

**MAYOR** 

Richard E. Roquemore

**CITY ADMINISTRATOR** 

Michael E. Parks

**CITY COUNCIL** 

Robert L. Vogel III Taylor J. Sisk Jamie L. Bradley Joshua Rowan

CITY OF AUBURN
MAYOR and CITY COUNCIL
November 20, 2025
6:00 PM
Council Workshop Meeting
1 Auburn Way
Auburn, GA 30011

#### COUNCIL REPORTS AND ANNOUNCEMENTS

#### **NEW BUSINESS**

- 1. Fowler Farms phase 1A final plat Sarah McQuade
- 2. Drinking Water Treatment Plant Change Order #4 Michael Parks/ Jim Aton
- 3. Water Storage Project-Winder IGA- Michael Parks/Jack Wilson
- 4. 2026 Holiday Closure and Events Michael Parks
- 5. Whistlestop Shop for Discussion-Councilwoman Jamie Bradley
- 6. City Flag for Discussion- Councilwoman Jamie Bradley

#### **VOTING ITEMS**

- 7. Auburn-Barrow County 2025 Property Tax/Millage Rate
- 8. Auburn-Gwinnett County 2025 Property Tax/Millage Rate

#### CITIZEN COMMENTS ON AGENDA ITEMS

**ADJOURN** 



MAYOR Richard E. Roquemore

CITY ADMINISTRATOR Michael E. Parks CITY COUNCIL
Robert L. Vogel III
Taylor J. Sisk
Jamie L. Bradley
Joshua Rowan

AGENDA ITEM: \_1\_

TO:

City of Auburn Mayor and City Council

FROM:

Sarah McQuade, City Planner

**DATE:** 

November 20, 2025

#### **PURPOSE:**

Seek approval of a final plat for a residential development in the PSV: Planned Suburban Village district, known as Fowler Farms Subdivision Phase 1A.

#### **BACKGROUND:**

The applicant is requesting approval of a final plat for Phase 1A of Fowler Farms Subdivision for the construction of combined 87 detached single-family dwellings on a 34.54-acre tract.

#### STAFF RECOMMENDATION:

Approval.

#### **FUNDING:**

N/A



#### **COMMUNITY DEVELOPMENT DEPARTMENT**

CITY OF AUBURN 1 AUBURN WAY AUBURN, GA 30011 PHONE: 770-963-4002

www.cityofauburn-ga.org

#### **MEMORANDUM**

**TO:** City of Auburn Mayor and City Council

**FROM:** Sarah McQuade, City Planner

**DATE:** November 20, 2025

**RE:** Fowler Farms Subdivision Phase 1A Final Plat Approval

Dear Mayor and City Council,

The applicant is requesting approval of a final plat for Fowler Farms Subdivision Phase 1A pursuant to <u>Title</u> <u>16</u> – Development Regulations of the City of Auburn.

#### PROPOSAL:

The purpose of the final plat is to record the subdivision of Fowler Farms Subdivision Phase 1A with the Barrow County Clerk of Court. Totaling 34.54 acres, Phase 1A of Fowler Farms will contain 87 detached, single-family residences on individual lots. Once the final plat has been recorded, the developer may begin vertical construction of the phase.

#### **BACKGROUND / CURRENT ZONING:**

On August 5, 2021, the Mayor and City Council of Auburn approved an application to annex and rezone the subject site from unincorporated Barrow County, incorporating it as a PSV: Planned Suburban Village district. The zoning map amendment was adopted with sixteen (16) zoning conditions, as provided on sheet three (3) of the final plat submittal and listed below:

To restrict the use of the property as follows:

- 1. Single-family detached, and townhomes as presented on site plan titled "Fowler Farms SO, Concept Plan" dated 10/28/20. Townhomes not to exceed 174 units and single family detached not to exceed 355 units.
- 2. Detached homes shah be constructed with front façades of primarily brick or stacked stone. The balance of the home may be the same, or of fiber-cement siding or shake with a minimum three-MEMO | Fowler Farms Phase 1A Final Plat Approval | 1

- foot high brick or stacked stone water table. Detached homes shall be a minimum of 1,800 heated square feet.
- 3. Townhomes shall be constructed with front facades of primarily or stacked stone. The balance of the home may be the same, or of fiber cement siding or shake. The side and rear facades of townhomes shall be comprised of at least fifty percent (50%) brick or stone. Townhomes shall be a minimum of 1,350 heated square feet for single car units and 1,000 heated square feet for double car units.

To satisfy the following site development considerations:

- 1. No direct lot access shall be allowed to Apalachee Church Road.
- 2. The entrance shah be gated. All streets to be privately owned and maintained.
- 3. A mandatory Homeowners Association shall be established and shall be responsible for maintenance of all common areas/facilities and entrance landscaping. The Apalachee Church Road frontage shall be landscaped by the developer and maintained by the Homeowners Association and shall include decorative masonry entrance features. A decorative fence shah be required along the Apalachee Church Road frontage. Landscape plans, entrance features, and fencing shall be subject to the review and approval of the Community Development Director.
- 4. Said association shall be incorporated which provides for all common area building and grounds maintenance, repair, insurance, and working capital. Said association must also include declarations and by-laws includes rules and regulations which shah at a minimum regulate and control the following:
  - a. Exterior townhome maintenance, which includes roofing, painting, and ground maintenance. The exterior maintenance is for the townhomes only.
  - b. Common area maintenance, including detention facilities.
  - c. Fence, wall, and sign maintenance.
  - d. Street maintenance and street lighting.
- 5. Natural vegetation shall remain on the property until the issuance of a development permit.
- 6. Ali grassed areas on dwelling lots shall be sodded excluding slopes and landscape planting areas identified on the Zoning Master Plan.
- 7. Underground utilities shall be provided throughout the development.
- 8. Stormwater detention facilities shall be fenced with a black vinyl-coated chain link fence a minimum of four feet in height and shall be fully screened from view of adjacent residences with a double staggered row of evergreens.
- 9. Building lots and stormwater facilities shall not be located within any stream or river buffer.
- 10. Provide a 40-foot undisturbed buffer adjacent to adjoining property lines except for the Auburn Station Subdivision adjoining property lines shall be 25-foot buffer. If the 25-foot buffer is disturbed or graded, then developer shall replant buffer.
- 11. Construct all traffic improvements as described on pages 13 and 14 of the Traffic Impact Study dated July 1, 2021 and prepared for the Applicant by Marc R. Acampora, PE, LLC. All traffic improvements shall be constructed and completed prior to issuance of first certificate of occupancy, including but not limited to:

- a. Construct a northbound right turn lane on Apalachee Church Road at the intersection of Highway 29. In lieu of constructing the right turn lane, provide compensation to the City for construction of such improvements in a sum not less than \$150,000.00. The final amount shall be determined by the Community Development Director, but not exceed \$250,000.
- b. Construct a northbound left turn lane and a southbound right turn lane on Apalachee Church Road at the project access.
- c. Construct a separate left and right turn lane at the subdivision exit. The exiting approach shall be controlled by side street stop sign and accompanying stop bar.
- d. Provide a second fire access with crash gate to the project subdivision as recommended by the Traffic Impact Study and DRI and may be required by fire codes.
- 12. The development shall incorporate suggestions presented in the DRN into final design to be reviewed and approved by the Planning Director.
- 13. No more than 100 residential building permits shall be issued prior to the end of 2023 and no more than 200 total permits will be issued by the end of 2024. All remaining permits may be available to be issued in 2025.

#### **ANALYSIS:**

Pursuant to <u>Sec. 16.20.070 – Approval of Final Subdivision Plat</u>, the approval of the final plat shall reflect the owner's certification that all site work and construction has been accomplished according to the terms of approved plans and permits, and that all facilities intended for maintenance, supervision and/or dedication to the public are in compliance with appropriate standards, regulations, codes and ordinances.

