



Agenda
Regular Meeting January 21, 2026
8:30 AM
Room 108, Annex Building
119 E. Solomon Street
Griffin, GA 30223

I. OPENING (CALL TO ORDER)

II. INVOCATION

SCWA Member Fannie Delaney will deliver the Invocation.

III. PLEDGE TO FLAG

SCWA Member Cal Oxford will lead us in the Pledge to the Flag.

IV. ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON

1. Nominations and Election of Chairperson for the 2026 Calendar Year.
2. Nominations and Election of Vice Chairperson for the 2026 Calendar Year.

V. 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.

VI. MINUTES

1. Consider Approval of the December 17, 2025, Regular Scheduled Meeting Minutes.

VII. GENERAL MANAGER REPORT

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

VIII. FINANCIAL REPORT

1. Consider Acceptance of the Financial Statements period ended December 31, 2025, as presented by Deputy County Manager of Administration Erica Dye.

IX. NEW BUSINESS

1. Nominations and Election of Secretary-Treasurer for the 2026 Calendar Year.
2. Consider Adopting the Proposed 2026 Regular Meeting Schedule.
3. Consider Approval of the IGA between the City of Barnesville and SCWA.

X. OTHER BUSINESS

1. Discuss Possible Compensation of Board Members Pending Passage of Proposed Local Legislation.
2. Appointment of at least three (3) Members naming one (1) to serve as Chairperson for the Following:
 1. Planning Committee
 2. Finance Committee
 3. By-Laws Committee
3. Consider Adopting the Proposed 2026 Committee Meeting Schedule.
4. The Next Regular Scheduled Meeting will be held on Wednesday, February 18, 2026, at 8:30 a.m.

XI. SECRETARY-TREASURER COMMENTS

XII. GENERAL MANAGER COMMENTS

XIII. AUTHORITY MEMBER COMMENTS

XIV. ADJOURNMENT

1. Consider Motion to Adjourn.



**SPALDING COUNTY WATER AUTHORITY-
REGULAR MEETING**

**Nominations and Election of Chairperson for the 2026 Calendar
Year.**

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**

**Nominations and Election of Vice Chairperson for the 2026 Calendar
Year.**

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

Consider Approval of the December 17, 2025, 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:

[12-17 2025 Reg Scheduled Meeting jtjfinal.pdf](#)



Regular Meeting December 17, 2025

8:30 AM

Room 108, Annex Building

119 E. Solomon Street

Griffin, GA 30223

Minutes

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

I. OPENING (CALL TO ORDER)

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

II. INVOCATION

SCWA Member Gwen Flowers-Taylor delivered the Invocation.

III. PLEDGE TO FLAG

SCWA Member Dick Morrow led us in the Pledge to the Flag.

IV. CITIZEN COMMENTS

None.

V. MINUTES

1. Consider Approval of the November 19, 2025, Regular Scheduled Meeting Minutes.

Motion/Second by Morrow/Davis approving the November 19, 2025 Regular Scheduled Meeting Minutes. Motion carried 7/0.

2. Consider Acceptance of the following:

December 3, 2025, Planning Committee Meeting Minutes December 10, 2025, Finance Committee Meeting Minutes

Motion/Second by Morrow/Davis accepting the December 3, 2025 Planning Committee Meeting Minutes and December 10, 2025, Finance Committee Meeting Minutes. Motion carried 7/0.

VI. GENERAL MANAGER REPORT

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



Total Water Sales	Monthly Water Sales	Actual VS Budget	Meters Purchased	Active Meters	BPIPE \$	BPIPE Gallons
397.87M!	73.73M✓	73.73M!	115✓	15,789✓	\$89.42K✓	7.64M✓
Water Sales LY: 417.66M (-19.79M -4.74%)	Same Period LY: 71.82M (+1.91M +2.65%)	Budgeted: 75.70M (-1.97M -2.6%)	Meters Purchased LY: 112 (+3 +2.68%)	Active Meters LY: 15,598 (+191 +1.22%)	BPIPE LY: \$125.29K (+\$35.87K +28.63%)	BPIPE LY: 9.02M (+1.37M +15.24%)

Fiscal Year
FY-2026

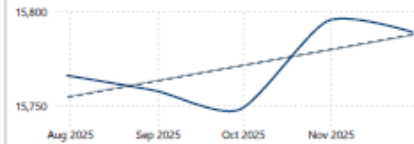
Fire Hydrant Maintenance Activities

3,229
Fire Hydrant Count
12/1/2025
Inspections as of Date
3,222
Fire Hydrant Inspections (CY)
20
Fire Hydrant Inspection Daily Average
12/9/2025
Maintenance Completion Date

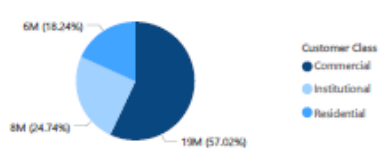
Top 15 Residential Developments by Volume

Development	Locations Served	Billed Volume (Gallons)	% of Total Billed Volume	Daily Consumption per Location	Locations Served % Change
Sun City Peachtree	2,045	41,111,525	10.33%	125	4.71%
Autumn Ridge	191	4,270,457	1.07%	139	0.00%
Wilts Walk	160	4,123,552	1.04%	160	-0.62%
Grayson Parc	264	4,035,730	1.01%	95	9.54%
Mathis	186	3,641,366	0.92%	122	0.00%
Northside Hills Apartments	6	3,546,872	0.89%	3,672	0.00%
Stonebriar	142	2,765,841	0.70%	121	0.00%
Amberwoods	140	2,706,141	0.68%	120	0.00%
Cody's Plantation	115	2,640,203	0.66%	143	0.00%
Lakeside	115	2,535,902	0.64%	137	-0.86%
Starfield West	108	2,465,017	0.62%	142	0.00%
Runaway Lake Estates	114	2,432,918	0.61%	133	-0.87%
Kendrick	133	2,189,546	0.55%	102	0.00%
Akin	124	2,062,821	0.52%	103	0.81%
Hale	108	2,031,208	0.51%	117	2.86%
Total	3,951	82,559,100	20.75%	130	3.02%

Active Accounts Trending



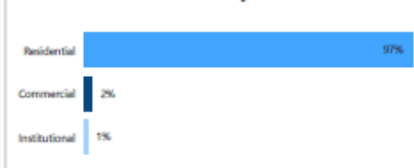
Top 10 Customer Volume by Class



Monthly Meter Sales Trending



% Active Locations by Customer Class



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 \$1,993,484 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 \$1,993,494).

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, 2023
- 217-01004D – Closing Date: May 27, 2023
- 217-01003U – Closing Date: July 10, 2023
- 217 01032 – Closing Date: October 3, 2023

MOU sent to High Falls 16 LLC on 12/3/2023 for execution. SCWA still hasn't received the executed MOU to begin easement negotiations.

GMP Construction Activities –

- Preconstruction Conference – 7/28/2023
- LDP Permit – 8/27/2023
- NPDES Permit – 8/29/2023
- Current Construction activities:
 - Grading for Chlorine Contact Chamber
 - Wet Well rock blasted and dewatering activities commencing. Base of wet well to be poured by the end of month.
 - Bore under cabin creek has been delayed with the recent rain.

Lead and Copper Rule Compliance

- 120 Water has completed the initial lead service line inventory. The current inventory shows approximately 8,000 unknown locations. We have a consultant looking into the dataset and advise on the best way to reduce the number of unknown locations.
- Planning Document Approval DWLSL #2023019 received from GaEPD on 3/31/2024.
- GEFA Agreement Package received – 6/17/2024
- \$400,000 GEFA Grant DWLSL2023019 Awarded – September 9, 2024
- Garver Communication Strategy Meeting – September 23, 2024
- Upload Lead Inventory to GaEPD – October 16, 2024
- Communicate with customers with UNKNOWN service line material status – Letter was mailed November 13, 2024.
- Total Unknowns based on Lead Service Line Inventory notification letter sent to customers – 8,626
- Total Unknowns (as of 12/13/2023) = 4,329
 - Customer Side = 4,201
 - SCWA Side = 2,869
- Since 4/2/2023, the field team has inspected 4,297 locations, resulting in a 49% reduction of Total Unknown locations.
- List of unknown locations sent to COG in November and notifications letters will go out to all unknown locations by 12/31/2023. SCWA is waiting on exact letter date to be provided by COG for our records.

