President/Engineering

Name Andy Rankin Title

Attachment A – Preliminary Drawing List

R2T Task Order No. G1120001.07
 Spalding County Water Authority (SCWA)
 Sewer Review Services
 100% DESIGN WRF 0.4 MGD

INDEX OF DRAWINGS
GENERAL
COVER SHEET AND SHEET INDEX
GENERAL - LEGEND AND GENERAL NOTES
GENERAL NOTES
CIVIL/PROCESS MECHANICAL - WANI ROAD LIFT STATION
WANI ROAD LS SITE EXISTING CONDITIONS AND LOCATION PLAN/MODIFICATIONS
WANI ROAD LS PLAN AND SECTION
CIVIL/PROCESS MECHANICAL - WRF
WRF EXISTING CONDITIONS
WRF PROPOSED SITE, ACCESS AND CONTROL PLAN - 1
WRF PROPOSED SITE, ACCESS AND CONTROL PLAN - 2 (ENLARGED PLAN)
WRF PROPOSED SITE, ACCESS AND CONTROL PLAN - 3
WRF UTILITY AND YARD PIPING PLAN
WRF GRADING AND DRAINAGE PLAN
CIVIL/SITE WORK CIVIL DETAILS - WRF
CIVIL DETAILS - 1
CIVIL DETAILS - 2
CIVIL DETAILS - 3
CIVIL DETAILS - 4
CIVIL DETAILS - 5
EROSION & SEDIMENT CONTROL PLANS
ESCP COVER
ESCP NOTES/NPDES COMPLIANCE - 1
ESCP NOTES/NPDES COMPLIANCE - 2
ESCP NOTES/NPDES COMPLIANCE - 3
ESCP NOTES/NPDES COMPLIANCE - 4
ESCP PLAN - WRF - PH 1
ESCP PLAN - WRF - PH 2
ESCP DETAILS - 1
ESCP DETAILS - 2
ESCP DETAILS - 3
PROCESS MECHANICAL
OVERALL PROCESS FLOW DIAGRAM UPDATE
WRF PROCESS PIPING PLAN & PROFILE
POTABLE WATER SYSTEM

NONPOTABLE WATER SYSTEM
CHEMICAL FEED AREA PLAN
CHEMICAL SYSTEMS DETAILS - 1
CHEMICAL SYSTEMS DETAILS - 2
ELECTRICAL AND P&ID
ELECTRICAL LEGEND
ELECTRICAL MATERIALS SCHEDULE
LIGHTING FIXTURES SCHEDULE
WRF - ONE LINE DIAGRAM
WRF - ONE LINE DIAGRAM
PANELBOARD SCHEDULES
WRF - OVERAL SITE PLAN
CLARIFIERS POWER PLAN
CHEMICAL AREA - POWER PLAN
WRF - OVERALL LIGHTING PLAN
CLARIFIERS LIGHTING & RECEPTICAL PLAN
SCHEMATIC WIRING DIAGRAM - 1
SCHEMATIC WIRING DIAGRAM
SCHEMATIC WIRING DIAGRAM
SCHEMATIC WIRING DIAGRAM
SCHEMATIC WIRING DIAGRAM
SCHEMATIC WIRING DIAGRAM - 6
VFD - ELEMENTARY DIAGRAM
FVNR - ELEMENTARY DIAGRAM
ELECTRICAL INSTALLATION DETAILS
ELECTRICAL INSTALLATION DETAILS
ELECTRICAL INSTALLATION DETAILS
VENDOR PROVIDED WRF DRAWINGS
SOUTHWEST FLUID PRODUCTS (18 SHEETS)



**SPALDING COUNTY WATER AUTHORITY-
REGULAR MEETING**

**Consider Approval of R2T's TOF for the Wastewater Sewer Model in the
Amount of \$66,840 as Recommended by the Planning and Finance
Committees.**

Requesting Agency

Spalding County Water Authority

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

[R2T Task Order G1120001.05_WW_Model_FINAL.pdf](#)

R2T Task Order No. G1120001.05

Spalding County Water Authority (SCWA)

Wastewater Sewer Model – Phase 2

This Task Order No. 5 an attachment to the Standard Agreement for Professional Services between R2T, INC. (“CONSULTANT”) and SPALDING COUNTY WATER AUTHORITY (“OWNER”) for a “PROJECT” referred to as Wastewater Sewer Model – Phase 2.

