Peachtree City Water & Sewerage Authority

Regular Meeting

Agenda

Tuesday, September 15, 2026

8:30 a.m.

I. Pledge of Allegiance

II. Public Comment

III. Minutes
   A. August 26, 2026 Regular Meeting Minutes
   B. August 26, 2026 Executive Session Minutes

IV. Reports
   A. Authority Members
   B. General Manager
      i. Capital Improvement Program Update

V. Approval of FY2027 Budget

VI. Executive Session (if necessary)

VII. Adjourn

Retreat Session

Agenda

The Board of Directors will hold a Retreat Session immediately following the Regular Session, starting no later than 9:30 a.m. Discussion topics to include the following:

- Capital Improvement Program Projects
- Revenue Bond Issue
- Rate Study
- Biosolids Disposal
- 185-acre Surplus Property

** 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

August 26, 2026

The Peachtree City Water and Sewerage Authority held its monthly meeting on Wednesday, August 26, 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. 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 July 21, 2026 Regular Meeting and July 21, 2026 Executive Session minutes. Mr. Holland made a motion to approve the July 21, 2026 Regular Meeting and July 21, 2026 Executive Session minutes, seconded by Ms. Brown. Motion carried.

There were no reports from the Authority members.

Mr. Davis provided a General Manager report. Mr. Davis discussed that the management staff met to discuss revenue bonds and the rate study, which will be presented at the September board meeting. The September board meeting will include a retreat format, starting in the morning and ending around lunchtime. Mr. Davis stated a rate resolution will be presented in October or November for consideration, with an effective date of January 1, 2027. Mr. Davis stated a Work Authorization for Capital Improvement Program (CIP) Management will be presented in the coming months as well. Mr. Davis stated that engineering for the CIP projects will start in February 2027 with designs complete and construction starting in June/July 2027. Mr. Davis stated the first bond will likely be issued in May 2027. Mr. Holland asked if the CIP prioritization list would be ready for the retreat. Mr. Davis responded that it would not be ready in September because data is still being collected including dry weather flow data; the CIP prioritization list will be ready in March 2027.

Mr. Ozier provided an update on the active/current CIP projects. The bulk of the CIP work was the ARPA funded plant work (filter and UV system at the Rockaway plant; and bar screen and UV system at the Line Creek plant) which is complete.

Ms. Learnard discussed the meeting date calendar. There were several schedule conflicts discussed, resulting in the following modified schedule:

October 27, 2026	April 20, 2027
November 10, 2026	May 18, 2027
December 8, 2026	June 15, 2027
January 19, 2027	*July 13, 2027*
February 9, 2027	August 17, 2027
March 16, 2027	September 21, 2027

Mr. Polacek made a motion to approve the modified Meeting Date Calendar, seconded by Ms. Johnson. Motion carried.

Ms. Shah presented the FY2027 Budget. Mr. McNeil discussed the previous year's accomplishments. Mr. McNeil highlighted that the Collection System won the GAWP Gold Award for the fourth consecutive year.

Ms. Shah discussed the budget financials and stated that the overall revenue has been steady, but revenue from septage loads has reduced due to the lack of rain. Ms. Shah stated that a budget amendment is expected in January/February 2027. Mr. Davis clarified the increase in the Salary/Benefits number included two additional field crew positions anticipated. Mr. Davis reviewed the CIP and highlighted several projects planned for the next year. There was some discussion on funding projects via the fund balance versus bond funding. Mr. Meeker stated a reimbursement resolution can be utilized to reimburse the general fund from bond proceeds.

Mr. Meeker discussed the Raymond James & Associates, Inc. Engagement Letter and stated that Mr. Todd Barnes has worked with the City of Peachtree City and Authority since 1997 including previous bond issues. Ms. Brown made a motion to approve the Raymond James & Associates, Inc. Engagement Letter, seconded by Mr. Polacek. Motion carried.

