

Peachtree City Water and Sewerage Authority

December 16, 2025

The Peachtree City Water and Sewerage Authority held its monthly meeting on Tuesday, December 16, 2025, in the break room of the John W. Gronner Administrative Center. The following individuals were present: Chairman Kim Learnard, Vice-Chairman Clint Holland, Treasurer/Secretary Laura Johnson, Board Member Suzanne Brown, Ms. Melissa Griffis (attorney with Horne & Griffis), Mr. Dan Davis (ISE), Ms. Leslie Baer (ISE), Ms. Millie Shah (WASA), Mr. Larry McNeil (WASA), Mr. Josh Thomas (Cpak Technology Solutions), and Mr. Davis Ozier (ISE).

Ms. Learnard called the meeting to order at 8:30 am. The meeting began with the Pledge of Allegiance.

Ms. Learnard opened the meeting up for public comment. There were no public comments.

Ms. Learnard asked for a motion to approve the September 16, 2025 regular meeting minutes. Ms. Brown made a motion to approve the September 16, 2025 meeting minutes, seconded by Ms. Johnson. Motion carried.

There were no reports from the Authority members. Ms. Learnard noted that the next Board meeting is scheduled for Tuesday, January 20, 2026. Mr. Dan Davis provided a General Manager report including an update on the 54/74 Sanitary Sewer Line Replacement project stating that there have been major utility conflicts. Mr. Dan Davis stated there has been some disruption to the entrance of The Avenues, and the merchants are upset. The contractor (Piedmont Paving, Inc.) is working to minimize the impact and determine an alternative solution/route and the team is working to acquire any associated easements.

Ms. Shah provided a Budget Year End Update for FY2025 ending September 30, 2025. Ms. Shah stated the audit process will begin next month with Mauldin and Jenkins. Generally, revenues were at budget and expenses were under budget. Ms. Shah stated \$1M was added to the fund balance and the Authority is in good financial position. Ms. Shah clarified the purpose of the sinking fund.

Mr. Ozier discussed the Prioritization Plan Update Work Authorization from ISE. Mr. Dan Davis stated the Authority has accomplished many projects identified in the Prioritization Plan and the update will provide a long-term plan and electronic model of the system which will become the basis of the bond document. Mr. Ozier discussed the Tasks included in the Work Authorization. Mr. Holland asked if ISE provides survey services in-house. Mr. Dan Davis responded yes, ISE provides survey services with in-house personnel. Mr. Holland asked if there is any equipment needed due to the re-permitting process. Mr. Ozier stated this would be addressed in the Design Development Report. Mr. Holland asked if the report should look at a larger increase in waste load allocation. Mr. Ozier stated this will be looked at briefly in Task 4. There was some discussion on the estimated completion of February 2027. Mr. Ozier stated the timeline outlined will meet the bond timeline while also providing for wet and dry season flow monitoring. It was noted that data can continue to be collected after the report is complete. Ms. Brown made a motion to accept the Prioritization Plan Update Work Authorization from ISE in the amount of \$394,860 outside of field survey and other items as explained, seconded by Ms. Johnson. Motion carried.

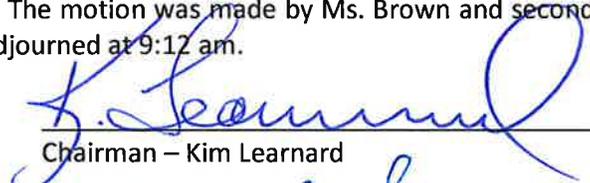
Mr. Dan Davis discussed the WorkOps Contract and stated that ISE has served as the General Manager for seven years. Mr. Dan Davis stated the same personnel will serve with the same resources, fees, terms, and termination notice, but under a different umbrella/name due to insurance guidelines. Ms. Griffis stated the terms and scope remain unchanged for the General Management task to begin February 1, 2026. Ms. Brown asked if the 30-day termination notice was too short. Ms. Griffis stated this condition is

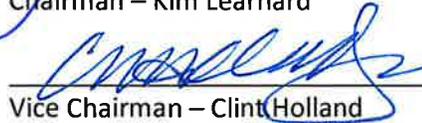
for the protection of the Authority. Mr. Dan Davis stated the team would be agreeable to a 60-day notice period. Mr. Holland asked if this change in organization would benefit the Authority. Ms. Griffis stated this change was neutral for the Authority. Ms. Brown asked if it is typical to have multiple companies under one umbrella. Ms. Griffis stated that type of organization is very typical, but clarified that she represents the Authority and not ISE or WorkOps. Ms. Johnson made a motion to approve the WorkOps Work Authorization for the Contract General Management beginning February 1, 2026 with an edit to provide for a 60-day termination notice for both parties, seconded by Ms. Brown. Motion carried.

Ms. Griffis stated the Board approved the Agreement for the Acquisition of Real Estate, 13.24-Acre Parcel South Highway 74, with the City of Peachtree City, Georgia at the September Board meeting. Ms. Griffis stated the City has adopted the resolution and contract, now the Board should adopt the resolution for the acquisition which has the same terms and purchase amount as in the Agreement and per the appraisal. Ms. Brown made a motion to approve the Resolution for the Acquisition of Real Estate, 13.24-Acre Parcel South Highway 74, with the City of Peachtree City, Georgia, seconded by Ms. Johnson. Motion carried.

Ms. Griffis stated there was no need for Executive Session.

Ms. Learnard asked for a motion to adjourn. The motion was made by Ms. Brown and seconded by Ms. Johnson. Motion carried. The meeting was adjourned at 9:12 am.


Chairman – Kim Learnard


Vice Chairman – Clint Holland