General Managers Report_ November 2023
12/13/2023

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 1934.

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

Plan Review Summary - November 2025

Type	Commercial	
Commercial Projects		
Row Labels	Sum of # of Buildings	Sum of Building (sq ft)
2. Construction Plan Review	4	40290
Dairy Queen (1679 MLK Jr Pkwy)	1	2400
Enterprise Leasing Facility Reno.	0	0
VT Tire	0	0
HQO Waste Solutions (Pit Pro Facility)	1	7500
Pineview Rd	0	0
C-Store 205 Birdie Rd	1	6390
MI Rancho Supermarket	1	24000
3. Approved Construction Plans	8	559960
Dixon Realty LLC Warehouse Dev.	2	15050
High Falls - Mass Grade	0	0
Norcom's Office Warehouse	1	200000
PNK	1	306160
Sun City Plaza (Baptist Camp Rd)	4	38750
High Falls Road - Road Extension	0	0
Grand Total	12	600250

Type	Residential	
Residential Projects		
Row Labels	Sum of Lots	Sum of Property Size (acres)
1. Preliminary Plat Phase	1	9.8
Heron Bay Phase 3	1	9.8
2. Construction Plan Review	2	126.75
Gladier Farms	1	120
Heron Bay Amenity Area - The Meadows	1	6.75
3. Approved Construction Plans	5	421.464
Rover-Roc Farms	1	87.54
Sun City Pod 25 & 26	1	49
Teamon Pointe-2336 Teamon Rd	1	99.214
Ward Road	1	5.33
Heron Bay - The Meadows	1	179.96
4. As-built/Final Plat Review	6	279.988
Sun City Pod 27	1	46.53
Sun City Pod 26 Phase 1	1	35.502
Sun City Pod 18	1	12.185
Stonebriar Phase 4	1	52.18
Teamon Pointe Phase 1	1	99.95
Sun City Pod 27A	1	33.641
Grand Total	14	838.002

05. W/S Letter Requested

C-Store (SR 362) Williamson Rd	Sent W/S Avail Letter
Jordan Hill North	Sent W/S Avail Letter
Jordan Hill South	Sent W/S Avail Letter
North Towallga, 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, Rept.)	Sent W/S Avail Letter
Dilvert	W/S requires more info, email sent 12/11
Data Center (Alicia Dr x High Falls)	Sent W/S Avail Letter
Data Center (QA16 & 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
Minter Drive Subdivision	Revision reqd, HICWA connection instead of SCWA
1075 Armella Road (Gilbert Parcel)	Sent W/S Avail Letter
High Falls Road	Sewer demand requires revision, Paid for W/S Letter
Data Center (Wallace x Jackson Rd)	W/S Application received, more info reqd, notified
Wilson Rd Subdivision	W/S Application received, more info reqd, notified
Zebulon Rd Subdivision	W/S Application received, more info reqd, notified
1. Preliminary Plat Phase	
Heron Bay Phase 3	Prelim Plat need revision. Need water model.
2. Construction Plan Review	
Dairy Queen (1679 MLK Jr Pkwy)	Disapproved 2nd subm. Need to pay plan review fees
Enterprise Leasing Facility Reno.	Need to show estimated water usage
Gladier 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 Submittal
HQO Waste Solutions (Pit Pro Facility)	Disapproved 1st Submittal
Pineview Rd	Construction Plans Submitted (PW Project)
C-Store 205 Birdie Rd	Did not submit W/S Letter & other forms, sent comments
MI Rancho Supermarket	Requires fire line meter, and domestic RPZ
3. Approved Construction Plans	
Dixon Realty LLC Warehouse Dev.	Approved 3rd submittal of Construction Plans
High Falls - Mass Grade	Water Approved, Sewer Cond. Approval, Decal line approved
Norcom's Office Warehouse	Awaiting completion for inspection.
PNK	Pre-con done. Need Contractor approval and physical plans.
Rover-Roc Farms	Constr Plan 5th Submittal Approved
Sun City Pod 25 & 26	Pre-con complete, construction to begin
Teamon Pointe-2336 Teamon Rd	Pre-con complete. Constr to begin.
Went Road	Cond Approval 1st Constr Plans Submittal

Heron Bay -The Meadows	Constr Plans Approved 5-11-25
Sun City Plaza (Baptist Camp Rd)	CAT remain for Building Permit. Constr has started.
High Falls Road - Road Extension	Approved Constr Plans
4. As-Built/Final Plat Review	
Sun City Pod 27	As-Built and final plat not submitted.
Sun City Pod 26 Phase 1	Conditional Final Approval. Awaiting CAD As-built
Sun City Pod 18	Conditional Final Approval. Awaiting CAD As-built
Stonebrier Phase 4	Final Plat submitted, missing required forms
Teamon Points Phase 1	Final Plat & As-Built conditionally approved, draft Bond given
Sun City Pod 27A	Final Plat & As-Built in review, fees to be paid (bond received)

Plan Review Summary - Water & Sewer Availability

Water	Average GPD	Peak GPD
Committed Capacity (Completed & Prospective Projects)	106,642	234,280 GPD
Committed Capacity (*Completed Projects Only)	0	0 GPD
Expired Capacity (Outside 12-Month Rolling Period)	320726	727455 GPD

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

Sewer

Committed Capacity (Completed & Prospective Projects)	42,995	123,980 GPD
Committed Capacity (*Completed Projects Only)	0	0 GPD
Expired Capacity (Outside 12-Month Rolling Period)	0	0 GPD

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

Residential & Commercial Projects

DB, W/S Letter Requested	Water Capacity (Avg, GPD)	Water Capacity (Peak, GPD)	Sewer Capacity (Avg, GPD)	Sewer Capacity (Peak, GPD)
C-Store (28-262) Williamson Rd	4000	4000	CoG	CoG
Jordan Hill North	4320	8640	Trustee TBD	Trustee TBD
Jordan Hill South	10620	21240	Trustee TBD	Trustee TBD
North Towaliga, LP by Minerva Land LLC	200788	401576	Trustee TBD	Trustee TBD
Project WHIT	100000	201000	CoG	CoG
7 Crouch Rd (Conv. Store, Fueling, Rest.)	3000	3200	CoG	CoG
Divert	Awaiting Submission	Awaiting Submission	Awaiting Submission	Awaiting Submission
Data Center (Allota Dr x High Falls)	16500	19000	CoG	CoG
Data Center (SA16 & S McDonough Rd)	16000	19000	5000	7000
Tomochichi Logistics Center	15000	105000	15000	125000
Hudson Industrial Drive Parcel	Awaiting Submission	Awaiting Submission	Awaiting Submission	Awaiting Submission
Miner Drive Subdivision	Awaiting Submission	Awaiting Submission	Awaiting Submission	Awaiting Submission
1075 Amella Road (Gilbert Parcel)	26540	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 Center (Wallace x Jackson Rd)	More info req'd	More info req'd	More info req'd	More info req'd
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
1. Preliminary Plat Phase				
Heron Bay Phase 3	x	x	x	x
2. Construction Plan Review				
Dairy Queen (1679 MLK Jr Hwy)	933	933	CoG	CoG
Enterprise Leasing Facility Reno.	x	x	x	x
Glasier Farms	x	x	x	x
VT Tire	N/A	N/A	N/A	N/A
Heron Bay Amenity Area - The Meadows	Awaiting Submission	Awaiting Submission	Awaiting Submission	Awaiting Submission
H2O Waste Solutions (Ph Pro Facility)	250	1000	CoG	CoG
Pineview Rd	N/A	N/A	N/A	N/A
C-Store 205 Birdie Rd	More info req'd	More info req'd	More info req'd	More info req'd
MI Rancho Supermarket	N/A	N/A	N/A	N/A
3. Approved Construction Phase				
Dixon Realty LLC Warehouse Dev.	64	64	CoG	CoG
High Falls - Mass Grade	x	x	x	x
Norcom's Office Warehouse	x	x	x	x
PNE	2995	11980	2995	11980
Rover Rac Farms	x	x	x	x
Sun City Pod 25 & 26	x	x	x	x
Teamon Points-2336 Teamon Rd	x	x	x	x
Went Road	x	x	x	x
Heron Bay -The Meadows	x	x	x	x
Sun City Plaza (Baptist Camp Rd)	6177	21420	Trustee TBD	Trustee TBD
High Falls Road - Road Extension	N/A	N/A	N/A	N/A
4. As-Built/Final Plat Review				
Sun City Pod 27	x	x	x	x
Sun City Pod 26 Phase 1	x	x	x	x
Sun City Pod 18	x	x	x	x
Stonebrier Phase 4	x	x	x	x
Teamon Points Phase 1	x	x	x	x
Sun City Pod 27A	x	x	x	x



Motion/Second by Morrow/Flowers-Taylor accepting the General Manager Report as presented. Motion carried 7/0.

