

**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**

May 8, 2025

6:00 PM

Council Chambers

1 Auburn Way

Auburn, GA 30011

INVOCATION**PLEDGE****COUNCIL REPORTS AND ANNOUNCEMENTS**

1. Recognition of Police Certification
2. Recognition of Staff Graduates

CITIZEN COMMENTS ON AGENDA ITEMS**NEW BUSINESS**

3. Consent Agenda
 - a. Council Business Meeting Minutes- April 10, 2025
 - b. Council Workshop Meeting Minutes- April 24, 2025
 - c. Auburn Station Townhome East- Sarah McQuade
 - d. National Public Works Week Proclamation- Iris Akridge
 - e. Davenport Financial Agreement- Michael Parks
 - f. Raw Water Storage Pond Piping- Phase A Change Order- Jim Aton
4. Proposed FY2026 Budget Schedule- Michael Parks
5. Lions Club Construction- Michael Parks

CITIZEN COMMENTS**ADJOURNMENT**

Agenda subject to change prior to meeting



MAYOR
Rick E. Roquemore

CITY ADMINISTRATOR
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Taylor J. Sisk
Jamie L. Bradley
Joshua Rowan

**CITY OF AUBURN
MAYOR AND COUNCIL
MEETING IN COUNCIL CHAMBERS
April 10, 2025
6:00 PM
Council Chambers
1 Auburn Way
Auburn, GA 30011**

Present: Mayor Pro Tem: **Jamie L. Bradley**
Council Member: **Robert L. Vogel**
Council Member: **Taylor J. Sisk**
Council Member: **Joshua Rowan**

City Staff in Attendance: Michael Parks, Marc Pharr, Staci Waters, Chief Hodge

Also in Attendance: Jack Wilson, Sarah McQuade

Mayor Pro Tem Bradley called the meeting to order at 6:00 pm.
Mayor Pro Tem Bradley gave the pledge.
Pastor Marshall Clack gave the Invocation.

Council Reports and Announcements

Mayor Pro Tem Bradley asked for Council Reports and Announcements. There were none.

PUBLIC HEARING

Mayor Pro Tem Bradley asked for a motion to open the Public Hearing regarding the Rezoning of 100 Lyle Road and 0 Main Street.

Motion: Made by **Council Member Sisk** to open the public hearing.

Second by **Council Member Rowan**

Mayor Pro Tem Bradley asked for any discussion, there was none. Votes were taken with all members present voting yes.

Item 1.: The Rezoning of 100 Lyle Road and 0 Main Street.

Mayor Pro Tem Bradley asked Sarah McQuade, City Planner, to present the Rezoning of 100 Lyle Road and 0 Main Street.

Sarah McQuade: Presented the Rezoning of 100 Lyle Road and 0 Main Street.

Mayor Pro Tem Bradley opened the floor for ten minutes for public comments in favor of the Rezoning of

100 Lyle Road and 0 Main Street.

Stephanie Denniss with MBC Developers- gave details on the planning of the development of this property.
Stacey Evans, 211 Kennedy Sells Rd, Auburn, GA 30011 Spoke on behalf of the development.

Mayor Pro Tem Bradley opened the floor for ten minutes for public comments in opposition to the Rezoning of 100 Lyle Road and 0 Main Street.

Jill Lyle Dill, 1310 Dee Kennedy Rd, Auburn, Ga 30011, Spoke opposed to the development.

Beth Lyle Magness, 120 Buena Vista St. Winder, GA 30011, Spoke opposed to the development.

April Maddox, 126 Lyle Rd, Auburn, GA 30011, Spoke opposed to the development.

Whitney Bishop, 1378 6th Ave, Auburn, GA 30011, Spoke opposed to the development.

Nathan Dill, 126 Lyle Rd, Auburn, GA 30011, Spoke opposed to the development.

Mayor Pro Tem Bradley asked for a motion to close the Public Hearing for the Rezoning of 100 Lyle Road and 0 Main Street.

Motion: Made by **Council Member Vogel** to close the Public Hearing for the Rezoning of 100 Lyle Road and 0 Main Street.

Second: by **Council Member Sisk**

Votes were taken with all members present voting yes.

NEW BUSINESS

Mayor Pro Tem Bradley asked for Citizen Comments on the consent agenda items.

Rob Yoe, 1531 Wynfield Dr, Auburn, GA 30011, Spoke on the rezoning of 100 Lyle Road and 0 Main Street.

Mayor Pro Tem Bradley asked for any need to amend the agenda.

Council Member Vogel asked to remove the Item G 6th Street Dog Park Conceptual Plan.

Item 2: Consent Agenda

- a. Council Business Meeting Minutes- March 13, 2025
- b. Council Special Called Meeting Minutes- March 13, 2025
- c. Council Special Called Meeting Minutes- March 27, 2025
- d. Council Workshop Meeting Minutes- March 27, 2025
- e. Council Member Appointment to RGS Downtown Development Advisory Board
- f. Safe Digging Month
- g. 6th Street Dog Park Conceptual Plan
- h. College Street Extension
- i. Change Order for Water Treatment Plant

Mayor Pro Tem Bradley asked for a Motion to approve the consent agenda minus item G

Motion: Made by **Council Member Sisk** to amend the agenda

Second: Made by **Council Member Vogel**

All Approved.

Motion: Made by **Council Member Vogel** to add Item G 6th Street Dog Park Conceptual Plan to the April 24 Workshop Mayor and Council Meeting.

Second: by **Council Member Rowan**

Mayor Pro Tem Bradley asked for any discussion. Michael Parks asked to take it back to the Parks and Leisure to see if they review what we currently have for the dog park.

No votes were taken and will be reviewed by Parks and Leisure.

VOTING ITEMS

Item 3: The Rezoning of 100 Lyle Road and 0 Main Street

Sarah McQuade Presented

Mayor Pro Tem Bradley asked for a motion to approve the Planned Unit Development District Ordinance Amendment with staff recommended changes.

Council Member Rowan made a **Motion** approved the Rezoning of 100 Lyle Road and 0 Main Street with conditions to make sure there would be an eight-foot fence on the developer's side of the buffer and cypress trees along Lyle property, the green space remains the same, there are only 52 attached homes, and 120 ft between the detached homes.

Second: Made by **Council Member Sisk**

Mayor Pro Tem Bradley asked for any discussion, **Council Member Sisk** asked if the variance request was removed from the motion.

Votes were taken **Council Members Rowan and Sisk** voting yes and **Council Members Vogel** Voting no.

Mayor Pro Tem Bradley asked for Citizen comments.

Charles Brant, 1396 3rd Street, Auburn, GA 30011, Asked to tap into City Sewage at the Whistle Stop Shops.

Shelia Hawthorne, 1270 Atlanta Hwy, Auburn, GA 30011, Spoke regarding The Gathering.

Rob Yoe 1531 Wynfield Dr, Auburn, GA 30011, spoke on the Water Treatment Facility.

Cathrine Rowan, 319 Wyngate, Auburn, GA 30011, Spoke about the proposed Bio-dump.

ADJOURNMENT: **Mayor Pro Tem Bradley** asked for a motion to adjourn.

Motion: Made by **Council Member Vogel** to adjourn.

Second: By **Council Member Rowan**.

Mayor Pro Tem Bradley asked for any discussion. There was none. Votes were taken with all members present voting yes. Meeting adjourned.

Respectfully submitted,

Read and approved this _____ Day of May 2025

Attest:

Mayor Richard E. Roquemore



MAYOR

Rick E. Roquemore

CITY ADMINISTRATOR

Michael Parks

CITY COUNCIL

Robert L. Vogel III

Taylor J. Sisk

Jamie L. Bradley

Joshua Rowan

CITY COUNCIL WORKSHOP MEETING

April 24, 2025

6:00 PM

Council Chambers

1 Auburn Way

Auburn, GA 30011

Present: Mayor: **Richard Roquemore**
Council Member: **Robert L. Vogel**
Council Member: **Taylor J. Sisk**
Council Member: **Jamie L. Bradley (by phone)**
Council Member: **Joshua Rowan**

City Staff in Attendance: Michael Parks, Staci Waters, Brooke Haney, Iris Akridge

Also in Attendance: Jack Wilson

Mayor Roquemore called the meeting to order at 6:00 pm.

Council Reports and Announcements

Mayor Roquemore asked for Council Reports and Announcements.

Staci Waters announced the upcoming Auburn Ever After on May 3rd, Farmers Market will start May 6 and is held every Tuesday from 4:00pm -7:00pm, and Food Truck Friday is on May 9th.

Item 1: Final Plat

Sarah McQuade Presented

Placed on May 8, 2025, Council Business Agenda

Item 2: National Public Works Week Proclamation

Iris Akridge Presented

Placed on May 8, 2025, Council Business Agenda

Item 3: Polaris at Auburn Holdings, LLC Stormwater Fee Requested

Jack Wilson Presented

The Applicant's representative did not appear. Will be placed on the agenda at a future meeting.