Background and Purpose

ENGINEER will develop a sewer model from the GIS representation developed under previous Task Order No. 2. This hydraulic representation of the existing wastewater collection system for the Spalding County Water Authority (SCWA) will be used to develop the SCWA sewer model. The purpose of this task is to document the current system configuration, evaluate hydraulic performance, and provide a modeling tool that can be used to support master planning, operational decisions, and future growth analysis.

Given the relatively small size of the SCWA wastewater system—consisting of one wastewater treatment facility, two trunk gravity sewers, one lift station, and one force main—the hydraulic model will be developed at an appropriate level of detail to support planning-level evaluations while maintaining simplicity and ease of use for SCWA staff.

The model will be constructed using Bentley SewerGEMS, or similar ArcGIS-based hydraulic modeling tools, or equivalent software, depending on available data and SCWA’s preferred long-term platform.

Phase 1 of the modeling effort was completed under Task Order No. 2 - GIS Sewer Representation

The deliverable of these two tasks are model ready GIS and model files.

Task 1 – Hydraulic Model Development

CONSULTANT will develop a hydraulic model of the wastewater collection system using SewerGEMS or equivalent modeling software.

The model will represent the major system components including:

- Gravity trunk sewer lines;
- Manholes and junction structures;
- Lift station pump station;

- Force main conveyance system;
- Wastewater treatment plant influent connection.

Model parameters will be developed using available design information and standard industry assumptions for pipe roughness, pump curves, and operational settings.

The hydraulic model will be structured to allow evaluation of:

- System hydraulic grade lines (HGL);
- Available pipe capacity;
- Lift station pumping performance;
- Force main hydraulic conditions;
- Potential surcharge conditions during peak flows.

Task 2 – Model Loading and Calibration (Planning Level)

CONSULTANT will assign base sanitary flows and peak flow factors to the model using available SCWA flow data and population projections developed under Task 3 of the Master Plan.

Where available, influent flow records from the wastewater treatment plant will be used to estimate system loading and confirm model reasonableness.

Because SCWA's system currently has limited monitoring infrastructure, model calibration will be performed at a planning level, focused on ensuring reasonable agreement between modeled flows and observed system conditions.

Task 3 – Hydraulic Capacity Evaluation

CONSULTANT will evaluate the hydraulic performance of the collection system under existing conditions.

The analysis will identify:

- Pipe segments operating near capacity;
- Potential surcharge conditions;
- Lift station capacity limitations;
- Force main capacity constraints;
- Areas where future growth may impact system performance.

Results will be summarized to support future alternatives analysis and capital improvement planning within the Master Plan.

Task 4 – Model Documentation and Transfer Workshop

CONSULTANT will prepare documentation describing the hydraulic model structure, assumptions, and recommended uses of the model for SCWA.

The model files will be provided to OWNER in a format compatible with the selected modeling platform. Basic guidance will be provided for future model updates as the system expands.

Deliverables

- GIS wastewater system network layer;
- SewerGEMS (or equivalent) hydraulic model file;
- Hydraulic model technical memorandum describing model assumptions, system representation, loading criteria, and limitations of the planning-level model;
- Existing system hydraulic capacity summary;
- Map figures showing modeled sewer network and key system components;

ARTICLE 2 – COMPENSATION

Compensation for the Scope of Services outlined in Article 1 shall be in accordance with the terms specified in the Standard Agreement for Professional Services. Compensation will be based on hourly billing rates, with a maximum not-to-exceed limit to be determined upon project scoping. The following table summarizes the proposed fees associated with each task. Compensation shall not exceed the total project budget without written approval from the OWNER.

