The City Council of the City of Auburn, Alabama, met in regular session on Tuesday, December 21, 2021, at 7:00 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 Councilpersons were present: Tommy Dawson, Steven Dixon, Kelley Griswold, Jay Hovey, Bob Parsons, Connie Taylor, Beth Witten and Mayor Ron Anders, Jr. Absent: Brett Smith. Also present was City Manager 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 stated that at the Committee of the Whole meeting previously held the Council approved the minutes from the December 7 Committee of the Whole meeting, nominated David Reaves to the Water Works Board and heard a briefing about redistricting from Dorman Walker.

b. Announcements.

Mayor Anders thanked various groups for hosting him over the last two weeks and wished the community Happy Holidays.

Councilperson Griswold said that as of November 30, 2021 Councilperson Dixon's lawsuit has cost the city $41,260.51.

Councilperson Taylor thanked the fire department for inviting her to their Christmas party and thanked Al Davis for opening the Boykin Community Center for the Scouts Christmas Party.

5. **AUBURN UNIVERSITY COMMUNICATIONS.**

AU SGA Director of City Relations Anna Coker updated the Council about events at Auburn University.

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

Herbert Walter Denmark, Jr. (412 Opelika Road, Apt. 111) spoke about the Boykin and Donahue project and thanked Councilperson Taylor for her leadership.

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

None.

8. **CONSIDERATION OF CONSENT AGENDA.**

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

Councilperson Griswold asked to remove items 8c, 8e(2) and 8e(4) from the consent agenda.

Councilperson Dixon asked to remove item 8a from the consent agenda.

8. **CONSIDERATION OF CONSENT AGENDA (cont).**

Councilperson Taylor asked to remove items 8e(6), 8e(8), 8e(10) and 8e(11) from the consent agenda.

Councilperson Dixon moved that the items on the consent agenda be adopted.
Councilperson Witten seconded the motion, and all members voted aye.
Mayor Anders declared the consent agenda items adopted.

a. Minutes. December 7, 2021.

This item was removed from the consent agenda.

b. Tax abatement extension. ATS Alabama Corp. 933 Shug Jordan Parkway. Auburn Industrial Park. **RESOLUTION No. 21-272**

c. Engineering Design and Construction Manual. Annual updates. **RESOLUTION No. 21-273**

This item was removed from the consent agenda.

d. Water Resource Management Design and Construction Manual. Annual updates. **RESOLUTION No. 21-274**

e. Contracts and agreements.

(1) cSpire Business. Cisco Smartnet contract renewal for hardware and software. **RESOLUTION No. 21-275**

(2) Davis Architects, Inc. Design services. Boykin-Donahue Campus Splash Pad and Recreation Center Project. $1,091,000.

This item was removed from the consent agenda.

(3) Donohoo Chevrolet, LLC. Purchase one (1) 2021 Chevrolet Equinox Crossover LT. $22,067.80. Police Department. **RESOLUTION No. 21-277**

(4) ETC Institute. Contract for the City's Biennial Citizen Survey. $16,000.

This item was removed from the consent agenda.

(5) Floyd Service Company, Inc. South Gay Street at Thach Avenue Traffic Signal Improvements Project. $379,450. **RESOLUTION No. 21-279**

(6) Foresite Group, LLC. Design services. Boykin-Donahue Campus Development. $700,745.

This item was removed from the consent agenda.

(7) Goodwyn, Mills and Cawood, Inc. Professional services agreement amendment. Environmental Services and Public Works Departments Relocation Project. $751,524.42. **RESOLUTION No. 21-281**

(8) Hoar Program Management, LLC. Planning and budget development services. Boykin-Donahue Campus Project. $553,796.

This item was removed from the consent agenda.

(9) Hoar Program Management, LLC. PSA Amendment #2. Environmental Services and Public Works Departments Relocation Project. $290,866. **RESOLUTION No. 21-283**

8. **CONSIDERATION OF CONSENT AGENDA (cont).**

(10) McMillan Pazdan Smith Architecture. Architectural design and engineering services. Boykin-Donahue Campus Cultural Center Project. $37,400.

