Peachtree City Water and Sewerage Authority

July 21, 2026

The Peachtree City Water and Sewerage Authority held its monthly meeting on Tuesday, July 21, 2026, in the conference 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, Mr. Ted Meeker (attorney with Sumner Meeker, LLC), Mr. Dan Davis (ISE), Ms. Leslie Baer (ISE), Ms. Millie Shah (WASA), Mr. Larry McNeil (WASA), Mr. Chris Miller (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 June 2, 2026 Regular Meeting and June 2, 2026 Executive Session minutes. Ms. Johnson made a motion to approve the June 2, 2026 Regular Meeting and June 2, 2026 Executive Session minutes, seconded by Ms. Brown. Motion carried.

Ms. Learnard provided an Authority member report and discussed a request by Dr. Megan Almond for sewer service for property on Highway 74 currently being developed for a pediatric medical facility. Several years ago, Dr. Almond made a request to the City of Peachtree City and the Authority to connect to sewer, which was declined. Dr. Almond is requesting that the Authority reconsider providing sewer to the development which could tie-in through the Starrs Mill High School complex. Ms. Learnard stated that the Board of Education would be agreeable to allowing the connection via the Starrs Mill High School property/system. Ms. Learnard stated that previously Mr. Gulas also requested access to the sewer system north of the City and was also declined. Mr. Dan Davis discussed the sewer connection/routing options for the parcel, referencing the tax parcel map. Mr. Polacek asked if any non-Peachtree City properties are currently connected to the sewer system. Mr. Dan Davis responded yes, there are non-Peachtree City properties currently connected to the Authority sewer system (for example The Chimneys subdivision, Mountbrook subdivision, Dogwood Church). Mr. Dan Davis clarified that the sewer system in The Chimneys is public. Mr. Dan Davis stated that the Authority would not want a private system going through another private system to connect into the public system. Ms. Brown stated she was not in favor of allowing the connection because the property is not in the City limits or on the annexation study. Ms. Learnard discussed that the parcel is not currently on the potential annexation list and asked should the Authority allow the connection without being annexed. Mr. Meeker stated that 1) the City cannot annex just this parcel because it is not contiguous, but the General Assembly can, and 2) the Authority can provide sewer outside the City limits subject to approval by the City Council. Ms. Learnard asked if allowing this connection had an influence on other properties requesting connection (i.e. Mr. Gulas). Mr. Meeker said that it did not, and each situation is different. Ms. Learnard stated the Authority could provide sewer to the property under this unique situation which would result in a better complex/facility. There was some discussion on the age of the school sewer system. Mr. Dan Davis stated the sewer lines could be surveyed and videoed to determine the condition of the lines, and if they are in decent condition, there is not much burden on the system. There was some discussion on methods by which Dr. Almond could request annexation. Ms. Learnard stated this discussion should be based on the property not being annexed. Mr. Dan Davis stated the potential sewer revenue generated from the development is minimal, but from a technical standpoint, it is preferrable that properties be on public sewer as opposed to on septic service. Ms. Brown stated she was not in favor of annexing the property or assuming the responsibility of aging sewer system infrastructure. Mr. Polacek stated he thinks there is more risk than benefit to allowing the connection. Mr. Holland stated he felt the responsibility of the annexation request

through the General Assembly was the burden of the property owner. Ms. Learnard stated the annexation conversation is secondary because the Authority has the option to offer sewer. Ms. Brown stated that if the property was annexed, it is looked at differently from a legal perspective. Mr. Dan Davis stated that it is ideal that properties be connected to public sewer because septic systems have limited lifespans. There was some discussion on the potential to tie-in via The Chimneys subdivision. Mr. Dan Davis stated it is preferable to put medical facilities on public sewer so that the waste being produced can be treated at the plant. Ms. Learnard stated that Mr. Dan Davis and herself would meet with Dr. Almond to convey the above discussion by the Board.

Ms. Learnard stated that Board agenda packets would be distributed earlier to members and would include a list of ongoing capital projects. Ms. Learnard proposed that the September 15, 2026 meeting be changed to a retreat style and include capital project and bond discussions. Ms. Learnard asked that the August 18, 2026 meeting date change to August 25, 2026. Mr. Polacek made a motion to change the August 18, 2026 meeting date to August 25, 2026 at 8:30 am, seconded by Mr. Holland. Motion carried.

Mr. Dan Davis provided a General Manager report. Mr. Ozier provided an update on the Prioritization Plan project and stated that the sewer model is approximately 50% complete (flow data has been collected for several months and there is need for additional field survey elevations). Mr. Ozier discussed the Line Creek Plant repermitting and discharge relocation. Mr. Dan Davis discussed the future plans for the Line Creek Plant. Mr. Ozier stated a biosolids system/equipment recommendation will be presented in December, with 30% design in March 2027. Mr. Holland asked for a monthly project update. Mr. Dan Davis discussed the Force Main 2 and 3 replacement project and stated that Force Main 3 is a priority due to recent ruptures.

Ms. Learnard asked for a motion to approve the Sumner Meeker, LLC Engagement Letter. Mr. Holland made the motion, seconded by Mr. Polacek. Motion carried.

Ms. Shah discussed the Quarterly Financial Report for the third quarter ending June 30, 2026, and stated revenues are at budget and expenses are below budget.

Mr. Ozier discussed the Force Main 3 Replacement Work Authorization from ISE. There was some discussion on the project location and coordination with the sewer/road/path project planned by the City. Mr. Holland made a motion to approve the Force Main 3 Replacement Work Authorization, seconded by Ms. Brown. Motion carried.

Ms. Learnard asked for a motion to adjourn into Executive Session for the purpose of Personnel and Potential Litigation. The motion was made by Ms. Johnson and seconded by Mr. Holland. Motion carried. The meeting was adjourned into Executive Session at 10:00 am.

The meeting was reconvened at 10:49 am.

Ms. Learnard asked for a motion to adjourn. The motion was made by Mr. Holland and seconded by Ms. Johnson. Motion carried. The meeting was adjourned at 10:49 am.

Chairman – Kim Learnard

Vice Chairman – Suzanne Brown