

**Middle Chattahoochee Regional Water
And Sewer Authority Meeting**

July 14th, 2026 @ 7:00 PM
City of Union City- City Hall
5047 Union Street, Union City, GA. 30268

- I.** Vice Chair Brian Jones called the meeting to order at 7:00 P.M.
- II.** Roll Call was taken by Secretary Jessica Davis with the following board members present:

The Honorable Vice-Chair Brian Jones

The Honorable Mayor Vince Williams	The Honorable Councilwoman Jessica Wilbanks
The Honorable Mayor Hattie Portis-Jones	The Honorable City Manager Jamila Criss

The following board member(s) were absent:
The Honorable Chairman Tony Phillips
The Honorable Mayor Teresa Thomas Smith (Councilmember Deon Arnold attended in her stead)

The attendance of the board constituted a quorum, and the meeting proceeded.

III. Approval of Water Authority Minutes:

The motion to approve the June 9th MCRWSA meeting minutes (Union City, GA) was made by City Manager Jamila Criss and seconded by Mayor Vince Williams. **Vote: 6-0; Motion Carried**

The motion to approve the June 29th Metro Atlanta Regional Water Policy Roundtable Minutes (Savannah, GA) was made by Mayor Vince Williams and seconded by City Manager Jamila Criss. **Vote: 6-0; Motion Carried**

IV. Presentation:

V. Discussion & Approval:

1. RFP Responses and Evaluation-

Vice Chair Brian Jones introduced the discussion regarding the RFP responses and evaluation process. He asked whether Board members had completed their individual evaluations and discussed the appropriate process for compiling and reviewing the scores.

Mayor Vince Williams recommended postponing the RFP evaluation discussion until the next meeting when all Board members could be in attendance.

Vice Chair Jones noted that the Project Manager had provided an Excel scoring spreadsheet and recommended that each Board member complete and submit their individual scores in advance of the next meeting. He further explained that the individual scores could be compiled using a scoring rubric to determine the highest-ranked respondents for the Board's consideration.

City Manager Jamila Criss recommended establishing a deadline for Board members to submit their scores so that the results could be compiled prior to the next meeting.

The Board agreed to defer further discussion and evaluation of the RFP responses until the next meeting, scheduled for August 11. Board members will submit their completed evaluation scores by August 4.

Secretary Davis will notify each Board member via email of the August 4 submission deadline.

VI. Reports:

1. Water Attorney Report-

Attorney Dennis Davenport presented the Board with a monthly water consumption report designed to provide ongoing comparisons of water usage for each member city. He explained that the report includes six months of historical consumption data, allowing the Board to monitor usage trends and identify increases or decreases over time.

Attorney Davenport reviewed the current consumption figures for the Cities of Palmetto, Fairburn, and Union City and compared the current month's usage with previous reporting periods. He advised that the report will continue to be updated and distributed at each monthly meeting.

Mayor Hattie Portis-Jones requested that the consumption information for all member cities be consolidated into a single spreadsheet to provide a clearer historical comparison. She also requested that the information include both numerical data and a graph to illustrate consumption trends over six-month and annual periods.

Attorney Davenport agreed to provide the information to Secretary Davis for compilation into the requested format.

Attorney Davenport also presented a monthly Contributions Report showing the financial standing of each member city. He explained that the report was developed to provide greater transparency regarding amounts owed, payments received, invoices, deposits, beginning balances, and ending balances.

Attorney Davenport noted that the goal is for each member city to maintain a zero or positive balance each month to ensure sufficient funding for the Authority's approximately \$3 million annual bond obligation.

Mayor Portis-Jones asked whether the contributions were earning interest or being applied toward monthly payments. Attorney Davenport explained that payments are deposited directly into PNC and that the Authority makes a semiannual interest payment in June, followed by the annual interest and principal payment in December.

2. Financial Manager

Attorney Davenport presented Requisition #294 for the Board's consideration in the amount of \$44,110.45.

A motion to approve Requisition #294 was made by Mayor Vince Williams and seconded by City Manager Jamila Criss

Vote: 6-0; Motion Carried

3. Project Managers:

- **RFP Evaluation**

The Project Managers advised that Board members had received the RFP materials, including responses to questions submitted during the procurement process. The responses were also posted publicly to ensure that all respondents were operating with the same information.

Board members were encouraged to review the clarifications provided when completing their evaluations and to note any proposal responses that may be inconsistent with the information or clarifications previously issued.

- **Water Audits**

The Project Managers provided an update regarding the required Water Loss Control Reports, which are due by July 27.

Union City's audit information has been received. Fairburn previously requested a reporting template, which was provided on June 24; however, the completed information had not yet been received. Palmetto had also been contacted regarding its outstanding information.

The Project Managers advised that reminder emails would be sent to the cities with outstanding information. Once all required reports are received, the Project Managers will compile and submit the information to the Georgia Environmental Protection Division (EPD) to satisfy the Authority's permit requirements.

- **Urban League – Water Affordability Program**

The Project Managers provided a follow-up regarding the Greater Atlanta Urban League's previous presentation concerning water affordability programs implemented in DeKalb County.