- Sec. 16.20.070.A.2 states the city planner/engineer shall notify the applicant within thirty days of the formal submittal of the final plat the date of the scheduled meetings of the city council of the city which may consider the approval of the final plat, and shall indicate on a review copy of the final plat or in a written memorandum all comments related to compliance of the final plat with these regulations, the zoning ordinance, conditions of zoning approval, and the regulations of the city, Barrow and/or Gwinnett County departments, and state agencies as appropriate. The city council shall have final authority to determine the applicability of any and all comments under these development regulations, the zoning ordinance or conditions of zoning approval.
  - Staff has reviewed the final plat for compliance with the above-referenced regulations, ordinances, and conditions of zoning, and found it to be complaint.

#### COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATION:

Staff recommends **Approval** of the final plat for Fowler Farms Subdivision Phase 1A, finding it to be compliant with all applicable codes and ordinances.



MAYOR Rick E. Roquemore

CITY ADMINISTRATOR Michael E. Parks CITY COUNCIL
Robert L. Vogel III
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Jamie L. Bradley
Joshua Rowan

#### **AGENDA ITEM:**

TO:

Mayor and Council

FROM:

Michael Parks

DATE:

11/6/2025

**PURPOSE:** Provide Chemicals, equipment, and permitting associated with the end of construction and startup of the New Drinking Water Treatment Plant

**BACKGROUND:** The Drinking Water Treatment Plant is substantially complete and is going through startup operations. The Licensed Contractor Operator needs certain chemicals and equipment to start up the plant. The operator's requests have been reviewed by City of Auburn's engineer and found to be reasonable. Heavy has provided these needs as part of the Design/Build Guaranteed Maximum Price agreement. The seven items are:

- 1. Chemical Purchase,
- 2. Starlink Internet Service,
- 3. Additional Electrical Conduit,
- 4. DuPont Site Visit,
- 5. Fire Marshal Permitting,
- 6. High Service Pump Station Pump Rebuild, and
- 7. Tank Ladders and Fall Protection.

These items are described on the following pages and make up the Change Order #4.

**RECOMMENDATION:** The City of Auburn's consulting engineer, Hussey Gay Bell, has reviewed this request and recommends it for approval by the Mayor and Council. The Change Order #4 to Heavy Constructors Contract is for \$119,108.

**FUNDING:** Funding for this Change Order is from the City's Contingency fund within the Guaranteed Maximum Price. At this time, the total project cost is less than the GMP.

**ATTACHMENTS:** Change Order #4 and support documentation.

Change Order No. 4

Project Name: Auburn Drinking Water Treatment Plant	HGB Project No.: 22-0033-WS
Project Owner:	Owner's Purchase Order #23-005
	Owner's Project No.: 002-22
Project Contractor:	Date of Issuance: 7-17-2024
	Date of Contract: 8-4-2022
,	Contract Period: 8-4-22 to 3-11-24



Established 1958 -

The following Change Order Items are based on necessary changes to Plant, Equipment, and Contract Time

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Item	Description of Changes	Qty.	Cost/Unit	Contract Cost	Days
	Deductions				
1	Chemical Purchases	1	\$13,927.00	\$13,927.00	32 days
2	Starlink Internet Services	1	\$21,941.00	\$21,941.00	32 days
	Additional Electrical Conduits	1	\$23,625.00	\$23,625.00	32 days
_	DuPont Site Visit	1	\$6,707.00	\$6,707.00	32 days
	Fire Marshall	1	\$24,302.00	\$24,302.00	32 days
	High Service Pump Station Pump Rebuild	1	\$18,621.00	\$18,621.00	32 days
	Tank Ladders & Fall Protection	1	\$9,985.00	\$9,985.00	33 days

Г	Total Change	\$119,108.00	225 Days
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These changes in the agreement for improvements to the drinking water treatment plant will be paid out of the Owner's Contingency and will not result in an increase in the guaranteed maximum price. Funds remaining in Owner's Contingency is \$487,246.

Summary: It is agreed to modify the Contract referred to above as follows:

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Contract Price prior to this Change Order	Contract Time prior to this Change Order
\$16,035,193.00	
Net Increase (decrease) of this Change Order	Net Increase (decrease) of this Change Order
\$119,108.00	225
Revised Contract Price with all approved Change Orders	Revised Contract Time with all approved Change Orders
\$16,035,193.00	1240 or 12/26/25

The changes included in this Change Order are to be accomplished in accordance with the terms, stipulations and conditions of the original Contract as though included therein.

Date:
11/6/25
Date:
11-6-2025
Date:
Date:

#### Justification and Explanation for Change Order #4.

#### November 3, 2025

#### 1. Chemical purchases

Heavy was requested to purchase the first tanks full of chemicals to start the plant since ESG did not have the operating accounts set up to be able to purchase the chemicals. Filling the chemical tanks was not listed in the construction agreement. City did not have accounts set up to purchase the chemicals. Cost justified. \$17,297.

#### 2. Starlink Internet Service

Fiber Optic Internet service through Comcast was not locally available. Comcast cost was \$25,000 to bring service to the Drinking Water Treatment Plant. Starlink service was \$9,860. Heavy's subcontractor Global Controls procured the Starlink internet hardware and 1 year service. Heavy's electricians installed the antenna and electrical connections. Cost of Service \$21,941.

#### 3. Additional electrical conduits for future equipment

Heavy requested that Russell Hatcher install electrical conduits for the future equipment outside the site road. The conduits crossed the road before the pavers were installed. Much less expensive than construction after the DWTP was completed. Cost \$23,625.

#### 4. DuPont Site Visit

Heavy was requested to set up a site visit from DuPont to inspect the membranes filters after issues were discovered associated with the iron and manganese fouling of the membrane fibers. DuPont's technician cleaned the membranes, changed the Clean in Place procedure and recovered the original filtration rate promised in the purchase agreement. Since this was an operations issue and not a construction issue the cost allocated to the permanent owner of the filters. Calling DuPont preserved the warranty on the Membrane filter modules. Cost \$6,707.

#### 5. Fire Marshall

Heavy agrees to split the architecture and engineering cost, 50/50, for the Fire Marshall plan requirements with the City. The requirement for the Fire Marshall was not known at bid time and did not become a requirement until after the project was more than halfway under construction. The City was not aware of this requirement either. Cost of engineering plans, permit application and final inspection. City's share including tax and markup, \$24,302.

#### 6. High Service Pump Station pump rebuild

One of the HSPS pumps had to be rebuilt due to being run dry by the City's operating group. Cost \$18,621.

#### 7. Tank Ladders

Fall protection was requested be added to the bulk chemical tank ladders for the Sodium Hypochlorite and Alum tanks. A ladder and fall protection was also requested to the top of the liquid lime tank and electric stirrer. This was not part of the original pricing for that scope of work. Fall protection is required by OSHA. Cost of equipment without markup is \$9,985.