Task Number	Task Name	Proposed Fees (\$)
Task 0	Project Management	\$5,490
Task 1	Hydraulic Model Development	\$18,415
Task 2	Model Loading and Calibration (Planning Level)	\$10,480
Task 3	Hydraulic Capacity Evaluation	\$21,805
Task 4	Model Documentation and Transfer Workshop	\$10,650
	Total	\$66,840

ARTICLE 3 – SCHEDULE

The anticipated schedule for completion of the Sewer Hydraulic Model is twelve (12) months from Notice-to-Proceed, subject to adjustments based on SCWA’s review cycles and stakeholder input.

This Task Order will become effective when executed by both parties. The effective date is the latest date when this Task Order has been signed, as shown below.

IN WITNESS WHEREOF, the parties execute below:

For OWNER, SPALDING COUNTY WATER AUTHORITY

Dated this _____ day of _____, 2026

By: _____ General Manager

Name: Joseph Johnson Title

For CONSULTANT, R2T, Inc.

Dated this _____ day of _____, 2026

By: _____ V. President

Name Andy Rankin. PE Title



**SPALDING COUNTY WATER AUTHORITY-
REGULAR MEETING**

Consider Approval of R2T's TOF for the Systemwide Wastewater Master Plan Development in the Amount of \$171,170 as Recommended by the Planning and Finance Committees.

Requesting Agency

Spalding County Water Authority

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

[R2T Task Order G1120001.06_SystemMasterPlan_FINAL.pdf](#)

R2T Task Order No. G1120001.06

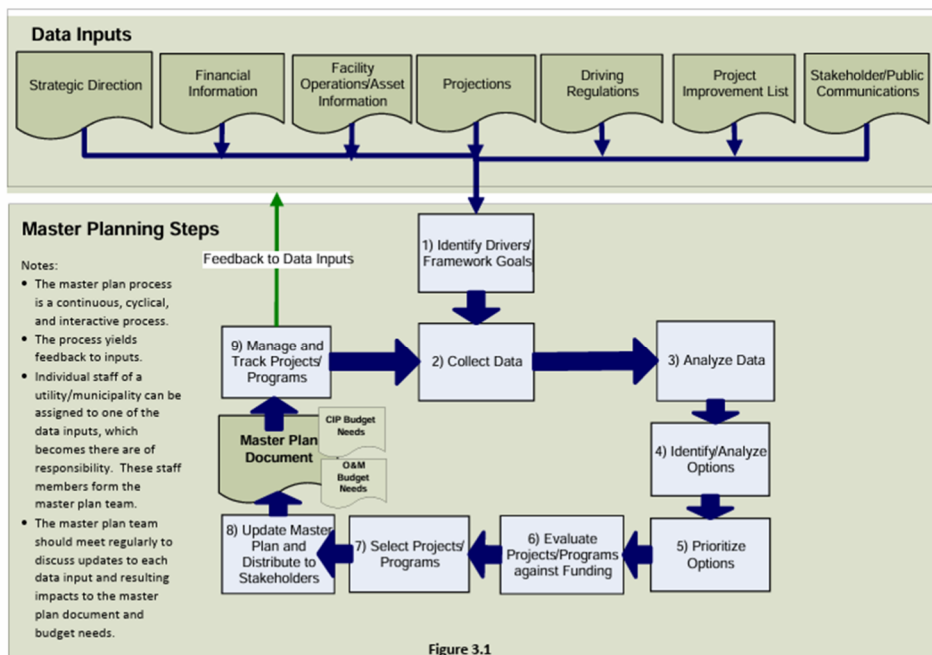
Spalding County Water Authority (SCWA)

Systemwide Wastewater Master Plan Development

This Task Order No. 6 an attachment to the Standard Agreement for Professional Services between R2T, INC. (“CONSULTANT”) and SPALDING COUNTY WATER AUTHORITY (“OWNER”) for a “PROJECT” referred to as Systemwide Wastewater Master Plan Development.

Background

This Task Order establishes the scope of services for the development of a comprehensive Wastewater Master Plan for the Spalding County Water Authority (SCWA). The purpose of the Master Plan is to evaluate and document the existing wastewater system, project future demands, identify capital improvements, and develop a long-term 10-year strategy to ensure reliable and sustainable wastewater collection, treatment, and disposal consistent with federal and state guidelines and industry best practices. Figure 1-1 shows the Master Planning process as a continuous, cyclical and interactive process. This task order provides a framework for master planning to build upon as the SCWA system expands.