VII. SPECIAL COMMITTEE REPORT

1. Planning Committee

Planning Committee Chair Dick Morrow gave the report on behalf of the Planning Committee.

On December 3, 2025, the Planning Committee discussed the following:

1. SCWA Hydrant Maintenance and Flushing Program-consensus to approve. This program is required by EPD for our Sanitary Survey.
2. Capital Recovery Fee for Existing Customers-Remodeling-General Manager Johnson is working on creating a policy to address a use change resulting in higher water usage.
3. IGA with the City of Barnesville regarding potential wholesale connections-awaiting signatures from Barnesville before presenting it to the Board for approval.
4. Utility Services for the Future Airport- Croy Engineering will use information and make a determination as to which entity could provide the sewer service in the most cost-effective manner.
5. Joint Water Authority-As of December 31st, this portion of the contract will be satisfied. Chair Cannon directed Mr. Johnson to confirm that the City has no interest in pursuing the matter so that it can be considered closed.

2. Finance Committee

Finance Chair Clay Davis gave the report on behalf of the Finance Committee.

1. 2026 Retail Water Rates-Presentation by Joe Crea with Raftelis.
2. Total Project Cost for Pineview Road Water Line Relocation Project-consensus to accept bid by Piedmont Paving, Inc, not to exceed \$100,000 should they encounter rock.
3. Capital Recovery Fee for Existing Customers-Remodeling-General Manager Johnson is working on a policy to address a use change that results in higher water usage.

This concluded the Special Committee Report.

VIII. NEW BUSINESS

1. Consider Approval of the SCWA Hydrant Maintenance and Flushing Program.

Motion/Second by Morrow/Brandon approving the SCWA Hydrant Maintenance and Flushing Program. Motion carried 7/0.

Spalding County Water Authority (SCWA)

Fire Hydrant Maintenance and Flushing Program

Fire hydrants are essential access points to municipal water systems, mainly supporting fire suppression by providing immediate, high-pressure water for firefighting. Besides their emergency use, hydrants help assess water flow capacity, perform main flushing, street and sewer cleaning, support construction, and serve other municipal needs. While these tasks are important for system upkeep, the primary purpose – ensuring a reliable water supply for firefighting – always comes first. Any hydrant that cannot deliver enough flow should be quickly replaced or repurposed to protect public safety.

The SCWA Fire Hydrant Flushing and Maintenance Program offers a systematic method to maintain water distribution reliability, safeguard water quality, and ensure all hydrants are operational for emergencies. The program includes regular inspections, preventive maintenance, structured flushing, accurate record-keeping, and prompt corrective actions – all in compliance with Georgia EPD regulations, AWWA M17 guidelines, and ISO standards.

Program Components

1. Planning and Preparation

- Annually review the hydrant asset inventory and condition assessment records.
- Divide the service area into flushing zones based on the SCWA distribution system map.
- Prepare a schedule for flushing that covers all hydrants at least once per calendar year, prioritizing dead-end mains and areas with known water quality issues or low flow rates.
- Schedule flushing during periods of low water demand (e.g., early mornings or non-peak hours).
- Provide public notice to affected customers through the SCWA website and social media.
- Coordinate scheduling with the Spalding County Fire Department to ensure operational awareness.

2. Flushing Procedure

All hydrant flushing and maintenance activities are performed by trained SCWA staff.

- Notify the public prior to flushing, especially in areas where possible temporary water discoloration or pressure drops may occur.
- Isolate flushing zones using valves to direct flow as required. Hydrants are to be flushed so that a minimum velocity of 2.5 ft/sec is achieved in the water main, with

5.0 ft/sec preferred for optimal cleaning. Monitor flow rate (gpm), residual chlorine, and system pressure during flushing.

- Hydrants should be opened fully for 5-10 minutes or until water runs clear, sometimes up to 30 minutes depending on system needs.
- If necessary, water should be dechlorinated before it enters storm drains or natural water courses.
- System pressures must not drop below 20 psi during flushing. If pressure falls below 20 psi, a boil water advisory is triggered per Georgia EPD guidelines.
- Direct discharged water away from traffic, private property, and utility vaults to prevent damage and ensure public safety.

3. Maintenance Procedure


- During flushing, check hydrant exterior, nozzle threads, caps, operation of main valve, and free drainage. Hydrants must comply with AWWA C502 standards for dry-barrel hydrants and be capable of 250 psi working pressure as required by state and local specifications.
- Replace missing caps, repair or replace malfunctioning components, and ensure hydrants are free from leaks or other defects. Confirm proper painting and marking in accordance with local standards.
- Safety flanges and couplings should be inspected for damage and proper installation.


4. Record-Keeping and Program Management


- Record flushing data (date, location, hydrant number, flow rate, psi, chlorine residual, gallons used, observations) for each hydrant.
- Maintenance and inspection results are digitally recorded and stored to facilitate future system comparisons and regulatory reporting. Records are maintained in an easily accessible digital format for sanitary surveys or audits.
- Review annual summary reports to evaluate system performance and identify areas needing additional attention or improvements.
- Any defects found during inspection should be addressed promptly, with repairs scheduled and tracked until completion.

5. Training and Compliance

- Staff responsible for hydrant maintenance and flushing will be trained per AWWA M17 standards, with up-to-date reference materials readily available.
- The program will be reviewed for compliance with Georgia EPD standards every year and updated as new regulations or local needs evolve.

Approved by:  _____ Date: 12/17/2025
General Manager, SCWA

 _____ Date: 12/17/2025
Distribution Supervisor, SCWA

 _____ Date: 12/17/25
Chairman, SCWA

SCWA Fire Hydrant Maintenance and Flushing Program_2025

2. Consider Approval of the Pineview Water Line Relocation Project bid not to exceed \$100,000.00, as presented by Piedmont Paving and Grading.

Motion/Second by Davis/Oxford approving the Pineview Water Line Relocation Project bid not to exceed \$100,000.00. Motion carried 7/0.

IX. OTHER BUSINESS

1. The Next Regular Scheduled Meeting will be held Wednesday, January 21, 2026, at 8:30 a.m. in the Courthouse Annex Meeting Room.

Chair Cannon reminded the Board of the next regular meeting.

X. SECRETARY-TREASURER COMMENTS

None.

XI. GENERAL MANAGER COMMENTS

The General Manager stated that, on behalf of the team, he appreciates the Board's continued support and the flexibility provided to allow staff to effectively perform their duties. He added that the team could not achieve their work or operate as they do without the Board's support.

XII. AUTHORITY MEMBER COMMENTS

Gwen Flowers-Taylor-Happy Holidays to all!

Cal Oxford- stated that after his first year on the Board, he has developed a strong appreciation for the work that staff does. He noted that the team does a wonderful job and that he has never seen tasks turned over so quickly while maintaining such accuracy.

Clay Davis-emphasized the importance of paying close attention to timelines. He noted that from the County's standpoint, developers are closely monitoring progress, and changes in our schedule can cause concern among developers, which in turn affects County planning. He echoed Mr. Oxford's appreciation for staff and concluded by wishing everyone a Merry Christmas.

