Peachtree City Water and Sewerage Authority

September 15, 2026

The Peachtree City Water and Sewerage Authority held a Retreat Session on Tuesday, September 15, 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. Dan Davis (ISE), Ms. Leslie Baer (ISE), Ms. Millie Shah (WASA), Mr. Larry McNeil (WASA), Mr. Davis Ozier (ISE), Ms. Melissa Levin (Raftelis), and Mr. Todd Barnes (Raymond James).

Ms. Learnard called the Retreat Session to order at 8:58 am.

Mr. Ozier discussed the Capital Improvement Program Projects, providing a review of the projects listed on the CIP. Mr. Holland asked about the team that performs collection system work and safety measures. Mr. Davis stated the Authority has a vigorous safety program, and some work is completed by subcontractors. There was some discussion on the initial phase of the collection system repairs and pipe replacement/repair methods.

Mr. Davis discussed the Rate Study and Revenue Bond Issue, and introduced Ms. Levin and Mr. Barnes. Ms. Levin discussed the Rate Study and reviewed the proposed structure of rate increases. There was some discussion on the increase strategy. One strategy mentioned was a higher percentage up front and within the CPI for the following years. Ms. Shah stated that the CIP and funding needs would be reviewed every three years. Ms. Levin utilized a model to demonstrate the effect on the rate of different percentage increases over the next seven years. There was some discussion on how the customers would be informed about the increase. It was suggested that a one-page informational flyer discussing the increase be distributed and posted online. Mr. Davis discussed the possibility of the City backing the bonds. Mr. Barnes stated the Authority will get a better rating with the City backing and there would not be any cost or negative impact to the City. Ms. Learnard stated she thought an initial increase of 10% followed by 7% and then 5% the remaining years was the best option, Mr. Polacek, Ms. Brown and Ms. Johnson agreed. Mr. Holland preferred a higher up-front increase. There was some discussion on the frequency of a Rate Resolution.

Mr. Davis discussed Biosolids Disposal and stated that by December Mr. Ozier should have a recommendation.

Mr. Davis discussed the 185-acre parcel and that the previous Board determined it to be surplus. Ms. Learnard stated she was approached by the Southern Conservation Trust and the County regarding their vision for conservation and use of the space for walking trails, etc. Mr. Davis stated he asked the Southern Conversation trust to develop a masterplan of the property including the County's adjacent property. Ms. Brown suggested the City be asked if they have any need for the property.

Mr. Davis discussed the Authority servicing Tyrone's collection system. Mr. Davis stated Tyrone previously inquired regarding the Authority accepting their sewage, and the Board declined. The City of Fairburn is no longer taking Tyrone's sewage, so they approached the authority. Mr. Davis stated he and Ms. Learnard met with Mayor Dial to discuss the issue. Mr. Davis stated Tyrone has several options: 1) some portion of Tyrone's sewage accepted by the Authority at World Drive, 2) some amount of Tyrone's sewage accepted by the Authority near the West Village, or 3) build a sewer plant. Mr. Davis noted Tyrone's sewage volume is 180k gpd. Mayor Dial has asked ISE to evaluate option #2. Mr. Davis stated the Authority currently treats 3.5 mgd, with 7 mgd future capacity. Mr. Davis stated the Authority could take Tyrone's sewage without

increasing staffing. There would be an increase in solids and chemicals, but it would generate additional revenue.

The Retreat Session ended at 12:34 pm.

Chairman – Kim Learnard

Vice Chairman – Suzanne Brown