

**Cobb County-Marietta Water Authority  
Minutes of Regular Meeting**

**November 17, 2025 – 2:30 p.m.**

The Regular meeting of the Cobb County-Marietta Water Authority was held on November 17, 2025, at 02:30 p.m., in the Cobb County-Marietta Water Authority's Board Room. Water Authority Board members present were James Scott, Dan Buyers, Charlie Crowder, Charles Welch, Grif Chalfant, Lisa Cupid and James Balli.

The meeting was called to order at 2:30 p.m. by Chair James Scott.

**1. Invocation and Pledge of Allegiance**

- a. Ms. Rebecca Watkins offered the invocation and led the Pledge of Allegiance.

**2. Approval of Minutes of Regular Meeting of October 20, 2025**

- a. Mr. James Scott asked for approval of the minutes of the Regular meeting of October 20, 2025. Mr. Dan Buyers made a motion to approve the minutes as presented. Mr. Charlie Crowder seconded the motion; motion passed unanimously 7/0.

**3. Approval of Minutes of Executive Session of October 20, 2025**

- a. Mr. Scott asked for approval of the minutes of the Executive Session of October 20, 2025. Mr. Grif Chalfant made a motion to approve the minutes as presented. Mr. Balli seconded the motion; motion passed unanimously 7/0.

**4. New business**

- a. There were no new business items to report.

**5. Financial report**

- a. Ms. Allison Clements, Director of Finance, presented a summary of the October 31, 2025, Financial Statements (copy in file). Operating income for October was \$2,804,677, which exceeded the budget expectation by \$459,245. Net income for October was \$4,176,999, which exceeded the budget expectation by \$1,093,278.

**6. Planning Committee Report**

- a. Mr. Buyers, Chair of the Planning Committee, gave a report on the Regular Planning Committee meeting of October 24, 2025 (copy in file).

**7. Personnel Committee Report**

- a. Mr. Balli, Chair of the Personnel Committee, gave a report on the Regular Personnel Committee meeting of October 30, 2025 (copy in file).

**8. Finance Committee Report and First Reading of the 2026 Operations and Capital Budgets**

- a. Mr. Crowder, Chair of the Finance Committee, gave a report on the Regular Finance Committee meeting of November 7, 2025 (copy in file).
- b. Ms. Clements referred to the memorandum in the board package and presented the First Reading of 2026 Operations and Capital Budgets (copy in file).

**9. Engineering Services – West Side Loop Section 3 Water Main Replacement Project**

- a. Mr. Blackwell referred to the memorandum in the board package (copy in file). Ms. Lisa Cupid made a motion to approve an Engineering Services Contract with Freese and Nichols, Inc. of Atlanta, for preliminary engineering, surveying and permitting, design engineering, construction management, and construction inspection services for the West Side Loop Section 3, 36-inch Water Main Replacement Project for the proposed fee of \$2,618,530. Mr. Buyers seconded the motion; motion passed unanimously 7/0.

**10. Cost Proposal Results: Bartow Feed – Third Army Road to County Line Meter 12-inch Water Main**

- a. Mr. Blackwell referred to the memorandum in the board package (copy in file). Mr. Welch made a motion to approve a task authorization through CCMWA's Emergency and On-Call Construction contract to Ruby-Collins, Inc. of Smyrna, GA, for the Bartow Feed – Third Army Road to County Line Meter, 12-inch Water Main in the amount of \$1,708,491. Mr. Chalfant seconded the motion; motion passed unanimously 7/0.

**11. Emergency and On-Call Construction Contract Extensions**

- a. Mr. Blackwell referred to the memorandum in the board package (copy in file). Mr. Balli made a motion to approve a final one-year extension of the Emergency and On-Call Construction Contract with Ruby-Collins, Inc., of Smyrna, GA, with a contract-based increase in labor rates of 3% and equipment rates based on the latest Equipment Watch Blue Book Rates. Ms. Cupid seconded the motion; motion passed unanimously 7/0.
- b. Mr. Blackwell referred to the memorandum in the board package (copy in file). Mr. Buyers made a motion to approve a final one-year extension of the Emergency and On-Call Construction Contract with Unity Construction Company, Inc., of Powder Springs, GA, with a contract-based increase in labor rates of 4.5% and equipment rates based on the latest Equipment Watch Blue Book Rates. Mr. Balli seconded the motion; motion passed unanimously 7/0.

**12. Old Business**

- a. There were no old business items to report.

**13. General Manager's Report**

- a. Mr. Blackwell referred to the General Manager's Report (copy in file) and provided information related to the following projects:

- i. Mars Hill Church Road to Pine Mountain 36-inch Aged Pipeline Replacement Project
  - ii. Old Highway 41 / National Park Service Water Main Replacement Project
  - iii. Quarles Chemical Building Replacement Project
  - iv. Quarles Reservoir Cleaning Project
- b. Mr. Blackwell provided updates on the following items:
  - i. Chattahoochee River Taste and Odor Causing Compounds

#### **14. Executive Session**

- a. Mr. Buyers made a motion to go into Executive Session to discuss Real Estate and Personnel matters. Ms. Cupid seconded the motion; motion passed unanimously 7/0.
- b. Mr. Buyers made a motion to return to the Regular meeting. Ms. Cupid seconded the motion; motion passed unanimously 7/0.

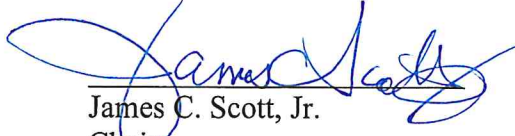
Mr. Chalfant made a motion to suspend the rule requiring prior notice for agenda additions and to add two legal items to the agenda. Ms. Cupid seconded the motion; motion passed unanimously 7/0.

#### **15. Legal**

- a. Purchase of Real Estate
  - i. Ms. Cupid made a motion to approve the fee-simple purchase of 565 and 569 Woodlawn Drive, Marietta, GA, at a not-to-exceed price of \$2,000,000, with the following stipulations. Mr. Welch seconded the motion; motion passed unanimously 7/0.
    - 1. CCMWA has 60 days after the signing of the contract to survey the property and examine the title.
    - 2. CCMWA will deposit \$50,000 into a mutually agreed upon attorney's real-estate escrow account upon the signing of the contract.
    - 3. CCMWA will have 60 days after the execution of the contract to perform any and all inspections desired.
    - 4. The closing on the transaction would occur within 45 days after the expiration of all of the time periods above.
    - 5. If inspections of the property and title deem the property compromised, CCMWA may terminate the contract and recover its escrow deposit.
- b. Executive Employment Agreement
  - i. Mr. Balli made a motion to approve the General Manager's Executive Position Employment Agreement as discussed in Executive Session, with one amendment. Mr. Chalfant seconded the motion; motion passed unanimously 7/0.

There being no further business, the meeting was adjourned at 3:57 p.m.

  
Kristen Bertsch  
Assistant Secretary

  
James C. Scott, Jr.  
Chair