Wanda Howell-Happy Holidays to all and safe travels!

Jeff Brandon-Merry Christmas and Happy Holidays!

Dick Morrow- Mr. Morrow expressed appreciation for staff, noting the ease of accessing GIS maps for water and sewer systems, which has been helpful. He highlighted that the work being done on AKB has the potential to attract industry which will positively impact the millage rate by having industry share operational costs. He commended staff for their efforts and expressed pride in the collaborative work between the Board and staff. He concluded by wishing everyone a Merry Christmas.

At this time, Chair Cannon presented the 2025 list of accomplishments for the Spalding County Water Authority.

XIII. ADJOURNMENT

Motion/Second by Morrow/Davis to adjourn. Motion carried 7/0. Time: 9:21 a.m.



SPALDING COUNTY WATER AUTHORITY- REGULAR MEETING

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

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 Sales Summary_01.14.2026.pdf](#)

[General Managers Report_January 2026.pdf](#)

[Additional Information - Summary and Background - Dec 2025.pdf](#)

WATER SALES SUMMARY

Monthly Consumption Actual VS Budget

64.46M!

Budgeted Volume: 70.78M (-6.33M -8.94%)

December 2025

FYTD Total Consumption Actual VS Budget

462.33M!

Budgeted Volume: 468.91M (-6.58M -1.4%)

December 2025

FY Consumption Current VS Last Year

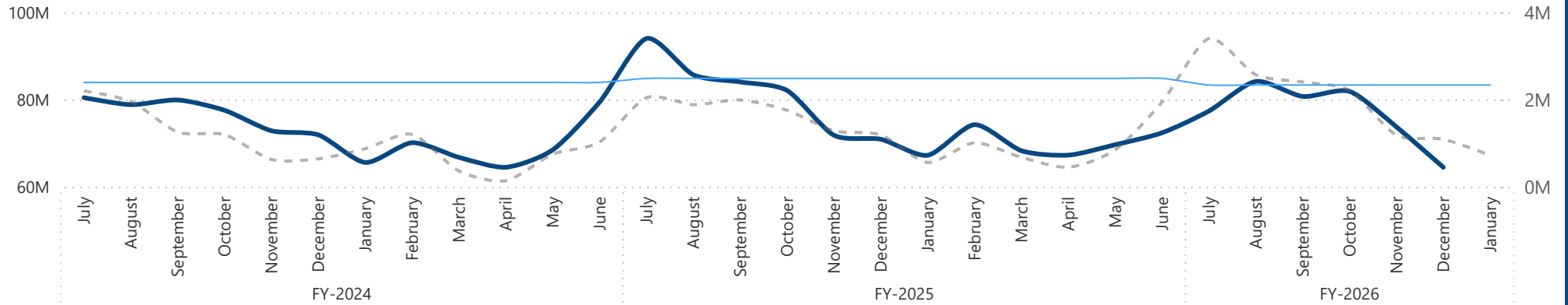
462.33M!

SPLY Consumption: 488.55M (-26.23M -5.37%)

December 2025

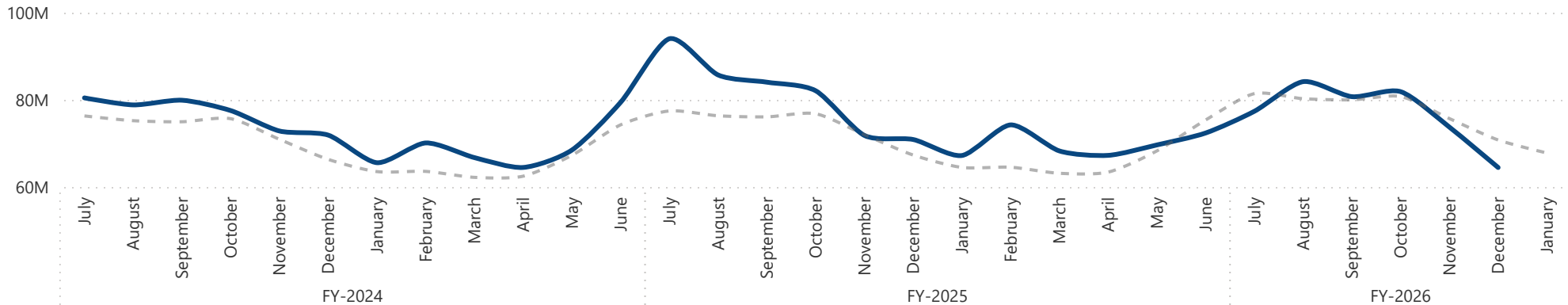
Water Sales Trending

● Billed Consumption ● Billed Consumption (LY) ● Average Day Demand



Water Sales Actual VS Budgeted

● Billed Consumption ● Budgeted Consumption



ACTIVE ACCOUNT SUMMARY

Locations Served

15,568✓

YoY% Change: 15,448 (+120 +0.78%)
December 2025

Total # of Services

16,263✓

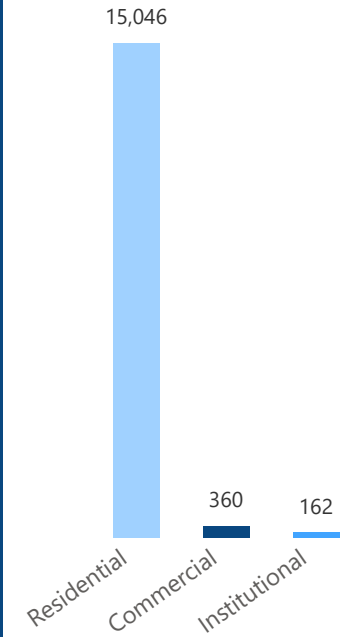
YoY% Change: 16,137 (+126.00 +0.78%)
December 2025

Total Meters Purchased

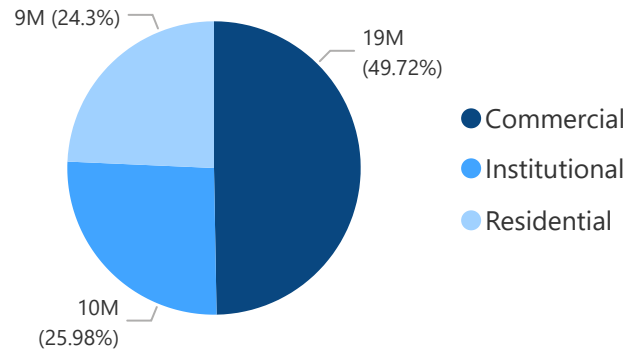
122!