This item was removed from the consent agenda.

(11) McMillan Pazdan Smith Architecture. Programming, architectural design, and engineering services. Boykin-Donahue Campus Public Library Project. $231,150. **RESOLUTION No. 21-285**

(12) Sain Associates. Traffic engineering services. Webster Road and SR 14 Traffic Signal Project. $19,800. **RESOLUTION No. 21-286**

(13) SHI International Corp. Microsoft Enterprise Agreement Renewal. $234,557.96. **RESOLUTION No. 21-287**

f. Easements.

(1) Capitol Vial of Alabama, Inc. Accept one (1) permanent sanitary sewer force main easement. Property located at 2039 McMillan Street. Highway 14 Force Main Replacement Project. **RESOLUTION No. 21-288**

(2) Hamre Investments, LLC. Accept one (1) permanent sanitary sewer force main easement and approve compensation of $4,400. Property located at 2080 McMillan Street. Highway 14 Force Main Replacement Project. **RESOLUTION No. 21-289**

(3) James Robert Wilson and Linda Ann Wilson. Accept one (1) permanent sanitary sewer force main easement and approve compensation of $6,700. Property located along Highway 14 from James Robert Wilson and Linda Ann Wilson. Highway 14 Force Main Replacement Project. **RESOLUTION No. 21-290**

g. Board appointment. Auburn Water Works Board. One (1) vacancy. Term begins January 7, 2022 and end January 6, 2028. **RESOLUTION No. 21-291 (David Reaves)**

a. Minutes. December 7, 2021.

City Manager Crouch said this item approves the minutes from the December 7 City Council meeting.

Councilperson Dixon said he wanted to amend the minutes to reflect that the Mayor and Councilperson Parsons responsed to Mr. Wilkins' comments.

Councilperson Witten moved that the amended minutes be adopted.
Councilperson Hovey seconded the motion and all members voted aye.
Mayor Anders declared the minutes adopted.

c. Engineering Design and Construction Manual. Annual updates.

City Manager Crouch said this resolution approves the annual updates to the Engineering Design and Construction Manual.

Councilperson Griswold said he would like to keep the traffic calming review and reevaluation period the same instead the proposed change.

Engineering Services Director spoke about the proposed change.

City Manager Crouch suggested removing changes to those sections allowing the other updates to come into effect.

8. **CONSIDERATION OF CONSENT AGENDA (cont).**

Councilperson Griswold moved to amend the resolution to remove changes to sections 3.1 and 3.5.2.
Councilperson Parsons seconded the motion and members voted aye.

Councilperson Witten moved that the resolution be adopted.
Councilperson Hovey seconded the motion and all members voted aye.
Mayor Anders declared the resolution adopted.
RESOLUTION No. 21-273

e. Contracts and agreements.

(2) Davis Architects, Inc. Design services. Boykin-Donahue Campus Splash Pad and Recreation Center Project. $1,091,000.

City Manager Crouch said this resolution authorizes a contract with Davis Architects, Inc.

Councilperson Griswold asked for an overview of the pools and splashpad.

Parks & Recreation Director Becky Richardson spoke about the pools and splashpad

Councilperson Witten moved that the resolution be adopted.
Councilperson Dixon seconded the motion and all members voted aye.
Mayor Anders declared the resolution adopted.
RESOLUTION No. 21-276

(4) ETC Institute. Contract for the City's Biennial Citizen Survey. $16,000.

City Manager Crouch said this resolution authorizes a contract with the ETC Institute.

Councilperson Griswold expressed misgivings with the survey.

Councilperson Witten moved that the resolution be adopted.
Councilperson Dixon seconded the motion and the following members voted aye: Dawson, Dixon, Hovey, Parsons, Taylor, Witten and Mayor Anders. Voting nay: Griswold.
Mayor Anders declared the resolution adopted.
RESOLUTION No. 21-278

(6) Foresite Group, LLC. Design services. Boykin-Donahue Campus Development. $700,745.