Mr. Davis reviewed the request by Dr. Megan Almond to approve sewer system access for the State Route 74 South Property (Parcel No. 0604035). Mr. Polacek asked if Dr. Almond has discussed easements with any of the adjacent property owners. Mr. Davis stated that he was not aware of any discussions with neighboring property owners, but she has spoken with Fayette County. Ms. Brown stated that she thought Option #3 presented in the memo was in the best interest of the Authority. There was some discussion about the location of Authority sewer lines, and that there is not a sewer line on Highway 74. Mr. Davis stated that the type of development proposed for the property would not generate significant sewer flow and could be accommodated by The Chimneys existing sewer line. Mr. Davis stated the Authority could specify that the sewer connection be gravity flow. Mr. Meeker formed the motion to allow Dr. Almond to connect to the sewer system provided it is a gravity flow line via a connection point through The Chimneys subdivision. Mr. Polacek made the motion, seconded by Ms. Johnson. Motion carried.

Mr. Meeker discussed the Acceptance of Donated Property from Rockaway Partners Resolution and stated that if accepted the Authority will replat the property to include this piece with the other parcel owned by the Authority. Ms. Brown made a motion to accept the donated property from Rockaway Partners, seconded by Mr. Polacek. Motion carried.

Ms. Learnard asked for a motion to adjourn into Executive Session for the purpose of Personnel. The motion was made by Mr. Holland and seconded by Ms. Brown. Motion carried. The meeting was adjourned into Executive Session at 9:44 am.

The meeting was reconvened at 10:20 am.

Ms. Learnard asked for a motion to adjourn. The motion was made by Ms. Brown and seconded by Mr. Polacek. Motion carried. The meeting was adjourned at 10:20 am.

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Chairman – Kim Learnard

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Vice Chairman – Suzanne Brown

Annual Operating & Capital Budget
Fiscal Year 2027

Submitted by:

L.H. (Dan) Davis, Jr., General Manager

Larry McNeil, Deputy General Manager

Prepared by: Millie Shah, Controller

Board Members

Kimberly K. Learnard, Chair

Suzanne Brown, Vice-Chair

Michael D. Polacek, Secretary/Treasurer

Clinton R. Holland, Jr., Member

Laura Johnson, Secretary, Member

FY2026 Accomplishments- Collections

- Highway 54/74 Pipeline Rehabilitation
- Pump Station 38 Creek Crossing Rehabilitation
- Pump Station 14 Cover Replacement

Benefits

- Improved system reliability
- Reduced emergency repairs
- Lower maintenance costs
- Improved regulatory compliance

- Collections System Excellence
- 🏆 Gold Award Recipient
- Three Consecutive Years

Georgia Association of Water Professionals

WASTEWATER COLLECTION SYSTEM EXCELLENCE AWARD

AWARDED TO

Peachtree City Water and Sewer Authority

In Recognition of OUTSTANDING OPERATION of a

Wastewater Collection System

Gold Award

Gary McCoy, GAWP President

Matthue Joiner, Collection Systems Committee Chair

- Demonstrates outstanding maintenance
- Reflects employee dedication
- Recognized statewide for operational excellence

FY2026 Accomplishments – Rockaway WRF

- Installation of New De Nora UV Disinfection System
- Replacement of Basin #3 Diffusers
- Replacement of Aqua-Aerobic Cloth Media Filters

Benefits

- Improved treatment reliability
- Enhanced regulatory compliance
- Increased treatment efficiency
- Reduced maintenance requirements
- Extended equipment life

FY2026 Accomplishments – Line Creek WRF

- Sludge Pump Replacement
- Installation of New De Nora UV Disinfection System
- Replacement Dump Truck
- Replacement Bar Screens

Benefits

- Improved plant reliability
- Increased operational efficiency
- Enhanced employee safety
- Reduced equipment downtime
- Improved regulatory compliance