Meters Purchases SPLY: 128 (-6 -4.69%)
FY-2026

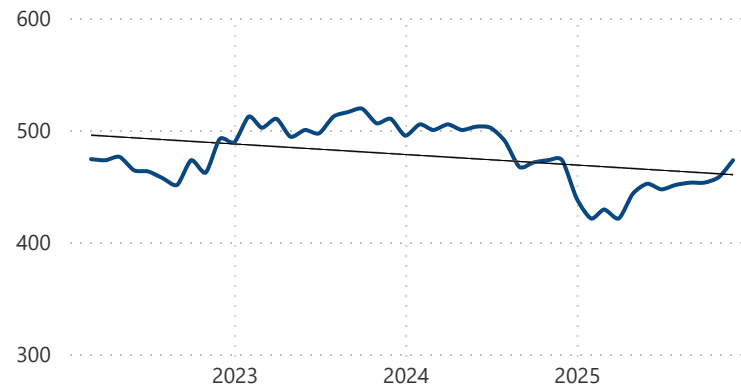
Active Locations by Customer Class



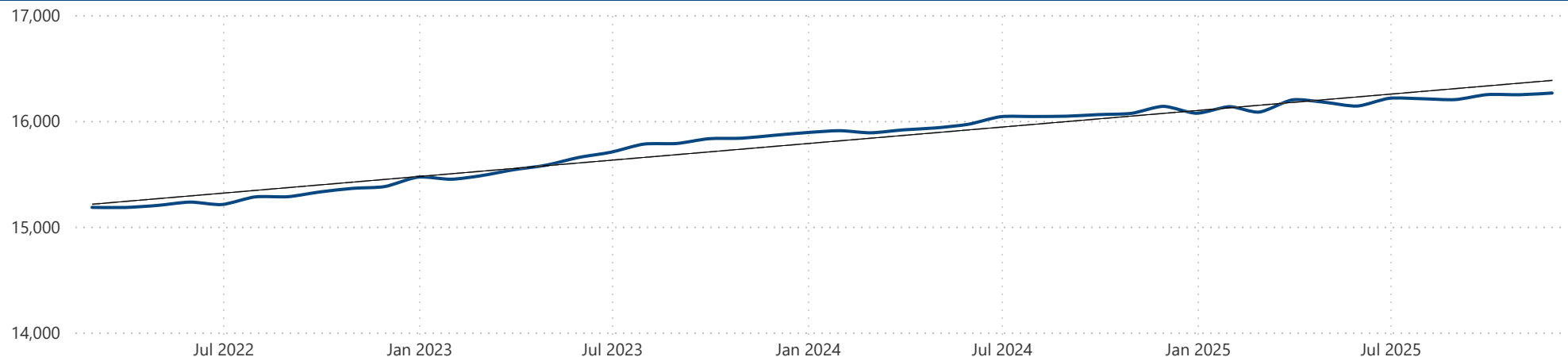
Top 10 Customers Volume By Class



Vacant Unbilled Accounts Trending



Active Accounts Trending



WATER SALES BY CUSTOMER CLASS

Water Sales by Customer Class

Customer Class	Average Monthly Consumption (Gallons)	Average Monthly Bill (\$)
Commercial	19,055	\$209.42
Institutional	18,022	\$213.41
Residential	4,254	\$55.03

Top 10 Residential Developments by Volume

SUBDIVISION	Locations Served	Billed Consumption (Gallons)	Average Monthly Consumption	% of Total Sales	Locations Served % Change
Sun City Peachtree	2,060	46,348,304	3,750	10.02%	4.36%
Autumn Ridge	191	5,008,692	4,371	1.08%	0.00%
Will'S Walk	160	4,803,821	5,004	1.04%	-0.62%
Greyson Parc	264	4,689,822	2,961	1.01%	9.54%
Mathis	186	4,246,717	3,805	0.92%	0.00%
Northside Hills Apartments	6	4,155,997	115,444	0.90%	0.00%
Stonebriar	142	3,352,392	3,935	0.73%	0.00%
Amberwoods	140	3,210,790	3,822	0.69%	0.00%
Cody'S Plantation	115	3,145,870	4,559	0.68%	0.00%
Lakeside	115	2,961,396	4,292	0.64%	-0.86%
Total	3,379	81,923,802	4,041	17.72%	3.27%

Top 15 Customers by Volume

Last Name	Billed Consumption	Billed Consumption %	Average Day Consumption
Spald Co Law Enforcem	6,914,995	1.50%	37,581
Big Peach Carwash	4,455,049	0.96%	24,212
Sumika Polymers North America	4,244,360	0.92%	23,067
Northside Hills Limited Partnership	4,155,997	0.90%	3,764
Brightmoor Health	3,420,463	0.74%	9,295
Levine	3,399,521	0.74%	18,476
Marukan Vinegar Usa Inc	2,972,498	0.64%	16,155
Moreland Rd Elementary School	2,849,445	0.62%	15,486
Pine Glen Mhp Llc	2,820,305	0.61%	15,328
Pulte Homes Corporation	2,351,595	0.51%	124
Mas Georgia Lfg Llc	2,312,586	0.50%	12,568
Wolf Creek Homeowners Assoc.	2,298,313	0.50%	12,491
Walker Concrete Company Llc	2,111,242	0.46%	11,474
Del Webb'S Scp Hoa	1,904,736	0.41%	5,176
Spalding Co C I	1,851,450	0.40%	10,062
Total	48,062,556	10.40%	2,107

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

MOU sent to High Falls 16 LLC on 12/3/2025 for execution. SCWA still hasn't received the executed MOU to begin easement negotiations.

GMP Construction Activities –

- Preconstruction Conference – 7/28/2025
- LDP Permit – 8/27/2025
- NPDES Permit – 8/29/2025
- Current Construction activities:
 - Lift Station Wet Well installed and is being waterproofed
 - Cabin Creek bore being installed. Contractor expects to be complete by 1/16/2026
 - Line "A" gravity sewer easement cleared and gravity sewer pipe is being laid out for installation activities.
 - Excavating footers for wall at basin and clarifier.

Lead and Copper Rule Compliance

- 120 Water has completed the initial lead service line inventory. The current inventory shows approximately 8,000 unknown locations. We have a consultant looking into the dataset and advise on the best way to reduce the number of unknown locations.
- Planning Document Approval DWLSL #2023019 received from GaEPD on 5/31/2024.
- GEFA Agreement Package received – 6/17/2024
- \$400,000 GEFA Grant DWLSL2023019 Awarded – September 9, 2024
- Garver Communication Strategy Meeting – September 25, 2024
- Upload Lead Inventory to GaEPD – October 16, 2024
- Communicate with customers with UNKNOWN service line material status – Letter was mailed November 15, 2024.
- Total Unknowns based on Lead Service Line Inventory notification letter sent to customers – 8,626
- Total Unknowns (as of 01/14/2026) = 3,320
 - Customer Side = 3,216
 - SCWA Side = 2,109
- Since 4/2/2025, the field team has inspected **5,306 locations**, resulting in a **61% reduction** of Total Unknown locations.
- Customer notification letters were sent out on December 23, 2025, to all customers with unknown service line materials. SCWA will mail the certification letter to the state to satisfy the requirement.
- SCWA and COG are coordinating to sample all Schools and Daycare facilities in FY27.

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

Plan Review Summary - December 2025

Type	Commercial	
Commercial Projects		
Row Labels	Sum of # of Buildings	Sum of Building (sq ft)
2. Construction Plan Review	4	40290
Dairy Queen (1679 MLK Jr Pkwy)	1	2400
Enterprise Leasing Facility Reno.	0	0
VT Tire	0	0
H2O Waste Solutions (Pit Pro Facility)	1	7500
Pineview Rd	0	0
C-Store 205 Birdie Rd	1	6390
Mi Rancho Supermarket	1	24000
Stonebriar Phase 3	0	0
3. Approved Construction Plans	6	544910
High Falls - Mass Grade	0	0
Norcom's Office Warehouse	1	200000
PNK	1	306160
Sun City Plaza (Baptist Camp Rd)	4	38750
High Falls Road - Road Extension	0	0
4. As-built/Final Plat Review	2	15050
Dixon Realty LLC Warehouse Dev.	2	15050
Grand Total	12	600250

Type	Residential	
Residential Projects		
Row Labels	Sum of Lots	Sum of Property Size (acres)
1. Preliminary Plat Phase	1	9.8
Heron Bay Phase 3	1	9.8
2. Construction Plan Review	2	126.75
Glazier Farms	1	120
Heron Bay Amenity Area - The Meadows	1	6.75
3. Approved Construction Plans	5	421.464
Rover Roc Farms	1	87.94
Sun City Pod 25 & 26	1	49
Teamon Pointe-2336 Teamon Rd	1	99.214
Wani Road	1	5.33
Heron Bay -The Meadows	1	179.98
4. As-built/Final Plat Review	6	279.988
Sun City Pod 27	1	46.53
Sun City Pod 26 Phase 1	1	35.502
Sun City Pod 18	1	12.185
Stonebriar Phase 4	1	52.18
Teamon Pointe Phase 1	1	99.95
Sun City Pod 27A	1	33.641
Grand Total	14	838.002

Plan Review Summary - December 2025

00. W/S Letter Requested

C-Store (SR 362) Williamson Rd	Sent W&S Avail Letter
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	W/S requires more info, email sent 12/11, 12/17
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
Minter Drive Subdivision	Revision reqd, HCWA connection instead of SCWA
1075 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 Application received, more info reqd, notified
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 Application received, more info reqd, notified