City Manager Crouch said this resolution authorizes a contract with Foresite Group, LLC.

Councilperson Taylor asked for a briefing on the project.

Mrs. Crouch spoke about the project.

Councilperson Witten moved that the resolution be adopted.
Councilperson Dixon seconded the motion all members voted aye.
Mayor Anders declared the resolution adopted.
RESOLUTION No. 21-280

(8) Hoar Program Management, LLC. Planning and budget development services. Boykin-Donahue Campus Project. $553,796.

City Manager Crouch said this resolution authorizes a contract with Hoar Program Management, LLC.

Councilperson Taylor asked for a briefing on the project and its cost.

8. **CONSIDERATION OF CONSENT AGENDA (cont).**

Mrs. Crouch spoke about the project and its cost.

Councilperson Witten moved that the resolution be adopted.
Councilperson Dixon seconded the motion all members voted aye.
Mayor Anders declared the resolution adopted.
RESOLUTION No. 21-282

(10) McMillan Pazdan Smith Architecture. Architectural design and engineering services. Boykin-Donahue Campus Cultural Center Project. $37,400.

City Manager Crouch said this resolution authorizes a contract with McMillan Pazden Smith Architecture.

Councilperson Taylor asked for a briefing on the project and its cost.

Mrs. Crouch spoke about the project and its cost.

Councilperson Witten moved that the resolution be adopted.
Councilperson Dixon seconded the motion all members voted aye.
Mayor Anders declared the resolution adopted.
RESOLUTION No. 21-284

Councilperson Taylor said that item 8e(11) she previously requested to discuss could stay on the consent agenda after hearing the explanation for item 8e(10).

9. **ORDINANCES.**

a. Annexations. Planning Commission recommendations. Unanimous consent necessary.

(1) Kevin and Dawn Flannagan. Approximately 3.54 acres. Property located on the east side of Beehive Road, approximately 0.15 miles south of Wimberly Road.

City Manager Crouch said this ordinance annexes approximately 3.54 acres.

Councilperson Parsons introduced the ordinance.
City Manager Crouch read the ordinance by title.
Councilperson Parsons moved that unanimous consent be granted to consider the ordinance on its first reading.
Councilperson Dixon 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: Dawson, Dixon, Griswold, Hovey, Parsons, Taylor, Witten and Mayor Anders. Voting nay: None.
Mayor Anders declared the ordinance adopted.
Ordinance No. 3349

(2) Industrial Development Board of the City of Auburn. Approximately 5.78 acres. Property located on the south side of Corporate Parkway, east of Riley Street and north of Lee Road 868.

City Manager Crouch said this ordinance annexes approximately 5.78 acres.

9. **ORDINANCES (cont).**

Councilperson Hovey introduced the ordinance.
City Manager Crouch read the ordinance by title.
Councilperson Hovey moved that unanimous consent be granted to consider the ordinance on its first reading.
Councilperson Parsons 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: Dixon, Griswold, Hovey, Parsons, Taylor, Witten, Dawson and Mayor Anders. Voting nay: None.
Mayor Anders declared the ordinance adopted.
Ordinance No. 3350

b. Zoning Planning Commission recommendations. Unanimous consent necessary. Public hearings required.

(1) Brett Basquin on behalf of Dawson Family Limited Partnership. Rezone approximately 49.14 acres from Rural (R) to Development District Housing (DDH). Property located in the southwest corner of the intersection of Cox and Wire Roads. Cox & Wire Roads Development. **Ordinance No. 3351**

City Manager Crouch said this ordinance rezones approximately 49.14 acres from Rural to Development District Housing. She added that a public hearing is required.

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

Mayor Anders opened the public hearing.

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

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: Griswold, Hovey, Parsons, Taylor, Witten, Dawson, Dixon and Mayor Anders. Voting nay: None.
Mayor Anders declared the ordinance adopted.
Ordinance No. 3351

Councilperson Dawson noted that he is not profiting from this development as the developer is not his family. He added that he does think it is a good project.