Prepared by the Integrated Master Planning Committee | December 2011
Updated December 2015

5

Figure 1-1 – Master Planning Process Steps

Purpose

The Wastewater Master Plan will serve as a roadmap for SCWA to manage current and future wastewater needs. It will integrate regulatory compliance, infrastructure planning, capital investment strategies, and sustainability goals into a single actionable Master Plan.

ARTICLE 1 – SCOPE OF SERVICES

Upon Notice-to-Proceed, CONSULTANT will immediately mobilize a team of professionals to develop an overall project schedule, confer with stakeholders related to project success factors, and gather any data required to execute the work. A project kick-off meeting will be conducted with OWNER to verify proper administration procedures, review baseline schedule, and assign tasks.

Task 1 – Project Initiation and Data Collection

CONSULTANT will conduct a project kickoff meeting with SCWA stakeholders, establish success criteria, and develop a detailed project schedule. Existing plans, reports, and asset data will be collected and reviewed.

Task 1 Deliverables:

- Kickoff meeting and agenda
- Project schedule (MS Project or equivalent)
- Data collection summary report

Task 2 – Flow and Growth Projections

Based on the Spalding County 2042 Comprehensive Plan, sewer implementation is intended to be a strategic growth-management tool rather than a countywide extension of sewer service. The plan recognizes that sewer infrastructure is important to future economic development but also acknowledges that wastewater infrastructure is financially viable only where development density is sufficient to support the cost of construction, operation, and maintenance. The County therefore identifies completion of the Phase 1 Sewer Feasibility Study for the U.S. 19/41 and Highway 16 corridors as a key implementation action. The Comprehensive Plan further calls for implementation of an updated Wastewater Master Plan that coordinates sewer investment with the County's Future Development Map and overall vision for growth.

CONSULTANT will project flows based on population forecasts, census data trends, land use planning, and forecasted use patterns. These projection flows will be updated based on land use planning updates. Growth-related capacity needs will be identified.

Task 2 Deliverables:

- Flow and Growth Projections Stakeholder Meeting Minutes
- Flow and Loading Projection Report

- Population and demand forecasts

Task 3 – Regulatory Review and Compliance

CONSULTANT will review applicable federal, state, and local regulations to ensure SCWA's wastewater management plan meets current and anticipated compliance requirements. In addition, the Systemwide Wastewater Master Plan will consider the following SCWA goals in evaluating alternatives analysis and prioritization:

- Integrated asset management,
- Environmental stewardship,
- Resilient infrastructure design, and
- Regional planning considerations (Interbasin Transfer).

Task 3 Deliverables:

- Regulatory compliance summary
- Updated permitting strategy

Task 4 – Wastewater Alternatives Analysis and Prioritization

CONSULTANT will evaluate up to four wastewater system alternatives (Arthur K Bolton Economic Core Area, North Expressway, Newnan Road West, and Tri-County South. Each of these wastewater alternatives will be evaluated based on the developed flow and growth projections identified in Task 2. This may include a No-Action/Deferred Action based on the results of Task 2.

Identify Wastewater System Needs - CONSULTANT will compile the results of the growth projections, regulatory requirements, and development information to identify existing and future system needs. Define the sewer needs associated with each development area, such as gravity sewer capacity, pump station limitations, lack of service to planned growth areas, treatment limitations, aging infrastructure, system resiliency, and regulatory concerns.

Develop Improvement Alternatives. CONSULTANT will develop feasible alternatives for each significant system need. Alternatives may include treatment facility, pump stations, force mains, or a combination of improvements. Alternatives may include a No-Action/Deferred Improvement Alternative where appropriate in the 10-year planning horizon.

Specific sewer service alternatives for the County's targeted development areas identified in the Spalding 2042 Comprehensive Plan, including the SR 16/Arthur K. Bolton Parkway corridor, airport area, I-75/Jenkinsburg area, and other designated growth nodes. Alternatives will evaluate service boundaries, potential conveyance alignments, pump station locations, and phasing based on projected 2030, and 2035 wastewater demands.

