

**Peachtree City Water & Sewerage Authority  
Regular Meeting  
Agenda  
Tuesday, October 20, 2020  
8:30 a.m.**

**I. Pledge of Allegiance**

**II. Public Comment**

**III. Minutes**

**September 8, 2020 - Regular Meeting Minutes**

**IV. Reports**

**A. Authority Members**

**B. General Manager**

**V. Financial Update**

**VI. Property Committee Report**

**VII. Executive Session – Real Estate, Personnel, Potential Litigation**

**VIII. Adjourn**

**\*\* Location of meeting is Peachtree City Water & Sewerage Authority at 1127 Hwy. 74, South \*\***

**NOTE: This agenda is subject to change up to twenty-four hours prior to the scheduled meeting.**

**A quorum of City Council will be in attendance.**

Peachtree City Water and Sewerage Authority

September 8, 2020

The Peachtree City Water and Sewerage Authority held its monthly meeting on Tuesday, September 8, 2020, in the break room and conference room of the John W. Gronner Administrative Center. The following individuals were present: Chairman Vanessa Fleisch, Vice-Chairman Mike King, Treasurer/Secretary Terry Ernst, Board Member Kevin Madden, Ms. Melissa Griffis (attorney with Horne & Griffis), Mr. Dan Davis (ISE), Ms. Leslie Baer (ISE), Ms. Millie Shah (WASA), Mr. Larry McNeil (WASA), Mr. Chris Miller (Cpak Technology Solutions), Mr. John Dufresne, and Mr. Clint Holland. Mr. Phil Prebor was absent. Due to the COVID-19 pandemic and Governor Brian Kemp's Executive Order the Board members were located in the break room and the public was in the Board room for proper social distancing with live audio being fed into each room.

Ms. Fleisch called the meeting to order at 10:30 am and began with the Pledge of Allegiance.

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

Ms. Fleisch asked for a motion to approve the August 11, 2020 regular meeting minutes. Mr. King made the motion, seconded by Mr. Madden. Motion carried.

There were no reports from the Authority members or the General Manager.

Ms. Shah asked if any Board Members had questions regarding the FY2021 Budget presented at the August 11, 2020 Board Meeting. There were no questions regarding the budget. Mr. Madden stated the budget was reviewed thoroughly. Mr. Madden made a motion to accept the FY2021 Budget as presented, seconded by Mr. Ernst. Motion carried.

Ms. Fleisch asked for comments regarding the amended meeting dates proposed. Mr. Ernst stated a start time of 8:30 am is preferable. Ms. Griffis stated the amended dates are the third Tuesday of each month. Mr. Madden made a motion to amend the Meeting Date Schedule as presented with a start time of 8:30 am, seconded by Mr. King. Motion carried.

Mr. Dan Davis presented the Annual Services Contract, which was previously voted on two years prior. Mr. Dan Davis stated Crawford Grading & Pipeline was the lowest qualified bidder and recommended for the two-year term contract. Ms. Griffis stated a recommendation memo is attached to the agenda packet, which includes the bid form and outlines the selection process. Mr. Ernst made a motion to approve the Annual Services Contract as presented, seconded by Mr. King. Motion carried.

Mr. Dan Davis discussed the Annual Emergency Services Contract, which provides for emergency repairs at pre-agreed upon prices. Crawford Grading & Pipeline was the lowest qualified bidder and recommended for the two-year term contract. Mr. Dan Davis stated the recommendation memo is attached to the agenda packet. Mr. Dan Davis clarified that both contracts (Annual Services and Emergency Services) are one-year term, with a one-year option. Mr. King made a motion to approve the Annual Emergency Services Contract as presented, seconded by Mr. Madden. Motion carried.

Ms. Fleisch asked for a motion to adjourn into Executive Session for the purpose of Real Estate, Personnel and Potential Litigation. The motion was made by Mr. King and seconded by Mr. Ernst. Motion carried. The meeting was adjourned into Executive Session at 10:40 am.

The meeting was reconvened at 11:21 am.

Ms. Fleisch asked for a motion to adjourn. The motion was made by Mr. Madden and seconded by Mr. Ernst. Motion carried. The meeting was adjourned at 11:21 am.

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Chairman - Vanessa Fleisch

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Treasurer/Secretary - Terry Ernst



**Quarterly Financial Report**  
**September 30, 2020**  
Preliminary and Unaudited

**PCWASA Cash Account Balances**  
**September 30, 2020**

1111 Revenue Operating Account	\$ 3,087,108
1112 Sinking Fund Account	\$ 1,949,362
1113 Renewal & Extension Account	\$ 8,971
1114 Capital Fund Account	\$ 7,546
1320 Georgia Fund One	\$ 3,722,903
	<u>\$ 8,775,889</u>

Peachtree City Water and Sewerage Authority  
Financial Report  
For the Fiscal Year Ending on September 30, 2020  
Preliminary Financials - Unaudited

	<b>FY 2020 APPROVED BUDGET</b>	<b>FY 2020 ACTUAL/ ENCUMBRANCES</b>	<b>% Used YTD</b>
Revenues - Rate	\$8,854,355	\$9,160,589	103.46%
Revenues - Fee	\$930,857	\$902,837	96.99%
<u>Operating Fund Revenues</u>	<u>\$9,785,212</u>	<u>\$10,063,426</u>	
Salaries, Wages, & Benefits	\$2,576,304	\$2,328,968	90.40%
Materials, Supplies, & Services	\$3,105,720	\$2,829,264	91.10%
<u>Operation Expenditures</u>	<u>\$5,682,024</u>	<u>\$5,158,232</u>	90.78%
<u>Operating Surplus (Deficit)</u>	<u>\$4,103,188</u>	<u>\$4,905,194</u>	
Oper Trfr-Sinking Fund	\$2,747,677	\$2,747,677	100.00%
Oper Trfr-Ren & Ext	\$350,000	\$289,111	82.60%
Oper Trfr-Capital	\$626,000	\$344,607	55.05%
<u>Sub-Total</u>	<u>\$3,723,677</u>	<u>\$3,381,395</u>	90.81%
<u>Total All Expenditures</u>	<u>\$9,405,701</u>	<u>\$8,539,627</u>	
<u>Net Surplus (Deficit)</u>	<u>\$379,511</u>	<u>\$1,523,799</u>	
<u>Other Income (Expenditures)</u>	<u>\$10,000</u>	<u>\$26,510</u>	
<u>Total Surplus (Deficit)</u>	<u>\$389,511</u>	<u>\$1,550,309</u>	
Percentage into Budget Year:	100%		



(GEORGIA STATE ROUTE No. 74)		
COURSE	BEARING	DISTANCE
1	N 05°12' 44" W	42.42'
2	S 50°24' 44" E	120.00'
3	S 84°35' 16" W	42.43'
4	S 50°24' 44" E	76.41'

CURVE TABLE (GEORGIA STATE ROUTE No. 74)					
#	Radius	Delta	Length	Chord	Tangent
1	857.54'	21°28' 53"	321.51'	319.63'	162.66'
2	857.54'	20°18' 27"	303.94'	302.35'	153.58'
					Chord Bearing S 61°10' 18" E S 82°03' 58" E

RESERVED FOR CLERK OF SUPERIOR COURT

Drainage Note:

The owner of record, on behalf of himself and all successors in interest specifically releases the City of Peachtree City from any and all liability and responsibility for flooding or erosion from storm drains or erosion from storm drains or from flooding from high water of natural creeks, rivers or drainage features shown herein. A drainage easement is hereby established for the sole purpose of providing for the emergency protection of the free flood surface waters along all watercourses as established by the City. The City Engineer and/or the City's Public Works Department may conduct emergency maintenance operations within this easement where emergency conditions exist. Emergency maintenance shall be the removal of trees and other debris, excavation, filling and the like, necessary to remedy a condition which in the judgment of the City Engineer or Public Works Director, is potentially injurious to life, property or the public roads or utility system. Such emergency maintenance, conducted for the common good, shall not be construed a continuing maintenance obligation of the City of Peachtree City nor an abrogation of the city's rights to seek reimbursement from the owner(s) of the property(ies) of the lands that generated the conditions.

The City of Peachtree City shall not be held accountable or liable for claims of injury or damage resulting from the stormwater drainage system installed on the property identified on this plot and shall be indemnified from claims brought by downstream owners based on the operation, failure to operate, improper design or improper construction.

Final Plat Approval:

This plat complies with the zoning regulations, the land development ordinance and all other regulations governing the land development for the City of Peachtree City.

City Engineer	
Date	
City Planner	
Date	
Mayor/City Manager	
Date	
City Clerk	
Date	

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE, THE UNDERSIGNED SURVEYOR AND W.D. GRAY AND ASSOCIATES, INC. MAKE NO WARRANTIES, REPRESENTATIONS, OR WARRANTY REGARDING INFORMATION SHOWN HEREON PERTAINING TO RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS, RESERVATIONS, AGREEMENTS, SETBACK LINES, BUFFERS, AND OTHER SIMILAR MATTERS. OTHER CONDITIONS OR DOCUMENTS MAY EXIST THAT WOULD AFFECT THIS PROPERTY. NO LIABILITY IS ASSUMED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, ZONING ORDINANCES, ENVIRONMENTAL RESTRICTIONS, BUFFERS, AND RIGHTS-OF-WAY SHOWN OR NOT SHOWN, RECORDED OR NOT RECORDED.

W.D. GRAY AND ASSOCIATES, INC. HAS MADE NO INVESTIGATION AS TO THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES, BEFORE ANY LAND DISTURBANCE ACTIVITY BEGINS. UNDERGROUND UTILITIES SHOULD BE IDENTIFIED AND LOCATED. W.D. GRAY AND ASSOCIATES, INC. ASSUMES NO LIABILITY FOR LOSS OR DAMAGES CAUSED BY THE DISCOVERY OF OR DISTURBANCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES.

The field data upon which this survey is based has been computed for closure by latitudes and departures, and has a closure precision of one foot in 143,360 ft., and an angular error of 3 seconds per angle point, and is UNADJUSTED. A TOPCON (2"=3000W) was used to obtain linear and angular measurements.

It is my professional opinion, that this plat is true and correct representation of the land platted, has been prepared to meet the minimum standards and requirements of law, and has been computed for closure and has been found to be accurate within one foot in 825,354 feet.

PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS RULE 180-6--09 THE TERM CERTIFICATION AS USED IN BOARD RULE 180-6--09(2) AND (3) AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESS OR IMPLIED.

NOTES:

- THIS IS A SURVEY TO DIVIDE PROPERTY AS RECORDED IN DEED BOOK 1153, PAGES 110-128, DEED BOOK 1757, PAGES 698-705, AND PLAT BOOK 35, PAGE 114, FAYETTE COUNTY, GEORGIA RECORDS.
- CURRENT OWNER: PEACHTREE CITY WATER AND SEWERAGE AUTHORITY PER DEED BOOK 1153, PAGES 110-128, DEED BOOK 1757, PAGES 698-705, FAYETTE COUNTY, GEORGIA RECORDS AS OF 05-30-1997 AND 12-05-2001 RESPECTIVELY.
- THIS SURVEY WAS AUTHORIZED BY PEACHTREE CITY WATER AND SEWERAGE AUTHORITY, DAN DAVIS, REPRESENTATIVE.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- BEARINGS BASED ON GEORGIA STATE PLAIN COORDINATES (WEST ZONE).
- OTHER IMPROVEMENTS EXIST ON THIS PROPERTY, BUT ARE NOT SHOWN AT CLIENTS REQUEST.
- THE LOCATION OF THE CENTERLINE OF LINE CREEK IS SUBJECT TO CHANGE DUE TO NATURAL EROSION, ALLUVION AND/OR ACCRETION.
- W.D. GRAY AND ASSOCIATES, INC. HAS MADE NO INVESTIGATION AS TO THE EXISTENCE OR NON-EXISTENCE OF JURISDICTIONAL WETLANDS.
- SETBACKS, BUFFERS, AND BUILDING LINES, IF ANY, TO BE DETERMINED BY THE CITY OF PEACHTREE CITY GOVERNING AUTHORITY.

COURSE	BEARING	DISTANCE
5	S 39°34' 31" W	376.95'
6	N 51°02' 17" W	50.05'
7	N 39°35' 53" E	38.08'
8	S 50°35' 03" E	10.08'
9	N 39°34' 31" E	335.38'
10	S 50°24' 44" E	40.00'

COURSE	BEARING	DISTANCE
11	N 47°17' 02" W	283.53'
12 - LC	N 49°09' 39" W	64.53'
13	N 51°02' 17" W	184.20'
14	N 39°34' 31" E	40.00'
15	S 51°02' 17" E	183.77'
16 - LC	S 49°09' 39" E	67.15'
17	N 47°17' 02" E	201.52'
18	N 36°31' 43" E	7.77'
19	S 63°47' 30" E	100.00'
20	S 71°12' 30" W	86.63'

CURVE	RADIUS	ARC LENGTH
12	985.00'	64.54'
16	1,025.00'	67.16'

Owners Certificate:

I, being the owner of the land shown on this plat, hereby certify that all state, city and county taxes or other assessments now due on this land have been paid; all streets, drainage ways and easements shown hereon are dedicated to the use of the public and enforcement by public safety officials forever; and, that I will be responsible for the maintenance and repair of all infrastructure associated with this development until expiration of the maintenance period.

Date	
Owner	
Date	
Owner	

Owners Acknowledgement:

The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey, and that he or she is aware and acknowledges the changes shown on this plat.

Owner/Agent	Date:
Owner/Agent	Date:

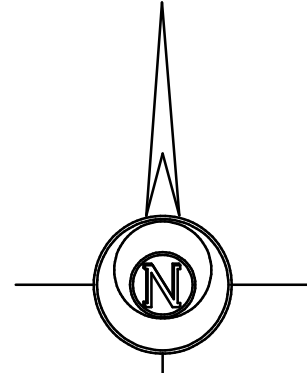
PREPARED FOR:

PEACHTREE CITY WATER AND SEWERAGE AUTHORITY

CONCEPT/EXHIBIT PLAN  
NOT FOR RECORDING OR TRANSFER OF TITLE OF LAND

W.D. Gray and  
Associates, Inc.  
LSF000701

land surveyors - planners  
160 GREENCASTLE ROAD SUITE B TYRONE  
GEORGIA 30290  
PH. 770-486-7552 FAX 770-486-0496

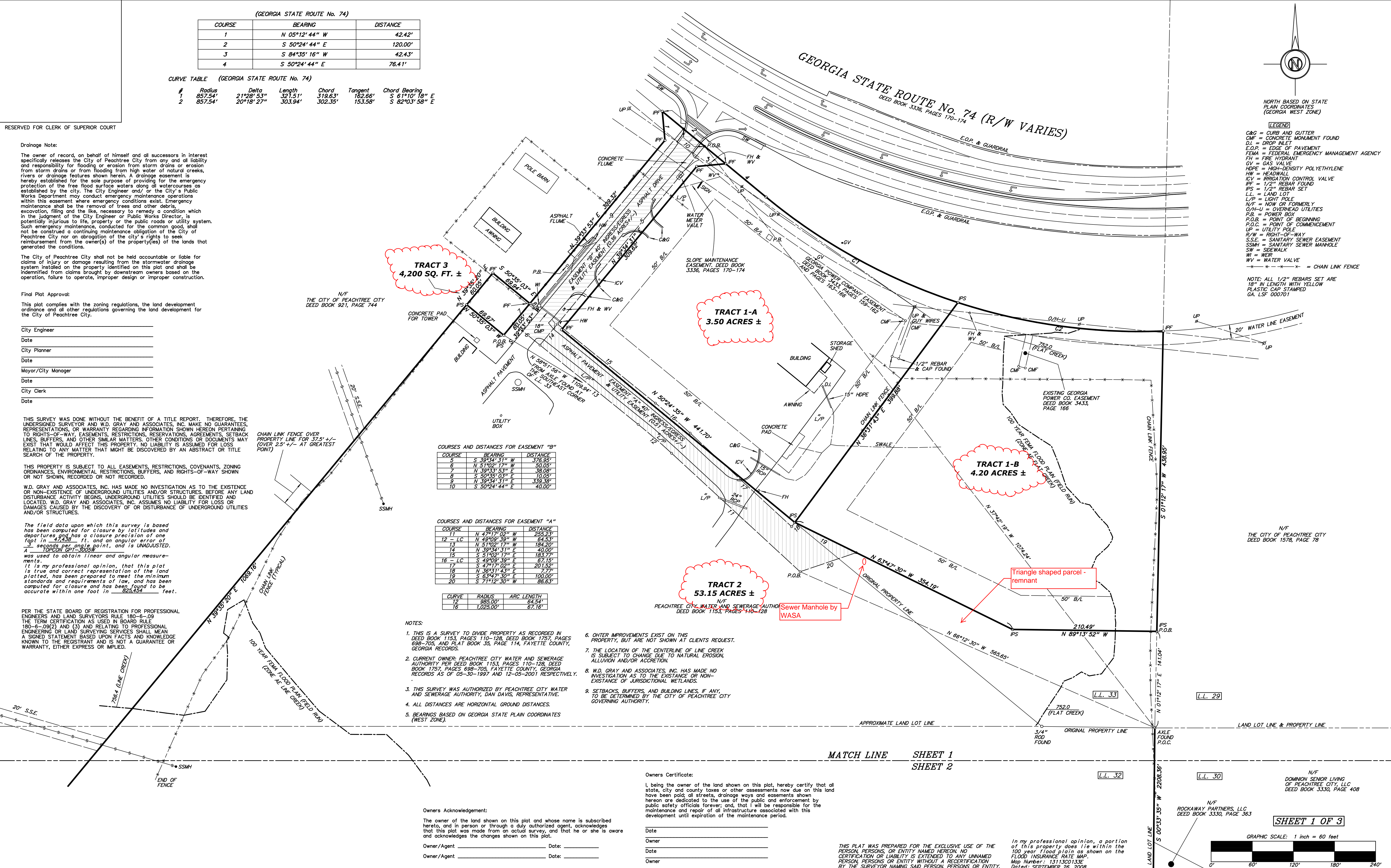


NORTH BASED ON STATE  
PLAIN COORDINATES  
(GEORGIA WEST ZONE)

LEGEND

C&G = CURB AND GUTTER  
CMF = CONCRETE MONUMENT FOUND  
D.I. = DROP INLET  
E.O.P. = EDGE OF PAVEMENT  
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY  
FH = FIRE HYDRANT  
GV = GAS VALVE  
HDPE = HIGH-DENSITY POLYETHYLENE  
HW = HEADWALL  
ICV = IRRIGATION CONTROL VALVE  
IPF = 1/2" REBAR FOUND  
IPS = 1/2" REBAR SET  
LL = LAND LOT  
L/P = LIGHT POLE  
N/F = NOW OR FORMERLY  
O/H-U = OVERHEAD UTILITIES  
P.B. = POWER BOX  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
UP = UTILITY POLE  
R/W = RIGHT-OF-WAY  
S.S.E. = SANITARY SEWER EASEMENT  
SSMH = SANITARY SEWER MANHOLE  
SW = SIDEWALK  
WV = WATER VALVE  
\*\*\*\*\* = CHAIN LINK FENCE

NOTE: ALL 1/2" REBARS SET ARE  
18" IN LENGTH WITH YELLOW  
PLASTIC CAP STAMPED  
GA. LSF 000701



SHEET 1 OF 3



LAND LOTS: 32 & 33	DATE OF SURVEY: 09/21/12
6th DISTRICT	DATE OF DRAWING: 09/26/12
CITY OF PEACHTREE CITY FAYETTE COUNTY, GA.	REVISED: 10-08-20
SCALE: 1" = 60'	JOB NO. 1109007