1. Preliminary Plat Phase

Heron Bay Phase 3	Prelim Plat need revision. Need water model.
-------------------	--

2. Construction Plan Review

Dairy Queen (1679 MLK Jr Pkwy)	Disapproved 2nd subm. Need to pay plan review fees
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
H2O Waste Solutions (Pit Pro Facility)	Disapproved 1st Submission
Pineview Rd	Construction Plans Submitted (PW Project)
C-Store 205 Birdie Rd	Did not submit W/S Letter & other forms, sent comments
Mi Rancho Supermarket	Requires fire line meter, and domestic RPZ
Stonebriar Phase 3	Cond Approval, Constr Plan resubmit reqd, fees need to be paid

3. Approved Construction Plans

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
PNK	Pre-con done. Need Contractor approval and physical plans.
Rover Roc Farms	Constr Plan 5th Submittal Approved
Sun City Pod 25 & 26	Pre-con complete, construction to begin
Teamon Pointe-2336 Teamon Rd	Pre-con complete. Constr to begin.
Wani Road	Cond Approval 1st Constr Plans Submittal
Heron Bay -The Meadows	Need to compare water main location with GPS on curb
Sun City Plaza (Baptist Camp Rd)	CRF remain for Building Permit. Constr has started.
High Falls Road - Road Extension	Approved Constr Plans

4. As-built/Final Plat Review

Dixon Realty LLC Warehouse Dev.	Awaiting As-Builts
Sun City Pod 27	As-Builts and final plat not submitted.
Sun City Pod 26 Phase 1	Conditional Final Approval. Awaiting CAD As-built
Sun City Pod 18	Conditional Final Approval. Awaiting CAD As-built
Stonebriar Phase 4	Final Plat submitted, missing required forms
Teamon Pointe Phase 1	Final Plat & As-Builts conditionally approved, draft Bond given
Sun City Pod 27A	Final Plat & As-Builts in review, fees to be paid (bond received)

Plan Review Summary - Water & Sewer Availability

Water

	Average GPD	Peak GPD	
Committed Capacity (Completed & Prospective Projects)	106,562	234,080	GPD
Committed Capacity (*Completed Projects Only)	64	64	GPD
Expired Capacity (Outside 12-Month Rolling Period)	320806	727655	GPD

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

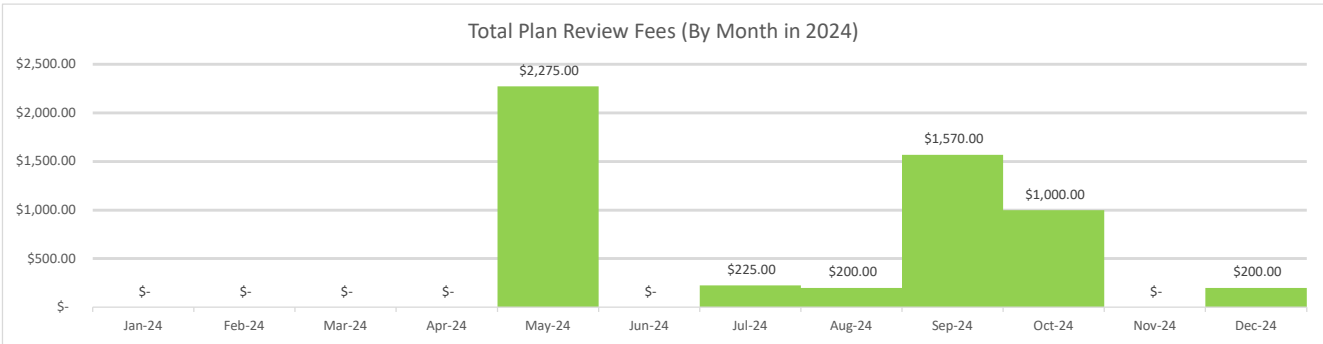
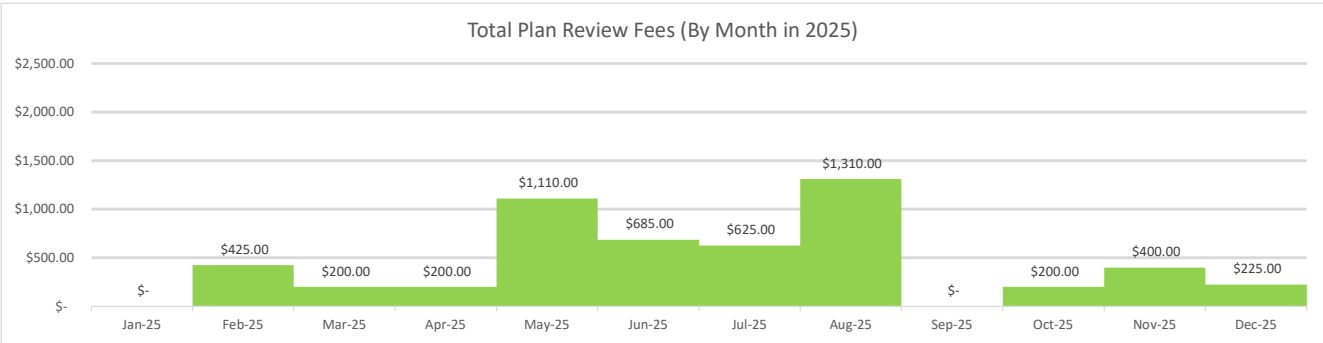
Sewer

Committed Capacity (Completed & Prospective Projects)	42,995	123,980	GPD
Committed Capacity (*Completed Projects Only)	0	0	GPD
Expired Capacity (Outside 12-Month Rolling Period)	0	0	GPD

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

Residential & Commerical Projects

00. W/S Letter Requested	Water Capacity (Avg, GPI	Water Capacity (Peak, GPD)	Sewer Capacity (Avg, GPD)	Sewer Capacity (Peak, GPD)
C-Store (SR 362) Williamson Rd	4000	4000	CoG	CoG
Jordan Hill North	4320	8640	Trustee TBD	Trustee TBD
Jordan Hill South	10620	21240	Trustee TBD	Trustee TBD
North Towaliga, 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	Awaiting Submission	Awaiting Submission	Awaiting Submission	Awaiting Submission
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
Minter Drive Subdivision	Awaiting Submission	Awaiting Submission	Awaiting Submission	Awaiting Submission
1075 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)	More info req'd	More info req'd	More info req'd	More info req'd
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 (75 South) / Hillwood	0	0	0	0
1. Preliminary Plat Phase				
Heron Bay Phase 3	*	*	*	*
2. Construction Plan Review				
Dairy Queen (1679 MLK Jr Pkwy)	933	933	CoG	CoG
Enterprise Leasing Facility Reno.	*	*	*	*
Glazier Farms	*	*	*	*
VT Tire	N/A	N/A	N/A	N/A
Heron Bay Amenity Area - The Meadows	Awaiting Submission	Awaiting Submission	Awaiting Submission	Awaiting Submission
H2O Waste Solutions (Pit Pro Facility)	250	1000	CoG	CoG
Pineview Rd	N/A	N/A	N/A	N/A
C-Store 205 Birdie Rd	More info req'd	More info req'd	More info req'd	More info req'd
Mi Rancho Supermarket	N/A	N/A	N/A	N/A
Stonebriar Phase 3	0	0	0	0
3. Approved Construction Plans				
High Falls - Mass Grade	*	*	*	*
Norcom's Office Warehouse	*	*	*	*
PNK	2995	11980	2995	11980
Rover Roc Farms	*	*	*	*
Sun City Pod 25 & 26	*	*	*	*
Teamon Pointe-2336 Teamon Rd	*	*	*	*
Wani Road	*	*	*	*
Heron Bay -The Meadows	*	*	*	*
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
4. As-built/Final Plat Review				
Dixon Realty LLC Warehouse Dev.	64	64	CoG	CoG
Sun City Pod 27	*	*	*	*
Sun City Pod 26 Phase 1	*	*	*	*
Sun City Pod 18	*	*	*	*
Stonebriar Phase 4	*	*	*	*
Teamon Pointe Phase 1	*	*	*	*
Sun City Pod 27A	*	*	*	*





**SPALDING COUNTY WATER AUTHORITY-
REGULAR MEETING**

Consider Acceptance of the Financial Statements period ended December 31, 2025, as presented by Deputy County Manager of Administration Erica Dye.

