

The City Council of the City of Auburn, Alabama, met in regular session on Tuesday, November 18, 2025, at 6:00 PM in the Council Chamber of the Auburn Public Safety Building at 141 North Ross Street.

1. **CALL TO ORDER.** Mayor Anders.

Mayor Anders called the meeting to order.

2. **ROLL CALL.**

The following Councilmembers were present: Tyler Adams, Max Coblenz, Tommy Dawson, Kelley Griswold, Sonny Moreman, Bob Parsons, Connie Taylor, Beth Witten, and Mayor Ron Anders. Absent: None. Also present was City Manager Megan McGowen Crouch.

3. **PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE.**

Mayor Anders invited all present to stand and join the Council in reciting the Pledge of Allegiance to the U.S. Flag and in observing a moment of silence after the Pledge.

4. **MAYOR AND COUNCIL COMMUNICATIONS.** Mayor Anders.

a. Committee of the Whole.

Mayor Anders provided a summary of the Committee of the Whole meeting previously held.

b. Announcements.

Mayor Anders thanked various groups for hosting him over the last two weeks and provided a preview of the events he will attend in the coming days.

Councilmember Taylor invited seniors to the annual Senior Citizens Thanksgiving at Boykin Community Center on Sunday, November 23 from 2 – 5 p.m.

Councilmember Witten said the Holiday Art Sale is on Saturday, November 22 at the Jan Dempsey Community Arts Center.

5. **AUBURN UNIVERSITY COMMUNICATIONS.**

Auburn University SGA Director of City Relations Evelyn Cherry updated the Council about events at Auburn University.

6. **CITIZENS' COMMUNICATIONS ON AGENDA ITEMS.**

Sam Leslie (Dilworth Development) asked the Council to postpone item 9b4 until the December 16, 2025 Council meeting.

7. **CITY MANAGER'S COMMUNICATIONS.** City Manager Crouch.

a. Board vacancy announcements. Appointments December 16, 2025.

1. Cemetery Advisory Board. Two (2) vacancies. Terms begin January 1, 2026, and end December 31, 2030.
2. Water Works Board. One (1) vacancy. Term begins January 20, 2026, and ends January 19, 2032.

City Manager Crouch announced vacancies on the Cemetery Advisory Board and the Water Works Board. She reminded the Council that item 10f was going to be considered after item 9a.

8. CONSIDERATION OF CONSENT AGENDA.

City Manager Crouch asked if any items should be removed from the consent agenda.

Councilmember Witten removed item 8d1 from the consent agenda.

Councilmember Moreman removed item 8d6 from the consent agenda.

Councilmember Witten moved that the items on the consent agenda be adopted.
Councilmember Dawson seconded the motion, and all members voted aye.

Mayor Anders declared the consent agenda approved.

- a. Minutes. November 4, 2025. **Approved**
- b. Alcohol Beverage License. Aramark Educational Services, LLC d/b/a Plainsman Park. 140 – Special Events Retail ABC License. 351 South Donahue Drive.
Approved
- c. Taxpayer penalty waiver. Copper Beech. **Approved**
- d. Contracts and agreements.
 1. 68V Greenwood Village 2026, LLC. Infrastructure development agreement. Greenwood Village. Postponed from October 21, 2025.

This item was removed from the consent agenda.

2. Campbell Oil Company. Fuel dispensing services for city-owned fueling stations. **Resolution No. 25-263**
3. Musco Sports Lighting, LLC. Purchase and installation of two (2) poles, fixtures, and components. Wire Road Soccer Complex. \$51,900.
Resolution No. 25-264
4. National Auto Fleet Group. Purchase one (1) 2026 Ford F-150 XL 4WD regular cab truck. Engineering Services. \$47,307.84.
Resolution No. 25-265
5. Roofing Solutions, LLC. H.C. Morgan Water Pollution Control Facility (WPCF) Blower and Electrical Building Reroofing Project. \$81,000.
Resolution No. 25-266
6. Samford Group Land, LLC. Development Agreement. Farmville Oaks.