Item 4: Davenport Financial Agreement

Michel Parks Presented

Placed on May 8, 2025, Council Business Agenda

Item 5: Raw Water Storage Pond Piping- Phase A Change Order

Jim Aton Presented

Placed on May 8, 2025, Council Business Agenda

Mayor Roquemore asked if there were any citizen comments. There were none.

Respectfully submitted,

Read and approved this _____ Day of May 2025 Attest:

Mayor Richard E. Roquemore



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: c

TO: Mayor and Council

FROM: Sarah McQuade
City Planner

DATE: April 24, 2025

PURPOSE: Final Plat Approval of Auburn Station Townhome East

BACKGROUND: The applicant is requesting final plat approval for Auburn Station Townhome East pursuant to the requirements of Chapter 16 – Development Regulations of the City of Auburn. The following final plat has been reviewed and determined to be in compliance with [Sec. 16.20.070 – Approval of Final Subdivision Plat](#). As such, it is ready to be signed by the mayor for recording with the Barrow County Clerk of Court.

RECOMMENDATION: To approve the final plat as presented by staff.

FUNDING:
N/A



COMMUNITY DEVELOPMENT DEPARTMENT

CITY OF AUBURN
1369 FOURTH AVENUE
AUBURN, GA 30011
PHONE: 770-963-4002
www.cityofauburn-ga.org

MEMORANDUM

TO: Mayor & Council

FROM: Sarah McQuade, City Planner

DATE: April 24, 2025

RE: Auburn Station Townhome East Final Plat

Dear Mayor & Council,

The applicant is requesting approval of a final plat approval for Auburn Station Townhome East, pursuant to Chapter 16 – Development Regulations of the City of Auburn.

PROPOSAL:

The purpose of the final plat is to record the subdivision of the subject property into 78 townhome lots, community open space, and a commercial outparcel. The proposed subdivision is compliant with Chapter 16 – Development Regulations of the City of Auburn.

BACKGROUND / CURRENT ZONING:

The subject parcel totals 13.23 acres in area and is zoned PSV: Planned Suburban Village. This property was originally rezoned in 2008 and the plan was amended in 2021.

ANALYSIS:

Per [Sec. 16.20.070 – Approval of Final Subdivision Plat](#), 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.

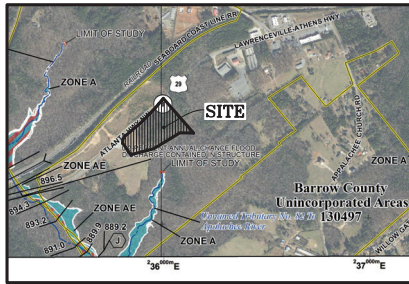
- *Staff has reviewed the final plat for compliance with the above referenced regulations, ordinances, and conditions of zoning, and has found it to be compliant.*

STAFF RECOMMENDATION:

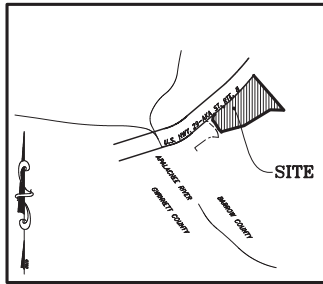
Staff recommends **APPROVAL** of the final plat for Auburn Station Townhome East on the findings that the proposed subdivision meets the minimum district standards of the PSV: Planned Suburban Village district and is compliant with [Sec. 16.20.070 – Approval of Final Subdivision Plat](#).

FINAL PLAT
FOR:
AUBURN STATION TOWN HOMES EAST
CITY OF AUBURN
BARROW COUNTY, GEORGIA
TAX PARCEL: AU05 035A
TOWN HOMES EAST AREA= 13.23 AC.
JANUARY 20, 2025

FLOOD NOTES:
ACCORDING TO BARROW COUNTY FIRM PANEL NUMBER 13013C0040D DATED 12/01/2022 THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD ZONE.
THERE ARE STATE WATERS EXISTING WITHIN 200' OF THIS PROJECT SITE.
SOME WETLANDS ARE BEING DISTURBED AND BEING MITIGATED BY TALLMAN ENVIRONMENTAL.
A 50' UNDISTURBED BUFFER AND A 75' IMPERVIOUS SETBACK SHALL BE MAINTAINED ADJACENT TO ALL STREAMS.
STORM WATER MANAGEMENT FOR THIS PROJECT IS PROVIDED ON-SITE.



FLOOD MAP
N.T.S.



VICINITY MAP
N.T.S.

**CORNER SIGHT DISTANCE FOR SUBDIVISIONS
UTILIZING THE UNIFIED DEVELOPMENT ORDINANCE**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE DRIVEWAY(S) FOR AUBURN STATION, TOWN HOMES WEST SUBDIVISION ARE DESIGNED WITH ADEQUATE CORNER SIGHT DISTANCE FOR EACH INTERSECTION. THE REGULATED SPEED LIMIT FOR INTERIOR STREETS IS 25 MILES PER HOUR. THE SIGHT DISTANCE FOR ALL INTERIOR INTERSECTIONS MEETS OR EXCEEDS 280 FEET IN EACH DIRECTION. SIGHT IS MEASURED WITH THE DRIVER'S EYE HEIGHT OF 3.5 FEET AT A DISTANCE OF 15 FEET FROM THE NEAREST THROUGH LANE TO THE CENTER OF EACH TRAVEL LANE.

Kevin Ringo REG# 2278 DATE

CERTIFICATE OF DEDICATION

THE OWNER DEDICATES TO THE PUBLIC USE FOREVER THE STREET RIGHT-OF-WAYS AND/OR OTHER PUBLIC DEDICATIONS SHOWN ON THIS PLAT, AS FOLLOWS: 2,002.33 LINEAR FEET OF STREET RIGHT-OF-WAYS, 1,996.52 LINEAR FEET OF WATER LINE AND 2,154 ACRES OF STREET RIGHT-OF-WAY.

OWNER DATE



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

G.S.W.C.C.
LEVEL II - 0000083063
EXPIRES 02/27/2027

NO.	DATE	REVISION

THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENTS RECORDED IN DEED BOOK _____ PAGES _____ ATTACHED HERETO DATED _____ WHICH BECOMES A PART OF THIS PLAT, AND WHICH WERE RECORDED AND SIGNED BY THE OWNER.

DRAWING INDEX:

SHEET #	DESCRIPTION
1	COVER
2	NOTES
3	BOUNDARY
4	FINAL PLAT
5	FINAL PLAT

OWNER/DEVELOPER

YOST COMMUNITIES AT AUBURN STATION, LLC
3883 ROGERS BRIDGE ROAD SUITE 602
DULUTH, GEORGIA 30097
24 HR. CONTACT:
RICK YOST
PHONE: 770-622-5209
EMAIL: rickyst@bellsouth.net

DESIGNER/ENGINEER

ABERNATHY ENGINEERING GROUP
174 DACULA ROAD
DACULA, GEORGIA 30019
CONTACT: GUY ABERNATHY
PHONE: 678-823-6077
EMAIL: guy@abernathyeng.com

SURVEYOR:

RINGO AND ASSOCIATES
257 PINECREST LANE
BRASELTON, GEORGIA 30517
CONTACT KEVIN RINGO
PHONE: 770-962-8456
EMAIL: kevin@ringoabernathy.com

FINAL PLAT FOR:

AUBURN STATION
TOWN HOMES EAST

FINAL PLAT APPROVAL

THE MAYOR OF THE CITY OF AUBURN, GEORGIA, CERTIFIES THAT THIS PLAT COMPLIES WITH THE CITY OF AUBURN ZONING ORDINANCE AND THE CITY OF AUBURN DEVELOPMENT REGULATIONS, AND HAS BEEN APPROVED BY ALL OTHER AFFECTED CITY, COUNTY, OR STATE DEPARTMENTS, AS APPROPRIATE, AND THE CITY COUNCIL OF THE CITY OF AUBURN. THE MAYOR HEREBY ACCEPTS ON BEHALF OF THE CITY OF AUBURN THE DEDICATION OF ALL PUBLIC RIGHT-OF-WAY AND EASEMENTS, AND PUBLIC WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC FACILITIES AND APPURTENANCES SHOWN THEREON, SUBJECT TO RATIFICATION BY THE CITY COUNCIL OF THE CITY OF AUBURN. THIS PLAT IS APPROVED, SUBJECT TO THE REVISIONS AND REQUIREMENTS OF THE DEVELOPMENT PERFORMANCE AND MAINTENANCE AGREEMENT EXECUTED FOR THIS PROJECT BETWEEN THE OWNER AND THE CITY OF AUBURN.

