

## Meeting Minutes

Cornelia Water & Sewerage Authority

Quarterly report

January 27, 2026

The Cornelia Water & Sewerage Authority was not held due to lack of a quorum; therefore, no official business was conducted. Engineers provided informal updates and discussed ongoing projects.

### WWTP EXPANSION TO 4.5 MGD (C8250.051)

90% plans sent to Reeves-Young in March for cost estimating, \$33.56 million  $\pm$ 10%

- Plans revised to remove primary clarifier, aeration basin, secondary clarifier, etc., \$16.09 million  $\pm$ 10% in July 2025. Solar dryer budget is  $\pm$ \$10 million on January 2025. Revised DDR submitted to EPD 1/30/2026.
- 95% of plans waiting for finalization of solids contact clarifier, electrical and structural engineering.
- Solar dryer project has been put on hold until after the expansion project when biosolids can be retested for compressive strength which is the landfill requirement for reduced tipping fees.
- GEFA Funding Preliminary Applications were submitted in December for the following:
  - **CWSRF Planning Loan – Wastewater Treatment Plant Expansion** \$2,300,000
    - Preliminary engineering, planning, and design for wastewater treatment plant expansion and upgrades
  - **CWSRF Wastewater Treatment Plant Expansion** \$23,000,000
    - (pre-app has to show total project amount) – City requested GEFA pre-app for max allowable next year, with bond for remainder
    - Wastewater treatment plant expansion and upgrades
  - **CWSRF Planning Loan - Biosolids Management Facility** \$150,000
    - Preliminary engineering and environmental planning for a new biosolids management facility
  - **CWSRF Biosolids Management Facility - land purchase** \$800,000
    - Land purchase for new biosolids management facility
- Anticipated schedule is
  - Bidding 1<sup>st</sup> Quarter 2026
  - Construction 2<sup>nd</sup> Qtr. 2026 thru 4<sup>th</sup> Qtr. 2027

### HAZEL CREEK DAM NO. 7/CAMP CREEK RESERVOIR REPAIRS. (GEFA No. WS12L18WR, C8250.022):

- These plans are to address deficiencies in Safe Dams letter dated 1/13/17.
- Gate valve to be replaced and trash rack to be replaced, outlet pipe to be rehabilitated with CIPP, new toe drains, and tower to be removed.
- Approval from Safe Dams Received. Construction start in October to be timed with low water level in reservoir

### WATER SUPPLY FROM LAKE TALLULAH (C8250.151)

- Designing a floating dock to permit GA Power.
- Revising the concept plan for our meeting on 1/13/2026 to be on Tallulah Falls property.

#### **DAM INSPECTIONS (C8250.018)**

- Hazel Creek Watershed No. 7 and Off-Stream Impoundment Dam inspections due in the 1<sup>st</sup> quarter of 2026
- Completed 1/13/2026

#### **SERVICE LINE INVENTORY (C8250.164)**

- 2,855 total service lines, 0 Lead, 124 Galvanized, 1,691 Unknown, 1,040 non-lead
- Mack Jones Enterprises is the selected contractor to identify unknowns: \$200,250
- GEFA Principal forgiveness awarded at 45% up to \$109,800

#### **WATER & SEWER RATE STUDY (C8250.154)**

- System comparison of existing water rates, operating ratio, and affordability compared to other systems.
- Water rates need to be increased by 5.5% and sewer rates by 5.3% for years 2027-2029 to achieve a 1.2 operating ratio. This takes into account a \$30 million WWTP improvement with a 30-year bond at 4.25% interest.
- Water and Sewer Rates increases of 5.4% were approved at the September 2025 Commission meeting.

#### **WATER MODEL UPDATE (C8250.143)**

- Updated and ready for scenarios.

#### **RISK & RESILIENCY UPDATE (C8250.165)**

- Risk and Resilience Assessment update that is due June 2026 is 95% complete. The final draft will be finalized in the next few weeks.
- The Emergency Response Plan that corresponds to the risk assessment is being updated currently and will also be completed in the next 30 days. The ERP is due in December 2026.

#### **HAZEL CREEK STREAM GAUGE CALIBRATION (C8250.092)**

- Awaiting final report from Nutter & Associates for results.

#### **HAZEL CREEK RAW WATER PUMP STATION IMP. (C8250.122)**

- GEFA Loan - \$1,329,200
- Awarded to J. Brennan Construction for \$1,103,049.79
- Project replaces one pump and upgrades the electrical and piping to pump 4.3 MGD.
- Construction completion expected January 2026.

#### **FY 2024 CDBG (C8250.146)**

- Awarded \$1,000,000 grant for water improvements in the East Walnut neighborhood.
- Awarded to Higgins Construction for \$899,290.00
- Construction began January 2026; Completion – April 2026

**2025 INFRASTRUCTURE IMPROVEMENTS (C8250.156)**

- Water/Sewer/Storm on Scott, Esta, Maple, Short Ave.
- Water valves on Old Lake Russell Road/Main St. & storm on Wyly/Jones in 2025.
- Awarded to Civil Construction & Utilities for \$1,700,000.00.
- Construction expected to begin March 2026; Completion – September 2026.

**HATCHERY SEWER (C8250.162)**

- Abandoned hatchery to be sold by Fieldale and renovated to re-open
- This will add 26,000 gallons per day to the sewer system.
- \$1,664,000 GEFA Grant
- ~18,300 LF force main and sewage lift station from hatchery to City gravity sewer system

**FY 2025 CDBG (C8250.158)**

- Circle Dr. & Myrtle St. – Water/Sewer/Storm.
- Application submitted in April 2025; Construction Budget:\$ 1,335,000.
- Will advertise in Q1 2026.

**FY 2026 CDBG (C8250.167)**

- Garden Gate & Whispering Wood – Water/Sewer.
- LMI surveys to be completed in Q1.