(2) Brett Basquin on behalf of Dawson Family Limited Partnership. Application of the planned Development District (PDD) designation to approximately 49.14 acres zoned Development District Housing (DDH). Property located at the southwest intersection of Cox and Wire Roads. Cox & Wire Roads Development.

9. **ORDINANCES (cont).**

City Manager Crouch said this ordinance applies the Planned Development District to approximately 49.14 acres. She added that a public hearing was required.

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

Mayor Anders opened the public hearing.

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

Councilperson Dawson asked City Manager Crouch to speak about the item.

Mrs. Crouch spoke about the development and askedthe Council to amend the ordinance to include certain conditions that the Developer was aware of and were identified by the Planning Director in a memo that accompanied this agenda item.

The proposed conditions are:
1. Locate the commercial parking so that it is screened with a building and is not visible from the intersection in which the new roundabout is being constructed.
2. Add a connection, preferably vehicular, between the residential and commercial components.
3. Incorporate the stream into the open space area to be accessible to and enjoyed by both the residents of the individual units as well as the residents of the assisted living facility.
4. Development and use of the residential area shall be a 55+ age restricted community consistent with applicable federal regulations

Councilperson Dawson moved to amend the ordinance to include the proposed conditions.
Councilperson Parsons seconded the motion and all members voted aye.
Mayor Anders declared the amendment approved.

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: Hovey, Parsons, Taylor, Witten, Dawson, Dixon, Griswold and Mayor Anders. Voting nay: None.
Mayor Anders declared the ordinance adopted.
Ordinance No. 3352

(3) Arndt Siepmann on behalf of the Industrial Development Board of the City of Auburn. Rezone approximately 5.78 acres from Rural (R) to Industrial (I). Property located on the south side of Corporate Parkway, east of Riley Street and north of Lee Road 868. Auburn Industrial Development Board Rezoning.

City Manager Crouch said this ordinance rezones approximately 5.78 acres from Rural to Industrial. She added that a public hearing was required.

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

Mayor Anders opened the public hearing.

9. **ORDINANCES (cont).**

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

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: Parsons, Smith, Taylor, Witten, Dawson, Dixon, Griswold, Hovey and Mayor Anders. Voting nay: None.
Mayor Anders declared the ordinance adopted.
Ordinance No. 3353

(4) Blake Rice on behalf of James Road, LLC and FAB II, LLC. Rezone approximately 679.4 acres from Rural (R) to Development District Housing (DDH). Property located south of Mrs. James Road and west of the Camden West Subdivision. Old Samford Rezoning Rural to Development District Housing.

City Manager Crouch said this ordinance rezones approximately 679.4 acres from Rural to Development District Housing. She added that a public hearing was required. She added that the applicant requested to postpone the item until the February 1 City Council meeting.

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

Councilperson Witten motioned to postpone the item until the February 1, 2022 City Council meeting.
Councilperson Hovey seconded the motion and all members voted aye.
Mayor Anders declared the item postponed until the February 1, 2022 City Council meeting.

(5) Blake Rice on behalf of James Road, LLC and FAB II, LLC. Application of the Planned Development District (PDD) designation on approximately 885.05 acres zoned Development District Housing (DDH). Property located south of Mrs. James Road and west of the Camden West subdivision. Old Samford Planned Development District.

City Manager Crouch said this ordinance applies the Planned Development District to approximately 885.05 acres. She added that a public hearing was required. She added that the applicant requested to postpone the item until the February 1 City Council meeting.

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

Councilperson Witten motioned to postpone the item until the February 1, 2022 City Council meeting.
Councilperson Dixon seconded the motion and all members voted aye.
Mayor Anders declared the item postponed until the February 1, 2022 City Council meeting.

(6) Brett Basquin on behalf of PSM Alabama Holdings, LLC and TD Development, Inc. Amendment to the Hamilton Place Planned Development District (PDD). Property located at the northeast corner of Moores Mill Road and Hamilton Road. Hamilton Place PDD Amendment.

9. **ORDINANCES (cont).**

City Manager Crouch said this ordinance amends the Planned Development District for Hamilton Place. She added that a public hearing was required. She added that the applicant requested to postpone the item until the February 1, 2022 City Council meeting.