DATED THIS _____ DAY OF _____ 2025

BY: _____ TITLE: _____

FINAL PLAT APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE ZONING ORDINANCE AND SUBDIVISION REGULATIONS OF THE CITY OF AUBURN, GEORGIA, AND THAT IT HAS BEEN APPROVED BY THE CITY OF AUBURN FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF BARROW COUNTY.

DATED THIS _____ DAY OF _____ 2023

CITY OF AUBURN PLANNER/ENGINEER

**OWNER'S ACKNOWLEDGMENT AND DECLARATION
STATE OF GEORGIA, COUNTY OF BARROW**

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATED BY THIS DECLARATION TO THE USE OF THE PUBLIC FOR ALL STREETS, SEWER COLLECTORS, LIFT STATIONS, DRAINS, EASEMENTS, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN, AND TRANSFERS OWNERSHIP OF ALL PUBLIC USE AREAS IN FEE SIMPLE BY DEED, FOR THE PURPOSES THEREIN EXPRESSED.

SIGNATURE OF SUBDIVIDER DATE SIGNED

PRINTED OR TYPE NAME OF SUBDIVIDER

SIGNATURE OF OWNER DATE SIGNED

PRINTED OR TYPED NAME OF OWNER

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

KEVIN V. RINGO GA RLS #2278 DATE

SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 20,991 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 926,778 FEET, AND CONTAINS A TOTAL OF 13.23 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A GEOMAX 90 ROBOTIC TOTAL STATION EDM UNIT.

BY: _____
REGISTERED GEORGIA LAND SURVEYOR REG. NO. 2278 DATE

DATE OF EXPIRATION 12/31/2025



**RINGO
& ASSOCIATES**

257 PINECREST LANE, BRASELTON, GEORGIA 30517
Phone (770) 962-8456

SURVEYORS
PLANNERS

TOTAL AREA : 13.23 ACRES

ZONING NOTES:

THE PROPERTY IS ZONED PLANNED SUBURBAN VILLAGE (PSV)
THE PLANNED SUBURBAN VILLAGE (PSV) DISTRICT IS INTENDED TO PROVIDE FOR AN
APPROPRIATELY DESIGNED AND DESIGNED USED DEVELOPMENT FOR COMMUNITIES THAT
ARE NOT IN A MAJOR URBAN CENTER AND IS TO DEVELOPED
1. APPLIED TO A MINIMUM 50 ACRE PARCEL UNDER UNIFIED CONTROL AND IS TO DEVELOPED
2. FOR BUILDINGS AND LAND SPECIFICALLY RELATED TO THE CHARACTER AND PURPOSE OF
THE DISTRICT
3. WITH A PROGRAM FOR PROVISION, OPERATION AND MAINTENANCE OF SUCH AREAS,
FACILITIES AND IMPROVEMENTS PROPOSED FOR COMMON USE BY SOME OR ALL OF THE
OWNERS OF THE PROPERTY, BUT WILL NOT BE PROVIDED, OPERATED OR MAINTAINED AT
GENERAL PUBLIC EXPENSE.

FLOOD NOTES:

1. ACCORDING TO BARROW COUNTY FIRM PLAN NUMBERS 13013C0040C DATED 12/18/2009 AND 13013C0105C DATED 12/18/2009, GWINNETT COUNTY FIRM PLAN NUMBER131305C063F DATED 9/29/2006.
2. THERE ARE STATE WATERS EXISTING WITHIN 200' OF THIS PROPERTY SITE.
3. SOME WETLANDS ARE BEING DISTURBED AND BEING MITIGATED BY TALLMAN ENVIRONMENTAL.
4. A 50' UNDISTURBED BUFFER AND A 75' IMPROVISED SETBACK SHALL BE MAINTAINED ADJACENT TO ALL STREAMS.
5. STORM WATER MANAGEMENT FOR THIS PROJECT IS PROVIDED ON-SITE.

WETLANDS CERTIFICATE:

THE DESIGN PROFESSIONAL, WHOSE SEAL APPEARS HEREON, CERTIFIES THE FOLLOWING:

2. THE NATIONAL WETLANDS INVENTORY MAPS HAVE BEEN CONSULTED.
3. THE APPROPRIATE PLAN SHEET [X] DOES / [] DOES NOT INDICATE AREAS OF UNITED STATES ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS AS SHOWN ON THE MAPS.
4. IF WETLANDS ARE INDICATED, THE LAND OWNER OR DEVELOPER HAS BEEN ADVISED THAT LAND DISTURBANCE OF PROTECTED WETLANDS SHALL NOT OCCUR UNLESS THE APPROPRIATE FEDERAL WETLANDS ALTERATION ("SECTION 404") PERMIT HAS BEEN OBTAINED.
5. SOME WETLANDS ARE BEING DISTURBED AND BEING MITIGATED BY TALLMAN ENVIRONMENTAL (770.364.9715 OR AJ@TALLMANS.NET).

CITY OF AUBURN NOTES:

1. NO ADDITIONAL CONSTRUCTION OR IMPROVEMENTS INCLUDING BUT NOT LIMITED TO WALLS, SIGNS, FENCES, SPRINKLER SYSTEM, LIGHTS, ETC. WILL BE ALLOWED WITHIN THE ROAD RIGHT-OF-WAY.
2. CENTERLINE MUST BE SURVEYED AND STAKED PRIOR TO GRADE INSPECTION.
3. THE CITY ENGINEER SHALL BE NOTIFIED BY THE DEVELOPER AND BE APPLICABLE AFTER NINETY PERCENT OF THE HOUSES ON THE STREET HAVE BEEN BUILT, OR PRIOR TO THE END OF THE CONSTRUCTION PERIOD.
4. A STREET NAME SIGN SHALL BE INSTALLED FOR EVERY STREET AT AN INTERSECTION. STREET NAME SIGNS SHALL BE PROVIDED BY THE CITY. ALTERNATE POST MATERIAL SHALL BE PROVIDED BY THE DEVELOPER. THE CITY SHALL BE NOTIFIED BY THE DEVELOPER AND BE FURNISHED AND INSTALLED BY THE CITY AT ALL STREET INTERSECTIONS. THE DEVELOPER (OR HIS AGENT) SHALL BE RESPONSIBLE FOR THE COST OF THE SIGN. IF AN ALTERNATE SIGNPOST IS CHOSEN AT A LATER DATE) SHALL PAY THE CITY'S COSTS.
5. TRAFFIC CONTROL DEVICES TO INCLUDE SIGNS AND STREET MARKINGS SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION. THE TYPE OF TRAFFIC CONTROL DEVICES SHALL BE BASED UPON THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
6. SIDEWALKS SHALL BE INSTALLED PRIOR TO FINAL PLAT APPROVAL OR ON A LOT BY LOT BASIS.
7. HANDCAP RAMPS SHALL BE INSTALLED BY THE BUILDER WITH EACH LOT.

WETLANDS CERTIFICATE:

THE DESIGN PROFESSIONAL, WHOSE SEAL APPEARS HEREON, CERTIFIES THE FOLLOWING:

1. THE NATIONAL WETLANDS INVENTORY MAPS HAVE BEEN CONSULTED.
2. THE APPROPRIATE PLAN SHEET [X] DOES / [] DOES NOT INDICATE AREAS OF UNITED STATES ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS AS SHOWN ON THE MAPS.
3. IF WETLANDS ARE INDICATED, THE LAND OWNER OR DEVELOPER HAS BEEN ADVISED THAT LAND DISTURBANCE OF PROTECTED WETLANDS SHALL NOT OCCUR UNLESS THE APPROPRIATE FEDERAL WETLANDS ALTERATION ("SECTION 404") PERMIT HAS BEEN OBTAINED.



