



September 12, 2025

To whom it may concern:

The Coweta County Water & Sewerage Authority (the “Authority”) currently has 14.95 MGD of water available to supply our system. Our average daily demand depending on the time of year ranges from 8.0 MGD to 11.5 MGD. Worst case scenario, that leaves 3.45 MGD of excess capacity available immediately. The Authority now has a withdrawal permit from Georgia EPD for 27 MGD from the Chattahoochee River. The construction of this project along with the installation of a 36” raw water transmission main are well underway and are expected to be completed by late 2025 or early 2026. Also, the Authority has already opened bids and are at the 30% phase of design for expansion of our BT Brown water plant. With the completion of these three projects, the Authority will have ample excess capacity for Project Sail and future growth within Coweta County.

The Authority recognizes that drought conditions can place added strain on any water system. Our operational planning incorporates Georgia EPD’s drought response framework, which includes monitoring, staged conservation measures, and public communication protocols to ensure adequate supply under reduced inflows. The ongoing construction of the Chattahoochee River intake, 36” raw water transmission main, and the expansion of the BT Brown water plant will not only increase our available capacity but also provide greater operational flexibility during prolonged dry periods. With these improvements in place, the Authority will be well-positioned to meet demands even under conservative drought supply scenarios.

In November 2023, the Authority engaged Ryper Water Analytics, LLC to conduct a “Revenue Sufficiency Study” (the “Study”) in advance of the issuance of the Series 2024 Revenue Bonds. The projects financed by the Bond issue were necessary to position the Authority to be able to serve the projected growth in the County. The projects included the Chattahoochee Raw Water Intake and Pump Station, the Chattahoochee Transmission Main, improvements to the BT Brown Water Treatment Plant, and the expansion of the Shenandoah Wastewater Treatment Plant.

The study indicated that the Authority would need to continue annual rate adjustments of 2.5% per year and have an additional rate adjustment of 2.75% in Fiscal Years 2027, 2028, and 2029 OR have commercial/industrial growth of 0.5MGD per year beginning in Fiscal Year 2027 – 2033.

The projected water demand for Project Sail would be approximately 6.0MGD. As with any industrial project, all improvements needed to serve this development with both water and sewer service will be fully funded by Project Sail. No cost will be passed on or incurred in any way by the rate payers of the

Coweta County Water & Sewerage Authority. In fact, this project would also help pay a portion of the current construction projects, therefore reducing the need for additional rate increases to our customers in the future.

In conclusion, Project Sail would not result in increased rates for the Authority's customers, it would provide needed growth for the Authority to help avoid rate increases.

If you have any questions, please feel free to contact me.

Sincerely,



Jay C. Boren, CEO
Coweta County Water & Sewerage Authority