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

Councilperson Dixon motioned to postpone the item until the February 1, 2022 City Council meeting.
Councilperson Dawson seconded the motion and all members voted aye.
Mayor Anders declared the item postponed until the February 1, 2022 City Council meeting.

Councilperson Witten noted that three Planning Commission members were absent when this item was considered by that body.

c. 2021 Redistricting Plan. Federal decennial census. Reapportion Council districts. Unanimous consent necessary. Public hearing required.

City Manager Crouch said this ordinance approves the 2021 Redistricting Plan. She added that a public hearing was required.

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

Mayor Anders opened the public hearing.

The following individuals spoke about redistricting:
Billy Allen (address not given)
Laticia Khalif (address not given)
Tabitha Isner (4349 White Acres Road, Montgomery, AL)
Joshua Lewis (1106 State Road)
Joanna Abram (206 Timberdale Court)
Herbert Walter Denmark, Jr. (412 Opelika Road, Apt. 11)
Harriet Huggins (631 South Dean Road)
Kim White (228 Conrey Drive)

Various members of the group presented a proposal for redistricting.

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

The Council asked questions about the proposed plan.

City Manager Crouch answered the questions.

Councilperson Taylor motioned to postpone the item until the January 4, 2022 City Council meeting.
Councilperson Parsons seconded the motion and all members voted aye.
Mayor Anders declared the item postponed until the January 4, 2022 City Council meeting.

10. **RESOLUTIONS.**

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

10. **RESOLUTIONS (cont).**

(1) Brett Basquin on behalf of Dawson Family Limited Partnership. Institutional uses, office use, road service uses, commercial support uses, and commercial and entertainment uses. Property located in the southwest quadrant of the intersection of Cox and Wire Roads.

City Manager Crouch said this resolution authorizes conditional use approval for institutional uses, office use, road service uses, commercial support uses, and commercial and entertainment uses. She added that a public hearing as required.

Councilperson Witten moved that the resolution be adopted.
Councilperson Dixon seconded the motion.

Mayor Anders opened the public hearing.

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

Mayor Anders called for a vote and all members voted aye.
Mayor Anders declared the resolution adopted.
Resolution No. 21-292

(2) Brett Basquin on behalf of DGM Financial, LLC. Institutional uses (assisted living facility and nursing home). Property located at 350 Samford Village Court. Samford Village Assisted Living Facility.

City Manager Crouch said this resolution authorizes conditional use approval for the Samford Village Assisted Living Facility.

Councilperson Witten moved that the resolution be adopted.
Councilperson Dixon seconded the motion.

Mayor Anders opened the public hearing.

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

Mayor Anders called for a vote and all members voted aye.
Mayor Anders declared the resolution adopted.
Resolution No. 21-293

(3) Brett Basquin on behalf of PSM Alabama Holdings and TD Development, Inc. Office uses and reclassification of a neighborhood shopping center to a community shopping center. Property located at 2449 Moores Mill Road. Hamilton Place – Office.

City Manager Crouch said this resolution authorizes conditional use approval for the Hamilton Place – Office. She added that a public hearing was required and the applicant has requested to postpone the item until the February 1, 2022 City Council meeting.

Councilperson Parsons moved that the resolution be adopted.
Councilperson Dixon seconded the motion.

Councilperson Witten moved that the resolution be postponed to the February 1, 2022 City Council meeting.
Councilperson Parsons seconded the motion.
Mayor Anders declared the resolution postponed.

11. **OTHER BUSINESS.**

None.

12. **CITIZENS' OPEN FORUM.**

Robert Wilkins (261 Denson Drive) spoke about short-term rentals.

Margaret Stephens (2239 Wire Road) spoke about redistricting.

13. **ADJOURNMENT.**

Councilperson Dixon moved that the meeting be adjourned.
Councilperson Witten seconded the motion, and all members voted aye.
The meeting was adjourned at 9:58 PM.

_____
Mayor

ATTEST:

_____
City Manager