G.S.W.C.C.
LEVEL II - 0000083063
EXPIRES 02/27/2027

NO.	DATE	REVISION	CITY/COUNTY: AUBURN/BARROW
			LAND LOT/DISTRICT: GMD 1740
			PARCELS: AU05 035A
			DATE: JANUARY 20, 2025
			SCALE: 1" = 50'
			JOB NO. 05040

FINAL PLAT FOR:

**AUBURN STATION
TOWN HOMES EAST**

GENERAL NOTES:

2. TOTAL AREA OF PROPERTY: 13.23 ACRES
3. ZONING OF PROPERTY: PSV
4. TOTAL NUMBER OF LOTS: 78
5. GROSS DENSITY = 5.90 LOTS PER ACRE
6. DISTANCE TO NEAREST ADJACENT LOT OR ROAD: 400 SQUARE FEET FOR ONE STORY & 1,600 FOR TWO STORY
7. SETBACKS: FRONT 15' REAR 15' SIDE 5' AND 3' 30' REAR ALONG HWY
8. MAXIMUM BUILDING HEIGHT: 35'
9. WATER SERVICE TO BE PROVIDED BY CITY OF AUBURN.
10. SANITARY SEWER SERVICE TO BE PROVIDED BY BARROW COUNTY. AUBURN STATION FLOWS INTO THE BARROW COUNTY SANITARY SEWER SYSTEM THIS PROJECT WILL BE LOCATED IN THE BARROW COUNTY SANITARY SEWER IS TREATED AT THE BARROW COUNTY WASTEWATER TREATMENT BASIN FACILITY.
11. ALL UTILITIES ARE TO BE LOCATED UNDERGROUND.
12. ALL UTILITIES ARE TO BE BURIED STRAIGHT.
13. BOUNDARY INFORMATION TAKEN FROM A SURVEY FOR YOST COMMUNITIES @ AUBURN
14. EASEMENTS TO BE MAINTAINED AS SHOWN ON PLAT. DATE 04/20/18.
15. DEVELOPERS SHALL INSTALL SIDEWALKS ON ABUTTING OPEN PAVED STREETS, LOTS, AND OPEN SPACES AND PROVIDE CURB CUTS WITH 1'-SHAPED MID-BLOCK RAMPS AT CUL-DE-SAC TURNAROUNDS ON A LOT BY LOT BASIS.
16. CITY OF AUBURN DOES NOT ENFORCE PROTECTIVE COVENANTS. IT IS THE RESPONSIBILITY OF THE APPLICANT TO ENSURE COMPLIANCE WITH ANY EXISTING PROTECTIVE COVENANTS.
17. ROPING PENS SET AT ALL PROPERTY CORNERS. (X) REBAR.
18. FENCES AND STRUCTURES TO BE CONSTRUCTED TO MEET THE SANITARY SEWER EASEMENTS ACCORDING TO CURRENT BARROW COUNTY POLICY.
19. PERMANENTS ARE NOT ALLOWED.
20. CLEANOUTS ARE TO BE MAINTAINED AT GRADE, AND ARE THE PROPERTY OWNER'S RESPONSIBILITY TO ENSURE ACCESSIBILITY AT ALL TIMES.
21. STREAM BED MAY BE DOWN SLOPED TO THE PERMIT DEPT THROUGH THE SUBDIVISION PROCESS AS PROVIDED BY CITY OF AUBURN UNIFIED DEVELOPMENT ORDINANCE IN EFFECT WITH THE PERMIT.
22. STREAM BEDDING EASEMENTS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION, WITH THE EXEMPTION 0F 0.12 ACRE OF WETLANDS, AS SHOWN ON PLAT.
23. THE APPLICANT OWNS AND WILL BE RESPONSIBLE FOR THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.
24. STREAM BEDDING EASEMENTS WILL BE PROVIDED WITH EACH UNIT.
25. TOTAL SITE AREA (LESS THE COMMERCIAL LOT) = 13.23 acres TO THE PERMETER
26. BOUNDARY LINES: THE OPEN SPACE TO THE CL OF THE CREEK DIVIDING THE TOWNSHIPS OF AUBURN, GA. TO THE COMMERCIAL LOT

SPECIAL NOTES:

1. LOTS LABELED "MFE TO BE SET 3' ABOVE FLOOD STUDY ELEVATION. ELEVATION TO BE DETERMINED.
2. A RESIDENTIAL DRAINAGE PLAN (RDP) MUST BE APPROVED BY THE CITY OF AUBURN PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS LABELED "RDP",

STORMWATER NOTES:

1. A 50-FOOT UNDISTURBED BUFFER AND A 75-FOOT IMPROVED SETBACK SHALL BE MAINTAINED ADJACENT TO ALL STREAMS.
2. CITY OF AUBURN ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR CULTURAL RESOURCES OR ANY ELEMENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT.
3. AN APPROVED RESIDENTIAL DRAINAGE PLAN (RDP) IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THOSE LOTS LABELED "RDP" AN APPROVED HOLD AND RELEASE AFFIDAVIT IS REQUIRED OR THOSE LOTS LABELED "RDP" OR RESIDENTIAL DRAINAGE STUDY (RDS). AN ELEVATION CERTIFICATE IS REQUIRED ON LOTS LABELED "RDP-E" OR "RDS-E".

RDP-RESIDENTIAL PLAN OR RDS RESIDENTIAL DRAINAGE STUDY

THE RESIDENTIAL DRAINAGE PLAN OR RESIDENTIAL DRAINAGE STUDY SHALL BE REQUIRED TO BE APPROVED BY THE CITY, PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS LABELED "RDP" OR "RDS", RESPECTIVELY. PLEASE REFER TO THE CITY OF AUBURN DEVELOPMENT REGULATIONS AND CONTACT THE CITY OF AUBURN FOR FURTHER INFORMATION.

HLP – HOUSE LOCATION PLAN

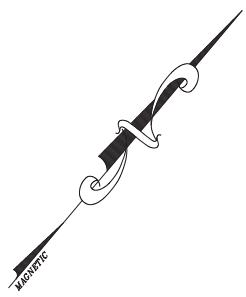
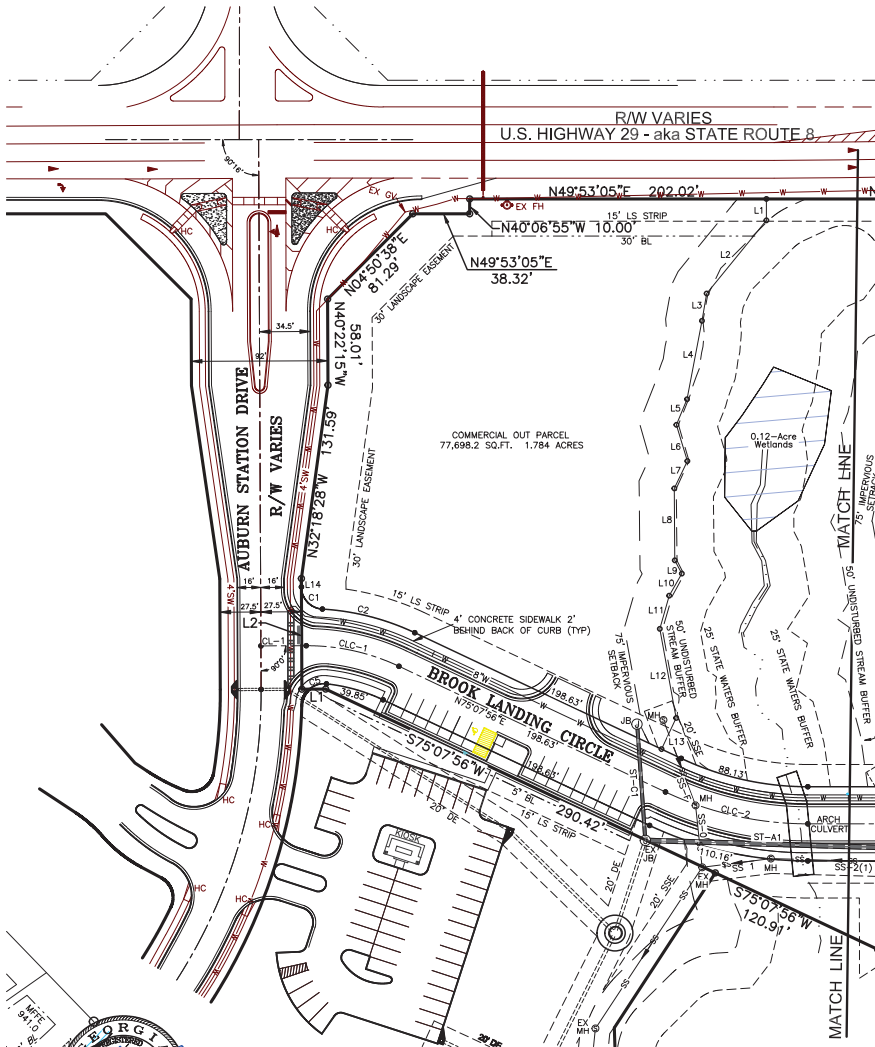
A HOUSE LOCATION PLAN SHALL BE REQUIRED TO BE APPROVED BY THE CITY PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS LABELED "HLP". A HOUSE LOCATION PLAN IS A SCALE DRAWING SUBMITTED BY THE BUILDER AT THE TIME OF PERMIT. IT IS NOT REQUIRED THAT THIS PLAN BE PREPARED BY A LAND SURVEYOR OR PROFESSIONAL ENGINEER. THE PURPOSE OF THIS PLAN IS TO ENSURE THAT THE HOUSE IS PROPERLY LOCATED ON THE LOT. PLEASE REFER TO THE CITY OF AUBURN DEVELOPMENT REGULATIONS OR CONTACT THE CITY OF AUBURN FOR FURTHER INFORMATION.



