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.

Chairman – Kim Learnard

Vice Chairman – Suzanne Brown