Peachtree City Water & Sewerage Authority

Regular Meeting

Agenda

Tuesday, December 1, 2026

8:30 a.m.

I. Pledge of Allegiance

II. Public Comment

III. Minutes
   A. October 27, 2026 Regular Meeting Minutes
   B. October 27, 2026 Executive Session Minutes

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

V. Quarterly Financial Report

VI. Executive Session (if necessary)

VII. Adjourn

** 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

October 27, 2026

The Peachtree City Water and Sewerage Authority held its monthly meeting on Tuesday, October 27, 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 Laura Johnson, Mr. Ted Meeker (attorney with Sumner Meeker, LLC), Mr. Dan Davis (ISE), Ms. Leslie Baer (ISE), Mr. Larry McNeil (WASA), Mr. Davis Ozier (ISE), and Mr. Josh Thomas (Cpak Technology Solutions). Board Member Clint Holland was absent.

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 September 15, 2026 Regular Meeting and September 15, 2026 Retreat Session minutes. Ms. Johnson made a motion to approve September 15, 2026 Regular Meeting and September 15, 2026 Retreat Session minutes, seconded by Mr. Polacek. Motion carried.

There were no reports from the Authority members.

The General Manager report included an update from Mr. Ozier regarding the Capital Improvement Program (CIP) and Prioritization Plan. Mr. Ozier stated the team is working on the sewer model, and obtaining more elevations would be required. Mr. Ozier discussed the Line Creek Plant re-permitting, stating it was in internal review, and two permitting documents will be submitted next week. Mr. Ozier stated he did not expect significant comments on the documents, and the team can then move forward into preliminary design and the design report for the Line Creek Plant re-permitting. Mr. Ozier discussed the biosolids project, stating the team toured a solar dryer system yesterday and received updated pricing on the system. Mr. Ozier stated a pilot program with a thermal dryer system would be conducted in the next few weeks at the Rockaway Plant. Mr. Ozier stated a distinct difference between the solar drying system and the thermal drying system is the carbon footprint. The team will be evaluating the life cycle cost as part of the evaluation. Mr. Ozier stated the Prioritization Plan would be completed in March 2027, with the model completed in February 2027.

Mr. Meeker discussed Rate Ordinance 2026-001 and stated that the increase in rates were based on the spreadsheet presented at the Planning Retreat. Mr. Meeker confirmed that no other rate components or fees were changed. This Ordinance coincides with the 10%/7%/5% rate increase structure that was discussed at the Planning Retreat. The rates outlined in the Rate Ordinance include both the volumetric and base charge. Ms. Johnson made a motion to approve Rate Ordinance 2026-001, seconded by Mr. Polacek. Motion carried.

Mr. Dan Davis discussed the Sewer Use Ordinance, stating the impetus for the Ordinance revision was the need to update the industrial permit program. During this process, the team also revised the Ordinance to cleanup and modernize some language. Mr. Dan Davis stated some fees outlined in the Ordinance (ex. connection fees, plan review fees, etc.) would be reviewed and potentially modified in the future. There was some discussion on adopting the Ordinance today but allowing the Board members to take additional time to review the document and potentially revise the Ordinance again in the future. A red-lined version will be made available to the Board members. Mr. Polacek made a motion to approve the Sewer Use Ordinance, seconded by Ms. Brown. Motion carried.

Mr. Ozier discussed the 2027 Capital Improvement Program Management Work Authorization from ISE. Mr. Ozier stated under this Work Authorization, the team will use the Prioritization Plan to coordinate the 7-year CIP projects to be completed and constructed. ISE, as the CIP Program Manager, will serve to define project scopes, schedules and budgets for each of the projects identified in the Prioritization Plan. ISE will manage project schedules and budgets and report regularly to the Board and keep a complete project file to hand over at the end. During design, ISE will scope each budget, prepare and evaluate RFPs, review designs and specifications so that projects meet standards, budget and schedule. ISE will also help resolve easement, property and utility issues. During construction, ISE will serve as the representative in the field, inspect the work, process pay applications, and coordinate closeout, including record drawings and GIS updates. Mr. Ozier stated the Work Authorization services cover the first year of the 7-year Capital Improvement Program, with renewal each year. Ms. Brown made a motion to approve the 2027 Capital Improvement Program Management Work Authorization, seconded by Mr. Polacek. Motion carried.

Ms. Learnard asked for a motion to cancel the November 10, 2026 Meeting. Ms. Brown made the motion, seconded by Mr. Polacek. Motion carried.

Ms. Learnard asked for a motion to move the December 8, 2026 Meeting to December 1, 2026. Ms. Johnson made the motion, seconded by Ms. Brown. Motion carried.

Mr. Meeker provided an update on the Dr. Almond development and stated that Mr. Brad Barnard would be approaching the Peachtree City Council to discuss the project.

Ms. Learnard asked for a motion to adjourn into Executive Session for the purpose of Personnel and Litigation. The motion was made by Ms. Johnson and seconded by Ms. Brown. Motion carried. The meeting was adjourned into Executive Session at 9:03 am.

The meeting was reconvened at 9:46 am.

Ms. Learnard asked for a motion to adjourn. The motion was made by Mr. Polacek and seconded by Ms. Johnson. Motion carried. The meeting was adjourned at 9:46 am.

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Chairman – Kim Learnard

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Vice Chairman – Suzanne Brown

PEACHTREE CITY
Water and Sewerage Authority

Quarterly Financial Report

September 30, 2026

Fourth Quarter | Fiscal Year 2026

PCWASA Cash Account Balances

September 30, 2026

Acct #	Account	Balance
1111	Revenue Operating Account	$1,818,994
1112	Sinking Fund Account	$883,407
1113	Renewal & Extension Account	$300,057
1114	Capital Fund Account	$1,322,918
1320	Georgia Fund One	$9,003,337
	Total Cash Balances	**$13,328,713**

**Preliminary and unaudited*

Peachtree City Water and Sewerage Authority

Financial Report

For the Fiscal Year Ending September 30, 2026

Fourth Quarter Ending September 30, 2026

($ in whole dollars)	FY 2026 APPROVED BUDGET	FY 2026 ACTUAL / ENCUMBRANCES	FY 2026 % USED YTD
REVENUES			
Revenues - Rate	$10,440,000	$10,557,828	101.1%
Revenues - Fee	$842,500	$472,310	56.1%
American Rescue Plan Funding	$1,277,400	$1,430,907	112.0%
Other Income	$300,000	$336,918	112.3%
Fund Balance	$5,574,450	$533,431	9.6%
Total Operating Fund Revenues	**$18,434,350**	**$13,331,394**	
EXPENDITURES			
Salaries, Wages, & Benefits	$3,812,300	$3,429,958	90.0%
Materials, Supplies, & Services	$4,225,550	$3,559,494	84.2%
Total Operating Expenditures	**$8,037,850**	**$6,989,452**	**87.0%**
Operating Surplus (Deficit)	**$10,396,500**	**$6,341,942**	
OPERATING TRANSFERS			
Transfer to Sinking Fund	$1,597,900	$1,597,900	100.0%
Transfer to Renewal & Extension	$300,000	$287,461	95.8%
Transfer to Capital Fund	$8,348,600	$4,920,027	58.9%
Total Operating Transfers	**$10,246,500**	**$6,805,388**	**66.4%**
Total All Expenditures	**$18,284,350**	**$13,794,840**	
Net Surplus (Deficit)	**$150,000**	**($463,446)**	
Other Income (Expenditures)	–	$463,446	
Total Surplus (Deficit)	**$150,000**	–	

Percentage into Budget Year: **100%**

**Preliminary and unaudited*