At the Board's request, the Project Managers obtained and distributed two DeKalb County resolutions related to the program. One resolution establishes a Water Customer Bill of Rights, which includes provisions addressing fair and accurate billing, water rate assistance, shutoff protection, customer advocacy, citizen oversight, transparency and accountability, and equity and compassion.

The second resolution addresses water rates and the affordability program. The Project Managers noted that the resolutions do not specifically identify a dedicated funding source for the program. Based on the available information, the program appears to be structured with the expectation that increased collection of delinquent accounts and prevention of future delinquencies will help offset program and administrative costs.

The Greater Atlanta Urban League has contacted the Project Managers regarding whether the Authority wishes to pursue additional coordination or explore similar programs for its member cities. The Project Managers advised that they are available to facilitate further discussions at the Board's direction.

- **Mitigation Credits**

The Project Managers provided an update regarding mitigation credits previously sold by the Authority. Several credit releases that had been anticipated for the summer have been delayed due to vegetation success criteria and additional monitoring requirements.

Current projections indicate that one credit release may be delayed until September 2027, while another may not occur until the first quarter of 2028.

Despite the delays, the Project Managers identified proceeds owed to the Authority from previously released and sold credits totaling approximately \$165,660. The funds are anticipated to be received and posted to the Authority's account prior to or around the next Board meeting.

The Project Managers explained that mitigation credits previously owned by the Authority were sold back to mitigation bank sponsors, including RES and its equity partners. Depending upon the applicable agreement, the Authority receives royalties from certain credit sales.

Mayor Hattie Portis-Jones requested clarification regarding previously received mitigation proceeds, including approximately \$1 million received from prior credit sales, and asked how those funds had been accounted for or utilized.

The Project Managers advised that mitigation proceeds are deposited into the Authority's account and that the use of those funds is at the discretion of the Board.

Vice Chair Brian Jones stated that information regarding the mitigation proceeds and related account activity are in the Board's monthly meeting packet.

- **Fairburn City Council Presentation**

The Project Managers reported that they presented information regarding the Water Authority to the Fairburn City Council on June 22.

Mayor Hattie Portis-Jones thanked the Project Managers for the presentation and stated that it was well received. She noted that the information was particularly beneficial to newly elected Council members who were unfamiliar with the Authority and its operations.

- **Water Authority Roundtable**

The Project Managers requested feedback regarding the recent Water Authority Roundtable.

Mayor Vince Williams reported that the meeting was well attended and generated significant interest in future discussions, with representatives from several municipalities participating.

Mayor Hattie Portis-Jones agreed that the roundtable was productive and emphasized the importance of continuing outreach to municipalities individually. She also reported that Veolia expressed interest in potentially sponsoring a future summit and would discuss the opportunity internally.

It was noted that the City of Atlanta was not represented at the roundtable.

- **WIFIA Funding Opportunity**

The Project Managers reported that the U.S. Environmental Protection Agency (EPA) announced that certain administrative fees associated with the Water Infrastructure Finance and Innovation Act (WIFIA) program would be waived for qualifying small communities for applications submitted during 2026 and 2027.

The Project Managers advised that the waiver could potentially result in significant savings for eligible projects and noted that WIFIA had previously been discussed with Senator Jon Ossoff's office and representatives from USDA, GEFA, EPA, and other agencies as a potential financing option for future Authority projects.

Mayor Portis-Jones asked what types of Authority projects could potentially qualify for the program. The Project Managers explained that the Authority must first receive the outstanding water audits before moving forward with potential applications. Once the necessary information is received and the Authority identifies a project, potential eligible projects could include improvements to the distribution system, water intake infrastructure, or a water treatment plant.

The Project Managers noted that WIFIA operates through a rolling application process and recommended keeping the program available as a potential financing option as the Authority determines its future infrastructure priorities.

- **Georgia Tech**

The Project Managers reported that they had not yet received additional information from Georgia Tech regarding its anticipated project solicitation.

Based on previous discussions, Georgia Tech was expected to solicit projects during July, with the goal of compiling potential projects in early August for presentation to students and potential project commencement in September.

The Project Managers explained that the anticipated opportunity may require project drawings or other specific documentation. If the solicitation is released between regularly scheduled Board meetings, the Project Managers will distribute the opportunity and applicable deadlines to Board members via email to ensure the Authority does not miss the submission window.

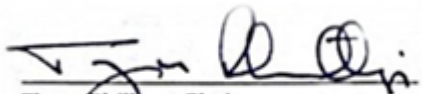
The Project Managers also confirmed that Georgia Tech maintains information regarding projects previously submitted by the Authority, which may be considered for other applicable programs or future opportunities.

VII. Other Business

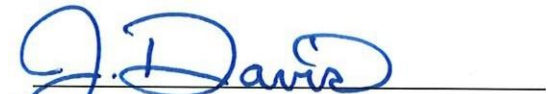
VIII. Adjournment

A motion to adjourn the meeting was made by Mayor Vince Williams and seconded by Mayor Hattie Portis-Jones.

Vote: 6-0; Motion Carried



Tony Phillips, Chair



J. Davis
Jessica Davis, Secretary