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:

[12.31.2025 Water Authority Financial Statements with memo.pdf](#)

MEMORANDUM

To: Spalding County Water Authority Board

From: Erica R. Dye, Deputy County Manager of Administration

Date: January 20, 2026

Subject: Water Authority Financial Statements

Fiscal Year 2026

Month Ended December 31, 2025

Year-to-date Revenues	\$7,372,778.71
Year-to-date Expenditures & Encumbrances	\$12,975,510 (\$3,340,711 Encumbrances)
Current Accounts Payable	\$ -0-
Truist Operating Account Balance	\$6,836,884.24
Truist Revenue Account	\$2,002,903.49
Depreciation Reserve Balance	\$1,166,790.00
Money Market Investment Account	\$12,397,204.12
2025 Series Capital Improvement Account	\$17,976,443.96
2025 Bond Sinking Fund	\$1,646,285.25

REVENUE & EXPENDITURE STATEMENT

07/01/2025 To 12/31/2025

SPALDING COUNTY BOC

FY 2025-2026

*100 in the % Used column indicates that no budget exists

Account	Current Period	YTD (\$)	Encumbrance	Budget (\$)	% Used
505 Water Fund					
Revenue					
505-0000-300000 FUND BALANCE APPROPRIATED	0.00	0.00	0.00	3,144,642.00	0
505-0000-344210 WATER REVENUE	5,781,772.06	5,781,772.06	0.00	10,529,258.00	55
505-0000-344215 DEVELOPMENT FEES	4,060.00	4,060.00	0.00	0.00	*100
505-0000-344230 WATER CAPITAL RECOVERY FEE	365,611.00	370,211.00	0.00	0.00	*100
505-0000-344235 SEWER CAPITAL RECOVERY FEE	382,162.00	382,162.00	0.00	0.00	*100
505-0000-344250 WATER TAP FEES	112,265.00	122,065.00	0.00	324,830.00	35
505-0000-361155 INTEREST- UB RES ACCT 7726	22,308.03	143,084.19	0.00	76,218.00	29
505-0000-361156 INTEREST-UB OPER ACCT 7727	17,061.27	108,096.27	0.00	82,970.00	21
505-0000-361610 2025 PROJECT FUND INTEREST	348,972.05	348,972.05	0.00	0.00	*100
505-0000-382080 WILLIAMSON RD TOWER SITE	113,023.90	113,023.90	0.00	0.00	*100
505-0000-389900 OTHER REVENUES	8.24	8.24	0.00	0.00	*100
505-4400-389900 WATER- OTHER REVENUES	-676.00	-676.00	0.00	0.00	*100
Revenue Subtotal	\$7,146,567.55	\$7,372,778.71	\$0.00	\$14,157,918.00	50
Expenditure					
1530 Gis					
4330 Wastewater Department					
4400 Water Department					
1530 Gis Subtotal	\$117,328.73	\$155,397.99	\$3,576.23	\$374,782.00	31
4330 Wastewater Department Subtotal	\$3,393,727.88	\$5,283,897.25	\$3,281,127.70	\$25,877,125.00	22
4400 Water Department Subtotal	\$3,732,567.69	\$4,195,502.92	\$56,007.54	\$13,482,426.00	28
Expenditure Subtotal	\$7,243,624.30	\$9,634,798.16	\$3,340,711.47	\$39,734,333.00	24
Deficiency Of Revenue Subtotal	-\$97,056.75	-\$2,262,019.45	\$6,625,415.40	-\$25,576,415.00	9
Other Financing Source					
505-1530-391110 OPERATING TRANSFER IN	0.00	0.00	0.00	76,415.00	0
505-4330-391110 OPERATING TRANSFER IN	0.00	0.00	0.00	25,500,000.00	0
Other Financing Source Subtotal	\$0.00	\$0.00	\$0.00	\$25,576,415.00	0
Deficiency Of Revenue Subtotal	-\$97,056.75	-\$97,056.75	-\$97,056.75	-\$2,194,650.66	\$0.00
After Transfers					*100



**SPALDING COUNTY WATER AUTHORITY-
REGULAR MEETING**

Nominations and Election of Secretary-Treasurer for the 2026 Calendar Year.

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**

**Consider Adopting the Proposed 2026 Regular Meeting
Schedule.**

**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:

[2026 Meeting Schedule.pdf](#)



SCWA Proposed Monthly Meeting Schedule

Proper notice will be given if meeting schedule is changed.

Date: 3rd Wednesday of every month, unless otherwise noted.

Time: 8:30 a.m.

Place: Courthouse Annex 119 E. Solomon Street, Meeting Room

January 21, 2026	8:30 a.m.
February 18, 2026	8:30 a.m.
March 18, 2026	8:30 a.m.
April 15, 2026	8:30 a.m.
May 20, 2026	8:30 a.m.
June 17, 2026	8:30 a.m.
July 15, 2026	8:30 a.m.
August 19, 2026	8:30 a.m.
September 16, 2026	8:30 a.m.
October 21, 2026	8:30 a.m.
November 18, 2026	8:30 a.m.
December 16, 2026	8:30 a.m.



**SPALDING COUNTY WATER AUTHORITY-
REGULAR MEETING**

**Consider Approval of the IGA between the City of Barnesville and
SCWA.**

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:

[Intergovernmental Agreement Spalding County.pdf](#)

INTERGOVERNMENTAL AGREEMENT

This Intergovernmental Agreement is entered into as of the 5th day of January, 2025 between the City of Barnesville, Georgia, acting by and through the City Council of the City of Barnesville, and the Spalding County Water and Sewerage Facilities Authority, acting by and through the duly appointed Board of Directors of the Spalding County Water and Sewerage Facilities Authority (the "SCWA").

WHEREAS, Article IX Section III, Paragraph I of the 1983 Georgia Constitution authorizes the parties hereto to enter into an Intergovernmental Contract for the provision of services with each other for a period that does not exceed fifty (50) years for the joint or separate use of facilities or equipment to the extent that such contract deals with activities, services or facilities that the City of Barnesville and the SCWA are authorized by law to undertake or provide; and

WHEREAS, certain property situate, lying and being in the City of Barnesville requires water service from the City of Griffin, Georgia, which said water must travel through the service area of SCWA and by means of the assets of SCWA in order to reach the City of Barnesville and be transmitted through its waterlines, which said development will have a significant economic impact on the City of Barnesville; and

WHEREAS, an update to the Water Model of SCWA is necessary to determine the ability of the City of Griffin to provide the water required to meet the needs and obligations of the City of Barnesville, as such water is to be provided by transmission through the assets of SCWA and at a cost to SCWA.

NOW THEREFORE, in consideration of the mutual benefits, the parties to this Agreement, the City Council for the City of Barnesville and the Board of the Spalding County Water and Sewerage Facilities Authority, hereby agree to enter into this Agreement pursuant to the IGC Clause as follows:

1. Applicable Territory. This Intergovernmental Contract shall apply only to items delineated in Task Order 1-4, attached hereto as Exhibit A, B, and C and made a part hereof by reference thereto.

2. Work. The work to be performed shall apply only to that as described in Task Order 1-4, attached thereto as Exhibit A, B and C and made a part hereof by reference thereto.

3. Payment. The City of Barnesville shall be responsible for all costs associated with Task Order 1-4, not to exceed \$15,480. If the cost to complete the work exceeds \$15,480, approval of the additional cost will be required by the City of Barnesville which shall be responsible for payment of all costs associated with Task Order 1-4. The City of Barnesville shall pay SCWA a fee of 1.5% of the cost to complete the work in compensation for its expenses in carrying out the terms of this Agreement.

4. Term. The term of this Intergovernmental Agreement shall be 3 months from the date

of execution.