This item was removed from the consent agenda.

e. Easements.

1. Industrial Development Board. Accept public right of way. "Beehive Road Plat No. 1 - Final Plat." Property located at the corner of Beehive Road and Biltmore Lane. **Resolution No. 25-268**
2. Legends of Magnolia Owners Association. Accept permanent sidewalk, drainage, utility and lighting easement and temporary construction easement. Toomer Streetscape. Property located at 126 Toomer Street. **Resolution No. 25-269**

f. Concurrence. Industrial Development Board. Sale of property to Core Scientific, Inc. for electrical substation. **Resolution No. 25-270**

d. Contracts and agreements.

1. 68V Greenwood Village 2026, LLC. Infrastructure development agreement. Greenwood Village. Postponed from October 21, 2025.

City Manager Crouch said this resolution authorizes the City Manager to execute an infrastructure development agreement with 68V Greenwood Village 2006, LLC.

Councilmember Witten asked questions about the agreement.

City Manager Crouch and Development Services Executive Scott Cummings answered the questions.

Councilmember Witten moved that the resolution be adopted.

Councilmember Adams seconded the motion, and all members voted aye.

Mayor Anders declared the resolution adopted.

RESOLUTION No. 25-262

6. Samford Group Land, LLC. Development Agreement. Farmville Oaks.

City Manager Crouch said this resolution authorizes the city manager to execute a development agreement with Samford Group Land, LLC.

Councilmember Moreman asked questions about the agreement.

City Manager Crouch, Development Services Executive Scott Cummings, and Planning Director Justice Wahid Cotton answered the questions.

Councilmember Witten moved that the resolution be adopted.

Councilmember Parsons seconded the motion, and all members voted aye.

Mayor Anders declared the resolution adopted.

RESOLUTION No. 25-267

9. **ORDINANCES.**

- a. Ordinance declaring a temporary moratorium on the construction of multiple unit developments and private dormitory developments within the Urban Core and Urban Neighborhood – West zoning districts. Postponed from November 4, 2025.

City Manager Crouch said this ordinance declares a temporary moratorium on the construction of multiple unit developments and private dormitory developments within the Urban Core and Urban Neighborhood – West zoning districts. She said a public hearing was extended from the November 4 City Council meeting.

Councilmember Parsons moved to adopt the ordinance.
Councilmember Moreman seconded the motion.

Mayor Anders opened the public hearing.

Robert Wilkins (261 Denson Drive) spoke in support of a moratorium.

Jim Beatty (431 Office Park Drive, Birmingham, AL) of Capstone Communities, read a statement asking the Council to exclude their development from a moratorium.

There being no further comments from the audience, Mayor Anders closed the public hearing.

The Mayor and council engaged in deliberation on the item and asked questions, which were answered by the City Manager and staff. The Mayor and Councilperson Griswold made statements relating to the moratorium and related issues.

Councilmember Adams moved to amend section three of the proposed ordinance to remove the date, May 31, 2027, and insert the date November 30, 2026, in its place.

Councilmember Coblenz seconded the motion and the following members voted aye: Adams, Coblenz, Dawson, Griswold, Moreman, Parsons, Taylor, Witten, and Mayor Anders. Voting no: None. Mayor Anders declared the ordinance amended.

Council members asked the City staff to provide periodic updates on the status of the various studies and analyses to be conducted during the moratorium period.

Upon roll call vote, the following Council members voted aye: Parsons, Taylor, Witten, Adams, Coblenz, Dawson, Griswold, Moreman, and Mayor Anders. Voting no: None.
Mayor Anders declared the ordinance adopted.

Ordinance No. 3557

10. RESOLUTIONS.

- f. Future Land Use Plan. Growth Change #8. Northside of West Farmville Road between Pepperwood Trail and Auburn Lakes Road. Public hearing recommended.

City Manager Crouch said this resolution adopts Growth Change #8 of the Future Land Use Plan. She added that a public hearing was required.

Mayor Anders opened the public hearing.

Lee Tharp (Kadre Engineering) said he was available to answer any questions from the Council.