#### Conclusion

The Guaranteed Maximum Price includes a contingency of about \$1,620,000 of which \$551,011.59 remains unused. Change Order #4 totals \$119,108.00 and will be paid out of remaining Owner's Contingency. The contract amount does not change.

and the second of									Trade	Qty	Rate	Total
Job: Auburn WTP D-B					HEA				Foreman	1	53.59	53.59
Allowance/Change Order No:					CONSTRU	CTORS			Operator	1	39.26	39.26
Structure:			WTP		CONTRACTORS	- ENGINEERS			Carp/Mec	1	39.26	39.26
				and the same			Crew Cost		Labor	1	32.23	32.23
Description:			Chemic	cal Purcl	nases				Total	4		41.09
		LABOR					ERIAL		B'S	EQUIP		
DESCRIPTION	QTY	UM	MH/U	MH'S	TOTAL	U.P.	TOTAL	U.P.	TOTAL	U.P	TOTAL	TOTAL
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AFCO 8676 AF 13 Bulk	1	ea		0.00	0	5850.00	5,850		0		0	5,850
				0.00	0		0		0		0	
AFCO 0251 Chlorilizer Plus Bulk	1	ea		0.00	0	5820.00	5,820		0		0	5,820
				0.00	0		0		0		0	
50% Sulfuric Acid	1	ea		0.00	0	344.28	344		0		0	344
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Citric Acid	1	ea		0.00	0	692.80	693		0		0	693
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Sodium Bisulfite	1	ea		0.00	0	452.32	452		0		0	452
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SUBTOTALS							\$13,927 8%		0%		8%	10,32
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Sales Tax Subtotal Only					0		1,114 15,041		0		0	1,114
Subtotal w/ Sales Tax					15%		15,041		5%		15%	
Markup							2,256		3%		15%	2,25
Markup Subtotal Only					0		17,297		0		0	2,25
Subtotal w/ Markup					0%		0%		0%		0%	
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Job: Auburn WTP - Design Build					HE				Foreman	1		53.5
OC#:					CONS	HUCTORS			Operator	1	38.28	38.2
Structure:			WTP		CONTRACTO	RS - ENGINEERS			Carp/Mec	1	37.356	37.3
									Labor	1	22.968	22.9
Description:		S	tarlink l	Internet			Crew C		Total	4		38.0
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Starlink internet service for 1 year and One-Time	1	ls		0.00	0	9860.00	9,860		0		0	9,86
installation hardware				0.00	0		0		0		0	
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SUBTOTALS					\$0		\$14,707		\$3,500		\$0	18,20
8% Sales Tax					0%		8%		0%		8%	
Sales Tax Subtotal Only					0		1,177		0		0	1,17
Subtotal w/ Sales Tax					0		15,884		3,500		0	
Markup					15%		15%		5%		15%	
Markup Subtotal Only					0		2,383		175		0	2,55
Subtotal w/ Markup					0		18,266		3,675		0	
Bond 1% - Only if the conctract amount increases					0%		0%		0%		0%	
Bond Subtotal Only					0		0		0		0	
TOTALS					0		18,266		3,675		0	21,94

									Trade	Qty	Rate	Total
Job: Auburn WTP - Design Build									Foreman	1	00.00	53.5
OC#:			007		CONSTR	UCTORS			Operator	1	38.28	38.2
Structure:			WTP		CONTRACTORS	- ENGINEERS			Carp/Mec	1	37.356	37.3
									Labor	1	22.968	22.9
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Quote from Russell Hatcher to provide additional	1	ls		0.00	0		0	22500			0	22,50
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SUBTOTALS					\$0		\$0		\$22,500		\$0	22,5
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Sales Tax Subtotal Only					0		0		0		0	
Subtotal w/ Sales Tax					0		0		22,500		0	
Markup					15%		15%		5%		15%	
Markup Subtotal Only					0		0		1,125		0	1,1
Subtotal w/ Markup					0		0		23,625		0	
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Bond Subtotal Only					0		0		0		0	
TOTALS					0		0		23,625		0	23,62

									Trade	Qty	Rate	Total
Job: Auburn WTP - Design Build					HE		l		Foreman	1	00.00	53.59
OC#:					CONST	RUCTORS			Operator	1	38.28	38.28
Structure:			WTP		CONTRACTORS - ENGINEERS				Carp/Mec	1	37.356	37.36
									Labor	1	22.968	22.97
Description:			DuPo		ite Visit		Crew C		Total	4		38.05
				LABOR		MAT	ERIAL	SU	B'S	EQUIF	PMENT	
DESCRIPTION	QTY	UM	MH/U	MH'S	TOTAL	U.P.	TOTAL	U.P.	TOTAL	U.P	TOTAL	TOTAL
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SUBTOTALS					\$0		\$0		\$6,707		\$0	6,707
8% Sales Tax					0%		8%		0%		8%	
Sales Tax Subtotal Only					0		0		0		0	(
Subtotal w/ Sales Tax					0		0		6,707		0	
Markup					0%		0%		0%		0%	
Markup Subtotal Only					0		0		0		0	(
Subtotal w/ Markup					0		0		6,707		0	
Bond 1% - Only if the conctract amount increases					0%		0%		0%		0%	
Bond Subtotal Only					0		0		0		0	
TOTALS					0		0		6,707		0	6,707

	7-7-1-1-1								Trade	Qty	Rate	Total
Job: Auburn WTP - Design Build					HE		8		Foreman	1	53.59	53.59
OC#					CONSTR	UCTORS			Operator	1	38.28	38.28
Structure	:		WTP		CONTRACTOR	- ENGINEERS			Carp/Mec	1	37.356	37.36
									Labor	1	22.968	22.97
Description			Fire	e Marshall			Crew C	ost	Total	4		38.05
500011011011				LABOR	T	MATE			B'S	EQUIP	MENT	
DESCRIPTION	QTY	UM	MH/U	MH'S	TOTAL	U.P.	TOTAL	U.P.	TOTAL	U.P	TOTAL	TOTAL
BEGORII MOR		0		0.00	0		0		0		0	(
Split cost 50/50 with the City	0.5	ls		0.00	0	39133.00	19,567		0		0	19,567
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SUBTOTALS					\$0		\$19,567		\$0		\$0	19,56
8% Sales Tax					0%		8%		0%		8%	
Sales Tax Subtotal Only					0		1,565		0		0	1,56
Subtotal w/ Sales Tax					0		21,132		0		0	
Markup					15%		15%		5%		15%	0.17
Markup Subtotal Only					0		3,170		0		0	3,17
Subtotal w/ Markup					0		24,302		0		0	
Bond 1% - Only if the conctract amount increases					0%		0%		0%		0%	
Bond Subtotal Only					0		0		0		0	04.00
TOTALS					0		24,302		0		0	24,302

									Trade	Qty	Rate	Total
Job: Auburn WTP - Design Build					HE				Foreman	1	53.59	53.59
OC#:					CONST	RUCTORS			Operator	1	38.28	38.28
Structure:			WTP		CONTRACTO	RS - ENGINEERS			Carp/Mec	1	37.356	37.36
									Labor	1	22.968	22.97
Description:			HSPS I	Pump Re	ebuild		Crew C	ost	Total	4		38.05
				LABOR		MATE	RIAL	SU	B'S	EQUIF	MENT	
DESCRIPTION	QTY	UM	MH/U	MH'S	TOTAL	U.P.	TOTAL	U.P.	TOTAL	U.P	TOTAL	TOTAL
				0.00	0		0		0		0	0
Rebuild HSPS pump by Cornerstone/Patterson				0.00	0		0		0		0	0
due to operators running the pumps drive due to				0.00	0		0		0		0	0
the pump being operated in HAND.				0.00	0		0		0		0	0
				0.00	0		0		0		0	0
Cornerstone misc parts	1	ea		0.00	0	200.67	201		0		0	201
				0.00	0		0		0		0	0
Cornerstone labor to inspect/reinstall parts	1	ea		0.00	0		6,543		0		0	6,543
		-		0.00	0		0		0		0	0,0.0
Patterson	1	Is		0.00	0		8,249		0		0	8,249
i dittioni		1.0		0.00	0		0,240		0		0	0,243
				0.00	0		0		0		0	0
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		-		0.00	0		0		0		0	0
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				0.00	0		0		0		0	0
SUBTOTALS					\$0		\$14,993		\$0		\$0	14,993
8% Sales Tax					0%		8%		0%		8%	
Sales Tax Subtotal Only					0		1,199		0		0	1,199
Subtotal w/ Sales Tax					0		16,192		0		0	
Markup	A Company of the Comp		With the second second		15%		15%		5%		15%	
Markup Subtotal Only					0		2,429		0		0	2,429
Subtotal w/ Markup					0		18,621		0		0	
Bond 1% - Only if the conctract amount increases					0%		0%		0%		0%	
Bond Subtotal Only					0		0		0		0	0
TOTALS			All Control of the Co		0		18,621	7	0		0	18,621

									Trade	Qty	Rate	Total
Job: Auburn WTP - Design Build									Foreman	1	53.59	53.59
OC#			Company of the Company		CONST	RUCTORS			Operator	1	38.28	38.28
Structure	:		WTP		CONTRACTO	ns - ENGINEERS			Carp/Mec	1	37.356	37.36
									Labor	1	22.968	22.97
Description	:	Tank	Ladder		Protect		Crew C		Total	4		38.05
				LABOR		MAT	ERIAL	SU	JB'S	EQUIP	PMENT	
DESCRIPTION	QTY	UM	MH/U	MH'S	TOTAL	U.P.	TOTAL	U.P.	TOTAL	U.P	TOTAL	TOTAL
				0.00	0		0		0		0	C
				0.00	0		0		0		0	(
				0.00	0		0		0		0	C
Lime Ladder and fall protection	1	ls	8.00	8.00	304	4,200.00	4,200		0		0	4,504
				0.00	0		0		0		0	C
Hypo and Alum tank fall protection	1	ls	16.00	16.00	609	4,200.00	4,200		0		0	4,809
				0.00	0		0		0		0	0
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				0.00	0		0		0		0	0
				0.00	0		0		0		0	0
SUBTOTALS					\$913		\$8,400		\$0		\$0	9,313
8% Sales Tax					0%		8%		0%		8%	
Sales Tax Subtotal Only					0		672		0		0	672
Subtotal w/ Sales Tax					913		9,072		0		0	
Markup					0%		0%		0%		0%	
Markup Subtotal Only					0		0		0		0	(
Subtotal w/ Markup					913		9,072		0		0	
Bond 1% - Only if the conctract amount increases					0%		0%		0%		0%	
Bond Subtotal Only					0		0		0		0	C
TOTALS					913		9,072		0		0	9,985



MAYOR Rick E. Roquemore

CITY ADMINISTRATOR
Michael E. Parks

CITY COUNCIL
Robert L. Vogel III
Taylor J. Sisk
Jamie L. Bradley
Joshua Rowan

**AGENDA ITEM: 3** 

**TO:** Mayor and Council

**FROM:** Jack Wilson

**DATE:** November 20, 2025

**PURPOSE:** To facilitate contract administration for the construction of the raw water storage facility, the engineers for the City of Auburn and the City of Winder have recommended a joint contract with Heavy Constructors, Inc. Each City will pay its proportionate share of construction costs according to the original 2015 Agreement (Auburn 1/3; Winder 2/3). GEFA has approved this mechanism for administering the contract. The proposed Intergovernmental Agreement confirms these agreements and provides for contractual rights and warranties will flow to both Cities.

**RECOMMENDATION:** Staff recommends approval of the IGA for construction administration.

#### **FUNDING:**

#### **ATTACHMENTS:**

SOV Breakdown IGA City of Winder MUA City of Winder

#### STATE OF GEORGIA

#### **BARROW COUNTY**

#### INTERGOVERNMENTAL AGREEMENT

This Intergovernmental Agreement made and entered this \_\_\_\_ day of November, 2025 by and between the City of Auburn, Georgia, a Georgia Municipal corporation, and the City of Winder, Georgia, a Georgia Municipal corporation;

#### WITNESSETH

WHEREAS, the City of Auburn and the City of Winder have a Memorandum of Understanding signed and dated January 15, 2015, agreeing to jointly operate the Raw Water Storage Pond (RWSP); and

WHEREAS, the City of Auburn and the City of Winder received a joint bid from Heavy Constructors, Inc. dated April 10, 2025 for improvements to the RWSP, and the bid process followed the requirements of O.C.G.A. Sec. 36-91-20, et seq. and the rules and regulations of the Georgia Environmental Finance Authority;

NOW THEREFORE, the parties hereto agree as follows:

- The parties agree to pay their portion of the work as provided in the attached Statement of Values (SOV) titled "Quarry Supply SOV Breakdown" hereby referenced as Exhibit A.
- 2. The parties agree to pay their portion of the work directly to the contractor and provide proof of payment to the other party.
- 3. The parties agree to equitably split the cost of power usage associated with the Low Water Pump Station (LWPS) each month. The cost split shall be based on the flowrate to each City's Water Treatment Plant (WTP). The City of Winder will be the account holder for the power to the LWPS and send an invoice with a corresponding flowrate report to the City of Auburn in intervals of not less than quarterly. The City of Auburn shall pay within 30 days of receipt of the invoice.

- 4. Each Party will be responsible for flow meter maintenance and accuracy verification at a minimum interval of two years of their respective flow meter to their WTP. Each party shall notify the other upon completion of meter calibration or replacement.
- 5. There will be separate power meters for the Transfer Pump Station (TPS), and each party shall maintain an account for their respective power meter.
- 6. The parties agree to the individual responsibility of operations and maintenance for individual assets in the LWPS and the TPS. Individual and shared assets are denoted in Exhibit A.
- 7. The parties agree to share the responsibility of operations and maintenance for shared assets with the same percentage share as shown in Exhibit A. This shared responsibility can include, but is not limited to, staff, parts and equipment for work. The parties will communicate and obtain written agreement on the delegation of these responsibilities as necessary.
- 8. The parties agree to budget for necessary maintenance on shared assets each fiscal year. Each party shall have the responsibility of notifying the other by May 1<sup>st</sup> each year of observed necessary maintenance. Failure to notify does not waive the right to request maintenance later provided such request is reasonable and supported by documentation. Each party shall keep a reasonable amount in reserves for emergency maintenance.
- 9. The parties agree to coordinate maintenance on respective assets in shared spaces to avoid scheduling interference for power shut offs, etc.
- 10. The parties agree to maintain insurance coverage for their respective portions of the water system. Insurance must include general liability, property, and environmental coverage. Each party shall provide proof of insurance upon request.
- 11. Costs for damages caused by negligence, human error, or willful misconduct shall be borne by the party committing the offense.
- 12. The parties agree that written consent and a 30-day notice from both parties is required if any utility providers for the site are to be changed.
- 13. The parties agree that contractors hired in the future for shared asset maintenance or repair will be considered and agreed upon by both parties before a contract can be

- issued and work started. Contractor approval shall not be unreasonably withheld by either party.
- 14. The parties agree that any shared security codes or access cannot be changed without proper consideration and agreement from both parties. This can include, but is not limited to, gate codes, key card readers, and lockboxes. Each party shall maintain a log of employees and contractors that have access to the RWSP and notify the other within 24 hours of any update.
- 15. This Agreement may be terminated by either party upon providing 365 days written notice to the other party. Upon termination, the parties shall:
  - a. Settle any outstanding financial obligations incurred under this Agreement up to the effective date of termination.
  - b. Agree on a fair and equitable disposition of shared assets, including any jointly funded improvements, equipment, or infrastructure.
  - c. Ensure continued operation and maintenance of any shared facilities until a mutually agreed transition plan is implemented.
  - d. Cooperate in good faith to minimize disruption to water system operations and public service delivery.
  - e. Termination shall not relieve either party of obligations incurred prior to the effective date, nor shall it affect any rights or remedies available under law or equity.
- 16. Claims, disputes, and other matters in controversy between the parties caused by or any way related to this Agreement will be submitted to non-binding mediation as a condition precedent to litigation. The cost for mediation including the mediator's fees, reproduction of documents, and miscellaneous out-of-pocket expenses will be borne equally by each party. The laws of the State of Georgia will govern the validity of these terms, their interpretation and performance. The parties agree that venue for any litigation will be in the courts of the State of Georgia.
- 17. The contractors obligations, agreements, and warranties to the Owner shall be provided to each City.
- 18. The parties warrant and represent that the terms of this Agreement have been approved by the Mayor and City Councils of both cities in a public meeting.