5. Counterparts. This Agreement may be executed by the Participating Jurisdictions in multiple counterparts and signature pages, but the same shall be considered one document.

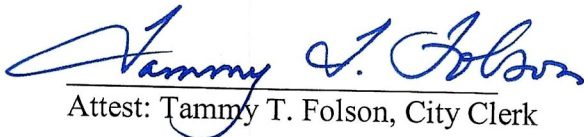
6. Effective Term. This Agreement takes effect on the date of the last party to execute.

IN WITNESS WHEREOF, the parties hereto, acting by and through their duly authorized officers have caused this Agreement to be executed as of the day and year first written above.

Executed this 5th day of January, 20 26.

CITY OF BARNESVILLE


Mayor: Kelly G. Hughes


Attest: Tammy T. Folson, City Clerk



Executed this _____ day of _____, 20 ____.

SPALDING COUNTY WATER AND
SEWERAGE FACILITIES AUTHORITY

By: Wade Cannon, Chairman

Attest: Joseph Johnson, Secretary/Treasurer

EXHIBIT “A”



EXHIBIT A (SCOPE OF SERVICES)

GENERAL

Within this scope, Garver will complete a hydraulic analysis of the potable water supply capacity at the three City of Barnesville (COB) master meters for wholesale supply. Garver will evaluate the capacity available at each of the master meters, both individually and combined, while maintaining minimum distribution standards within the Spalding County Water Authority (SCWA) and City of Griffin (COG) systems.

Task 1 – Identify Capacity Limitations with City of Barnesville Service

Within this task, Garver will complete the following items:

- A. Identify the hydraulic limitations and locations of minimum pressures associated with the additional demands at the COB meters in the SCWA and COG systems under existing maximum day conditions.

Task 2 – Determine Individual Master Meter Capacity

Within this task, Garver will complete the following items:

- A. Determine the maximum available capacity that could be captured through each individual master meter while maintaining minimum standards for SCWA and COG distribution system performance based on the hydraulic limitations in Task 1.
 - a. Assume 2029 maximum day conditions, as previously determined in the Water Model Development Report completed by Garver in January 2025.
 - b. The distribution system evaluation will use the following metrics, as compared to the existing system performance:
 - i. Minimum pressure
 - ii. Tank cycling
 - iii. Maximum pipe velocity
 - iv. Maximum head loss gradient
 - v. Available fire flow

Task 3 – Determine Maximum Combined Wholesale Supply Capacity

Within this task, Garver will complete the following items:

- B. Optimize the distribution of demands between the master meters to determine the maximum available combined capacity through all three master meters to be captured by COB while maintaining minimum standards for SCWA and COG distribution system performance based on the hydraulic limitations in Task 1.
 - a. Assume 2029 maximum day conditions.
 - b. The distribution system evaluation will use the following metrics, as compared to the existing system performance:
 - i. Minimum pressure
 - ii. Tank cycling



- iii. Maximum pipe velocity
- iv. Maximum head loss gradient
- v. Available fire flow

Task 4 – City of Barnesville Supply Hydraulic Analysis Technical Memorandum

Within this task, Garver will complete the following items:

- A. Compile the findings of Tasks 1-3 into a Draft Hydraulic Analysis Technical Memorandum (TM).
- B. Provide a digital copy of the Draft Hydraulic Analysis TM to SCWA, COG, and COB for review.
- C. Incorporate comments and deliver the Final Hydraulic Analysis TM to SCWA, COG, and COB.

Schedule

Garver shall begin work under this Agreement immediately after a Notice to Proceed (NTP) and shall complete the work in accordance with the schedule below:

Deliverable	Business Days
Draft Hydraulic Analysis TM	20 days from NTP
Final Hydraulic Analysis TM	5 days from receipt of SCWA, COG, and COB comments



**EXHIBIT B
(COMPENSATION SCHEDULE)**

The lump sum amount to be paid under this Agreement is \$15,480. The fee amounts for this Agreement are summarized below:

Item	Fee
Task 1 – Identify Capacity Limitations with City of Barnesville Service	\$2,570.00
Task 2 – Determine Individual Master Meter Capacity	\$3,930.00
Task 3 – Determine Maximum Combined Wholesale Supply Capacity	\$3,930.00
Task 4 – City of Barnesville Supply Hydraulic Analysis Technical Memorandum	\$5,050.00
Total	\$15,480.00

Client: Spalding County Water Authority

Name: _____

Signature: _____

Title: _____

Date: _____



**EXHIBIT C
(INSURANCE)**

Pursuant to Section 7.1 of the Agreement, Garver shall maintain the following schedule of insurance until completion of the Services:

Worker's Compensation	Statutory Limit
Automobile Liability	
Combined Single Limit (Bodily Injury and Property Damage)	\$500,000
General Liability	
Each Occurrence	\$1,000,000
Aggregate	\$2,000,000
Professional Liability	
Each Claim Made	\$1,000,000
Annual Aggregate	\$2,000,000
Excess of Umbrella Liability	
Per Occurrence	\$1,000,000
General Aggregate	\$1,000,000



SPALDING COUNTY WATER AUTHORITY- REGULAR MEETING

Discuss Possible Compensation of Board Members Pending Passage of Proposed Local Legislation.

Requesting Agency

Spalding County Water Authority

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

\$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. Members shall not be paid for meetings which they did not attend. The board chair shall receive no less than \$200.00 per month for serving as chair, plus an additional \$25.00 for attendance at any approved committee meeting.

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:



SPALDING COUNTY WATER AUTHORITY- REGULAR MEETING

Appointment of at least three (3) Members naming one (1) to serve as Chairperson for the Following: Planning Committee Finance Committee By- Laws Committee

Requesting Agency

Spalding County Water Authority

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

2025 Appointments

Planning Committee

Chair Dick Morrow

Vice Chair Fannie Delaney

Jeff Brandon

Gwen Flowers-Taylor

Finance Committee

Chair Clay Davis

Vice Chair Dick Morrow

Cal Oxford

Wanda Howell

By-Laws Committee

Chair Gwen Flowers-Taylor

Clay Davis

Jim Skinner

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:



**SPALDING COUNTY WATER AUTHORITY-
REGULAR MEETING**

**Consider Adopting the Proposed 2026 Committee Meeting
Schedule.**

**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:

[Proposed Meeting Schedule 2026.pdf](#)

Proposed 2026 SCWA Committee Meeting Schedule

Planning Committee

Meetings are held on the 1st Wednesday of each month at 9:00 a.m.

Meeting Date/Time is subject to change.

Wednesday	February 4	9:00 a.m.
Wednesday	March 4	9:00 a.m.
Wednesday	April 1	9:00 a.m.
Wednesday	May 6	9:00 a.m.
Wednesday	June 3	9:00 a.m.
Wednesday	July 1	9:00 a.m.
Wednesday	August 5	9:00 a.m.
Wednesday	September 2	9:00 a.m.
Wednesday	October 7	9:00 a.m.
Wednesday	November 4	9:00 a.m.
Wednesday	December 2	9:00 a.m.

Finance Committee

Meetings are held on the 2nd Wednesday of each month at 9:00 a.m.

Meeting Date/Time is subject to change.

Wednesday	February 11	9:00 a.m.
Wednesday	March 11	9:00 a.m.
Wednesday	April 8	9:00 a.m.
Wednesday	May 13	9:00 a.m.
Wednesday	June 10	9:00 a.m.
Wednesday	July 8	9:00 a.m.
Wednesday	August 12	9:00 a.m.
Wednesday	September 9	9:00 a.m.
Wednesday	October 14	9:00 a.m.
Wednesday	November 11	9:00 a.m. Office closed in observance of Veterans Day
Wednesday	December 9	9:00 a.m.

A quorum of the SCWA is expected to be present at every Committee meeting.



**SPALDING COUNTY WATER AUTHORITY-
REGULAR MEETING**

The Next Regular Scheduled Meeting will be held on Wednesday, February 18, 2026, at 8:30 a.m.

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**

Consider Motion to Adjourn._____

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: