Peachtree City Water and Sewerage Authority

June 2, 2026

The Peachtree City Water and Sewerage Authority held its monthly meeting on Tuesday, June 2, 2026, in the break room of the John W. Gronner Administrative Center. The following individuals were present: Chairman Kim Learnard, Vice-Chairman Suzanne Brown, Treasurer/Secretary Michael Polacek, Board Member Clint Holland, Board Member Laura Johnson, 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), Clé Summerville (Horne & Griffis), Alex Bergosh (Horne & Griffis), Mr. Davis Ozier (ISE), and Mr. Kevin Wilfley (Mauldin & Jenkins).

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 February 10, 2026 regular meeting minutes. Mr. Holland made a motion to approve the February 10, 2026 regular meeting minutes, seconded by Mr. Polacek. Motion carried.

There were no reports from the Authority members.

Mr. Dan Davis provided a General Manager report and stated that the team continues to work on projects in preparation for the future bond including meeting with Raftelis regarding the Rate Study. Mr. Holland asked when the Rate Study will be complete and presented for approval. Mr. Dan Davis stated that the first reading of the rate resolution will be in July or August.

Ms. Shah introduced Mr. Kevin Wilfley with Mauldin & Jenkins to present the Audit Report for the fiscal year ended September 30, 2025. Mr. Wilfley discussed the annual audit, stating they issued a clean/unmodified opinion with no material weaknesses and no significant deficiencies. Mr. Holland asked how many years the Authority has received good audit reports. Mr. Wilfley stated the Authority has received good reports for at least five to six years. Mr. Wilfley reviewed the financial statements, stating the Authority had a great financial year including a 16% increase in net position primarily due to capital asset reinvestment. Mr. Wilfley stated the Management's Discussion and Analysis (MD&A) within the report provides a narrative discussion of operational and financial changes year-over-year. Mr. Holland asked if the Georgia Fund 1 is a liquid asset. Mr. Wilfley stated the Georgia Fund 1 is considered a liquid asset. Mr. Wilfley stated operating revenue increased by 1.9% which is great considering the base rate has remained unchanged since 2011. Mr. Holland asked if there was a year-over-year comparison of net cash position. Mr. Wilfley stated he was unsure and he would look into a net cash position comparison. Ms. Griffis stated there was a year-over-year comparison within the audit report. Mr. Wilfley stated the debt service coverage ratio is very good. Mr. Wilfley stated there are no audit adjustments or corrected statements. Mr. Holland asked if this was the first year Mr. Wilfley worked with the Authority. Mr. Wilfley responded that it was his first year with the Authority. Mr. Dan Davis stated the plan is to fund projects with bond funds as well as other capital funds. Mr. Holland made a motion to accept the audit report as presented, seconded by Ms. Johnson. Motion carried.

Ms. Shah discussed the commercial insurance renewal, effective May 1, 2026. Ms. Shah stated the packet provides a side-by-side summary of the current policy and the proposed policy. Ms. Shah stated there was a 25% increase in premium due to the increase in property value based on a revaluation (completed in-house), the addition of two vehicles, and claim activity. Ms. Shah stated the broker recommended a change in the cyber security carrier due to a proposed 65% increase in premium with the current carrier. Mr. Holland asked if the cyber coverage amount is adequate. Ms. Griffis stated specific questions regarding cyber security would be addressed in Executive Session, and this policy and coverage amount is recommended by our broker, Marsh & McLennan Agency. Ms. Brown made a motion to approve the commercial insurance renewal effective May 1, 2026, seconded by Ms. Johnson. Motion carried.

Ms. Shah discussed the Quarterly Financial Report for the second quarter ending March 31, 2026, and stated revenues are at budget and expenses are below budget. Ms. Shah stated the Authority is almost fully staffed with one open position, which will result in limited salary savings. Ms. Shah stated there is one remaining bond payment.

Mr. Ozier discussed the General Consulting Services Work Authorization from ISE. Mr. Ozier stated this Work Authorization is a continuation of the previous contract in place for minor engineering work and projects in the preliminary phase, including manholes and force main ruptures. Ms. Learnard asked why the force mains are busting. Mr. Ozier stated that the force main failures are due to rot. Ms. Learnard asked how this work ties into the Prioritization Plan project. Mr. Ozier provided an update on the Prioritization Plan project. Ms. Johnson asked if this Work Authorization is for the maximum amount of hourly work budgeted this year and was there work beyond the initial budget. Mr. Ozier stated the initial $20,000 has been exhausted in addition to approximately $7,000, and this Work Authorization is in addition to the initial amount. Mr. Holland asked about the status of the SewerGEM model development and have any priorities been identified based on the model. Mr. Ozier stated the model development will be completed once sufficient flow data is acquired; however, they have identified some areas where additional field survey information/data will be needed and recommended. Ms. Brown made a motion to approve the General Consulting Services Work Authorization, seconded by Mr. Holland. Motion carried.

Ms. Learnard asked for a motion to approve cancellation of the June 16, 2026 meeting. Mr. Holland made a motion to approve cancellation of the June 16, 2026 meeting, seconded by Mr. Polacek. Motion carried.

Ms. Learnard asked for a motion to adjourn into Executive Session for the purpose of Potential Litigation. The motion was made by Ms. Brown and seconded by Mr. Polacek. Motion carried. The meeting was adjourned into Executive Session at 9:07 am.

The meeting was reconvened at 9:31 am.

Ms. Learnard asked for a motion to adjourn. The motion was made by Ms. Brown and seconded by Mr. Holland. Motion carried. The meeting was adjourned at 9:32 am.

K. Learnard

Chairman – Kim Learnard

Vice Chairman – Suzanne Brown