FY2026 OPERATING REVIEW	FY2025 Actual	FY2026 Budget	FY2026 Projected	FY2025 Actual / FY2026 Projected	%
Revenues - Rate	10,228,790	10,440,000	**10,470,100**	241,310	2.4%
Revenues - Fee	836,400	842,500	**486,220**	(350,180)	-41.9%
Operating Fund Revenues	11,065,190	11,282,500	**10,956,320**	(108,870)	-0.98%
Salaries, Wages, & Benefits	3,479,270	3,812,300	**3,462,500**	(16,770)	-0.5%
Materials, Supplies, & Services	3,436,230	4,225,550	**3,677,850**	241,620	7.0%
Operation Expenditures*	6,915,500	8,037,850	**7,140,350**	224,850	3.3%
Operating Surplus (Deficit)	4,149,690	3,244,650	**3,815,970**	(333,720)	-8.0%
Other Income (Expense)	388,450	300,000	**770,700**	382,250	98.4%
Total Surplus (Deficit)	4,538,140	3,544,650	**4,586,670**	48,530	1.1%

FY2026 DEBT SERVICE AND RENEWAL & EXTENSION	FY2025 Actual	FY2026 Budget	FY2026 Projected	FY2025 Actual / FY2026 Projected	%
Funding Source Debt Service and Renewal & Extension					
Current Year Operating Surplus	4,538,140	3,544,650	**4,586,670**	48,530	1.1%
Debt Service and Renewal & Extension					
Debt Service Payment	1,593,300	1,597,900	**1,597,900**	4,600	0.3%
Renewal & Extension (Crawford, Electrical, Mechanical)	-	300,000	**300,000**	300,000	0.0%
Sub-Total	1,593,300	1,897,900	1,897,900	304,600	19.1%

FY2026 CAPITAL PROJECTS	FY2025 Actual	FY2026 Budget	FY2026 Projected	FY2025 Actual / FY2026 Projected	%
Funding Source Capital Projects					
Current Year Operating Surplus after Debt Service and Renewal & Extension	2,944,840	1,646,750	**2,688,770**	(256,070)	-8.7%
American Rescue Plan Funding	3,465,510	1,277,400	**1,431,000**	(2,034,510)	-58.7%
Use of Reserve Fund for Capital Projects	-	5,574,450	**1,777,960**	1,777,960	0.0%
Sub-Total	6,410,350	8,498,600	**5,897,730**	(512,620)	-8.0%
Capital & Project	2,621,680	8,348,600	**5,897,730**	3,276,050	125.0%
Sub-Total	2,621,680	8,348,600	**5,897,730**	3,276,050	125.0%
	3,788,670	150,000	0	(3,788,670)	-100.0%

FY2027 OPERATING	FY2026 Projected	FY2027 Budget	FY2026 Projected /FY2027 Budget	%
Revenues - Rate	10,470,100	**10,504,900**	34,800	0.3%
Revenues - Fee	486,220	**490,000**	3,780	0.8%
Operating Fund Revenues	10,956,320	**10,994,900**	38,580	0.4%
Salaries, Wages, & Benefits	3,462,500	**4,296,600**	834,100	24.1%
Materials, Supplies, & Services	3,677,850	**4,245,250**	567,400	15.4%
Operation Expenditures*	7,140,350	**8,541,850**	1,401,500	19.6%
Operating Surplus (Deficit)	3,815,970	**2,453,050**	(1,362,920)	-35.7%
Other Income (Expense)	770,700	**300,000**	(470,700)	-61.1%
Total Surplus (Deficit)	4,586,670	**2,753,050**	(1,833,620)	-40.0%

FY2027 DEBT SERVICE AND RENEWAL & EXTENSION	FY2026 Projected	FY2027 Budget	FY2026 Projected /FY2027 Budget	%
Funding Source Debt Service and Renewal & Extension				
Current Year Operating Surplus	4,586,670	**2,753,050**	(1,833,620)	-40.0%
Debt Service and Renewal & Extension				
Debt Service Payment	1,597,900	**1,601,400**	3,500	0.2%
Renewal & Extension (Crawford, Electrical, Mechanical)	300,000	**300,000**	-	0.0%
Sub-Total	1,897,900	**1,901,400**	3,500	0.2%