**RINGO
& ASSOCIATES**

257 PINECREST LANE, BRASELTON, GEORGIA 30517
Phone (770) 962-8456

CONSULTANTS
SURVEYORS
PLANNERS



BOUNDARY CURVE CHART

Curve	Radius	Tangent	Length	Chord	Chord Bear.
C1	15.00'	14.06'	22.59'	20.51'	N 83°31'00\"
C2	170.00'	32.72'	64.64'	64.25'	S 64°14'21\"

BOUNDARY CALL CHART

Course	Bearing	Distance
L1	N 40°22'46\"	5.65'
L2	S 40°06'55\"	14.46'
L3	S 00°52'02\"	63.65'
L4	S 29°37'22\"	72.52'
L5	S 17°34'17\"	18.62'
L6	S 56°48'58\"	25.54'
L7	S 14°41'22\"	20.41'
L8	S 40°28'31\"	48.47'
L9	S 67°55'42\"	10.13'
L10	S 10°16'38\"	17.12'
L11	S 24°20'11\"	23.28'
L12	S 50°33'14\"	61.08'
L13	S 14°52'04\"	23.17'
L14	S 49°37'14\"	16.00'

CENTER LINE CURVE CHART

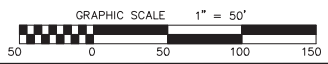
Curve	Radius	Tangent	Length	Chord	Chord Bear.
CLC-1	145.00'	32.83'	64.56'	64.03'	N 62°22'35\"
CLC-2	225.00'	50.39'	99.15'	98.35'	N 62°30'30\"

CENTER LINE CALL CHART

Course	Bearing	Distance
CL1	N 49°37'14\"	30.48'

LOT CURVE CHART & R/W

Curve	Radius	Tangent	Length	Chord	Chord Bear.
LC1	15.00'	10.61'	18.46'	17.32'	N 14°37'13\"
LC2	15.00'	2.57'	5.10'	5.07'	N 30°22'47\"
LC3	15.00'	10.61'	18.46'	17.32'	S 75°22'47\"
LC4	15.00'	2.57'	5.10'	5.07'	N 59°37'12\"
LC5	15.00'	2.57'	5.10'	5.07'	N 40°08'57\"
LC6	15.00'	10.61'	18.46'	17.32'	N 04°51'03\"
LC7	15.00'	10.61'	18.46'	17.32'	N 75°22'47\"
LC8	15.00'	2.57'	5.10'	5.07'	S 59°37'13\"
LC9	15.00'	2.57'	5.10'	5.07'	S 40°09'41\"
LC10	15.00'	10.61'	18.46'	17.32'	S 04°51'11\"
LC11	15.00'	6.58'	12.48'	12.05'	N 32°25'32\"



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

LEVEL II - 0000083063
EXPIRES 05/27/2027

NO.	DATE	REVISION

CITY/COUNTY: AUBURN/BARROW
LAND LOT/DISTRICT: GMD 1740
PARCELS: AU05 035A
DATE: JANUARY 20, 2025
SCALE: 1" = 50'
JOB NO. 05040

FINAL PLAT FOR:
**AUBURN STATION
TOWN HOMES EAST**

RINGO & ASSOCIATES
257 PINECREST LANE BRASELTON, GEORGIA 30517
Phone (770) 962-8456

CONSULTANTS
SURVEYORS
PLANNERS



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 NO: ____D____

TO: MAYOR & COUNCIL

FROM: Iris Akridge – Public Works Director

DATE: May 8, 2025

PURPOSE: To proclaim Proclamation #02-025 the week of May 18 thru May 24, 2025, as National Public Works Week, "People, Purpose, Presence" in the City of Auburn, Georgia.

BACKGROUND: National Public Works Week has been celebrated during the third week in May since 1960. In 1962 President John F. Kennedy signed the Presidential Proclamation.

This year's theme, "People, Purpose, Presence," highlights three cornerstone ideals that motivate public works professionals to serve in their communities every day. Meeting the needs of people is what gives public works its sense of purpose. Many times, public works professionals will never meet those whose lives have been impacted because when things are going right, no one knows that public works is there. Yet, with or without fanfare, Public Works is ever present, working in the background to advance quality of life for all.

FUNDING: N/A

RECOMMENDATION: To approve Proclamation #02-025 proclaiming the week of May 18 thru May 24, 2025, as National Public Works Week, "People, Purpose, Presence." in the City of Auburn, Georgia.

Proclamation # 02-025



PEOPLE PURPOSE PRESENCE

NATIONAL PUBLIC WORKS WEEK • MAY 18–24, 2025

WHEREAS public works professionals focus on infrastructure, facilities, and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life, and well-being of the people of Georgia; and

WHEREAS these infrastructure, facilities, and services could not be provided without the dedicated efforts of public works professionals, managers, and employees from state and local governments and the private sector, who are responsible for rebuilding, improving, and protecting our nation's transportation, water supply, water treatment, and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and,

WHEREAS it is in the public interest for the citizens, civic leaders, and children in Georgia to gain knowledge of and maintain a progressive interest and understanding of the importance of public works and public works programs in their respective communities,

WHEREAS, the American Public Works Association has celebrated the annual National Public Works Week since 1960,

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF AUBURN, GEORGIA, we do hereby designate the week of May 18 - 24, 2025 as **National Public Works Week**; we urge all people to join with representatives of the American Public Works Association and government agencies in activities, events, and ceremonies designed to pay tribute to our public works professionals, managers, and employees and to recognize the substantial contributions they make to protecting our national health, safety, and quality of life.

DONE at the City of Auburn, Georgia this _____ the day of _____ 2025.

Richard E. Roquemore, Mayor

Robert L. Vogel, III - Council

Taylor J. Sisk - Council

Jamie L. Bradley - Council

Joshua Rowan - Council

Attest:

Michael E. Parks, City Administrator



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: E

TO: Mayor and Council
FROM: Michael Parks, City Administrator
DATE: May 8, 2025

PURPOSE: To seek assistance from Davenport Financial Services.

BACKGROUND: The City of Auburn Water Treatment/Reservoir Project has received the bids for the final stages of construction which will move the final phases. That portion of the project will begin work in the quarry pit (future reservoir). The bids were less than expected. To close out the project, staff believe the assistance from Davenport and the issuance of water revenue bonds will adequately cover the remaining cost. The bonds do not count against the current debt margin of the city. The bonds allow for easier allocation of funds for closeout than our current GEFA financing.

RECOMMENDATION: To approve the assistance of Davenport Financial Services for bond issuance to close out the WTP/RWSP project.

FUNDING: None

ATTACHMENTS: Auburn Water Treatment Project Cost Estimate Breakdown

FINANCIAL ADVISORY SERVICES AGREEMENT

This Financial Advisory Services Agreement (this “Agreement”) is entered into as of _____, 2025 between the **CITY OF AUBURN, GEORGIA** (the “City”) and **DAVENPORT & COMPANY LLC** (“Davenport”). The basis of the compensation for engagements under this Agreement is anticipated to be hourly, flat fee or other arrangement to be mutually acceptable and agreed upon by the City and Davenport.

In accordance with Rule G-23 of the Municipal Securities Rulemaking Board, Davenport is required to have a written agreement with the City disclosing the financial advisory services it will provide and the basis of its compensation.

Davenport & Company LLC proposes the following Scope of Services and Fee Arrangements for the City.

Scope of Services – Non-Transactional Services:

Davenport shall provide non-transactional services including financial planning, policy development and services related to debt planning. The services provided pursuant to this Scope of this Agreement shall include, but not necessarily be limited to the following:

1. Provide pertinent advice and counsel to the City concerning developments in the financial community in general and municipal finance in particular, to enable the City to remain in the best possible financial position;
2. Assist the City in the development, review and enhancement of Financial and Debt Policies and Administrative Procedures and periodically review these policies with recommendations for improvement;
3. Prepare financial modeling/presentations for Staff and City Council meetings, public hearings and/or referendums (i.e. Cash Flow Model);
4. Develop a debt capacity/affordability analysis to permit matching of existing and proposed debt service requirements with available resources;
5. Provide debt service schedule(s) reflecting varying interest rates, issue size and maturity structures as they are needed for related financial planning;
6. Develop financial analysis programs and models to be used in conjunction with the City’s capital planning and financing programs;
7. Work with the City to develop options, plans and strategies for future financing needs;
8. Maintain close liaison with Moody’s Investors Services, Inc., S&P Global, Fitch Ratings and/or other applicable credit rating agencies and provide recommended approaches to strengthening the City’s credit position in advance of any formal rating discussions;
9. Review current debt structure, identifying strengths and weaknesses of structure so that future debt issues can be structured to maximize ability to finance future capital needs, including but not limited to, periodic review of existing debt for the possibility of refunding debt to provide the City with savings;
10. If requested, attend meetings with City staff and officials including attendance at City Council meetings and staff meetings;