Conduct Planning-Level Engineering and Cost Analysis. CONSULTANT will develop conceptual layouts and planning-level sizing for major improvements (Water Reclamation Facilities and Pump Station) and prepare capital, operation and maintenance, and lifecycle cost estimates.

Costs will be sufficiently developed to support comparison of alternatives and preparation of the Capital Improvement Program (CIP).

Develop Alternatives Evaluation Criteria and Scoring Matrix. CONSULTANT will establish a triple bottom line weighted evaluation framework for comparing projects. Recommended criteria may include the following criteria for scoring: capacity need, regulatory/compliance risk, support for planned development, resiliency, constructability, lifecycle cost, funding eligibility, consistency with local and regional plans and environmental benefit.

Prioritize Recommended Improvements. The project team will rank proposed projects based on the alternative evaluation. Identify dependencies among projects so that downstream capacity improvements occur before or concurrently with upstream sewer extensions.

Task 4 Deliverables:

- Wastewater Alternatives Stakeholder Meeting
- Alternatives evaluation matrix
- Recommended project prioritization report

Task 5 – Capital Implementation Program

ENGINEER will organize the recommended projects into implementation periods, such as 0–5 years, and 5–10 years. For each project, the team will identify the recommended project, planning-level cost, and implementation trigger and potential funding sources. Growth-driven projects will include measurable triggers—such as committed development, wastewater flow, pump station utilization, or capacity—so infrastructure is constructed when needed rather than solely according to a fixed calendar.

Task 5 Deliverables:

- Capital Project Sheets
- Supporting GIS data files

Task 6 – Final Wastewater Master Plan

ENGINEER will compile findings from all tasks into a comprehensive Wastewater Master Plan report, including an executive summary, recommendations, and implementation strategy.

Task 6 Deliverables:

- Draft Wastewater Master Plan
- Final Wastewater Master Plan

ARTICLE 2 – COMPENSATION

Compensation for the Scope of Services outlined in Article 1 shall be in accordance with the terms specified in the Standard Agreement for Professional Services. Compensation will be based on hourly billing rates, with a maximum not-to-exceed limit to be determined upon project scoping. The following table summarizes the proposed fees associated with each task. Compensation shall not exceed the total project budget without written approval from the OWNER.

Task Number	Task Name	Proposed Fee (\$)
Task 0	Project Management	\$10,840
Task 1	Project Initiation and Data Collection	\$9,370
Task 2	Flow and Growth Projections	\$41,480
Task 3	Regulatory Review and Compliance	\$12,840
Task 4	Alternatives Analysis and Prioritization	\$50,180
Task 5	Capital Implementation Program	\$23,040
Task 6	Final Wastewater Master Plan	\$23,420
	Total	\$171,170

ARTICLE 3 – SCHEDULE

The anticipated schedule for completion of the Systemwide Wastewater Master Plan is twelve (12) months from Notice-to-Proceed, subject to adjustments based on SCWA's review cycles and stakeholder input.

This Task Order will become effective when executed by both parties. The effective date is the latest date when this Task Order has been signed, as shown below.

IN WITNESS WHEREOF, the parties execute below:

For OWNER, SPALDING COUNTY WATER AUTHORITY

Dated this _____ day of _____, 2026

By: _____ General Manager

Name: JOSEPH JOHNSON Title

For CONSULTANT, R2T, Inc.

Dated this _____ day of _____, 2026

By: _____ V. President

Name ANDY RANKIN, PE Title



SPALDING COUNTY WATER AUTHORITY- REGULAR MEETING

The Next Regular Meeting will be held on Wednesday, October 21, 2026, at 8:30 am in the Courthouse Annex Meeting Room.

Requesting Agency

Spalding County Water Authority

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:



**SPALDING COUNTY WATER AUTHORITY-
REGULAR MEETING**

Consultation with the authority attorney, or other legal counsel, to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the authority or any officer or employee or in which the authority or any officer or employee may be directly involved as provided in O.C.G.A. §50-14-2(1).

Requesting Agency

Spalding County Water Authority

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS: