AUBURN
ALABAMA

November 2026
Meeting Schedule

17 **Auburn Public Library**, 10 a.m., Auburn Public Library, 749 East Thach Avenue

Greenspace Advisory Board, 12 p.m., Harris Center, 425 Perry Street

Committee of the Whole, 5:55 p.m, Council Chamber, 141 North Ross Street

City Council, 6 p.m., Council Chamber, 141 North Ross Street

19 **Water Works Board,** 4 p.m., Water Board Conference Room, 1501 West Samford Avenue

26 **City Council Agenda Review,** 4 p.m., City Manager's Conference Room, 144 Tichenor Avenue

Meeting times and places are subject to change.
For more information, including a map of City meeting locations,
please visit www.auburnalabama.org/boards.

COMMITTEE OF THE WHOLE

AGENDA

November 17, 2026

5:55 PM

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

2. **MINUTES**. November 3, 2026.

3. **BUILDING BOARD OF ADJUSTMENTS AND APPEALS**. Mayor Pro Tem Witten. Two (2) vacanices. Terms begin upon appointment and end November 2, 2030. Incumbents: Michael Schumacher (2 full terms) and Brad Harrison (2 full terms).

4. **QUESTIONS ON THE AGENDA**. City Manager Crouch.

5. **ADJOURNMENT**.

CITY OF AUBURN

COMMITTEE OF THE WHOLE

November 3, 2026

MINUTES

The City Council of the City of Auburn met in the Council Chamber of the Auburn Public Safety Building at 141 North Ross Street as a Committee of the Whole on Tuesday, November 3, 2026, at 5:55 PM.

1. **CALL TO ORDER**. Mayor Anders called the meeting to order.

The following Councilmembers were present: Tyler Adams, Max Coblentz, Tommy Dawson, Kirsten Milenkovitch, Sonny Moreman, Bob Parsons, Beth Witten, and Mayor Ron Anders. Absent: Connie Taylor. Also present was City Manager Megan McGowen Crouch.

2. **MINUTES**. October 20, 2026

Councilmember Moreman moved that the minutes be approved.
Councilmember Adams seconded the motion, and all members voted aye.
Mayor Adams declared the minutes approved.

3. **TREE COMMISSION**. Mayor Pro Tem Witten.
   Three (3) vacancies. Terms begin November 8, 2026, and end November 7, 2029. Incumbents: Anne Randle (1 full term), Douglas Hankes (1 partial term), and Alice Buchanan (2 full terms).

Mayor Pro Tem Witten nominated Anne Randle to the Tree Commission.
Councilperson Parsons seconded the motion.

Upon the vote for Anne Randle the following Councilmembers voted aye: Adams, Coblentz, Milenkovitch, Moreman, Parsons, Witten and Mayor Anders.

Mayor Anders said Anne Randle would be appointed on the regular agenda.

Mayor Pro Tem Witten nominated Bob Parker to the Tree Commission.
Councilperson Parsons seconded the motion.

Upon the vote for Bob Parker the following Councilmembers voted aye: Adams, Coblentz, Milenkovitch, Moreman, Parsons, Witten and Mayor Anders.

Mayor Anders said Bob Parker would be appointed on the regular agenda.

Mayor Pro Tem Witten asked the Council to suspend the rules to allow Alice Buchanan to serve a third term and nominated Alice Buchanan to the Tree Commission.
Councilperson Adams seconded the motion.

Upon the vote for Alice Buchanan the following Councilmembers voted aye: Adams, Coblentz, Milenkovitch, Moreman, Parsons, Witten and Mayor Anders.

Mayor Anders said Alice Buchanan would be appointed on the regular agenda.

4. **PARKS AND RECREATION ADVISORY BOARD**. Mayor Pro Tem Witten.
One (1) vacancy. Term begins December 1, 2026, and ends November 30, 2030. Incumbent: Stacy Giles (2 full terms).

Mayor Pro Tem Witten nominated Debbie Bagwell to the Parks and Recreation Advisory Board.
Councilperson Adams seconded the motion.

Upon the vote for Debbie Bagwell the following Councilmembers voted aye: Adams, Coblentz, Milenkovitch, Moreman, Parsons, Witten and Mayor Anders.

Mayor Anders said Debbie Bagwell would be appointed on the regular agenda.

5. **DISCUSSION TO NAME THE PUBLIC SAFETY TRAINING CENTER**.
Councilmember Dawson.

Councilmember Dawson provided information about Auburn Fire Captain L. Roger Brookshire who died in the line of duty on January 23, 1977 and asked the Council to consider naming the Public Safety Training Center in honor of him.

The Council agreed and requested that a resolution be placed on the November 17 Council agenda.

6. **QUESTIONS ON THE AGENDA**.

None.

City Manager Crouch said item 8c5 was removed from the agenda and there was a replacement resolution for item 10b1 on the dais.

7. **ADJOURNMENT**.

There being no further business, the meeting was adjourned at 6:03 PM.

_____
Mayor

ATTEST:

_____
City Manager

Auburn City Council
November 17, 2026
6:00 PM
AGENDA

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

2. **ROLL CALL.**

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

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

    a. Committee of the Whole.

    b. Announcements.

5. **AUBURN UNIVERSITY COMMUNICATIONS.**

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

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

8. **CONSIDERATION OF CONSENT AGENDA.**

    a. Minutes. November 2, 2026, & November 3, 2026.

    b. Alcohol beverage licenses.

        1. Sushi K, LLC d/b/a K Sushi. 020 - Restaurant Retail Liquor. 1642 South College Street, Suites B and C.

        2. Karvelas Pizza Company, LLC d/b/a Karvelas Pizza Company. 020 – Restaurant Retail Liquor. 1027 East Glenn Avenue.

c. Contracts and agreements.

1. Joes Bros, LLC. 2026-2027 basketball season officiating services.

2. New South Associates. Westview Cemetery GPR Project. $96,747.75.

3. Orbis JCB. Purchase one (1) 2026 Bandit 15XP Towable Wood Chipper (Bandit Wood Chipper). $69,000.

4. Solarwinds. Annual renewal of the City's network and systems monitoring software. $43,522.25.

5. Stivers Ford Lincoln. Purchase one (1) 2027 Ford Responder F-150 4x4 truck. Fire Department. $60,927.

6. University Ace Hardware. Purchase three (3) Lazer X-Series Zero Turn Mowers. $44,500.

7. Walker Consultants. Gay Street Municipal Parking Deck Maintenance and Repairs. $50,000.

d. NEOH Holdings, LLC. Accept public sanitary sewer easement. "Consolidation of Lot 1-A, Consolidation of Lots 1, 2, and 3, Harper Avenue 5 Subdivision, Lot 1-A-1-A Revision of Lot 1-A-1, Harper Avenue II Subdivision, Revision 1 Final Plat and Addition of Vacated Right-Of-Way, First Addition." Property located at 547 Bryant Circle.

e. Building Board of Adjustments and Appeals. Two (2) positions. Terms begin upon appointment and end November 2, 2030.

f. Public Safety Training Center dedication in honor of Captain Roger L. Brookshire.

9. **ORDINANCES.**

a. 2027 Severe Weather Preparedness Tax Holiday February 26-28, 2027.

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

1. Odom Creek Estates Annexation (AX-2026-019). Annexation of approximately 189 acres. East of Tara Lane and south of Pierce Chapel Road.

2. Perryman Hill Annexation. Annexation of approximately 432.98 acres into City Limits. Property located on the east side of Shelton Mill Road, south of US Highway 280.

3. Randle Farms 1 Annexation (AX-2026-020). Annexation of Approximately 16.39 acres. Subject property is located on the east side of Society Hill Road near the Sandhill Road intersection (Lee Road 054).

4. Randle Farms 2 Annexation (AX-2026-021). Annexation of Approximately 35.62 acres. East side of Society Hill Road near the Sandhill Road intersection (Lee Road 054).

c. Extend the temporary moratorium on the construction of Multiple Unit Development and Private Dormitory Developments within the Urban Core and Urban Neighborhood - West Zoning Districts. Unanimous consent necessary.

10. **RESOLUTIONS.**

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

1. 527 Temple Street. Performance residential use (multiple-unit development). Property located at 527 Temple Street.

2. Shug Jordan ACDI Expansion. Industrial use. Property located at 1460 Pumphrey Avenue.

b. Vacation of right-of-way. Bloomfield Holdings, LLC. 810 MLK, LLC. NEOH Holdings, LLC. Bryant Avenue and Bryant Circle. Public hearing required.

c. Contracts.

1. D & J Enterprises, Inc. West Longleaf Rehabilitation Project. $1,468,076.50.

2. INdigital. Purchase Ryzyliant 911 call-handling system. $368,406.79.

3. Southland Transportation Group. Purchase one (1) 2027 International HV607 SBA Truck with Asphalt Pothole Patcher body. Public Works. $259,993.37.

11. **OTHER BUSINESS.**

12. **CITIZENS' OPEN FORUM.**

13. **ADJOURNMENT.**

The City Council of the City of Auburn, Alabama, met in session on Monday, November 2, 2026, at 12:00 PM in the Council Chamber in 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 Coblentz, Tommy Dawson, Kirsten Milenkovitch, 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. **ADMINISTRATION OF OATH OF OFFICE.** Elected Officials.

The Honorable Jim McLaughlin.
Presiding Municipal Judge.

a. Mayor Ron Anders, Jr.
b. Councilperson Connie Fitch-Taylor.
c. Councilperson Kirsten Milenkovitch.
d. Councilperson Beth Witten.
e. Councilperson Tyler Adams.
f. Councilperson Sonny Moreman.
g. Councilperson Bob Parsons.
h. Councilperson Max Coblentz.
i. Councilperson Tommy Dawson.

Judge Jim McLaughlin administered the oath of office to the new Councilmembers.

5. **ELECTION OF MAYOR PRO TEMPORE.** Mayor Ron Anders, Jr.

Mayor Anders nominated Councilperson Witten to be Mayor Pro Tempore for this City Council term. Councilperson Dawson seconded the motion and all members voted aye.
Mayor Anders declared the resolution adopted.
RESOLUTION No. 26-301

6. **MAYOR'S COMMENTS.** Mayor Ron Anders, Jr.

Mayor Anders said he is excited and encouraged to work with the new City Council and thanked those in attendance for their support.

7. **ADJOURNMENT.**

Councilperson Witten moved that the meeting be adjourned.
Councilperson Parsons seconded the motion and all members voted aye.
The meeting was adjourned at 12:04 PM.

_____
Mayor

ATTEST:

_____
City Manager

The City Council of the City of Auburn, Alabama, met in regular session on Tuesday, November 3, 2026, 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 Coblentz, Tommy Dawson, Kirsten Milenkovitch, Sonny Moreman, Bob Parsons, Beth Witten, and Mayor Ron Anders. Absent: Connie Taylor. 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. Employee of the Month and Service Awards.
Video presentation.

A video was shown to recognize the employee service awards for November 2026.

Employee of the Month		
Mike Brogan	Economic Development	
Service Awards		
Thatcher Bell	Engineering Services	5 years
Shedtavious Crawford	Environmental Services	5 years
Treva Hadley	Community Services	5 years
Candice Jackson	Judicial	10 years
James Pitts	Public Works	15 years
Thomas Buchanan	Water Resource Management	20 years
Eric Nelms	Parks & Recreation	25 years

b. Committee of the Whole.

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

c. 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 Witten said the banners honoring local veterans look great and reminded everyone about the reception hosted by the Auburn Chamber of Commerce after the wreath laying ceremony on Veterans Day.

Councilmember Moreman said there was good voter turnout for the election.

Councilmember Adams thanked all those working the election today.

Councilmember Coblentz reminded everyone that Household Hazardous Waste Day was moved to November 14.

5. **AUBURN UNIVERSITY COMMUNICATIONS.**

Auburn University SGA Representative Amelia Shannon updated the Council about events at Auburn University.

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

None.

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

a. Board vacancy announcement. Public Park & Recreation Board. One (1) vacancy. Term begins December 16, 2026, and ends December 15, 2032.

City Manager Crouch announced a vacancy on the Public Park & Recreation Board and reminded the Council that item 8c5 was removed from the agenda.

8. **CONSIDERATION OF CONSENT AGENDA.**

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

Councilmember Moreman removed items 8c3.

Councilmember Adams motioned that the items on the consent agenda be adopted. Councilmember Parsons seconded the motion, and all members voted aye.

Mayor Anders declared the consent agenda approved.

a. Minutes. October 20, 2026. **APPROVED**

b. Waive residential trash collection fees. Designate Trash Amnesty 2027. March 1-March 26, 2027. **Res. 26-285**

c. Contracts and agreements.

1. Dyna-Lift, Inc. Purchase one (1) 2026 Unicarriers TX30M Forklift. Environmental Services Department. $41,955. **Res. 26-286**

2. Hyland Software Inc. OnBase software subscription renewal. $105,463.64. **Res. 26-287**

3. Jolly Development, Inc. Infrastructure Development Agreement Amendment No. 1. The Foundry at North College.

This item was removed from the consent agenda.

4. McSweeney Auto Group. Purchase one (1) 2027 Chevrolet Colorado 4WD Crew Cab Truck. Public Works. $34,853.14. **Res. 26-289**

5. Southland Transportation Group. Purchase one (1) 2027 International HV607 SBA Truck with Asphalt Pothole Patcher body. Public Works. $159,197.52.

This item was removed from the agenda.

6. Thompson Tractor Company. Purchase one (1) 2026 Cat 420 Backhoe with attachments. Public Works. $150,414.21. **Res. 26-290**

7. Toter, LLC. Purchase 1,248 ninety-six gallon roll out garbage carts. $89,706. **Res. 26-291**

8. Toter, LLC. Purchase 1,248 ninety-six gallon roll-out recycling carts. $97,705.20. **Res. 26-292**

d. Board appointments.

1. Parks and Recreation Advisory Board. One (1) position. Term begins December 1, 2026, and ends November 30, 2030. **Res. 26-293 (Debbie Bagwell)**
2. Tree Commission. Three (3) positions. Terms begin November 8, 2026, and end November 7, 2029. **Res. 26-294 (Anne Randle, Bob Parker, Alice Buchanan)**

c. Contracts and agreements.

3. Jolly Development, Inc. Infrastructure Development Agreement Amendment No. 1. The Foundry at North College.

City Manager Crouch said this resolution authorizes amendment number 1 to an infrastructure development agreement with Jolly Development.

Councilman Moreman asked questions about the bridge shown in the agreement.

City Manager Crouch said the city will build the bridge.

Councilmember Witten clarified that only a portion of the development agreement is being amended.

Councilmember Witten motioned that the resolution be adopted.
Councilmember Adams seconded the motion and all members voted aye.
Mayor Anders declared the resolution adopted.
RESOLUTION No. 26-288

9. **ORDINANCES.**

a. Traffic control signs and devices. Establish a four-way stop sign at the intersection of Hemlock Drive and Glenn Avenue.

City Manager Crouch said this ordinance establishes a four-way stop sign at the intersection of Hemlock Drive and Glenn Avenue.

Councilmember Witten introduced the ordinance.
City Manager Crouch read the ordinance by title.
Councilmember Witten motioned 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: Adams, Coblentz, Dawson, Milenkovitch, Moreman, Parsons, Witten, and Mayor Anders. Voting no: None.
Mayor Anders declared the ordinance adopted.
Ordinance No. 3616

10. **RESOLUTIONS.**

a. Conditional Use Approval Extension. Shelton Mill, Phase 4. Property located at 580 Shelton Mill Road. Public hearing required.

City Manager Crouch said this resolution authorizes a conditional use approval extension. 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 Witten motioned that the resolution be adopted.
Councilmember Adams seconded the motion and all members voted aye.
Mayor Anders declared the resolution adopted.
RESOLUTION No. 26-295

b. Contracts and agreements.

1. Alabama Department of Transportation. Preliminary Engineering and Construction Agreement. Bridge replacement on South Gay Street over Town Creek. $747,773.70.

City Manager Crouch said this resolution authorizes the city manager to execute a contract with the Alabama Department of Transportation.

Councilmember Parsons motioned that the resolution be adopted.
Councilmember Coblentz seconded the motion and all members voted aye.
Mayor Anders declared the resolution adopted.
RESOLUTION No. 26-296

2. Barge Design Solutions, Inc. Surveying and civil engineering design services for the South Gay Street Bridge Replacement over Town Creek (Task Order ENG 03-2026). $457,103.

City Manager Crouch said this resolution authorizes the city manager to execute a contract with Barge Design Solutions, Inc.

Councilmember Parsons motioned that the resolution be adopted.
Councilmember Adams seconded the motion and all members voted aye.
Mayor Anders declared the resolution adopted.
RESOLUTION No. 26-297

3. Hazen and Sawyer. Contract amendment No. 1. Town Creek Sewer Basin Sanitary Sewer Evaluation Survey (SSES) - Phase II project. $43,125.

City Manager Crouch said this resolution authorizes the city manager to execute a contract with Hazen and Sawyer.

Councilmember Parsons motioned that the resolution be adopted.
Councilmember Adams seconded the motion and all members voted aye.
Mayor Anders declared the resolution adopted.
RESOLUTION No. 26-298

4. Sansom Equipment Company. (1) 2027 Elgin Regenx Street Sweeper. Public Works Department. $358,109.

City Manager Crouch said this resolution authorizes the city manager to execute a contract with Sansom Equipment Company.

Councilmember Witten motioned that the resolution be adopted.
Councilmember Adams seconded the motion and all members voted aye.
Mayor Anders declared the resolution adopted.
RESOLUTION No. 26-299

c. Real Estate Exchange Agreement. Adare Development Group, LLC.

City Manager Crouch said this resolution authorizes the city manager to execute a contract with Adare Development Group, LLC.

Councilmember Witten motioned that the resolution be adopted.
Councilmember Adams seconded the motion and all members voted aye.
Mayor Anders declared the resolution adopted.
RESOLUTION No. 26-300

11. **OTHER BUSINESS.**

None.

12. **CITIZENS' OPEN FORUM.**

Chad Cunningham (516 Owens Road) spoke about a development in the Cary Woods neighborhood.

Patti Reynolds (104 Norwood Drive) spoke about a development in the Cary Woods neighborhood.

13. **ADJOURNMENT.**

Councilmember Adams moved that the meeting be adjourned.
Councilmember Witten seconded the motion, and all members voted aye.
The meeting was adjourned at 7:06 p.m.

_____
Mayor

ATTEST:

_____

City Manager

Agenda Item Summary

Item No. 8 b 1

Council Meeting Date	November 17, 2026
Department	Planning
Submitted By	Justice Wahid Cotton
Agenda Section	Consent

Name and address of person(s) or business(es) this item affects:
Sushi K, LLC d/b/a K Sushi
1642 South College Street, Suites B and C
Auburn, AL 36862

Description of item under consideration
K Sushi ABC License. Approval of a 020 – Restaurant Retail Liquor alcohol beverage license for property located at 1642 South College Street, Suites B and C. The property is zoned South College Corridor District (SCCD), which permits the restaurant (commercial and entertainment use) by right. K Sushi is an existing business that has an alcohol beverage license. This request is for a change in license type. The business currently holds Retail Beer (On or Off Premises) and Retail Table Wine (On or Off Premises) ABC licenses. The application is consistent with the provisions of Chapter 3 of the City Code, which provides licensing requirements for establishments engaged in the sale of alcoholic beverages.

Why is Council action needed?
City Council action is requested by the State Alcoholic Beverage Control (ABC) Board. The State will not issue an alcoholic beverage license without municipal approval per Title 28, Chapter 3A of the Code of the State of Alabama.

Is this a budgeted item?: N/A

STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION
Confirmation Number: 20261103094537168

Type License: 020 - RESTAURANT RETAIL LIQUOR **State:** $300.00 **County:** $150.00

Trade Name: K SUSHI **Filing Fee:** $50.00

Applicant: SUSHI K LLC **Transfer Fee:**

Location Address: 1642 SOUTH COLLEGE STREET SUITE B AND C AUBURN, AL 36832

Mailing Address: 1642 SOUTH COLLEGE STREET SUITE B AND C AUBURN, AL 36832

County: LEE **Tobacco sales:** NO **Tobacco Vending Machines:**

Product Type: **Type Ownership:** LLC

Book, Page, or Document info: 001-231-326

Do you sell Draft Beer?: N/A

Date Incorporated: 01/22/2026 **State incorporated:** AL **County Incorporated:**

Date of Authority:

Federal Tax ID: 41-3839908 **Alabama State Sales Tax ID:** R012837214

Name:	Title:	Date and Place of Birth:	Residence Address:
EUNMI LEE 9798915 - AL	MEMBER	08/20/1987 SOUTH KOREA	327 BARKSDALE LANE AUBURN, AL 36832

Has applicant complied with financial responsibility ABC RR 20-X-5-.14? YES

Does ABC have any actions pending against the current licensee? NO

Has anyone, including manager or applicant, had a Federal/State permit or license suspended or revoked? NO

Has a liquor, wine, malt or brewed license for these premises ever been denied, suspended, or revoked? NO

Are the applicant(s) named above, the only person(s), in any manner interested in the business sought to be licensed? YES

STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION
Confirmation Number: 20261103094537168

Are any of the applicants, whether individual, member of a partnership or association, or officers and directors of a corporation itself, in any manner monetarily interested, either directly or indirectly, in the profits of any other class of business regulated under authority of this act? NO

Does applicant own or control, directly or indirectly, hold lien against any real or personal property which is rented, leased or used in the conduct of business by the holder of any vinous, malt or brewed beverage, or distilled liquors permit or license issued under authority of this act? NO

Is applicant receiving, either directly or indirectly, any loan, credit, money, or the equivalent thereof from or through a subsidiary or affiliate or other licensee, or from any firm, association or corporation operating under or regulated by the authority of this act? NO

Contact Person: EUNMI LEE
Business Phone: 334-533-8043
Fax:

Home Phone: 617-413-2551
Cell Phone:
E-mail: KSUSHI.AUBURN@GMAIL.COM

PREVIOUS LICENSE INFORMATION:
Trade Name: K SUSHI
Applicant: SUSHI K LLC

Previous Vendor Number: 012570541

STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION

Confirmation Number: 20261103094537168

If applicant is leasing the property, is a copy of the lease agreement attached? YES

Name of Property owner/lessor and phone number: COLLEGE CROSSING SHOPS LLC 334-332-0677

What is lessors primary business? REAL ESTATE LEASING

Is lessor involved in any way with the alcoholic beverage business? NO

Is there any further interest, or connection with, the licensee's business by the lessor? NO

Does the premise have a fully equipped kitchen? YES

Is the business used to habitually and principally provide food to the public? YES

Does the establishment have restroom facilities? YES

Is the premise equipped with services and facilities for on premises consumption of alcoholic beverages? YES

Will the business be operated primarily as a package store? NO

Building Dimensions Square Footage: 3600

Display Square Footage:

Building seating capacity: 50

Does Licensed premises include a patio area? NO

License Structure: SHOPPING CENTER

License covers: PORTION OF

Number of licenses in the vicinity:

Nearest:

Nearest school:

Nearest church:

Nearest residence:

Location is within: CITY/TOWN LIMITS

Police protection: CITY

STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION

Confirmation Number: 20261103094537168

Has any person(s) with any interest, including manager, whether as sole applicant, officer, member, or partner been charged (whether convicted or not) of any law violation(s)?

Name:	Violation & Date:	Arresting Agency:	Disposition:

STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION

Confirmation Number: 20261103094537168

Initial each	Signature page
EL	In reference to law violations, I attest to the truthfulness of the responses given within the application.
EL	In reference to the Lease/property ownership, I attest to the truthfulness of the responses given within the application.
EL	In reference to ACT No. 80-529, I understand that if my application is denied or discontinued, I will not be refunded the filing fee required by this application.
X	In reference to Special Retail or Special Events retail license, Wine Festival and Wine Festival Participant Licenses, and Food or Beverage Truck Licenses, I agree to comply with all applicable laws and regulations concerning this class of license, and to observe the special terms and conditions as indicated within the application.
X	In reference to the Club Application information, I attest to the truthfulness of the responses given within the application.
X	In reference to the transfer of license/location, I attest to the truthfulness of the information listed on the attached transfer agreement.
EL	In accordance with Alabama Rules & Regulations 20-X-5-.01(4), any social security number disclosed under this regulation shall be used for the purpose of investigation or verification by the ABC Board and shall not be a matter of public record.
EL	The undersigned agree, if a license is issued as herein applied for, to comply at all times with and to fully observe all the provisions of the Alabama Alcoholic Beverage Control Act, as appears in Code of Alabama, Title 28, and all laws of the State of Alabama relative to the handling of alcoholic beverages. The undersigned, if issued a license as herein requested, further agrees to obey all rules and regulations promulgated by the board relative to all alcoholic beverages received in this State. The undersigned, if issued a license as herein requested, also agrees to allow and hereby invites duly authorized agents of the Alabama Alcoholic Beverage Control Board and any duly commissioned law enforcement officer of the State, County or Municipality in which the license premises are located to enter and search without a warrant the licensed premises or any building owned or occupied by him or her in connection with said licensed premises. The undersigned hereby understands that he or she violate any provisions of the aforementioned laws his or her license shall be subject to revocation and no license can be again issued to said licensee for a period of one year. The undersigned further understands and agrees that no changes in the manner of operation and no deletion or discontinuance of any services or facilities as described in this application will be allowed without written approval of the proper governing body and the Alabama Alcoholic Beverage Control Board.
EL	I hereby swear and affirm that I have read the application and all statements therein and facts set forth are true and correct, and that the applicant is the only person interested in the business for which the license is required.

Applicant Name (print): Eunmi Lee

Signature of Applicant

Notary Name (print): Jessica Coiro

Notary Signature: Jessica Coiro

Commission expires: 10/06/2030

Application Taken: **App. Inv. Completed:** **Forwarded to District Office:**
Submitted to Local Government: **Received from Local Government:**
Received in District Office: **Reviewed by Supervisor:** **Forwarded to Central Office:**

STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION

Confirmation Number: 20261103094537168

Private Clubs / Special Retail / or Special Events licenses ONLY

Private Club

Does the club charge and collect dues from elected members? N/A
Number of paid up members:
Are meetings regularly held? N/A
How often?
Is business conducted through officers regularly elected? N/A
Are members admitted by written application, investigation, and ballot? N/A
Has Agent verified membership applications for each member listed? N/A
Has at least 10% of members listed been confirmed and highlighted? N/A Agent's Initials:
For what purpose is the club organized?
Does the property used, as well as the advantages, belong to all the members? N/A
Do the operations of the club benefit any individual member(s), officer(s), director(s), agent(s), or employee(s) of the club rather than to benefit of the entire membership? N/A

Special Retail

Is it for 30 days or less? N/A
More than 30 days? N/A

Franchisee or Concessionaire of above? N/A
Other valid responsible organization: N/A
Explanation:

Special Events / Special Retail (7 days or less)

Starting Date: Ending Date:
Special terms and conditions for special event/special retail:

Other Explanations

Does anyone involved with this license application have any monetary interest in any other ABC licensed/permitted establishment?: OWNS OTHER RETAIL ABC LICENSES.

Receipt Confirmation Page

Receipt Confirmation Number: 20261103094537168

Application Payment Confirmation Number: 121854366

Payment Summary	
Payment Item	**Fee**
Application Fee for License License 020	$50.00
Total Amount to be Charged	$50.00

License Payment Confirmation Number:

Payment Summary			
Payment Item	**County Fee**	**State Fee**	**Total Fee**
020 - RESTAURANT RETAIL LIQUOR	$150.00	$300.00	$450.00
Total Amount to be Charged	$150.00	$300.00	$450.00

Application Type

Application Type: APPLICATION

Applicant Information

License Type 1: 020 - RESTAURANT RETAIL LIQUOR
License Type 2:
License Type 3:
License Type 4:
License Type 5:
License Type 6:
License Type 7:
License Type 8:
License Type 9:
License Type 10:
License County: LEE
Business Type: LLC
Trade Name: K SUSHI
Applicant Name: SUSHI K LLC
Location Address: 1642 SOUTH COLLEGE STREET SUITE B AND C
AUBURN, AL 36832
Mailing Address: 1642 SOUTH COLLEGE STREET SUITE B AND C
AUBURN, AL 36832

Contact Person: EUNMI LEE
Contact Home Phone: 617-413-2551
Contact Business Phone: 334-533-8043
Contact Fax:
Contact Cell Phone:
Contact Email Address:
Contact Web Address:
Contact Relationship to Applicant: OWNER

ABC Application Business License and Zoning Verification Form

Date: 11.9.2026

Applicant name and address: Sushi K, LLC
1642 South College Street, Suites B and C
Auburn, AL 36832

Trade Name and location of business: K Sushi
1642 South College Street, Suites B and C
Auburn, AL 36832

Alabama ABC Board License Confirmation Number: **20261103094537168**

Finance Department – Business License Verification

This application is for: A [] new or an [**X**] existing business that [**X**] does or [] does not have an alcohol beverage license.

This is a [ ] new application [ ] change in ownership [ ] change of name [**X**] change of application type

This business holds a current business license.	[**X**] Yes	[ ] No	[ ] N/A
If no, has a business license application been submitted?	[ ] Yes	[ ] No	[ ] N/A
This business is current on all City license fees and taxes.	[**X**] Yes	[ ] No	[ ] N/A

Planning Department – Zoning Verification

Type of License Requested: 020 – Restaurant Retail Liquor

Zoning Classification: South College Corridor District (SCCD)

Permitted Use [**X**] **or** Conditional Use [ ]

Date of Conditional Use approval: N/A

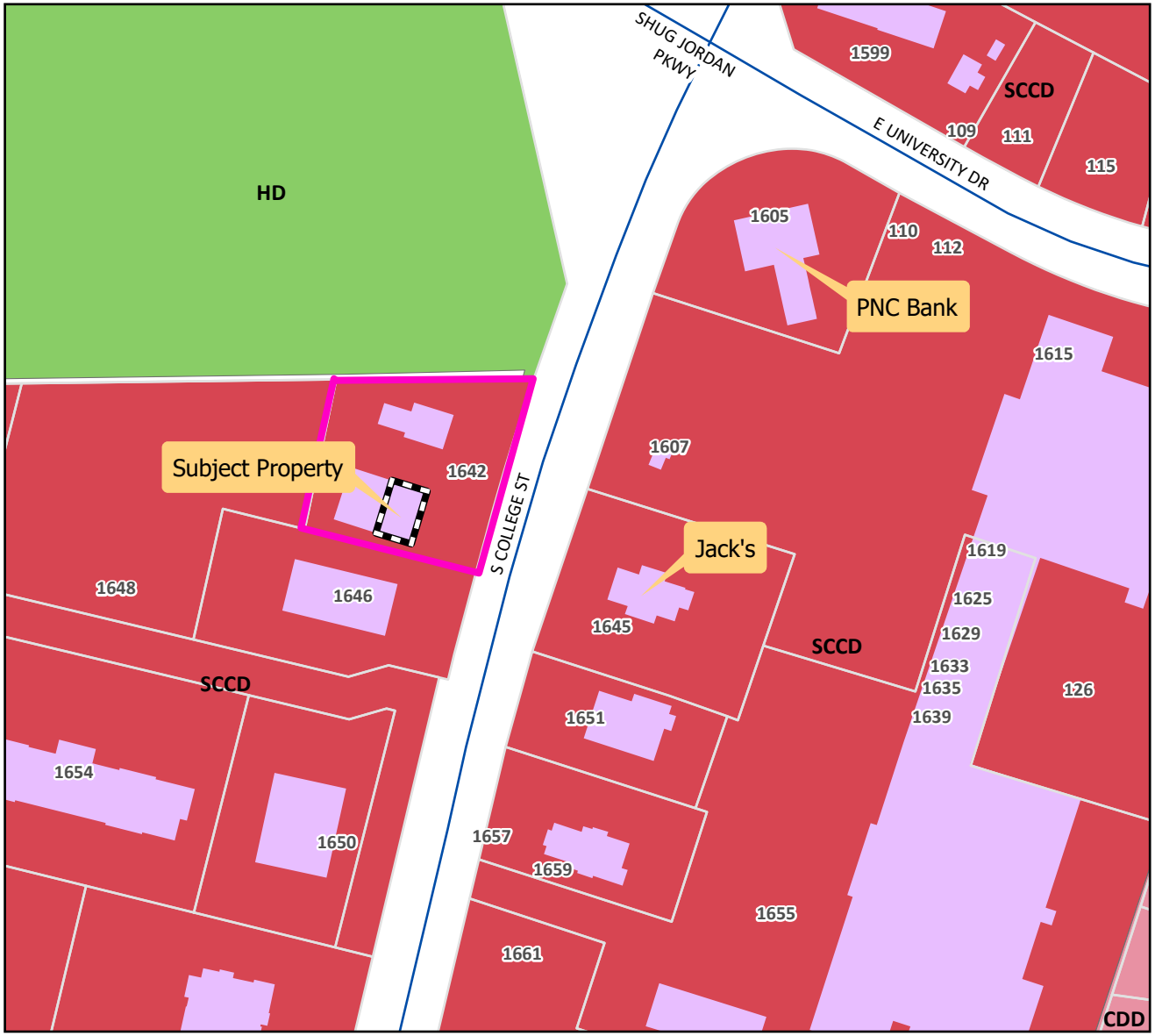
Comments: This request is for a change in license type. The business currently holds Retail Beer (On or Off Premises) and Retail Table Wine (On or Off Premises) ABC licenses. A restaurant (commercial and entertainment use) is a permitted use in the SCCD zoning district.

Planning review by: Amber English Date: November 6, 2026

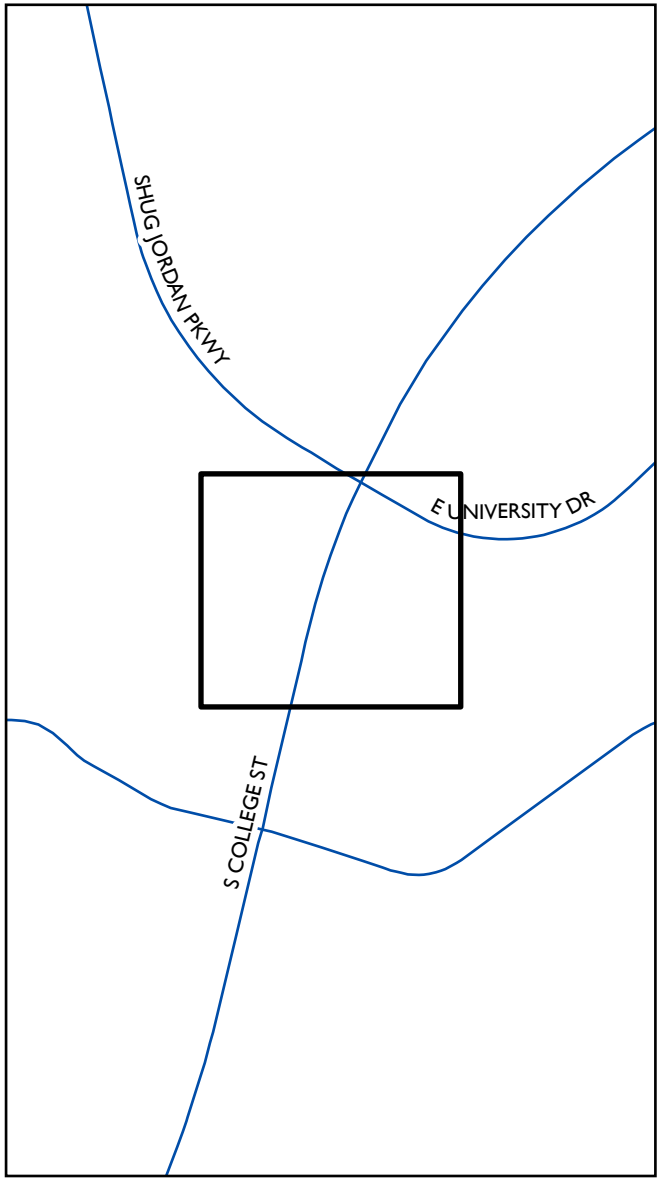
K Sushi

ABC License

Restaurant Retail Liquor



Vicinity Map



Subject Property

0 70 140 280

Feet

1 inch equals 188 feet

The applicant is seeking approval of a Restaurant Retail Liquor alcohol beverage license located at 1642 South College Street, Suites B and C, in the South College Corridor District (SCCD) zoning district.

N

Planning Dept.

11/09/2026

The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.

Agenda Item Summary

Item No. 8 b 2

Council Meeting Date	November 17, 2026
Department	Planning
Submitted By	Justice Wahid Cotton
Agenda Section	Consent

Name and address of person(s) or business(es) this item affects:
Karvelas Pizza Company, LLC d/b/a Karvelas Pizza Company
1027 East Glenn Avenue
Auburn, AL 36830

Description of item under consideration
Karvelas Pizza Company ABC License. Approval of a 020 – Restaurant Retail Liquor alcohol beverage license for property located at 1027 East Glenn Avenue. The property is zoned Corridor Redevelopment District – East (CRD-E), which permits the restaurant (commercial and entertainment use) by right. Karvelas Pizza Company is a new business that does not have an alcohol beverage license. The application is consistent with the provisions of Chapter 3 of the City Code, which provides licensing requirements for establishments engaged in the sale of alcoholic beverages.

Why is Council action needed?
City Council action is requested by the State Alcoholic Beverage Control (ABC) Board. The State will not issue an alcoholic beverage license without municipal approval per Title 28, Chapter 3A of the Code of the State of Alabama.

Is this a budgeted item?: N/A

STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION
Confirmation Number: 20261029110025891

Type License: 020 - RESTAURANT RETAIL LIQUOR **State:** $300.00 **County:** $150.00

Trade Name: KARVELAS PIZZA COMPANY LLC
Filing Fee: $50.00

Applicant: KARVELAS PIZZA COMPANY LLC
Transfer Fee:

Location Address: 1027 EAST GLENN AVENUE AUBURN, AL 36830

Mailing Address: 200 COMMERCE STREET HOGANSVILLE, GA 30230

County: LEE **Tobacco sales:** NO **Tobacco Vending Machines:**

Product Type: **Type Ownership:** LLC

Book, Page, or Document info: 28216253

Do you sell Draft Beer?: N/A

Date Incorporated: 03/20/2014 **State incorporated:** GA **County Incorporated:**

Date of Authority: 09/10/2025

Federal Tax ID: 47-0961504 **Alabama State Sales Tax ID:** R012687886

Name:	Title:	Date and Place of Birth:	Residence Address:
NICHOLAS M KARVELAS II 061378238 - GA	OWNER	09/29/1974 ATLANTA, GEORGIA	418 LONG VIEW DRIVE LAGRANGE, GA 30240
JOSEPH ANDREW KARVELAS 050290438 - GA	OWNER	09/02/1981 HOUSTON, TEXAS	108 BROOKRIDGE DRIVE HOGANSVILLE, GA 30230
CHARLES BRETT KARVELAS 050293160 - GA	OWNER	03/29/1985 PHEONIX, ARIZONA	702 EAST MAIN STREET HOGANSVILLE, GA 30230

Has applicant complied with financial responsibility ABC RR 20-X-5-.14? YES

Does ABC have any actions pending against the current licensee? NO

Has anyone, including manager or applicant, had a Federal/State permit or license suspended or revoked? NO

Has a liquor, wine, malt or brewed license for these premises ever been denied, suspended, or revoked? NO

Are the applicant(s) named above, the only person(s), in any manner interested in the business sought to be licensed? YES

STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION
Confirmation Number: 20261029110025891

Are any of the applicants, whether individual, member of a partnership or association, or officers and directors of a corporation itself, in any manner monetarily interested, either directly or indirectly, in the profits of any other class of business regulated under authority of this act? NO

Does applicant own or control, directly or indirectly, hold lien against any real or personal property which is rented, leased or used in the conduct of business by the holder of any vinous, malt or brewed beverage, or distilled liquors permit or license issued under authority of this act? NO

Is applicant receiving, either directly or indirectly, any loan, credit, money, or the equivalent thereof from or through a subsidiary or affiliate or other licensee, or from any firm, association or corporation operating under or regulated by the authority of this act? NO

Contact Person: NICHOLAS M KARVELAS
Business Phone: 862-217-1278
Fax:

Home Phone: 862-217-1278
Cell Phone:
E-mail: MANNYKARVELAS@GMAIL.COM

PREVIOUS LICENSE INFORMATION:
Trade Name:
Applicant:

Previous Vendor Number:

STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION

Confirmation Number: 20261029110025891

If applicant is leasing the property, is a copy of the lease agreement attached? YES

Name of Property owner/lessor and phone number: GRAND JUNCTION RESTAURANT LLC 334-610-1715

What is lessors primary business? REAL ESTATE MANAGEMENT

Is lessor involved in any way with the alcoholic beverage business? NO

Is there any further interest, or connection with, the licensee's business by the lessor? NO

Does the premise have a fully equipped kitchen? YES

Is the business used to habitually and principally provide food to the public? YES

Does the establishment have restroom facilities? YES

Is the premise equipped with services and facilities for on premises consumption of alcoholic beverages? YES

Will the business be operated primarily as a package store? NO

Building Dimensions Square Footage: 5000

Display Square Footage:

Building seating capacity: 95

Does Licensed premises include a patio area? YES

License Structure: SINGLE STRUCTURE

License covers: ENTIRE STRUCTURE

Number of licenses in the vicinity:

Nearest:

Nearest school:

Nearest church:

Nearest residence:

Location is within: CITY/TOWN LIMITS

Police protection: CITY

STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION

Confirmation Number: 20261029110025891

Has any person(s) with any interest, including manager, whether as sole applicant, officer, member, or partner been charged (whether convicted or not) of any law violation(s)?

Name:	Violation & Date:	Arresting Agency:	Disposition:

STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION
Confirmation Number: 20261029110025891

Initial each — **Signature page**

Initial each	
NC	In reference to law violations, I attest to the truthfulness of the responses given within the application.
NC	In reference to the Lease/property ownership, I attest to the truthfulness of the responses given within the application.
NC	In reference to ACT No. 80-529, I understand that if my application is denied or discontinued, I will not be refunded the filing fee required by this application.
X	In reference to Special Retail or Special Events retail license, Wine Festival and Wine Festival Participant Licenses, and Food or Beverage Truck Licenses, I agree to comply with all applicable laws and regulations concerning this class of license, and to observe the special terms and conditions as indicated within the application.
X	In reference to the Club Application information, I attest to the truthfulness of the responses given within the application.
X	In reference to the transfer of license/location, I attest to the truthfulness of the information listed on the attached transfer agreement.
NC	In accordance with Alabama Rules & Regulations 20-X-5-.01(4), any social security number disclosed under this regulation shall be used for the purpose of investigation or verification by the ABC Board and shall not be a matter of public record.
NC	The undersigned agree, if a license is issued as herein applied for, to comply at all times with and to fully observe all the provisions of the Alabama Alcoholic Beverage Control Act, as appears in Code of Alabama, Title 28, and all laws of the State of Alabama relative to the handling of alcoholic beverages. The undersigned, if issued a license as herein requested, further agrees to obey all rules and regulations promulgated by the board relative to all alcoholic beverages received in this State. The undersigned, if issued a license as herein requested, also agrees to allow and hereby invites duly authorized agents of the Alabama Alcoholic Beverage Control Board and any duly commissioned law enforcement officer of the State, County or Municipality in which the license premises are located to enter and search without a warrant the licensed premises or any building owned or occupied by him or her in connection with said licensed premises. The undersigned hereby understands that he or she violate any provisions of the aforementioned laws his or her license shall be subject to revocation and no license can be again issued to said licensee for a period of one year. The undersigned further understands and agrees that no changes in the manner of operation and no deletion or discontinuance of any services or facilities as described in this application will be allowed without written approval of the proper governing body and the Alabama Alcoholic Beverage Control Board.
NC	I hereby swear and affirm that I have read the application and all statements therein and facts set forth are true and correct, and that the applicant is the only person interested in the business for which the license is required.

Applicant Name (print): Nicholas M Karvelas II

Notary Name (print): Jessica Coiro

Signature of Applicant:

Notary Signature: Jessica Coiro

Commission expires: 10/06/2030

Application Taken: **App. Inv. Completed:** **Forwarded to District Office:**
Submitted to Local Government: **Received from Local Government:**
Received in District Office: **Reviewed by Supervisor:** **Forwarded to Central Office:**

STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION

Confirmation Number: 20261029110025891

Private Clubs / Special Retail / or Special Events licenses ONLY

Private Club

Does the club charge and collect dues from elected members? N/A
Number of paid up members:
Are meetings regularly held? N/A
How often?
Is business conducted through officers regularly elected? N/A
Are members admitted by written application, investigation, and ballot? N/A
Has Agent verified membership applications for each member listed? N/A
Has at least 10% of members listed been confirmed and highlighted? N/A Agent's Initials:
For what purpose is the club organized?
Does the property used, as well as the advantages, belong to all the members? N/A
Do the operations of the club benefit any individual member(s), officer(s), director(s), agent(s), or employee(s) of the club rather than to benefit of the entire membership? N/A

Special Retail

Is it for 30 days or less? N/A
More than 30 days? N/A

Franchisee or Concessionaire of above? N/A
Other valid responsible organization: N/A
Explanation:

Special Events / Special Retail (7 days or less)

Starting Date: Ending Date:
Special terms and conditions for special event/special retail:

Other Explanations

Receipt Confirmation Page

Receipt Confirmation Number: 20261029110025891

Application Payment Confirmation Number: 121746880

Payment Summary	
Payment Item	**Fee**
Application Fee for License License 020	$50.00
Total Amount to be Charged	$50.00

License Payment Confirmation Number:

Payment Summary			
Payment Item	**County Fee**	**State Fee**	**Total Fee**
020 - RESTAURANT RETAIL LIQUOR	$150.00	$300.00	$450.00
Total Amount to be Charged	$150.00	$300.00	$450.00

Application Type

Application Type: APPLICATION

Applicant Information

License Type 1: 020 - RESTAURANT RETAIL LIQUOR
License Type 2:
License Type 3:
License Type 4:
License Type 5:
License Type 6:
License Type 7:
License Type 8:
License Type 9:
License Type 10:
License County: LEE
Business Type: LLC
Trade Name: KARVELAS PIZZA COMPANY LLC
Applicant Name: KARVELAS PIZZA COMPANY LLC
Location Address: 1027 EAST GLENN AVENUE
AUBURN, AL 36830
Mailing Address: 200 COMMERCE STREET
HOGANSVILLE, GA 30230

Contact Person: NICHOLAS M KARVELAS
Contact Home Phone: 862-217-1278
Contact Business Phone: 862-217-1278
Contact Fax:
Contact Cell Phone:
Contact Email Address:
Contact Web Address:
Contact Relationship to Applicant: OWNER

ABC Application Business License and Zoning Verification Form

Date: 11.9.2026

Applicant name and address: Karvelas Pizza Company, LLC
200 Commerce Street
Hogansville, GA 30230

Trade Name and location of business: Karvelas Pizza Company, LLC
1027 East Glenn Avenue
Auburn, AL 36830

Alabama ABC Board License Confirmation Number: **20261029110025891**

Finance Department – Business License Verification

This application is for: A [**X**] new or an [] existing business that [] does or [**X**] does not have an alcohol beverage license.

This is a [**X**] new application [ ] change in ownership [ ] change of name [ ] change of application type

This business holds a current business license.	[ ]	Yes	[**X**]	No	[ ]	N/A
If no, has a business license application been submitted?	[**X**]	Yes	[ ]	No	[ ]	N/A
This business is current on all City license fees and taxes.	[ ]	Yes	[ ]	No	[**X**]	N/A

Planning Department – Zoning Verification

Type of License Requested: 020 – Restaurant Retail Liquor

Zoning Classification: Corridor Redevelopment District – East (CRD-E)

Permitted Use [**X**] **or** Conditional Use [ ]

Date of Conditional Use approval: N/A

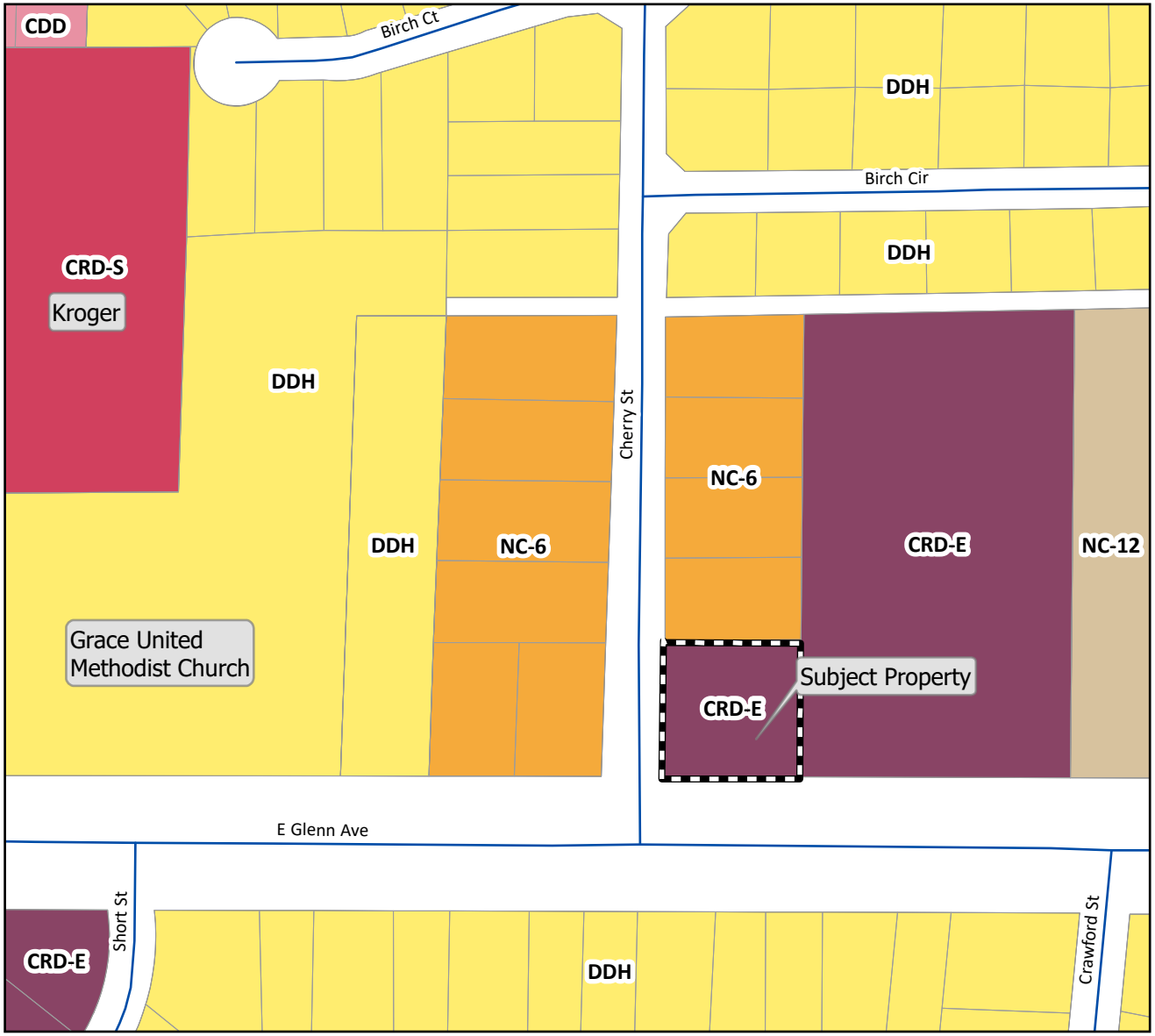
Comments: A restaurant (commercial and entertainment use) is a permitted use in the CRD-E zoning district.

Planning review by: Amber English Date: November 6, 2026

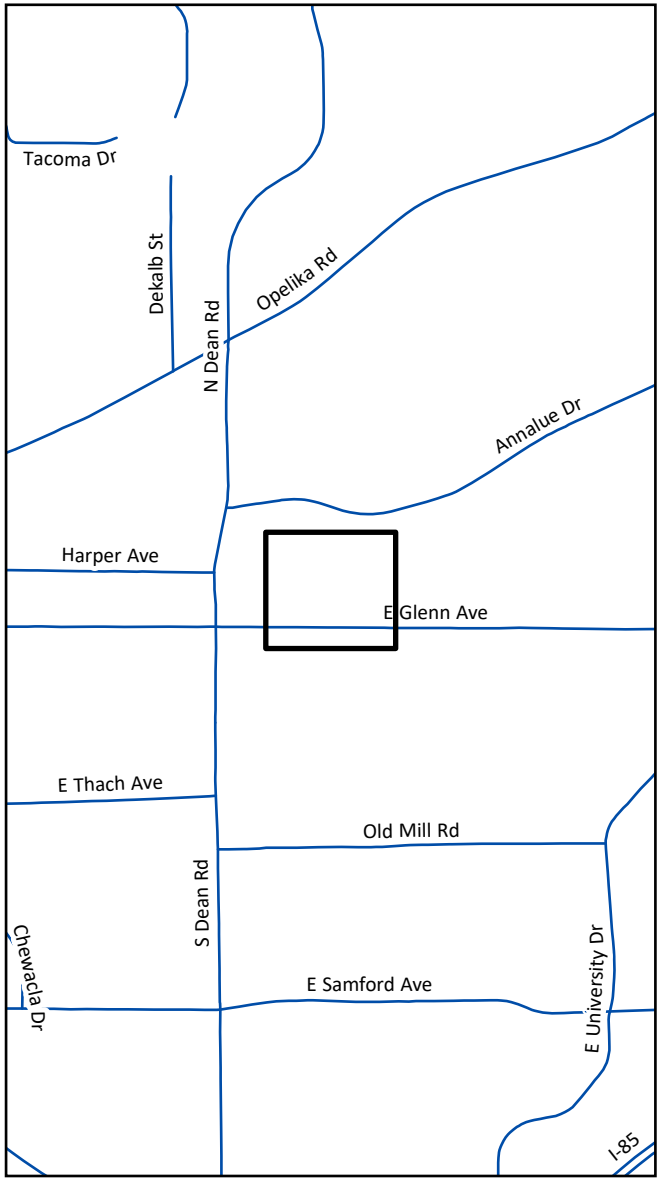
Karvelas Pizza Company

ABC License

Restaurant Retail Liquor



Vicinity Map



Subject Property

0 70 140 280

Feet

1 inch equals 187 feet

The applicant is seeking approval for a Restaurant Retail Liquor alcohol beverage license located at 1027 East Glenn Avenue in the Corridor Redevelopment District - East (CRD-E) zoning district.

N

Planning Dept.

11/09/2026

The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.

Agenda Item Summary

Item No. 8 c 1

Council Meeting Date	November 17, 2026
Department	Parks and Recreation
Submitted By	Alison Hall
Agenda Section	Consent

Name and address of person(s) or business(es) this item affects:
Joes Bros LLC
4419 Chrystan Road
Montgomery, Al 36109

Description of item under consideration
Resolution authorizing the City Manager to execute a contract with Joes Bros, LLC, of Montgomery, Alabama for officials' services for the Auburn Parks and Recreation 2026-2027 basketball season.

Why is Council action needed?
Council action is needed to authorize purchases in excess of $30,000

Is this a budgeted item?: Yes

AUBURN
ALABAMA

MEMORANDUM

TO: Megan McGowen Crouch, City Manager

THROUGH: Keith Williams, Public Services Executive Director

FROM: Alison S. Hall, Parks and Recreation Director

DATE: November 9, 2026

SUBJECT: 2026-2027 Winter Basketball Officials Contract

The Auburn Parks and Recreation Department is requesting City Council approval to enter into a contract with Joes Bros LLC for the 2026-2027 Winter Basketball Officials. The purpose of this contract is to provide officials services for the Parks and Recreation winter basketball season.

The City of Auburn received a proposal from Joes Bros LLC for the costs of officials' services per game for the 2026-2027 winter basketball season. The following proposal was received on November 9, 2026.

Contractor:
Joes Bros LLC
4419 Chrystan Road
Montgomery, AL 36109

Contract Price:
1st & 2nd Grade - $35/game
3rd & 4th Grade - $70/game
5th – 7th Grade - $70/game
8th – 12th Grade - $80/game

In consideration of the proposal received, the approved budget, and the necessity of this work, I recommend execution of a professional services contract with Joes Bros LLC for the costs of officials' services per game for the 2026-2027 Winter Basketball season with the option to renew for two (2) consecutive one (1) year terms.

RESOLUTION NO. _____

WHEREAS, the City Council of the City of Auburn, Alabama recognizes that it is in the best interest of the City of Auburn to request a Professional Services Contract with Joes Bros LLC for providing officials' services for the Auburn Parks and Recreation 2026-2027 Winter Basketball Season with the option to renew for two (2) consecutive one (1) year terms; and

WHEREAS, the Parks and Recreation Department of the City of Auburn, Alabama received a proposal from Joes Bros LLC for the costs of officials' services per game for the 2026-2027 Winter Basketball Season; and

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Auburn, Alabama, hereby authorizes the City Manager to execute a Professional Services Contract with Joes Bros LLC for providing officials services for the 2026-2027 Winter Basketball Season for the Auburn Parks and Recreation Department and to set the amount based on the per game price listed in the contract.

ADOPTED AND APPROVED by the City Council of the City of Auburn, Alabama, this the 17th day of November 2026.

_____
Mayor

ATTEST:

_____
City Manager

2027 Youth Basketball Officiating Services Proposal

City of Auburn Parks and Recreation Department

Joes Bros LLC proposes to provide qualified basketball officials for the City of Auburn Parks and Recreation youth basketball program during the 2027 season.

Fee Schedule

Division	Officials Assigned	Fee Per Game
1st & 2nd Grade	1 Official	$35.00
3rd & 4th Grade	2 Officials	$70.00
5th - 7th Grade	2 Officials	$70.00
8th - 12th Grade	2 Officials	$80.00

Contractor Information

Company: Joes Bros LLC
Representative: Joseph Quinn, President
Address: 4419 Chrystan Road, Montgomery, Alabama 36109
Phone: 334-748-8949

Certification

I certify that I am authorized to submit this proposal on behalf of Joes Bros LLC and agree to provide officiating services in accordance with the rates and conditions stated herein.

Authorized Signature: Joseph Quinn

Joseph Quinn, President Date: 11/9/2026

2027 Basketball Officials

	Rate	Amount of Games	Total
1st and 2nd grade COED Basketball	$ 35.00	115	$ 4,025.00
3rd - 7th Grade Girls and Boys Basketball	$ 70.00	363	$ 25,410.00
8th - 12th Boys and Girls High School League	$ 80.00	188	$ 15,040.00
			$ 44,475.00
Additional ten (10) percent for unforeseen conditions		10%	$ 4,447.50
		Grand Total	**$ 48,922.50**

Agenda Item Summary

Item No. 8 c 2

Council Meeting Date	November 17, 2026
Department	Parks and Recreation
Submitted By	Alison Hall
Agenda Section	Consent

Name and address of person(s) or business(es) this item affects:
New South Associates
6150 East Ponce de Leon Avenue
Stone Mountain, GA 30083

Description of item under consideration
Resolution authorizing the City Manager to execute a Professional Services Agreement with New South Associates of Stone Mountain, Georgia, for the Westview Cemetery GPR Project at an amount not to exceed $96,747.75, and further authorizes an additional 10 percent of the contract amount ($9,674.78) as contingency for unforeseen conditions for a total of $106,422.53. This agreement is for cemetery marking, feature mapping and ground-penetrating radar (GPR) survey at Westview Cemetery.

Why is Council action needed?
Council action is needed to authorize purchases in excess of $30,000.

Is this a budgeted item?: Yes

AUBURN
ALABAMA

MEMORANDUM

TO: Megan McGowen Crouch, City Manager

THROUGH: Keith Williams, Public Services Executive Director

FROM: Alison S. Hall, Parks and Recreation Director

DATE: November 3, 2026

SUBJECT: Westview Cemetery GPR Project

The Auburn Parks and Recreation Department is requesting City Council approval to enter into a Professional Services Agreement with New South Associates of Stone Mountain, Georgia, for the Westview Cemetery GPR Project. This agreement is for cemetery marking, feature mapping and ground-penetrating radar (GPR) survey at Westview Cemetery. The purpose of this project is to allow us to survey what is above and underground as we want to improve and expand the cemetery.

Contractor:
New South Associates
6150 East Ponce de Leaon Avenue
Stone Mountain, GA 30083

Contract Price:
$96,747.75

In consideration of the information provided, the approved budget, and the necessity of this project, I recommend execution of a Professional Services Agreement with New South Associates in the amount of $96,747.75. I also recommend approval for up to ten percent (10%) of the contract amount ($9,674.78) as contingency for unforeseen conditions.

RESOLUTION NO. _____

WHEREAS, the City Council of the City of Auburn, Alabama recognizes that it is in the best interest of the City of Auburn to request a Professional Services Agreement with New South Associates for Westview Cemetery Mapping and Ground-Penetrating Radar (GPR) project; and

WHEREAS, the Parks and Recreation Department of the City of Auburn, Alabama, recognizes that it is in the best interest of the City of Auburn to complete cemetery marking and feature mapping and a ground-penetrating radar survey at Westview Cemetery; and

WHEREAS, the City of Auburn requests a Professional Services Agreement with New South Associates in the amount of $96,747.75 for Westview Cemetery Mapping and Ground-Penetrating Radar; and

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Auburn, Alabama, hereby authorizes the City Manager to execute a Professional Services Agreement with New South Associates for $96,747.75, and further authorizes up to an additional ten (10) percent ($9,674.78) for unforeseen conditions.

ADOPTED AND APPROVED by the City Council of the City of Auburn, Alabama, this the 17th day of November 2026.

_____
Mayor

ATTEST:

_____
City Manager

NEW SOUTH ASSOCIATES ARCHAEOLOGISTS • HISTORIANS

a women-owned small business

October 20, 2026

Kevin Kelly, Assistant Director
City of Auburn Parks & Recreation
425 Perry Street
Auburn, AL 36830
334-501-2932
KKelly@auburnalabama.org

Subject: Marker Mapping and Ground-Penetrating Radar Survey of the Westview Cemetery in Auburn, Lee County, Alabama

Dear Mr. Kelly,

On behalf of New South Associates, Inc., (NSA), I am pleased to submit this proposal and budget for cemetery marker and feature mapping and ground-penetrating radar (GPR) survey at the Westview Cemetery, generally located off Westview Drive, adjacent to the Westview Park in Auburn, AL. NSA specializes in a wide range of archaeological and cemetery studies through its dedicated Geophysics and Cemetery Studies Department. Our areas of expertise include mapping historic and precontact sites, the identification of unmarked graves through remote sensing, detailed mapping, exhumation and reburial, descendant consultation, and compliance with various state regulations.

The Westview Cemetery was established in approximately 1955 and includes at least 939 interments ranging in burial dates from 1959 through 2026. Assume at least 939, and up to 1,000, interments are documented in this survey. The cemetery includes a fence enclosure surrounding the whole cemetery and encompasses approximately 10 acres of land. Assume the survey area is the 10 acres within the fenced area (see attached map). The goals of the mapping and GPR survey will be to prospect for marked and unmarked graves in the cemetery to help the City with future planning and cemetery maintenance.

The total cost for the proposed marker/feature mapping and GPR survey at the Westview Cemetery is $96,747.75. This fee covers data collection, data processing, the production of a letter report, and project expenses. No comprehensive historic research will be completed as part of this investigation. Permission to access the site must be arranged and/or approved with the owner representative(s) prior to starting the surveys.

Review Existing Maps/Cemetery Data

NSA will review existing plot maps and cemetery data provided by City staff (if available) to compare to current conditions on the cemetery grounds. This review will not include any historic or genealogical research. The review will be limited to the information provided to NSA by City staff for the purposes of data comparison of drawn/ideal plans vs. actual ground conditions in the cemetery. The goal will be to reconcile any changes, deviations, and incorrect data in the new survey mapping.

Marker and Feature Mapping

In order to place GPR data in space and support data interpretations, the cemetery markers and features within the survey area must be mapped. Mapping includes survey extent, cemetery markers, mortuary features, and other relevant surface features in the survey area. Marker mapping will be completed within the bounds of the survey area (~10 acres), and the goal will be to map any markers within the cemetery such as headstones, fieldstones, monuments, ornamental vegetation, grave depressions, and other mortuary materials. NSA proposes a multi-method mapping approach to be more cost- and time-effective that will include a combination of drone mapping and more traditional field mapping with survey-grade equipment such as a total station and/or RTK GPS.

Drone Mapping

Drone mapping will be conducted for all open areas that are not obscured by tree canopy or other obstacles. Aerial imagery will be collected by an unmanned aerial vehicle (UAV or drone) for photogrammetric processing to create detailed cemetery maps. Multiple flights will be conducted over the survey area. The resulting photography will be processed to create composite aerial imagery and a three-dimensional (3D) model. Flights will be conducted by a Federal Aviation Administration (FAA)-certified drone pilot. Prior to collecting the aerial photography, an Image Acquisition Plan will be developed to ensure maximum coverage of the cemetery.

Aerial images will be obtained using a drone equipped with digital cameras flown by an FAA-certified drone operator at approximately 40–50 feet (12–15 meters) in altitude with a minimum of 70% overlap in flight tracks. FAA requires that an assistant ('spotter') be present and observing the aircraft during all times that it is in flight. Images will be taken of the cemetery grounds. Grounds outside of the cemetery's area will not be included in the survey or photographed. Client will be responsible for obtaining permission from landowners to fly and operate the drone over the cemetery property. Flight of the drone will occur when weather conditions permit safe operation of the drone. Non-technical personnel will not be allowed within 20 feet (~7 meters) of the drone or to be underneath the drone when it is in operation. Image processing will be accomplished by the Geoarchaeologist and GIS specialist. Data will be examined and compared to existing maps of the cemetery.

Flight lines will be spaced at approximate 60-foot (18-meter) intervals to ensure lateral overlap. Each flight will be generally oriented to the east, with the camera facing downward. Each flight line will be flown at 3.2 kilometers per hour (km/h), capturing an image every two seconds to ensure forward image overlap. Photography will be collected with a DJI Phantom 4 Quadcopter drone equipped with a gimbaled 4K camera, or equivalent. Drone guidance will be assisted by GPS using domestic and GLONASS satellite telemetry. In-flight control will be assisted by a 6-Axis MEMS Gyroscope and Accelerometer. Digital photographs will be collected at approximately 40–50 feet (12–15 meters) in altitude. To supplement on-board GPS, ground control points will be established in areas devoid of trees and visible from flight lines. These locations will be marked for visibility from the air, and each location will be recorded with a GPS unit. These locations will be used in image processing to sharpen geographic referencing of the imagery.

Aerial imagery will be processed in Agisoft Metashape to produce a seamless orthomosaic aerial imagery for use in geospatial visualization. Agisoft Metashape is an advanced image-based 3D modeling software that creates 3D content from still images. Photographs can be taken from any position, providing that the object to be reconstructed is visible on at least two photos. Both image alignment and 3D model reconstruction are fully automated. The final goal of processing with Metashape is to build 3D surface to compose an orthomosaic aerial image.

Field Mapping

For areas that are not conducive to coverage with the drone, technicians will map graves/features by using survey-grade equipment such as a total station and/or RTK GPS. Assume an average of three mapping points for each grave/feature. Assume up to 250 additional graves/features could be mapped using this method. At an estimated 250 total graves/features, approximately 750 map points will be collected for the Westview Cemetery using this method. Mapping can be conducted at a rate of approximately 200 map points per day with a two-person team. If the number of graves and/or mapping points exceeds these assumptions, adjustments may need to be made to the budget to complete the work. All mapping will be completed with an RTK GPS, total station, or equivalent spatial data collector.

All mapped features, including those collected using drone photography, will be manually drawn in ArcGIS Pro as shapefiles. All markers will be assigned a unique identifying number, allowing them to be referenced in the report. Mapping results will be displayed within the report and will be provided as digital data at the conclusion of the project.

GPR Survey

NSA will conduct a GPR survey across the accessible areas of the 10-acre survey area. GPR is a remote sensing technique that is well-suited to archaeological site feature and grave identification. It is non-invasive, non-destructive, reliable, and reasonably fast. However, as with any technique, it does have limitations, which are generally related to the types of soil, surface obstructions, and age and depth of archaeological features and graves. No remote sensing method is 100 percent accurate. GPR is typically the best for applications when disturbing the subsurface is not an option. GPR data quality is best when the antenna can make close contact with the ground surface. Vegetation will need to be mowed or cleared prior to the survey. Mowing will need to be conducted no more than one to two weeks prior to start of survey, if possible. GPR data will not be collected under dense bushes unless they are cleared.

NSA typically uses a GSSI SIR 3000 control unit and 400-megahertz (MHz) antenna or a SIR 4000 control unit and a 350-megahertz HyperStacking antenna. Transect spacing will be 50 centimeters (0.50 meter). Data will be collected in the north to south direction, perpendicular to the suspected grave orientation. GPR survey grid(s) will be mapped using a Trimble RTK GPS unit or total station. Data will be exported from the instrument and processed in RADAN 7. Processing will, at minimum, include setting time zero, removing the background noise, and adjusting instrument gains. This data will be exported to Surfer as amplitude slice-maps and then interpolated. Amplitude slice images will be georeferenced in ArcGIS Pro. All interpretations will be made using amplitude slice maps and profile images and saved as an interpretation shapefile.

Reporting and Documentation

After all survey results are interpreted from the mapping and GPR work, NSA will produce a letter report that documents the surveys. The report will include discussion of all survey methods, a location map, results discussion with maps, and recommendations (if needed). All digital data will be made available to you, including GIS data which can be exported to AutoCAD or Google Earth formats. Digital materials will also be provided via email and/or dedicated flash drive at the conclusion of the project so that the City may continue to add to the mapping and inventory, and the data can be incorporated into existing databases and research. Project reporting will also include completing or updating the State of Alabama Site Form for the cemetery. This form will allow the cemetery to be included in the state's official cemetery list and a permanent site number will be assigned.

Schedule

The fieldwork schedule will be coordinated with you following notice to proceed (NTP). With current scheduling constraints, projects typically mobilize within six to eight weeks; however, NSA is experiencing a heavier project load, and the schedule will vary depending on when the NTP is received. The letter report for this project can be completed and submitted within eight weeks of the end of all fieldwork. If minor revisions are needed, a final letter report will be submitted within 30 days following receipt of final comments on the draft letter. If any changes to the schedule become necessary, NSA will communicate with you to determine an alternate schedule.

Staffing

Staff for the project will be assigned upon award of contract. The Principal Investigator for this project will be Sarah Lowry. Ms. Lowry has a B.A. in Anthropology and Geography from the University of Denver and an M.A. from the University of Denver, and more than 14 years of professional experience in both the eastern United States and Southwest. She is a Registered Professional Archaeologist (RPA). She has specialized in remote sensing applications in archaeology, geographic information systems (GIS), global positioning systems (GPS), and total station operation. Her experience includes extensive use of GPR and other remote sensing techniques to map historic and precontact sites across the United States.

Closing

Our costs are itemized in the attached budget. We appreciate the opportunity to provide this proposal and look forward to hearing from you. Should you have any questions, please do not hesitate to contact me at slowry@newsouthassoc.com or 336-379-0433 x161.

Sincerely,

NEW SOUTH ASSOCIATES, INC.

Sarah Lowry

Sarah Lowry
Archaeologist/Director of Geophysics and Cemetery Studies

Enclosure as stated.


Google Earth
N
600 ft

NEW SOUTH ASSOCIATES, INC.

Westview Cemetery
Marker Mapping & GPR Survey
Lee County, Alabama

Kevin Kelly, Assistant Director
City of Auburn Parks & Recreation
425 Perry Street
Auburn, AL 36830
334-501-2932
KKelly@auburnalabama.org

Original Proposal Sent: April 2026
Updated: October 20, 2026

Assumptions

- Marker mapping and ground-penetrating radar (GPR) survey at the Westview Cemetery in Lee County, Alabama.
- The cemetery is generally located off Westview Drive in Auburn, AL, adjacent to the Westview Park.
- The Westview Cemetery was established in approximately 1955 and includes at least 939 interments ranging in burial dates from 1959 through 2026.
- Assume at least 939, and up to 1,000, interments are documented in this survey.
- The cemetery includes a fence enclosure surrounding the whole cemetery and encompasses approximately 10 acres of land.
- The goals of the mapping and GPR survey will be to prospect for marked and unmarked graves in the cemetery to help the City with future planning and cemetery maintenance.
- No comprehensive historic research will be completed as part of this investigation.
- Permission to access the site must be arranged and/or approved with the owner representative(s) prior to starting the surveys.

Review Existing Maps/Cemetery Data

- NSA will review existing plot maps and cemetery data provided by City staff (if available) to compare to current conditions on the cemetery grounds.
- This review will not include any historic or genealogical research. The review will be limited to the information provided to NSA by City staff for the purposes of data comparison of drawn/ideal plans vs. actual ground conditions in the cemetery.
- The goal will be to reconcile any changes, deviations, and incorrect data in the new survey mapping.

Marker and Feature Mapping

- In order to place GPR data in space and support data interpretations, the cemetery markers and features within the survey area must be mapped.
- Existing conditions will be mapped, including marked graves, depressions, ornamental vegetation, topography, and any other attributes relevant to the cemetery.
- NSA proposes a multi-method mapping approach to be more cost- and time-effective that will include a combination of drone mapping and more traditional field mapping with survey-grade equipment such as a total station and/or RTK GPS.

Drone Mapping

- Drone mapping will be conducted for all open areas that are not obscured by tree canopy or other obstacles.
- Drone mapping will be completed to obtain aerial images of the Westview Cemetery for the purposes of creating detailed digital maps of the cemetery.
- An Image Acquisition Plan will be developed prior to flight of the drone.
- Aerial images will be obtained using a drone equipped with digital cameras flown by an FAA-certified drone operator at approximately 40-50 feet in altitude with 70% overlap in flight tracks.
- FAA requires that an assistant ('spotter') be present and observing the aircraft during all times that it is in flight.
- Assume four full work days for drone set up and mapping for a two-person team (64 person hours).

- Images will be taken of the cemetery grounds. Grounds outside of the cemetery's area will not be included in the survey or photographed.
- Client will be responsible for obtaining permission from landowners to fly and operate the drone over the cemetery property.
- Flight of the drone will occur when weather conditions permit safe operation of the drone.
- Non-technical personnel will not be allowed within 20 feet of the drone or to be underneath the drone when it is in operation.
- Image processing will be accomplished by the Geoarchaeologist and GIS specialist. Data will be examined and compared to existing maps of the cemetery (if available).

Field Mapping

- For areas that are not conducive to coverage with the drone, technicians will map graves/features by using survey-grade equipment such as a total station and/or RTK GPS.
- Assume an average of 3 mapping points for each grave/feature.
- Assume up to 250 graves/features may need to be mapped using this method.
- At an estimated 250 total graves/features, approximately 750 map points will be collected for the Westview Cemetery using this method.
- Mapping can be conducted at a rate of approximately 200 map points per day with a two-person team (16 person hours/day)
- If the number of graves and/or mapping points exceeds these assumptions, adjustments may need to be made to the budget to complete the work.
- The work for the mapping task will be mobilized separately from our Stone Mountain, Georgia office.

Ground-Penetrating Radar Survey

- GPR survey will cover up to 10 acres within the Westview Cemetery.
- GPR grid corners within the survey area will be mapped with a total station and/or RTK GPS.
- GPR grids will be located where ground access is available. Areas with dense vegetation, prohibitive topography, or obvious disturbance will not be surveyed.
- Vegetation will need to be mowed or cleared prior to the survey. Costs for clearing and mowing are not included below.
- GPR data will be collected with a GSSI SIR 4000 with a digital 350-megahertz (MHz) HyperStacking antenna
- GPR data collection, processing, interpretation, and reporting will be done by archaeologists who have experience with geophysics in cemeteries.
- GPR grid orientation will be approximately north to south, with a transect spacing of 0.50 meters (50 centimeters).
- GPR data can be collected at a rate of approximately 1 acre per day with a two-person team (16 person hours/day)
- Additional time is added for grid set up, stepped/unusually shaped grids along the cemetery perimeter, and collection around obstacles (large trees, cemetery furniture, etc.).
- The work for the GPR task will be mobilized separately from our Stone Mountain, Georgia office.

Reporting and Documentation

- All survey results will be provided as maps and GIS data.
- Results of the mapping and GPR survey will be presented as a brief letter report.
- Letter report will include marker and GPR results maps, a brief paragraph summary of the methods and results, as well as recommendations for further work (if needed).
- Digital materials will also be provided via email and/or dedicated flash drive at the conclusion of the project so that the City may continue to add to the mapping and inventory, and the data can be incorporated into existing databases and research
- Complete or update Alabama site form (if needed).

1) LABOR

Task	Position	Hours	Rate	Subtotal
Project Management	Project Manager	4	$174.86	$699.44
	Assistant Project Manager	2	$98.97	$197.94
	Geoarchaeologist	2	$124.08	$248.16
	Geophysical Specialist	2	$100.89	$201.78
Mobilization & Travel - Marker/Feature Mapping	Geoarchaeologist	12	$124.08	$1,488.96
	Geophysical Specialist	12	$100.89	$1,210.68
Mobilization & Travel - GPR Survey	Geophysical Specialist	12	$100.89	$1,210.68
	Assistant Geophysical Specialist	12	$90.05	$1,080.60
Marker/Feature Mapping	Geoarchaeologist	64	$124.08	$7,941.12
	Geophysical Specialist	64	$100.89	$6,456.96
GPR Survey	Geophysical Specialist	80	$100.89	$8,071.20
	Assistant Geophysical Specialist	80	$90.05	$7,204.00
Data Processing	Project Manager	16	$174.86	$2,797.76
	Geoarchaeologist	56	$124.08	$6,948.48
	GIS Specialist	88	$111.13	$9,779.44
	Geophysical Specialist	160	$100.89	$16,142.40
Draft Letter Report	Project Manager	2	$174.86	$349.72
	Assistant Project Manager	4	$98.97	$395.88
	Geoarchaeologist	16	$124.08	$1,985.28
	Geophysical Specialist	8	$100.89	$807.12
	Graphics Specialist	6	$100.83	$604.98
	GIS Specialist	56	$111.13	$6,223.28
	Editor	4	$102.85	$411.40
Final Letter Report	Project Manager	1	$174.86	$174.86
	Assistant Project Manager	1	$98.97	$98.97
	Geoarchaeologist	2	$124.08	$248.16
	Geophysical Specialist	2	$100.89	$201.78
	Graphics Specialist	1	$100.83	$100.83
	GIS Specialist	8	$111.13	$889.04
	Editor	1	$102.85	$102.85
TOTAL LABOR		*778*		*$84,273.75*

2) EXPENSES

Task	Expense	Value	Units	Rate	Subtotal
Archaeology - Marker/Feature Mapping	Mileage	600	miles @	$0.76	$456.00
	Lodging	22	nights @	$110.00	$2,420.00
	Per Diem (Work/Travel)	20	days @	$68.00	$1,360.00
	Field Supplies	8	days @	$15.00	$120.00
	Mapping Equipment Fee	8	days @	$100.00	$800.00
Archaeology - GPR Survey	Mileage	600	miles @	$0.76	$456.00
	Lodging	28	nights @	$110.00	$3,080.00
	Per Diem (Work/Travel)	24	days @	$68.00	$1,632.00
	Field Supplies	10	days @	$15.00	$150.00
	Geophysical Equipment Fee	10	days @	$200.00	$2,000.00
TOTAL EXPENSES					*$12,474.00*

TOTAL **$96,747.75**

Agenda Item Summary

Item No. 8 c 3

Council Meeting Date	November 17, 2026
Department	Public Works
Submitted By	Dan Ballard
Agenda Section	Consent

Name and address of person(s) or business(es) this item affects:
Orbis JCB
3489 US-78
Moody, AL 35004

Description of item under consideration
The Public Works Department is requesting to purchase one (1) 2026 Bandit 15XP Towable Wood Chipper (Bandit Wood Chipper) for a total cost of $69,000. The Bandit Wood Chipper will replace equipment number 1731, a 2013 Bearcat Towable Wood Chipper assigned to the Landscape and Sustainability Division for use in right of way and facility maintenance operations.

Why is Council action needed?
Council action needed for authorization of items in excess of $30,000.

Is this a budgeted item?: Yes

AUBURN
ALABAMA

MEMORANDUM

TO: Megan McGowen Crouch, City Manager

THROUGH: Keith Williams, Public Services Executive Director

FROM: Daniel Ballard, Public Works Director

DATE: November 4, 2026

SUBJECT: Purchase One (1) Bandit 15XP Towable Wood Chipper

The Public Works Department is requesting to purchase one (1) 2026 Bandit 15XP Towable Wood Chipper (Bandit Wood Chipper). The Bandit Wood Chipper will replace equipment number 1731, a 2013 Bearcat Towable Wood Chipper assigned to the Landscape and Sustainability Division for use in right of way and facility maintenance operations.

Equipment 1731 was purchased on April 11, 2013. The existing Bearcat Towable Wood Chipper is 13 years old and does not provide sufficient processing capacity to support the current maintenance operational needs, resulting in more frequent time spent by crews cutting material into smaller sections and more frequent trips to the Sandhill Recycling Center. The larger Bandit Wood Chipper will improve the overall efficiency of right of way maintenance operations and reduce costs through less frequent trips to the Sandhill Recycling Facility. Equipment number 1731 will be surplused.

The Public Works Department recommends purchasing one (1) 2026 Bandit 15XP Towable Wood Chipper for use by the above referenced division. This equipment is to be purchased under Sourcewell Contract #010925-BAN.

VENDOR
Orbis JCB
3489 US-78
Moody, AL 35004

CONTRACT PRICE
$69,000 Total

In consideration of the information provided above, I recommend purchasing this equipment from Southland Transportation Group for $69,000. Furthermore, I recommend approval for up to ten percent (10%) of the contract amount ($6,900) as contingency to be used for unforeseen conditions.

RESOLUTION NO. _____

WHEREAS, the City Council of the City of Auburn, Alabama recognizes that it is in the best interest of the City of Auburn to purchase one (1) 2026 Bandit 15XP Towable Wood Chipper to be used by the Public Works Department's Landscape and Sustainability Division; and

WHEREAS, Sourcewell Contract number 010925-BAN establishes the price of the 2026 Bandit 15XP Towable Wood Chipper at $69,000.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Auburn, Alabama does hereby authorize the City Manager to execute a contract with Orbis JCB to purchase one (1) 2026 Bandit 15XP Towable Wood Chipper at a cost of $69,000 and further authorizes up to ten percent (10%) of the contract amount ($6,900) as contingency to be used for unforeseen conditions.

ADOPTED AND APPROVED by the City Council of the City of Auburn, Alabama, this the 17th day of November 2026.

_____
Mayor

ATTEST:

_____
City Manager

Quote

Orbis JCB
3489 US78
Moody, AL 35004
Phone 205-699-2699
Justin Baxter

DATE: 10/28/26

BILL TO & SOLD TO
The City of Auburn
Kevin Callahan
4277 Wire Road
Auburn, AL 36832
kcallahan@auburnalabama.org
334-501-3097

DESCRIPTION	Quantity	Unit Price	AMOUNT
2026 Bandit 15XP *145HP gas engine *Hydraulic Winch w/ Line Docking Station Effective: Sourcewell #010925-BAN member #58923	1	$69,000.00	$69,000.00

		Subtotal	$69,000.00
Company: City of Auburn	**0.000%**	**Sales Tax**	$0.00
		Total	$69,000.00
Kevin Callahan		**Amount Paid**	$0.00
		Balance Due	$69,000.00

THANK YOU FOR YOUR BUSINESS!


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Agenda Item Summary

Item No. 8 c 4

Council Meeting Date	November 17, 2026
Department	Information Technology
Submitted By	Greg Nelson
Agenda Section	Consent

Name and address of person(s) or business(es) this item affects:
Solarwinds
7171 Southwest Parkway
Bldg 400
Austin, TX 78735

Description of item under consideration
Resolution authorizing the City Manager to execute a three (3) year agreement with SolarWinds for the renewal of the City's network and systems monitoring software. The City has utilized SolarWinds since 2008 to monitor the availability and performance of its technology infrastructure. The proposed agreement establishes a 5% annual increase over the three-year term, with annual costs of $13,805.63, $14,495.91, and $15,220.71, respectively. Choosing a three (3) year renewal agreement lowers the originally proposed annual increase of 10% down to the 5% reflected here. The total cost of the three-year agreement is $43,522.25.

Why is Council action needed?
City Council action is needed to execute a contract in excess of $30,000.

Is this a budgeted item?: Yes

RESOLUTION NO. _____

WHEREAS the City of Auburn has utilized SolarWinds software since 2008 to monitor the availability and performance of the City's technology infrastructure; and

WHEREAS, the City desires to renew its SolarWinds Observability Self-Hosted Advanced A250 subscription for an additional three-year term; and

WHEREAS, the proposed agreement establishes annual costs of $13,805.63 for the first year, $14,495.91 for the second year, and $15,220.71 for the third year, for a total three-year cost of $43,522.25; and

WHEREAS, the City Council finds that renewal of the software is in the best interest of the City of Auburn.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Auburn, Alabama, does hereby authorize the City Manager to execute a three-year agreement with SolarWinds for the renewal of SolarWinds Observability Self-Hosted Advanced A250 in a total amount of $43,522.25.

ADOPTED AND APPROVED by the City Council of the City of Auburn, Alabama, this 17th day of November 2026.

_____
Mayor

ATTEST:

_____
City Manager

SolarWinds Renewal Quote

Valid Until: 01 Dec 2026

Terms: Net 30

This is a multi-year contract which is paid annually according to the schedule below

SOLARWINDS

Quote#: Q-979259

SolarWinds ID: SW67143

Currency: USD

Company:	City of Auburn	Company:	SolarWinds
Address:	City of Auburn 144 Tichenor Ave Auburn AL 36830 United States	Address:	PO BOX 730720 Dallas, TX 75373
		Tax ID#:	73-1559348
		Renewal :	Jack McKay
		Email:	Jack.McKay@solarwinds.com
		Phone:	-

Quote Line	Product	Type	Annual Rate **	Start Date	End Date	Qty	Unit Price	Total
1	Should the end customer elect to renew their subscription licenses as set forth in this Order for the additional multi-year option years presented, the cost to renew the subscription license(s) for such option periods, immediately following completion of the initial term set forth in this Order, shall be at the pricing set forth above. Notwithstanding anything set forth herein to the contrary, no early termination fee found in separate SolarWinds terms shall apply.							
2	SolarWinds Observability Self-Hosted Advanced A250 (up to 250 nodes) - Subscription SKU 2256104	Renewal	$ 13,805.63	02 Dec 2026	01 Dec 2027	1	$ 14,433.49	$ 14,433.49
3	Discount							$ -627.86
4	Subtotal							$ 13,805.63
5	Subscription License Term commitment to be billed annually prior to the anniversary date for a total commitment value captured in the quote on the row labeled: Contract Totals (excluding any one-time proration credit). Prior to each anniversary date of the Subscription License Term, SolarWinds will reach out to collect your annual purchase order if one is not							

provided for the full value at time of purchase.

** Current Annual Subscription Negotiated Rate

Pricing above may not include local taxes, for which the customer is responsible.

Amount Due (Pre-Tax):	$ 14,433.49
Discount:	$ -627.86 (4.35%)
Sub-Total:	$ 13,805.63
Current Amount Due:	$ 13,805.63

Contract: Multi-Year — Billing Frequency: Annual

Billing Period	Start Date	End Date	Discount ($)	Discount (%)	Amount Due *
1	02 Dec 2026	01 Dec 2027	627.86 USD	4.35%	13,805.63 USD
2	02 Dec 2027	01 Dec 2028	22,944.09 USD	61.28%	14,495.91 USD
3	02 Dec 2028	01 Dec 2029	29,707.29 USD	66.12%	15,220.71 USD
Contract Totals			53,279.24 USD		43,522.25 USD

* Billing schedule represents prices without taxes

This is a multi-year contract which is paid annually according to the schedule above

- If you previously ordered through an Authorized SolarWinds Partner and would like to order through that partner again, please forward this quote to them for processing.
- All Orders requesting terms will be subject to review by SolarWinds Credit Department.
- We do not accept lease arrangements.
- SolarWinds is required to collect sales tax in certain U.S. states. If applicable, sales tax will be added to your online order based on your shipping address.

By placing this order, you are agreeing to the terms and conditions on the product, SaaS and commercial specific terms found at: https://www.solarwinds.com/legal/legal-documents

Agenda Item Summary

Item No. 8 c 5

Council Meeting Date	November 17, 2026
Department	Public Safety
Submitted By	Will Mathews
Agenda Section	Consent

Name and address of person(s) or business(es) this item affects:
Stivers Ford Lincoln
4000 Eastern Blvd
Montgomery, AL 36116

Description of item under consideration
Resolution authorizing the City Manager to execute a contract with Stivers Ford Lincoln of Montgomery, Alabama, to purchase one (1) 2027 Ford Responder F-150 4x4 truck for the Fire Department for a total cost of $60,927.

Why is Council action needed?
City Council action is needed to authorize purchases in excess of $30,000.

Is this a budgeted item?: Yes

AUBURN
ALABAMA

MEMORANDUM

TO: Megan McGowen Crouch, City Manager

FROM: Will Mathews, Public Safety Executive Director

DATE: November 5, 2026

SUBJECT: Purchase of Replacement Ford F-150 Truck

The Fire Department requests to purchase one (1) 2027 Ford Responder F-150 4x4 truck from Stivers Ford Lincoln of Montgomery, Alabama. The price is based on the State of Alabama purchasing contract number MA220000003121-2, at a cost of $60,927. This expenditure is included in the FY2027 budget and has been reviewed and approved by the Fleet Services Manager.

This vehicle will serve as the replacement unit for the Operations Battalion Chief. The existing vehicle, unit 927, will be rotated to reserve status. The current reserve Battalion vehicle has reached the end of its service life and has been recommended for surplus due to age, mileage, and lifetime maintenance costs. Replacement of this vehicle will reduce ongoing repair expenses and help ensure operational reliability.

UNIT	VEHICLE	MILEAGE	LIFETIME MAINTENANCE
927	2017 Ford F-150	104,024	$14,993.08

RESOLUTION NO. _____

WHEREAS the City Council of the City of Auburn, Alabama, recognizes that it is in the best interest of the City of Auburn to purchase one (1) 2027 Ford Responder F-150 4x4 truck to be used by the Fire Department; and

WHEREAS pricing for the vehicle is available on the State of Alabama Purchasing Contract No. MA220000003121-2 through Stivers Ford Lincoln of Montgomery, Alabama, in the amount of $60,927.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Auburn, Alabama, authorizes the City Manager to execute a contract with Stivers Ford Lincoln to purchase one (1) 2027 Ford Responder F-150 4x4 truck at a total price of $60,927.

ADOPTED AND APPROVED by the City Council of the City of Auburn, Alabama, this the 17th day of November 2026.

_____
Mayor

ATTEST:

_____
City Manager

Governmental Department
334-613-5000

STIVERS FORD LINCOLN
4000 EASTERN BLVD
MONTGOMERY, AL 36116

Dated: 9/28/2026
Version: 27.0

2027 FORD F150 RESPONDER SUPERCREW 4x4 PICKUP -- STATE CONTRACT T191L

CONTRACT NUMBER: 220000003121-2 **CONTRACT AMOUNT: $46,941**

MODEL SERIES W1P

INCLUDES: F150 Pursuit Rated Pickup Truck, 4x4, 3.5L EcoBoost Engine, Electronic 10 Speed Transmission, 3.31 E-Locking Axle, 145" Wheelbase, 5.5' Bed, FX4 Off-Road Package, Class IV Receiver Hitch w/ 4/7 Pin Connector, Reverse Sensing System, Police Engine Idle, Fleet Telematics Modem, Police Perimeter Alert, & LT265/70R18 BSW All Terrain Tires.

RECOMMENDED OPTIONS

STATE CONTRACT PRICE (T191L)		$ 46,941	X
67P	Remote Keyless - Entry Key Fob	$ 375	X
64H	Silver Six-Spoke Aluminum Wheels	$ 505	X
18B	Platform Running Boards	$ 255	X
17R	Rear Door Controls Inoperable: Handles, Locks & Windows	$ 220	
59E	Driver LED Spotlamp (FACTORY OPTION ONLY)	$ 405	X
59G	Driver & Passenger LED Spotlamp (FACTORY OPTION ONLY)	$ 790	
153	Front License Plate Bracket	NC	X
942	Daytime Running Lamps	$ 45	
17C	Front/Rear Chrome Bumper (Requires 595 Fog Lamps)	$ 180	X
595	Fog Lamps	$ 145	X
67T	Trailer Brake Controller	$ 305	
19A	Interior Upgrade Package *REQUIRES XB INTERIOR (Console)*	$ 610	
	Floor Console, Maintains Column Shifter, Color-Coordinated Carpet, Police Grade Cloth Seats Front & Rear		

INTERIOR

PB	Black Police Grade Heavy Duty Cloth 40/Blank/40 Front Seats w/ Center-Sections Deleted, Vinyl Rear Bench	NC	X
XB	Black Police Grade Heavy Duty Cloth 40/Console/40 Front Seats w/ Flow Through Console, Cloth Rear Bench	NC	
	XB Interior Requires 19A Interior Upgrade Package		
61P	8 Way Power Passenger Seat	$ 300	
	Black Vinyl Floor Covering	Standard	X

EXTERIOR COLOR OPTIONS -- *Colors are NC*:

YZ	Oxford White	X	CD	Neptune Blue		MB	Orange	
UM	Agate Black		SB	Birch Sand		AT	Yellow	
JS	Iconic Silver		E4	Vermillion Red		B1	School Bus Yellow	
M7	Carbonized Gray		GR	Green		FC	Wild Green	

STIVERS OPTIONS:

OBD	Full OBD Integration System to use Vehicle Functions to Control Lighting Arrangement	$ 1,441	
LED	4 Corner LED Strobe Lights	$ 720	
WT1	All Weather Rubber Mats	$ 209	X
TB1	Tool Box - Standard (15")	$ 589	
CAM	Camper Shell DCU A.R.E. - Aluminum no Glass Rear & Side Doors - Painted to Match Truck	$ 4,273	
COM	Innovation Command System	$ 8,387	
SL1	Spray-in Bed Liner (5-1/2" bed)	$ 625	
DD1	Decked Dual Sliding Drawers	$ 1,995	
TN2	Tonneau Cover - Retractable	$ 1,935	
TN3	Tonneau Cover - Tri Fold	$ 1,420	
BS1	Bed Slide	$ 1,675	
WT3	Window Tint - Rear Glass and Four Door Windows	$ 495	
INVUS	Rear Underseat Locking Storage 60/40 (Ideal for Personal and Rifle Storage)	$ 1,050	
INVBOX	Innovative Sliding Lockable Drawer with Half Bed Slide System	Request	
RBFS	Rumbler Speaker Kit (Subwoofer Function for Siren Controller)	$ 752	X
RDR	Stalker Dual Radar System	Request	
RPW	Radio Prewire (Install Customer Supplied Radio & ANTENNA)	$ 195	X
BGW	FULL BRUSH GUARD WITH (4) MICROPULSE ULTA 6 LED HEAD LOW PROFILE LIGHTS	$ 1,576	X

STIVERS FORD LINCOLN
4000 EASTERN BLVD
MONTGOMERY, AL 36116

Lightbar Packages (Choose 1 of the following options)				
LB1	**STIVERS VALOR LIGHTBAR PACKAGE**		$ 6,324	
	51" V- Shaped Lightbar (40% More Lateral Coverage) RED/WHITE/BLUE Configurable with Flood/Alley and Signalmaster Capability			
	Pathfinder 200Watt Siren Controller with 3- Position Switch and Rotary Siren Switch		RED/WHITE	
	100W Siren Speaker			
	Fully Integrated Console with Cupholder/Armrest/ Power Faceplate with (2) USB Ports and (2) 12V Plugs			
	Universal Laptop Stand and Cradle Mounted on Side of Console			
ST1	**STIVERS SLICKTOP LIGHTBAR PACKAGE**		$ 5,107	
	Front and Rear ILS Visor/ Rear Glass Lightbars RED/WHITE/BLUE Configurable with Flood/Alley and Signalmaster Capability			
	Pathfinder 200Watt Siren Controller with 3- Position Switch and Rotary Siren Switch			
	100W Siren Speaker			
	Fully Integrated Console with Cupholder/Armrest/ Power Faceplate with (2) USB Ports and (2) 12V Plugs			
	Universal Laptop Stand and Cradle Mounted on Side of Console			
LB2	**STIVERS ALLEGIANT LIGHTBAR PACKAGE**		$ 5,419	X
	53" Traditional Shaped Lightbar RED/WHITE/BLUE Configurable with Flood/Alley and Signalmaster Capability			
	Pathfinder 200Watt Siren Controller with 3- Position Switch and Rotary Siren Switch			
	100W Siren Speaker			
	Fully Integrated Console with Cupholder/Armrest/ Power Faceplate with (2) USB Ports and (2) 12V Plugs			
	Universal Laptop Stand and Cradle Mounted on Side of Console			
Lighting Packages(Choose 1 of the following options)				
SPL	**Stivers Perimeter Lighting Package:** *- (20) total elements installed*		$ 3,970	X
	Head/Tail Lamps	4	Blue/White Corner LEDs	
	Grille	2	Blue/White 6 Head LEDs	
	Fender Mounted	2	Blue/White 6 Head LEDs	RED/WHITE
	Tag	4	Red/Blue/White 6 Head LEDs	
	Runningboard	6	Red/Blue/White 6 Head LEDs	
	Rear Side Door	2	Red/Blue/White 12 Head LEDs	
SL1	**Base Lighting Package:** *(10) total elements installed*		$ 1,995	
	Head/Tail Lamps	4	Blue/White Corner LEDs	
	Grille	2	Blue/White 6 Head LEDs	
	Tag	2	Red/Blue/White 6 Head LEDs	
	Rear Side Door	2	Red/Blue/White 12 Head LEDs	
PRISONER CONTAINMENT				
PK1	SpaceCreator High Security - Front Partition w/ Kick Panels		$ 1,393	
SC1	Single Cell Cage System - 1/3		$ 1,713	
FWB	Full Rear Window Armor (Sides and Rear Glass)		$ 763	
RUS	Rear Underseat Electronics and Storage Unit (Lockable)		$ 1,149	
K9U	Ultimate K9 Package 2/3rds Kennel with Bailout Door/ Fan and Pager System with Coolguard Monitor		Request	

Governmental Department
334-613-5000

STIVERS FORD LINCOLN
4000 EASTERN BLVD
MONTGOMERY, AL 36116

Dated: 9/28/2026
Version: 27.0

PUSH BUMPER PACKAGE					
PB1	Center Pushbumper		Must Pick 1 Option Below (2 Light or 4 Light Top Channel)	$ 860	
.	2 Light Top Channel	4	Blue/White 6 Head LEDs	$ 396	
.	4 Light Top Channel	2	Blue/White 6 Head LEDs	$ 717	
PB2	Full Pushbumper with WingWraps and Pitbars		Must Pick 1 Option Below (2 Light or 4 Light Top Channel)	$ 2,522	
.	2 Light Top Channel	4	Blue/White 6 Head LEDs	$ 396	
.	4 Light Top Channel	2	Blue/White 6 Head LEDs	$ 717	
.	2 Lights in Pitbars/ 2 Lights on Side	2	Blue/White 6 Head LEDs	Included	
I21	Icon 21" Amber/White Lightbar - Installed on Center Push Bumper			$ 334	

DELIVERY: State Contract Provisions for $2.00 / mile one-way $ _____

Delivery Address: _____

TOTAL VEHICLE (*Required*) $ 60,927

Customer: _____

Contact: _____

Phone: _____

Email: _____

STATE CONTRACT TERMS: PAYMENT DUE AT TIME OF DELIVERY

SIGNATURE: (*Required*) _____

DATE (*Required*): _____

PURCHASE ORDER NUMBER: (*Required*) _____ **QUANTITY** _____

Agenda Item Summary

Item No. 8 c 6

Council Meeting Date	November 17, 2026
Department	Public Works
Submitted By	Dan Ballard
Agenda Section	Consent

Name and address of person(s) or business(es) this item affects:
University Ace Hardware
2101 E. University Dr.
Auburn, AL 36830

Description of item under consideration
Resolution authorizing the City Manager to execute a contract with University Ace Hardware to purchase three (3) Lazer X-Series Zero Turn Mowers, two (2) with a 61” mower deck and one (1) with a 72” mower deck. These are assigned to the Landscape and Sustainability Division and are used in right of way maintenance operations.

Why is Council action needed?
Council action is needed to authorize purchases in excess of $30,000.

Is this a budgeted item?: Yes

AUBURN
ALABAMA

MEMORANDUM

TO: Megan McGowen Crouch, City Manager

THROUGH: Keith Williams, Public Services Executive Director

FROM: Daniel Ballard, Public Works Director

DATE: November 9, 2026

SUBJECT: Purchase three (3) Exmark Zero Turn Mowers

The Public Works Department is requesting to purchase three (3) Lazer X-Series Zero Turn Mowers, two (2) with a 61" mower deck and one (1) with a 72" mower deck. These mowers will replace equipment numbers 1427, 1428, and 1436. All three of these mowers are assigned to the Landscape and Sustainability Division and are used in right-of-way maintenance operations.

Equipment 1427 was purchased on March 17, 2017. The repair costs over the life of the equipment are $17,125 and the operational hours are 1,388. Equipment 1428 was purchased on June 14, 2019. The repair costs over the life of the equipment are $21,661, including repair costs of $5,516 over the last two years. Equipment 1436 was purchased on March 20, 2020. The repair costs over the life of the equipment are $16,226, including repair costs of $3,482 over the last two years. Each of these pieces of equipment experience frequent repair needs, resulting in significant operational downtime.

The Public Works Department recommends purchasing three (3) Lazer X-Series Zero Turn Mowers, two (2) with a 61" mower deck and one (1) with a 72" mower deck, for use by the above referenced division. This equipment is to be purchased under OMNIA Cooperative Purchasing Agreement #20469.

VENDOR	CONTRACT PRICE
University Ace Hardware	$44,500

In consideration of the information provided above, I recommend purchasing this equipment from University Ace Hardware, for $44,500. I also recommend approval for up to ten percent (10%) of the contract amount ($4,450) as contingency to be used for unforeseen conditions.

RESOLUTION NO. _____

WHEREAS, the City Council of the City of Auburn, Alabama recognizes that it is in the best interest of the City of Auburn to purchase three (3) Exmark Lazer X-Series Zero Turn Mowers to be used by the Public Works Department's Landscape and Sustainability Division; and

WHEREAS, OMNIA Purchasing Cooperative Agreement number 20469 establishes the price of these mowers at $44,500.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Auburn, Alabama does hereby authorize the City Manager to execute a contract with University Ace Hardware to purchase three (3) Exmark Lazer X-Series Zero Turn Mowers at a cost of $44,500 and further authorizes up to ten percent (10%) of the contract amount ($4,450.) as contingency to be used for unforeseen conditions.

ADOPTED AND APPROVED by the City Council of the City of Auburn, Alabama, this 17th day of November 2026.

_____
Mayor

ATTEST:

_____
City Manager

UNIVERSITY ACE HARDWARE
2101 E UNIVERSITY DR
AUBURN, AL 36830

PHONE: (334) 329-7100

CUST NO:	JOB NO:	PURCHASE ORDER:	REFERENCE:	TERMS:	CLERK:	DATE / TIME:
10109	000			NET EOM	GE	9/18/26 8:16

TERMINAL: 581

SOLD TO:
CITY OF AUBURN
144 TICHENOR AVE

AUBURN AL 36830

334-501-7237

SHIP TO:

EXP. DATE: 9/19/26

TAX: 001 ALABAMA STATE SALES T

ESTIMATE: 962779/1

LINE	SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE/ PER	EXTENSION
1					CONTRACT # 20469				
2		2	EA	LRX850GKA606Q1	LAZER Z X SERIES 60" KAW FX850	17699.00	2	14243.00 /EA	28,486.00 N
3		1	EA	LRX921GKA726Q1	LAZER X-SERIES 921 KAW 72" DECK	19899.00	1	16014.00 /EA	16,014.00 N

TAXABLE	0.00
NON-TAXABLE	44500.00
SUBTOTAL	44500.00
TAX AMOUNT	0.00
TOTAL	**44500.00**

TOT WT: 0.00

X _____
Received By

2026 Exmark Bid Specifications

LRX850GKA606Q1

Lazer Z X-Series 27 HP* Kawasaki FX850V Engine with 60" UltraCut Series 6 Deck, Adapt, Suspension Seat and Wide Semi-Pneumatic Tires

Equipment	
UPC	193308241494
Width / Cutting Deck	60"
Drive	Hydro-Drive
Starter	Electric
Steering Control	Hydraulically dampened twin levers adjustable both fore and aft. Also has 2-position height adjustment. Adjustable dampers (3 positions) to customize drive responsiveness
Caster Forks	.50" thick caster yoke arms.
Front Caster Tires	13 x 6.5-6, smooth tread, semi-pneumatic
Drive Tires	24 x 12-12, 4 ply Grassmaster TL
Safety Package	Operator Presence Controls (OPC) and drive system interlock, with safety interlock system indicators.
Parking Brake	Lever actuated disc brake
Tractor Frame	Unibody, welded, heavy-duty 1.5" x 3" tubular steel.
Blade Spindles	No maintenance, sealed and non-greasable spindles; 7.75"-diameter cutter housing with 30mm (1.18") diameter spindle shaft and splined blade driver.
Electrical	12-volt battery with 15-amp alternator.
Standard Features	Engine hour meter, USB plug-in, LED lights, phone tray and cup holder
Seat	Deluxe, three-tone, bolstered suspension seat with Elastomeric Vibration Control material. Mounted on innovative Seat Isolation System that provides operator isolation in all three planes of motion as well as fore-aft slide and seat flip-up.

Power Components	
Transmission Speeds	Infinitely Variable
Engine Brand	Kawasaki
Transmission Brand	Parker
Engine Model	FX850V
Engine Displacement	852
Engine Series	V-Twin
Fuel System	Carbureted
Speed	Infinitely variable speed selection from 0–11.5 mph forward, 0–7.0 mph reverse
Transmission	Hydrostatic
Engine Spec	FX850V-AR10-R
Engine Speed	3750 RPM
Fuel Capacity	12-gallon single fuel tank with single fill location
Air Filter	Heavy-duty canister air filtration system
Drive Description	Two Exmark exclusive Parker unitized pump and wheel motor systems with no hoses, integrated cooling fans, shock valve, 1.7-quart integrated reservoir, spin-on filter and heavy-duty components. 16 cc pumps and 17.1 cubic inch motors.
Fuel Type	Gas Carbureted
PTO Engagement	MagStop electromagnetic 200-ft-lb clutch with spot brake
Fuel Indicator	Yes - electronic Sender
Drive Wheel Release	Allows unit movement without engine running.
Deck Lift	Standard; foot-controlled deck lift changes cutting height and lifts the deck to maneuver around obstacles, or place in transport position. Equipped with Adapt system.
Carb Compliant	No
ROPS	2-post foldable ROPS standard with seat belt and latch.

Decks	
Deck Style	Floating Deck
Deck Style Description	Full-floating UltraCut Series 6 with heavy-duty spindle. Side discharge standard with the option to bag or mulch.

Decks	
Deck Construction	10-gauge top that is formed and continuously seam welded, 7-gauge side skirt and 7-gauge formed and welded spindle mounting locations for improved strength and reduced weight.
Cutting Heights	1.0" to 5.5" in 0.25" increments
Blade Tip Speed	Approximately 18,500 fpm
Blades	3 Blades at 20.50" Length

Electrical	
Battery Group	BCI GROUP NO: U1
Clutch Resistance	1.84
Cold Cranking Amps	300 A

Dimensions	
Width	72.8"
Height	70.5"
Curb Weight	1209
Length	83.1"

Warranty Info	
Track Usage	1
Warranty Days	1825
Labor Warranty Days	1825
Warranty Hour Limit	1500
Warranty Hours Exception	730

Accessory#	Name	Description
146-3429	Trash Container	Conveniently located within easy reach of the operator, this trash container features a 2.5-gallon capacity and durable, easy-to-clean mesh receptacle.
146-4983	UltraVac Collection System, 3-Bag	Switch between bagging and side discharge with quick-attach capability. Avoid clogging with larger diameter tubes. Compact design minimizes trailer space for easy maneuverability. Sealed hood reduces dust.
146-4985	UltraVac Quick Dump Collection System, 11 Bushel	Discharge grass quickly with one simple motion of the release lever. With commercial-grade steel and polyethylene hopper Get the job done efficiently with rear-discharge door, and 11 bushel capacity.
146-5745	Flasher Light	LIGHT KIT
146-6942	Tractus Tire	Designed to eliminate the flat tires that increase downtime, Tractus is available as an accessory for select models. Exmark designed the Tractus tire and wheel combination to offer a similar ride quality to a pneumatic tire. Not compatible with Exmark's UltraVac Collection System.
146-8077	UltraVac Quick Dump Kit, 60"	
GC3602	3-Bushel Bagger	Lightweight and easy to attach, this 3-bushel grass catcher fits most riders, stand-ons and wide-area walk-behinds. Adapter kit required for select models.
MK606	Micro-Mulch System, 60"	The aerodynamically designed deck, baffles and blades create airflow patterns that circulate leaves and grass for repeated cuttings and even dispersal deep into the turf. Mulching baffles also keep the underside clean, which reduces grass buildup and clumping.
109-9487	Hitch	Enables owners to add attachments to their mowers to increase productivity by towing light implements and yard carts.
109-9798	Harness Add-On Accessory Kit	Take the hassle out of dual accessory fit up with this add-on harness.
116-1065	Extended Drive Levers	Improve your elbow room while you operate with extended drive levers.
116-1379	Equipment Cover, Large	Protect your zero-turn mower from the elements with this sturdy, waterproof cover. It's constructed from tough 600-denier polyester, making it abrasion- and tear- resistant. Its elastic opening provides a secure, snug fit.
116-2086	UltraVac Completing Kit, 60"	
116-4614	Anti-Scalp Roller, 60"	Protect the trim side of your Lazer 60" UltraCut deck with this Anti-Scalp Roller kit. Fits Lazer 604 decks model year 2009 and above.

Accessory#	Name	Description
116-6068	Floor Mat	Keep your Lazer looking its best by protecting the floorpan from scuffs and dirt. Fits all Lazer models (model year 2009 and higher).
116-6655	Turf Striper	Customize your property with consistent and professional striping using a smooth operating roller design. Installs quickly, using existing mounting points, and easily adjusts for varying cutting height settings. Does not affect your ability to get up and over curbs. Fits 48", 52" and 60" Lazer Z models.
126-8103	Hydro Maintenance Kit	Kit includes: 1 gallon jug of Exmark® Premium Hydraulic Oil and 2 Hydro Filters (Replaces 116-3270)
127-6666	Jack	Easy to use, 15" stroke Bulldog jack, gives you plenty of room to change blades or perform routine deck cleaning (jack mount receiver not included).
139-3603	Tractus Black Lugs	Tractus Black Lug
142-8166	Operator Controlled Discharge Lever, Foot (Requires 142-8181)	Operator Controlled Discharge Lever (Foot)
142-8181	Operator Controlled Discharge Gate & Cable Assembly	
142-8775	Sun Shade, Soft Top	Easily mounts to Rollover Protection System (ROPS). Made of heavy-duty, water- repellent canvas for maximum durability. Easily removable for transport. Fits all Lazer Z and Pioneer models. (Does not fit Quest.) (Replaces 116-0513)
146-0696	Jack Mount Receiver	Safely access the underside of your zero-turn mower's deck. Used with Exmark's Bulldog jack (p/n 127-6666 sold separately) attaches for smooth lift without hassle or strain, thanks to its comfortable, ergonomic design. Built for years of reliability.

Disclaimers	
*	The gross horsepower of these gasoline engines was laboratory rated at 3600 rpm by the engine manufacturer in accordance with SAE J1940 or SAE J2723.
	As configured to meet safety, emission and operating requirements, the actual engine horsepower on these mowers may be significantly lower.


329 GRASSHOPPER
BIG BLOCK
1427
DANGER
KEEP AWAY!


GRASSHOPPER 329
BIG BLOCK
1428
AUBURN
ALABAMA

WASTING FOR?

Find out what you can recycle at
auburnalabama.org/garbage-and-recycling

GRASSHOPPER 329
BIG BLOCK
AUBURN
ALABAMA
1436

Agenda Item Summary

Item No. 8 c 7

Council Meeting Date	November 17, 2026
Department	Public Works
Submitted By	Dan Ballard
Agenda Section	Consent

Name and address of person(s) or business(es) this item affects:
Walker Consultants
6600 Peachtree Dunwoody Rd,
Bldg. 600, Suite 305
Atlanta, GA 30328

Description of item under consideration
Resolution authorizing the City Manager to execute a professional services agreement with Walker Consultants to provide professional structural engineering services to develop construction documents sufficient to complete the recommended repair and maintenance needs identified during the FY2026 condition appraisal of the Gay Street Parking Deck for a lump sum amount of $50,000.

Why is Council action needed?
Council action is needed to authorize purchases in excess of $30,000.

Is this a budgeted item?: Yes

AUBURN
ALABAMA

MEMORANDUM

TO: Megan McGowen Crouch, City Manager

THROUGH: Keith Williams, Public Services Executive Director

FROM: Daniel Ballard, Public Works Director

DATE: November 4, 2026

SUBJECT: Professional Service Agreement – FY27 Gay Street Municipal Parking Deck Repairs

The Public Works Department coordinated with Walker Consultants to perform a Condition Appraisal (Appraisal) of the Gay Street Municipal Parking Deck in December 2025. The purpose was to assess the overall condition of the parking structure, identify maintenance and repair needs, and provide an opinion of the probable costs to address those needs.

The Appraisal identified both immediate and base/near-term maintenance and repair needs. Additionally, the Appraisal recommended more in-depth investigation and testing of various concrete and brick elements of the structure. The immediate repair needs and additional structural investigation and testing were addressed by a structural restoration contractor in February 2026.

The remaining base/near-term maintenance and repair needs identified by the Appraisal (including additional investigations and testing) are associated with superficial concrete deterioration, deterioration of waterproofing, minor drainage issues, brick façade repairs at the east and west entrances, and other minor maintenance and repair needs to various architectural features. The completion of the recommended base/near-term maintenance and repairs is necessary to extend the serviceable life of the parking structure, to ensure the health, safety, and welfare of its users, and to minimize the potential for more costly repairs in the future.

In consideration of the maintenance and repair needs identified through the Appraisal, we requested a proposal from Walker Consultants to provide professional engineering and project management services necessary to complete all base/near-term maintenance and repairs. The proposed fees from Walker Consultants for those services are consistent with their opinion of probable costs for the project. With an approved FY2027 budget of $650,000 for this project, the estimated design fees are:

Engineering Consultant:	**Cost:**
Walker Consultants	$50,000

I recommend execution of a professional services agreement with Walker Consultants for the amount of $50,000, including up to ten percent (10%) of the base fee of the agreement ($5,000) as contingency for unforeseen conditions.

RESOLUTION NO. _____

WHEREAS, the City Council of the City of Auburn has determined that it is in the best interest of the City of Auburn to perform necessary maintenance and repairs to the Gay Street Municipal Parking Deck in order to extend the serviceable life of the facility and ensure the health, safety, and welfare of its users; and

WHEREAS, Walker Consultants performed a structural condition appraisal of the Gay Street Municipal Parking Deck in December 2025, identifying various immediate and base repair and maintenance needs; and

WHEREAS, the City contracted with a structural restoration consultant to correct the immediate repair and maintenance needs and perform follow-up investigations and testing recommended by Walker Consultants; and

WHEREAS, the City requested a proposal for professional engineering design and construction administration services from Walker Consultants to address the remaining base repair and maintenance needs of the Gay Street Municipal Parking Deck; and

WHEREAS, Walker Consultants submitted a proposal for the provision of the above-described services for a fee of $50,000.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Auburn, Alabama, does hereby authorize the City Manager to execute a professional services agreement with Walker Consultants for professional engineering and construction administration services for the FY27 Gay Street Municipal Parking Deck Maintenance and Repairs Project in the amount of $50,000 and further authorizes up to ten percent (10%) of the contract amount ($5,000) as contingency to be used for unforeseen conditions.

ADOPTED AND APPROVED by the City Council of the City of Auburn, Alabama, this the 17th day of November 2026.

_____
Mayor

ATTEST:

_____
City Manager

2180 Satellite Blvd., Suite 250
Duluth, GA 30097
678.534.3860

Revised on: November 9, 2026

Original Date: October 21, 2026

Daniel M. Ballard
Public Works Director
City of Auburn, AL
4277 Wire Road, Ste 300
Auburn, Alabama 36832

Re: *Proposal for Construction Document Administration*
Gay Street Parking Deck
151 North Gay Street
Auburn, AL 36830

Dear Mr. Ballard:

Walker Consultants (Walker) is pleased to submit this proposal for Construction Documents and Construction Phase Services for the Gay Street Parking Deck in Auburn, Alabama. The following outlines our understanding of this project, scope of work, proposed schedule, and fee. Our project understanding is based on our Condition Assessment report dated May 15, 2026.

Project Understanding

Walker performed a condition assessment of the Gay Street Parking Deck on 11/13/2025 following which we delivered a condition assessment report dated 12/18/2025. Based on our findings and immediate repair recommendations, items 2 and 3 (Remove Loose Overhead Concrete/Masonry and Re-anchor Loose Supplemental Shear Connector) were completed on 01/09/2026. Based on the additional evaluation recommended within our report, Walker performed an additional investigation of the Gay Steet Parking Deck and issued our findings and recommendations in a draft report dated May 15, 2026. We understand that the City of Auburn would like to proceed with implementing the recommended remainder scope of the immediate repairs and the base repairs identified in the report.

According to our updated condition assessment report, the opinion of probable constructions costs for the identified immediate repairs is approximately $8,000 and base repairs are approximately $448,000, not including a recommended 15% construction contingency for restoration projects. The objectives of this proposal are to develop construction documents for repairs to address identified immediate and base repairs and assist with engineering services during the construction of the repairs.

Scope of Services

To accomplish the stated objectives, we propose the following Scope of Services:

Phase 1 – Condition Assessment (Completed)

Phase 2 – Construction Documents Preparation and Bidding

1. Conduct a field investigation of the garage to finalize restoration work items and quantities.
2. Prepare construction documents based on the agreed-upon scope of repairs listed above in the Project Understanding section. The Construction Documents will consist of drawings, details, and technical specifications. This set of drawings will contain a General Notes sheet that will list the required material specifications, plan view sheets, and restoration detail sheets, as required, for the repair areas. The construction specifications will be in CSI format and modified to meet the project needs. Drawings will be in AUTOCAD or Revit format.

1. Where applicable, Walker will evaluate and propose value-engineered repair options for the identified scope of work that provide a level of safety and preservation comparable to the repairs recommended in the report.
2. Submit a draft copy, electronically (PDF format), of the Construction Documents to you for review and comment. Pertinent comments will be incorporated into the final Construction Documents.
3. We assume the City of Auburn will prepare instructions for bidders and general conditions. Walker will review these documents and provide comments at the City of Auburn's request.
4. Prepare a bid form listing estimated quantities for the unit price work and lump sum repair work items. Bid Documents will request bidders' unit prices to be used for performing the work and alternative pricing forms, if needed.
5. Provide a set of construction documents in PDF format for each of the contractors to use in bidding.
6. Attend one pre-bid conference to answer questions from the bidding contractors and review the limitations and extent of work required by the repair documents. Issue addendum to the Construction Documents as needed.
7. Assist the City of Auburn in the review and evaluation of the bids and provide recommendations for the contract award.

Phase 3 – Engineering Services During Construction (Up to 8 Site Visits)

1. Attend one preconstruction conference meeting with the Contractor and the City of Auburn to review the scope of work, schedule, and project expectations. This will include, but is not limited to, phasing, coordination, quality control, and other logistical concerns relative to parking and other requirements necessary for completion of this project. (1 site visit)
2. Review one round of submitted shop drawings, submittals, test results, and material sample submittals for general conformance with the intent of the design documents.
3. Review and approve (if appropriate) one round of a maximum of 10 pay requests, change order proposals, and materials testing reports submitted by the Contractor and testing agency.
4. Perform part-time, limited on-site construction observation site visits to review construction for general conformance with the design intent of the drawings. We will furnish a field report after each site visit is performed documenting the work observed and if required, clarifications on the Drawings. We anticipate a three-to-five-month construction schedule and have budgeted up to five (5) site visits during construction.

5. Coordinate with the City of Auburn and Contractor during repair work to help resolve technical or design issues that may arise during the construction.
6. Perform a punch-list walkthrough and prepare a document outlining visible items requiring correction at Substantial Completion of the project (maximum of 2 site visit).
7. Review one set (one round) of full closeout and warrant package by the Contractor for accuracy and completeness.

Limitations

As stated in the above scope of services, the assessment is based on visual observations and limited testing of the existing conditions. Our observations may not discover or disclose latent conditions without performing more invasive testing. More detailed and invasive testing can be provided by Walker as an additional service upon written request from the Client.

Schedule

Walker is prepared to commence the work within 15-30 business days after receiving your authorization to proceed. We anticipate the development of the construction documents will require approximately 8 to 10 weeks to complete. After the documents have been reviewed, we anticipate a 4-to 6-week bid schedule.

Professional Fee

We propose to provide the professional services outlined in the Scope of Services above as shown in the table below. The contract terms and conditions shall be in accordance with the current mutual agreement based on your RFQ. Customary reimbursable expenses such as mileage, reprographics, document reproduction, and postage have been included in the lump sum fees presented below.

Table 1. Proposed Fee Schedule

Phase/Task	Proposed Fee
2. Construction Document Preparation and Bidding	$25,000
3. Engineering Services During Construction	$25,000
Total Lump Sum Fee Proposed	**$50,000**

Walker is dedicated to providing our clients with professional services that meet project requirements and deadlines. To meet this goal, we are available to review this proposal with you at your convenience and adapt the work scope as deemed necessary. We are excited at the opportunity and look forward to working with the City of Auburn again. If you should have any additional questions, please do not hesitate to call or email us.

Sincerely,

WALKER CONSULTANTS

Vidit Upadhyay, PE (GA)
Restoration Consultant

Sepehr Sabooree, PE
National Director

Enclosures — General Conditions of Agreement for Restoration

Authorization

Trusting that this meets with your approval, we ask that you sign in the space below to acknowledge your acceptance of the terms contained herein, and to confirm your authorization for us to proceed. Please return one signed original of this agreement for our records.

City of Auburn, AL

Authorized Signature _____

Printed Name _____

Title _____

Date _____

General Conditions of Agreement for Restoration Services

Services

Walker Consultants ("Walker") will provide the Client professional services that are limited to the work described in the attached letter (the "services"). Any additional services requested will be provided at our standard hourly rates or for a mutually agreeable lump sum fee. The services are provided solely in accordance with written information and documents supplied by the Client and are limited to and furnished solely for the specific use disclosed to us in writing by the Client. No third-party beneficiary is contemplated.

Payment for Services

Monthly Invoices

Walker will submit monthly invoices based on work completed. Payment is due upon receipt of invoice.

If for any reason the Client does not deliver payment to Walker within thirty (30) days of date of invoice, the Client agrees to pay Walker a monthly late charge of one and one-half percent (1.5%) per month of any unpaid balance of the invoice plus attorney's fees and other costs incurred to collect the unpaid sum.

Payment Method

Walker's preferred method of payment is ACH. All payments should be made electronically to:

Truist Bank
ABA Routing Number 021052053
Credit to the account of - Walker Consultants
Account Number 79592337

Period of Service

In the event that no contract administration phase services are to be provided by Walker, services shall be completed the earlier of (1) the date when final documents are accepted by the Client or (2) thirty days after final documents are delivered to the Client. If contract administration phase services are provided by Walker, services shall be complete upon the earlier of (1) the time of approval by Walker of final payment to the contractor or (2) thirty (30) days after completion of the work designed by Walker.

Standard of Care

Walker will perform the services in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances at the same time and in the same or similar locality. Walker makes no warranty, express or implied, as to its professional services under this agreement. Walker's liability caused by its acts, errors, or omissions shall be limited to the fee or $10,000, whichever is greater.

Any estimates or projections provided by Walker will be premised in part upon assumptions provided by the Client. Walker will not independently investigate the accuracy of the assumptions. Because of the inherent uncertainty and probable variation of the assumptions, actual results will vary from estimated or projected results

and such variations may be material. As such, Walker makes no warranty or representation, express or implied, as to the accuracy of the estimates or projections.

Indemnification

Walker agrees, to the fullest extent permitted by law, to indemnify and hold harmless the Client, its officers, directors, and employees (collectively, Client) against all damages or liabilities, to the extent caused by Walker's negligent performance of professional services under this Agreement and that of its subconsultants or anyone for whom Walker is legally liable.

The Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless Walker, its officers, directors, employees, and subconsultants (collectively Walker) against all damages or liabilities, to the extent caused by the Client's negligent acts, errors, or omissions in connection with the Project as well as the acts, errors, or omissions of its contractors, subcontractors, or consultants or anyone for whom the Client is legally liable.

Neither the Client nor Walker shall be obligated to indemnify the other party in any manner whatsoever for the other party's own negligence or for the negligence of others.

Ownership of Documents

Walker shall retain ownership of all reports, drawings, plans, specifications, electronic files, field data, notes, calculations, and other documents and instruments prepared by Walker as instruments of service. Walker shall retain all common law, statutory, and other reserved rights, including, without limitation, all copyrights thereto. Any use for modifications or extensions of this work, for new projects, or for completion of this project by others without Walker's written consent will be at the Client's sole risk.

Consequential Damages

The Client and Walker waive consequential damages for claims, disputes, or other matters in question, arising out of or relating to this Agreement.

Dispute Resolution

This Agreement shall be governed by the laws of the Commonwealth, District, or State of the office performing Walker's services. In addition to, and as a condition precedent to litigation, the Client and Walker shall endeavor to resolve claims, disputes, and other matters in question between them by mediation, which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of this Agreement. A request for mediation shall be made in writing, delivered to the other party to this Agreement, and filed with the person or entity administering the mediation.

The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the locality of the Walker office performing services under this Agreement.

Non-Solicitation Clause

The Client agrees that it will not directly or indirectly solicit for employment any Walker employee providing services on behalf of Client for a period of two years after the date of this agreement. Client agrees that a breach of this provision would have material and adverse impacts on Walker's business and Client therefore agrees to pay Walker an amount equal to two times the annual salary of any employee of Walker who accepts a position with Client within such two-year period, in addition to all other rights and remedies available to Walker.

Proprietary Information

The information contained in this proposal is confidential, privileged, and only for the Client and may not be shared, published, or redistributed without prior written permission from Walker Consultants.

Agenda Item Summary

Item No. 8 d

Council Meeting Date	November 17, 2026
Department	Planning
Submitted By	Justice Wahid Cotton
Agenda Section	Consent

Name and address of person(s) or business(es) this item affects:
NEOH Holdings, LLC
248 Prince Avenue
Athens, GA 30601

Description of item under consideration
Resolution accepting public sanitary sewer easement, as shown on the plat: "Consolidation of Lot 1-A, Consolidation of Lots 1, 2, and 3, Harper Avenue 5 Subdivision, Lot 1-A-1-A Revision of Lot 1-A-1, Harper Avenue II Subdivision, Revision 1 Final Plat and Addition of Vacated Right-Of-Way, First Addition," (AS-2026-084). Subject property is located at 547 Bryant Circle.

Why is Council action needed?
City Council action is necessary for acceptance of all easements and right-of-way per Article III, Section G, of the City of Auburn Subdivision Regulations, which requires that acceptance of dedicated lands by the City Council must occur prior to the recording of the final plat.

Is this a budgeted item?: N/A

RESOLUTION NO. _____

WHEREAS, it is in the best interest of the City of Auburn to accept the public sanitary sewer easement as shown on the plat: "Consolidation of Lot 1-A, Consolidation of Lots 1,2, and 3, Harper Avenue 5 Subdivision, Lot 1-A-1-A Revision of Lot 1-A-1, Harper Avenue II Subdivision, Revision 1 Final Plat and Addition of Vacated Right-Of-Way, First Addition" (AS-2026-084), located at 547 Bryant Circle.

WHEREAS, the owners of the said properties, namely NEOH Holdings, LLC, desires to dedicate the same.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Auburn, Alabama, as follows:

That the City of Auburn does hereby accept the public sanitary sewer easement as shown on the plat: "Consolidation of Lot 1-A, Consolidation of Lots 1,2, and 3, Harper Avenue 5 Subdivision, Lot 1-A-1-A Revision of Lot 1-A-1, Harper Avenue II Subdivision, Revision 1 Final Plat and Addition of Vacated Right-Of-Way, First Addition" (AS-2026-084), located at 547 Bryant Circle.

ADOPTED AND APPROVED by the City Council of the City of Auburn, Alabama, this the 17th day of November, 2026.

_____
Mayor

ATTEST:

_____
City Manager

CONSOLIDATION OF LOT 1-A, CONSOLIDATION OF LOTS 1, 2, AND 3, HARPER AVENUE 5 SUBDIVISION, LOT 1-A-1-A REVISION OF LOT 1-A-1, HARPER AVENUE II SUBDIVISON, REVISION 1 FINAL PLAT AND ADDITION OF VACATED RIGHT-OF-WAY, FIRST ADDITION

RECEIVED

DATE 9/24/2026

CASE NO. AS-2026-084

DEPARTMENT OF PLANNING

STATE OF ALABAMA
LEE COUNTY

I, ARTHUR R. NETTLES, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF.

IN WITNESS WHEREOF, I HAVE HEREONTO SET MY HAND AND SEAL ON THIS THE 24TH DAY OF SEPTEMBER, 2026.

_____
ARTHUR R. NETTLES, AL. P.L.S. REG. NO. 23346
NOT A CERTIFIED SURVEY UNLESS SIGNED AND STAMPED WITH MY SEAL

STATE OF GEORGIA
OCONEE COUNTY

I, BRYAN AUSTIN, MANAGING MEMBER OF NEOH HOLDINGS, LLC, AS OWNER OF THE REAL PROPERTY SHOWN ON THIS PLAT HEREBY JOINS IN THE STATEMENT OF ARTHUR R. NETTLES AND CERTIFY THAT IT IS MY PURPOSE TO SUBDIVIDE LANDS SO PLATTED INTO LOTS AS SHOWN.

IN WITNESS WHEREOF, I HAVE HEREONTO SET MY HAND ON THIS THE ___ DAY OF SEPTEMBER, 2026.

_____
BRYAN AUSTIN, MANAGING MEMBER
NEOH HOLDINGS, LLC

STATE OF GEORGIA
OCONEE COUNTY

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT BRYAN AUSTIN, AS MANAGING MEMBER OF NEOH HOLDINGS, LLC WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AND WHOSE NAME IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE THAT, BEING INFORMED ON THE CONTENTS OF THE INSTRUMENT, HAS EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE ___ DAY OF SEPTEMBER, 2026.

_____
NOTARY PUBLIC:
MY COMMISSION EXPIRES:

STATE OF GEORGIA
OCONEE COUNTY

I, BRYAN AUSTIN, BOULEVARD AUBURN, LLC, AS OWNER OF THE REAL PROPERTY SHOWN ON THIS PLAT HEREBY JOINS IN THE STATEMENT OF ARTHUR R. NETTLES AND CERTIFY THAT IT IS MY PURPOSE TO SUBDIVIDE LANDS SO PLATTED INTO LOTS AS SHOWN.

IN WITNESS WHEREOF, I HAVE HEREONTO SET MY HAND ON THIS THE ___ DAY OF_____, 2026.

_____
BRYAN AUSTIN, MANAGING MEMBER
BOULEVARD AUBURN, LLC

STATE OF GEORGIA
OCONEE COUNTY

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT BRYAN AUSTIN, AS MANAGING MEMBER OF BOULEVARD AUBURN, LLC WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AND WHOSE NAME IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE THAT, BEING INFORMED ON THE CONTENTS OF THE INSTRUMENT, HAS EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE ___ DAY OF _____, 2026.

_____
NOTARY PUBLIC:
MY COMMISSION EXPIRES:

NOTES:

1. THIS PARCEL IS SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAY, OR OTHER RESTRICTIONS OF RECORD THAT MAY EXIST.
2. BEARINGS AND ELEVATIONS BASED ON GPS RTK OBSERVATION USING AUBURN CORS. HORIZONTAL DATUM IS NAD 83 ALABAMA EAST ZONE STATE PLANE COORDINATE SYSTEM. VERTICAL DATUM IS NAVD 88.
3. NORTH IS BASED ON GRID NORTH.
4. ACCORDING TO FEMA FIRM MAP NO. 01081C0201H, FOR AUBURN, LEE COUNTY, ALABAMA PANEL 201 OF 381, EFFECTIVE DATE JANUARY 17, 2025 THE PARCELS SHOWN LIE IN ZONE X (AREAS OF MINIMAL FLOODING) WHICH IS NOT A DESIGNATED FLOOD RISK ZONE.
5. FIELDWORK COMPLETED JUNE 6, 2023. OFFICEWORK COMPLETED SEPTEMBER 24, 2026.
6. NO PERMANENT STRUCTURES MAY BE CONSTRUCTED OR PLACED ON EASEMENTS. FENCES MAY BE ERECTED PERPENDICULARY ACROSS THE EASEMENT PROVIDED THERE IS A MINIMUM 12' WIDE ACCESS GATE INSTALLED. IF THE GATE IS TO BE LOCKED, THERE MUST BE A CITY APPROVED LOCK INSTALLED IN CONJUNCTION WITH THE OWNER'S LOCK. NO CANOPY TREES SHALL BE PLANTED WITHIN TEN (10) FEET OF UTILITIES.
7. BY PLACING OBSTRUCTIONS WITHIN OR ENCROACHING ONTO THE EASEMENT, THE PROPERTY OWNER DOES FOR ITSELF, ITS SUCCESSORS AND ASSIGNS AGREE TO HOLD HARMLESS AND DEFEND THE CITY OF AUBURN, ITS OFFICIALS, REPRESENTATIVES, AGENTS, SERVANTS, AND EMPLOYEES FROM AND AGAINST ALL LIABILITY AND LOSS WHICH MAY BE SUSTAINED AS A RESULT OF CLAIMS, DEMANDS, COSTS OR JUDGEMENTS ARISING OUT OF THE LOCATION OF THE OBSTRUCTION WITHIN THE EASEMENT INCLUDING ITS REASONABLE COSTS IN DEFENDING AGAINST ANY SUCH CLAIMS AND FURTHER AGREES TO RELEASE AND DISCHARGE THE CITY OF AUBURN FROM ANY DAMAGES TO THE OBSTRUCTION ARISING FROM UTILITY MAINTENANCE WORK WITHIN THE EASEMENT OR ANY DAMAGES TO THE OBSTRUCTION RESULTING FROM ITS PLACEMENT IN THE EASEMENT.
8. BY PLACING ANY PORTION OF AN IRRIGATION SYSTEM WITHIN THE EASEMENTS OR RIGHT OF WAY, THE PROPERTY OWNER DOES FOR ITSELF , ITS SUCCESSORS AND ASSIGNS AGREES TO HOLD HARMLESS AND DEFEND THE CITY OF AUBURN, ITS OFFICIALS, REPRESENTATIVES, AGENTS, SERVANTS, AND EMPLOYEES FROM AND AGAINST ALL LIABILITY AND LOSS WHICH MAY BE SUSTAINED AS A RESULT OF CLAIMS, DEMANDS, COST OR JUDGMENTS ARISING OUT OF THE LOCATION OF THE OBSTRUCTION WITHIN THE EASEMENTS OR RIGHT OF WAY INCLUDING ITS REASONABLE COST IN DEFENDING AGAINST ANY SUCH CLAIMS ~ THE PROPERTY OWNER FURTHER AGREES TO RELEASE AND DISCHARGE THE CITY OF AUBURN FROM ANY DAMAGES TO THE IRRIGATION SYSTEM ARISING FROM ANY WORK OR MAINTENANCE WORK WITHIN THE GRANTED EASEMENT OR RIGHT OF WAY OR ANY DAMAGES TO THE IRRIGATIONS SYSTEM RESULTING FROM ITS PLACEMENT WITHIN THE EASEMENT OR RIGHT OF WAY.~ IRRIGATION SYSTEMS ARE LIMITED TO ONLY LATERALS BEING PLACED WITHIN ANY EASEMENTS OR RIGHT OF WAY.
9. THE PURPOSE OF THIS PLAT IS TO COMBINE 5 EXISTING LOTS INTO 1.
10. SOURCES OF INFORMATION:
    -P.B. 50, PG. 132- REV OF LOT 1-A-1, HARPER AVENUE III S/D, REV 1 FINAL PLAT AND LOT 1, HARPER AVENUE IV S/D, ADMINISTRATIVE PLAT
    -P.B. 54, PG. 19 - CONSOLIDATION OF LOTS 1, 2, AND 3 HARPER AVENUE 5 S/D

STATE OF GEORGIA
OCONEE COUNTY

I, BRYAN AUSTIN, UH DEVELOPMENT, LLC, AS OWNER OF THE REAL PROPERTY SHOWN ON THIS PLAT HEREBY JOINS IN THE STATEMENT OF ARTHUR R. NETTLES AND CERTIFY THAT IT IS MY PURPOSE TO SUBDIVIDE LANDS SO PLATTED INTO LOTS AS SHOWN.

IN WITNESS WHEREOF, I HAVE HEREONTO SET MY HAND ON THIS THE ___ DAY OF_____, 2026.

_____
BRYAN AUSTIN, MANAGING MEMBER
UH DEVELOPMENT, LLC

STATE OF GEORGIA
OCONEE COUNTY

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT BRYAN AUSTIN, AS MANAGING MEMBER OF UH DEVELOPMENT, LLC WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AND WHOSE NAME IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE THAT, BEING INFORMED ON THE CONTENTS OF THE INSTRUMENT, HAS EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE ___ DAY OF _____, 2026.

_____
NOTARY PUBLIC:
MY COMMISSION EXPIRES:

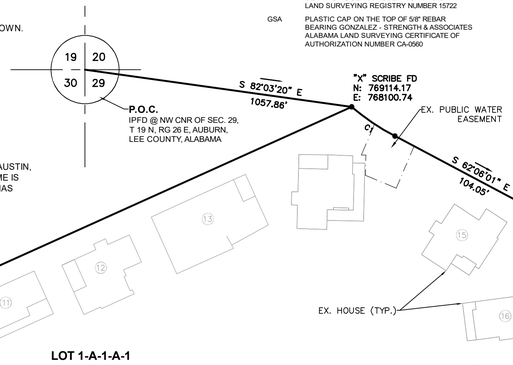
LEGEND

BASELINE	PLASTIC CAP ON THE TOP OF 5/8" REBAR BEARING BASELINE SURVEYING & DESIGN, LLC'S ALABAMA LAND SURVEYING CERTIFICATE OF AUTHORIZATION NUMBER CA-922	CT	CRIMPED TOP
		OT	OPEN TOP
FULLER	PLASTIC CAP IN THE TOP OF 3/4" IRON PIN BEARING T. RICHARD FULLER INC.'S ALABAMA LAND SURVEYING CERTIFICATE OF AUTHORIZATION NUMBER CA-0004	IPFD ●	IRON PIN FOUND
		IPS ○	IRON PIN SET
		△	CALCULATED POINT
		R.O.W.	RIGHT-OF-WAY
		-X-X-	CHAIN LINK FENCE
TRF	PLASTIC CAP IN THE TOP OF 3/4" IRON PIN BEARING T. RICHARD FULLER INC.'S ALABAMA LAND SURVEYING REGISTRY NUMBER 7384	(S)	EXISTING SANITARY SEWER MANHOLE
		GAS	EXISTING GAS LINE (SERVICE LINE)
ZDS	PLASTIC CAP ON THE TOP OF 1/2" REBAR BEARING ZACK D. SPRAYBERRY'S ALABAMA LAND SURVEYING REGISTRY NUMBER 12933	OHE	EXISTING OVERHEAD ELECTRIC LINES
		SSCO	EXISTING SANITARY SEWER CLEANOUT
RDR	PLASTIC CAP ON THE TOP OF 1/2" REBAR BEARING ROGER D. ROBERTSON'S ALABAMA LAND SURVEYING REGISTRY NUMBER 15722	G	EXISTING GAS METER
			EXISTING POWER POLE AND GUY WIRE
GSA	PLASTIC CAP ON THE TOP OF 5/8" REBAR BEARING GONZALEZ - STRENGTH & ASSOCIATES ALABAMA LAND SURVEYING CERTIFICATE OF AUTHORIZATION NUMBER CA-0560		



VICINITY MAP

NOT TO SCALE



43 09 09 29 2 001 101.000
TURNHAM TIMOTHY NEIL "REVOCABLE TRUST
PO BOX 3637
AUBURN, AL 36831

43 09 09 29 2 001 100.000
J A LETT CONSTRUCTION CO INC
PO BOX 1330
AUBURN, AL 36831

43 09 09 29 2 001 177.000
BOULEVARD AUBURN LLC
C O MIKE SWOPE
248 PRINCE AVE
ATHENS, GA 30601

43 09 09 29 2 001 168.000
MADDOX LACARLOS
540 BRYANT CIR
AUBURN, AL 36830

43 09 09 29 2 001 165.000
810 MLK LLC BLOOMFIELD HOLDINGS LLC & NEOH HOLDINGS LLC
248 PRINCE AVE
ATHENS, GA 30601

43 09 09 29 2 001 152.000
MADDOX LACARLOS
540 BRYANT CIR
AUBURN, AL 36830

43 09 09 29 2 001 153.000
MALCOLM KAREN D
550 BRYANT AVE
AUBURN, AL 36830

43 09 09 29 2 001 105.000
COOK LOU POMA & MILDRED
333 F SUMMERHILL RD
AUBURN, AL 36830

43 09 09 29 2 001 092.000
LANIER PETER D & DELORIS R C/O
AUBURN ELECTRICAL CONST
AUBURN, AL 36830

43 09 09 29 2 001 103.000
BLOOMFIELD HOLDINGS LLC (50%) INT. & 810 MLK LLC (50% INT) ATTN: MIKE SWOPE
248 PRINCE AVE
ATHENS, GA 30601

43 09 09 29 2 001 129.000
HALL MATTHEW SCOTT & RIGGS CHRISTINE
559 BRYANT AVE
AUBURN, AL 36830

43 09 09 29 2 001 091.000
JOSEPH ANN ALAN
PO BOX 651
AUBURN, AL 36831

43 09 09 29 2 001 090.000
AUBURN, CITY OF
111 TICHENOR AVE
AUBURN, AL 36830

43 09 09 29 2 001 128.000
COOK LOU POMA
333F SUMMERHILL RD
AUBURN, AL 36830

APPROVED BY THE AUBURN CITY PLANNING DEPARTMENT, AUBURN, ALABAMA:

PLANNING DIRECTOR:_____ DATE:_____

APPROVED BY THE AUBURN CITY ENGINEER:

CITY ENGINEER: _____ DATE:_____

APPROVED BY THE AUBURN CITY COUNCIL, AUBURN, ALABAMA:

MAYOR:_____ DATE:_____

CURVE TABLE

CURVE	DELTA ANGLE	ARC LENGTH	RADIUS	TANGENT	CHORD LENGTH
C1	12°54'53"	29.58'	131.23'	14.85'	29.52'
C2	7°09'22"	9.80'	78.46'	4.91'	9.79'
C3	3°04'25"	34.25'	638.43'	17.13'	34.25'
C4	99°05'35"	34.59'	20.00'	23.46'	30.44'
C5	78°56'07"	96.44'	70.00'	57.64'	88.99'
C6	5°42'42"	246.67'	2474.44'	123.44'	246.56'
C7	1°40'51"	38.99'	29.99'	22.80'	36.30'
C8	1°47'43"	20.01'	638.43'	10.00'	20.00'
C9	1°02'05"	11.53'	638.43'	5.77'	11.53'
C10	0°34'39"	24.94'	2474.44'	12.47'	24.94'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 03°46'34" W	1.85'
L2	N 03°46'34" W	10.02'
L3	S 89°55'10" E	55.39'
L4	S 09°25'24" E	10.14'
L5	N 89°55'10" W	56.39'
L6	S 00°48'25" W	131.22'
L7	S 36°04'18" W	10.68'
L8	N 36°04'18" E	2.13'
L9	N 00°48'25" E	137.15'

ALABAMA LICENSED No. 23346 PROFESSIONAL LAND SURVEYOR ARTHUR R. NETTLES

THIS DRAWING IS THE PROPERTY OF BASELINE SURVEYING & DESIGN, LLC. AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED CONSENT EITHER WRITTEN OR VERBAL FROM BASELINE SURVEYING & DESIGN, LLC.

CREW CHIEF	DRAWN	JOB NO.
RAB	CSM	B40426.02

2004 Yarbrough Drive, Ste A
Opelika, Alabama 36801
Phone: (334) 748-9200
Website:BaselineAL.com

BASELINE
SURVEYING & DESIGN, LLC

CONSOLIDATION OF LOT 1-A, CONSOLIDATION OF LOTS 1, 2, AND 3, HARPER AVENUE 5 SUBDIVISION, LOT 1-A-1-A REVISION OF LOT 1-A-1, HARPER AVENUE II SUBDIVISON, REVISION 1 FINAL PLAT AND ADDITION OF VACATED RIGHT-OF-WAY, FIRST ADDITION

SEC. 29 T 19 N Rg 26 E
AUBURN LEE COUNTY ALABAMA
SCALE: 1"= 30' NOVEMBER 3, 2026
ARTHUR R. NETTLES, AL. P.L.S. REG. NO. 23346
ALABAMA CERT. OF AUTH. CA. NO. 922

Agenda Item Summary

Item No. 8 e

Council Meeting Date	November 17, 2026
Department	Office of the City Manager
Submitted By	Megan McGowen
Agenda Section	Consent

Name and address of person(s) or business(es) this item affects:
City of Auburn
Citizens of Auburn

Description of item under consideration
Resolution appointing two (2) individuals to the Building Board of Adjustments and Appeals for four-year terms of office beginning immediately and ending November 2, 2030. One individual shall be a general contractor and one individual shall be a licensed engineer.

Why is Council action needed?
Members of the Building Board of Adjustments and Appeals are appointed by the Council per Section 5-19 of the Auburn City Code.

Is this a budgeted item?: N/A

RESOLUTION NO._____

BE IT RESOLVED by the City Council of the City of Auburn, Alabama, in accordance with the provisions of Ordinance No. 1097, adopted September 21, 1982, that the following individuals be hereby appointed as members of the **Building Board of Adjustments and Appeals** for a term of office beginning immediately and ending November 2, 2030:

General Contractor**:** _____

Engineer, Place 1: _____

ADOPTED AND APPROVED by the City Council of the City of Auburn, Alabama, this the 17th day of November 2026.

_____
Mayor

ATTEST:

_____
City Manager

Agenda Item Summary

Item No. 8 f

Council Meeting Date	November 17, 2026
Department	Office of the City Manager
Submitted By	Megan Crouch
Agenda Section	Consent

Name and address of person(s) or business(es) this item affects:
City of Auburn

Description of item under consideration
Resolution dedicating the Public Safety Training Center in honor of Auburn Fire Department Captain Roger L. Brookshire, who gave his life in the performance of his duty.

Why is Council action needed?
City Council action is needed to dedicate the Public Safety Training Center in honor of Captain Roger L. Brookshire.

Is this a budgeted item?: N/A

AUBURN
ALABAMA

MEMORANDUM

TO: Megan McGowen Crouch
THROUGH: William Mathews, Public Safety Executive Director
FROM: Matthew R. Cain, Fire Chief
DATE: October 30, 2026
SUBJECT: History of Roger L. Brookshire

Captain Roger L. Brookshire dedicated his life to serving others through a career in the fire service. He was born September 26, 1945, and was employed by the City of Auburn as a fireman on March 1, 1967, making him 21 years old when he began his career. He also attended Auburn University where he would later go on to graduate in 1971. Roger was one of the first Paramedics to work for the city, adding him to a short list of firemen that pioneered EMS for our department. He worked his way through leadership roles within the department, eventually landing at the rank of Captain.

On January 23, 1977, Captain Brookshire responded to a 911 call on Country Club Road for reports of a man down with power lines on a possible burning house. Twelve other firefighters would also respond to the incident. On arrival, Captain Brookshire located a young college student in desperate need of medical attention. He and his crew immediately got to work, beginning CPR on the patient. During these efforts, Captain Brookshire would come into contact with an energized metal pole, electrocuting him, and causing his death.

Captain Brookshire died in the line of duty on January 23, 1977, doing what every member of Public Safety does daily — answering the call. Roger was a true public servant, placing others above self. The legacy he left us was so much deeper than the calls he answered, lives he touched, or the years he served. What he gave us was a true gift of life; a sacrifice that will resonate with anyone that earns the privilege of wearing an Auburn uniform.

This coming January will mark 50 years since the passing of Captain Roger L. Brookshire.

RESOLUTION NO. _____

WHEREAS, on January 23, 1977, Auburn Fire Department Captain Roger L. Brookshire gave his life in the performance of his duty; and

WHEREAS, the City of Auburn desires to recognize, honor and remember his service and sacrifice to the citizens of Auburn; and

WHEREAS, the Public Safety Training Center provides a venue for continued professional training and testing for Auburn first responders and other regional agencies at the intersection of Birmingham Highway and North College Street.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Auburn that the Public Safety Training Center be hereby named and shall be known as the Roger L. Brookshire Public Safety Training Center.

ADOPTED AND APPROVED by the City Council of the City of Auburn, Alabama, this the 17th day of November 2026.

_____
Mayor

ATTEST:

_____
City Manager

Agenda Item Summary

Item No. 9 a

Council Meeting Date	November 17, 2026
Department	Finance
Submitted By	Allison Edge
Agenda Section	Ordinances

Name and address of person(s) or business(es) this item affects:
Citizens of Auburn

Description of item under consideration
An ordinance exempting specified items from the City's 4% sales tax during the last full weekend in February 2027 (Friday, February 26 through Sunday, February 28) for the 2027 Severe Weather Preparedness Tax Holiday, as authorized by Act 2025-309.

The items included and excluded from the sales tax exemption are the same as those included and excluded in the State legislation authorizing cities and counties to enact this sales tax holiday (list attached).

The deadline to adopt the ordinance to participate is November 26, 2026.

The deadline to notify the Alabama Department of Revenue of the City's participation is January 26, 2027.

Why is Council action needed?
Section 40-23-233 of the Code of Alabama, 1975 authorizes municipalities to adopt an ordinance exempting city sales tax on covered items at least 90 days prior to the last full weekend of February.

Is this a budgeted item?: N/A

ORDINANCE NO. _____

AN ORDINANCE TO EXEMPT CERTAIN "COVERED ITEMS", ATTACHED HERETO, FROM THE MUNICIPAL SALES AND USE TAX DURING THE LAST FULL WEEKEND OF FEBRUARY 2027, AS AUTHORIZED BY ACT 2025-309, ENACTED BY THE ALABAMA LEGISLATURE AND GENERALLY REFERRED TO AS THE "SEVERE WEATHER PREPAREDNESS TAX HOLIDAY LEGISLATION."

BE IT ORDAINED by the City Council of the City of Auburn, Alabama, as follows:

SECTION 1. That, in conformity with the provisions of Section 40-23-233 of the Code of Alabama, 1975, the City of Auburn, Alabama, exempts "covered items", as listed in Act 2025-309, from municipal sales and use tax during the same period, beginning at 12:01 a.m. on Friday (February 26, 2027) and ending at twelve midnight the following Sunday (February 28, 2027),

SECTION 2. That this Ordinance shall be subject to all terms, conditions, definitions, time periods and rules as provided by Section 40-23-233 of the Code of Alabama, 1975, except that the time period shall only be as specified in Section 1 above and not for all years thereafter.

SECTION 3. That a certified copy of this Ordinance be forwarded by the City Manager to the Alabama Department of Revenue to be recorded and posted on the Department website.

SECTION 4. This Ordinance shall become effective immediately.

SECTION 5. Should any section, provision, or part of this Ordinance be declared to be unconstitutional or invalid by a court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any other section, provision, or part, therefore.

ADOPTED AND APPROVED by the City Council of the City of Auburn, Alabama, this the 17th day of November 2026.

_____
Mayor

ATTEST:

_____
City Manager

375 South Ripley Street
Montgomery, AL 36104

revenue.alabama.gov

Alabama Department of Revenue

2027 Severe Weather Preparedness Sales Tax Holiday

Alabama will hold its annual severe weather preparedness sales tax holiday, beginning Friday, February 26, at 12:01 a.m. and ending Sunday, February 28, at midnight. This event gives shoppers the opportunity to purchase certain severe weather preparedness items free of state sales tax. Local sales tax may still apply. For more information, contact the Sales and Use Tax Division at 334-242-1490 or 866-576-6531.

COVERED ITEMS - $94 or Less, per ITEM

Eligible

- AAA-cell batteries
  AA-cell batteries
  C-cell batteries
  D-cell batteries
  6-volt batteries
  9-volt batteries
- Cellular phone battery
- Cellular phone charger
- Portable self-powered or battery-powered radio, two-way radio, weatherband radio or NOAA weather radio
- Portable self-powered light source, including battery-powered flashlights, lanterns, or emergency glow sticks
- Tarpaulin
- Plastic sheeting
- Plastic drop cloths
- Other flexible, waterproof sheeting
- Ground anchor system, such as bungee cords or rope, or tie-down kit
- Duct tape
- Plywood, window film or other materials specifically designed to protect window coverings
- Non-electric food storage cooler or water storage container
- Non-electric can opener
- Artificial ice
- Blue ice
- Ice packs
- Reusable ice
- Self-contained first aid kit
- Fire extinguisher
- Smoke detector
- Carbon monoxide detector
- Gas or diesel fuel tank or container

Noneligible

- Coin batteries
- Automobile and boat batteries

A single purchase with a sales price of $1,564 or Less

Eligible

Any portable generator and power cords – used to provide light or communications or preserve food in the event of a power outage.

Agenda Item Summary

Item No. 9 b 1

Council Meeting Date	November 17, 2026
Department	Planning
Submitted By	Justice Wahid Cotton
Agenda Section	Ordinances

Name and address of person(s) or business(es) this item affects:
Holland Holding Company, LLC
421 Opelika Road
Auburn, AL 36830

Description of item under consideration
Odom Creek Estates Annexation (AX-2026-019). Annexation into City limits of approximately 189 acres located east of Tara Lane and south of Pierce Chapel Road. Approximately 80 acres of this property are in the optimal boundary and approximately 109 acres are outside the optimal boundary. This request is consistent with the provisions of Resolution 12-111, which outlines the City's annexation policy.

The Planning Commission voted 1-7 against a motion to approve this annexation petition at its November 12, 2026, meeting. The attached Planning Commission staff report provides a detailed analysis of the annexation process.

Why is Council action needed?
Section 11-42-21 of the Code of Alabama provides that a municipality may approve an ordinance assenting to the requested annexation. Section 2-4 of the City Code and Section 11-43A-24 of the Code of Alabama require unanimous consent of the City Council to pass an ordinance at the same meeting at which it is introduced.

Is this a budgeted item?: No

City of Auburn Planning Commission
Annexation Request
Case AX-2026-019
'Odom Creek Estates Annexation'

Meeting Date: November 12, 2026

Property Owner(s): Holland Holding Company, LLC

Request: Annexation of approximately 189 acres of undeveloped land into the city limits

According to the City's annexation policy, the petition must meet all requirements for annexation as set forth in Resolution 12-111 adopted June 19, 2012. The policy requires that the property must be contiguous to the existing corporate boundaries of the City of Auburn and that the petitioner must have ownership, must read and sign the agreement concerning city services.

Location: East of Tara Lane and south of Pierce Chapel Road

Reviewed by: Katrina Purcell, Principal Planner

Discussion: The applicant, Holland Holding Company, LLC, is requesting to annex approximately 189 acres into the city limits. The property is contiguous to the City of Auburn boundary on its north and part of its west boundaries. Lots 2-A and 2-B are in the Optimal Boundary limits of the City of Auburn; however, the south portion of the subject property, approximately 130 acres, is outside the Optimal Boundary.

Annexation Priority: **Low**

Current Zoning: This parcel is outside of the city limits. Upon annexation, the property will receive the Rural (R) district designation.

Surrounding Zoning/Use:

Direction	Zoning District	Land Use
North	Rural / Conservation Overlay District (COD)	Chapel Hill Subdivision
South	Outside City Limits and Optimal Boundary	Undeveloped Land
East	Rural / Conservation Overlay District (COD)	Chapel Heights Subdivision
West	Rural / Conservation Overlay District (COD)	Belle Tara Subdivision

Property Description: The area to be considered for annexation is an approximate total 189-acre parcel, consisting of Lots 2-A and 2-B, Dudley Subdivision, and the approximate 130 acres south, are currently undeveloped and almost entirely wooded.

Previous Action Related to this Site:

November 2025	Planning Commission DENIED request for annexation of approximately 360 acres into the city limits (AX-2025-019)
November 2025	Planning Commission DENIED request to pre-zone approximately 360 acres from Rural (R) to Conservation Overlay District (COD) (Case No RZ-2025-027)

Greenway/Greenspace Impact & Bike Plan Facilities: None.

Major Street Plan Impact: None.

Land Use Plan Designation: The Future Land Use Map in the Comprehensive Plan 2030 designates the north part of the subject property (Lots 2-A and 2-B) as rural, with an average density of one (1) dwelling unit per three (3) acres. Because the approximate south 130 acres of the subject property is not within the Optimal Boundary, there is no future land use designation identified.

Analysis: The following requirements must be fulfilled for a petition to be considered by the Planning Commission:

Ownership: The petitioner must be the owner of the property and must submit an accurate description of the property proposed for annexation.

The owner has provided the deed and legal description for the property to be annexed.

Contiguity: The property to be annexed must be contiguous to the existing corporate boundary of the City of Auburn.

The property is contiguous to the City of Auburn boundary on its north and part of its west boundaries.

Provision of Services: The applicant has submitted a signed agreement attesting to the fact that some municipal services may not be available to the subject property upon annexation and that the property is subject to all laws of the City of Auburn.

The applicant has signed the petition attesting that all services may not be available at the time of annexation.

GUIDELINES

The following guidelines are used by the Planning Commission in reviewing petitions for annexation (staff comments are in *italics*).

General Location

The property proposed for annexation should be located within the overall area defined as appropriate for annexation in the CompPlan 2030 Optimal Boundary and/or the Lake Ogletree watershed.

*Part of the subject property, Lots 2-A and 2-B, Dudley Subdivision, is within the planning jurisdiction and optimal boundary and has an annexation priority designation of **LOW**. The southern approximate 130 acres of the subject property are not within the optimal boundary and therefore no annexation priority is designated.*

Minimum Area

If the property for which annexation is being requested is less than three (3) acres in area, consideration should only be given to annexation of the entire parcel.

If the property for which annexation is being requested is more than three (3) acres in area, consideration will be given to annexing a portion of said property. However, neither the portion recommended for annexation, nor the portion remaining unincorporated, should be less than three (3) acres; nor should the annexation of such portion make it unduly difficult for other property owners in the vicinity to achieve the degree of contiguity necessary to make their property eligible for annexation.

The property requested for annexation consists of approximately 189 acres.

Public Access

The property for which annexation is being requested should have direct access to a public right-of-way. For this purpose, the term "direct access" means fronting on a dedicated public right-of-way; or having an unrestricted connection to a public right-of-way, capable of providing safe and ready access for public service vehicles and approved by the Planning Commission.

The subject property has direct access to Pierce Chapel Road.

Street Improvements

Any streets, or parts thereof, within and/or serving the property for which annexation is being requested will be evaluated by the City Engineer to determine whether or not they conform to current City design and improvement standards. The results of this evaluation will be presented to and considered by the Planning Commission and the City Council.

If any streets do not meet current City standards the petitioner(s) shall be put on notice that at some point in the future the City may require that they be brought up to standard. Bringing streets into conformity may include, as appropriate: the dedication of sufficient land by the petitioners to provide their proportionate share of the right-of-way for any public street; and/or the payment of their proportionate share of any costs of required improvements.

In situations in which scattered lots in a subdivision are annexed but others remain unincorporated, property owners requesting annexation will be advised that no street improvements will be made until all the lots contiguous to one another and forming a street segment appropriate for improvement are annexed.

If the area to be annexed contains public roads which are currently maintained by Lee County, the City will perform no maintenance on or improvements to such roads until such time as an agreement between the City and the County in accordance with Sections 11-49-80 and 11-49-81 of the Code of Alabama, 1975, has been executed.

The subject property has direct access to Pierce Chapel Road, a local City of Auburn street.

DEPARTMENTAL COMMENTS/ISSUES

Planning:

a. Description of the neighborhood.

The area to be considered for annexation is an approximate total 189-acre parcel, consisting of Lots 2-A and 2-B, Dudley Subdivision, and the approximate 130 acres south, are currently undeveloped and almost entirely wooded. Surrounding parcels are large single-family residential lots in subdivisions except for the south, which is out of the city limits and Optimal Boundary and undeveloped.

b. Has there been subdivision activity during the past two years for the proposed annexation area?

No.

c. Logical Corporate Boundary and rating according to the 2030 Optimal Boundary as set forth in CompPlan 2030.

*The property is contiguous to the City of Auburn boundary on its north and part of its west boundaries. Part of the subject property, Lots 2-A and 2-B, Dudley Subdivision, is within the planning jurisdiction and optimal boundary and has an annexation priority designation of **LOW**. The southern approximate 130 acres of the subject property are not within the optimal boundary and therefore no annexation priority is designated.*

d. Future land use classification and possible appropriate zoning designations.

The Future Land Use Map in the Comprehensive Plan 2030 designates the north part of the subject property (Lots 2-A and 2-B) as rural, with an average density of one (1) dwelling unit per three (3) acres. Because the approximate south 130 acres of the subject property is not within the Optimal Boundary, there is no future land use designation identified.

e. Consistency of existing land uses with future land use plan.

Currently the subject property is raw land and is adjacent to raw land to the south. It is partially surrounded by subdivisions, only partially developed in areas, which are zoned Rural with the Conservation Overlay District (COD) to the north, east, and west.

f. Parks and Recreation Master Plan (impacts to LOS/location of nearest park facility).

None.

g. Elimination of enclaves

None.

h. Any additional information deemed necessary at the discretion of the Planning Director.

None.

Engineering Services:

a. Staff will examine the proximity of the request to the nearest arterial roadway based on the Major Street Plan.

The nearest arterial roadway is Society Hill Road (Lee Rd 54).

b. Trips Generation Analysis based on proposed use and assumptions made by staff if not known.

The property will be zoned Rural upon annexation which could accommodate approximately 63 single family homes and would generate approximately 630 vehicular trips per day.

c. Does the proposed annexation have road frontage on a county or state road? If the petition for annexation is on a county road, staff shall discuss the cost of maintenance and potential future expansion.

The proposed annexation consists of approximately 189 acres of property that fronts Pierce Chapel Road (Lee Rd 47), which is a local street maintained partially by Lee County and partially by the City of Auburn.

d. Are there any drainage issues in this area?

There are no known drainage issues in the area.

e. Apply waiting period for properties subdivided in the Planning Jurisdiction with infrastructure being installed.

There is no annexation waiting period recommended for this development.

Water Resource Management:

a. Ability to provide services:

The Water Works Board of the City of Auburn does not provide water service to this area.

b. Is the annexation in an area serviced by municipal water and sewer?

The City of Auburn does not provide sanitary sewer service to this area.

c. Is the annexation in an area budgeted for future expansion?

Not applicable.

d. What are the estimated costs associated with expansion to this area?

Not applicable.

e. Any environmental concerns:

WRM has no issue with the annexation of this property.

Public Safety*:*

The Public Safety Department shall provide a statement to address their ability to provide Fire, EMS and Police protection for the proposed annexation.

Police: *No Comment Provided*

Fire: *No Comment Provided*

<u>Environmental Services:</u> Environmental Services shall provide a statement addressing the impacts of the petition on staff's ability to serve the area, including but not limited to personnel, equipment and scheduling.

<u>Solid Waste Services:</u> *The subject property is near other properties receiving solid waste services. If collection services are provided, the impact on service levels will be minimal. All material must be placed curbside for collection.*

<u>Animal Control:</u> The subject property is approximately 11.0 to 12.8 miles from the Environmental Services building. The average response time for animal control to reach this property will be 16 to 20 minutes depending on traffic and road conditions. If an emergency call for animal control is received after hours, the average response time will be a minimum of 50 minutes.

<u>Auburn City Schools:</u> The City of Auburn Public Schools shall provide a statement addressing the schools ability to accommodate and transport school-aged children from the area in question to the nearest city school.

No Comment Provided

<u>Finance Department:</u> *No Comment Provided*

RESOLUTION
OF THE
AUBURN PLANNING COMMISSION

Case:	Odom Creek Estates (Case AX-2026-019)
Subject:	Recommendation to City Council for annexation of approximately 189 acres into the city limits
Location:	East of Tara Lane and south of Pierce Chapel Road
Applicant:	Holland Holding Company, LLC
Property Zoned:	Outside of the City Limits (Rural with annexation approval)

-

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation to City Council for annexation of approximately 189 acres into the city limits, marked "Received" October 19, 2026, Auburn Planning Commission Case AX-2026-019, is hereby **DENIED.**

STATE OF ALABAMA
LEE COUNTY

I, Justice Wahid Cotton, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held November 12, 2026, and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 12th day of November, 2026.



Justice Wahid Cotton, AICP, Director of Planning

ORDINANCE NO. _____

AN ORDINANCE ADOPTED PURSUANT TO THE PROVISIONS OF SECTION 11-42-20 ET SEQ OF THE CODE OF ALABAMA, 1975, AS AMENDED, PROVIDING FOR ASSENT BY THE CITY COUNCIL OF THE CITY OF AUBURN TO THE ALTERATION AND REARRANGEMENT OF THE BOUNDARIES OF THE CITY OF AUBURN AND ASSENTING TO THE ANNEXATION OF CERTAIN LANDS INTO THE CITY LIMITS OF THE CITY, IN RESPONSE TO PETITIONS FILED BY PERSONS OWNING ALL THE LAND AREA OF THE LANDS ANNEXED, AND APPROVING SUCH ANNEXATION.

(Odom Creek Estates Annexation – ANNEXATION AX-2026-019)

WHEREAS, on the 19th day of October 2026, Holland Holding Company, LLC, owner of all real property hereinafter described, did file with the City Manager, a petition asking that the said tracts or parcels of land be annexed to and become part of the City of Auburn, Alabama; and

WHEREAS, said petition did contain the signature of all the owners of the described territory and a map of said property showing its relationship to the corporate limits of the City of Auburn, Alabama; and

WHEREAS, all of the owners of said property have attested that certain municipal services, including busing to and from Auburn City Schools, may not be available to their property at the time of annexation, and that such services will be extended solely at the option of the City of Auburn, Auburn City Schools and/or the Auburn Water Works Board; and

WHEREAS, all of the owners of said property do attest that re-subdivision or development of said annexed territory, beyond the use or intensity evidenced at the adoption of this ordinance, constitutes the utilization of water service provided by the Auburn Water Works Board, only, where accessible in accordance with Auburn Water Works Board policy, as amended from time to time; and

WHEREAS, the governing body did determine that it is in the public interest that said property be annexed to the City of Auburn, Alabama, and it did further determine that all legal requirements for annexing said real property have been met pursuant to Section 11-42-20 through 11-42-24, Code of Alabama 1975, as amended; and

WHEREAS, the governing body has determined that the appropriate zoning designation to be applied to said real property is Rural (R).

NOW THEREFORE BE IT ORDAINED by the City Council of the City of Auburn, Alabama, as follows:

SECTION 1. The City Council of the City of Auburn, Alabama, finds and declares as the legislative body of the city that it is in the best interest of the citizens of the city, and the citizens of the affected area, to bring the territory described in Section 2 of this Ordinance into the City of Auburn, Alabama.

SECTION 2. The boundary lines of the City of Auburn, Alabama, be, and the same are hereby altered or rearranged so as to include all the territory heretofore encompassed by the corporate limits of the City of Auburn, Alabama, and in addition thereto the following described territory, to-wit: *Commencing at a found ¾" iron pin at the Northeast corner of Section 22, Township 18 North, Range 26 East, Lee County, Alabama; thence South 01°32'35" East, a distance of 146.43 feet to a point in the North Right Of Way of Lee Road 047 (Pierce Chapel Road); thence South 01°32'35" East, a distance of 85.19 feet to a found ¾" crimp top iron pin found at the Northeast corner of*

Lot 2-A, Dudley Subdivision, Redivision, Lot 2 as recorded in the office of the Judge of Probate for Lee County, Alabama, said point being the Point of Beginning of Lots 2-A and 2-B of Dudley Subdivision and a portion of the Thomas Property to be annexed and described herein: from this POINT OF BEGINNING, thence South 01°25'15" East, a distance of 873.79 feet to a found ½" rebar by Precision Surveying (CA788); thence South 01°24'24" East, a distance of 441.54 feet to a found 5/8" rebar by Baseline Surveying; thence South 01°20'57" East, a distance of 50.01 feet to a found Baseline pin; thence South 01°24'52" East, a distance of 1071.93 feet to a found ½" rebar at the Southeast corner of Lot 2-B, Dudley Subdivision; thence along the South line of Chapel Heights Subdivision North 89°10'02" East, a distance of 231.37 feet to a found Baseline pin at the Southwest corner of Chapel Heights Drive; thence North 89°12'38" East, a distance of 53.19 feet to a found Baseline pin at the Southeast corner of Chapel Heights Drive; thence North 89°11'19" East, a distance of 333.44 feet to a found Baseline pin; thence North 89°09'59" East, a distance of 417.36 feet to a found 5/8" rebar; thence North 89°14'00" East, a distance of 15.46 feet to a calculated point in the North line of the Thomas Property; thence along the East and South line of the area to be annexed on the following courses and distances: South 22°55'59" West, 419.23'; South 07°09'14" West, 645.02'; South 00°16'07" West, 440.41'; North 89°50'07" West, 1066.94'; North 17°18'30" West, 436.14'; South 76°05'19" West, 99.55'; South 31°31'01" West, 701.22'; North 87°48'24" West, a distance of 936.77 feet; thence North 32°30'05" West, a distance of 776.87'; North 09°25'58" West, 301.39'; South 89°08'46" West, 434.07' to a point in the West line of the Thomas Property; thence along the West line of the Thomas Property North 00°26'12" West, a distance of 699.75 feet to a concrete monument at the Southwest corner of the Belle Tara Subdivision; thence along the South line of the Belle Tara Subdivision South 89°09'42" East, a distance of 832.23 feet to a 5/8" capped rebar (not legible); thence South 89°04'32" East, a distance of 517.17 feet to a found 2" open top iron pin at the Southeast corner of Belle Tara and the Southwest corner of Lot 2-B, Dudley Subdivision; thence along the West line of Dudley Subdivision North 00°44'30" West, a distance of 200.17 feet to a found ¾" Fuller open top iron pin; thence North 00°46'34" West, a distance of 161.15 feet to a found ¾" Fuller open top iron pin; thence North 00°38'16" West, a distance of 161.14 feet to a found ¾" Fuller open top iron pin; thence North 00°47'47" West, a distance of 344.43 feet to a found 5/8" rebar (BWS&C); thence North 00°43'12" West, a distance of 158.49 feet to a found 5/8" rebar (BWS&C); thence North 00°44'00" West, a distance of 163.73 feet to a found 5/8" rebar (BWS&C); thence North 00°44'12" West, 133.56 feet to a set ½" rebar (CA788) at the line between Lots 2-A and 2-B Dudley Subdivision; thence North 00°44'02" West, 291.73 feet to a found ¾" Fuller open top pin; thence North 00°44'07" West, 258.00 feet to a found ¾" Fuller open top pin; thence North 00°41'45" West, 280.09 feet to a found ¾" Fuller open top pin; thence North 00°41'51" West, 80.09 feet to a found ¾" Fuller open top pin; thence North 00°44'08" West, 389.93 feet to a found solid pin in the South Right of Way for Lee Road 047 (Pierce Chapel Road); thence along the South line of Pierce Chapel Road North 89°33'31" East, a distance of 395.26 feet to a found ½" rebar (CA788); thence continue along Pierce Chapel Road along a curve to the right for an arc distance of 663.50 feet, on a radius of 2000.00 feet and a chord of South 80°56'38" East, 660.46 feet to a found ½" rebar (CA788); thence South 71°26'24" East, a distance of 288.95 feet to the Point of Beginning.

Said parcel contains Lot 2-A and 2-B of Dudley Subdivison, Redivision of Lot 2 as recorded in plat book 54, page 58 in the office of the Judge of Probate for Lee County Alabama and a portion of the Thomas property as recorded in deed book 2779, page 299 and surveyed by Precision Surveying dated October 1, 2026.

SECTION 3**.** In the event that a fire tax is being charged against the above-described territory under Section 8, Act No. 89-390 of the State of Alabama, the owners of said territory agree to pay all such costs.

SECTION 4. If in the future it is deemed necessary to improve the right-of-way

from which this property takes access, one of the options considered by the City to provide such improvements will be to assess the property owner/owners their proportionate share of the costs of such improvements.

SECTION 5. This Ordinance shall be published as provided by law, and a certified copy of same, together with a certified copy of the petition of the property owners, shall be filed with the Probate Judge of Lee County, Alabama.

SECTION 6. The territory described in this Ordinance shall become a part of the corporate limits of Auburn, Alabama, upon publication of this Ordinance as set forth in Section 5, above.

ADOPTED AND APPROVED by the City Council of the City of Auburn, Alabama, this the 17th day of November 2026.

_____
Mayor

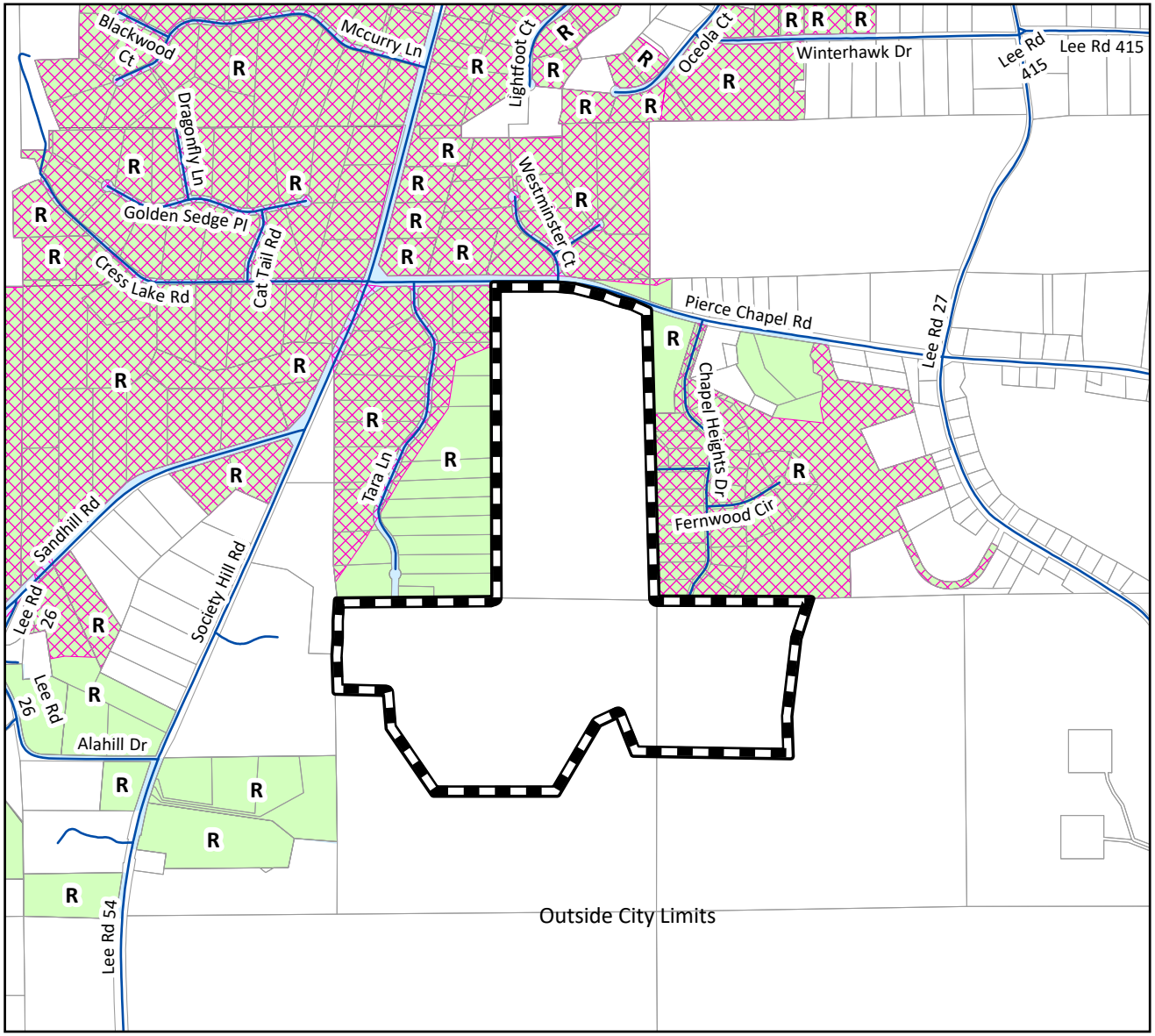
ATTEST:

_____
City Manager

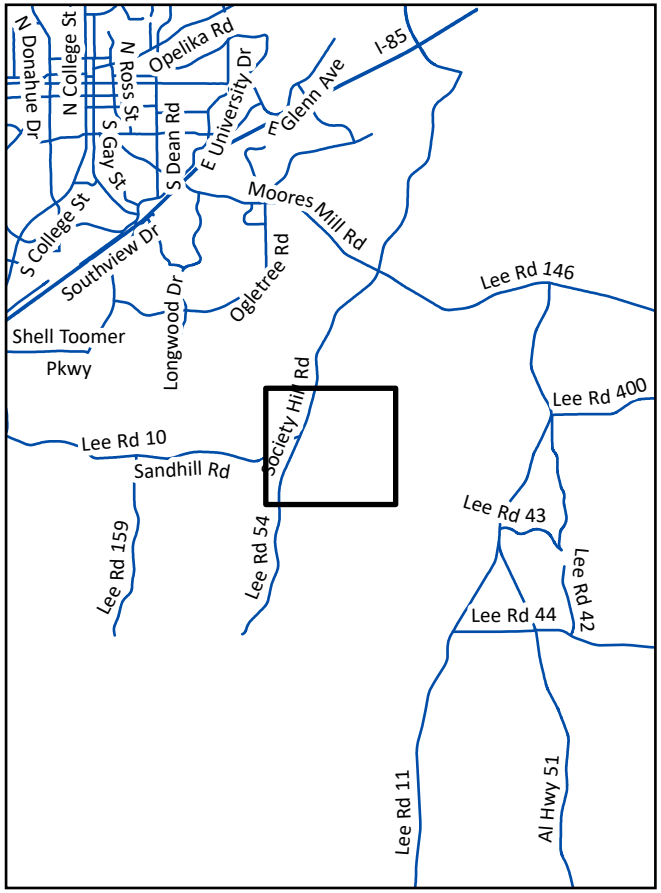
Odom Creek Estates

Annexation Request

Case # AX-2026-019



Vicinity Map



The entire Planning Commission packet can be found at www.auburnalabama.org no less than five (5) days prior to the public meeting date. There is a direct link at http://www.auburnalabama.org/pc/

Subject Property

0 500 1,000 2,000

Feet

1 inch equals 1,410 feet

The Planning Commission will consider a request from Holland Holdings Company, LLC, for annexation of approximately 189 acres located east of Tara Lane and south of Pierce Chapel Road.

N

Planning Dept.

11/03/2026

The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.

ANNEXATION OF THOMAS PROPERTY

~

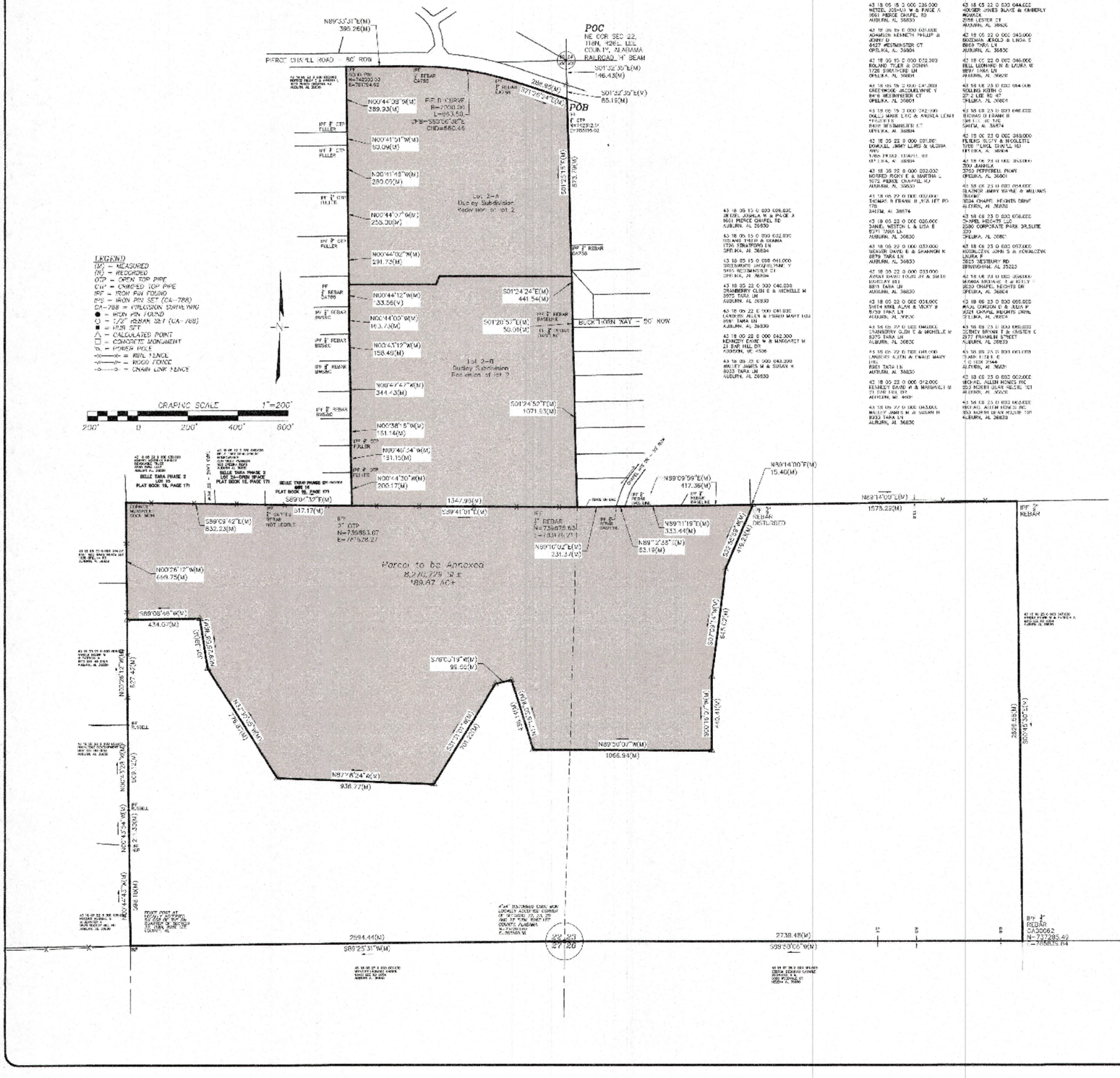
LOTS 2-A AND 2-B DUDLEY SUBDIVISION, REDIVISION OF LOT 2 (PLAT BOOK 54, PAGE 58)

~

DEED BOOK 2779 PAGE 299
TAX ID # 43-18-05-22-0-000-007.000
TAX ID # 43-18-05-23-0-000-046.000

~

SECTIONS 22 AND 23 T 18 N R 26 E
LEE COUNTY ALABAMA



NOTES:

1. BEARINGS BASED ON STATE PLANE COORDINATE, NAD 1983, ALABAMA EAST ZONE, US FOOT USING ALDOT CORS AS CONTROL.
2. FIELD WORK COMPLETED 9-29-2026
3. OFFICE WORK COMPLETED 10-15-2026
4. SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY OR RESTRICTIONS OF RECORD WHICH EXIST AS A MATTER OF RECORD OR EXIST DEFACTO.
5. SOURCES OF INFORMATION: DEED BOOK 2779 PAGE 299 (DEED FROM THOMAS TO HOLLAND); DEED BOOK 2779, PAGE 296 (THOMAS DEED); PLAT BOOK 28, PAGE 19 (SUBJECT PROPERTY PLAT); PLAT BOOK 46, PAGE 104, PLAT BOOK 19, PAGE 17; PLAT BOOK 28, PAGE 57, PLAT BOOK 18, PAGE 171; DEED BOOK 2466 PAGE 427.
6. THE PURPOSE OF THIS PLAT IS TO SHOW THE AREA TO BE ANNEXED INTO THE CITY OF AUBURN.

State of Alabama
Lee County

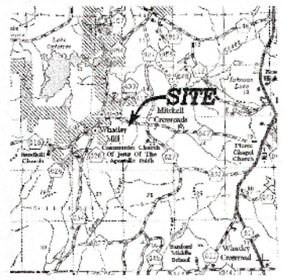
I, Michael T. Maher, a Professional Licensed Land Surveyor of Alabama, hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of practice for surveying in the State of Alabama to the best of my knowledge, information, and belief.

In witness whereof, I have hereunto set my hand and seal on this the 16th day of October, 2026.

Michael T. Maher, Alabama License No. 29951
Not a certified survey unless signed and stamped with my seal.

RECEIVED
DATE 10/19/2026
CASE NO. AX-2026-019
DEPARTMENT OF PLANNING

VICINITY MAP NOT TO SCALE



GRAPHIC SCALE 1"=200'
200' 0 200' 400' 600'

LEGEND
(M) = MEASURED
(R) = RECORDED
OTP = OPEN TOP PIPE
CTP = CRIMPED TOP PIPE
IRF = IRON PIN FOUND
IPS = IRON PIN SET (CA-788)
CA-788 = PRECISION SURVEYING
● = IRON PIN FOUND
○ = 1/2" REBAR SET (CA-788)
■ = MON SET
△ = CALCULATED POINT
□ = CONCRETE MONUMENT
⊙ = POWER POLE
-x-x- = BARB WIRE
-v-v- = WOOD FENCE
-o-o- = CHAIN LINK FENCE

Seal: ALABAMA LICENSED LAND SURVEYOR No. 29951 PROFESSIONAL MICHAEL T. MAHER	Drawn By: MTM Scale: 1" = 300' File Name: 26-0367 ANNEX Date: 10-15-2026

PRECISION SURVEYING

2124 Moores Mill Road
Suite 110
Auburn, Alabama 36830
Phone (334) 821-0106
www.precisionsurveying.biz

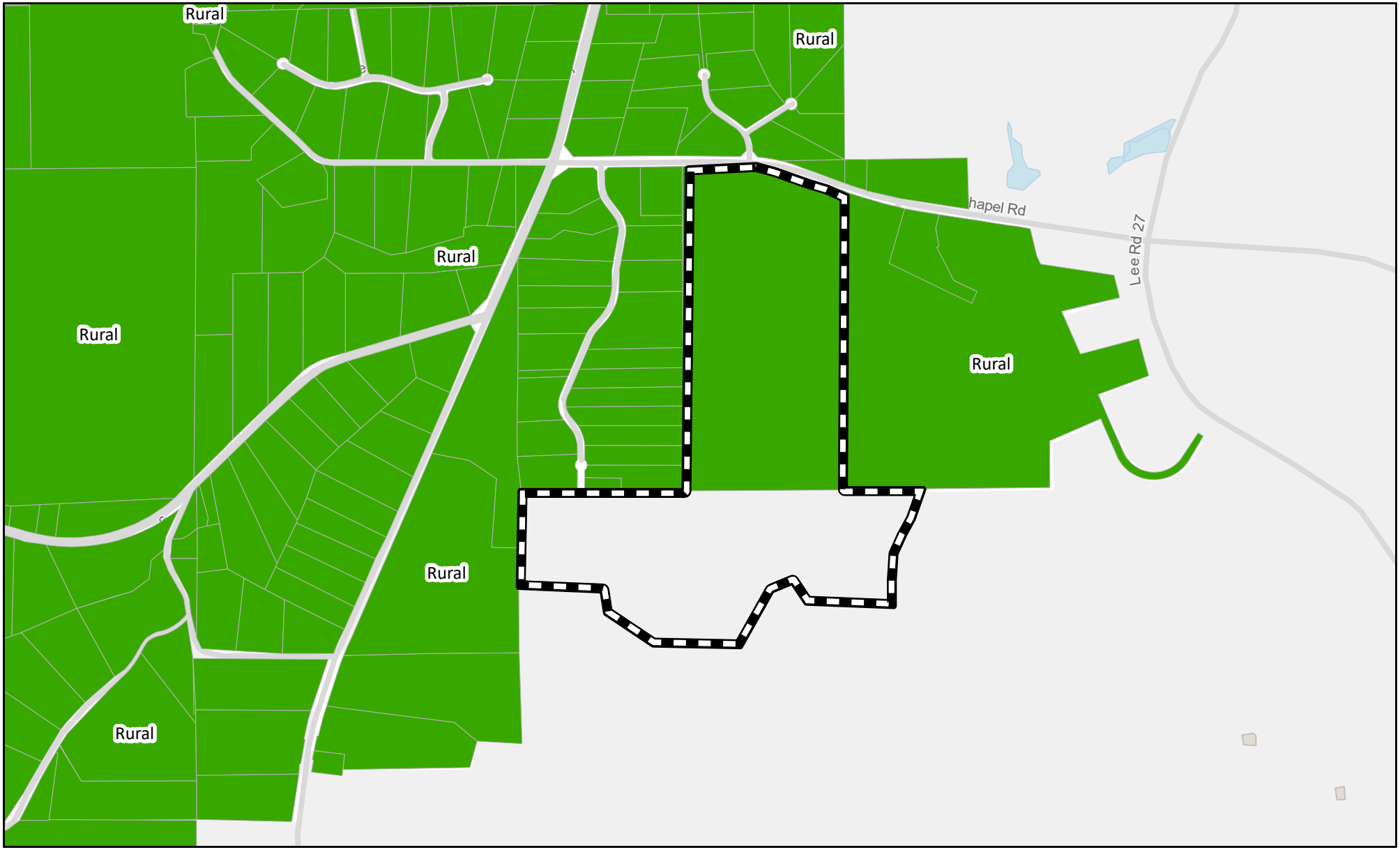
Sheet Title:
THOMAS PROPERTY ANNEXATION
SECTIONS 22 AND 23 T 18N R 26E
LEE COUNTY ALABAMA

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Odom Creek Estates Annexation Request

Future Land Use Map

AUBURN



Subject Property

The Future Land Use Map in the Comprehensive Plan 2030 designates the north part of the subject property (Lots 2-A and 2-B) as rural, with an average density of one (1) dwelling unit per three (3) acres. Because the approximate south 130 acres of the subject property is not within the Optimal Boundary, there is no future land use designation identified.

N

0 245 490 980

Feet

[Planning]
10/30/2026

The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.

Agenda Item Summary

Item No. 9 b 2

Council Meeting Date	November 17, 2026
Department	Planning
Submitted By	Justice Wahid Cotton
Agenda Section	Ordinances

Name and address of person(s) or business(es) this item affects:
Perryman Hill, LLC
1104 Live Oak Circle
Opelika, AL 36801

Description of item under consideration
Perryman Hill Annexation (Case No. AX-2026-016). Annexation into City limits of approximately 432.98 acres located on the east side of Shelton Mill Road, south of US Highway 280. The request is consistent with the provisions of Resolution 12-111, which outlines the City's annexation policy. Prior to this item being acted upon by the Auburn City Council, the City Council will need to request that the Opelika City Council retract its Police Jurisdiction to allow the Auburn City Council to fully annex this property.

The Planning Commission recommended approval of this request by a vote of 8-0 at its November 12, 2026, meeting. The attached Planning Commission staff report provides a detailed analysis of the annexation request.

Portions of this property share overlapping police jurisdictions between the City of Auburn and the City of Opelika. As a result State of Alabama Law restricts the ability for the City of Auburn to annex only up to an equidistance between the two city limits. The Planning Commission Staff Report (Page 2, Analysis), provides a detailed summary of the recommended process should the City Council consider a favorable motion to annex this property:

1. Following the Auburn Planning Commission’s recommendation, the annexation petition will be forwarded to the Auburn City Council for review and consideration. The Council may at that time decide whether to request a resolution from the Opelika City Council assenting to the applicant’s petition for annexation.
2. If the Auburn City Council does not request a resolution of assent from the Opelika City Council, the Auburn City Council will be required to deny the annexation petition, if a vote is taken.
3. If the Auburn City Council requests a resolution of assent from the Opelika City Council, a vote by the Auburn City Council on the annexation petition will be postponed until the Opelika City Council votes on the resolution request.
4. If a request for a resolution of assent from the Opelika City Council is not approved by that body, the Auburn City Council will be required to deny the annexation petition, if a vote is taken.

Why is Council action needed?
Section 11-42-21 of the Code of Alabama provides that a municipality may approve an ordinance assenting to the requested annexation. Section 2-4 of the City Code and Section 11-43A-24 of the Code of Alabama require unanimous consent of the City Council to pass an ordinance at the same meeting at which it is introduced.

Is this a budgeted item?: N/A

City of Auburn Planning Commission
Annexation Request
Case AX-2025-016
Perryman Hill

Meeting Date: November 12, 2026

Property Owner(s): Perryman Hill, LLC

Request: The applicant is requesting annexation of approximately 432.98 acres into the city limits.

According to the City's annexation policy, the petition must meet all requirements for annexation as set forth in Resolution 12-111 adopted June 19, 2012. The policy requires that the property be contiguous to the existing corporate boundary of the City of Auburn and that the petitioner must have ownership, must read and sign the agreement concerning city services.

Location: East side of Shelton Mill Road, south of US Highway 280

Reviewed by: Amber English, Planner

Discussion: The applicant is requesting to annex approximately 432.98 acres into the city limits. The property meets the eligibility criteria for annexation. A portion of the property lies within the police jurisdiction of the City of Opelika. Further discussion of the intricacies of this annexation petition is provided in the Analysis section of this staff report.

Annexation Priority: **High**

Current Zoning: The property is currently outside of the city limits. Upon annexation, the property shall receive the Rural (R) district designation.

Surrounding Zoning/Use:

Direction	Zoning District	Land Use
North	Outside city limits	Opelika city limits
South	DDH	Single-family residential (Landings at Academy Drive, Stone Creek Subdivision)
	CDD	Institutional (Lee-Scott Academy)
	Outside of city limits	Undeveloped
East	Outside city limits	Opelika city limits
West	Rural	Single-family residential (Rock House Farms Subdivision)
	DDH	Single-family residential (Shelton Cove Subdivision)
	Outside of city limits	Single-family residential

Property Description: The property is currently vacant and heavily wooded. There are wetlands on site, as well as existing perennial and intermittent streams.

Greenway/Greenspace Impact & Bike Plan Facilities: According to the Greenway and Greenspace Master Plan, a bike path is proposed along Shelton Mill Road. A proposed greenway crosses the lower-third of the property.

Major Street Plan Impact: The property has frontage on Shelton Mill Road and US Hwy 280, both arterial roadways. Additionally, the Major Street Plan identifies three proposed roadways that impact the subject property. The locations of projected future streets are based on staff analysis of development patterns, long range transportation plans, and city-wide traffic studies.

- The extension of North Dean Road, a collector street, from its current terminus to US Highway 280.
- A proposed residential collector street that bisects the subject property and provides a connection from Shelton Mill Road to the extension of North Dean Road.
- A small segment of a proposed collector street that is shown to align with Bridlewood Drive and connect to Academy Drive when fully constructed.

Land Use Plan Designation: The Future Land Use Map in the Comprehensive Plan 2030 shows two land use designations for the subject property:

- The southern portion is designated as ***Low-Density Residential***. This recommends an average density of four dwelling units per acre. Permitted uses include single-family detached homes and duplexes.
- The northern area is designated as ***Master-Planned Mixed-Use***. This category provides for a collaboration between public and private interests when larger tracts of land are proposed for development. Master-planned mixed-use developments can include a broad mix of uses which are contextually appropriate and specific to the surrounding area. Development must provide an internal network of streets, and incentives are offered for implementing nodal principles.

Analysis: A petition for annexation of property by the City of Auburn is governed by both the provisions of Alabama Code Section 11-42-21 as well as policies and procedures in place for Auburn. As previously stated, a portion of the subject property lies within the police jurisdiction of the City of Opelika. The Alabama Code provides Auburn the discretion, but not the obligation, to request a resolution from the Opelika City Council assenting to annexation of property within its police jurisdiction. Making a request for a resolution of assent does not mean the Auburn City Council is ultimately required to annex the property. The procedure for annexation of property that is located whole or in part within the police jurisdiction of another incorporated municipality (in this case the City of Opelika) is as follows:

1. The annexation petition will be reviewed by the Auburn Planning Commission, and the Commission will recommend either approval or denial of the petition.
2. Following the Auburn Planning Commission's recommendation, the annexation petition will be forwarded to the Auburn City Council for review and consideration. The Council may at that time decide whether to request a resolution from the Opelika City Council assenting to the applicant's petition for annexation.
3. If the Auburn City Council does not request a resolution of assent from the Opelika City Council, the Auburn City Council will be required to deny the annexation petition, if a vote is taken.
4. If the Auburn City Council requests a resolution of assent from the Opelika City Council, a vote by the Auburn City Council on the annexation petition will be postponed until the Opelika City Council votes on the resolution request.
5. If a request for a resolution of assent from the Opelika City Council is not approved by that body, the Auburn City Council will be required to deny the annexation petition, if a vote is taken.

Property owners have at times sought to pre-zone a property prior to annexation. In this case, because the City of Auburn does not have the legal authority to approve the petition for annexation without a resolution of assent from the City of Opelika, the subject property cannot be pre-zoned unless and until a resolution of assent passes. At that time, the property owner may request pre-zoning before the Auburn City Council considers and votes on the annexation petition.

In addition to the requirements above, the following conditions of the city's annexation policy must be fulfilled for a petition to be considered by the Planning Commission:

Ownership: The petitioner must be the owner of the property and must submit an accurate description of the property proposed for annexation.

The owner has provided the deed and legal description for the subject property.

Contiguity: The property to be annexed must be contiguous to the existing corporate boundary of the City of Auburn.

The subject property is contiguous to the City of Auburn boundary on the south and west sides.

Provision of Services: The applicant has submitted a signed agreement attesting to the fact that some municipal services may not be available to the subject property upon annexation and that the property is subject to all laws of the City of Auburn.

The applicant has signed the petition attesting that all services may not be available at the time of annexation.

GUIDELINES

The following guidelines are used by the Planning Commission in reviewing petitions for annexation (staff comments are in *italics*).

General Location

The property proposed for annexation should be located within the overall area defined as appropriate for annexation in the CompPlan 2030 Optimal Boundary and/or the Lake Ogletree watershed.

The subject property is within the 2030 Optimal Boundary and is designated as a high priority for annexation.

Minimum Area

If the property for which annexation is being requested is less than three (3) acres in area, consideration should only be given to annexation of the entire parcel.

If the property for which annexation is being requested is more than three (3) acres in area, consideration will be given to annexing a portion of said property. However, neither the portion recommended for annexation, nor the portion remaining unincorporated, should be less than three (3) acres; nor should the annexation of such portion make it unduly difficult for other property owners in the vicinity to achieve the degree of contiguity necessary to make their property eligible for annexation.

The property requested for annexation consists of 432.98 acres, which exceeds the minimum area criteria.

Public Access

The property for which annexation is being requested should have direct access to a public right-of-way. For this purpose, the term "direct access" means fronting on a dedicated public right-of-way; or having an unrestricted connection to a public right-of-way, capable of providing safe and ready access for public service vehicles and approved by the Planning Commission.

The property has direct access to Shelton Mill Road and US Highway 280, both of which are arterial streets. Shelton Mill Road is maintained by the City of Auburn. US Highway 280 is maintained by the State of Alabama.

Street Improvements

Any streets, or parts thereof, within and/or serving the property for which annexation is being requested will be evaluated by the City Engineer to determine whether or not they conform to current City design and improvement standards. The results of this evaluation will be presented to and considered by the Planning Commission and the City Council.

If any streets do not meet current City standards the petitioner(s) shall be put on notice that at some point in the future the City may require that they be brought up to standard. Bringing streets into conformity may include, as appropriate: the dedication of sufficient land by the petitioners to provide their proportionate share of the right-of-way for any public street; and/or the payment of their proportionate share of any costs of required improvements.

In situations in which scattered lots in a subdivision are annexed but others remain unincorporated, property owners requesting annexation will be advised that no street improvements will be made until all the lots contiguous to one another and forming a street segment appropriate for improvement are annexed.

If the area to be annexed contains public roads which are currently maintained by Lee County, the City will perform no maintenance on or improvements to such roads until such time as an agreement between the City and the County in accordance with Sections 11-49-80 and 11-49-81 of the Code of Alabama, 1975, has been executed.

The property currently has frontage on Shelton Mill Road and US Highway 280, both of which are arterial roadways. The Major Street Plan identifies three proposed roadways that impact the subject property. These are listed above beginning on Page 1.

DEPARTMENTAL COMMENTS/ISSUES

Planning:

a. Description of the neighborhood.

The surrounding area is comprised of both large tracts of undeveloped property and single-family residential development.

b. Has there been subdivision activity during the past two years for the proposed annexation area?

No.

c. Logical Corporate Boundary and rating according to the 2030 Optimal Boundary as set forth in CompPlan 2030.

The property is adjacent to the corporate limits of the City of Auburn on the south and west sides and is within the CompPlan 2030 Optimal Boundary.

d. Future land use classification and possible appropriate zoning designations.

The Future Land Use Map in Comprehensive Plan 2030 designates the property as Low-density Residential and Master-Planned Mixed-Use.

e. Consistency of existing land uses with future land use plan.

The property is currently undeveloped.

f. Parks and Recreation Master Plan (impacts to LOS/location of nearest park facility).

The nearest city operated recreational facility, Ann Pearson Park, is located approximately 1/3 miles to the south.

g. Elimination of enclaves

Annexation of the entire property would reduce an existing enclave.

h. Any additional information deemed necessary at the discretion of the Planning Director.

None.

Engineering Services:

a. Staff will examine the proximity of the request to the nearest arterial roadway based on the Major Street Plan.

The property is adjacent to U.S. Highway 280, an Alabama Department of Transportation (ALDOT) maintained highway and Shelton Mill Road, an arterial roadway maintained by the City of Auburn. The property shares additional right of way connectivity with Academy Drive and Pressfield Path.

b. Trips Generation Analysis based on proposed use and assumptions made by staff if not known.

The property contains approximately 433 acres and would be zoned Rural upon annexation. In the Rural zoning district, the property could be developed with 144 single family homes, which would generate approximately 1,444 average daily vehicular trips. If developed, a traffic impact study will be required to determine impacts to the surrounding transportation infrastructure.

c. Does the proposed annexation have road frontage on a county or state road? If the petition for annexation is on a county road, staff shall discuss the cost of maintenance and potential future expansion.

The property has direct access to Shelton Mill Road (Arterial), Academy Drive (Collector), and Pressfield Path (Local). Driveway and subdivision entrance points have regulated spacing standards along Shelton Mill Road and Academy Drive. ALDOT regulates access along U.S. Highway 280.

d. Are there any drainage issues in this area?

There are no known drainage issues affecting the property. A stream and wetland delineation report will be required at time of submitting engineering plans for any individual phase of development.

e. Apply waiting period for properties subdivided in the Planning Jurisdiction with infrastructure being installed.

There is no waiting period recommended for this annexation request.

Water Resource Management:

a. Ability to provide services:

It is WRM's understanding that most of this property will be served via gravity sewer through the City of Auburn public sanitary sewer system. The developer has indicated that the portions of the property that cannot be served via gravity sewer through the COA system will be served by the City of Opelika. Verification from Opelika that they approve accepting sanitary sewer from this development shall be provided prior to preliminary plat submittal.

b. Is the annexation in an area serviced by municipal water and sewer?

The Water Works Board of the City of Auburn can provide service to this development through system expansion. Costs associated with the expansion of the existing system are the responsibility of the Developer. Expansion to the existing sanitary sewer system is needed to serve this development. All costs associated with expansion of the public sewer system are the responsibility of the developer.

c. Is the annexation in an area budgeted for future expansion?

Not applicable.

d. What are the estimated costs associated with expansion to this area?

Not applicable.

e. Any environmental concerns:

Is the subject property in the Lake Ogletree watershed area? If so, does it meet the minimum lot size for the watershed area?

The property is not within the Lake Ogletree watershed area.

Is the subject property in the Sougahatchee Creek watershed area?

Yes, the property is located in the Sougahatchee Creek watershed.

Public Safety:

The Public Safety Department shall provide a statement to address their ability to provide Fire, EMS and Police protection for the proposed annexation.

The Fire and Police Division can serve this property. For development/construction to occur on this property, current adopted Codes and Standards must be met.

Environmental Services:

Environmental Services shall provide a statement addressing the impacts of the petition on staff's ability to serve the area, including but not limited to personnel, equipment and scheduling.

Solid Waste Services*:*

Solid waste services will be provided to residential units only. All material must be placed curbside for collection. Commercial developments are required to utilize a private hauler for solid waste disposal.

Animal Control:

The subject property is approximately 9.7 to 10.0 miles from the Environmental Services building. The average response time for animal control to reach this property will be 16 to 17 minutes depending on traffic and road conditions. If an emergency call for animal control is received after-hours, the average response time will be a minimum of 47 minutes.

Auburn City Schools:

The City of Auburn Public Schools shall provide a statement addressing the schools ability to accommodate and transport school-aged children from the area in question to the nearest city school.

Auburn City Schools (ACS) acknowledges that the subject property is within the City of Auburn's "optimal boundary," as identified in the City's comprehensive plan, CompPlan 2030. Therefore, ACS has no comment on the subject annexation petition request.

Finance Department:

No objections from a Utility Billing Standpoint.

RESOLUTION
OF THE
AUBURN PLANNING COMMISSION

Case: Annexation – Perryman Hill (AX-2026-016)

Subject: Recommendation to City Council for annexation of approximately 432.98 acres into the city limits

Location: East side of Shelton Mill Road, south of US Highway 280

Applicant: Perryman Hill, LLC

Property Zoned: Outside of City limits

-

Commission Action

BE IT RESOLVED, by the Planning Commission of the City of Auburn that the request for a recommendation to City Council for annexation of approximately 432.98 acres into the city limits, marked "Received" October 12, 2026, Auburn Planning Commission Case AX-2026-16, is hereby **APPROVED.**

STATE OF ALABAMA
LEE COUNTY

I, Justice Wahid Cotton, AICP, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held November 12, 2026, and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 12th day of November 2026.

Justice Wahid Cotton, AICP, Planning Director

ORDINANCE NO. _____

AN ORDINANCE ADOPTED PURSUANT TO THE PROVISIONS OF SECTION 11-42-20 ET SEQ OF THE CODE OF ALABAMA, 1975, AS AMENDED, PROVIDING FOR ASSENT BY THE CITY COUNCIL OF THE CITY OF AUBURN TO THE ALTERATION AND REARRANGEMENT OF THE BOUNDARIES OF THE CITY OF AUBURN AND ASSENTING TO THE ANNEXATION OF CERTAIN LANDS INTO THE CITY LIMITS OF THE CITY, IN RESPONSE TO PETITIONS FILED BY PERSONS OWNING ALL THE LAND AREA OF THE LANDS ANNEXED, AND APPROVING SUCH ANNEXATION.

(Perryman Hill – ANNEXATION AX-2026-016)

WHEREAS, on the 12th day of October 2026, Perryman Hill, LLC, owner of all real property hereinafter described, did file with the City Manager, a petition asking that the said tracts or parcels of land be annexed to and become part of the City of Auburn, Alabama; and

WHEREAS, said petition did contain the signature of all of the owners of the described territory and a map of said property showing its relationship to the corporate limits of the City of Auburn, Alabama; and

WHEREAS, all of the owners of said property have attested that certain municipal services, including busing to and from Auburn City Schools, may not be available to their property at the time of annexation, and that such services will be extended solely at the option of the City of Auburn, Auburn City Schools and/or the Auburn Water Works Board; and

WHEREAS, all of the owners of said property do attest that re-subdivision or development of said annexed territory, beyond the use or intensity evidenced at the adoption of this ordinance, constitutes the utilization of water service provided by the Auburn Water Works Board, only, where accessible in accordance with Auburn Water Works Board policy, as amended from time to time; and

WHEREAS, the governing body did determine that it is in the public interest that said property be annexed to the City of Auburn, Alabama, and it did further determine that all legal requirements for annexing said real property have been met pursuant to Section 11-42-20 through 11-42-24, Code of Alabama 1975, as amended; and

WHEREAS, the governing body has determined that the appropriate zoning designation to be applied to said real property is Rural (R).

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Auburn, Alabama, as follows:

SECTION 1. The City Council of the City of Auburn, Alabama, finds and declares as the legislative body of the City that it is in the best interest of the citizens of the City, and the citizens of the affected area, to bring the territory described in Section 2 of this Ordinance into the City of Auburn, Alabama.

SECTION 2. The boundary lines of the City of Auburn, Alabama, be, and the same are hereby altered or rearranged so as to include all the territory heretofore encompassed by the corporate limits of the City of Auburn, Alabama, and in addition thereto the following described territory, to-wit:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 19 NORTH, RANGE 26 EAST, AUBURN, LEE COUNTY, ALABAMA THENCE NORTH 00°20'13" EAST, A DISTANCE OF 319.37 FEET; THENCE NORTH 37°58'53" EAST, A DISTANCE OF 52.39 FEET; THENCE

NORTH 38°07'04" EAST, A DISTANCE OF 164.87 FEET; THENCE NORTH 38°01'30" EAST, A DISTANCE OF 278.22 FEET;THENCE NORTH 40°25'26" WEST, A DISTANCE OF 110.20 FEET;THENCE NORTH 26°30'26" WEST, A DISTANCE OF 32.60 FEET;THENCE NORTH 50°34'26" WEST, A DISTANCE OF 62.60 FEET;THENCE NORTH 37°15'26" WEST, A DISTANCE OF 92.70 FEET;THENCE NORTH 88°10'39" WEST, A DISTANCE OF 91.30 FEET;THENCE NORTH 57°39'26" WEST, A DISTANCE OF 23.30 FEET; THENCE NORTH 01°10'39" WEST, A DISTANCE OF 21.49 FEET TO A POINT LOCATED ON THE EASTERLY MARGIN OF SHELTON MILL ROAD; THENCE ALONG THE EASTERLY MARGIN OF SAID ROAD NORTH 38°04'37" EAST, A DISTANCE OF 1240.49 FEET; THENCE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 996.35 FEET, WITH A RADIUS OF 2309.63 FEET, A CHORD BEARING OF NORTH 25°37'01" EAST, AND A CHORD LENGTH OF 988.64 FEET; THENCE NORTH 13°22'44" EAST, A DISTANCE OF 426.54 FEET; THENCE ALONG A CURVE TO THE RIGHT, AN ARC LENGTH OF 420.71 FEET, A RADIUS OF 2774.84 FEET, A CHORD BEARING OF NORTH 17°43'20" EAST, AND A CHORD LENGTH OF 420.30 FEET; THENCE LEAVING THE EASTERLY MARGIN OF SAID ROAD SOUTH 60°45'50" EAST, A DISTANCE OF 282.54 FEET; THENCE SOUTH 60°44'23" EAST, A DISTANCE OF 231.88 FEET; THENCE NORTH 24°39'54" EAST, A DISTANCE OF 154.32 FEET; THENCE NORTH 14°43'55" EAST, A DISTANCE OF 418.37 FEET TO A POINT LOCATED ON THE SOUTHERLY MARGIN OF U.S. HIGHWAY 280; THENCE ALONG THE SOUTHERLY MARGIN OF SAID ROAD SOUTH 67°21'00" EAST, A DISTANCE OF 294.82 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, AN ARC LENGTH OF 998.09 FEET, WITH A RADIUS OF 3711.01 FEET, AND A CHORD BEARING OF SOUTH 60°49'31" EAST, AND A CHORD LENGTH OF 995.09 FEET; THENCE SOUTH 53°07'13" EAST, A DISTANCE OF 2238.99 FEET TO A POINT LOCATED ON THE SOUTHERLY MARGIN OF SAID ROAD AND THE CENTERLINE OF A CREEK; THENCE LEAVING THE SOUTHERLY MARGIN OF SAID ROAD AND ALONG THE CENTERLINE OF A CREEK THE FOLLOWING CALLS: THENCE SOUTH 45°00'33" EAST, A DISTANCE OF 10.78 FEET; THENCE SOUTH 21°51'20" WEST, A DISTANCE OF 33.68 FEET; THENCE SOUTH 19°16'56" WEST, A DISTANCE OF 43.02 FEET; THENCE SOUTH 20°30'24" WEST, A DISTANCE OF 59.19 FEET; THENCE SOUTH 15°38'13" WEST, A DISTANCE OF 53.19 FEET; THENCE SOUTH 27°09'21" WEST, A DISTANCE OF 23.93 FEET; THENCE SOUTH 54°21'10" WEST, A DISTANCE OF 16.91 FEET; THENCE SOUTH 36°11'51" WEST, A DISTANCE OF 20.56 FEET; THENCE SOUTH 01°07'50" WEST, A DISTANCE OF 31.89 FEET; THENCE SOUTH 05°53'47" EAST, A DISTANCE OF 24.79 FEET; THENCE SOUTH 06°12'19" WEST, A DISTANCE OF 19.82 FEET; THENCE SOUTH 08°36'14" WEST, A DISTANCE OF 30.36 FEET; THENCE SOUTH 09°36'11" WEST, A DISTANCE OF 27.14 FEET; THENCE SOUTH 08°34'14" EAST, A DISTANCE OF 32.47 FEET; THENCE SOUTH 03°45'39" WEST, A DISTANCE OF 38.00 FEET; THENCE SOUTH 02°54'23" WEST, A DISTANCE OF 44.73 FEET; THENCE SOUTH 24°13'21" WEST, A DISTANCE OF 44.98 FEET; THENCE SOUTH 13°26'15" EAST, A DISTANCE OF 51.71 FEET; THENCE SOUTH 32°22'58" EAST, A DISTANCE OF 21.89 FEET; THENCE SOUTH 17°40'03" EAST, A DISTANCE OF 30.29 FEET; THENCE SOUTH 20°40'51" EAST, A DISTANCE OF 19.34 FEET; THENCE SOUTH 38°49'24" EAST, A DISTANCE OF 25.45 FEET; THENCE SOUTH 23°17'22" EAST, A DISTANCE OF 21.86 FEET; THENCE SOUTH 11°21'03" EAST, A DISTANCE OF 33.31 FEET; THENCE SOUTH 02°11'11" EAST, A DISTANCE OF 34.55 FEET; THENCE SOUTH 18°34'56" EAST, A DISTANCE OF 42.03 FEET; THENCE SOUTH 28°54'07" WEST, A DISTANCE OF 17.01 FEET; THENCE SOUTH 42°10'31" WEST, A DISTANCE OF 22.80 FEET; THENCE SOUTH 47°26'43" EAST, A DISTANCE OF 26.52 FEET; THENCE SOUTH 50°39'13" EAST, A DISTANCE OF 25.90 FEET; THENCE SOUTH 23°12'13" EAST, A DISTANCE OF 14.11 FEET; THENCE SOUTH 01°27'27" WEST, A DISTANCE OF 59.72 FEET; THENCE SOUTH 13°22'19" WEST, A DISTANCE OF 35.02 FEET; THENCE SOUTH 02°52'22" WEST, A DISTANCE OF 16.80 FEET; THENCE SOUTH 21°30'10" EAST, A DISTANCE OF 26.02 FEET; THENCE SOUTH 21°11'35" WEST, A DISTANCE OF 14.88 FEET; THENCE SOUTH 30°28'47" WEST, A DISTANCE OF 23.04 FEET; THENCE SOUTH 01°25'21" EAST, A DISTANCE OF 15.17 FEET; THENCE SOUTH 33°12'35" EAST, A DISTANCE OF 92.76 FEET; THENCE SOUTH 17°27'42" EAST, A DISTANCE OF 104.27 FEET; THENCE SOUTH 06°44'07" EAST, A DISTANCE OF 18.52 FEET; THENCE SOUTH 50°41'43" EAST, A DISTANCE OF 18.43 FEET; THENCE SOUTH 39°11'28" EAST, A DISTANCE OF 70.76 FEET; THENCE SOUTH 36°33'58" EAST, A DISTANCE OF 48.26 FEET; THENCE SOUTH 18°37'03" EAST, A DISTANCE OF 33.97 FEET; THENCE SOUTH 06°18'21" WEST, A DISTANCE OF 39.36 FEET; THENCE

SOUTH 07°07'16" WEST, A DISTANCE OF 33.52 FEET; THENCE SOUTH 39°24'39" EAST, A DISTANCE OF 30.08 FEET; THENCE SOUTH 38°40'22" EAST, A DISTANCE OF 43.18 FEET; THENCE LEAVING THE CENTERLINE OF SAID CREEK SOUTH 01°15'37" EAST, A DISTANCE OF 575.42 FEET; THENCE SOUTH 88°02'04" WEST, A DISTANCE OF 46.10 FEET; THENCE SOUTH 88°14'39" WEST, A DISTANCE OF 384.70 FEET; THENCE SOUTH 88°16'24" WEST, A DISTANCE OF 590.15 FEET; THENCE SOUTH 88°11'33" WEST, A DISTANCE OF 370.05 FEET; THENCE SOUTH 04°07'15" EAST, A DISTANCE OF 727.87 FEET; THENCE SOUTH 88°26'22" WEST, A DISTANCE OF 471.12 FEET; THENCE SOUTH 89°51'02" WEST, A DISTANCE OF 256.26 FEET; THENCE NORTH 89°33'34" WEST, A DISTANCE OF 213.41 FEET; THENCE SOUTH 89°42'22" WEST, A DISTANCE OF 347.97 FEET; THENCE SOUTH 00°12'09" WEST, A DISTANCE OF 337.97 FEET; THENCE SOUTH 89°55'03" WEST, A DISTANCE OF 1160.50 FEET; THENCE SOUTH 00°09'21" EAST, A DISTANCE OF 280.86 FEET; THENCE NORTH 89°28'42" WEST, A DISTANCE OF 12.55 FEET; THENCE NORTH 89°43'46" WEST, A DISTANCE OF 133.12 FEET; THENCE NORTH 89°43'46" WEST, A DISTANCE OF 53.02 FEET; THENCE SOUTH 02°01'58" EAST, A DISTANCE OF 34.33 FEET; THENCE NORTH 89°13'46" WEST, A DISTANCE OF 363.47 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 300.67 FEET, A RADIUS OF 741.54 FEET, A CHORD BEARING OF SOUTH 49°43'24" WEST, AND A CHORD LENGTH OF 298.62 FEET; THENCE SOUTH 61°25'08" WEST, A DISTANCE OF 309.55 FEET; THENCE ALONG A CURVE TO THE RIGHT, AN ARC LENGTH OF 164.67 FEET, A RADIUS OF 840.00 FEET, A CHORD BEARING OF SOUTH 69°02'06" WEST, AND A CHORD LENGTH OF 164.41 FEET; THENCE SOUTH 75°59'14" WEST, A DISTANCE OF 209.80 FEET; THENCE NORTH 01°03'23" EAST, A DISTANCE OF 238.87 FEET; THENCE NORTH 01°02'18" EAST, A DISTANCE OF 1611.67 FEET; THENCE NORTH 01°00'39" EAST, A DISTANCE OF 99.58 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING AN AREA OF 18,939,875.67 SQUARE FEET, 434.80 ACRES, MORE OR LESS AND LESS THAN EXCEPT LOT ONE AND TWO OF BOULDER RIDGDE SUBDIVISION, ACCORDING TO AND AS SHOWN BY MAP OR PLAT OF SAID SUBDIVISION OF RECORD IN TOWN PLAT BOOK 30, AT PAGE 135, IN THE OFFICE OF THE JUDGE OF PROBATE OF LEE COUNTY, ALABAMA, CONTANING PLUS OR MINUS 1.82 ACRES.

SECTION 3**.** In the event that a fire tax is being charged against the above-described territory under Section 8, Act No. 89-390 of the State of Alabama, the owners of said territory agree to pay all such costs.

SECTION 4. If in the future it is deemed necessary to improve the right-of-way from which this property takes access, one of the options considered by the City to provide such improvements will be to assess the property owner/owners their proportionate share of the costs of such improvements.

SECTION 5. This Ordinance shall be published as provided by law, and a certified copy of same, together with a certified copy of the petition of the property owners, shall be filed with the Probate Judge of Lee County, Alabama.

SECTION 6. The territory described in this Ordinance shall become a part of the corporate limits of Auburn, Alabama, upon publication of this Ordinance as set forth in Section 5, above.

ADOPTED AND APPROVED by the City Council of the City of Auburn, Alabama, this the 17th day of November 2026.

_____
Mayor

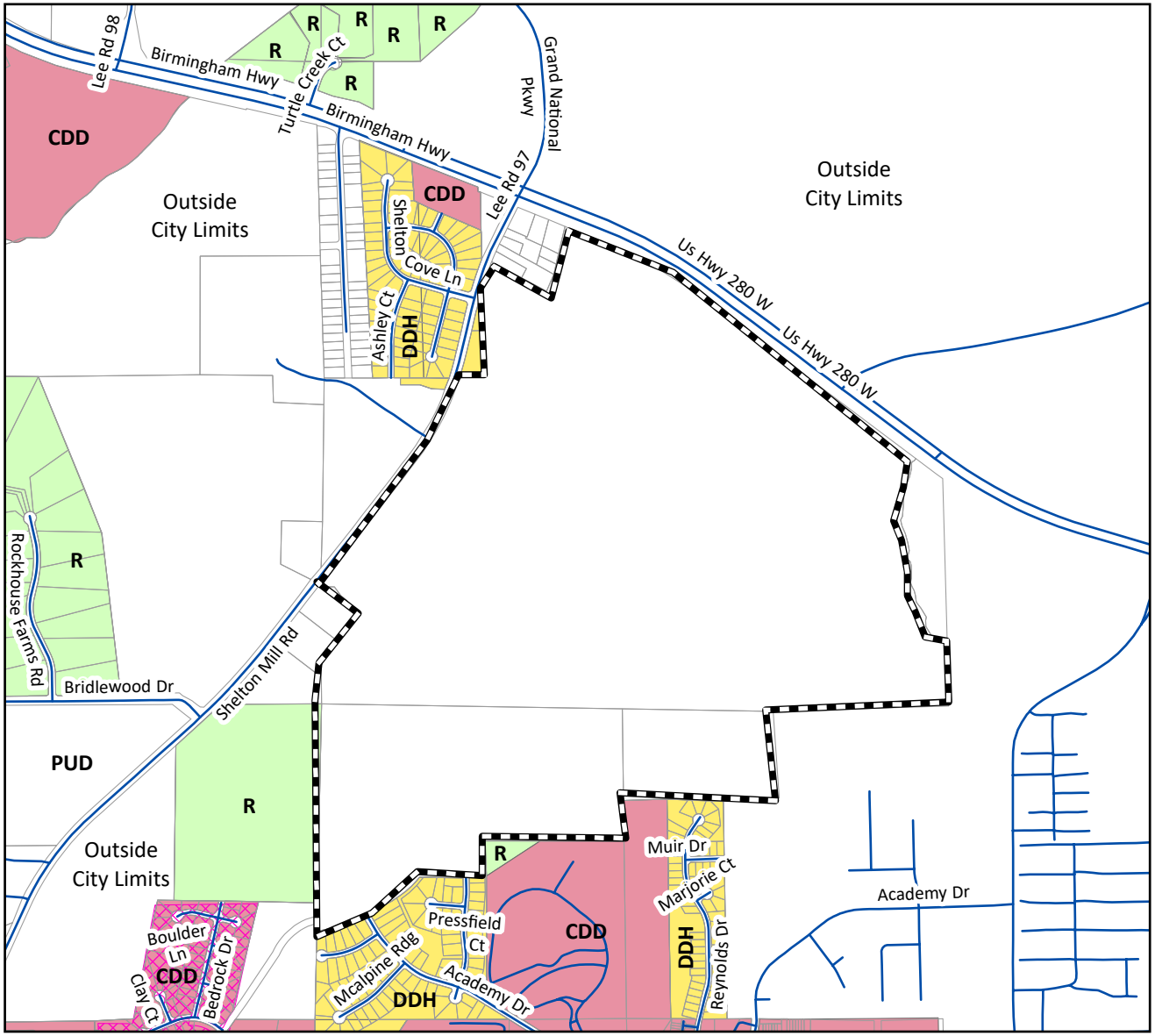
ATTEST:

_____
City Manager

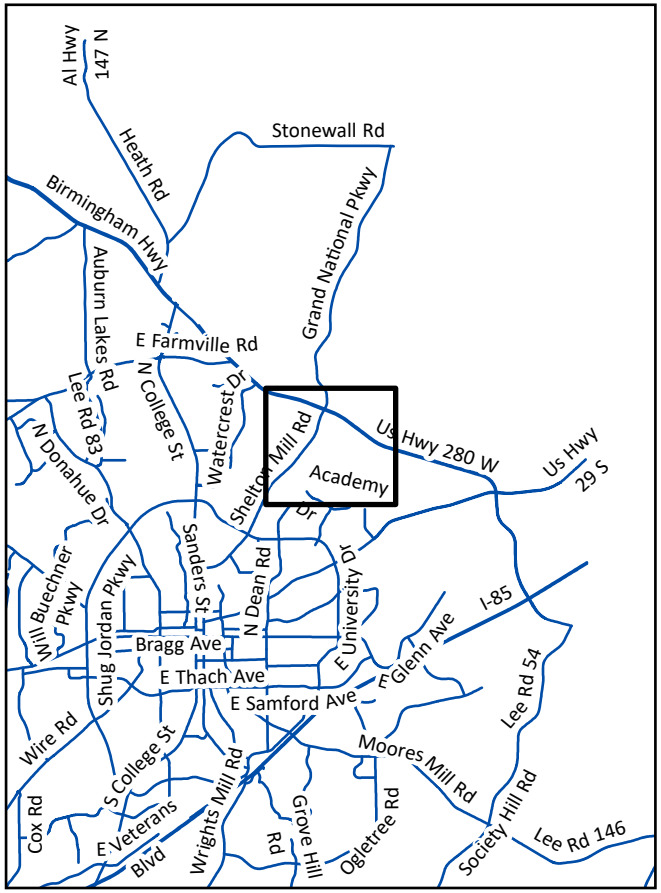
Perryman Hill

Annexation Request

Case AX-2026-016



Vicinity Map



The entire Planning Commission packet can be found at www.auburnalabama.org no less than five (5) days prior to the public meeting date. There is a direct link at http://www.auburnalabama.org/pc/

Subject Property

0 500 1,000 2,000

Feet

1 inch equals 1,410 feet

The Planning Commission will consider a request from Perryman Hill, LLC for annexation of approximately 432.98 acres located on the east side of Shelton Mill Road, south of US Highway 280.

N

Planning Dept.

11/05/2026

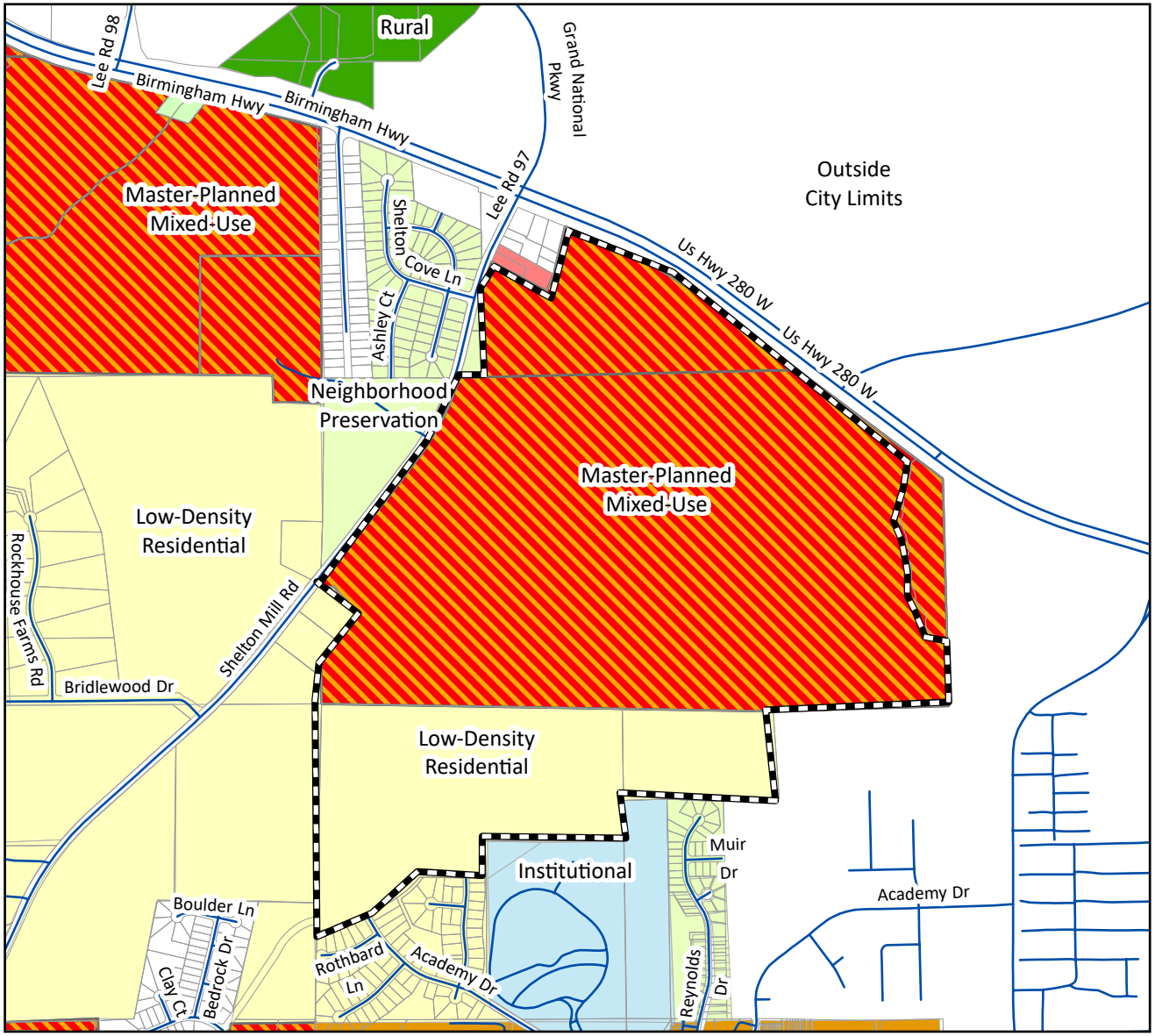
The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.

Perryman Hill

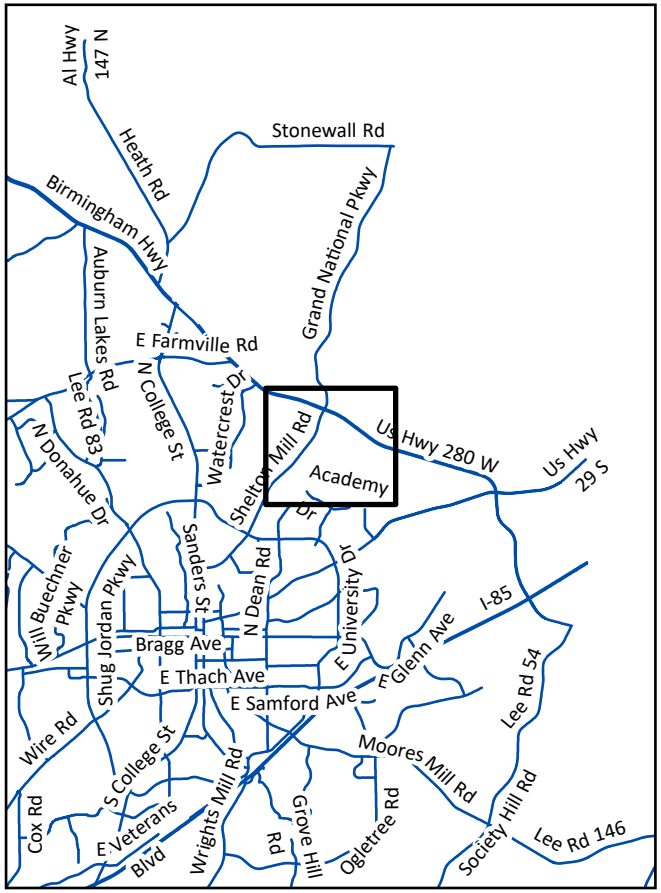
Future Land Use

Case AX-2026-016

AUBURN



Vicinity Map



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Subject Property

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Feet

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N

Planning Dept.

11/05/2026

The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.

Agenda Item Summary

Item No. 9 b 3

Council Meeting Date	November 17, 2026
Department	Planning
Submitted By	Justice Wahid Cotton
Agenda Section	Ordinances

Name and address of person(s) or business(es) this item affects:
East Mag Investments, LLC
2301 Ogletree Village Lane, Suite 200
Auburn, AL 36830

Description of item under consideration
Randle Farms 1 Annexation (Case No. AX-2026-020). Annexation into City limits of approximately 16.39 acres located on the east side of Society Hill Road near the Sandhill Road intersection. The request is consistent with the provision of Resolution 12-111 which outlines the City's Annexation policy. The parcel is located adjacent to and within the Optimal Boundary as shown by the attached exhibit.

The Planning Commission recommended approval of this request by a vote of 8-0 at its November 12, 2026, meeting. The attached Planning Commission staff report provides a detailed analysis of the annexation request.

Why is Council action needed?
Section 11-42-21 of the Code of Alabama provides that a municipality may approve an ordinance assenting to the requested annexation. Section 2-4 of the City Code and Section 11-43A-24 of the Code of Alabama require unanimous consent of the City Council to pass an ordinance at the same meeting at which it is introduced.

Is this a budgeted item?: N/A

City of Auburn Planning Commission
Annexation Request
Case AX-2026-020
Randle Farms 1 Annexation

Meeting Date: November 12, 2026

Property Owner(s): Jimmy W. Cleveland, East Mag Investments, LLC.

Request: The applicant is requesting annexation of approximately 16.39 acres into the city limits.

According to the City's annexation policy, the petition must meet all requirements for annexation as set forth in Resolution 12-111 adopted June 19, 2012. The policy requires that the property must be contiguous to the existing corporate boundaries of the City of Auburn and that the petitioner must have ownership, must read and sign the agreement concerning city services.

Location: East side of Society Hill Road near the Sandhill Road intersection.

Reviewed by: Chris Poff, Planner

Discussion: The applicant is requesting to annex approximately 16.39 acres into the city limits.

Annexation Priority: **High**

Current Zoning: The property currently outside of the city limits. Upon annexation, the property will receive the Rural (R) district designation.

Surrounding Zoning/Use:

Direction	Zoning District	Land Use
North	Rural	Single-Family Detached
South	Outside of City Limits	Undeveloped
East	Rural	Single-Family Detached
	Outside of City Limits	Undeveloped
West	Rural	Single-Family Detached
	Outside of City Limits	Undeveloped

Property Description:
The subject property is comprised of two parcels totaling 16.39 acres. The parcels do not belong to any subdivision, and both sit undeveloped.

Previous Action Related to this Site:

N/A

Greenway/Greenspace Impact & Bike Plan Facilities: According to the Greenway/Greenspace Impact & Bike Plan Facilities plan there is a proposed bike path that runs along Society Hill Road (Lee Road 054) that the northern part of this property takes access off.

Major Street Plan Impact: According to the Major Street Plan, this property takes access off Society Hill Road (Lee Road 054) which is classified as an Arterial road at the northern part of the property and then is classified as an Collector road continuing south down Society Hill Road (Lee Road 054).

Land Use Plan Designation: The Future Land Use Map in the Comprehensive Plan 2030 designates this property as Rural. The Rural land use designation allows single-family detached residential at a density of one (1) dwelling unit per three (3) acres, as well as agricultural and other uses permitted in the Rural zoning district.

Analysis: The following requirements must be fulfilled for a petition to be considered by the Planning Commission:

Ownership: The petitioner must be the owner of the property and must submit an accurate description of the property proposed for annexation.

The owner has provided the deed and legal description for the property to be annexed.

Contiguity: The property to be annexed must be contiguous to the existing corporate boundary of the City of Auburn.

The property is contiguous to the City of Auburn boundary to its north, east, and west sides.

Provision of Services:

GUIDELINES
The following guidelines are used by the Planning Commission in reviewing petitions for annexation (staff comments are in *italics*).

General Location

The property proposed for annexation should be located within the overall area defined as appropriate for annexation in the CompPlan 2030 Optimal Boundary and/or the Lake Ogletree watershed.

The subject property sits right on the edge of the 2030 Optimal Boundary and is located on Society Hill Road (Lee Road 054), which lacks major infrastructure such as City water and sewer. The property is designated as a high priority for annexation.

Minimum Area

If the property for which annexation is being requested is less than three (3) acres in area, consideration should only be given to annexation of the entire parcel.

If the property for which annexation is being requested is more than three (3) acres in area, consideration will be given to annexing a portion of said property. However, neither the portion recommended for annexation, nor the portion remaining unincorporated, should be less than three (3) acres; nor should the annexation of such portion make it unduly difficult for other property owners

in the vicinity to achieve the degree of contiguity necessary to make their property eligible for annexation.

The property requested for annexation consists of 16.39 acres. This annexation request includes the entirety of the property.

Public Access

The property for which annexation is being requested should have direct access to a public right-of-way. For this purpose, the term "direct access" means fronting on a dedicated public right-of-way; or having an unrestricted connection to a public right-of-way, capable of providing safe and ready access for public service vehicles, and approved by the Planning Commission.

The property has direct access off Society Hill Road (Lee Road 054).

Street Improvements

Any streets, or parts thereof, within and/or serving the property for which annexation is being requested will be evaluated by the City Engineer to determine whether or not they conform to current City design and improvement standards. The results of this evaluation will be presented to and considered by the Planning Commission and the City Council.

If any streets do not meet current City standards the petitioner(s) shall be put on notice that at some point in the future the City may require that they be brought up to standard. Bringing streets into conformity may include, as appropriate: the dedication of sufficient land by the petitioners to provide their proportionate share of the right-of-way for any public street; and/or the payment of their proportionate share of any costs of required improvements.

In situations in which scattered lots in a subdivision are annexed but others remain unincorporated, property owners requesting annexation will be advised that no street improvements will be made until all the lots contiguous to one another and forming a street segment appropriate for improvement are annexed.

If the area to be annexed contains public roads which are currently maintained by Lee County, the City will perform no maintenance on or improvements to such roads until such time as an agreement between the City and the County in accordance with Sections 11-49-80 and 11-49-81 of the Code of Alabama, 1975, has been executed.

Both Lee County and the City of Auburn maintains Society Hill Road (Lee Road 054). Lee County will continue maintenance of the portion of roadway that is classified as Collector and the City of Auburn will continue maintenance of this portion of roadway that is classified as Arterial upon annexation of the subject property.

DEPARTMENTAL COMMENTS/ISSUES

Planning:

a. Description of the neighborhood.

The property is bordered on its north, east, and west sides by single-family residences. The properties to the south are undeveloped.

b. Has there been subdivision activity during the past two years for the proposed annexation area?

There has not been any subdivision of this property within the past two years.

c. Logical Corporate Boundary and rating according to the 2030 Optimal Boundary as set forth in CompPlan 2030.

The property is adjacent to the corporate limits of the City of Auburn on its north, east, and west sides. The property is designated as a high priority for annexation.

d. Future land use classification and possible appropriate zoning designations.

The Future Land Use Map in Comprehensive Plan 2030 designates the property as Rural. The appropriate zoning for the property would be Rural (R).

e. Consistency of existing land uses with future land use plan.

The subject property is currently undeveloped.

f. Parks and Recreation Master Plan (impacts to LOS/location of nearest park facility).

The property is two miles southeast of Chewacla State Park.

g. Elimination of enclaves

Annexation of the property will help to eliminate an enclave.

h. Any additional information deemed necessary at the discretion of the Planning Director.

N/A.

Engineering Services:

a. Staff will examine the proximity of the request to the nearest arterial roadway based on the Major Street Plan.
The property abuts Sand Hill Road (Lee Road 54), a city-maintained roadway. Sand Hill Road is classified as an arterial roadway north of Lee Rd 10, and a collector south of Lee Rd 10.

b. Trips Generation Analysis based on proposed use and assumptions made by staff if not known.
The property is approximately 16.39 AC and would be zoned Rural upon annexation. With 3 AC lot minimums, the property could be subdivided into 5 Single-Family lots, which would generate approximately 50 trips per day.

c. Does the proposed annexation have road frontage on a county or state road? If the petition for annexation is on a county road, staff shall discuss the cost of maintenance and potential future expansion.
N/A

d. Are there any drainage issues in this area?
There are no known drainage issues in the area.

e. **Apply waiting period for properties subdivided in the Planning Jurisdiction with infrastructure being installed.**
There is no annexation waiting period recommended for this development.

Water Resource Management:

a. **Ability to provide services**:
N/A

b. **Is the annexation in an area serviced by municipal water and sewer?**
The City of Auburn does not provide sanitary sewer service to this area. The Water Works Board of the City of Auburn does not provide water service to this area.

c. **Is the annexation in an area budgeted for future expansion?**
N/A

d. **What are the estimated costs associated with expansion to this area?**
N/A

e. **Any environmental concerns**:
N/A

f. **Is the subject property in the Lake Ogletree watershed area? If so, does it meet the minimum lot size for the watershed area?**

Property is located in the Lake Ogletree Watershed. Further subdivision of the property is required to meet the City of Auburn Subdivision regulations pertaining to lot size in the Ogletree watershed.

g. **Is the subject property in the Saugahatchee Creek watershed area?**
N/A

Public Safety: The Public Safety Department shall provide a statement to address their ability to provide Fire, EMS and Police protection for the proposed annexation.

No Comment.

Environmental Services: Environmental Services shall provide a statement addressing the impacts of the petition on staff's ability to serve the area, including but not limited to personnel, equipment and scheduling.

No Comment.

Auburn City Schools: The City of Auburn Public Schools shall provide a statement addressing the schools ability to accommodate and transport school-aged children from the area in question to the nearest city school.

No Comment

Finance Department*: No Comment.*

RESOLUTION
OF THE
AUBURN PLANNING COMMISSION

Case: Randle Farms 1 Annexation (Case No. AX-2026-020)

Subject: Recommendation to City Council for annexation of approximately 16.39 acres into the city limits

Location: East Side of Society Hill Road near the Sandhill Road intersection

Applicant: Jimmy W. Cleveland, East Mag Investments, LLC.

Property Zoned: Outside of the City Limits

-

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation to City Council for annexation of approximately 16.39 acres into the city limits, marked "Received" October 20, 2026, Auburn Planning Commission Case AX-2026-020, is hereby **APPROVED.**

STATE OF ALABAMA
LEE COUNTY

I, Justice Wahid Cotton, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held November 12, 2026, and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 12th day of November 2026.



Justice Wahid Cotton, AICP, Director of Planning

ORDINANCE NO. _____

AN ORDINANCE ADOPTED PURSUANT TO THE PROVISIONS OF SECTION 11-42-20 ET SEQ OF THE CODE OF ALABAMA, 1975, AS AMENDED, PROVIDING FOR ASSENT BY THE CITY COUNCIL OF THE CITY OF AUBURN TO THE ALTERATION AND REARRANGEMENT OF THE BOUNDARIES OF THE CITY OF AUBURN AND ASSENTING TO THE ANNEXATION OF CERTAIN LANDS INTO THE CITY LIMITS OF THE CITY, IN RESPONSE TO PETITIONS FILED BY PERSONS OWNING ALL THE LAND AREA OF THE LANDS ANNEXED, AND APPROVING SUCH ANNEXATION.

(Randle Farms 1 Annexation – ANNEXATION AX-2026-020)

WHEREAS, on the 20th day of October 2026, East Mag Investments, LLC, owner of all real property hereinafter described, did file with the City Manager, a petition asking that the said tracts or parcels of land be annexed to and become part of the City of Auburn, Alabama; and

WHEREAS, said petition did contain the signature of all of the owners of the described territory and a map of said property showing its relationship to the corporate limits of the City of Auburn, Alabama; and

WHEREAS, all of the owners of said property have attested that certain municipal services, including busing to and from Auburn City Schools, may not be available to their property at the time of annexation, and that such services will be extended solely at the option of the City of Auburn, Auburn City Schools and/or the Auburn Water Works Board; and

WHEREAS, all of the owners of said property do attest that re-subdivision or development of said annexed territory, beyond the use or intensity evidenced at the adoption of this ordinance, constitutes the utilization of water service provided by the Auburn Water Works Board, only, where accessible in accordance with Auburn Water Works Board policy, as amended from time to time; and

WHEREAS, the governing body did determine that it is in the public interest that said property be annexed to the City of Auburn, Alabama, and it did further determine that all legal requirements for annexing said real property have been met pursuant to Section 11-42-20 through 11-42-24, Code of Alabama 1975, as amended; and

WHEREAS, the governing body has determined that the appropriate zoning designation to be applied to said real property is Rural (R).

NOW THEREFORE BE IT ORDAINED by the City Council of the City of Auburn, Alabama, as follows:

SECTION 1. The City Council of the City of Auburn, Alabama, finds and declares as the legislative body of the City that it is in the best interest of the citizens of the City, and the citizens of the affected area, to bring the territory described in Section 2 of this Ordinance into the City of Auburn, Alabama.

SECTION 2. The boundary lines of the City of Auburn, Alabama, be, and the same are hereby altered or rearranged so as to include all the territory heretofore encompassed by the corporate limits of the City of Auburn, Alabama, and in addition thereto the following described territory, to-wit:

PARCEL 1: Commencing at the Southeast corner of the Northeast Quarter of the Southwest Quarter of Section 22, Township 18 North, Range 26 East, in Lee County, Alabama; thence North 850.0 feet to the True Point of Beginning of the Parcel of Land

herein described; thence West 180.0 feet; thence North 555.0 feet; thence North 54° 57' West 267.0 feet; thence North 77° 04' West 295.5 feet to a point located on the Easterly R/W line of Lee County Road No. 43; thence along said R/W line North 23° 49' East 693.8 feet; thence leaving said R/W line East 406.4 feet; thence South 1410.0 feet to the True Point of Beginning; containing 12.099 acres.

PARCEL 2: Commencing at the Southeast comer of the Northeast Quarter of the Southwest Quarter of Section 22, Township 18 North, Range 26 East, in Lee County, Alabama; thence North 2260.0 feet to the true point of beginning of the parcel of land herein described: thence West 406.4 feet to the Easterly right -of-way line North 23° 49 minutes East 1006.5 feet; thence leaving said right-of-way line South 920.8 feet to the true point of beginning; containing 4.3 acres.

SECTION 3**.** In the event that a fire tax is being charged against the above-described territory under Section 8, Act No. 89-390 of the State of Alabama, the owners of said territory agree to pay all such costs.

SECTION 4. If in the future it is deemed necessary to improve the right-of-way from which this property takes access, one of the options considered by the City to provide such improvements will be to assess the property owner/owners their proportionate share of the costs of such improvements.

SECTION 5. This Ordinance shall be published as provided by law, and a certified copy of same, together with a certified copy of the petition of the property owners, shall be filed with the Probate Judge of Lee County, Alabama.

SECTION 6. The territory described in this Ordinance shall become a part of the corporate limits of Auburn, Alabama, upon publication of this Ordinance as set forth in Section 5, above.

ADOPTED AND APPROVED by the City Council of the City of Auburn, Alabama, this the 17th day of November 2026.

_____
Mayor

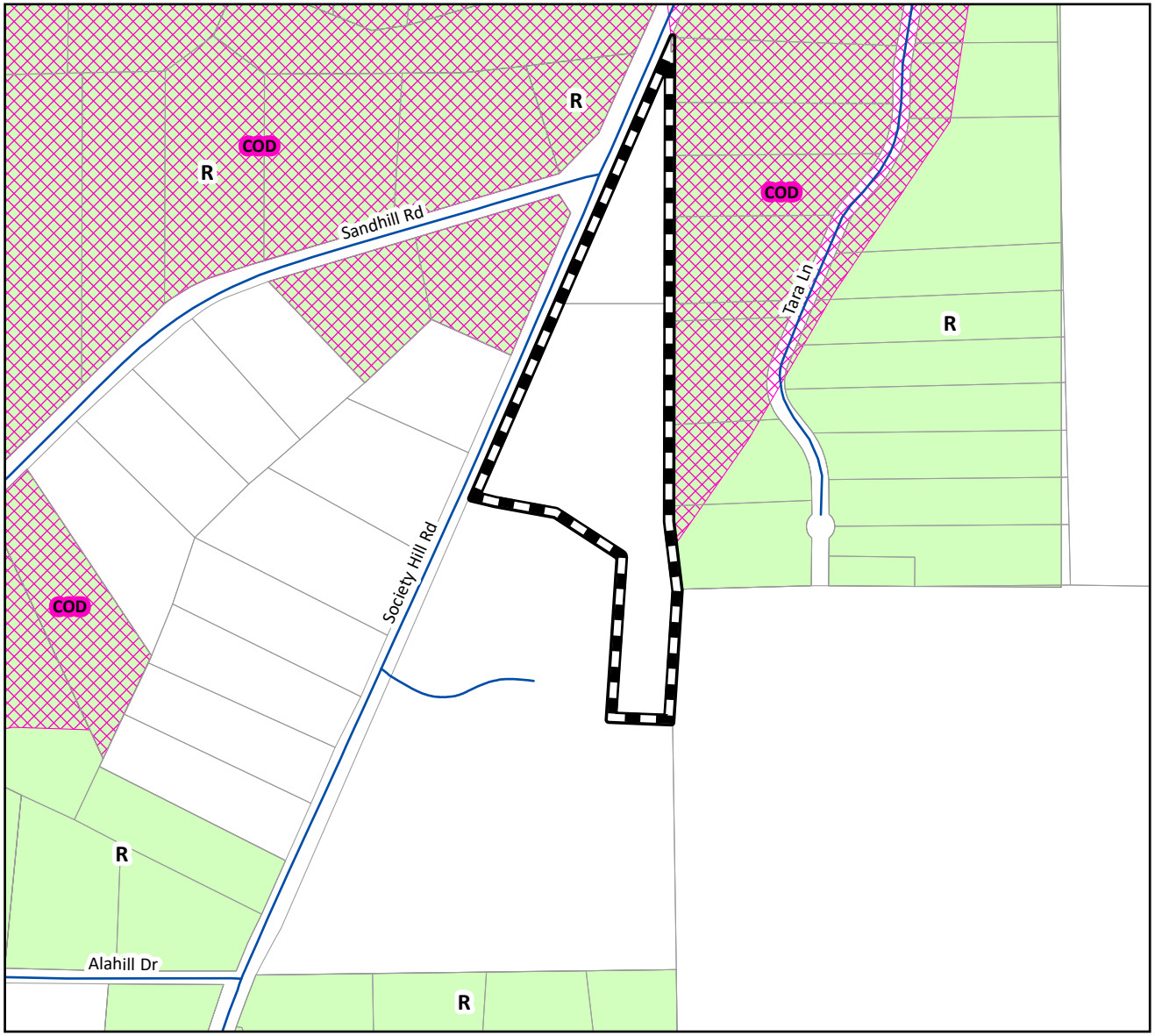
ATTEST:

_____
City Manager

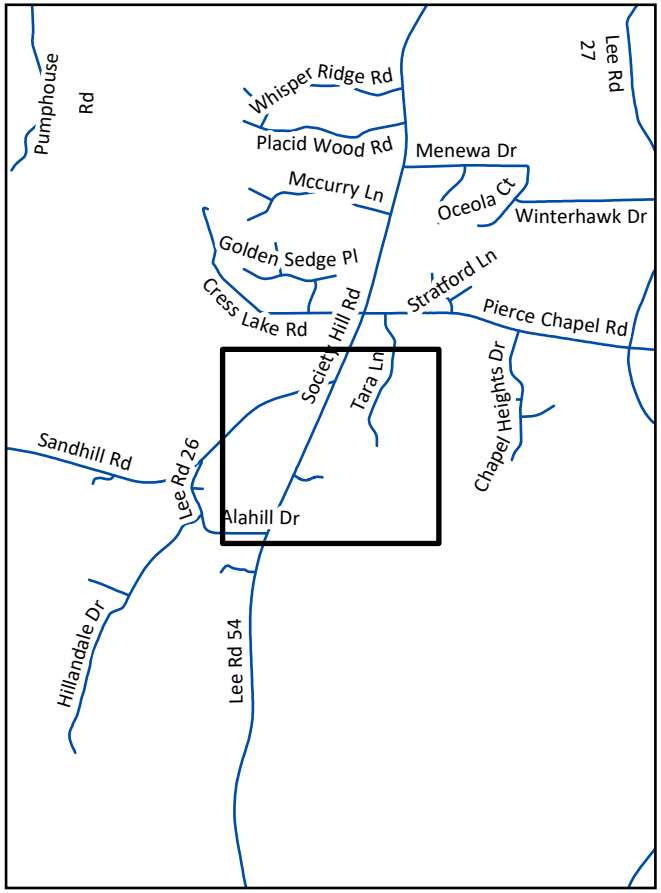
Randle Farms 1 Annexation

Annexation Request

Case #AX-2026-020



Vicinity Map



The entire Planning Commission packet can be found at www.auburnalabama.org no less than five (5) days prior to the public meeting date. There is a direct link at http://www.auburnalabama.org/pc/

Subject Property

0 220 440 880

Feet

1 inch equals 578 feet

The Planning Commission will consider a request from Jimmy W. Cleveland, East Mag Investments, LLC. for annexation of approximately 16.39 acres located at the east side of Society Hill Road near the Sandhill Road intersection.

N

Planning Dept.

11/02/2026

The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.

BOUNDARY SURVEY OF RANDLE PROPERTY

EXHIBIT 1:

RECEIVED

DATE 10/19/2026

CASE NO. AX-2026-020

DEPARTMENT OF PLANNING

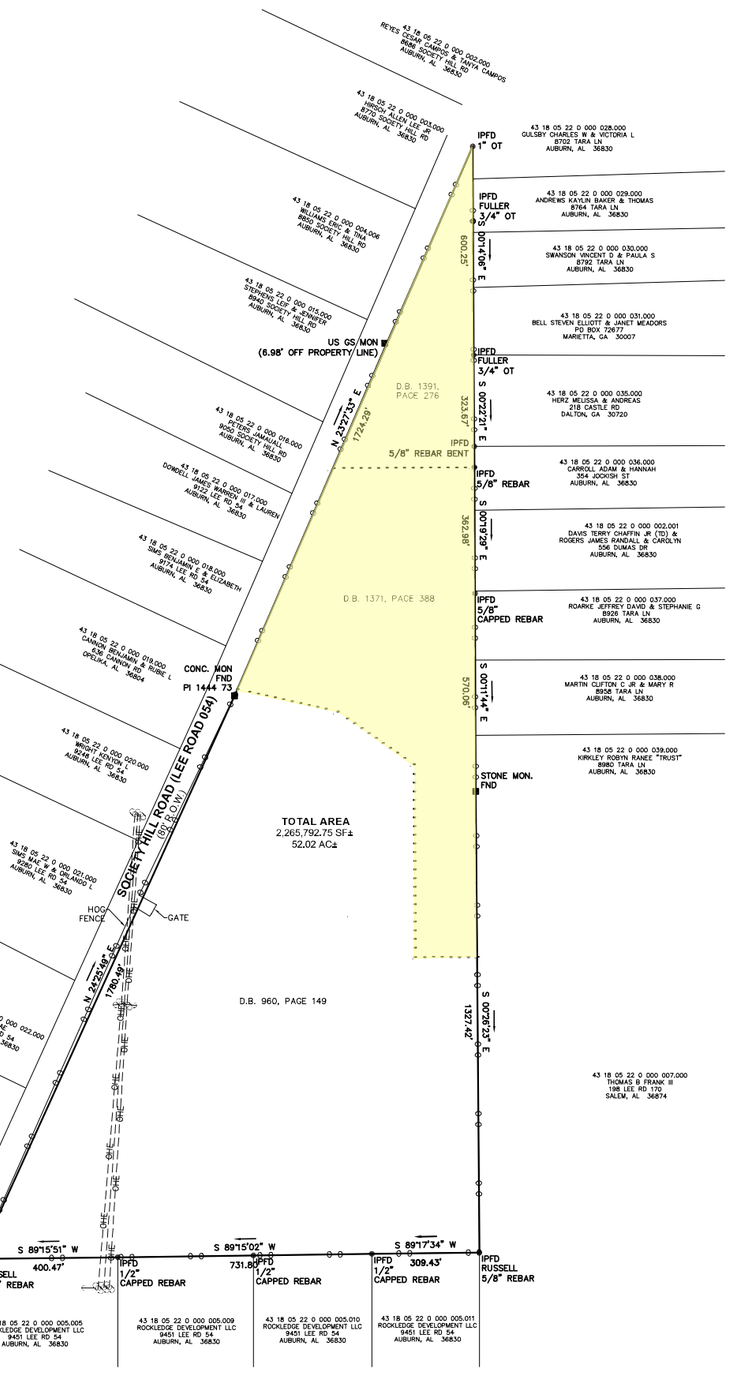
STATE OF ALABAMA
LEE COUNTY

I, ARTHUR R. NETTLES, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA, CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THAT ALL PARTS OF THIS SURVEY & DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA.

ARTHUR R. NETTLES, AL. P.L.S. NO. 23346
NOT A CERTIFIED SURVEY UNLESS SIGNED AND STAMPED WITH MY SEAL

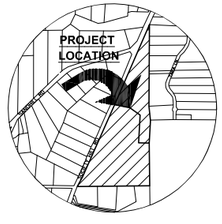
NOTES:

1. THIS PARCEL IS SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAY, OR OTHER RESTRICTIONS OF RECORD THAT MAY EXIST.
2. BEARINGS AND ELEVATIONS BASED ON GPS RTK OBSERVATION USING AUBURN CORS. HORIZONTAL DATUM IS NAD 83 ALABAMA EAST ZONE STATE PLANE COORDINATE SYSTEM. VERTICAL DATUM IS NAVD 88.
3. NORTH IS BASED ON GRID NORTH.
4. NO PERMANENT STRUCTURES MAY BE CONSTRUCTED OR PLACED ON EASEMENTS. FENCES MAY BE ERECTED PERPENDICULARY ACROSS THE EASEMENT PROVIDED THERE IS A MINIMUM 12' WIDE ACCESS GATE INSTALLED. IF THE GATE IS TO BE LOCKED, THERE MUST BE A CITY APPROVED LOCK INSTALLED IN CONJUNCTION WITH THE OWNER'S LOCK. NO CANOPY TREES SHALL BE PLANTED WITHIN TEN (10) FEET OF UTILITIES.
5. FIELDWORK COMPLETED MARCH 31, 2026. OFFICEWORK COMPLETED MAY 7, 2026.
6. BY PLACING OBSTRUCTIONS WITHIN OR ENCROACHING ONTO THE EASEMENT, THE PROPERTY OWNER DOES FOR ITSELF, ITS SUCCESSORS AND ASSIGNS AGREE TO INDEMNIFY, HOLD HARMLESS AND DEFEND THE CITY OF AUBURN, ITS OFFICIALS, REPRESENTATIVES, AGENTS, SERVANTS, AND EMPLOYEES FROM AND AGAINST ALL LIABILITY AND LOSS WHICH MAY BE SUSTAINED AS A RESULT OF CLAIMS, DEMANDS, COSTS OR JUDGEMENTS ARISING OUT OF THE LOCATION OF THE OBSTRUCTION WITHIN THE EASEMENT INCLUDING ITS REASONABLE COSTS IN DEFENDING AGAINST ANY SUCH CLAIMS AND FURTHER AGREES TO RELEASE AND DISCHARGE THE CITY OF AUBURN FROM ANY DAMAGES TO THE OBSTRUCTION ARISING FROM UTILITY MAINTENANCE WORK WITHIN THE EASEMENT OR ANY DAMAGES TO THE OBSTRUCTION RESULTING FROM ITS PLACEMENT IN THE EASEMENT.
7. BY PLACING ANY PORTION OF AN IRRIGATION SYSTEM WITHIN THE EASEMENTS OR RIGHT OF WAY, THE PROPERTY OWNER DOES FOR ITSELF , ITS SUCCESSORS AND ASSIGNS AGREES TO INDEMNIFY, HOLD HARMLESS AND DEFEND THE CITY OF AUBURN, ITS OFFICIALS, REPRESENTATIVES, AGENTS, SERVANTS, AND EMPLOYEES FROM AND AGAINST ALL LIABILITY AND LOSS WHICH MAY BE SUSTAINED AS A RESULT OF CLAIMS, DEMANDS, COST OR JUDGMENTS ARISING OUT OF THE LOCATION OF THE OBSTRUCTION WITHIN THE EASEMENTS OR RIGHT OF WAY INCLUDING ITS REASONABLE COST IN DEFENDING AGAINST ANY SUCH CLAIMS ~ THE PROPERTY OWNER FURTHER AGREES TO RELEASE AND DISCHARGE THE CITY OF AUBURN FROM ANY DAMAGES TO THE IRRIGATION SYSTEM ARISING FROM ANY WORK OR MAINTENANCE WORK WITHIN THE GRANTED EASEMENT OR RIGHT OF WAY OR ANY DAMAGES TO THE IRRIGATIONS SYSTEM RESULTING FROM ITS PLACEMENT WITHIN THE EASEMENT OR RIGHT OF WAY~ IRRIGATION SYSTEMS ARE LIMITED TO ONLY LATERALS BEING PLACED WITHIN ANY EASEMENTS OR RIGHT OF WAY.
8. ACCORDING TO FIRM MAP PANEL 216 OF 381, MAP NO 01081C0216H , EFFECTIVE DATE JANUARY 17, 2025 THIS PROPERTY LIES IN ZONE X
9. NO STRUCTURES WERE LOCATED ON THE PROPERTY AT THE REQUEST OF THE OWNER.

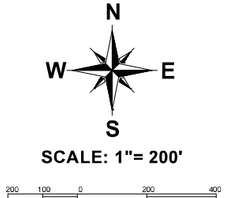


LEGEND

FULLER	PLASTIC CAP IN THE TOP OF 3/4" IRON PIN BEARING "; RICHARD FULLER INC."; ALABAMA LAND SURVEYING CERTIFICATE OF AUTHORIZATION NUMBER CA-0004
CT	CRIMPED TOP
OT	OPEN TOP
IPF	IRON PIN FOUND
IPS	IRON PIN SET
△	CALCULATED POINT
■	CONCRETE MONUMENT FOUND
⊠	SPIKE NAIL SET
R.O.W.	RIGHT-OF-WAY
(F)	FIELD MEASUREMENT
(P)	PLAT DIMENSION
-X-X-	CHAIN LINK FENCE
(S)	EXISTING SANITARY SEWER MANHOLE
(D)	EXISTING STORM DRAIN MANHOLE
GAS	EXISTING GAS LINE (SERVICE LINE)
UGE	EXISTING UNDERGROUND ELECTRIC LINES
OHE	EXISTING OVERHEAD ELECTRIC LINES
W	EXISTING WATER LINE
E	EXISTING ELECTRICAL TRANSFORMER/ SWITCHBOX
SSCO	EXISTING SANITARY SEWER CLEANOUT
TV	EXISTING TELEVISION RISER
T	EXISTING TELEPHONE RISER
G	EXISTING GAS METER
	EXISTING GAS VALVE
	EXISTING FIRE HYDRANT
W	EXISTING WATER VALVE
W	EXISTING WATER METER
IR	EXISTING IRRIGATION BOX
	EXISTING LIGHTPOLE
	EXISTING POWER POLE AND GUY WIRE
	EXISTING SIGN



VICINITY MAP
(NOT TO SCALE)



SCALE: 1"= 200'

200 100 0 200 400
SCALE IN FEET

ALABAMA LICENSED No. 23346 PROFESSIONAL LAND SURVEYOR ARTHUR R. NETTLES

2004 Yarbrough Drive, Ste A
Opelika, Alabama 36801
Phone (334) 748-9200
Web www.baseline-llc.com
BASELINE
SURVEYING & DESIGN, LLC

THIS DRAWING IS THE PROPERTY OF BASELINE SURVEYING & DESIGN, LLC AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE EXPRESSED CONSENT, EITHER WRITTEN OR VERBAL, FROM BASELINE SURVEYING & DESIGN, LLC.

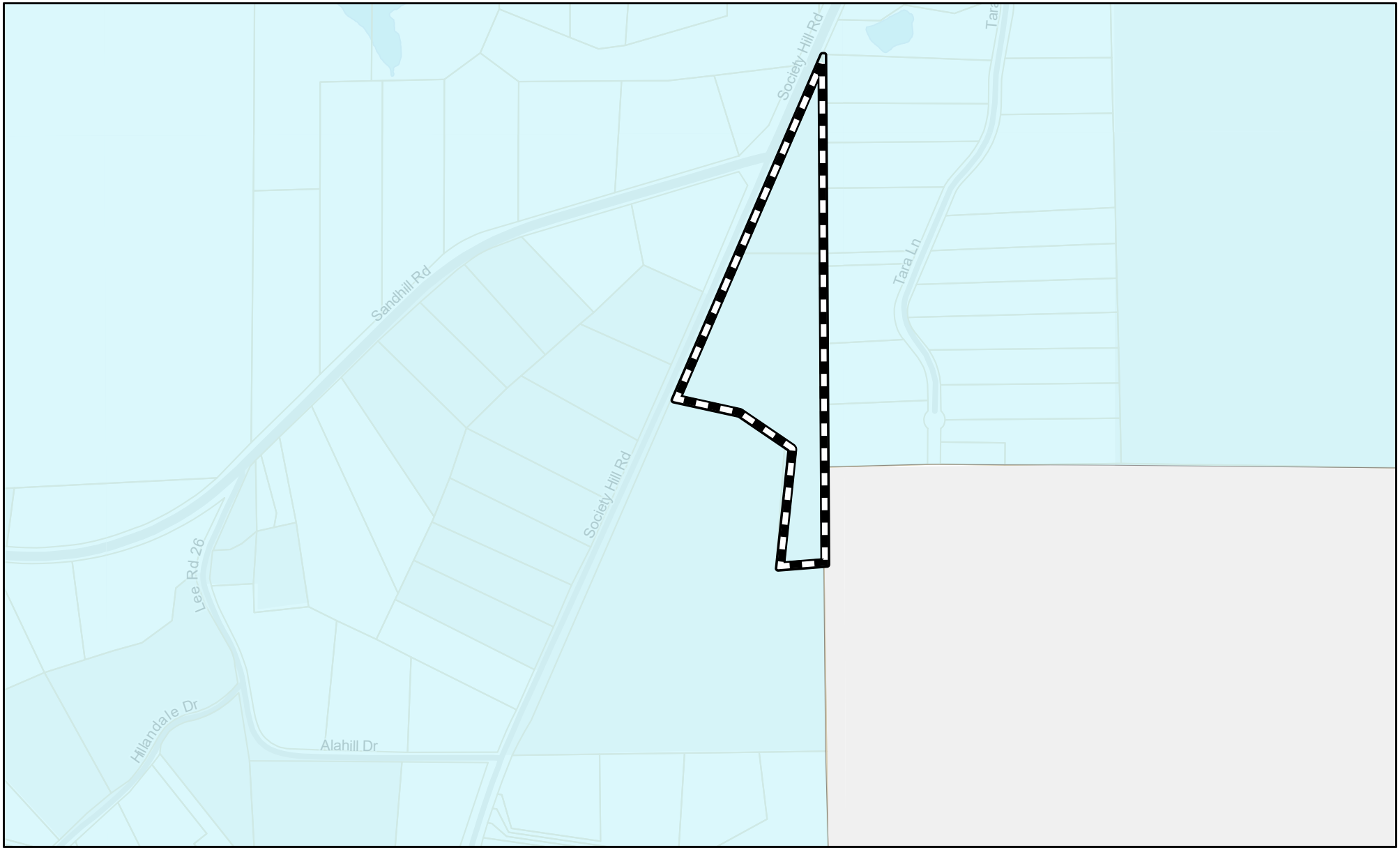
CREW CHIEF	DRAWN	JOB NO.
TTM	LAS	B120026.09

BOUNDARY SURVEY OF RANDLE PROPERTY
SEC: 22 T 18 N Rg 26 E
AUBURN LEE COUNTY ALABAMA
SCALE : 1"=200' MAY 7, 2026
ARTHUR R. NETTLES, AL. P.L.S. REG. NO. 23346
ALABAMA CERT. OF AUTH. CA. NO. 922

Randle Farms 1 Annexation (AX-2026-020)

Optimal Boundary Map

AUBURN



Subject Property

Optimal Boundary

N

0 145 290 580

Feet

[Planning]
11/12/2026

The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.

Agenda Item Summary

Item No. 9 b 4

Council Meeting Date	November 17, 2026
Department	Planning
Submitted By	Justice Wahid Cotton
Agenda Section	Ordinances

Name and address of person(s) or business(es) this item affects:

Foresite Group, LLC
2301 Ogletree Village Lane, Suite 200
Auburn, AL 36830

Description of item under consideration

Randle Farms 2 Annexation (Case No. AX-2026-021). Annexation into City limits of approximately 35.62 acres located on the east side of Society Hill Road near the Sandhill Road intersection. The request is consistent with the provision of Resolution 12-111 which outlines the City's Annexation policy. The parcel is located adjacent to and within the optimal boundary.

The Planning Commission recommended approval of this request by a vote of 8-0 at its November 12, 2026, meeting. The attached Planning Commission staff report provides a detailed analysis of the annexation request.

Why is Council action needed?

Section 11-42-21 of the Code of Alabama provides that a municipality may approve an ordinance assenting to the requested annexation. Section 2-4 of the City Code and Section 11-43A-24 of the Code of Alabama require unanimous consent of the City Council to pass an ordinance at the same meeting at which it is introduced.

Is this a budgeted item?: N/A

City of Auburn Planning Commission
Annexation Request
Case AX-2026-021
Randle Farms 2 Annexation

Meeting Date: November 12, 2026

Property Owner(s): Frank Randle

Request: The applicant is requesting annexation of approximately 35.62 acres into the city limits.

According to the City's annexation policy, the petition must meet all requirements for annexation as set forth in Resolution 12-111 adopted June 19, 2012. The policy requires that the property must be contiguous to the existing corporate boundaries of the City of Auburn and that the petitioner must have ownership, must read and sign the agreement concerning city services.

Location: East side of Society Hill Road near the Sandhill Road intersection.

Reviewed by: Chris Poff, Planner

Discussion: The applicant is requesting to annex approximately 35.62 acres into the city limits.

Annexation Priority: **Medium**

Current Zoning: The property currently outside of the city limits. Upon annexation, the property will receive the Rural (R) district designation.

Surrounding Zoning/Use:

Direction	Zoning District	Land Use
North	Outside of City Limits	Undeveloped
South	Rural	Single-Family Detached
	Rural	Vacant
East	Outside of City Limits	Undeveloped
West	Rural	Single-Family Detached
	Outside of City Limits	Undeveloped

Property Description:
The subject property is comprised of one parcel totaling 35.62 acres. The parcel does not belong to any subdivision. A single-family residence and a few barns currently sit on the property.

Previous Action Related to this Site:

N/A

Greenway/Greenspace Impact & Bike Plan Facilities: N/A

Major Street Plan Impact: According to the Major Street Plan, this property takes access off Society Hill Road (Lee Road 054) which is classified as an Collector Road.

Land Use Plan Designation: The Future Land Use Map in the Comprehensive Plan 2030 designates this property as Rural. The Rural land use designation allows single-family detached residential at a density of one (1) dwelling unit per three (3) acres, as well as agricultural and other uses permitted in the Rural zoning district.

Analysis: The following requirements must be fulfilled for a petition to be considered by the Planning Commission:

Ownership: The petitioner must be the owner of the property and must submit an accurate description of the property proposed for annexation.

The owner has provided the deed and legal description for the property to be annexed.

Contiguity: The property to be annexed must be contiguous to the existing corporate boundary of the City of Auburn.

The property is contiguous to the City of Auburn boundary to its south and west sides.

Provision of Services:

GUIDELINES
The following guidelines are used by the Planning Commission in reviewing petitions for annexation (staff comments are in *italics*).

General Location

The property proposed for annexation should be located within the overall area defined as appropriate for annexation in the CompPlan 2030 Optimal Boundary and/or the Lake Ogletree watershed.

The subject property sits right on the edge of the 2030 Optimal Boundary and is located on Society Hill Road (Lee Road 054), which lacks major infrastructure such as City water and sewer. The property is designated as a medium priority for annexation.

Minimum Area

If the property for which annexation is being requested is less than three (3) acres in area, consideration should only be given to annexation of the entire parcel.

If the property for which annexation is being requested is more than three (3) acres in area, consideration will be given to annexing a portion of said property. However, neither the portion recommended for annexation, nor the portion remaining unincorporated, should be less than three (3) acres; nor should the annexation of such portion make it unduly difficult for other property owners in the vicinity to achieve the degree of contiguity necessary to make their property eligible for annexation.

The property requested for annexation consists of 35.62 acres. This annexation request includes the entirety of the property.

Public Access

The property for which annexation is being requested should have direct access to a public right-of-way. For this purpose, the term "direct access" means fronting on a dedicated public right-of-way; or having an unrestricted connection to a public right-of-way, capable of providing safe and ready access for public service vehicles, and approved by the Planning Commission.

The property has direct access off Society Hill Road (Lee Road 054).

Street Improvements

Any streets, or parts thereof, within and/or serving the property for which annexation is being requested will be evaluated by the City Engineer to determine whether or not they conform to current City design and improvement standards. The results of this evaluation will be presented to and considered by the Planning Commission and the City Council.

If any streets do not meet current City standards the petitioner(s) shall be put on notice that at some point in the future the City may require that they be brought up to standard. Bringing streets into conformity may include, as appropriate: the dedication of sufficient land by the petitioners to provide their proportionate share of the right-of-way for any public street; and/or the payment of their proportionate share of any costs of required improvements.

In situations in which scattered lots in a subdivision are annexed but others remain unincorporated, property owners requesting annexation will be advised that no street improvements will be made until all the lots contiguous to one another and forming a street segment appropriate for improvement are annexed.

If the area to be annexed contains public roads which are currently maintained by Lee County, the City will perform no maintenance on or improvements to such roads until such time as an agreement between the City and the County in accordance with Sections 11-49-80 and 11-49-81 of the Code of Alabama, 1975, has been executed.

Lee County maintains this portion of Society Hill Road (Lee Road 054). Lee County will continue maintenance of the portion of roadway that is classified as Collector upon annexation of the subject property.

DEPARTMENTAL COMMENTS/ISSUES

Planning:

a. Description of the neighborhood.

The property is bordered on its south and west sides by single-family residences. The properties to the north and east are undeveloped.

b. Has there been subdivision activity during the past two years for the proposed annexation area?

There has not been any subdivision of this property within the past two years.

c. Logical Corporate Boundary and rating according to the 2030 Optimal Boundary as set forth in CompPlan 2030.

The property is adjacent to the corporate limits of the City of Auburn on its south and west sides. The property is designated as a medium priority for annexation.

d. Future land use classification and possible appropriate zoning designations.

The Future Land Use Map in Comprehensive Plan 2030 designates the property as Rural. The appropriate zoning for the property would be Rural (R).

e. Consistency of existing land uses with future land use plan.

The subject property is currently undeveloped.

f. Parks and Recreation Master Plan (impacts to LOS/location of nearest park facility).

The property is two miles southeast of Chewacla State Park.

g. Elimination of enclaves

Annexation of the property will help to eliminate an enclave.

h. Any additional information deemed necessary at the discretion of the Planning Director.

N/A.

Engineering Services:

a. Staff will examine the proximity of the request to the nearest arterial roadway based on the Major Street Plan.
The nearest arterial roadways are Sand Hill Road (Lee Road 10), maintained by Lee County, and Society Hill Rd (north of Sand Hill Rd), maintained by the City of Auburn.

b. Trips Generation Analysis based on proposed use and assumptions made by staff if not known.
This property is approximately 35.62 acres and would be zoned Rural upon the annexation. With 3-acre lot minimums, the property could be subdivided into 11 single-family lots, which would generate approximately 110 trips per day.

c. Does the proposed annexation have road frontage on a county or state road? If the petition for annexation is on a county road, staff shall discuss the cost of maintenance and potential future expansion.
This property has direct access to Society Hill Road (Lee Road 54), which is a collector roadway maintained by Lee County.

d. Are there any drainage issues in this area?
There are no known drainage issues in the area.

e. Apply waiting period for properties subdivided in the Planning Jurisdiction with infrastructure being installed.
There is no annexation awaiting period recommended for this development.

Water Resource Management:

a. **Ability to provide services**:

b. **Is the annexation in an area serviced by municipal water and sewer?**
The City of Auburn does not provide sanitary sewer service to this area. The Water Works Board of the City of Auburn does not provide water service to this area.

c. **Is the annexation in an area budgeted for future expansion?**
N/A

d. **What are the estimated costs associated with expansion to this area?**
N/A

e. **Any environmental concerns**:
N/A

f. **Is the subject property in the Lake Ogletree watershed area? If so, does it meet the minimum lot size for the watershed area?**
This property is located in the Lake Ogletree Watershed. Further subdivision of the property shall meet The City of Auburn Subdivision regulations pertaining to lot size in the Ogletree Watershed.

g. **Is the subject property in the Saugahatchee Creek watershed area?**
N/A

Public Safety: The Public Safety Department shall provide a statement to address their ability to provide Fire, EMS and Police protection for the proposed annexation.

No Comment.

Environmental Services: Environmental Services shall provide a statement addressing the impacts of the petition on staff's ability to serve the area, including but not limited to personnel, equipment and scheduling.

No Comment.

Auburn City Schools: The City of Auburn Public Schools shall provide a statement addressing the schools ability to accommodate and transport school-aged children from the area in question to the nearest city school.

No Comment

Finance Department*: No Comment.*

RESOLUTION
OF THE
AUBURN PLANNING COMMISSION

Case: Randle Farms 2 Annexation (AX-2026-021)

Subject: Recommendation to City Council for annexation of approximately 35.62 acres into the city limits

Location: East Side of Society Hill Road near the Sandhill Road intersection

Applicant: Foresite Group, LLC

Property Zoned: Outside of the City Limits

-

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation to City Council for annexation of approximately 35.62 acres into the city limits, marked "Received" October 20, 2026, Auburn Planning Commission Case AX-2026-021, is hereby **APPROVED.**

STATE OF ALABAMA
LEE COUNTY

I, Justice Wahid Cotton, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held November 12, 2026, and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 12th day of November 2026.



Justice Wahid Cotton, AICP, Director of Planning

ORDINANCE NO. _____

AN ORDINANCE ADOPTED PURSUANT TO THE PROVISIONS OF SECTION 11-42-20 ET SEQ OF THE CODE OF ALABAMA, 1975, AS AMENDED, PROVIDING FOR ASSENT BY THE CITY COUNCIL OF THE CITY OF AUBURN TO THE ALTERATION AND REARRANGEMENT OF THE BOUNDARIES OF THE CITY OF AUBURN AND ASSENTING TO THE ANNEXATION OF CERTAIN LANDS INTO THE CITY LIMITS OF THE CITY, IN RESPONSE TO PETITIONS FILED BY PERSONS OWNING ALL THE LAND AREA OF THE LANDS ANNEXED, AND APPROVING SUCH ANNEXATION.

(Randle Farms 2 Annexation – ANNEXATION AX-2026-021)

WHEREAS, on the 20th day of October 2026, Frank Randle, owner of all real property hereinafter described, did file with the City Manager, a petition asking that the said tracts or parcels of land be annexed to and become part of the City of Auburn, Alabama; and

WHEREAS, said petition did contain the signature of all of the owners of the described territory and a map of said property showing its relationship to the corporate limits of the City of Auburn, Alabama; and

WHEREAS, all of the owners of said property have attested that certain municipal services, including busing to and from Auburn City Schools, may not be available to their property at the time of annexation, and that such services will be extended solely at the option of the City of Auburn, Auburn City Schools and/or the Auburn Water Works Board; and

WHEREAS, all of the owners of said property do attest that re-subdivision or development of said annexed territory, beyond the use or intensity evidenced at the adoption of this ordinance, constitutes the utilization of water service provided by the Auburn Water Works Board, only, where accessible in accordance with Auburn Water Works Board policy, as amended from time to time; and

WHEREAS, the governing body did determine that it is in the public interest that said property be annexed to the City of Auburn, Alabama, and it did further determine that all legal requirements for annexing said real property have been met pursuant to Section 11-42-20 through 11-42-24, Code of Alabama 1975, as amended; and

WHEREAS, the governing body has determined that the appropriate zoning designation to be applied to said real property is Rural (R).

NOW THEREFORE BE IT ORDAINED by the City Council of the City of Auburn, Alabama, as follows:

SECTION 1. The City Council of the City of Auburn, Alabama, finds and declares as the legislative body of the City that it is in the best interest of the citizens of the City, and the citizens of the affected area, to bring the territory described in Section 2 of this Ordinance into the City of Auburn, Alabama.

SECTION 2. The boundary lines of the City of Auburn, Alabama, be, and the same are hereby altered or rearranged so as to include all the territory heretofore encompassed by the corporate limits of the City of Auburn, Alabama, and in addition thereto the following described territory, to-wit: Begin at the Southeast corner of the Northeast Quarter of the South-west Quarter of section 22, Township 18 North, Range 26 East, in Lee County, Alabama; run thence North for 850 feet; run thence West 180 feet; run thence North 555 feet; run thence North 54 degrees 57 minutes West for 267 feet; run thence North 77 degrees 04 minutes West for 289 feet, to a public road; run

thence South 25 degrees 09 minutes West along the margin of said road, for 1790 feet; run thence East for 1,442 feet to the said point of beginning. Containing 35.4 acres, more or less, in Lee County, Alabama.

SECTION 3**.** In the event that a fire tax is being charged against the above-described territory under Section 8, Act No. 89-390 of the State of Alabama, the owners of said territory agree to pay all such costs.

SECTION 4. If in the future it is deemed necessary to improve the right-of-way from which this property takes access, one of the options considered by the City to provide such improvements will be to assess the property owner/owners their proportionate share of the costs of such improvements.

SECTION 5. This Ordinance shall be published as provided by law, and a certified copy of same, together with a certified copy of the petition of the property owners, shall be filed with the Probate Judge of Lee County, Alabama.

SECTION 6. The territory described in this Ordinance shall become a part of the corporate limits of Auburn, Alabama, upon publication of this Ordinance as set forth in Section 5, above.

ADOPTED AND APPROVED by the City Council of the City of Auburn, Alabama, this the 17th day of November 2026.

_____
Mayor

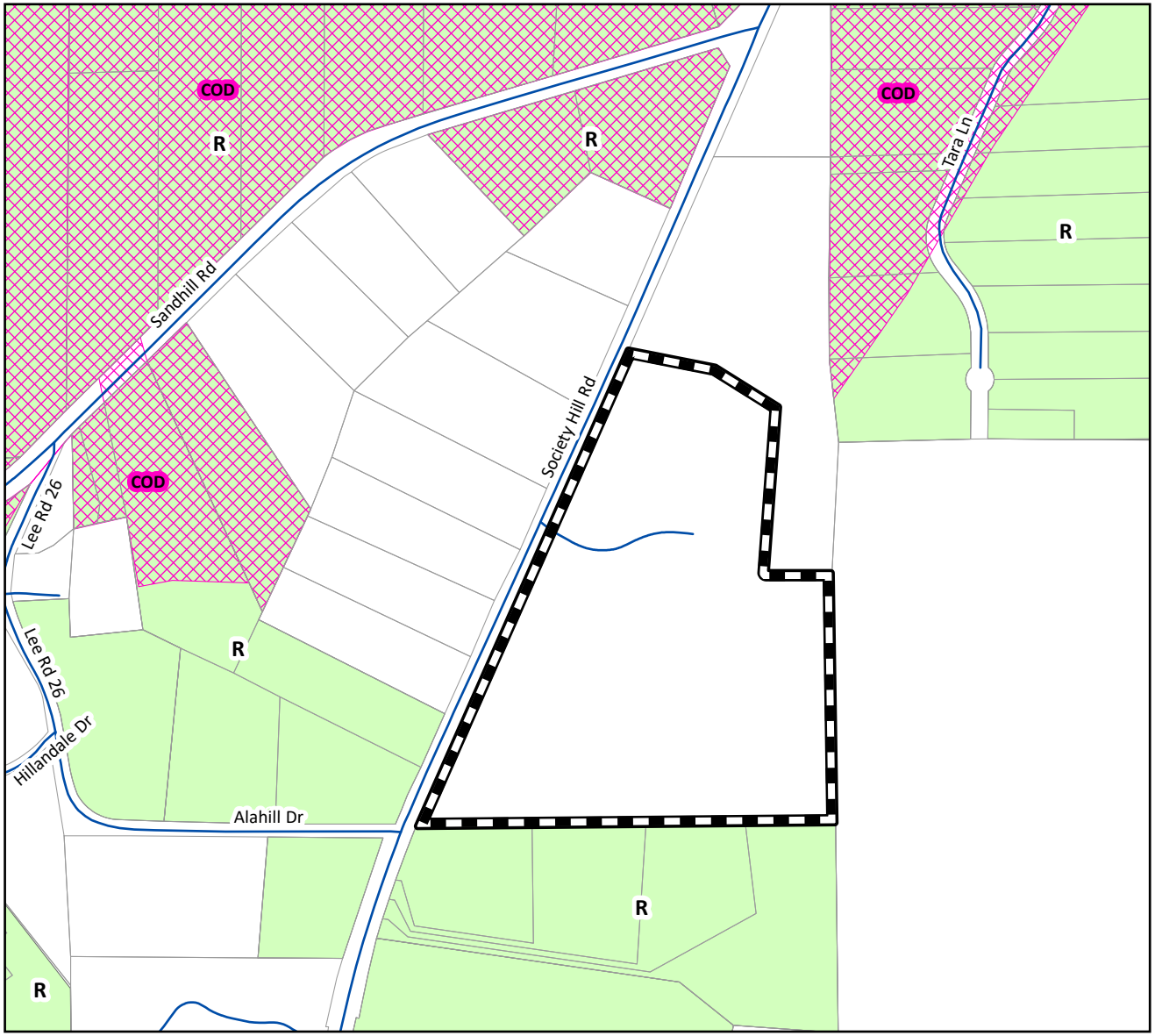
ATTEST:

_____
City Manager

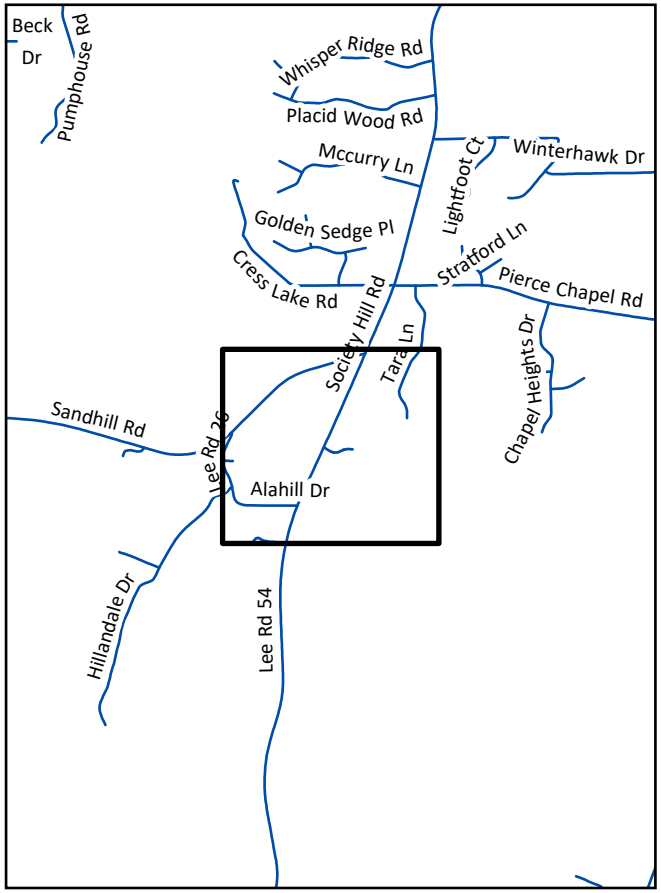
Randle Farms 2 Annexation

Annexation Request

Case #AX-2026-021



Vicinity Map



The entire Planning Commission packet can be found at www.auburnalabama.org no less than five (5) days prior to the public meeting date. There is a direct link at http://www.auburnalabama.org/pc/

Subject Property

0 220 440 880

Feet

1 inch equals 578 feet

The Planning Commission will consider a request from Frank Randle for annexation of approximately 35.62 acres located at the east side of Society Hill Road near the Sandhill Road intersection.

N

Planning Dept.

11/02/2026

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BOUNDARY SURVEY OF
RANDLE PROPERTY

EXHIBIT 1:

RECEIVED

DATE 10/19/2026

CASE NO. AX-2026-021

DEPARTMENT OF PLANNING

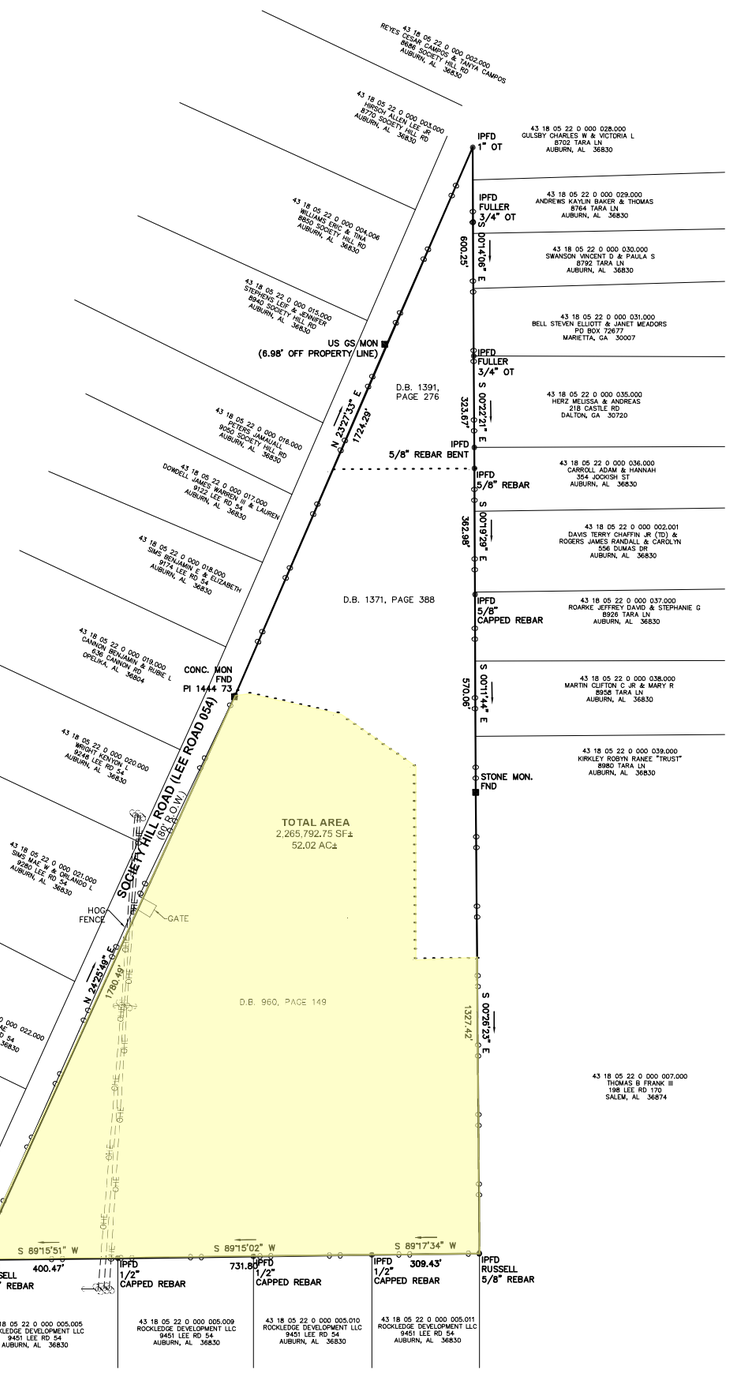
STATE OF ALABAMA
LEE COUNTY

I, ARTHUR R. NETTLES, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA, CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THAT ALL PARTS OF THIS SURVEY & DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA.

ARTHUR R. NETTLES, AL. P.L.S. NO. 23346
NOT A CERTIFIED SURVEY UNLESS SIGNED AND STAMPED WITH MY SEAL

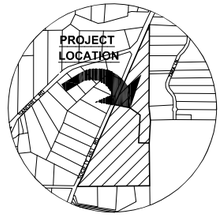
NOTES:

1. THIS PARCEL IS SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAY, OR OTHER RESTRICTIONS OF RECORD THAT MAY EXIST.
2. BEARINGS AND ELEVATIONS BASED ON GPS RTK OBSERVATION USING AUBURN CORS. HORIZONTAL DATUM IS NAD 83 ALABAMA EAST ZONE STATE PLANE COORDINATE SYSTEM. VERTICAL DATUM IS NAVD 88.
3. NORTH IS BASED ON GRID NORTH.
4. NO PERMANENT STRUCTURES MAY BE CONSTRUCTED OR PLACED ON EASEMENTS. FENCES MAY BE ERECTED PERPENDICULARY ACROSS THE EASEMENT PROVIDED THERE IS A MINIMUM 12' WIDE ACCESS GATE INSTALLED. IF THE GATE IS TO BE LOCKED, THERE MUST BE A CITY APPROVED LOCK INSTALLED IN CONJUNCTION WITH THE OWNER'S LOCK. NO CANOPY TREES SHALL BE PLANTED WITHIN TEN (10) FEET OF UTILITIES.
5. FIELDWORK COMPLETED MARCH 31, 2026. OFFICEWORK COMPLETED MAY 7, 2026.
6. BY PLACING OBSTRUCTIONS WITHIN OR ENCROACHING ONTO THE EASEMENT, THE PROPERTY OWNER DOES FOR ITSELF, ITS SUCCESSORS AND ASSIGNS AGREE TO INDEMNIFY, HOLD HARMLESS AND DEFEND THE CITY OF AUBURN, ITS OFFICIALS, REPRESENTATIVES, AGENTS, SERVANTS, AND EMPLOYEES FROM AND AGAINST ALL LIABILITY AND LOSS WHICH MAY BE SUSTAINED AS A RESULT OF CLAIMS, DEMANDS, COSTS OR JUDGEMENTS ARISING OUT OF THE LOCATION OF THE OBSTRUCTION WITHIN THE EASEMENT INCLUDING ITS REASONABLE COSTS IN DEFENDING AGAINST ANY SUCH CLAIMS AND FURTHER AGREES TO RELEASE AND DISCHARGE THE CITY OF AUBURN FROM ANY DAMAGES TO THE OBSTRUCTION ARISING FROM UTILITY MAINTENANCE WORK WITHIN THE EASEMENT OR ANY DAMAGES TO THE OBSTRUCTION RESULTING FROM ITS PLACEMENT IN THE EASEMENT.
7. BY PLACING ANY PORTION OF AN IRRIGATION SYSTEM WITHIN THE EASEMENTS OR RIGHT OF WAY, THE PROPERTY OWNER DOES FOR ITSELF , ITS SUCCESSORS AND ASSIGNS AGREES TO INDEMNIFY, HOLD HARMLESS AND DEFEND THE CITY OF AUBURN, ITS OFFICIALS, REPRESENTATIVES, AGENTS, SERVANTS, AND EMPLOYEES FROM AND AGAINST ALL LIABILITY AND LOSS WHICH MAY BE SUSTAINED AS A RESULT OF CLAIMS, DEMANDS, COST OR JUDGMENTS ARISING OUT OF THE LOCATION OF THE OBSTRUCTION WITHIN THE EASEMENTS OR RIGHT OF WAY INCLUDING ITS REASONABLE COST IN DEFENDING AGAINST ANY SUCH CLAIMS ~ THE PROPERTY OWNER FURTHER AGREES TO RELEASE AND DISCHARGE THE CITY OF AUBURN FROM ANY DAMAGES TO THE IRRIGATION SYSTEM ARISING FROM ANY WORK OR MAINTENANCE WORK WITHIN THE GRANTED EASEMENT OR RIGHT OF WAY OR ANY DAMAGES TO THE IRRIGATIONS SYSTEM RESULTING FROM ITS PLACEMENT WITHIN THE EASEMENT OR RIGHT OF WAY.~ IRRIGATION SYSTEMS ARE LIMITED TO ONLY LATERALS BEING PLACED WITHIN ANY EASEMENTS OR RIGHT OF WAY.
8. ACCORDING TO FIRM MAP PANEL 216 OF 381, MAP NO 01081C0216H , EFFECTIVE DATE JANUARY 17, 2025 THIS PROPERTY LIES IN ZONE X
9. NO STRUCTURES WERE LOCATED ON THE PROPERTY AT THE REQUEST OF THE OWNER.



LEGEND

FULLER	PLASTIC CAP IN THE TOP OF 3/4" IRON PIN BEARING "I. RICHARD FULLER INC."S ALABAMA LAND SURVEYING CERTIFICATE OF AUTHORIZATION NUMBER CA-0004
CT	CRIMPED TOP
OT	OPEN TOP
IPF	IRON PIN FOUND
IPS	IRON PIN SET
△	CALCULATED POINT
■	CONCRETE MONUMENT FOUND
⊠	SPIKE NAIL SET
R.O.W.	RIGHT-OF-WAY
(F)	FIELD MEASUREMENT
(P)	PLAT DIMENSION
-X-X-	CHAIN LINK FENCE
(S)	EXISTING SANITARY SEWER MANHOLE
(D)	EXISTING STORM DRAIN MANHOLE
GAS	EXISTING GAS LINE (SERVICE LINE)
UGE	EXISTING UNDERGROUND ELECTRIC LINES
OHE	EXISTING OVERHEAD ELECTRIC LINES
W	EXISTING WATER LINE
E	EXISTING ELECTRICAL TRANSFORMER/ SWITCHBOX
SSCO	EXISTING SANITARY SEWER CLEANOUT
TV	EXISTING TELEVISION RISER
T	EXISTING TELEPHONE RISER
G	EXISTING GAS METER
	EXISTING GAS VALVE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
W	EXISTING WATER METER
IR	EXISTING IRRIGATION BOX
	EXISTING LIGHTPOLE
	EXISTING POWER POLE AND GUY WIRE
	EXISTING SIGN



VICINITY MAP
(NOT TO SCALE)



SCALE: 1"= 200'

200 100 0 200 400
SCALE IN FEET

ALABAMA LICENSED No. 23346 PROFESSIONAL LAND SURVEYOR ARTHUR R. NETTLES

2004 Yarbrough Drive, Ste A
Opelika, Alabama 36801
Phone (334) 748-9200
Web www.baseline-llc.com
BASELINE
SURVEYING & DESIGN, LLC

BOUNDARY SURVEY OF
RANDLE PROPERTY
SEC: 22 T 18 N Rg 26 E
AUBURN LEE COUNTY ALABAMA
SCALE : 1"=200' MAY 7, 2026
ARTHUR R. NETTLES, AL. P.L.S. REG. NO. 23346
ALABAMA CERT. OF AUTH. CA. NO. 922

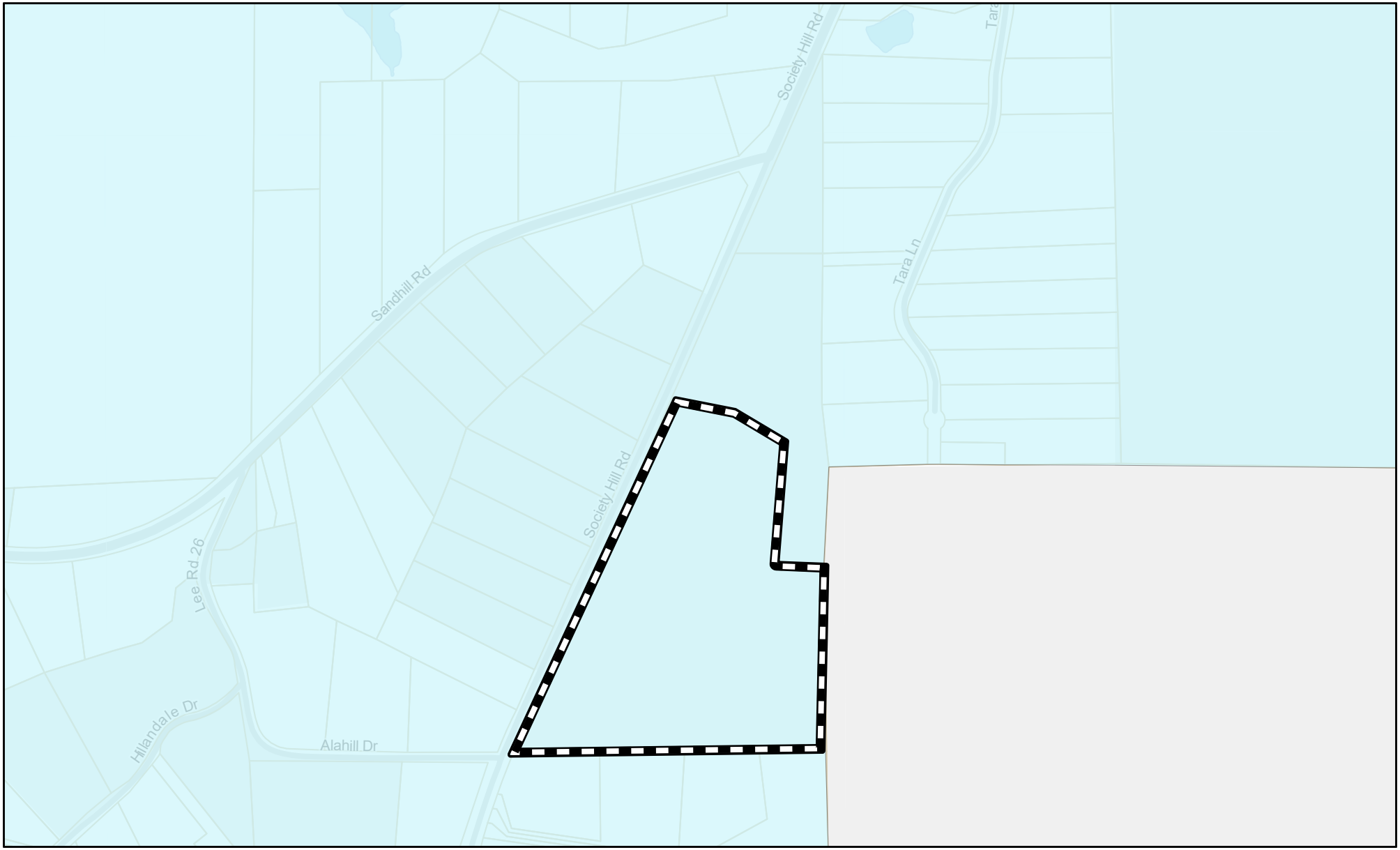
THIS DRAWING IS THE PROPERTY OF BASELINE SURVEYING & DESIGN, LLC AND MAY NOT BE REPRODUCED OR USED IN WHOLE OR IN PART FOR ANY PURPOSE WITHOUT THE EXPRESSED CONSENT, EITHER WRITTEN OR VERBAL, FROM BASELINE SURVEYING & DESIGN, LLC.

JOB NO.	B120026.09
DRAWN	LAS
CREW CHIEF	TTM

Randle Farms 2 Annexation (AX-2026-021)

Optimal Boundary Map

AUBURN



Subject Property

Optimal Boundary

N

0 145 290 580

Feet

[Planning]
11/12/2026

The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.

Agenda Item Summary

Item No. 9 c

Council Meeting Date	November 17, 2026
Department	Office of the City Manager
Submitted By	Megan Crouch
Agenda Section	Ordinances

Name and address of person(s) or business(es) this item affects:
City of Auburn

Description of item under consideration
The City Council adopted Ordinance 3557 on November 18, 2025, declaring a moratorium on the construction of Multiple Unit Development and Private Dormitory Developments within the Urban Core and Urban Neighborhood - West Zoning Districts. This ordinance will extend the moratorium for 12 months until November 30, 2027, unless terminated or further extended by action of the City Council.

The moratorium was put into place to allow for multiple infrastructure and regulatory studies to be completed and for City staff to formulate recommendations to the Planning Commission and City Council to manage the proliferation and saturation of the developmental densities associated with Multiple Unit Developments and Private Dormitory Developments within the Urban Core and Urban Neighborhood - West zoning districts. An extension is needed in order for City staff to complete their recommendations, to allow adequate time for public comment and input prior to presenting recommendations to the Planning Commission and City Council, and for the adoption of the final recommendations.

A timeline for completion of work and adoption of recommendations for the 12-month extension period is attached.

Why is Council action needed?
Council action is required to pass an ordinance if Council determines the extension of the temporary moratorium is necessary.

Is this a budgeted item?: N/A

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF AUBURN, ALABAMA, TO EXTEND ORDINANCE NUMBER 3557 DECLARING A MORATORIUM ON THE CONSTRUCTION OF MULTIPLE UNIT DEVELOPMENTS AND PRIVATE DORMITORY DEVELOPMENTS WITHIN THE URBAN CORE AND URBAN NEIGHBORHOOD WEST ZONES OF THE CITY.

WHEREAS, on November 18, 2025 the City of Auburn, Alabama, enacted Ordinance Number 3557 which provided for a moratorium on the construction of Multiple Unit Developments and Private Dormitory Developments within the Urban Core zone, College Edge Overly District, which is a part thereof (hereinafter collectively referred to as "Urban Core"), and Urban Neighborhood West zones of the City of Auburn; and

WHEREAS, said Ordinance was to continue through November 30, 2026 unless terminated or extended by action of the City Council; and

WHEREAS, there is data indicating that the proliferation and saturation of the developmental densities associated with Multiple Unit Developments and Private Dormitory Developments within the Urban Core and Urban Neighborhood West zones in the City is exceeding or will soon exceed the ability of the City's public utilities, roads, and other infrastructure to accommodate such developments in those areas of the City; and

WHEREAS, the City has initiated multiple studies to evaluate and plan for growth in the City that will also allow the City to address further growth in the Urban Core and Urban Neighborhood West zones of the City, including, but not limited to: the initiation and completion of a City-wide road assessment; the implementation and completion of stormwater and wastewater capacity studies; a review of the City's Zoning Ordinance; and the formulation of recommendations to the Planning Commission and City Council to manage the proliferation of Multiple Unit Developments and Private Dormitory Developments within the Urban Core and Urban Neighborhood West zones; and

WHEREAS, the moratorium was put into place to allow for multiple studies to be completed and for City staff to formulate recommendations to the Planning Commission and City Council to manage the proliferation and saturation of the developmental densities associated with Multiple Unit Developments and Private Dormitory Developments within the Urban Core and Urban Neighborhood West zones; and

WHEREAS, in order for City staff to complete their recommendations and present such for adoption, it is necessary that those recommendations be vetted with and commented on by the public; and

WHEREAS, in order to provide time for adequate public comment and input prior to presentation and adoption of the recommendations, a 12-month extension of the moratorium beyond November 30, 2026 is warranted.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Auburn, Alabama, on November 17, 2026 as follows:

Section 1. That Ordinance Number 3557 adopted by the City Council on November 18, 2025, is hereby extended an additional 12-months from November 30, 2026, until November 30, 2027, unless terminated or further extended by action of the City Council.

ADOPTED and APPROVED by the City Council of the City of Auburn, Alabama, this the 17th day of November, 2026.

_____
Mayor

ATTEST:

_____
City Manager

Urban Core and Urban Neighborhood West Moratorium Timeline as of November 13, 2026

			12-Month Extension										
	2026		2027										
Activity	**Nov**	**Dec**	**Jan**	**Feb**	**Mar**	**Apr**	**May**	**Jun**	**Jul**	**Aug**	**Sep**	**Oct**	**Nov**
Storm Water/Drainage Study													
Sanitary Sewer Collection System Study													
Traffic and Transportation Study													
Planning and Zoning													
Development Team Collaboration													
Council and Planning Commission Interviews													
Stakeholder Meetings and Open House													
Draft Concept Plan for UC/UN-W													
Draft ZO Text Amendments													
Final Recommendations													
Planning Commission Work Session													
City Council Work Session													
Engineering Design Manual Policy Updates													
WRM Design Manual Policy Updates													
Planning Commission Meeting													
City Council Meeting													

Note: The above are reasonable estimates of the time needed to complete these tasks. The time for completion for some of these tasks may change as data is collected and findings are reported. A change in an estimated completion period may cause related time periods to be adjusted. The Council will be informed regarding adjustments in these estimates.

Summary and Status of Tasks	**Status**	**Planned Work**
Storm Water/Drainage Study	1. Completed Storm Water System analysis and model 2. Identified flood mitigation concepts	1. Develop policy recommendations for new design 2. Develop new design standards for Zoning
Sanitary Sewer Collection System Study	1. Completed data collection and building model 2. Performing modeling for existing and future scenarios	1. Collaborate with Team to determine capacity for growth 2. Develop policy recommendations for new design standards 3. Develop design standards and housing density for future demand
Traffic and Transportation Study	1. Completed data collection 2. Completed traffic model for intersections 3. Reviewing preliminary findings and recommendations	1.Collaborate with Team to determine capacity for growth 2.Develop recommendations for new design standards (manuals) 3.Develop design standards for vehicular, pedestrian, bicycles and multimodal transportation options (zoning ordinance)
Planning and Zoning	1. Contracted with consultant to aid in developing new 2. Zoning regulations for UC/UN-W 3. Reviewed developments and trends 4. Reviewed processes and procedures for development	1. Collaborate with Team to determine capacity for growth 2. Review policy recommendations for new design 3. Develop design standards for new development 4. Develop text amendments for Zoning Ordinance 5. Conduct stakeholder meetings and open house 6. Work Sessions - City Council and Planning Commission 7.Draft final recommendations and Zoning text amendments

Agenda Item Summary

Item No. 10 a 1

Council Meeting Date	November 17, 2026
Department	Planning
Submitted By	Justice Wahid Cotton
Agenda Section	Resolutions

Public Hearing Required

Name and address of person(s) or business(es) this item affects:
Foresite Group, LLC
2301 Ogletree Village Road, Suite 200
Auburn, AL 36830

Description of item under consideration
527 Temple Street (CU-2026-064). Conditional use approval for a performance residential use (multiple-unit development). The subject property is located at 527 Temple Street in the Corridor Redevelopment District - Urban (CRD-U) zoning district. As noted in the staff report, a conditional use petition was recommended for approval by the Planning Commission at its May 12, 2026, meeting. The City Council postponed action on the request at its June 2, 2026, meeting. The applicant requested that the petition be postponed to September 1, 2026, and was eventually withdrawn to consider a revised development plan, which is included with this request.

The Planning Commission recommended approval of this request by a vote of 8-0 at its November 12, 2026, meeting with the condition that, should Washington Court be built, the access on Temple Street should be closed and the development should take access from the new road (Washington Court). The attached Planning Commission staff report provides a detailed analysis of the conditional use request.

Why is Council action needed?
Section 803 of the Zoning Ordinance provides that City Council shall either approve or disapprove the conditional use application.

Is this a budgeted item?: N/A

City of Auburn Planning Commission
Conditional Use
Case CU-2026-064
527 Temple Street

Meeting Date: November 12, 2026

Applicant: Brett Basquin, Foresite Group

Request: Conditional use approval for a performance residential development (2-unit multiple unit development)

Zoning Ordinance Requires: Section 803.02.B of the City of Auburn Zoning Ordinance requires that a public hearing shall be held by the Planning Commission after adjoining property owners have been notified of the public hearing by certified mail and signs announcing the public hearing have been erected on the property in question.

Adjoining property owners have been mailed notices regarding the public hearing, and required sign has been properly placed on the property.

Section 803.02.E states further that following a public hearing, the City Council shall either approve, or disapprove, the application and shall establish the specific conditions under which the application is approved.

Location: 527 Temple Street

Discussion: The applicant is proposing to construct a 2-unit multiple unit development with a total of ten (10) beds.

Reviewed by: Reid Bearden, Planner

Recommended Condition(s) of Approval:

Planning:

- If Washington Court were to be built, the access on Temple Street should be closed and the development should take access from the new road (Washington Court).

Current Zoning: Corridor Redevelopment District - Urban (CRD-U)

Surrounding Zoning:

Direction	Zoning	Land Use
North	CRD-U/DDH	Single-Family Residential/Retail
South	CRD-U	Church
East	CRD-U	Self-Storage Facility
West	CRD-U	Single-Family Residential

Property Description: The property is approximately one 0.31 acres or 13,319 square feet in size and has frontage on Temple Street. The subject property is across the street from a self-storage facility and currently sits vacant.

Previous Action Related to this Site:

Date	Action
May 14, 2026	The Planning Commission approved a conditional use request, with conditions, (CU-2026-020) for a 3-unit multiple unit development. The proposal was a 9-bedroom triplex. After Planning Commission, the request stalled at City Council and was eventually pulled by the applicant.

Greenway/Greenspace & Bike Plan Facilities Impact: None.

Major Street Plan Impact: None.

Land Use Plan Designation: The Future Land Use Map in the City of Auburn's CompPlan 2030 designates the property as Mixed Use 2. This designation is intended to provide a more urban character to areas near the Urban Core, particularly along major transportation corridors such as Bragg Avenue, Opelika Road and East Glenn Avenue between downtown and Dean Road. The Mixed Use 2 category provides a transition from the downtown to more suburban character areas. Uses are focused on retail and adaptive reuse of existing structures, where possible. Residential uses are permitted in integration with retail uses, albeit at a lower intensity than in the Neighborhood Centers. Mixed uses are permitted both horizontally and vertically, with vertical mixtures to be more appropriate closer to downtown.

Analysis:
Conditional Use Purpose and Standards: Section 803.04 of the Auburn Zoning Code regarding General Use Standards for Conditional Uses requires consistency with the following criteria:

A. The proposed use shall be in harmony with the general purpose, goals, objectives, and standards of this Ordinance, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the City.

The applicant is proposing to construct a 2-unit multiple unit development in the Corridor Redevelopment District – Urban (CRD-U) zoning district. These two units will contain 5 bedrooms each for a total of 10 bedrooms. The CRD-U zoning district allows for 16 dwelling units an acre (DU/AC), this development has a density of 6.45 DU/AC. Open space is not a requirement for developments of 4 units or less on an existing lot of record.

In the CRD-U zoning district all parking adjacent to any street ROW shall be screened with a Type 1, Option A fence with support piers that are clad with stone, brick, stucco or architecturally decorative concrete block. A 15' bufferyard will be required on the southern property line abutting the church. This is currently shown on the site plan. A 10-foot bufferyard will be required along Temple Street; parking is not allowed within a bufferyard.

Private dorms are not permitted in the CRD-U zoning district. Floor plans are needed to confirm that this is a multiple unit development and not a private dorm. 5-bedroom units do not typically meet the requirement of market-rate housing. Adherence to these requirements is at the planning director's discretion.

B. The proposed use at the proposed location shall not result in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare; either as they now exist or as they may in the future be developed as a result of the implementation of provisions and policies of this Ordinance, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the City or other governmental agency having jurisdiction to guide growth and development.

The required parking for this development is 11 parking spaces, the site plan currently shows 11, meeting said requirement. The Renew Opelika Road Corridor Plan, adopted by the Auburn City Council in 2013, shows a proposed road running along the northern portion of this property. This proposed road is the extension of Washington Court to Temple Street, allowing cross access between Temple Street and Pitts Street. Should this road be dedicated and built, the current access to this development—from Temple Street—should be closed and the new access should be taken from the new road (Washington Court extension). Staff does not foresee any adverse effect on adjacent properties by the proposed development.

C. The proposed use will be adequately served by and will not impose an undue burden on any of the improvements, facilities, utilities, and services specified in this subsection. Where any such improvements, facilities, utilities, or services are not available or adequate to service the proposed use in the proposed location, the applicant shall, as part of the application and as a condition to approval of the proposed conditional use permit, be responsible for establishing ability, willingness, and bind commitment to provide such improvements, facilities, utilities, and services in sufficient time and in a manner consistent with this Ordinance, and other plans, programs, maps, and ordinances adopted by the City to guide its growth and development. The approval of the conditional use permit shall be conditioned upon such improvements, facilities, utilities, and services being provided and guaranteed by the applicant.

Utilities are available in this area. The project should not pose any undue burden on any public systems. Standard development review and the satisfaction of Engineering, Inspection Services, Planning, and Water Resource Management departments will be required prior to any construction

D. The Planning Commission may attach recommendations for conditional use approval, additional criteria dealing with bufferyards, parking, lighting, building materials, or any other aspect of site plan approval necessary to mitigate the impact of the proposed conditional use on the surrounding property.

Current Site Data Table:

Property Zoning – CRD-U	*Impervious Surface Ratio Max – 0.75*
Project Dite Data – 0.31 acres	*Impervious Surface Ratio – 0.18 AC = 0.58*
Open Space Required – 15%	*Proposed Floor Area – 4,386 sqft*
Open Space Provided – 0.13 ac (42%)	*Floor Area Max – 0.85*
Pervious Surface – 0.13	*Floor Area Ratio Provided – 0.35*
Impervious Surface Area – 0.18	*Max Density – 16 units/ac*
Building Height Allowed – 35 ft	*Density Provided – 6.45 units/ac*
Building Height Provided – 30 ft	*Number of Units – 2 Units*
Number of Beds – 10 Bedrooms	*Parking Required – 11 spaces/11 provided*

Staff Comments:

Planning

1. *A formal site plan review will be conducted as part of the city's administrative development review process (DRT).*
2. *Floor plans will be required for review during the DRT process. 5-bedroom units typically do not comply with the market rate standard that these will have to meet. Determination of adherence to these standards is at the planning director's discretion.*
3. *HVAC and other equipment shall be screened from Temple Street.*
4. *A landscape plan will be required during the DRT process.*
5. *A cross-access easement is needed via an admin plat. This **will** be done prior to the issuance of building permits.*
6. *Site plan does not currently show a dumpster location. The dumpster shall be screened. If units will have individual cans, disregard the comment.*

Engineering:

1. *An engineering certification has been submitted.*
2. *There are no engineering concerns with this conditional use request. Plans will be reviewed through the DRT process for compliance with the City's engineering requirements and design standards.*

Water Resource Management:

1. *The City of Auburn can provide sanitary sewer service to this area.*
2. *The Water Works Board of the City of Auburn can provide water service to this area.*
3. *Property is located in the Saugahatchee Creek Watershed.*

RESOLUTION
OF THE
AUBURN PLANNING COMMISSION

Case: 527 Temple Street (Case CU-2026-064)

Subject: Recommendation to City Council for conditional use approval for a performance residential use (multiple unit development)

Location: 527 Temple Street

Applicant: Foresite Group, LLC

Property Zoned: Corridor Redevelopment District - Urban (CRD-U)

-

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation to City Council for conditional use approval for a performance residential use (multiple unit development) marked "Received" October 12, 2026, Auburn Planning Commission Case CU-2026-064, is hereby **APPROVED, subject to:**

- If Washington Court were to be built, the access on Temple Street should be closed and the development should take access from the new road (Washington Court).

STATE OF ALABAMA
LEE COUNTY

I, Justice Wahid Cotton, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held November 12, 2026, and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 12th day of November 2026.



Justice Wahid Cotton, AICP, Director of Planning

RESOLUTION NO. _____

WHEREAS, the Auburn Planning Commission has held a public hearing, before which the adjoining property owners were notified by certified mail and signs erected on the property in question, announcing the public hearing, in accordance with the regulations given in Article VIII, "Conditional Uses," of the Zoning Ordinance; and

WHEREAS, the Auburn Planning Commission recommends this conditional use request because it is in compliance with all City ordinances and regulations and will have no adverse impacts on the community; and

WHEREAS, the City Council of the City of Auburn has also held a public hearing and found that the request is consistent with the standards set forth for conditional uses in Article VIII of the Zoning Ordinance and that the request will have no adverse impact on the general health, safety, and welfare of the community.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Auburn that the request for conditional use approval for a performance residential use to be located at 527 Temple Street, as shown in Planning Commission Resolution CU-2026-064, dated November 12, 2026, is hereby approved, with the conditions that if Washington Court were to be built, the access on Temple Street should be closed and the development should take access from the new road (Washington Court).

ADOPTED AND APPROVED by the City Council of the City of Auburn, Alabama, this the 17th day of November 2026.

_____
Mayor

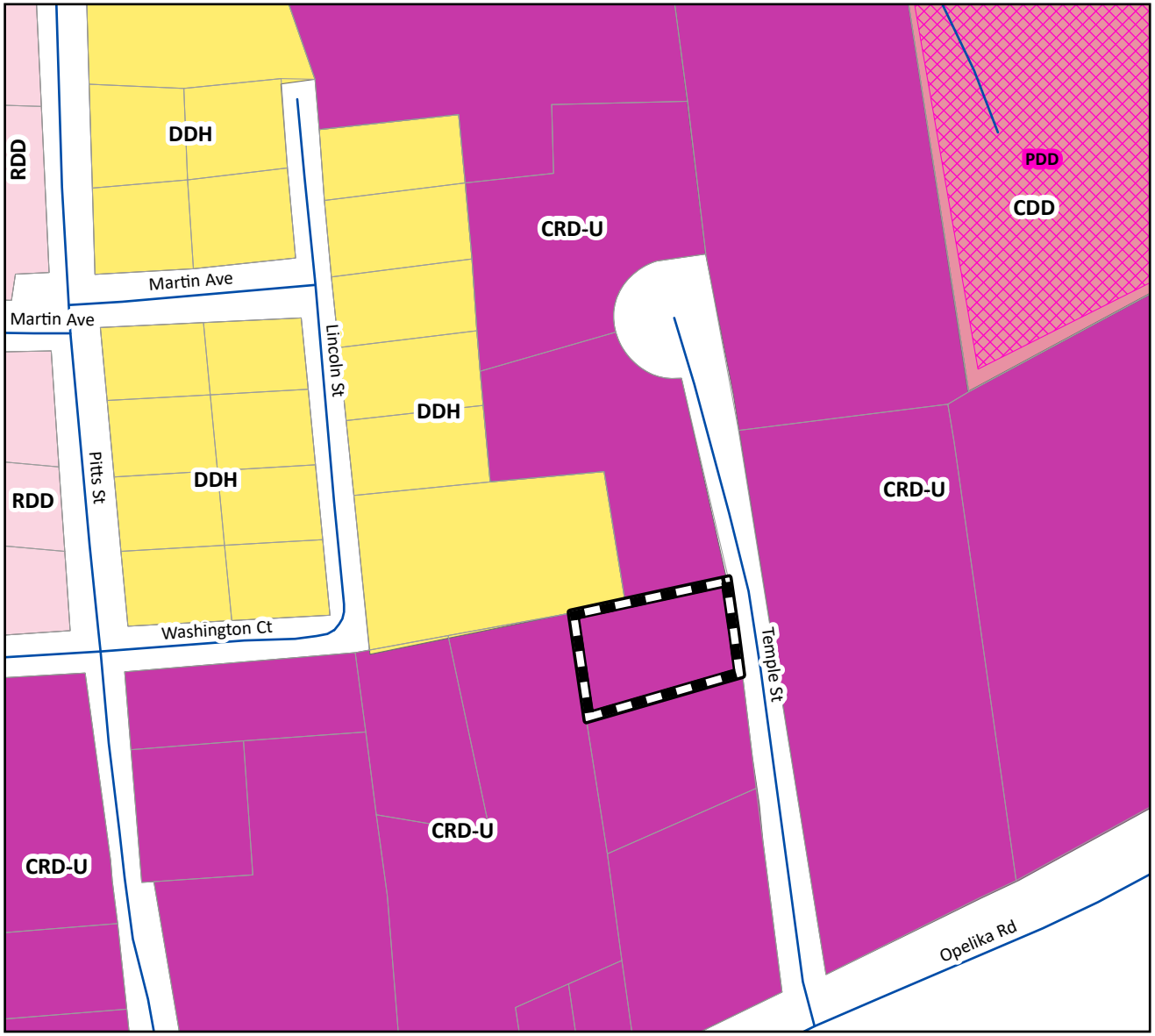
ATTEST:

_____
City Manager

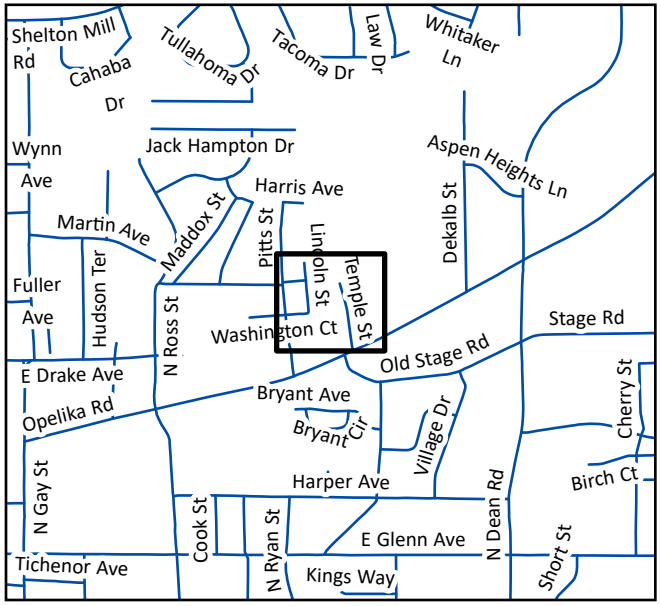
527 Temple Street

Conditional Use Request

Case #CU-2026-064



Vicinity Map



PUBLIC HEARING NOTICE

The Planning Commission will meet **11/12/2026** in the Council Chambers at 141 N. Ross St. at **5:00 PM**. Please call **Reid Bearden** with the City of Auburn Planning Department at **(334)501-3040** for additional information.

The entire Planning Commission packet can be found at www.auburnalabama.org no less than five (5) days prior to the public meeting date. There is a direct link at http://www.auburnalabama.org/pc/

Subject Property

0 37.5 75 150

Feet

1 inch equals 303 feet

The applicant is seeking conditional use approval for a performance residential use (multiple-unit development) to be located at 527 Temple Street in the Corridor Redevelopment District - Urban (CRD-U) zoning district.

N

Planning Dept.

11/02/2026

The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.

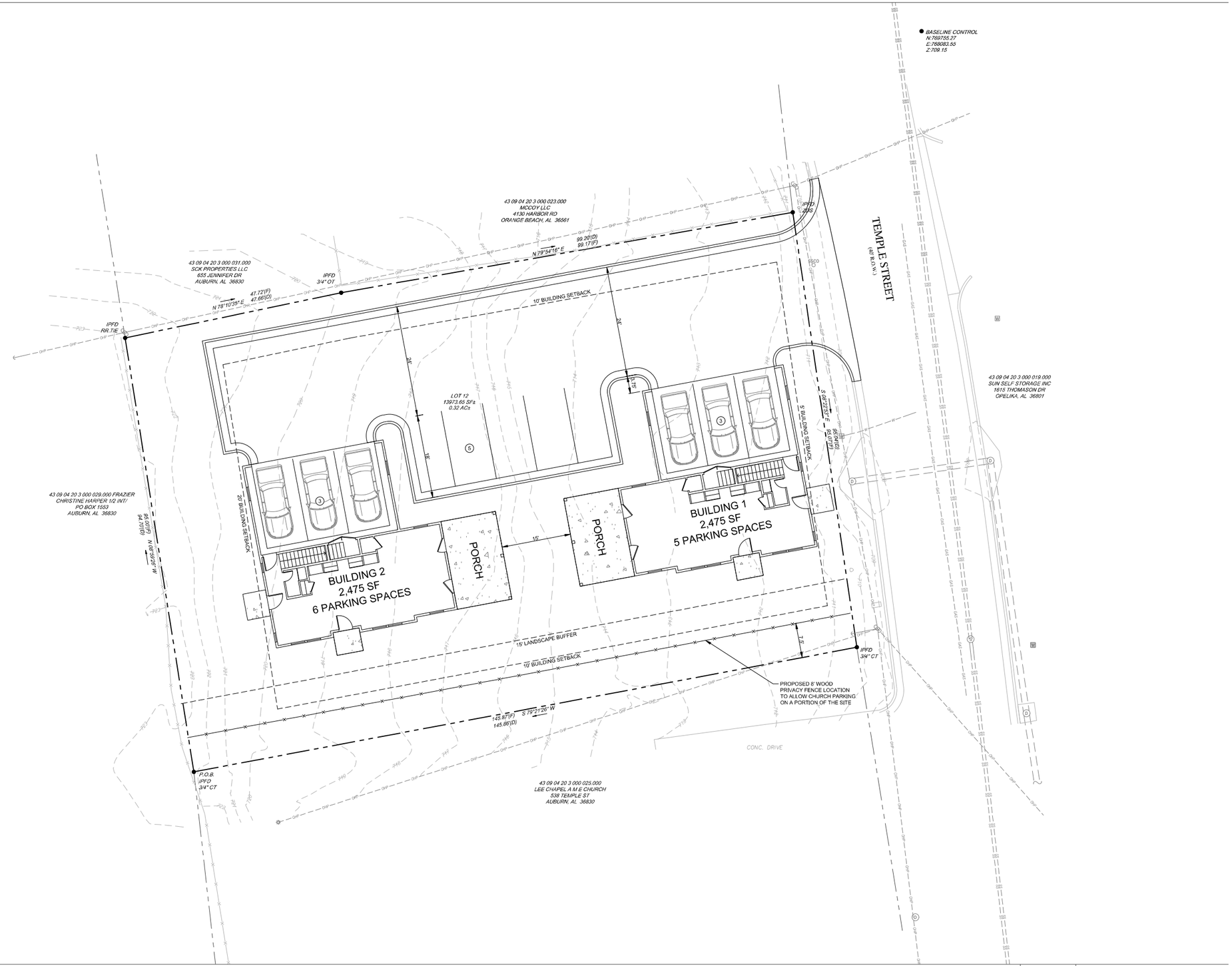
SITE DATA	
PROPERTY ZONING:	CRD-U CORRIDOR REDEVELOPMENT URBAN
PROJECT SITE AREA:	0.31 AC.
OPEN SPACE REQUIRED:	15%
OPEN SPACE PROVIDED:	0.13 AC. (42 %)
PERVIOUS SURFACE AREA:	0.13 AC.
IMPERVIOUS SURFACE AREA:	0.18 AC.
IMPERVIOUS SURFACE RATIO MAX:	0.75
IMPERVIOUS SURFACE RATIO:	0.18 AC.= 0.58
PROPOSED FLOOR AREA:	4,950 SF
FLOOR AREA MAX:	0.85
FLOOR AREA RATIO PROVIDED:	0.35
MAX DENSITY:	16 UNITS/AC
BUILDING HEIGHT ALLOWED:	35 FT
BUILDING HEIGHT PROVIDED:	30 FT
DENSITY PROVIDED:	6.45 UNITS/AC
NUMBER OF UNITS:	2 UNITS
NUMBER OF BEDROOMS:	10 BEDROOMS
PARKING REQUIRED:	11 SPACES
PARKING PROVIDED:	11 SPACES

RECEIVED

DATE 10/12/2026

CASE NO. CU-2026-064

DEPARTMENT OF PLANNING



527 TEMPLE STREET

CONDITIONAL USE CONCEPT PLAN

FORESITE group

1" = 10'

10 5 0 10 20

SCALE IN FEET

2127.008 | NOV-05-2026

Agenda Item Summary

Item No. 10 a 2

Council Meeting Date	November 17, 2026
Department	Planning
Submitted By	Justice Wahid Cotton
Agenda Section	Resolutions

Public Hearing Required

Name and address of person(s) or business(es) this item affects:
Foresite Group, LLC
2301 Ogletree Village Road, Suite 200
Auburn, AL 36830

Description of item under consideration
Shug Jordan ACDI Expansion (Case No. CU-2026-065). Conditional use approval for the expansion of an existing industrial use. The subject property is located at 1460 Pumphrey Avenue in the Industrial (I) zoning district.

The Planning Commission recommended approval of this request by a vote of 8-0 at its November 12, 2026, meeting. The attached Planning Commission staff report provides a detailed analysis of the conditional use request.

Why is Council action needed?
Section 803 of the Zoning Ordinance provides that City Council shall either approve or disapprove the conditional use application.

Is this a budgeted item?: N/A

City of Auburn Planning Commission
Conditional Use
Case CU-2026-065
Shug Jordan ACDI Complex Expansion

Meeting Date: November 12, 2026

Applicant: Brett Basquin, Foresite Group, LLC

Request: Conditional use approval for the expansion of an existing industrial use

Zoning Ordinance Requires: Section 803.02.B of the City of Auburn Zoning Ordinance requires that a public hearing be held by the Planning Commission after adjoining property owners have been notified of the public hearing by certified mail and signs announcing the public hearing have been erected on the property in question.

Adjoining property owners have been mailed notices regarding the public hearing, and required sign has been properly placed on the property.

Section 803.02.E states further that following a public hearing, the City Council shall either approve, or disapprove, the application and shall establish the specific conditions under which the application is approved.

Location: 1460 Pumphrey Avenue

Discussion: The applicant is requesting conditional use approval for an industrial use to expand the existing Auburn Center for Developing Industries (ACDI) complex. This use was previously approved but expired in September 2025.

Reviewed by: Katie Robison, Principal Planner

Recommended Condition(s) of Approval: None

Current Zoning: Industrial (I)

Surrounding Zoning/Use:

Direction	Zoning	Land Use
North	Industrial (I)	Undeveloped
South	Industrial (I)	Commercial
East	Comprehensive Development District (CDD)	Residential
West	Industrial (I)	Industrial/Manufacturing

Property Description: The subject property is comprised of approximately 6.91 acres and is Lot 22-B of the Auburn Industrial Park Subdivision. It has over 500 feet of frontage along Shug Jordan Parkway, a state road and

arterial street, but no existing ingress or egress. The property is owned by the Auburn Industrial Development Board.

Prior Action Related to this Site:

May 1960	The subject property was annexed into the City, a part of Ordinance No. 386
November 1984	Through a revision to the City of Auburn Zoning Map the property was rezoned from R-1 to Industrial (I), under Ordinance No. 1175
July 2008	An administrative subdivision plat was recorded for Auburn Industrial Park Redivision of Lot 22, Third Revision, creating the current boundaries of the subject property.
March 14, 2024	The Planning Commission recommended approval for the expansion of an existing industrial use (CU-2024-006).
March 19, 2024	The City Council approved the conditional use request for the expansion of an existing industrial use (Resolution No. 24-056).
September 19, 2025	The conditional use request approved on March 19, 2024, expired.

Greenway/Greenspace & Bike Plan Facilities Impact: None.

Major Street Plan Impact: None.

Land Use Plan Designation: The Future Land Use Map in the Comprehensive Plan 2030 designates this property as Industrial. This land use is intended to accommodate existing industrial uses and future industrial uses. Future industrial uses will be accommodated through future industrial parks, with locations to be determined.

Analysis:

Conditional Use Purpose and Standards: Section 803.04 of the Auburn Zoning Code regarding General Use Standards for Conditional Uses requires consistency with the following criteria:

A. The proposed use shall be in harmony with the general purpose, goals, objectives, and standards of this Ordinance, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the City.

The applicant is requesting conditional use approval to expand the existing ACDI complex, which offers office and manufacturing space for developing tech and manufacturing companies. The site plan shows 32,000 square feet of building floor area divided between two buildings. The proposed use is consistent with the intent of the zoning district, the general purpose, and goals of the Zoning Ordinance. The use will also align with neighboring uses and the future land use designation.

B. The proposed use at the proposed location shall not result in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare; either as they now exist or as they may in the future be developed as a result of the implementation of provisions and policies of this Ordinance, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the City or other governmental agency having jurisdiction to guide growth and development.

The subject property has frontage along Shug Jordan Parkway but no existing access point from there. A dedicated private access easement to the site from the adjoining lots to the south should be recorded if one does not currently exist.

C. The proposed use will be adequately served by and will not impose an undue burden on any of the improvements, facilities, utilities, and services specified in this subsection. Where any such improvements, facilities, utilities, or services are not available or adequate to service the proposed use in the proposed location, the applicant shall, as part of the application and as a condition to approval of the proposed conditional use permit, be responsible for establishing ability, willingness, and bind commitment to provide such improvements, facilities, utilities, and services in sufficient time and in a manner consistent with this Ordinance, and other plans, programs, maps, and ordinances adopted by the City to guide its growth and development. The approval of the conditional use permit shall be conditioned upon such improvements, facilities, utilities, and services being provided and guaranteed by the applicant.

Utilities are available in this area. Standard development review and the satisfaction of Engineering, Inspection Services, Planning, and Water Resource Management departments will be required prior to any construction.

D. The Planning Commission may attach recommendations for conditional use approval, additional criteria dealing with bufferyards, parking, lighting, building materials, or any other aspect of site plan approval necessary to mitigate the impact of the proposed conditional use on the surrounding property.

There are no staff recommended conditions of approval.

Staff Comments:

Planning:

1. *A dedicated private access easement to the site from the adjoining lots to the south should be recorded if one does not currently exist.*
2. *A formal site plan review will be conducted as part of the city's administrative development review process (DRT).*
3. *A landscape plan will be required.*

Engineering:

1. *Engineering plans have been submitted to the Development Review Team for review.*
2. *An easement should be provided to accommodate access across adjoining parcels.*

Water Resource Management:

1. *This development is located inside the Parkerson Mill Creek Watershed.*
2. *The Water Works Board of the City of Auburn can provide water service to this area.*
3. *The City of Auburn can provide sanitary sewer service to this area.*

RESOLUTION
OF THE
AUBURN PLANNING COMMISSION

Case: Shug Jordan ACDI Complex Expansion (Case No. CU-2026-065)

Subject: Recommendation to City Council for conditional use approval for the expansion of an existing industrial use

Location: 1460 Pumphrey Avenue

Applicant: Foresite Group, LLC

Property Zoned: Industrial (I)

-

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation to City Council for conditional use approval for the expansion of an existing industrial use, marked "Received" October 13, 2026, Auburn Planning Commission Case CU-2026-065, is hereby **APPROVED.**

STATE OF ALABAMA
LEE COUNTY

I, Justice Wahid Cotton, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held November 12, 2026, and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 12th day of November 2026.



Justice Wahid Cotton, AICP, Director of Planning

RESOLUTION NO. _____

WHEREAS, the Auburn Planning Commission has held a public hearing, before which the adjoining property owners were notified by certified mail and signs erected on the property in question, announcing the public hearing, in accordance with the regulations given in Article VIII, "Conditional Uses," of the Zoning Ordinance; and

WHEREAS, the Auburn Planning Commission recommends this conditional use request because it is in compliance with all City ordinances and regulations and will have no adverse impacts on the community; and

WHEREAS, the City Council of the City of Auburn has also held a public hearing and found that the request is consistent with the standards set forth for conditional uses in Article VIII of the Zoning Ordinance and that the request will have no adverse impact on the general health, safety, and welfare of the community.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Auburn that the request for conditional use approval for the expansion of an existing industrial use located at 1460 Pumphrey Avenue, as shown in Planning Commission Resolution CU-2026-065, dated November 12, 2026, is hereby approved.

ADOPTED AND APPROVED by the City Council of the City of Auburn, Alabama, this the 17th day of November 2026.

_____
Mayor

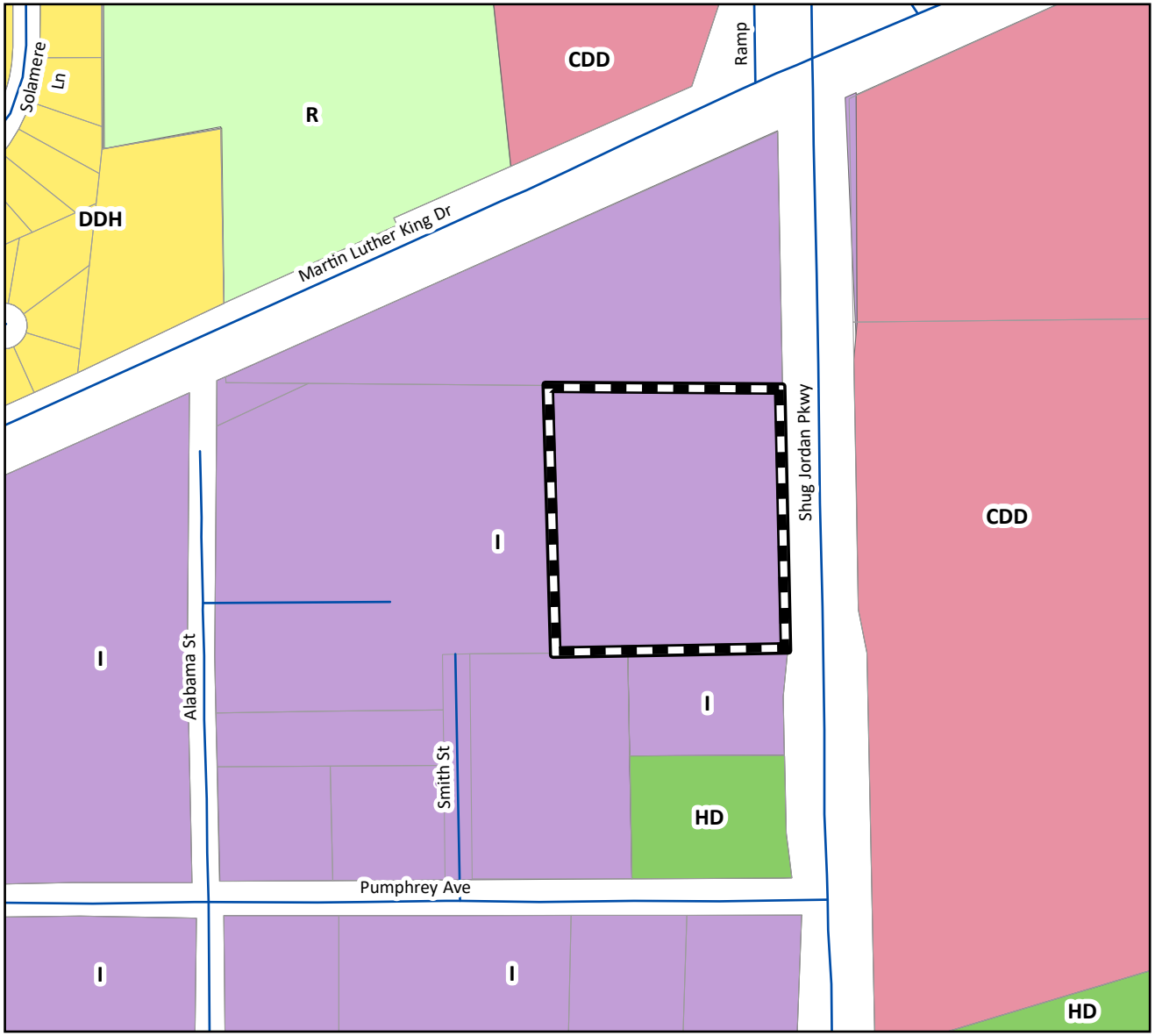
ATTEST:

_____
City Manager

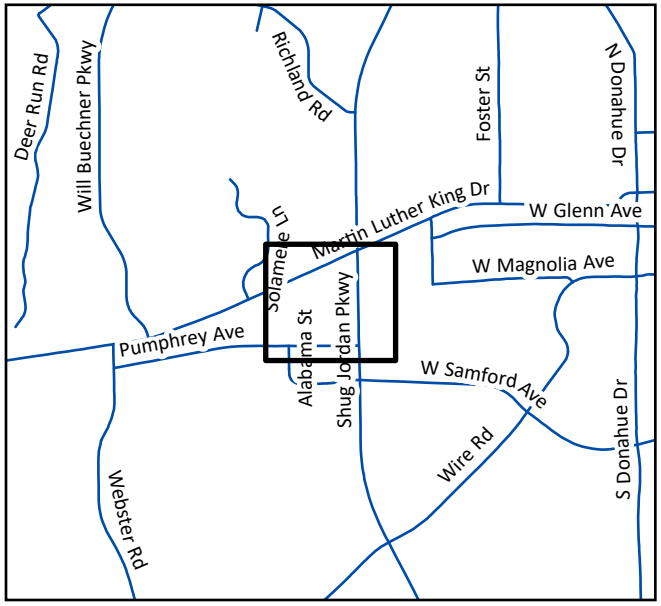
ACDI Expansion Shug Jordan

Conditional Use Request

Case #CU-2026-065



Vicinity Map



PUBLIC HEARING NOTICE

The Planning Commission will meet **11/12/2026** in the Council Chambers at 141 N. Ross St. at **5:00 PM**. Please call **Katie Robison** with the City of Auburn Planning Department at **(334)501-3040** for additional information.

The entire Planning Commission packet can be found at www.auburnalabama.org no less than five (5) days prior to the public meeting date. There is a direct link at http://www.auburnalabama.org/pc/

Subject Property

0 95 190 380

Feet

1 inch equals 739 feet

The applicant is seeking conditional use approval for an industrial use (manufacturing facility) to be located at 1480 Pumphrey Avenue in the Industrial (I) zoning district.

N

Planning Dept.

11/02/2026

The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.

SHUG JORDAN PARKWAY
(150' R.O.W.)

CONC. MON. FND

10' LANDSCAPE AND BUILDING SETBACK

S 00°59'34" E
580.52'

CONC. MON. FND (DIST.)

EXISTING 40 FT ACCESS ROAD EASEMENT

12' BUILDING SETBACK

PROPOSED SITE AREA
±4.70 AC.
PROPOSED BUILDING 2
20,000 S.F.
75 PARKING SPACES

133'

150'

43 08 07 26 0 000 001.000
YARBROUGH CECIL S III
P.O.BOX 594
DADEVILLE, AL 36853

S 89°17'17" E
514.22'

EX. WETLAND

15' BUILDING SETBACK

15' BUILDING SETBACK

S 89°49'29" W
515.05'

LOT 15-A
43 08 07 26 0 000 012.000
AUBURN INDUSTRIAL
DEVELOPMENT BOARD
144 TICHENOR AVE
AUBURN, AL 36830

PROPOSED SITE AREA
±2.21 AC.
PROPOSED BUILDING 1
12,000 S.F.
29 PARKING SPACES

LOADING DOCK

RAMP

150'

25' BUILDING SETBACK

CDCI IPFD

CDCI IPFD

15' SANITARY
SEWER EASEMENT

LOT 16
43 08 07 26 0 000 013.000
AUBURN INDUSTRIAL
DEVELOPMENT BOARD
144 TICHENOR AVE
SUITE 1
AUBURN, AL 36830



LOCATION MAP
N.T.S.

PROJECT DATA

SITE DATA

TOTAL SITE AREA	6.91 AC
PARCEL NUMBER	08072600001402(
ZONING	(I) INDUSTRIAL
LAND USE INTENSITY CLASSIFICATION	X

BUILDING DATA

TOTAL BUILDING AREA	32,000 SF
BUILDING HEIGHT	36 FT
NUMBER OF STORIES	1-STORY WITH MEZZANINE

PARKING DATA

PARKING REQUIRED	1 SPACE PER PERSON ON LARGEST SHIFT
PARKING PROVIDED	104 SPACES
FAR MAXIMUM	(0.94) 282,958 SF
FAR PROVIDED	(0.11) 32,000 SF
PERVIOUS PROPOSED	194,389 SF (4.46 AC)
IMPERVIOUS PROPOSED	106,611 SF (2.45 AC)
ISR MAXIMUM	(0.90) 270,918 SF
ISR PROVIDED	(0.39) 106,610 S.F (2.45 AC)

RECEIVED

DATE 10/13/2026

CASE NO. CU-2026-065

DEPARTMENT OF PLANNING

SHUG JORDAN ACDI COMPLEX EXPANSION

CONDITIONAL USE PLAN

FORESITE group

1" = 30'
30 15 0 30 60
SCALE IN FEET

295.040 | OCTOBER-12-2026

Agenda Item Summary

Item No. 10 b

Council Meeting Date	November 17, 2026
Department	Engineering Services
Submitted By	Michael Griffin
Agenda Section	Resolutions

Public Hearing Required

Name and address of person(s) or business(es) this item affects:
Bloomfield Holdings, LLC
810 MLK, LLC
NEOH Holdings, LLC
248 Prince Avenue
Athens, GA 30601

Description of item under consideration
Resolution assenting to the vacation of right of way located on Bryant Avenue and Bryant Circle and further authorizing the Mayor and City Manager to execute a quitclaim deed relinquishing the property to Bloomfield Holdings, LLC, 810 MLK, LLC, and NEOH Holdings, LLC. The applicant has purchased property along Bryant Avenue and Bryant Circle for continuing the development of The Boulevard MUD. As required by State Law, notice of the public hearing was published in the local newspaper and public notice was posted at the Lee County Courthouse.

Why is Council action needed?
Section 23-4-2 of the Code of Alabama requires City Council to approve a resolution assenting to the vacation. City Council action is needed to authorize the Mayor and City Manager to execute a quitclaim deed vacating the right of way and relinquishing the property to Bloomfield Holdings, LLC, 810 MLK, LLC, and NEOH Holdings, LLC.

Is this a budgeted item?: Yes

RESOLUTION NO. _____

WHEREAS, the City Council of the City of Auburn has received a petition to vacate that certain portion of the right of way described in the attached Petition for Vacation of right of ay located along Bryant Avenue and Bryant Circle in the Auburn city limits; and

WHEREAS, the petition is filed in accordance with the provisions of Section 23-4-20 of the Code of Alabama 1975 which provides that any street or alley may be vacated, in whole or in part, by the owner or owners of the land abutting the street or alley or abutting that portion of the street or alley desired to be vacated; and

WHEREAS, all owners of land abutting the right of way proposed to be vacated have joined in the petition to vacate said right of way easement; and

WHEREAS, the Petition for Vacation of right of way located Bryant Avenue and Bryant Circle states that no property owner will be deprived of any right they may have to convenient and reasonable means of ingress and egress to and from their property as a result of the requested vacation; and

WHEREAS, a public hearing was conducted by the Auburn City Council on November 17, 2026, at which time all persons were given an opportunity to be heard in favor of or in opposition to the proposed right of way vacation; and

WHEREAS, public notice of the public hearing was provided in accordance with Section 23-4-20 of the Code of Alabama 1975; and

WHEREAS, the City Council of the City of Auburn has determined that it is in the best interest of the City to vacate the portion of right of way described in the attached Petition for Vacation of right of way located along Bryant Avenue and Bryant Circle and that the portion of the right of way should be returned to the abutting landowners.

NOW THEREFORE BE IT RESOLVED that the City of Auburn, Alabama, does hereby assent to the portion of right of way vacation as described in the attached Petition for Vacation of right of way located Bryant Avenue and Bryant Circle.

BE IT FURTHER RESOLVED that the City of Auburn, Alabama, does hereby remise, release, quitclaim to the aforesaid parties whatever right, title and interest the City of Auburn may have acquired in the property by virtue of the dedication or the vacation of said property, or otherwise, and that Ron Anders, Jr., Mayor of the City of Auburn, is authorized to execute and deliver a Quitclaim Deed to the forenamed parties or persons carrying out the intention of this paragraph and the City Manager be and is hereby authorized and directed on behalf of the City of Auburn to attest the same.

BE IT FURTHER RESOLVED that the City Manager shall cause a copy of this resolution to be filed in the Probate Court of Lee County and shall further cause a copy of this resolution to be published once in a newspaper in Lee County no later than 14 days after its adoption.

ADOPTED AND APPROVED by the City Council of the City of Auburn, Alabama, this the 17th day of November 2026.

_____
Mayor

ATTEST:

_____
City Manager

STATE OF ALABAMA)
LEE COUNTY)

PETITION TO VACATE RIGHT OF WAY

To the City Engineer, the City Manager, Mayor, and City Council of the City of Auburn:

Comes now NEOH Holdings, LLC, (Petitioners) who represents as follows:

1. The Petitioners are the owners of property subject to the right of way provided under Plat Book 49, Page 6, Harper Avenue II Subdivision Redivision 1, of the real estate records of Lee County, Alabama, and more particularly described below.

   COMMENCE AT AN IRON PIN FOUND AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 26 EAST, AUBURN, LEE COUNTY, ALABAMA, THENCE SOUTH 46°23'25" EAST , A DISTANCE OF 716.64 FEET; THENCE NORTH 84°57'02" EAST, A DISTANCE OF 89.36 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 114.54 FEET, WITH A RADIUS OF 517.47 FEET, WITH A CHORD BEARING OF SOUTH 88°46'12" EAST, WITH A CHORD LENGTH OF 114.31 FEET; THENCE SOUTH 82°37'49" EAST, A DISTANCE OF 108.00 FEET TO THE POINT OF BEGINNING OF A RIGHT OF WAY VACATION MORE FULLY DESCRIBED AS FOLLOWS: FROM THIS POINT OF BEGINNING, THENCE SOUTH 83°32'02" EAST, A DISTANCE OF 4.47 FEET; THENCE SOUTH 84°31'02" EAST, A DISTANCE OF 40.04 FEET; THENCE SOUTH 03°09'57" WEST, A DISTANCE OF 11.58 FEET; THENCE NORTH 86°02'13" WEST, A DISTANCE OF 4.36 FEET; THENCE NORTH 85°06'05" WEST, A DISTANCE OF 10.99 FEET; THENCE NORTH 83°53'49" WEST, A DISTANCE OF 9.80 FEET; THENCE NORTH 83°10'34" WEST, A DISTANCE OF 15.66 FEET; THENCE NORTH 06°54'17" EAST, A DISTANCE OF 11.33 FEET TO THE POINT OF BEGINNING. SAID RIGHT OF WAY VACATION IS 470.58 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.

2. The Petitioners desire to have vacated the above-described said right of way so as to destroy the force and effect of any dedication of the same and have divested therefrom all public rights therein.

Now, THEREFORE, in consideration of the premises, Petitioners hereby requests that your Honors assent to, approve, ratify and confirm the vacation of the above-described right-of-way and the annulment of any dedication thereof and the divestment of all public rights therein, and that the City of Auburn, through its duly elected officials, adopt such appropriate resolution and authorize the execution of such appropriate instrument as may be mete and proper in order to divest the public of all rights to use the same and convey to the Petitioners, all rights, title, claims and interest which the city has or may have in the right of way as above-described.

In Witness Whereof the Petitioner has hereunto set its hand on this the 27th day of May, 2026.

By: NEOH Holdings, LLC

Mike Swope

By: Mike Swope

Its: Managing Member

STATE OF ~~Alabama~~ Georgia)
COUNTY OF ~~LEE~~ Franklin)

I, the undersigned authority, a Notary Public in and for said State at Large, hereby certify that Mike Swope, whose name is signed to the foregoing Declaration of the right of way vacation, who is known to me, acknowledged before me on this day that, being informed of the contents of this declaration, he executed the same voluntarily on the day the same bears date as the act and deed of said company.

Given under my hand and seal of office this the 27th day of May 2026.

Traci Phillips

Notary Public,
My Commission Expires: 10-23-2028

TRACI PHILLIPS
Notary Public, Georgia
Franklin County
My Commission Expires
10-23-2028

#6711938

STATE OF ALABAMA)

COUNTY OF LEE)

DECLARATION OF RIGHT OF WAY VACATION

KNOW ALL MEN BY THESE PRESENTS, the undersigned, NEOH Holdings, LLC, being owners of land abutting the right of way described below and desiring to vacate and close the same, do hereby declare to be vacated and closed, the following described easement in the City of Auburn, County of Lee, Alabama, described as follows:

COMMENCE AT AN IRON PIN FOUND AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 26 EAST, AUBURN, LEE COUNTY, ALABAMA, THENCE SOUTH 46°23'25" EAST , A DISTANCE OF 716.64 FEET; THENCE NORTH 84°57'02" EAST, A DISTANCE OF 89.36 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 114.54 FEET, WITH A RADIUS OF 517.47 FEET, WITH A CHORD BEARING OF SOUTH 88°46'12" EAST, WITH A CHORD LENGTH OF 114.31 FEET; THENCE SOUTH 82°37'49" EAST, A DISTANCE OF 108.00 FEET TO THE POINT OF BEGINNING OF A RIGHT OF WAY VACATION MORE FULLY DESCRIBED AS FOLLOWS: FROM THIS POINT OF BEGINNING, THENCE SOUTH 83°32'02" EAST, A DISTANCE OF 4.47 FEET; THENCE SOUTH 84°31'02" EAST, A DISTANCE OF 40.04 FEET; THENCE SOUTH 03°09'57" WEST, A DISTANCE OF 11.58 FEET; THENCE NORTH 86°02'13" WEST, A DISTANCE OF 4.36 FEET; THENCE NORTH 85°06'05" WEST, A DISTANCE OF 10.99 FEET; THENCE NORTH 83°53'49" WEST, A DISTANCE OF 9.80 FEET; THENCE NORTH 83°10'34" WEST, A DISTANCE OF 15.66 FEET; THENCE NORTH 06°54'17" EAST, A DISTANCE OF 11.33 FEET TO THE POINT OF BEGINNING. SAID RIGHT OF WAY VACATION IS 470.58 SQUARE FEET OR 0.01 ACRES, MORE OR LESS. This Vacation does not deprive other property owners of such rights as they may have to the convenient and reasonable means of utilities to and from their property.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 27th day of May, 2026.

By: NEOH Holdings, LLC
Mike Swope, Its Managing Member

STATE OF ~~Alabama~~ Georgia)
COUNTY OF ~~Lee~~ Franklin)

I, the undersigned authority, a Notary Public in and for said State at Large, hereby certify that Mike Swope, whose name is signed to the foregoing declaration of the right of way vacation, who is known to me, acknowledged before me on this day that, being informed of the contents of this declaration, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this the 27th day of May 2026.

Notary Public,
My Commission Expires: 10-23-2028

TRACI PHILLIPS
Notary Public, Georgia
Franklin County
My Commission Expires
10-23-2028

STATE OF ALABAMA)
LEE COUNTY)

PETITION TO VACATE EASEMENT

To the City Engineer, the City Manager, Mayor, and City Council of the City of Auburn:

Comes now Bloomfield Holdings, LLC, and 810 MLK,LLC (Petitioners) who represents as follows:

1. The Petitioners are the owners of property subject to the right of way provided under Plat Book 49, Page 6, Harper Avenue II Subdivision Redivision 1, of the real estate records of Lee County, Alabama, and more particularly described below.

COMMENCE AT AN IRON PIN FOUND AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 26 EAST, AUBURN, LEE COUNTY, ALABAMA, THENCE SOUTH 46°23'25" EAST , A DISTANCE OF 716.64 FEET; THENCE SOUTH 65°20'45" WEST, A DISTANCE OF 11.06 FEET; THENCE SOUTH 14°33'12" EAST, A DISTANCE OF 8.93 FEET TO THE POINT OF BEGINNING OF A RIGHT OF WAY VACATION MORE FULLY DESCRIBED AS FOLLOWS: FROM THIS POINT OF BEGINNING, THENCE NORTH 85°18'06" EAST, A DISTANCE OF 119.27 FEET; THENCE SOUTH 12°04'13" EAST, A DISTANCE OF 70.36 FEET; THENCE SOUTH 12°04'13" EAST, A DISTANCE OF 43.39 FEET; THENCE SOUTH 78°02'55" WEST, A DISTANCE OF 12.29 FEET; THENCE NORTH 11°30'27" WEST, A DISTANCE OF 1.80 FEET; THENCE NORTH 12°13'06" WEST, A DISTANCE OF 41.59 FEET; THENCE NORTH 12°11'20" WEST, A DISTANCE OF 43.39 FEET; THENCE NORTH 42°51'56" WEST, A DISTANCE OF 19.33 FEET; THENCE SOUTH 85°39'05" WEST, A DISTANCE OF 96.24 FEET; THENCE NORTH 14°33'12" WEST, A DISTANCE OF 12.72 FEET TO THE POINT OF BEGINNING. SAID RIGHT OF WAY VACATION CONTAINING 2863.59 SQUARE FEET OR 0.07 ACRES, MORE OR LESS.

2. The Petitioners desire to have vacated the above-described said right of way so as to destroy the force and effect of any dedication of the same and have divested therefrom all public rights therein.

Now, THEREFORE, in consideration of the premises, Petitioners hereby requests that your Honors assent to, approve, ratify and confirm the vacation of the above-described right of way and the annulment of any dedication thereof and the divestment of all public rights therein, and that the City of Auburn, through its duly elected officials, adopt such appropriate resolution and authorize the execution of such appropriate instrument as may be mete and proper in order to divest the public of all rights to use the same and convey to the Petitioners, all rights, title, claims and interest which the city has or may have in the right of way as above-described.

In Witness Whereof the Petitioner has hereunto set its hand on this the 27th day of May, 2026.

By: Bloomfield Holdings, LLC

By: Bryan E. Austin

Its: Managing Member

STATE OF ~~Alabama~~ Georgia)
COUNTY OF ~~LEE~~ Franklin)

I, the undersigned authority, a Notary Public in and for said State at Large, hereby certify that Bryan E. Austin, whose name is signed to the foregoing Declaration of the right of way vacation, who is known to me, acknowledged before me on this day that, being informed of the contents of this declaration, he executed the same voluntarily on the day the same bears date as the act and deed of said company.

Given under my hand and seal of office this the 27th day of May 2026.

TRACI PHILLIPS
Notary Public, Georgia
Franklin County
My Commission Expires
10-23-2028

Notary Public,
My Commission Expires: 10-23-2028

In Witness Whereof the Petitioner has hereunto set its hand on this the 27th day of May, 2026.

By: 810 MLK, LLC

By: Mike Swope

Its: Managing Member

STATE OF ~~Alabama~~ Georgia)
COUNTY OF ~~LEE~~ Franklin)

I, the undersigned authority, a Notary Public in and for said State at Large, hereby certify that Mike Swope, whose name is signed to the foregoing Declaration of the right of way vacation, who is known to me, acknowledged before me on this day that, being informed of the contents of this declaration, he executed the same voluntarily on the day the same bears date as the act and deed of said company.

Given under my hand and seal of office this the 27th day of May 2026.

Traci Phillips

Notary Public,

My Commission Expires: 10-23-2028



#6711938

STATE OF ALABAMA)

COUNTY OF LEE)

DECLARATION OF RIGHT OF WAY VACATION

KNOW ALL MEN BY THESE PRESENTS, the undersigned Bloomfield Holdings,LLC and 810 MLK,LLC, being owners of land abutting the right-of-way described below and desiring to vacate and close the same, do hereby declare to be vacated and closed, the following described easement in the City of Auburn, County of Lee, Alabama, described as follows:

COMMENCE AT AN IRON PIN FOUND AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 26 EAST, AUBURN, LEE COUNTY, ALABAMA, THENCE SOUTH 46°23'25" EAST , A DISTANCE OF 716.64 FEET; THENCE SOUTH 65°20'45" WEST, A DISTANCE OF 11.06 FEET; THENCE SOUTH 14°33'12" EAST, A DISTANCE OF 8.93 FEET TO THE POINT OF BEGINNING OF A RIGHT OF WAY VACATION MORE FULLY DESCRIBED AS FOLLOWS: FROM THIS POINT OF BEGINNING, THENCE NORTH 85°18'06" EAST, A DISTANCE OF 119.27 FEET; THENCE SOUTH 12°04'13" EAST, A DISTANCE OF 70.36 FEET; THENCE SOUTH 12°04'13" EAST, A DISTANCE OF 43.39 FEET; THENCE SOUTH 78°02'55" WEST, A DISTANCE OF 12.29 FEET; THENCE NORTH 11°30'27" WEST, A DISTANCE OF 1.80 FEET; THENCE NORTH 12°13'06" WEST, A DISTANCE OF 41.59 FEET; THENCE NORTH 12°11'20" WEST, A DISTANCE OF 43.39 FEET; THENCE NORTH 42°51'56" WEST, A DISTANCE OF 19.33 FEET; THENCE SOUTH 85°39'05" WEST, A DISTANCE OF 96.24 FEET; THENCE NORTH 14°33'12" WEST, A DISTANCE OF 12.72 FEET TO THE POINT OF BEGINNING. SAID RIGHT OF WAY VACATION CONTAINING 2863.59 SQUARE FEET OR 0.07 ACRES, MORE OR LESS.

This Vacation does not deprive other property owners of such rights as they may have to the convenient and reasonable means of utilities to and from their property.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 27th day of May, 2026.

By: Bloomfield Holdings, LLC
Bryan E. Austin, Its Managing Member

STATE OF ~~Alabama~~ Georgia)
COUNTY OF ~~Lee~~ Franklin)

I, the undersigned authority, a Notary Public in and for said State at Large, hereby certify that Bryan E. Austin, whose name is signed to the foregoing declaration of the right of way vacation, who is known to me, acknowledged before me on this day that, being informed of the contents of this declaration, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this the 27th day of May 2026.

Notary Public,
My Commission Expires: 10-23-2028

TRACI PHILLIPS
Notary Public, Georgia
Franklin County
My Commission Expires
10-23-2028

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 27th day of May, 2026.

By: 810 MLK, LLC
Mike Swope, Its Managing Member

STATE OF ~~Alabama~~ Georgia)
COUNTY OF ~~Lee~~ Franklin)

I, the undersigned authority, a Notary Public in and for said State at Large, hereby certify that Mike Swope, whose name is signed to the foregoing declaration of the right of way vacation, who is known to me, acknowledged before me on this day that, being informed of the contents of this declaration, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this the 27th day of May 2026.

Notary Public,
My Commission Expires: 10-23-2028

TRACI PHILLIPS
Notary Public, Georgia
Franklin County
My Commission Expires
10-23-2028

STATE OF ALABAMA)
LEE COUNTY)

PETITION TO VACATE RIGHT OF WAY

To the City Engineer, the City Manager, Mayor, and City Council of the City of Auburn:

Comes now Bloomfield Holdings, LLC, and 810 MLK,LLC, (Petitioners) who represents as follows:

1. The Petitioner is the owner of property subject to the right of way provided under Plat Book 49, Page 6, Harper Avenue II Subdivision Redivision 1, of the real estate records of Lee County, Alabama, and more particularly described below.

COMMENCE AT AN IRON PIN FOUND AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 26 EAST, AUBURN, LEE COUNTY, ALABAMA, THENCE SOUTH 46°23'25" EAST, A DISTANCE OF 716.64 FEET TO THE POINT OF BEGINNING OF A RIGHT OF WAY VACATION MORE FULLY DESCRIBED AS FOLLOWS: FROM THIS POINT OF BEGINNING, THENCE NORTH 84°57'02" EAST, A DISTANCE OF 89.36 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 114.54 FEET, WITH A RADIUS OF 517.47 FEET, WITH A CHORD BEARING OF SOUTH 88°46'12" EAST, WITH A CHORD LENGTH OF 114.31 FEET; THENCE SOUTH 82°37'49" EAST, A DISTANCE OF 108.00 FEET; THENCE SOUTH 83°32'02" EAST, A DISTANCE OF 4.47 FEET; THENCE SOUTH 06°54'17" WEST, A DISTANCE OF 11.33 FEET; THENCE SOUTH 83°10'34" EAST, A DISTANCE OF 15.66 FEET; THENCE SOUTH 83°53'49" EAST, A DISTANCE OF 9.80 FEET; THENCE SOUTH 85°06'05" EAST, A DISTANCE OF 10.99 FEET; THENCE SOUTH 86°02'13" EAST, A DISTANCE OF 4.36 FEET; THENCE SOUTH 03°09'57" WEST, A DISTANCE OF 12.95 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 46.24 FEET, WITH A RADIUS OF 638.43 FEET, WITH A CHORD BEARING OF NORTH 84°45'33" WEST, WITH A CHORD LENGTH OF 46.23 FEET; THENCE NORTH 82°41'04" WEST, A DISTANCE OF 108.25 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 48.43 FEET, WITH A RADIUS OF 525.71 FEET, WITH A CHORD BEARING OF NORTH 85°19'25" WEST, WITH A CHORD LENGTH OF 48.41 FEET; THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 36.25 FEET, WITH A RADIUS OF 20.00 FEET, WITH A CHORD BEARING OF SOUTH 39°57'56" WEST, WITH A CHORD LENGTH OF 31.49 FEET; THENCE SOUTH 11°57'05" EAST, A DISTANCE OF 74.34 FEET; THENCE SOUTH 78°02'55" WEST, A DISTANCE OF 12.29 FEET; THENCE NORTH 12°04'13" WEST, A DISTANCE OF 43.39 FEET; THENCE NORTH 12°04'13" WEST, A DISTANCE OF 70.36 FEET; THENCE SOUTH 85°18'06" WEST, A DISTANCE OF 119.27 FEET; THENCE NORTH 14°33'12" WEST, A DISTANCE OF 8.93 FEET; THENCE NORTH 65°20'45" EAST, A DISTANCE OF 11.06 FEET TO THE POINT OF

BEGINNING. SAID RIGHT OF WAY VACATION CONTAINING 8515.66 SQUARE FEET OR 0.20 ACRES, MORE OR LESS.

2. The Petitioner desires to have vacated the above-described said right-of-way so as to destroy the force and effect of any dedication of the same and have divested therefrom all public rights therein.

Now, THEREFORE, in consideration of the premises, the Petitioner hereby requests that your Honors assent to, approve, ratify and confirm the vacation of the above-described right-of-way and the annulment of any dedication thereof and the divestment of all public rights therein, and that the City of Auburn, through its duly elected officials, adopt such appropriate resolution and authorize the execution of such appropriate instrument as may be mete and proper in order to divest the public of all rights to use the same and convey to the Petitioners, all rights, title, claims and interest which the city has or may have in the right of way as above-described.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 19 day of October, 2026.

By: Bloomfield Holdings, LLC
Bryan E. Austin, Its Managing Member

STATE OF Alabama)
COUNTY OF Lee)

I, the undersigned authority, a Notary Public in and for said State at Large, hereby certify that Bryan E. Austin, whose name is signed to the foregoing declaration of the right of way vacation, who is known to me, acknowledged before me on this day that, being informed of the contents of this declaration, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this the 19th day of October 2026.

Notary Public,
My Commission Expires: 10-23-2028

TRACI PHILLIPS
Notary Public, Georgia
Franklin County
My Commission Expires
10-23-2028

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 19 day of October, 2026.

By: 810 MLK, LLC
Mike Swope, Its Managing Member

STATE OF Alabama)
COUNTY OF Lee)

I, the undersigned authority, a Notary Public in and for said State at Large, hereby certify that Mike Swope, whose name is signed to the foregoing declaration of the right

of way vacation, who is known to me, acknowledged before me on this day that, being informed of the contents of this declaration, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this the 19th day of October 2026.

Traci Phillips

Notary Public,

My Commission Expires: 10-23-2028



STATE OF ALABAMA)

COUNTY OF LEE)

DECLARATION OF RIGHT OF WAY VACATION

KNOW ALL MEN BY THESE PRESENTS, the undersigned, Bloomfield Holdings,LLC and 810 MLK,LLC, being owners of land abutting the right of way described below and desiring to vacate and close the same, do hereby declare to be vacated and closed, the following described easement in the City of Auburn, County of Lee, Alabama, described as follows:

COMMENCE AT AN IRON PIN FOUND AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 26 EAST, AUBURN, LEE COUNTY, ALABAMA, THENCE SOUTH 46°23'25" EAST, A DISTANCE OF 716.64 FEET TO THE POINT OF BEGINNING OF A RIGHT OF WAY VACATION MORE FULLY DESCRIBED AS FOLLOWS: FROM THIS POINT OF BEGINNING, THENCE NORTH 84°57'02" EAST, A DISTANCE OF 89.36 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 114.54 FEET, WITH A RADIUS OF 517.47 FEET, WITH A CHORD BEARING OF SOUTH 88°46'12" EAST, WITH A CHORD LENGTH OF 114.31 FEET; THENCE SOUTH 82°37'49" EAST, A DISTANCE OF 108.00 FEET; THENCE SOUTH 83°32'02" EAST, A DISTANCE OF 4.47 FEET; THENCE SOUTH 06°54'17" WEST, A DISTANCE OF 11.33 FEET; THENCE SOUTH 83°10'34" EAST, A DISTANCE OF 15.66 FEET; THENCE SOUTH 83°53'49" EAST, A DISTANCE OF 9.80 FEET; THENCE SOUTH 85°06'05" EAST, A DISTANCE OF 10.99 FEET; THENCE SOUTH 86°02'13" EAST, A DISTANCE OF 4.36 FEET; THENCE SOUTH 03°09'57" WEST, A DISTANCE OF 12.95 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 46.24 FEET, WITH A RADIUS OF 638.43 FEET, WITH A CHORD BEARING OF NORTH 84°45'33" WEST, WITH A CHORD LENGTH OF 46.23 FEET; THENCE NORTH 82°41'04" WEST, A DISTANCE OF 108.25 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 48.43 FEET, WITH A RADIUS OF 525.71 FEET, WITH A CHORD BEARING OF NORTH 85°19'25" WEST, WITH A CHORD LENGTH OF 48.41 FEET; THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 36.25 FEET, WITH A RADIUS OF 20.00 FEET, WITH A CHORD BEARING OF SOUTH 39°57'56" WEST, WITH A CHORD LENGTH OF 31.49 FEET; THENCE SOUTH 11°57'05" EAST, A DISTANCE OF 74.34 FEET; THENCE SOUTH 78°02'55" WEST, A DISTANCE OF 12.29 FEET; THENCE NORTH 12°04'13" WEST, A DISTANCE OF 43.39 FEET; THENCE NORTH 12°04'13" WEST, A DISTANCE OF 70.36 FEET; THENCE SOUTH 85°18'06" WEST, A DISTANCE OF 119.27 FEET; THENCE NORTH 14°33'12" WEST, A DISTANCE OF 8.93 FEET; THENCE NORTH 65°20'45" EAST, A DISTANCE OF 11.06 FEET TO THE POINT OF BEGINNING. SAID RIGHT OF WAY VACATION CONTAINING 8515.66 SQUARE FEET OR 0.20 ACRES, MORE OR LESS.

This Vacation does not deprive other property owners of such rights as they may have to the convenient and reasonable means of utilities to and from their property.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 26 day of August, 2026.

By: Bloomfield Holdings, LLC
Bryan E. Austin, Its Managing Member

STATE OF Georgia)
COUNTY OF Franklin)

I, the undersigned authority, a Notary Public in and for said State at Large, hereby certify that Bryan E. Austin, whose name is signed to the foregoing declaration of the right of way vacation, who is known to me, acknowledged before me on this day that, being informed of the contents of this declaration, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this the 26th day of August 2026.

Traci Phillips

TRACI PHILLIPS
Notary Public, Georgia
Franklin County
My Commission Expires

Notary Public,
My Commission Expires: 10-23-2028

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 26 day of August, 2026.

By: 810 MLK, LLC
Mike Swope, Its Managing Member

STATE OF Georgia)
COUNTY OF Franklin)

I, the undersigned authority, a Notary Public in and for said State at Large, hereby certify that Mike Swope, whose name is signed to the foregoing declaration of the right of way vacation, who is known to me, acknowledged before me on this day that, being informed of the contents of this declaration, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this the 26th day of August 2026.

Traci Phillips

TRACI PHILLIPS
Notary Public, Georgia
Franklin County
My Commission Expires

Notary Public,
My Commission Expires: 10-23-2028

NOTICE OF PUBLIC HEARING
AUBURN CITY COUNCIL
DATE: NOVEMBER 17, 2026
6:00 P.M.

Notice is hereby given in accordance with Section 23-4-2 of the Code of Alabama that the City Council of the City of Auburn will conduct a public hearing during the regularly scheduled City Council meeting on Tuesday, **NOVEMBER 17, 2026**, beginning at 6:00 p.m. in the Auburn City Council Chambers, 141 North Ross Street, Auburn, Alabama 36830 to receive the benefit of public input concerning a proposal to vacate right of way on Bryant Avenue and Bryant Circle located in the northwest corner of Section 29, Township 19 North, Range 26 East Auburn, Lee County, Alabama. Any citizen alleging to be affected by the proposed vacation may submit a written objection to the Auburn City Council or may request an opportunity to be heard at the public hearing.