IN WITNESS WHEREOF, th	e parties have set their hands and seal	s on the date written
above.		
	CITY OF AUBURN, GEORGI	A
	By:	(Seal)
	Rick Roquemore, Mayo	or
ATTEST:		
Brooke Haney, City Clerk		
	CITY OF WINDER, GEORGL	A
	By:	(Seal)
	Jimmy Terrell, Mayor	
ATTEST:		
Anna Childs, City Clerk		

Consented to and joined by:

HEAVY CONSTRUCTORS, INC.

By: (Seal)

Title: VICE PRESIDENT

#### STATE OF GEORGIA

#### **BARROW COUNTY**

#### MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding made and entered this 15 day of January, 2015 by and between the City of Auburn, Georgia, a Georgia Municipal corporation, and the City of Winder, Georgia, a Georgia Municipal corporation;

#### WITNESSETH

WHEREAS, the City of Auburn and the City of Winder operate water systems to supply drinking water to their respective customers; and

WHEREAS, the City of Auburn has filed applications with the State of Georgia to create a drinking water reservoir and to become an independent water system; and

WHEREAS, the City of Auburn has obtained approval of a loan from the Georgia Environmental Finance Authority (GEFA) for the quarry/reservoir project; and

WHEREAS, the City of Winder consents to the City of Auburn's application to create the reservoir and become an independent system and wishes to participate in the reservoir project for the mutual benefit of both cities and increased water supply available to both cities for their current and long range needs; and

WHEREAS, water resources investigations have shown that the combined flows of Rock Creek, Little Mulberry and Mulberry River Basins along with a 1.1 billion gallons storage reservoir will provide 3 MGD for Winder on an Annual average and 1.5 MGD for Auburn on an Annual average; and

WHEREAS, the proposed project benefits not only customers of the City of Auburn and the City of Winder but also customers of Barrow County, Georgia and other participants in the Upper Oconee Basin Water Authority by freeing water currently withdrawn from the Bear Creek Reservoir for use by the Cities of Auburn and Winder to be used by other customers served by the members of the Upper Oconee Basin Water Authority from Bear Creek Reservoir;

WHEREAS, the term "raw water" shall mean water withdrawn directly from Rock Creek,

Little Mulberry River and Mulberry River and the term "reservoir water" shall mean settled water

withdrawn from the reservoir described herein; and

WHEREAS, the City of Auburn and the City of Winder wish to memorialize certain terms and conditions for their cooperation in the City of Auburn's application and improvement of its water system and joint participation in the project described therein; and

WHEREAS, for the purposes of this Agreement "Project" shall include the storage reservoir and all associated infrastructure required so that the Cities may withdraw raw water from the Mulberry River, the Little Mulberry river and Rock Creek and store the raw water in the reservoir and then transmit reservoir water to the water treatment plants of each City.

NOW THEREFORE, the parties hereto agree as follows:

1. The parties agree to file all documents necessary with the Georgia Department of Natural Resources and Environmental Protection Division (EPD), the Georgia Environmental Finance Authority (GEFA), and any other entity necessary to complete withdrawal permit applications for each City so as to allow each City to obtain its own permit to withdraw raw water from the Mulberry River Basin and reservoir water from the reservoir to supply the needs of the City of Auburn and the City of Winder and the financing of the improvements described herein.

- The parties agree that their targets for withdrawal for the Project are as follows: 1.5 million gallons per day of drinking water Annual Average Daily Flow (AADF) to be supplied for the City of Auburn; 3 million gallons per day of drinking water Annual Average Daily Flow (AADF) to be supplied for the City of Winder, Georgia. The parties further agree that the withdrawal permits shall be structured so as to describe the needs and quantities outlined in this paragraph so that each City needs are documented and met. Each City further agrees that it will not take any action to alter or diminish the withdrawal and usage rights of the other to the target amounts listed herein. If the EPD does not approve the target withdrawal permits for either City, the cost sharing provisions of this MOU shall be renegotiated.
- 3. The parties agree that the City of Winder will construct a raw water supply pipeline from the approved intake points on the Mulberry River and Little Mulberry River to the proposed quarry/reservoir site in the City of Auburn at its sole expense. The parties acknowledge that the City of Winder may determine that the Little Mulberry intake is not needed. The City of Auburn will construct an intake on Rock Creek near the quarry/reservoir site at its sole expense to provide water supply by gravity flow when the reservoir water levels are below the bottom elevation of Rock Creek.
- 4. Each party shall construct all pumps and related facilities for separate removal of water from the reservoir at its sole expense. The exact locations of the intake points at the reservoir shall be mutually agreed by both Cities. The parties acknowledge and agree that the contributory costs of accommodating Winder's higher water withdrawal amount are not directly proportional to the parties' respective

withdrawal amounts and shares. For this reason, after construction, the parties will share the costs for the operation and maintenance of the raw water supply line and pumps and related facilities from the Mulberry River and Little Mulberry River to the quarry/reservoir site as follows: The City of Winder shall pay all planning, engineering, design and construction costs of the raw water supply line and pumps from the Mulberry River and Little Mulberry River to the quarry/reservoir site. The parties acknowledge that the City of Auburn anticipates being able to withdraw 1.5 million gallon per day from Rock Creek. If the City of Auburn's need for water from the reservoir exceeds its permitted daily withdrawal from Rock Creek on a monthly average, then the City of Auburn shall pay the City of Winder its proportionate share of the operations and maintenance costs of the Winder intake, pump station and supply line on a monthly basis. Such payment shall be calculated as follows: The average daily River withdrawal by Auburn for the month divided by the Total average daily River withdrawal by Auburn and Winder times total costs for operating and maintaining the pump station at the River and the supply line from the River to the reservoir site. (Auburn's Cost = Auburn Flow \* (Total Cost / Total Flow). Winder shall bill and Auburn shall pay this sum for each calendar month Auburn's reservoir withdrawal exceeds its permitted daily withdrawal from Rock Creek on a monthly average.

5. The City of Auburn will acquire and construct the quarry site for the reservoir. Any acquisition price that is negotiated with the property owner must be consented to by Winder. Condemnation proceedings to acquire the site may be filed by Auburn only with the express consent of Winder and Auburn will keep Winder informed of

all proceedings and negotiations and allow Winder to provide input and advice. The exact location and area of the site acquired under this Agreement shall be mutually agreed by both Cities. The Cities will share the acquisition and construction costs of the quarry site and Winder's share shall be two-thirds and Auburn's share shall be one-third. Title to the pump sites and water lines from the River(s) will be held by the City of Winder. Title to the quarry site will be held by the City of Auburn. The City of Winder shall have ownership of an amount of capacity or storage space within the reservoir to be documented in a permanent, recorded easement. The amount of storage space shall be determined based on the amount of AADF approved for the City of Winder. Based on the initial withdrawal amounts outlined above, the City of Winder's capacity in the reservoir site shall be approximately 97 million cubic feet (725 MG) and the City of Auburn's capacity shall be approximately 54 million cubic feet (404 MG). The City of Auburn shall place recorded protective covenants on the quarry site to prevent the sale or transfer of the quarry site and to prevent any other uses, actions or activities that would jeopardize the water quality in the reservoir or Winder's rights to storage capacity and withdrawal from the reservoir without the express consent of Winder, acting in its sole discretion. The City of Winder shall place recorded protective covenants on the Mulberry River Basin Intake sites to prevent the sale or transfer of the intake sites and to prevent any other uses, actions or activities that would jeopardize raw water quantity and quality or Auburn's water supply rights from the Mulberry River Basin intake sites without the express consent of Auburn, acting in its sole discretion. Each party will operate and maintain its own pumps in the reservoir and

the O&M costs shall be borne by each party. The reservoir levels, water quality, operation of the supply sources and maintenance recommendations will be the responsibility of both Cities with any mutually agreed upon maintenance cost for water quality or repair to the reservoir structure being shared two-thirds by Winder and one-third by Auburn. The Cities will agree on a common single party to serve as the Reservoir Operator. The Cities will cooperate in hiring a common consultant to develop Standard Operating Procedures which both Cities and the Reservoir Operator shall follow in the operation and maintenance of the reservoir.

- 6. Each City shall bear its own costs and expenses for transmitting reservoir water to their respective water treatment plants and for treating and distributing the treated reservoir water described herein.
- 7. The City of Winder will design and construct any reservoir water pipelines, pumps or other facilities from the quarry/reservoir to its water treatment plant and facilities at its sole expense.
- 8. Each party will grant to the other, at no cost, any necessary permits or easements over property it owns or in which it has an interest, so that the other may install pipelines, pumps and related facilities.
- 9. The City of Auburn will design and construct any water pipelines, pumps or other facilities from the reservoir to the Park Mill Road treatment plant and from the plant to its existing lines and facilities at its sole expense.
- 10. The parties further agree that in the future they will endeavor to negotiate in good
  faith for an additional agreement to provide that their long term water supply needs
  may be met by a future expansion of the quarry-reservoir system and that an

additional 1 million gallons per day of drinking water Annual Average Daily Flow (AADF) will be reserved for the City of Auburn.

11. The parties agree to execute all documents including applications, intergovernmental agreements, and other documents necessary to implement the terms of this Memorandum of Understanding. The parties further warrant and represent that the terms of this Memorandum of Understanding have been approved by the Mayor and City Councils of both cities in a public meeting.

IN WITNESS WHEREOF, the parties have set their hands and seals on the date written above.

CITY OF AUBURN, GEORGIA

Linda Blechinger, Mayo

ATTEST:

Joyce Brown, City Clerk

CITY OF WINDER, GEORGIA

y: Sal

David Maynard Mayor

ATTEST:

April Furman, City Clerk

### Exhibit A

# Quarry Supply SOV Breakdown

General Conditions (Auburn 33.3 & Winder 66.7)			Aubu	urn	Wi	nder	Tota	al
Mobilization	1	ls	\$	115,500	\$	234,500	\$	350,000
Bonds & Insurance		ls	\$	161,700	\$	328,300	\$	490,000
Demobilization	1	ls	\$	8,250	\$	16,750	\$	25,000
Allowances (Auburn 33.3 & Winder 66.7)								
Supplemental Allowance		ls	\$	660,000	\$	1,340,000	\$	2,000,000
SCADA Allowance		ls	\$	24,750	\$	50,250	\$	75,000
Testing Allowance	1	ls	\$	9,900	\$	20,100	\$	30,000
Tunnel/Shaft/Intake pipes (Auburn 33.3 & Winder 66.7)								
Tunnel Mobilization	1	ls	\$	92,235	\$	187,265	\$	279,500
Access Ramp		ls	\$	124,517	\$	252,808	\$	377,325
Portal development		ls	\$	19,157	\$	38,894	\$	58,050
Tunnel excavation		ls	\$	191,757	\$	389,324	\$	581,081
Cavern excavation		ls	\$	61,017	\$	123,883	\$	184,900
Reamer mobilization		ls	\$	25,648	\$	52,074	\$	77,723
Muck out RB shaft		ls	\$	95,783	\$	194,468	\$	290,250
Tunnel and Cavern concrete lining		lf	\$	248,204	\$	503,930	\$	752,135
Portal concrete structure		ls	\$	47,324	\$	96,081	\$	143,405
Demobilization		ls	\$	19,800	\$	40,200	\$	60,000
Shaft Collar Mobilization		ls	\$	35,475	\$	72,025	\$	107,500
Collar Excavation & Lining		ls	\$	128,774	\$	261,451	\$	390,225
Raise Drill Mobilization		ls	\$	14,190	\$	28,810	\$	43,000
Pilot Hole drilling		lf	\$	143,035	\$	290,405	\$	433,440
Raise Bore 18' diameter		lf	\$	185,946	\$	377,526	\$	563,472
Shaft Lining Mobilization		ls	\$	148,995	\$	302,505	\$	451,500
Shaft concrete lining		lf	\$	193,552	\$	392,968	\$	586,520
Demobilization State of the Control	1	ls	\$	46,200	\$	93,800	\$	140,000
Highwall intake pipe/screen/valves/air		ls	\$	532,125	\$	1,080,375	\$	1,612,500
Approach excavation to STA 2+95		ls	\$	85,140	\$	172,860	\$	258,000
			_					
Sitework/Access Road/Waterline (Auburn 33.3 & Winder 66.7					_		_	
Clear and Grub		ls	\$	22,275	\$	45,225	\$	67,500
Silt Fence		ls	\$	13,543	\$	27,497	\$	41,040
Construction exit		ls	\$	2,228	\$	4,523	\$	6,750
Curb and gutter		ls	\$	4,455	\$	9,045	\$	13,500
Asphalt paving		ls	\$	30,071	\$	61,054	\$	91,125
Concrete turnaround		ls	\$	66,825	\$	135,675	\$	202,500
Final grassing		ls	\$	5,346	\$	10,854	\$	16,200
Fencing		ls	\$	4,455	\$	9,045	\$	13,500
Retaining wall		ls	\$	17,820	\$	36,180	\$	54,000
Sidewalk		ls	\$	2,228	\$	4,523	\$	6,750
Waterline	1	ls	\$	4,455	\$	9,045	\$	13,500
Low Water PS (Auburn 33.3 & Winder 66.7)			+					
Excavation	1	ls	\$	33,134	\$	67,273	\$	100,407
Pump Slab concrete		ls	\$	28,050	\$	56,950	\$	85,000

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Electrical Bldg concrete		ls	\$	7,920	\$	16,080	\$	24,000
Air Tank concrete		ls	\$	5,280	\$	10,720	\$	16,000
Generator concrete		ls	\$	2,640	\$	5,360	\$	8,000
Transformer concrete		ls	\$	1,320	\$	2,680	\$	4,000
Masonry		ls	\$	18,480	\$	37,520	\$	56,000
Misc metals		ls	\$	10,560	\$	21,440	\$	32,000
Electrical Bldg roof	1	ls	\$	24,750	\$	50,250	\$	75,000
Air Tank roof	1	ls	\$	6,683	\$	13,568	\$	20,250
Wood deck/stairs	1	ls	\$	8,910	\$	18,090	\$	27,000
Doors	1	ls	\$	4,455	\$	9,045	\$	13,500
Painting	1	ls	\$	26,730	\$	54,270	\$	81,000
500HP pump, pipe, valves & electrical (A 33.3 / W 66.7)	1	ls	\$	485,760	\$	986,240	\$	1,472,000
400HP pump, pipe, valves & electrical (A 33.3 / W 66.7)	1	ls	\$	379,500	\$	770,500	\$	1,150,000
200HP pump, pipe, valves & electrical (A 50 / W 50)	1	ls	\$	622,000	\$	622,000	\$	1,244,000
100HP pump, pipe, valves & electrical (Auburn 100%)	1	ls	\$	600,000	\$	-	\$	600,000
Pipe to TPS	1	ls	\$	6,683	\$	13,568	\$	20,250
Air burst tank and compressor	1	ls	\$	111,375	\$	226,125	\$	337,500
Pneumatic valve compressor		ls	\$	44,550	\$	90,450	\$	135,000
Air pipe to valves and screens		ls	\$	44,550	\$	90,450	\$	135,000
HVAC		ls	\$	17,820	\$	36,180	\$	54,000
Electrical - General		ls	\$	222,750	\$	452,250	\$	675,000
Generator	1	ls	\$	111,375	\$	226,125	\$	337,500
Instrumentation	1	ls	\$	126,968	\$	257,783	\$	384,750
instrumentation	+	เอ	Ψ	120,300	Ψ	237,703	Ψ	304,730
Transfer PS - Combined (Auburn 33.3 & Winder 66.7)								
-	1	ls	\$	198,000	\$	402,000	\$	600,000
Excavation  Jack and Bore for 36" intake		ls	\$		\$		\$	
				165,000	÷	335,000	-	500,000
Concrete		ls	\$	498,300	\$	1,011,700	\$	1,510,000
Misc Metals		ls	\$	6,683	\$	13,568	\$	20,250
Wood deck/stairs	1	ls	\$	4,455	\$	9,045	\$	13,500
Intake pipe and screen		ls	\$	49,500	\$	100,500	\$	150,000
36" knife gate valve		ls	\$	22,275	\$	45,225	\$	67,500
24" overflow pipe to RWSP	1	ls	\$	11,138	\$	22,613	\$	33,750
Transfor PS Windor (Windor 100)								
Transfer PS - Winder (Winder 100)  Electrical Building								
	+ ,	lo.	ф.		φ	15.000	φ	15.000
concrete		ls	\$	-	\$	15,000	\$	15,000
masonry		ls	\$	-	\$	27,000	\$	27,000
Wood deck/stairs		ls	\$	-	\$	13,500	\$	13,500
roofing		ls	\$	-	\$	47,250	\$	47,250
doors		ls	\$	-	\$	6,750	\$	6,750
painting		ls	\$	-	\$	6,750	\$	6,750
HVAC		ls	\$	-	\$	33,750	\$	33,750
Generator		ls	\$	-	\$	337,500	\$	337,500
Generator concrete		ls	\$	-	\$	6,750	\$	6,750
Electrical	1	ls	\$	-	\$	135,000	\$	135,000
TPS								
painting		ls	\$	-	\$	81,000	\$	81,000
Pumps, pipe, valves & electrical	1	ls	\$	-	\$	1,320,000	\$	1,320,000
Surge piping, valves, manhole	1	ls	\$	-	\$	33,750	\$	33,750
Instrumentation	1	ls	\$	-	\$	384,750	\$	384,750
16" from Mulberry	1	ls	\$	-	\$	33,750	\$	33,750
	-							

Transfer PS - Auburn (Auburn 100)					
Electrical Building					
concrete	1	ls	\$ 15,000	\$ -	\$ 15,000
masonry	1	ls	\$ 27,000	\$ -	\$ 27,000
Wood deck/stairs	1	ls	\$ 13,500	\$ -	\$ 13,500
roofing	1	ls	\$ 47,250	\$ -	\$ 47,250
doors	1	ls	\$ 6,750	\$ -	\$ 6,750
painting	1	ls	\$ 6,750	\$ -	\$ 6,750
HVAC	1	ls	\$ 33,750	\$ -	\$ 33,750
Generator	1	ls	\$ 101,250	\$ -	\$ 101,250
Generator concrete	1	ls	\$ 6,750	\$ -	\$ 6,750
Electrical	1	ls	\$ 135,000	\$ -	\$ 135,000
TPS					
painting	1	ls	\$ 81,000	\$ -	\$ 81,000
Pumps, pipe, valves & electrical	1	ls	\$ 600,000	\$ -	\$ 600,000
Surge piping, valves, manhole	1	ls	\$ 33,750	\$ -	\$ 33,750
Instrumentation	1	ls	\$ 216,000	\$ -	\$ 216,000
			\$ 8,824,015	\$ 15,851,281	\$ 24,675,297



#### MAYOR Rick E. Roquemore

### **CITY ADMINISTRATOR**Michael E. Parks

CITY COUNCIL
Robert L. Vogel III
Taylor J. Sisk
Jamie L. Bradley
Joshua Rowan

**AGENDA ITEM: 4** 

TO: Mayor and Council

FROM: Michael Parks

City Administrator

DATE: November 20, 2025

**PURPOSE:** To review the City's 2026 Holiday and Event Schedule

**BACKGROUND:** The following days will be granted to all regular employees as holidays with full pay and to approve the 2026 Events Schedule.

**RECOMMENDATION:** To approve the 2026 Holiday schedule with full pay and the 2026 Events Schedule as presented by staff.

#### **CLOSINGS FOR 2026**

New Year's Day Thursday, January 1
Martin Luther King, Jr. 's Birthday Monday, January 19

Washington's Birthday February 16 - observed on Thursday, December 24

State Holiday Observed on Good Friday, April 3

Memorial Day Monday, May 25 Juneteenth Friday, June 19

Independence DayObserved on Friday, July 3Labor DayMonday, September 7Columbus DayMonday, October 12Veterans DayWednesday, November 11Thanksgiving DayThursday, November 26

State Holiday Observed on Friday, November 27

Christmas Day Friday, December 25



#### Proposed events for 2026

<u>EVENTS</u>	DATE	TIME
Car Show	Saturday, February 28	10:00am-2:00pm
Auburn's 5k Run/Walk	Saturday, March 7	9:00am
Car Show	Saturday, March 21	10:00am-2:00pm
Easter Egg Hunt	Saturday, March 28	1:00pm
Auburn Clean-up	Friday, March 27	8:30am-4:00pm
	Saturday, March 28	8:30am-12:00pm
Food & Tunes Friday	Friday, Aoril 24	6:00pm-8:30pm
Car Show	Saturday, April 25	10:00am-2:00pm
Auburn Ever After	Saturday, May 2	11:00am-2:00pm
Farmers Market Tuesdays	May 5 <sup>™</sup> - September 1 <sup>st</sup>	4:00pm-7:00pm
Food & Tunes Friday	Friday, May 15	6:00pm-8:30pm
Community Yard Sale	Saturday, May 16	8:00am-12:00pm
Car Show	Saturday, May 23	10:00am-2:00pm
Food & Tunes Friday	Friday, Friday, June 12	6:00pm-8:30pm
Car Show	Saturday, June 20	10:00am-2:00pm
Independence Day	Saturday, June 27	5:00pm-9:00pm
Celebration		
Food & Tunes Friday	Friday, July 17	6:00pm-8:30pm
Car Show	Saturday, July 25	10:00am-2:00pm
Car Show	Saturday, August 22	10:00am-2:00pm
Community Yard Sale	Saturday, August 29	8:00am-12:00pm
Food & Tunes Friday	Friday, September 18	6:00pm-8:30pm
Car Show	Saturday, September 26	10:00am-2:00pm
Food & Tunes Friday	Friday, October 16	6:00pm-8:30pm
AuburnFest	TBD	11:00am-4:00pm
Auburn Clean-Up	Friday, October 23	8:30am-4:00pm
	Saturday, October 24	8:30am-12:00pm
Car Show	Saturday, October 24	10:00am-2:00pm
Trick or Treat	Tuesday, October 27	5:30pm-7:00pm
Car Show	Saturday, November 21	10:00am-2:00pm
Sounding Off Christmas	Saturday, December 5	10:00am-2:00pm