There being no further comments from the audience, Mayor Anders closed the public hearing.

Councilmember Witten provided background on why the Council sent this item back to the Planning Commission.

The Council asked questions about the item.

City Manager Crouch and Planning Director Wahid Cotton answered the questions.

Councilmember Witten moved that the resolution be adopted.

Councilmember Parsons seconded the motion, and all members voted aye.

Mayor Anders declared the resolution adopted.

RESOLUTION No. 25-277

b. Zoning and annexations. Planning Commission recommendations.

1. Greenwood Village Pre-zoning DDH. Pre-zone approximately 53.5 acres. Property located on West Farmville Road between Pepperwood Trail and Auburn Lake Road. Public hearing required. Postponed from October 21, 2025.

City Manager Crouch said this ordinance pre-zones approximately 53.5 acres to Development District Housing. She added that this ordinance was postponed from the October 21 Council meeting, and a public hearing was required.

Councilmember Witten moved to adopt the ordinance.

Councilmember Parsons seconded the motion.

Mayor Anders opened the public hearing.

Lee Tharp (Kadre Engineering) provided a history of the project and spoke about some points of concern discussed by the Planning Commission.

There being no further comments from the audience, Mayor Anders closed the public hearing.

The Council asked questions about the project.

City Manager Crouch, Planning Director Wahid Cotton, and Mr. Tharp answered the questions.

Upon roll call vote, the following Council members voted aye: Taylor, Witten, Adams, Dawson, Parsons, and Mayor Anders. Voting no: Coblenz, Griswold, and Moreman.

Mayor Anders declared the ordinance adopted.

Ordinance No. 3558

2. Greenwood Village Pre-zoning PDD. Pre-zone approximately 53.5 acres. Property located on West Farmville Road between Pepperwood Trail and Auburn Lakes Road. Public hearing required. Postponed from October 21, 2025.

City Manager Crouch said this ordinance pre-zones approximately 53.5 acres from Development District Housing to Planned Development District. She added that this ordinance was postponed from the October 21 Council meeting, and a public hearing was required.

Councilmember Witten moved to adopt the ordinance.

Councilmember Adams seconded the motion.

Mayor Anders opened the public hearing.

Lee Tharp (Kadre Engineering) spoke about lot size in the development.

Chloe Kelly (68V Ventures, Daphne, AL) provided additional information on the development.

There being no further comments from the audience, Mayor Anders closed the public hearing.

The Council asked questions about the item.

City Manager Crouch and Lee Tharp answered the questions.

Upon roll call vote, the following Council members voted aye: Witten, Adams, Dawson, Moreman, Parsons, Taylor, and Mayor Anders. Voting no: Coblenz and Griswold.

Mayor Anders declared the ordinance adopted.

Ordinance No. 3559

3. Samples Property Annexation. Approximately 53.5 acres. Property located on West Farmville Road between Pepperwood Trail and Auburn Lakes Road. Postponed from October 21, 2025.

City Manager Crouch said this ordinance annexes approximately 53.5 acres. She added that this ordinance was postponed from the October 21 Council meeting.

Councilmember Witten moved to adopt the ordinance.

Councilmember Adams seconded the motion.

Upon roll call vote, the following Council members voted aye: Adams, Dawson, Griswold, Moreman, Parsons, Taylor, Witten, and Mayor Anders. Voting no: Coblenz.

Mayor Anders declared the ordinance adopted.

Ordinance No. 3560

4. Cole Place, Phase 1 Annexation. Annexation of approximately 85.85 acres. Society Hill Road, east of Nash Creek Drive and north of the Mitchell Farms development (ADARE). Unanimous consent necessary.

City Manager Crouch said this ordinance annexes approximately 85.85 acres. She said the applicant requested to postpone the item to December 16, 2025, and unanimous consent was necessary.

Councilmember Coblenz moved to postpone this item to December 16, 2025.

Councilmember Dawson seconded the motion and all members voted aye.

Mayor Anders declared the ordinance postponed to December 16, 2025.

City Manager Crouch asked if the Council was okay with this being first reading of the ordinance.

The Council agreed.

5. Smith Annexation. Approximately 31.3 acres. Property located between W Farmville Road and Mrs. James Road. Unanimous consent necessary.

City Manager Crouch said this ordinance annexes approximately 31.3 acres. She added that unanimous consent was necessary.

Councilmember Witten introduced the ordinance.
City Manager Crouch read the ordinance by title.
Councilmember Witten moved that unanimous consent be granted to consider the ordinance on its first reading.
Councilmember Adams seconded the motion.

Mayor Anders asked if there was an objection to the ordinance being considered on its first reading.

Hearing no objection from the Council, Mayor Anders declared unanimous consent granted and the ordinance ready for adoption.

Upon roll call vote, the following Council members voted aye: Coblenz, Dawson, Griswold, Moreman, Parsons, Taylor, Witten, Adams, and Mayor Anders. Voting no: None.
Mayor Anders declared the ordinance adopted.

Ordinance No. 3562

6. Rezoning. Mrs. James Road. Approximately 58 acres from Rural (R) to Large Lot Residential District (LLRD). Property located between West Farmville Road and Mrs. James Road. Unanimous consent necessary. Public hearing required.

City Manager Crouch said this ordinance rezones approximately 58 acres from Rural to Large lot Residential District. She added that a public hearing is required.

Councilmember Witten introduced the ordinance.
City Manager Crouch read the ordinance by title.
Councilmember Witten moved that unanimous consent be granted to consider the ordinance on its first reading.
Councilmember Adams seconded the motion.

Mayor Anders asked if there was an objection to the ordinance being considered on its first reading.

Hearing no objection from the Council, Mayor Anders declared unanimous consent granted and the ordinance ready for adoption.

Mayor Anders opened the public hearing.

Thomas Smith (3799 Lee Road 72) said he was not clear on how county residents will be involved in the development process moving forward.

There being no further comments from the audience, Mayor Anders closed the public hearing.

Upon roll call vote, the following Council members voted aye: Dawson, Griswold, Moreman, Parsons, Taylor, Witten, Adams, Coblenz, and Mayor Anders. Voting no: None.
Mayor Anders declared the ordinance adopted.

Ordinance No. 3563

10. **RESOLUTIONS.**

- a. Conditional use approvals. Planning Commission recommendations. Public hearings required.

1. 665 Opelika Road. Institutional use (church).

City Manager Crouch said this resolution authorizes conditional use approval for institutional use (church). She added that a public hearing was required.

Mayor Anders opened the public hearing.

There being no comments from the audience, Mayor Anders closed the public hearing.

Councilmember Adams asked questions.

Planning Director Wahid Cotton answered the questions.

Councilmember Witten moved that the resolution be adopted.

Councilmember Adams seconded the motion, and all members voted aye.

Mayor Anders declared the resolution adopted.

RESOLUTION No. 25-271

2. Alley Glass Package Store. Commercial and entertainment use (package store). Property located at 114 West Magnolia Avenue, Suite D.

City Manager Crouch said this resolution authorizes conditional use approval for commercial and entertainment use (package store). She added that a public hearing was required.

Mayor Anders opened the public hearing.

There being no comments from the audience, Mayor Anders closed the public hearing.

Councilmembers Dawson and Griswold said they were not in favor of a package store downtown.

Councilmember Parsons said he supported the proposed use.

Councilmember Parsons moved that the resolution be adopted.

Councilmember Coblenz seconded the motion, and the following member voted aye: Parsons.

Voting no: Adams, Coblenz, Dawson, Griswold, Moreman, Taylor, Witten, and Mayor Anders.

Mayor Anders declared the resolution failed.

3. Warrior Court MUD. Performance residential use (Multi-Unit Development). Property located at 305 Warrior Court.

City Manager Crouch said this resolution authorizes conditional use approval for performance residential use (Multi-Unit Development). She added that a public hearing was required.

Mayor Anders opened the public hearing.

There being no comments from the audience, Mayor Anders closed the public hearing.

Councilmembers asked questions about the proposed development.

Interim City Engineer Brandy Ezelle, Developer Drew Goodner (432 Pinedale Drive) and Engineer Brett Basquin (Foresite Group) answered questions.

Councilmember Witten moved that the resolution be adopted.
Councilmember Parsons seconded the motion, and the following members voted aye: Adams, Coblenz, Dawson, Moreman, Parson, Taylor, Witten, and Mayor Anders. Voting no: Griswold.
Mayor Anders declared the resolution adopted.

RESOLUTION No. 25-272

- b. Tax Abatement Extension. Rausch & Pausch, L.P.

City Manager Crouch said this resolution authorizes a tax abatement extension for Rausch & Pausch, L.P.

Councilmember Dawson moved that the resolution be adopted.
Councilmember Parsons seconded the motion, and all members voted aye.
Mayor Anders declared the resolution adopted.

RESOLUTION No. 25-273

- c. Tax Abatement Amendment. Shinhwa Auto USA Corp.

City Manager Crouch said this resolution authorizes a tax abatement amendment for Shinhwa Auto USA Corp.

Councilmember Dawson moved that the resolution be adopted.
Councilmember Witten seconded the motion, and all members voted aye.
Mayor Anders declared the resolution adopted.

RESOLUTION No. 25-274

- d. Beasley Construction Services, Inc. Auburn Softball Complex and Soccer Complex Project. \$2,787,000.

City Manager Crouch said this resolution authorizes the City Manager to execute a contract with Beasley Construction Services, Inc.

Councilmember Dawson asked for a description of the project.

Parks and Recreation Director Alison Hall provided a description.

Councilmember Dawson moved that the resolution be adopted.
Councilmember Coblenz seconded the motion, and all members voted aye.
Mayor Anders declared the resolution adopted.

RESOLUTION No. 25-275

- e. Opelika-University FC Property, LLC. Commercial development agreement.
Unanimous consent necessary.

City Manager Crouch said this resolution approves a commercial development agreement with Opelika – University FC Property, LLC. She added that unanimous consent and a public hearing were required.

Councilperson Coblenz moved that unanimous consent be granted to consider the resolution on its first reading.
Councilperson Dawson seconded the motion.

Upon roll call vote, the following Council members voted to approve unanimous consent: Adams, Coblentz, Dawson, Griswold, Moreman, Parsons, Taylor, Witten and Mayor Anders. Voting no: None.

Mayor Anders declared unanimous consent granted and the resolution ready for adoption.

Mayor Anders opened the public hearing.

Sam Heide (2700 2nd Avenue South, Suite 200, Birmingham, AL) of Wicker Park Capital Management, said he was available to answer questions from the Council.

There being no further comments from the audience, Mayor Anders closed the public hearing.

Councilperson Coblentz moved that the resolution be adopted.
Councilperson Dawson seconded the motion.

Upon roll call vote, the following Council members voted aye: Adams, Coblentz, Dawson, Griswold, Moreman, Parsons, Taylor, Witten and Mayor Anders. Voting no: None.
Mayor Anders declared the resolution adopted.

RESOLUTION No. 25-276

- f. Future Land Use Plan. Growth Change #8. Northside of West Farmville Road between Pepperwood Trail and Auburn Lakes Road. Public hearing recommended.

This item was considered earlier in the meeting.

11. OTHER BUSINESS.

None.

12. CITIZENS' OPEN FORUM.

Steve Cosgrove (1927 Watercrest Drive) thanked the City for repairing a manhole on South Dean Road and requested that flashing lights be added to the crosswalk on Gay Street at Tichenor Avenue.

Robert Wilkins (261 Denson Drive) spoke about previous actions of the City Council and asked the Council to create a task force for recommendations related to the moratorium.

13. ADJOURNMENT.

Councilmember Adams moved that the meeting be adjourned.
Councilmember Coblentz seconded the motion, and all members voted aye.
The meeting was adjourned at 9:32 PM.

Mayor

ATTEST:

City Manager