11. Assist the City in developing a Comprehensive Plan of Finance(s) that takes into consideration the existing and potential revenue sources that will accommodate the City's project(s) while minimizing budgetary impacts and maintaining / enhancing the financial strength of the City; and,
12. Assistance with enterprise fund long-term financial planning and cash flow modeling.
13. Review and Advise on special projects involving the City's finances as requested; and
14. Provide such other financial advisory services deemed appropriate by the City

Scope of Services – Transaction Related Services:

Upon request of the City, Davenport shall provide Transaction Related Services. For each financial transaction, the services to be provided may include, but not be limited to the following:

1. Assist the City in the execution of the Comprehensive Plan of Finance include provided recommendations related to the following:
 - a) Timing and structure of the debt issuance.
 - b) Recommendation on Method of Sale (i.e. Direct Bank Loan vs. Public Sale).
 - c) Preferred Credit Structure (i.e. Revenue, Intergovernmental Agreement, GO, Installment Sale, etc.).
 - d) Consult with the City Staff, City Council, Bond Counsel, and City Attorney as required, attend City Council meetings to discuss the financing as requested.
2. Prepare a detailed financing calendar to ensure the transaction is priced and closed in time to meet the City's financing needs, maximize cost savings and take advantage of interest rates. The financing calendar will include required notices, City Council or Conduit Issuer actions, public hearings (if necessary), Rating Agency timing (if necessary), and other financing milestones.
3. In cooperation with City Staff and the City Council, Bond Counsel, assist in reviewing the necessary documentation as it relates to financial terms and details of the Bonds such as;
 - a) Bond Resolution.
 - b) Issuance / Sale Resolutions.
 - c) Preliminary / Final Official Statement (Public Offering only).
 - d) Other related financial documentation.
4. For a **Direct Bank Loan transactions only**: Conduct a Request for Proposal ("RFP") process to obtain financing proposals from local, regional and national financial institutions:
 - a) Establish terms and conditions for the RFP that are consistent with the needs of the City.
 - b) Prepare the RFP and distribute to the active local, regional, and national banks.
 - c) Contact potential bidders to discuss the RFP requirements and assist potential bidders with the due diligence process, as applicable, to maximize the number of bidders.
 - d) Prepare a summary analysis of each proposal such that issuance costs, interest rates, terms, and conditions of each proposal can be easily compared to support the City in making their selection of the winning proposal.
 - e) Negotiate final terms and conditions of the proposals as necessary, potentially including:

- i. Call provisions (Prepayment Terms)
 - ii. Closing requirements
 - iii. Other terms and conditions, as applicable
 - f) Review documentation related to financial terms of the bank loan.
 - g) Model the proposed financing and produce schedules outlining sources and uses of funds, debt service, yield calculations and other schedules necessary for bond counsel.
 - h) Coordinate with Bond Counsel/City Attorney on all aspects of the closing process including the validation proceedings.
5. For a **Public Bond Issue only**: Assist in preparing for and conducting the public sale of securities, including:
- a) Advise the City on the most advantageous financial structuring plan for the bonds, on bonding provisions of the issue, debt service structure, and on the sale of bonds.
 - b) Assist in the selection of the paying agent, bond registrar, construction fund custodian, and other financial intermediaries, as necessary.
 - c) Coordinate aspects of the rating agency interactions, including:
 - i. Schedule the rating agency meetings / calls.
 - ii. Prepare a comprehensive rating agency presentation on behalf of the City to be used as the basis for discussion with the rating agencies. This presentation will incorporate financial, economic, demographic and economic development-related information specifically coordinated to help position the City to receive favorable rating agency feedback.
 - iii. Assist with the preparation for the rating agency meetings / calls, including working to prepare those individuals directly and indirectly involved with the ratings process to help ensure a positive interaction that maximizes the City's opportunity to benefit from the rating agency interaction.
 - iv. Coordinate any required follow-up correspondence between the rating agencies and the City to help ensure a complete ratings process.
 - v. Interface with the rating agencies on the City's behalf to coordinate the drafting and publication of the City's official rating reports.
 - d) Review bond related documentation and pricing parameters.
 - e) Identify key bond covenant features and advise on provisions to be included in bond resolutions regarding security, creation of reserve funds, flow of funds, redemption provisions, and additional parity debt test, as necessary.
 - f) Model the proposed bond issue and produce schedules outlining sources and uses of funds, debt service, yield calculations and other schedules necessary for bond counsel.
 - g) Provide market related insights as to issuance timing and debt service structure.
 - h) Consult with Bond Counsel and the City on proposed and actual changes in applicable tax laws and financial market changes that could affect the bond issue.

- i) Provide Pricing Oversight - Negotiated Transactions only (if market conditions warrant):
 - 1) Develop an Underwriting RFP and distribute to the underwriting firms.
 - 2) Draft a matrix comparing the proposals for review by the Financing Staff.
 - 3) Prepare a recommendation via the matrix for selection of the best underwriting proposal that serves the needs of the City.
 - 4) Develop a Pre-Pricing Book that includes key market trends, preliminary pricing indications from the Underwriter, and comparative pricings from similar transactions.
 - 5) Monitor the Underwriter's orders received on the day of pricing and negotiate pricing adjustments with the Underwriter as necessary.
 - 6) Assist and advise the City in negotiations with the underwriting firm(s) regarding fees, pricing of the bonds and final terms of any security offering. Provide insight that the pricing of the bonds is fair and reasonable based on existing market conditions.
- j) Coordinate with Bond Counsel/City Attorney on all aspects of the closing process including the validation proceedings.

Compensation

Non-Transactional Services

At the City's discretion, non-transactional services may be requested from time to time and will be billed at the hourly rates below (subject to adjustment based upon CPI). While not required, addendums outlining any additional scope of services may be prepared with the basis of the compensation for these engagements anticipated to be hourly (using the rates below), flat fee or other arrangement to be mutually acceptable and agreed upon by the City and Davenport.

Senior Vice President	\$350
First Vice President	\$325
Vice President	\$300
Associate Vice President	\$275
Analyst	\$250

At such other frequency as requested by the City, Davenport will receive from the City compensation for the non-transactional services as requested by the City and billed in accordance with this agreement or any addendum. The City agrees to pay for non-transactional services satisfactorily performed or provided in accordance with the addendum. **As agreed, upon by the City and Davenport, these fees can be incorporated along with the Transaction Related Services fees addressed below and can be paid from transaction proceeds.**

[Remainder of Page Intentionally Left Blank]

Is Transaction Related Services

Davenport's proposed transaction fee is inclusive of all services requested as outlined in Scope of Services - Transaction Related Services. In addition, **Davenport's fee may be paid from the bond proceeds.**

1. For direct bank loan notes, bonds or any other types of debt instruments, the compensation would be in the range of \$40,000 – \$90,000 per transaction (subject to adjustment based on CPI); and,
2. For public market issuance of notes, bonds or any other types of debt instruments, the compensation would be in the range of \$75,000 - \$150,000 per transaction (subject to adjustment based on CPI).

The Transaction Related Services fee shall be finalized and negotiated prior to the completion of the transaction and shall be based on the size and complexity of the proposed issuance, amongst other items.

Additional Fees and Expenses

Davenport will charge an additional fee equal to 4% of our compensation. Additionally, reasonable and necessary direct out-of-pocket expenses (e.g. mileage, meals, lodging) shall be billed at cost. Davenport will strive to limit direct expenses where possible while still providing for the timely and professional delivery of the services.

Term and Termination:

This Agreement shall remain in effect until such time that it is terminated by either party. Either party may terminate this Agreement with 30-day written notice. If any party terminates this Agreement as set forth above, it is understood and agreed that the only amount due to Davenport will be for services provided and expenses incurred through the date of termination.

City of Auburn, Georgia

Davenport & Company LLC



Name: _____

Title: _____

Date: _____

Courtney Rogers

Senior Vice President

Date: April 4, 2025

Supplemental Financial Advisory Services Agreement

This Supplemental Financial Advisory Services Agreement (the “Agreement”) is entered into as of _____, 2025 between the **CITY OF AUBURN, GEORGIA** (the “City”) and **DAVENPORT & COMPANY LLC** (“Davenport”) and is specific to certain financial advisory services related to the deliverables described below. The Agreement will serve as a supplemental agreement to our Financial Advisory Agreement dated _____, 2025.

Davenport proposes the following Scope of Services and Compensation for the City.

Comprehensive Financial Review and Capital Planning Analysis:

Davenport will develop a Comprehensive Financial Review for the City’s ongoing General Fund and Utility Enterprise Funds which will include, but not be limited to:

1. Assess the City’s Historical Financial Performance with respect to operations, debt-related and capital funding activities, and fund balance position over the past 5 years in order to determine cash-flow trends and historical fiscal strengths / vulnerabilities;
2. Review and discuss existing Financial Policies / Procedures and recommend potential additions and enhancements as appropriate for the City.
3. Review details of the City’s most recent credit rating report and create a summary of credit rating observations, if applicable.
4. Highlight the current Rating Agencies Methodologies and what constitutes a highly rated City.
5. Develop a preliminary Rating Scorecard Analysis to identify where the City’s current metrics stand relative to the current rating criteria from Moody’s and Standard & Poor’s.
6. Model the City’s Historic and Current Debt Profile identifying the City’s historic and current obligations (if any) broken down by credit type, source of repayment, and other factors.
7. Develop a Comprehensive Peer Comparison of the City to other similarly sized and rated localities covering their financial and debt profiles to provide perspective on the City’s relative credit position.
8. Develop a Debt Capacity Analysis that will measure the City’s ability to undertake the proposed project(s) and related financings while simultaneously determining reasonable ranges and upper limits of the level of debt the City could prudently undertake in the short and longer term.
9. Develop a Debt Affordability Analysis for the City that identifies the City’s anticipated debt repayment budget and measures the additional resources required to fund debt service for the proposed projects (i.e. cash flow implications).
10. Assess the City’s Capital Projects and Develop a Funding Approach
 - Assist City staff in the development of a capital improvement funding strategy for the revenue supported projects (i.e. Utility Fund).
 - Provide a series of financial analyses that illustrate a number of funding scenarios for identified project(s).
 - Assist the City in identifying sources of capital funding for project(s) including working with legal counsel on the available funding mechanisms.
 - Assist with identifying potential revenue sources on both for pay-as-you-go basis as well as for the repayment of any financing related debt service.

11. Address the Rating Agency Implications of the City Funding Plan(s) from the various credit rating agencies.
12. Consult with Staff, City Council, Bond Counsel and City Attorney, as required, and attend City Council and Staff meetings to discuss the Comprehensive Financial Review and Capital Plan as necessary.
13. Present our findings concerning the Comprehensive Financial Review and Capital Planning Analysis to Staff and the City Council, as necessary.

Compensation

Davenport will charge a not to exceed financial advisory fee equal to \$25,000. As outlined in the in the Financial Advisory Services Agreement, Davenport will also charge an additional fee equal to 4% of our financial advisory fee. Additionally, reasonable and necessary direct out-of-pocket expenses (e.g. mileage, meals, lodging) shall be billed at cost

Term and Termination:

This Agreement shall remain in effect until such time that it is terminated by either party. Either party may terminate this Agreement with 30-day written notice. If any party terminates this Agreement as set forth above, it is understood and agreed that the only amount due to Davenport will be for services provided and expenses incurred through the date of termination.

City of Auburn, Georgia

Davenport & Company LLC



Name: _____

Title: _____

Date: _____

Courtney Rogers

Senior Vice President

April 4, 2025

Auburn Water Treatment Project Cost Estimate Breakdown

4/14/2025

To: Michael Parks, City Administrator

From: Jim Aton, Project Engineer

Item	Cost
Raw Water Storage Pond Infrastructure Improvements Bid	\$24,675,000
Garney, Inc. Unreviewed by Engineers	
Auburn's 1/3 Share Estimate	\$8,225,000
GEFA Loan GF2024016, Georgia Funded, Awarded	less \$4,198,000
Future Financing Need	\$4,027,000
Chlorine DiOxide Building and Equipment Estimate	\$1,000,000
Total Estimated Financing Need	\$5,027,000

Second low bid was Heavy Constructors, \$24,695,000



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: F

TO: Mayor and Council

FROM: James Aton, PE, Water Engineer, Hussey Gay Bell

DATE: 8 2025

PURPOSE: Construct Return Water Pipeline from Drinking Water Treatment Plant to Raw Water Storage Pond

BACKGROUND: The Drinking Water Treatment Plant is entering the testing phase and will produce drinking water that cannot be used in the distribution system. This water must be disposed of and cannot be put back in Rock Creek without an NPDES permit. The water can be returned to the Raw Water Storage Pond (RWSP) because it is a man-made pond and not waters of the State of Georgia or the United States of America, no permit required. The 30-day testing period is required by the Environmental Protection Division (EPD). Because there is no sewer, the most economical solution is to build the pipeline to the RWSP. In addition, the pipeline can be repurposed later in the project to deliver potable water to the RWSP infrastructure.

RECOMMENDATION: Approve Change Order #5 to Griffin Bros. contract for \$117,689.82 to build the required pipeline.

FUNDING: ARPA Grant

ATTACHMENTS: Change Order #5 form.

Change Order No. 5

Project Name: Raw Water Storage Pond Piping - Phase A	HGB Project No.: 20-0004-WS
Project Owner:	Owner's Purchase Order #23-005
City of Auburn, City Hall, One Auburn Way, Auburn, GA, 30011	Owner's Project No.: 23-005
Project Contractor:	Date of Issuance: 6-28-24
Griffin Bros., 103 Griffin Drive, Maysville, GA, 30558	Date of Contract: 4-12-24
	Contract Period: 6-27-24 to 11-30-24

HUSSEY GAY BELL
Established 1958

The following Change Order Item is the Addition of a Pipeline from the Drinking Water Treatment Plant to The Raw Water Storage Pond facility.

Item	Description of Changes	Qty.	Contract Cost/Unit	Change in Contract Cost	Change in Days
	Additions				
1	Return Water Pipeline, 950 liner feet of 12" & 8' PVC pipe with fittings	1	\$117,689.82	\$117,689.82	30 days
2	None				
3	None				
4	None				

Total Change	\$117,689.82	30 Days
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This Change Order will build a pipeline from the DWTP to the RWSP so that drinking water produced by the DWTP during testing will be discharged to a man made pond and not waters of Georgia or the United States. This change order will be paid with ARPA Funds.

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

Contract Price prior to this Change Order	Contract Time prior to this Change Order
\$2,952,770.59	353 Days
Net Increase (decrease) of this Change Order	Net Increase (decrease) of this Change Order
\$117,689.82	30 Days
Revised Contract Price with all approved Change Orders	Revised Contract Time with all approved Change Orders
\$3,070,460.41	383 Days 7-15-25

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.

Accepted for Contractor by:		Date:
Recommended for Approval by Hussey Gay Bell & DeYoung, Inc.		Date:
Approved for Owner by:	Attest:	Date:
Approved: (Other - when required)		Date:



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: May 8, 2025

PURPOSE: To review the proposed FY 2026 Budget Schedule

BACKGROUND: The State of Georgia requires each municipal governing body to establish a balanced General Fund Budget under Title 36, Chapter 81, and Article 1 of the Official Code of Georgia Annotated. The City of Auburn's Fiscal Year operates from October to September of each year.

***(Mayor and Council attendance in Bold)**

***(Meeting location: Council Chambers)**

**Thursday 5/29 at 5:00PM City Council Capital and Budget Planning Retreat
(Meeting Location - Training Room)**

Monday 6/9 Budget forms, to include revenue, expenditures, and workload measurements issued to all Departments and Library.

Thursday 7/3 Budget forms, to include revenue, expenditures and workload measurements from all Departments and Library entered into BS&A software.

Monday 7/28 FY 2026 Proposed Budget Packet issued to Mayor and Council from all Departments and City Administrator.

Monday 8/4 at 5:00PM Mayor and Council Called Meeting for Pre- Budget Workshop:
Revenue: Projections for General Fund, Water, and Stormwater
Expenditures: Gov't Building, Public Works, Roads, Street Lights, Water, Stormwater, Downtown Development, Main Street and Library.

- Monday 8/11 at 5:00PM** **Mayor and Council Called Meeting for Pre- Budget Workshop:**
Expenditures: Legislative Council, Executive Mayor, Elections, Administration/Financial, Law, Information Technology, Courts, Police, Code Enforcement, Planning and Zoning, Special Events, Parks, and Leisure.
- Monday 8/18 at 5:00PM** **Public Hearing - Mayor and Council to review budget, goals, and workload measurements by City Administrator.**
- Thursday 8/28 at 6:00PM** **Public Hearing - Mayor and City Council to receive comments and suggestions – Presentation by City Administrator.**
- Thursday 9/11 at 6:00PM** **Ordinance presented to Mayor and Council Business Meeting to approve the FY 2026 Budget.**

RECOMMENDATION: To set the meeting dates for approval

FUNDING: N/A



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: 5

TO: Mayor and Council
FROM: Michael Parks, City Administrator
DATE: May 8, 2025

PURPOSE: To approve the construction quote for the renovation is the Lions Club building

BACKGROUND: Following the recent storm, the Lions Club building sustained significant damage when a tree fell through the roof. We have been actively working with our insurance company and local contractors to repair the affected structure.

While the insurance policy will cover the cost of repairing the storm-related damage, it does not include the removal of asbestos that was discovered in the impacted area. This asbestos must be professionally removed before reconstruction can safely proceed.

We have obtained a quote that outlines both the asbestos abatement and the necessary remediation actions to ensure the safety and compliance of the building. Unfortunately, this portion of the work falls outside the scope of our insurance coverage and will require additional funding.