**MAYOR** Rick E. Roquemore

**CITY ADMINISTRATOR** Michael E. Parks

CITY COUNCIL Robert L. Vogel III Taylor J. Sisk Jamie L. Bradley Joshua Rowan

**AGENDA ITEM: 4** 

**TO:** Mayor and Council

**FROM:** Councilwoman Jamie Bradley

**DATE:** November 20, 2025

**PURPOSE:** To discuss the Whistlestop Shops.



**MAYOR** Rick E. Roquemore

**CITY ADMINISTRATOR** Michael E. Parks

CITY COUNCIL Robert L. Vogel III Taylor J. Sisk Jamie L. Bradley Joshua Rowan

**AGENDA ITEM: 6** 

**TO:** Mayor and Council

**FROM:** Councilwoman Jamie Bradley

**DATE:** November 20, 2025

**PURPOSE:** To discuss the new City flag.



MAYOR Rick E. Roquemore

CITY ADMINISTRATOR
Michael E. Parks

CITY COUNCIL
Robert L. Vogel III
Taylor J. Sisk
Jamie L. Bradley
Joshua Rowan

**AGENDA ITEM: 7** 

**TO:** Mayor and Council

**FROM:** Michael Parks

City Administrator

**DATE:** November 20, 2025

**PURPOSE:** To request approving Resolution #03-025 for the Barrow County Portion of the City of Auburn and recommend setting the 2025 millage rate to a 4.931 millage rate.

#### **BACKGROUND:**

The City of Auburn (Auburn-Barrow County) has tentatively adopted a millage rate which will require an increase in property taxes by 4.94% for the 2025 tax year.

All concerned citizens are invited to the public hearing on this tax increase to be held Tuesday, November 18, 2025, at City of Auburn Courthouse/Council Chambers located at 1 Auburn Way, Auburn, Georgia 30011 at 1:00 p.m. and 5:00 p.m. Times and places of additional public hearings on this tax increase are Thursday, November 20, 2025, at 6:00 p.m. at City of Auburn Courthouse/Council Chambers located at 1 Auburn Way, Auburn, Georgia 30011 at 6:00 p.m.

This tentative increase will result in a millage rate of 4.931 mills, an increase of 0.232 mills over the rollback rate. Without this tentative tax increase, the millage rate will be no more than 4.699 mills. The proposed tax increase for a home with a fair market value of \$375,000 is approximately \$34.80 and the proposed tax increase for non-homestead property with a fair market value of \$275,000 is approximately \$25.52.

**RECOMMENDATION:** To approve Resolution #03-025 setting the 2025 millage rate to 4.931 for Barrow County portion of the City of Auburn.

## A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF AUBURN GEORGIA RESOLUTION # 04-025

- **WHEREAS**, Georgia law and the City Code of Ordinances require the City to adopt a balanced budget for its operations; and
- WHEREAS, through public hearings, the City staff, Mayor and City Council have drafted such a budget to comply with the requirements of State law; and
- WHEREAS, the adoption of that budget required the passage of a millage rate sufficient to allow for the collection of taxes necessary to cover the cost of operating the City government according to the budget; and
- WHEREAS, the Mayor and Council find it necessary and desirable to establish certain millage rates for properties in Gwinnett and Barrow County in fairness to the taxpayers of the City and in compliance with State law; and
- WHEREAS, the tax rate of 4.951 per \$1000 of assessed valuation for City of Auburn taxpayers in Gwinnett County is required for the raising of sufficient revenues to support municipal operations and meeting the requirements of State law for establishing rates, and
- **WHEREAS**, notices required by law have been published in the legal organ of the City of Auburn, and
- **WHEREAS**, the City has conducted multiple public hearings to receive comments from citizens on the proposed budget and rates;
- NOW THEREFORE THE COUNCIL OF THE CITY OF AUBURN hereby ordains and resolves that the millage rate of 4.951 per \$1000 of assessed valuation for City of Auburn taxpayers in Gwinnett County enumerated above are approved and ordained for the fiscal year 2025-2026.

IT IS SO ORDAINED AND RESOLVED this	day of November 2025.
Richard E. Roquemore, Mayor	Joshua Rowan, Council Member
Robert L. Vogel III, Council Member	Taylor Sisk, Council Member
Jamie L. Bradley, Council Member	

ATTEST:	
Brooke Haney, City Clerk	



#### MAYOR Rick E. Roquemore

#### CITY ADMINISTRATOR Michael E. Parks

CITY COUNCIL
Robert L. Vogel III
Taylor J. Sisk
Jamie L. Bradley
Joshua Rowan

**AGENDA ITEM: 8** 

**TO:** Mayor and Council

**FROM:** Michael Parks

**City Administrator** 

**DATE:** November 20, 2025

**PURPOSE:** To request approving Resolution #04-025 for the Gwinnett County Portion of the City of Auburn and recommend setting the 2025 millage rate to a 4.951 millage rate.

#### **BACKGROUND:**

The City of Auburn (Auburn-Gwinnett County) has tentatively adopted a millage rate which will require an increase in property taxes by 6.70% for the 2025 tax year.

All concerned citizens are invited to the public hearing on this tax increase to be held Tuesday, November 18, 2025, at City of Auburn Courthouse/Council Chambers located at 1 Auburn Way, Auburn, Georgia 30011 at 1:00 p.m. and 5:00 p.m. Times and places of additional public hearings on this tax increase are Thursday, November 20, 2025, at 6:00 p.m. at City of Auburn Courthouse/Council Chambers located at 1 Auburn Way, Auburn, Georgia 30011 at 6:00 p.m.

This tentative increase will result in a millage rate of 4.951 mills, an increase of 0.311 over the rollback rate. Without this tentative tax increase, the millage rate will be no more than 4.640 mills. The proposed tax increase for a home with a fair market value of \$200,000 is approximately \$24.88 and the proposed tax increase for non-homestead property with a fair market value of \$175,000 is approximately \$21.77.

**RECOMMENDATION:** To approve Resolution #04-025 setting the 2025 millage rate to 4.951 for Gwinnett County portion of the City of Auburn.

## A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF AUBURN GEORGIA RESOLUTION # 04-025

- **WHEREAS**, Georgia law and the City Code of Ordinances require the City to adopt a balanced budget for its operations; and
- WHEREAS, through public hearings, the City staff, Mayor and City Council have drafted such a budget to comply with the requirements of State law; and
- WHEREAS, the adoption of that budget required the passage of a millage rate sufficient to allow for the collection of taxes necessary to cover the cost of operating the City government according to the budget; and
- WHEREAS, the Mayor and Council find it necessary and desirable to establish certain millage rates for properties in Gwinnett and Barrow County in fairness to the taxpayers of the City and in compliance with State law; and
- WHEREAS, the tax rate of 4.951 per \$1000 of assessed valuation for City of Auburn taxpayers in Gwinnett County is required for the raising of sufficient revenues to support municipal operations and meeting the requirements of State law for establishing rates, and
- **WHEREAS**, notices required by law have been published in the legal organ of the City of Auburn, and
- **WHEREAS**, the City has conducted multiple public hearings to receive comments from citizens on the proposed budget and rates;
- NOW THEREFORE THE COUNCIL OF THE CITY OF AUBURN hereby ordains and resolves that the millage rate of 4.951 per \$1000 of assessed valuation for City of Auburn taxpayers in Gwinnett County enumerated above are approved and ordained for the fiscal year 2025-2026.

IT IS SO ORDAINED AND RESOLVED this	day of November 2025.
Richard E. Roquemore, Mayor	Joshua Rowan, Council Member
Robert L. Vogel III, Council Member	Taylor Sisk, Council Member
Jamie L. Bradley, Council Member	

ATTEST:		
Brooke Haney,		
City Clerk		