FY2027 CAPITAL PROJECTS	FY2026 Projected	FY2027 Budget	FY2026 Projected /FY2027 Budget	%
Funding Source Capital Projects				
Current Year Operating Surplus after Debt Service and Renewal & Extension	2,688,770	**851,650**	(1,837,120)	-68.3%
American Rescue Plan Funding	1,431,000	-	(1,431,000)	-100.0%
Use of Reserve Fund for Capital Projects	1,777,960	**5,093,350**	3,315,390	186.5%
Sub-Total	5,897,730	**5,945,000**	47,270	0.8%
Capital & Project	5,897,730	**5,945,000**	47,270	0.8%
Sub-Total	5,897,730	**5,945,000**	47,270	0.8%
	0	0	(0)	0%

* Cash-flow based budget. Does not include Depreciation expense & end of the year adjusting entries

7-YEAR CAPITAL IMPROVEMENT PLAN	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	Total
SOURCE OF FUNDS								
Bonds/GEFA Loan		14,857,000	6,683,000	12,221,000	4,351,000	4,518,000	4,351,000	46,981,000
Operating Income	851,650	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	18,851,650
Fund balance	5,093,350							5,093,350
Total Fund Source	**5,945,000**	**17,857,000**	**9,683,000**	**15,221,000**	**7,351,000**	**7,518,000**	**7,351,000**	**70,926,000**
CAPITAL PROJECTS								
COLLECTIONS SYSTEM								
Force Main & Pipeline Rehabilitation	2,915,000	9,900,000	6,411,000	6,411,000	6,411,000	6,411,000	6,411,000	44,870,000
Pump Stations & Collection System	334,000	360,000	360,000	360,000	360,000	360,000	360,000	2,494,000
Sewer System Maintenance & Easements	197,000	1,700,000	200,000	200,000	200,000	200,000	200,000	2,897,000
Fall Protection & Personal Protective Equip. (PPE)	20,000	50,000	50,000	50,000	50,000	50,000	50,000	320,000
Equipment Replacement				135,000				135,000
Electrical & Automation		150,000	285,000					435,000
	3,466,000	*12,160,000*	*7,306,000*	*7,156,000*	*7,021,000*	*7,021,000*	*7,021,000*	*51,151,000*
ROCKAWAY PLANT								
Treatment Plant Process Improvements	969,000							969,000
Treatment Plant Facility Improvements & Compliance		400,000	2,100,000	7,800,000				10,300,000
Buildings, Grounds & Facilities	25,000	25,000	25,000	25,000	25,000	25,000	25,000	175,000
SCADA, Electrical & Automation	41,000							41,000
	1,035,000	*425,000*	*2,125,000*	*7,825,000*	*25,000*	*25,000*	*25,000*	*11,485,000*
TURNER PLANT								
Treatment Plant Process Improvements	78,000	350,000						428,000
Treatment Plant Facility Improvements & Compliance	260,000	1,000,000						1,260,000
SCADA, Electrical & Automation	41,000							41,000
Buildings, Grounds & Facilities	77,000	25,000	25,000	25,000	25,000	25,000	25,000	227,000
	456,000	*1,375,000*	*25,000*	*25,000*	*25,000*	*25,000*	*25,000*	*1,956,000*
ADMINISTRATION								
Information Technology & Administration	675,000	150,000	150,000	150,000	150,000	150,000	150,000	1,575,000
Buildings, Grounds & Facilities	36,000							36,000
	711,000	*150,000*	*150,000*	*150,000*	*150,000*	*150,000*	*150,000*	*1,611,000*
FLEET/MAINTENANCE								
Fleet & Equipment Replacement	77,000	1,247,000	77,000	65,000	130,000	297,000	130,000	2,023,000
	77,000	*1,247,000*	*77,000*	*65,000*	*130,000*	*297,000*	*130,000*	*2,023,000*
LONG TERM PLANNING PROJECTS								
Long-Term Planning & Future Projects	200,000	2,500,000						2,700,000
TOTAL PROJECT COSTS	**5,945,000**	**17,857,000**	**9,683,000**	**15,221,000**	**7,351,000**	**7,518,000**	**7,351,000**	**70,926,000**

Revenue Bond

Fiscal Year	2013A Series Principal	Interest	Total
2027	1,570,000	31,400	1,601,400
Total	1,570,000	31,400	1,601,400