RECOMMENDATION: To approve the quote for the removal of the asbestos in the Lions Club building.

FUNDING: General Fund

ATTACHMENTS: Parker Young Quote



Parker Young Construction, LLC.

6815 Crescent Dr NW
Norcross, Ga. 30071
770-368-1000
Tax ID: 58-1685189
PSP-539502
GC: GCCO007721

Insured: City of Auburn
Property: 45 County Line-Auburn Rd
Auburn, GA 30011

Home: (770) 963-4002 x 230
E-mail: bhaney@cityofauburn-ga.org

Estimator: Jordan Greene
Company: Parker Young Construction LLC.
Business: 6815 Crescent Dr. NW
Norcross, GA 30071

Business: (404) 683-2295
E-mail: jgreene@parkeryoung.com

Claim Number:

Policy Number:

Type of Loss: Asbestos

Date of Loss:
Date Inspected:

Date Received:
Date Entered: 4/15/2025 10:49 AM

Price List: GAAT8X_APR25
Restoration/Service/Remodel
Estimate: ATL5-0306A

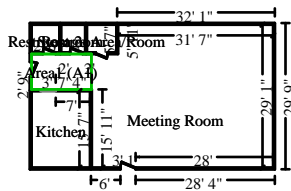


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ATL5-0306A

Main Level



Meeting Room

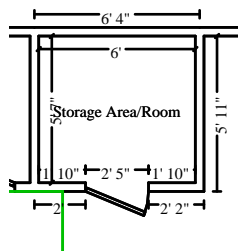
Height: 12'

1,768.00 SF Walls	1,130.20 SF Ceiling
2,898.20 SF Walls & Ceiling	1,130.20 SF Floor
125.58 SY Flooring	140.00 LF Floor Perimeter
156.50 LF Ceil. Perimeter	

Door	2' 5" X 6' 8"	Opens into STORAGE_AREA
Door	2' 6" X 6' 8"	Opens into RESTROOM
Door	2' 6" X 6' 8"	Opens into RESTROOM_2
Door	3' X 6' 8"	Opens into Exterior
Missing Wall - Goes to Floor	3' X 6' 8"	Opens into KITCHEN
Door	3' 1" X 6' 8"	Opens into Exterior

DESCRIPTION	QTY	REMOVE	REPLACE	*TOTAL
1. Containment Barrier/Airlock/Decon. Chamber	241.96 SF	0.00	1.30	317.74
2. Tear off asbestos drywall (no haul off)	87.71 SF	1.96	0.00	174.15
3. Remove Blown-in insulation - 14" depth - R38	87.71 SF	1.42	0.00	124.55
4. HEPA Vacuuming	175.42 SF	0.00	0.55	96.48
5. Apply asbestos fiber encapsulating compound	87.71 SF	0.00	1.68	153.60
Totals: Meeting Room				866.52

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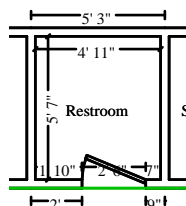
Storage Area/Room

Height: 10'

216.37 SF Walls
250.12 SF Walls & Ceiling
3.75 SY Flooring
23.25 LF Ceil. Perimeter

33.74 SF Ceiling
33.74 SF Floor
20.83 LF Floor Perimeter

Door		Opens into MEETING_ROOM			
2' 5" X 6' 8"					
DESCRIPTION	QTY	REMOVE	REPLACE	*TOTAL	
6. Containment Barrier/Airlock/Decon. Chamber	250.12 SF	0.00	1.30	328.46	
7. Tear off asbestos drywall (no haul off)	33.74 SF	1.96	0.00	66.99	
8. Remove Blown-in insulation - 14" depth - R38	33.74 SF	1.42	0.00	47.91	
9. HEPA Vacuuming	67.49 SF	0.00	0.55	37.12	
10. Apply asbestos fiber encapsulating compound	33.74 SF	0.00	1.68	59.09	
Totals: Storage Area/Room				539.57	



Restroom

Height: 8'

151.99 SF Walls
179.64 SF Walls & Ceiling
3.07 SY Flooring
21.08 LF Ceil. Perimeter

27.65 SF Ceiling
27.65 SF Floor
18.58 LF Floor Perimeter

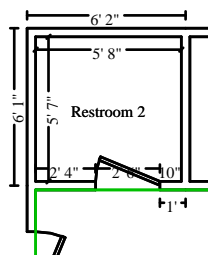
Door		Opens into MEETING_ROOM			
2' 6" X 6' 8"					
DESCRIPTION	QTY	REMOVE	REPLACE	*TOTAL	
11. Containment Barrier/Airlock/Decon. Chamber	179.64 SF	0.00	1.30	235.90	

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CONTINUED - Restroom

DESCRIPTION	QTY	REMOVE	REPLACE	*TOTAL
12. Tear off asbestos drywall (no haul off)	27.65 SF	1.96	0.00	54.90
13. Remove Blown-in insulation - 14" depth - R38	27.65 SF	1.42	0.00	39.26
14. HEPA Vacuuming	55.30 SF	0.00	0.55	30.42
15. Apply asbestos fiber encapsulating compound	27.65 SF	0.00	1.68	48.42
Totals: Restroom				408.90



Restroom 2

Height: 12'

254.31 SF Walls
286.18 SF Walls & Ceiling
3.54 SY Flooring
22.58 LF Ceil. Perimeter

31.87 SF Ceiling
31.87 SF Floor
20.08 LF Floor Perimeter

Door

2' 6" X 6' 8"

Opens into MEETING_ROOM

DESCRIPTION	QTY	REMOVE	REPLACE	*TOTAL
16. Containment Barrier/Airlock/Decon. Chamber	286.18 SF	0.00	1.30	375.80
17. Tear off asbestos drywall (no haul off)	31.87 SF	1.96	0.00	63.29
18. Remove Blown-in insulation - 14" depth - R38	31.87 SF	1.42	0.00	45.26
19. HEPA Vacuuming	63.74 SF	0.00	0.55	35.06
20. Apply asbestos fiber encapsulating compound	31.87 SF	0.00	1.68	55.81
Totals: Restroom 2				575.22



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Exterior

DESCRIPTION	QTY	REMOVE	REPLACE	*TOTAL
21. Tear off asbestos siding (no haul off)	321.00 SF	3.28	0.00	1,057.11
Totals: Exterior				1,057.11

Asbestos General

DESCRIPTION	QTY	REMOVE	REPLACE	*TOTAL
22. Containment Barrier/Airlock/Decon. Chamber	300.00 SF	0.00	1.30	393.95
23. Peel & seal zipper	2.00 EA	0.00	15.70	32.95
24. Add for personal protective equipment (hazardous cleanup)	6.00 EA	0.00	13.04	83.94
25. Personal protective gloves - Heavy duty (per pair)	3.00 EA	0.00	6.84	22.11
26. Hazardous waste hauling & disposal - (Bid Item)	1.00 EA	0.00	350.00	350.00
27. Asbestos test fee - post abatement air clearance- base fee	1.00 EA	0.00	650.00	650.00
28. Hazardous Waste/Mold Cleaning- Supervisory/Admin- per hour	8.00 HR	0.00	94.08	752.64
29. EPD fee	1.00 EA	0.00	50.20	50.20
Totals: Asbestos General				2,335.79
Total: Main Level				5,783.11
Line Item Totals: ATL5-0306A				5,783.11



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Grand Total Areas:

3,030.67	SF Walls	1,409.17	SF Ceiling	4,439.84	SF Walls and Ceiling
1,409.17	SF Floor	156.57	SY Flooring	251.49	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	278.41	LF Ceil. Perimeter
1,409.17	Floor Area	1,482.54	Total Area	3,030.67	Interior Wall Area
1,994.94	Exterior Wall Area	159.17	Exterior Perimeter of Walls		
0.00	Surface Area	0.00	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		



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Summary

Line Item Total	5,783.11
Replacement Cost Value	\$5,783.11
Net Claim	\$5,783.11

Jordan Greene



Parker Young Construction, LLC.

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Recap by Room

Estimate: ATL5-0306A

Area: Main Level		
Meeting Room	866.52	14.98%
Storage Area/Room	539.57	9.33%
Restroom	408.90	7.07%
Restroom 2	575.22	9.95%
Exterior	1,057.11	18.28%
Asbestos General	2,335.79	40.39%
<hr/>		
Area Subtotal: Main Level	5,783.11	100.00%
<hr/>		
Subtotal of Areas	5,783.11	100.00%
<hr/>		
Total	5,783.11	100.00%



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Recap by Category

Items	Total	%
GENERAL DEMOLITION	1,673.42	28.94%
PERMITS AND FEES	50.20	0.87%
HAZARDOUS MATERIAL REMEDIATION	4,059.49	70.20%
Subtotal	5,783.11	100.00%