RIGHT OF WAY NO. 1

COMMENCE AT AN IRON PIN FOUND AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 26 EAST, AUBURN, LEE COUNTY, ALABAMA, THENCE SOUTH 46° 23'25" EAST , A DISTANCE OF 716.64 FEET; THENCE NORTH 84°57'02" EAST, A DISTANCE OF 89.36 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 114.54 FEET, WITH A RADIUS OF 517.47 FEET, WITH A CHORD BEARING OF SOUTH 88°46'12" EAST, WITH A CHORD LENGTH OF 114.31 FEET; THENCE SOUTH 82°37'49" EAST, A DISTANCE OF 108.00 FEET TO THE POINT OF BEGINNING OF A RIGHT OF WAY VACATION MORE FULLY DESCRIBED AS FOLLOWS: FROM THIS POINT OF BEGINNING, THENCE SOUTH 83°32'02" EAST, A DISTANCE OF 4.47 FEET; THENCE SOUTH 84 °31 '02" EAST, A DISTANCE OF 40.04 FEET; THENCE SOUTH 03°09'57" WEST, A DISTANCE OF 11.58 FEET; THENCE NORTH 86°02'13" WEST, A DISTANCE OF 4.36 FEET; THENCE NORTH 85°06'05" WEST, A DISTANCE OF 10.99 FEET; THENCE NORTH 83°53'49" WEST, A DISTANCE OF 9.80 FEET; THENCE NORTH 83° 10'34" WEST, A DISTANCE OF 15.66 FEET; THENCE NORTH 06°54'17" EAST, A DISTANCE OF 11.33 FEET TO THE POINT OF BEGINNING. SAID RIGHT OF WAY VACATION IS 470.58 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.

RIGHT OF WAY NO. 2

COMMENCE AT AN IRON PIN FOUND AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 26 EAST, AUBURN, LEE COUNTY, ALABAMA, THENCE SOUTH 46"23'25" EAST , A DISTANCE OF 716.64 FEET; THENCE SOUTH 65"20'45" WEST, A DISTANCE OF 11.06 FEET; THENCE SOUTH 14"33'12" EAST, A DISTANCE OF 8.93 FEET TO THE POINT OF BEGINNING OF A RIGHT OF WAY VACATION MORE FULLY DESCRIBED AS FOLLOWS: FROM THIS POINT OF BEGINNING, THENCE NORTH 85"18'06" EAST, A DISTANCE OF 119.27 FEET; THENCE SOUTH 12"04'13" EAST, A DISTANCE OF 70.36 FEET;

THENCE SOUTH 12"04'13" EAST, A DISTANCE OF 43.39 FEET; THENCE SOUTH 78"02'55" WEST, A DISTANCE OF 12.29 FEET; THENCE NORTH 11 ° 30'27" WEST, A DISTANCE OF 1.80 FEET; THENCE NORTH 12"13'06" WEST, A DISTANCE OF 41.59 FEET; THENCE NORTH 12"11'20" WEST, A DISTANCE OF 43.39 FEET; THENCE NORTH 42"51'56" WEST,A DISTANCE OF 19.33 FEET; THENCE SOUTH 85° 39'05" WEST, A DISTANCE OF 96.24 FEET; THENCE NORTH 14"33'12" WEST, A DISTANCE OF 12.72 FEET TO THE POINT OF BEGINNING. SAID RIGHT OF WAY VACATION CONTAINING 2863.59 SQUARE FEET OR 0.07 ACRES, MORE OR LESS.

RIGHT OF WAY NO. 3

COMMENCE AT AN IRON PIN FOUND AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 26 EAST, AUBURN, LEE COUNTY, ALABAMA, THENCE SOUTH 46°23'25" EAST, A DISTANCE OF 716.64 FEET TO THE POINT OF BEGINNING OF A RIGHT OF WAY VACATION MORE FULLY DESCRIBED AS FOLLOWS: FROM THIS POINT OF BEGINNING, THENCE NORTH 84°57'02" EAST, A DISTANCE OF 89.36 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 114.54 FEET, WITH A RADIUS OF 517.47 FEET, WITH A CHORD BEARING OF SOUTH 88°46'12" EAST, WITH A CHORD LENGTH OF 114.31 FEET; THENCE SOUTH 82°37'49" EAST, A DISTANCE OF 108.00 FEET; THENCE SOUTH 83°32'02" EAST, A DISTANCE OF 4.47 FEET; THENCE SOUTH 06°54'17" WEST, A DISTANCE OF 11.33 FEET; THENCE SOUTH 83°10'34" EAST, A DISTANCE OF 15.66 FEET; THENCE SOUTH 83°53'49" EAST, A DISTANCE OF 9.80 FEET; THENCE SOUTH 85°06'05" EAST, A DISTANCE OF 10.99 FEET; THENCE SOUTH 86°02'13" EAST, A DISTANCE OF 4.36 FEET; THENCE SOUTH 03°09'57" WEST, A DISTANCE OF 12.95 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 46.24 FEET, WITH A RADIUS OF 638.43 FEET, WITH A CHORD BEARING OF NORTH 84°45'33" WEST, WITH A CHORD LENGTH OF 46.23 FEET; THENCE NORTH 82°41'04" WEST, A DISTANCE OF 108.25 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 48.43 FEET, WITH A RADIUS OF 525.71 FEET, WITH A CHORD BEARING OF NORTH 85°19'25" WEST, WITH A CHORD LENGTH OF 48.41 FEET; THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 36.25 FEET, WITH A RADIUS OF 20.00 FEET, WITH A CHORD BEARING OF SOUTH 39°57'56" WEST, WITH A CHORD LENGTH OF 31.49 FEET; THENCE SOUTH 11°57'05" EAST, A DISTANCE OF 74.34 FEET; THENCE SOUTH 78°02'55" WEST, A DISTANCE OF 12.29 FEET; THENCE NORTH 12°04'13" WEST, A DISTANCE OF 43.39 FEET; THENCE NORTH 12°04'13" WEST, A DISTANCE OF 70.36 FEET; THENCE SOUTH 85°18'06" WEST, A DISTANCE OF 119.27 FEET; THENCE NORTH 14°33'12" WEST, A DISTANCE OF 8.93 FEET; THENCE NORTH 65°20'45" EAST, A DISTANCE OF 11.06 FEET TO THE POINT OF BEGINNING. SAID RIGHT OF WAY VACATION CONTAINING 8515.66 SQUARE FEET OR 0.20 ACRES, MORE OR LESS.

STATE OF ALABAMA
LEE COUNTY

AFFIDAVIT OF POSTED NOTICE

I, Arthur R. Nettles a Professional Land Surveyor in the State of Alabama, as owner of Baseline Surveying & Design, LLC as the representative for Neoh Holdings, LLC, Bloomfield Holdings, LLC & 810 MLK,LLC for the vacation of a right-of-way located on Bryant Circle and Bryant Avenue. in Auburn, Lee County Alabama.

A notice containing the legal description of the r i g h t o f w a y to be vacated and the Lot, Subdivision and recording data on the lot has been on public display since September 21, 2026 in the lobby of the Lee County Courthouse in Opelika, Alabama.

I am desirous that this Affidavit shall serve as a witness that this notice has been posted.

Done this 15thday of October, 2026.

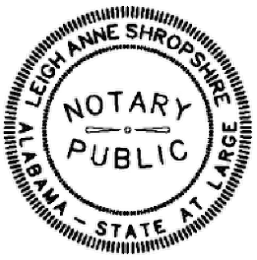
Arthur R. Nettles, AL P.L.S. 23346

STATE OF ALABAMA
LEE COUNTY

This is to certify that Arthur R. Nettles, whose name is signed to the foregoing Scrivener's Affidavit and who is known to me did sign the same on the day the same bears date and declares it to be true and correct to the best of her information, knowledge and belief.

Sworn to and subscribed before me this the 15th day of October, 2026.

Notary Public
My Commission Expires 8- 04-2029



THIS INSTRUMENT WAS PREPARED BY:
Baseline Surveying & Design, LLC
2004 Yarbrough Dr.
Ste. A
Opelika, AL 36801

Affidavit of Publication of Legal Notice

SEE ATTACHED

State of Alabama
Lee County

Notice of Public Hearing - Bryant Avenue-Circle ROW Vacation

Before me, a notary public in and for the county and state above listed, personally appeared *Brian Woodham*, who, by me duly sworn, deposes and says that:
My name is Brian Woodham. I am the Legal Advertising Coordinator of The Auburn Villager. The Newspaper is printed in the English language, has a general circulation and its principal editorial office in the county above listed and has been mailed under a publication class mailing privilege of the United States Postal Service from the post office where it is published at least 51 weeks a year.

The Newspaper published the attached legal notice in the issue(s) of: **9/24/2026, 10/1/2026, 10/8/2026, 10/15/2026**
A copy of each issue of the paper containing the notice was mailed to the person or official placing the legal notice.
The sum charged for these publications was: **$2,480**

The sum charged by the Newspaper for said publication does not exceed the lowest of the actual lowest classified rate paid by commercial customers for an advertisement of similar size and frequency in the same newspaper(s) in which the public notice appeared.

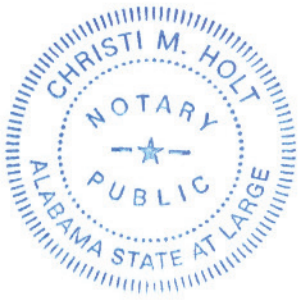
There are no agreements between the Newspaper and the officer or attorney charged with the duty of placing the attached legal advertising notices whereby any advantage, gain or profit accrued to said officer or attorney.

Affiant

Sworn and subscribed this **15th day of October, 2026**

Christi M. Holt

Notary Public
My Commission Expires on March 4, 2029



Affidavit of Publication of Legal Notice

NOTICE OF PUBLIC HEARING
AUBURN CITY COUNCIL
DATE: NOVEMBER 17, 2026
6:00 P.M.

Notice is hereby given in accordance with Section 23-4-2 of the Code of Alabama that the City Council of the City of Auburn will conduct a public hearing during the regularly scheduled City Council meeting on Tuesday, **NOVEMBER 17, 2026**, beginning at 6:00 p.m. in the Auburn City Council Chambers, 141 North Ross Street, Auburn, Alabama 36830 to receive the benefit of public input concerning a proposal to vacate right of way on Bryant Avenue and Bryant Circle located in the northwest corner of Section 29, Township 19 North, Range 26 East Auburn, Lee County, Alabama. Any citizen alleging to be affected by the proposed vacation may submit a written objection to the Auburn City Council or may request an opportunity to be heard at the public hearing.

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RIGHT OF WAY NO. 2

COMMENCE AT AN IRON PIN FOUND AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 26 EAST, AUBURN, LEE COUNTY, ALABAMA, THENCE SOUTH 46"23'25" EAST , A DISTANCE OF 716.64 FEET; THENCE SOUTH 65"20'45" WEST, A DISTANCE OF 11.06 FEET; THENCE SOUTH 14"33'12" EAST, A DISTANCE OF 8.93 FEET TO THE POINT OF BEGINNING OF A RIGHT OF WAY VACATION MORE FULLY DESCRIBED AS FOLLOWS: FROM THIS POINT OF BEGINNING, THENCE NORTH 85"18'06" EAST, A DISTANCE OF 119.27 FEET; THENCE SOUTH 12"04'13" EAST, A DISTANCE OF 70.36 FEET; THENCE SOUTH 12"04'13" EAST, A DISTANCE OF 43.39 FEET; THENCE SOUTH 78"02'55" WEST, A DISTANCE OF 12.29 FEET; THENCE NORTH 11 ° 30'27" WEST, A DISTANCE OF 1.80 FEET; THENCE NORTH 12"13'06" WEST, A DISTANCE OF 41.59 FEET; THENCE NORTH 12"11'20" WEST, A DISTANCE OF 43.39 FEET; THENCE NORTH 42"51'56" WEST,A DISTANCE OF 19.33 FEET; THENCE SOUTH 85° 39'05" WEST, A DISTANCE OF 96.24 FEET; THENCE NORTH 14"33'12" WEST, A DISTANCE OF 12.72 FEET TO THE POINT OF BEGINNING. SAID RIGHT OF WAY VACATION CONTAINING 2863.59 SQUARE FEET OR 0.07 ACRES, MORE OR LESS.

RIGHT OF WAY NO. 3

COMMENCE AT AN IRON PIN FOUND AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 26 EAST, AUBURN, LEE COUNTY, ALABAMA, THENCE SOUTH 46°23'25" EAST, A DISTANCE OF 716.64 FEET TO THE POINT OF BEGINNING OF A RIGHT OF WAY VACATION MORE FULLY DESCRIBED AS FOLLOWS: FROM THIS POINT OF BEGINNING, THENCE NORTH 84°57'02" EAST, A DISTANCE OF 89.36 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 114.54 FEET, WITH A RADIUS OF 517.47 FEET, WITH A CHORD BEARING OF SOUTH 88°46'12" EAST, WITH A CHORD LENGTH OF 114.31 FEET; THENCE SOUTH 82°37'49" EAST, A DISTANCE OF 108.00 FEET; THENCE SOUTH 83°32'02" EAST, A DISTANCE OF 4.47 FEET; THENCE SOUTH 06°54'17" WEST, A DISTANCE OF 11.33 FEET; THENCE SOUTH 83°10'34" EAST, A DISTANCE OF 15.66 FEET; THENCE SOUTH 83°53'49" EAST, A DISTANCE OF 9.80 FEET; THENCE SOUTH 85°06'05" EAST, A DISTANCE OF 10.99 FEET; THENCE SOUTH 86°02'13" EAST, A DISTANCE OF 4.36 FEET; THENCE SOUTH 03°09'57" WEST, A DISTANCE OF 12.95 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 46.24 FEET, WITH A RADIUS OF 638.43 FEET, WITH A CHORD BEARING OF NORTH 84°45'33" WEST, WITH A CHORD LENGTH OF 46.23 FEET; THENCE NORTH 82°41'04" WEST, A DISTANCE OF 108.25 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 48.43 FEET, WITH A RADIUS OF 525.71 FEET, WITH A CHORD BEARING OF NORTH 85°19'25" WEST, WITH A CHORD LENGTH OF 48.41 FEET; THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 36.25 FEET, WITH A RADIUS OF 20.00 FEET, WITH A CHORD BEARING OF SOUTH 39°57'56" WEST, WITH A CHORD LENGTH OF 31.49 FEET; THENCE SOUTH 11°57'05" EAST, A DISTANCE OF 74.34 FEET; THENCE SOUTH 78°02'55" WEST, A DISTANCE OF 12.29 FEET; THENCE NORTH 12°04'13" WEST, A DISTANCE OF 43.39 FEET; THENCE NORTH 12°04'13" WEST, A DISTANCE OF 70.36 FEET; THENCE SOUTH 85°18'06" WEST, A DISTANCE OF 119.27 FEET; THENCE NORTH 14°33'12" WEST, A DISTANCE OF 8.93 FEET; THENCE NORTH 65°20'45" EAST, A DISTANCE OF 11.06 FEET TO THE POINT OF BEGINNING. SAID RIGHT OF WAY VACATION CONTAINING 8515.66 SQUARE FEET OR 0.20 ACRES, MORE OR LESS.

The Villager
September 24, October 1, October 8, October 15, 2026

GRANTEE'S ADDRESS:
248 PRINCE AVENUE
ATHENS, GEORGIA

STATE OF ALABAMA)
)
COUNTY OF LEE)

QUITCLAIM DEED
THIS DEED IS GIVEN
TO PERFECT TITLE

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One and 00/100 Dollars ($1.00) and other good and valuable considerations to the undersigned grantor, **CITY OF AUBURN, A MUNICIPAL CORPORATION**, in hand paid by **BLOOMFIELD HOLDINGS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, 810 MLK, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND NEOH HOLDINGS, LLC, A GEORGIA LIMITED LIABILITY COMPANY,** the receipt and sufficiency of which are hereby acknowledged, the **CITY OF AUBURN, A MUNICIPAL CORPORATION,** does hereby remise, release, quitclaim and convey unto the said **BLOOMFIELD HOLDINGS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, 810 MLK, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND NEOH HOLDINGS, LLC, A GEORGIA LIMITED LIABILITY COMPANY,** all of its right, title, interest and claim in and to the following described real estate, to-wit:

RIGHT OF WAY NO. 1

COMMENCE AT AN IRON PIN FOUND AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 26 EAST, AUBURN, LEE COUNTY, ALABAMA, THENCE SOUTH 46° 23'25" EAST , A DISTANCE OF 716.64 FEET; THENCE NORTH 84°57'02" EAST, A DISTANCE OF 89.36 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 114.54 FEET, WITH A RADIUS OF 517.47 FEET, WITH A CHORD BEARING OF SOUTH 88°46'12" EAST, WITH A CHORD LENGTH OF 114.31 FEET; THENCE SOUTH 82°37'49" EAST, A DISTANCE OF 108.00 FEET TO THE POINT OF BEGINNING OF A RIGHT OF WAY VACATION MORE FULLY DESCRIBED AS FOLLOWS: FROM THIS POINT OF BEGINNING, THENCE SOUTH 83°32'02" EAST, A DISTANCE OF 4.47 FEET; THENCE SOUTH 84 °31 '02" EAST, A DISTANCE OF 40.04 FEET; THENCE SOUTH 03°09'57" WEST, A DISTANCE OF 11.58 FEET; THENCE NORTH 86°02'13" WEST, A DISTANCE OF 4.36 FEET; THENCE NORTH 85°06'05" WEST, A DISTANCE OF 10.99 FEET; THENCE NORTH 83°53'49" WEST, A DISTANCE OF 9.80 FEET; THENCE NORTH 83° 10'34" WEST, A DISTANCE OF 15.66 FEET; THENCE NORTH 06°54'17" EAST, A DISTANCE OF 11.33 FEET TO THE POINT OF BEGINNING. SAID RIGHT OF WAY VACATION IS 470.58 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.

RIGHT OF WAY NO. 2

COMMENCE AT AN IRON PIN FOUND AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 26 EAST, AUBURN, LEE COUNTY, ALABAMA, THENCE SOUTH 46"23'25" EAST , A DISTANCE OF 716.64 FEET; THENCE SOUTH 65"20'45" WEST, A DISTANCE OF 11.06 FEET; THENCE SOUTH 14"33'12" EAST, A DISTANCE OF 8.93 FEET TO THE POINT OF BEGINNING OF A RIGHT OF

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RIGHT OF WAY NO. 3

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TO HAVE AND TO HOLD unto the said **BLOOMFIELD HOLDINGS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, 810 MLK, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND NEOH HOLDINGS, LLC, A GEORGIA LIMITED LIABILITY COMPANY,** their heirs and assigns forever.

IN WITNESS WHEREOF, the **CITY OF AUBURN, A MUNICIPAL CORPORATION**, has caused this deed to be executed by Ron Anders Jr., its Mayor, and Attested by Megan McGowen Couch, its City Manager, and the seal of said City of Auburn here unto affixed this _____ day of _____, 2026.

_____(L.S.)
Ron Anders, Jr.
Mayor

ATTEST:

BY:_____
Megan McGowen Crouch
City Manager

STATE OF ALABAMA

COUNTY OF LEE

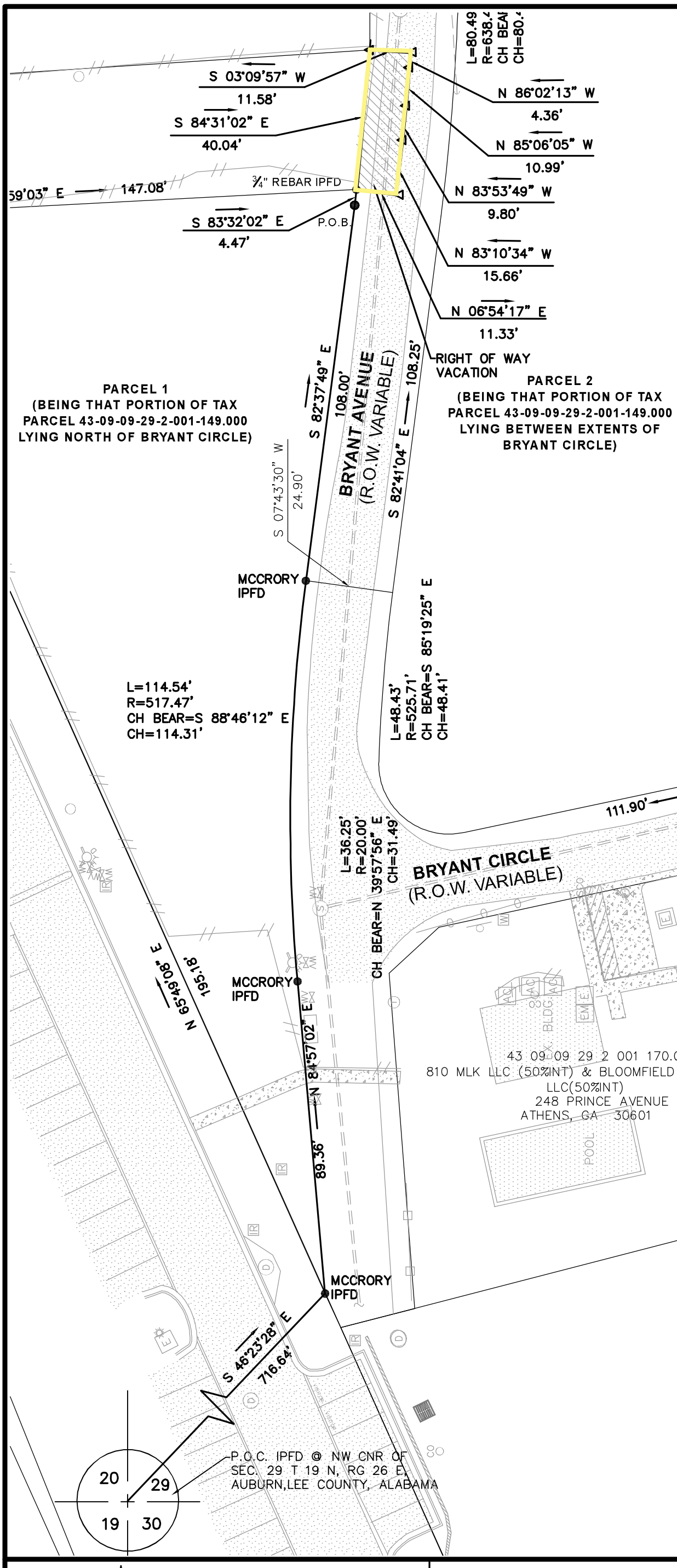
I, the undersigned authority, a Notary Public in and for said State at Large, hereby certify that Ron Anders, Jr. and Megan McGowen Crouch, whose names as Mayor and City Manager, respectively of **THE CITY OF AUBURN, A MUNICIPAL CORPORATION,** are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal of office this the _____ day of _____, 2026.

_____
Notary Public

Notary Commission Expiration Date:_____

This instrument prepared by:
Audrea Carr, City of Auburn
Engineering Services Department
161 North Ross Street
Auburn, Alabama 36830



LEGAL DESCRIPTION OF RIGHT OF WAY VACATION

COMMENCE AT AN IRON PIN FOUND AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 26 EAST, AUBURN, LEE COUNTY, ALABAMA, THENCE SOUTH 46°23'25" EAST , A DISTANCE OF 716.64 FEET; THENCE NORTH 84°57'02" EAST, A DISTANCE OF 89.36 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 114.54 FEET, WITH A RADIUS OF 517.47 FEET, WITH A CHORD BEARING OF SOUTH 88°46'12" EAST, WITH A CHORD LENGTH OF 114.31 FEET; THENCE SOUTH 82°37'49" EAST, A DISTANCE OF 108.00 FEET TO THE POINT OF BEGINNING OF A RIGHT OF WAY VACATION MORE FULLY DESCRIBED AS FOLLOWS: FROM THIS POINT OF BEGINNING, THENCE SOUTH 83°32'02" EAST, A DISTANCE OF 4.47 FEET; THENCE SOUTH 84°31'02" EAST, A DISTANCE OF 40.04 FEET; THENCE SOUTH 03°09'57" WEST, A DISTANCE OF 11.58 FEET; THENCE NORTH 86°02'13" WEST, A DISTANCE OF 4.36 FEET; THENCE NORTH 85°06'05" WEST, A DISTANCE OF 10.99 FEET; THENCE NORTH 83°53'49" WEST, A DISTANCE OF 9.80 FEET; THENCE NORTH 83°10'34" WEST, A DISTANCE OF 15.66 FEET; THENCE NORTH 06°54'17" EAST, A DISTANCE OF 11.33 FEET TO THE POINT OF BEGINNING. SAID RIGHT OF WAY VACATION IS 470.58 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.

LEGEND

BASELINE	PLASTIC CAP BEARING CIVIL DESIGN AND CONSULTING'S ALABAMA CERTIFICATE OF AUTHORIZATION NUMBER S-922
(D)	PLAT OR DEED DIMENSION
(F)	FIELD MEASUREMENT
R.O.W.	RIGHT-OF-WAY
OT	OPEN TOP
IPFD	IRON PIN FOUND
IPS	IRON PIN SET
—OHE—	OVERHEAD ELECTRIC LINES
	POWER POLE

N E S W

SCALE: 1"= 30'

30 15 0 30 60

SCALE IN FEET

2004 Yarbrough Drive, Ste A
Opelika, AL 36801
Phone: (334) 748-9200
BASELINE
SURVEYING & DESIGN, LLC

PROJECT NO.	CREW CHIEF	DRAWN	CHECKED
B40426.02-1	ARN	CSM	ARN

EXHIBIT OF RIGHT OF WAY VACATION
BRYANT AVENUE

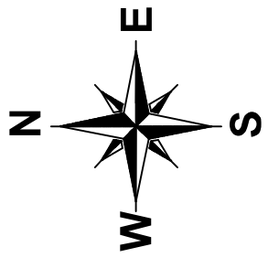
SEC. 29 T 19 N Rg 26 E
AUBURN LEE COUNTY ALABAMA
SCALE: 1" = 30' AUGUST 31, 2026
ARTHUR R. NETTLES, AL. P.L.S. REG. NO. 23346
CERTIFICATE OF AUTHORIZATION NO. S-922

LEGAL DESCRIPTION OF RIGHT OF WAY VACATION

COMMENCE AT AN IRON PIN FOUND AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 26 EAST, AUBURN, LEE COUNTY, ALABAMA, THENCE SOUTH 46°23'25" EAST , A DISTANCE OF 716.64 FEET; THENCE SOUTH 65°20'45" WEST, A DISTANCE OF 11.06 FEET; THENCE SOUTH 14°33'12" EAST, A DISTANCE OF 8.93 FEET TO THE POINT OF BEGINNING OF A RIGHT OF WAY VACATION MORE FULLY DESCRIBED AS FOLLOWS: FROM THIS POINT OF BEGINNING, THENCE NORTH 85°18'06" EAST, A DISTANCE OF 119.27 FEET; THENCE SOUTH 12°04'13" EAST, A DISTANCE OF 70.36 FEET; THENCE SOUTH 12°04'13" EAST, A DISTANCE OF 43.39 FEET; THENCE SOUTH 78°02'55" WEST, A DISTANCE OF 12.29 FEET; THENCE NORTH 11°30'27" WEST, A DISTANCE OF 1.80 FEET; THENCE NORTH 12°13'06" WEST, A DISTANCE OF 41.59 FEET; THENCE NORTH 12°11'20" WEST, A DISTANCE OF 43.39 FEET; THENCE NORTH 42°51'56" WEST, A DISTANCE OF 19.33 FEET; THENCE SOUTH 85°39'05" WEST, A DISTANCE OF 96.24 FEET; THENCE NORTH 14°33'12" WEST, A DISTANCE OF 12.72 FEET TO THE POINT OF BEGINNING. SAID RIGHT OF WAY VACATION CONTAINING 2863.59 SQUARE FEET OR 0.07 ACRES, MORE OR LESS.

LEGEND

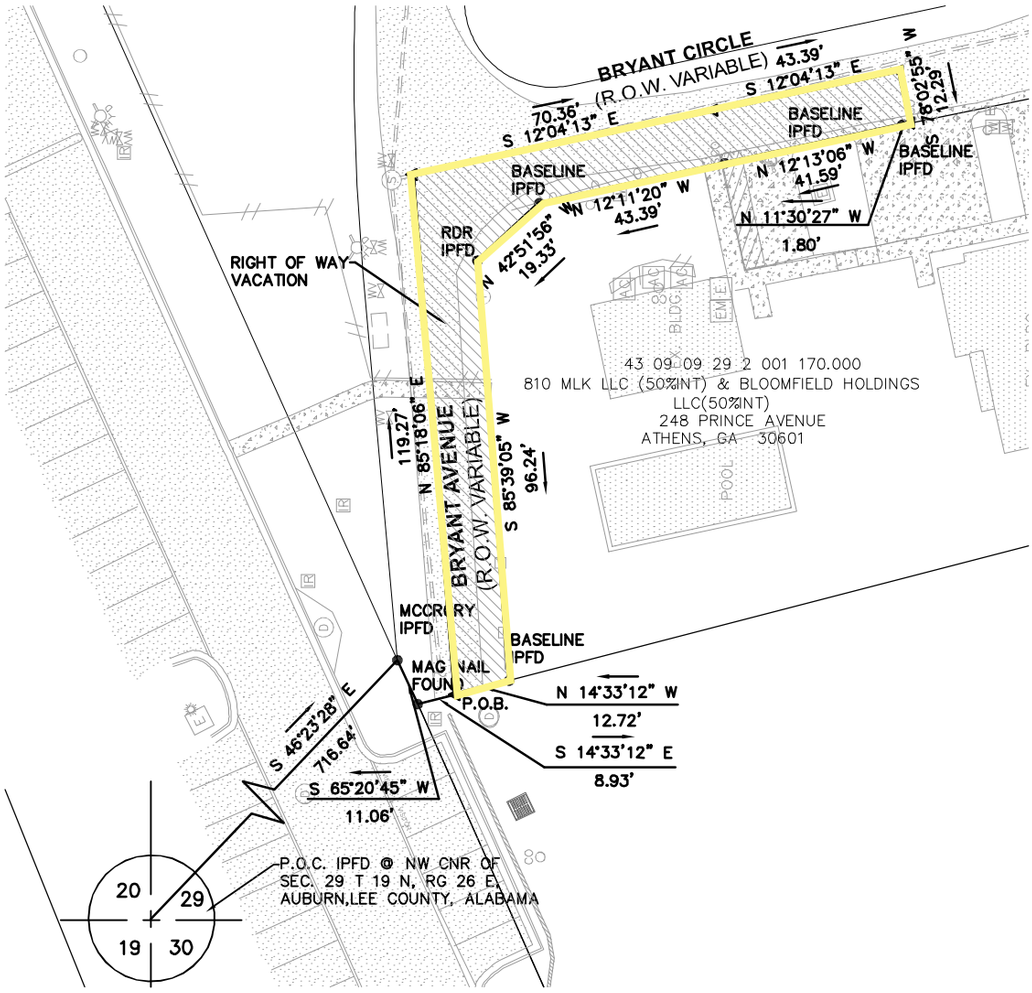
BASELINE	PLASTIC CAP BEARING CIVIL DESIGN AND CONSULTING'S ALABAMA CERTIFICATE OF AUTHORIZATION NUMBER S-922
(D)	PLAT OR DEED DIMENSION
(F)	FIELD MEASUREMENT
R.O.W.	RIGHT-OF-WAY
OT	OPEN TOP
IPFD	IRON PIN FOUND
IPS	IRON PIN SET
—OHE—	OVERHEAD ELECTRIC LINES
	POWER POLE



SCALE: 1"= 30'

30 15 0 30 60

SCALE IN FEET



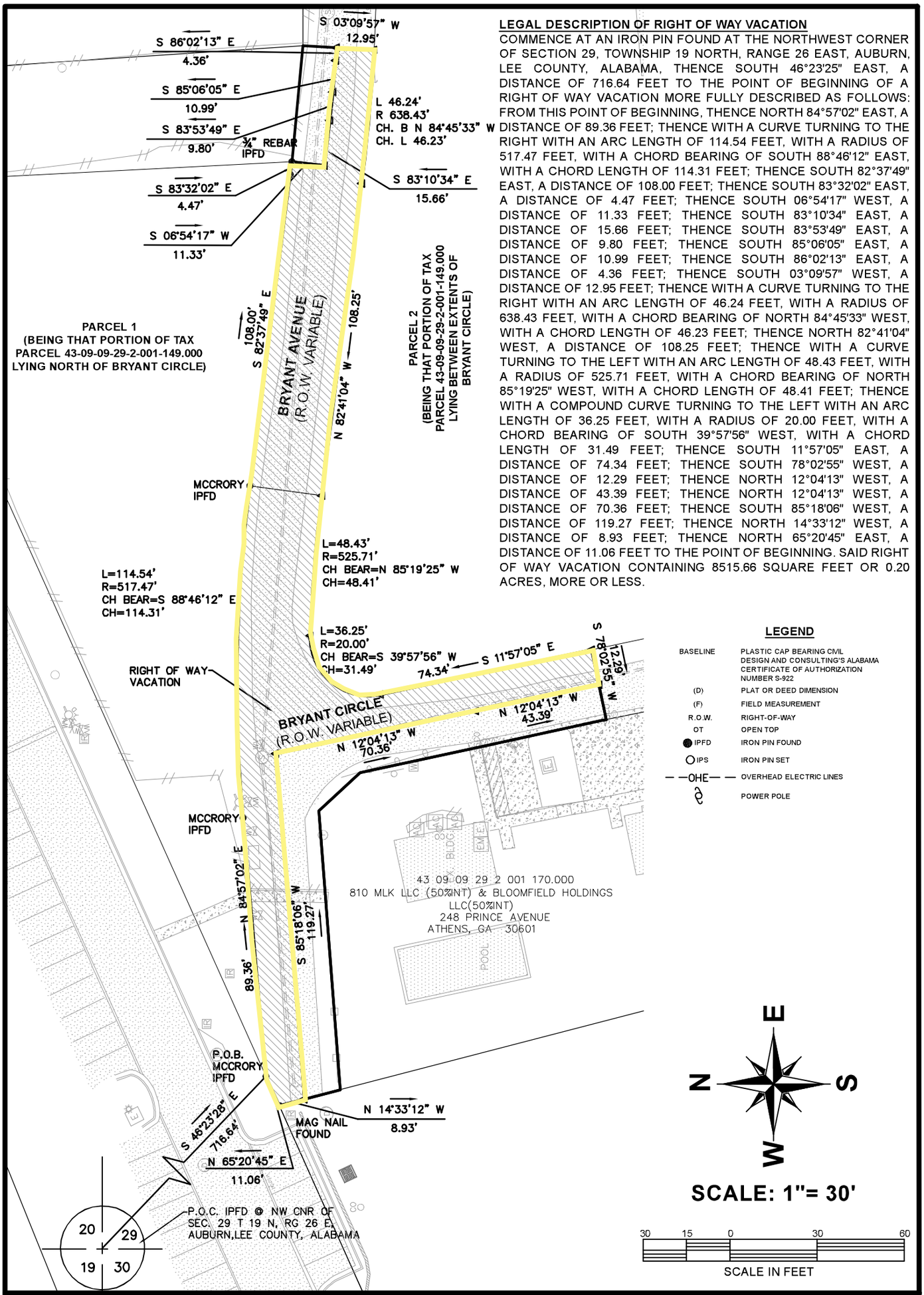
2004 Yarbrough Drive, Ste A
Opelika, AL 36801
Phone: (334) 748-9200

BASELINE
SURVEYING & DESIGN, LLC

PROJECT NO.	CREW CHIEF	DRAWN	CHECKED
B40426.02-2	ARN	CSM	ARN

EXHIBIT OF RIGHT OF WAY VACATION
BRYANT CIRCLE AND BRYANT AVENUE

SEC. 29 T 19 N Rg 26 E
AUBURN LEE COUNTY ALABAMA
SCALE: 1" = 30' MAY 26, 2026
ARTHUR R. NETTLES, AL. P.L.S. REG. NO. 23346
CERTIFICATE OF AUTHORIZATION NO. S-922



LEGAL DESCRIPTION OF RIGHT OF WAY VACATION

COMMENCE AT AN IRON PIN FOUND AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 26 EAST, AUBURN, LEE COUNTY, ALABAMA, THENCE SOUTH 46°23'25" EAST, A DISTANCE OF 716.64 FEET TO THE POINT OF BEGINNING OF A RIGHT OF WAY VACATION MORE FULLY DESCRIBED AS FOLLOWS: FROM THIS POINT OF BEGINNING, THENCE NORTH 84°57'02" EAST, A DISTANCE OF 89.36 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 114.54 FEET, WITH A RADIUS OF 517.47 FEET, WITH A CHORD BEARING OF SOUTH 88°46'12" EAST, WITH A CHORD LENGTH OF 114.31 FEET; THENCE SOUTH 82°37'49" EAST, A DISTANCE OF 108.00 FEET; THENCE SOUTH 83°32'02" EAST, A DISTANCE OF 4.47 FEET; THENCE SOUTH 06°54'17" WEST, A DISTANCE OF 11.33 FEET; THENCE SOUTH 83°10'34" EAST, A DISTANCE OF 15.66 FEET; THENCE SOUTH 83°53'49" EAST, A DISTANCE OF 9.80 FEET; THENCE SOUTH 85°06'05" EAST, A DISTANCE OF 10.99 FEET; THENCE SOUTH 86°02'13" EAST, A DISTANCE OF 4.36 FEET; THENCE SOUTH 03°09'57" WEST, A DISTANCE OF 12.95 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 46.24 FEET, WITH A RADIUS OF 638.43 FEET, WITH A CHORD BEARING OF NORTH 84°45'33" WEST, WITH A CHORD LENGTH OF 46.23 FEET; THENCE NORTH 82°41'04" WEST, A DISTANCE OF 108.25 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 48.43 FEET, WITH A RADIUS OF 525.71 FEET, WITH A CHORD BEARING OF NORTH 85°19'25" WEST, WITH A CHORD LENGTH OF 48.41 FEET; THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 36.25 FEET, WITH A RADIUS OF 20.00 FEET, WITH A CHORD BEARING OF SOUTH 39°57'56" WEST, WITH A CHORD LENGTH OF 31.49 FEET; THENCE SOUTH 11°57'05" EAST, A DISTANCE OF 74.34 FEET; THENCE SOUTH 78°02'55" WEST, A DISTANCE OF 12.29 FEET; THENCE NORTH 12°04'13" WEST, A DISTANCE OF 43.39 FEET; THENCE NORTH 12°04'13" WEST, A DISTANCE OF 70.36 FEET; THENCE SOUTH 85°18'06" WEST, A DISTANCE OF 119.27 FEET; THENCE NORTH 14°33'12" WEST, A DISTANCE OF 8.93 FEET; THENCE NORTH 65°20'45" EAST, A DISTANCE OF 11.06 FEET TO THE POINT OF BEGINNING. SAID RIGHT OF WAY VACATION CONTAINING 8515.66 SQUARE FEET OR 0.20 ACRES, MORE OR LESS.

2004 Yarbrough Drive, Ste A
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Phone: (334) 748-9200
BASELINE
SURVEYING & DESIGN, LLC

PROJECT NO.	CREW CHIEF	DRAWN	CHECKED
B40426.02-3	ARN	CSM	ARN

EXHIBIT OF RIGHT OF WAY VACATION
BRYANT CIRCLE AND BRYANT AVENUE

SEC. 29 T 19 N Rg 26 E
AUBURN LEE COUNTY ALABAMA
SCALE: 1" = 30' AUGUST 18, 2026
ARTHUR R. NETTLES, AL. P.L.S. REG. NO. 23346
CERTIFICATE OF AUTHORIZATION NO. S-922

Bryant Ave and
Bryant Circle
ROW Vacation

PROPERTY BOUNDARY

LIMITS OF DISTURBANCE

(WESTERN RAILWAY OF ALABAMA)
CSX TRANSPORTATION

P.O.C. IPFD @ NW CNR OF SEC
29 T 19 N, RG 26 E,
AUBURN,LEE COUNTY, ALABAMA

PARCEL 1
(BEING THAT PORTION OF TAX
PARCEL 43 09 09 2 001 149.000
LYING NORTH OF BRYANT CIRCLE)

PARCEL 2
(BEING THAT PORTION OF TAX
PARCEL 43 09 09 2 001 149.000
LYING SOUTH OF BRYANT CIRCLE)

BRYANT CIRCLE
(R.O.W. VARIABLE)

BRYANT AVE

43 09 09 29 2 001 129.000
HALL MATTHEW SCOTT & RIGGS CHRISTINE
559 BRYANT AVE
AUBURN, AL 36830

43 09 09 29 2 001 170.001
810 MLK LLC (50%INT) & BLOOMFIELD HOLDINGS
LLC(50%INT)
249 PRINCE AVENUE
ATHENS, GA 30601

43 09 09 29 2 001 177.000
BOULEVARD AUBURN LLC
C/O MIKE SWOPE
249 PRINCE AVE
ATHENS, GA 30601

43 09 09 29 2 001 168.000
MADDOX LACARLOS
540 BRYANT CIR
AUBURN, AL 36830

43 09 09 29 2 001 152.000
MADDOX LACARLOS
540 BRYANT CIRCLE
AUBURN, AL 36830

43 09 09 29 2 001 153.000
MALCOLM KAREN D
433 FIDDLERS GLENN DR
WINSTON SALEM, NC 27127

43 09 09 29 2 001 181.000
NORTH OF HARPER LLC
C/O MIKE SWOPE
248 PRICE AVE
ATHENS, GA 30601

ECB TSG LS

TSG LS

SPECIAL NOTES:

1. SEE SHEET C0.1 FOR GENERAL EROSION CONTROL NOTES.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A SECURE JOBSITE. COORDINATE ALL TEMPORARY CONSTRUCTION FENCING WITH OWNER AND SEQUENCING OF THE WORK TO MAINTAIN JOBSITE SECURITY.
3. ANY AREA THAT HAS BEEN DISTURBED AND WILL REMAIN SO FOR MORE THAN 13 DAYS SHALL BE SEEDED AND MULCHED WITHIN 5 DAYS OF BEING DISTURBED.
4. ADDITIONAL BMPS MAY BE REQUIRED BY THE QCP AND/OR CITY OF AUBURN OVER THE COURSE OF THE PROJECT TO MINIMIZE SEDIMENT RELEASE FORM THE SITE.
5. ALL BMPS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE ALABAMA HANDBOOK FOR EROSION CONTROL, SEDIMENT CONTROL, AND STORMWATER MANAGEMENT ON CONSTRUCTION SITES AND URBAN AREAS AND THE CITY OF AUBURN STANDARD EROSION AND SEDIMENT CONTROL DETAILS.
6. THE USE OF FLOC-BLOCKS, POLYACRYLAMIDE (PAM) OR OTHER SETTLING ENHANCEMENT MATERIALS MAY BE REQUIRED BY THE QCP OR CITY OF AUBURN DURING THE COURSE OF CONSTRUCTION TO MINIMIZE TURBIDITY AND SEDIMENT RELEASE FORM THE SITE.
7. REMOVE ALL TEMPORARY BMPS UPON SUBMITTAL OF NOTICE OF TERMINATION TO ADEM.
8. IF DEWATERING IS TO OCCUR ONSITE, ENSURE THAT THE STORMWATER IS PROPERLY FILTERED PRIOR TO BEING DISCHARGED FROM THE SITE.
9. ALL STREAM/WETLAND BUFFERS SHALL BE DEMARKED PRIOR TO LOGGING/DEMOLITION
10. IF ONSITE MULCHING OF CLEARED TREE AND VEGETATION IS PLANNED, USE MULCHED MATERIAL BETWEEN ROWS OF SILT FENCING SHOWN AT PERIMETER OF SITE. MULCH DEPTH NOT TO EXCEED 24" DEPTH.

LEGEND

SB*	DOUBLE ROW ALDOT TYPE A SILT FENCE
SB	ALDOT TYPE A SILT FENCE
CEP	CONSTRUCTION EXIT PAD
OP	OUTLET PROTECTION
SS	SILT SOCK
IP2	DANDY SACK INLET PROTECTION
IP3	DANDY CURB INLET PROTECTION
TSG	TOPSOIL
ECB	EROSION CONTROL BLANKET
SOD	SOLID SODDING
DV	DIVERSION BERM
PS	PERMANENT SEEDING
TS	TEMPORARY SEEDING
MU	MULCHING
LS	LANDSCAPING
	LIMITS OF DISTURBANCE

N

0 30 60
SCALE: 1"=30'

Development Review Team
APPROVED
City of Auburn
DR-2026-00144
09/18/2026

CHARLES LEE HARP
No. 38238
PROFESSIONAL ENGINEER
09/10/2026

KADRE ENGINEERING
BIRMINGHAM · AUBURN · ORANGE BEACH

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No.	Revision	Date (00/00/00)
-	-	

THE BOULEVARD: PHASE 9
UNIVERSITY HOLDINGS
AUBURN, AL

SHEET TITLE:
FINAL EROSION CONTROL PLAN

DRAWN BY: CAT
CHECKED BY: CLT
DATE: 07/09/2026
PROJECT NUMBER: 25147
SCALE: SEE PLAN
SHEET NUMBER: C5.2

Bryant Avenue and Bryant Circle ROW Vacation

AUBURN



Right of Way to be Vacated

N

0 37.5 75 150

Feet
1 inch equals 157 feet
Engineering
11/12/2026

The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.

Agenda Item Summary

Item No. 10 c 1

Council Meeting Date	November 17, 2026
Department	Engineering Services
Submitted By	Michael Griffin
Agenda Section	Resolutions

Name and address of person(s) or business(es) this item affects:
D & J Enterprises, Inc.
3495 Lee Road 10
Auburn, AL 36832

Description of item under consideration
Resolution authorizing the City Manager to execute a contract with D & J Enterprises, Inc. in an amount of $1,468,076.50 for the cost of labor, materials, and equipment necessary to complete the West Longleaf Rehabilitation Project. The goal of the project is to repair a public street that is degrading at an accelerated rate. The work on West Longleaf Drive associated with this agreement includes full depth reclamation of a portion of the street and an overlay of the remainder of the section as included in the following exhibit.

Why is Council action needed?
Section 11-45-2(c) of the Code of Alabama requires City Council to approve a resolution to award contracts where bids are received. Sealed bids are required for all public works contracts in excess of $100,000 per Section 39-2-2 of the Code of Alabama.

Is this a budgeted item?: Yes

AUBURN
ALABAMA

MEMORANDUM

TO: Megan McGowen Crouch, City Manager

THROUGH: B. Scott Cummings, Development Services Executive Director

FROM: Michael Griffin, Engineering Services Director/City Engineer

DATE: November 17, 2026

SUBJECT: West Longleaf Rehabilitation Project

We solicited bids from area contractors regarding the cost of labor, equipment and material necessary to complete the West Longleaf Rehabilitation Project. Included in this work is the full depth reclamation for a portion of the project east of Downs Way and milling and overlaying of asphalt to Cox Road. The project will also include the installation of new inlet tops and the re-installation of concrete sidewalk per our ADA transition plan. The following bids were received:

CONTRACTOR	BID PRICE
D&J Enterprises, Inc. Auburn, AL	$1,468,076.50
EAC Enterprises, LLC/ AGX Siteworx Opelika, AL	$1,946,999.70

It is recommended to award the contract for this project to D&J Enterprises, Inc for $1,468,076.50.

RESOLUTION NO. _____

WHEREAS, the City Council of the City of Auburn, Alabama, recognizes that it is in the best interest of the City of Auburn to construct the West Longleaf Rehabilitation Project; and

WHEREAS, the City Council of the City of Auburn solicited sealed bids as required under Alabama Law; and

WHEREAS, D&J Enterprises, Inc. was the lowest responsible bidder for the West Longleaf Rehabilitation Project in an amount of $1,468,076.50; and

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Auburn, Alabama does hereby authorize the City Manager to execute a contract agreement with D&J Enterprises, Inc. for the West Longleaf Rehabilitation Project in an amount of $1,468,076.50 and further authorizes up to ten percent (10%) of the contract amount ($146,807.65) as contingency to be used for unforeseen conditions.

ADOPTED AND APPROVED by the City Council of the City of Auburn, Alabama, this the 17th day of November 2026.

_____
Mayor

ATTEST:

_____
City Manager

PROPOSAL

TO: CITY OF AUBURN, ALABAMA

Submitted: November 4th, 2026.

The undersigned, as Bidder, hereby declares that he has examined the site of the work and informed himself fully in regard to all conditions pertaining to the place where the work is to be done; that he has examined the plans and specifications for the work and contractual documents relative thereto; and has read all Special provisions furnished prior to the opening of bids; that he has satisfied himself relative to the work to be performed.

The Bidder proposes and agrees, if this proposal is accepted, to contract with the City of Auburn, Alabama, in the form of contract specified, to furnish all necessary materials, equipment, machinery, tools, apparatus, means of transportation, and labor necessary to and to complete

West Longleaf Rehabilitation Project

in full and complete accordance with the shown, noted, described and reasonably intended requirements of the plans, specifications and contract documents, to the full and entire satisfaction of the City of Auburn, Alabama, with a definite understanding that no money will be allowed for extra work except as set forth in the attached General Conditions and Contract Documents, for the unit prices listed opposite each item in the attached schedule of estimated quantities and bid prices.

It is agreed that the description under each item, being briefly stated, implies, although it does not mention, all incidentals and that the prices stated are intended to cover all such work, materials and incidentals as constitute Bidder's obligations as described in the specifications and any details not specifically mentioned, but evidently included in the contract shall be compensated for in the item which most logically includes it.

The quantities for bid items listed on the proposal sheets are estimated quantities only for the purpose of comparing bids. Any difference between these estimated quantities and actual quantities required for construction shall not be taken as a basis for claims by the Contractor for extra compensation. Compensation will be based on the unit prices and actual construction quantities.

The Bidder further proposes and agrees hereby to commence the work with an adequate force, plant and equipment at the time stated in the notice to the Contractor from the Engineer to proceed and fully complete performance of the base bid work within ninety **(90)** or less consecutive calendar days from and after the date stated in said notice.

The undersigned further agrees that, in case of failure on his part to execute the said contract and the bonds within ten **(10)** consecutive calendar days after written notice being given of the award of the contract, the check or bid bond in the amount of 5%, (not to exceed $10,000.00) and the monies payable thereon, shall be paid into the funds of the City of Auburn, Alabama as liquidated damages for such failure; otherwise, the check or bid bond accompanying this proposal shall be returned to the undersigned.

Attached hereto is a certified or cashier's check on the _____

or bid bond for the sum of Ten Thousand dollars ($ 10,000)
(5% of AMOUNT BID (not to exceed $10,000.00))
made payable to the City of Auburn, Alabama.

Base Bid: One Million Four Hundred Sixty-Eight Thousand Seventy-Six Dollars and Fifty Cents
(in words)

TOTAL LUMP SUM BID PRICE: $ 1,468,076.50

EXCEPTIONS: If "none", so state here: None
If any exceptions of Owner's specifications are offered, attach full explanations to this bid.

BY: _____

PRINTED NAME James L. Starr

TITLE Secretary/Treasurer

CONTRACTOR D & J Enterprises, Inc.

ADDRESS: 3495 Lee Road 10

CITY Auburn

STATE Alabama

16643
CONTRACTOR'S LICENSE NUMBER

334-821-1249
TELEPHONE NUMBER

WEST LONGLEAF REHABILITATION PROJECT

BASE BID

Revised 10/29/26

ITEM#	DESCRIPTION	UNIT	QUANTITIY	COST	TOTAL COST
206C000	Removing Sidewalk	Square Yard	294.00	$18.00	$5292
206E042	Removing Inlet Top	Each	16.00	$603.00	$9648
302A000	Full Depth Reclamation, 12 Inches Deep	Square Yard	14,134.00	$9.50	$134273
302B000	Portland Cement For Full Depth Reclamation (72lbs)	Ton	548.00	$235	$128780
405A000	Tack Coat	Gallon	3,625.00	$5.00	$18125
408A053	Planing Existing Pavement (Approx. 2.10" thru 3.00" thick)	Square Yard	15,201.00	$3.50	$53203.50
408B000	Milling Existing Pavement, 0-1"	Square Yard	7,066.67	$3.50	$24733.35
408B001	Milling Existing Pavement, 1.10" - 2.0"	Square Yard	4,764.32	$3.50	$16675.12
424A276	424-A Superpave Bituminous Concrete Wearing Surface, 3/8 Inch Max Aggregate Size, ESAL Range E, 1 inches thick	Ton	1,144.00	$130	$148720
424A280	424-A Superpave Bituminous Concrete Wearing Surface, 1/2 Inch Max Aggregate Size, ESAL Range E, 1.5 inches thick	Ton	1,056.00	$130	$137280
424B280	424-B Superpave Bituminous Concrete Lower Binder Layer, 3/4" Max Aggregate Size Mix, ESAL Range E 2 inch thick	Ton	3,062.00	$127	$388874
424B284	424-B Superpave Bituminous Concrete Upper Binder Layer, Patching, 3/4" Maximum Aggregate Size Mix, ESAL Range E	Ton	500.00	$232	$116000
424B287	424-B Superpave Bituminous Concrete Upper Binder Layer, Leveling, 1/2" Maximum Aggregate Size Mix, ESAL Range E	Ton	704.00	$132	$92928
600A000	Mobilization	Lump Sum	1.00	$42970.03	$42970.03
618A000	Concrete Sidewalk, 4" Thick	Square Yard	294.00	$51	$14994
621C056	Inlet, Type S3 (1 wing) (Partial)	Each	13.00	$1908	$24804
621C062	Inlet, Type S3 (2 wing) (Partial)	Each	3.00	$2310	$6930
622A004	Manhole Covers Reset (Riser Ring Method)	Each	10.00	$550	$5500
701A004	Solid White, Class 2, Type A Traffic Stripe (5" Wide)	Mile	0.10	$3875	$387.50
701A230	Solid Yellow, Class 2, Type A Traffic Stripe (5" Wide)	Mile	3.20	$3875	$12400
701A244	Broken Yellow, Class 2, Type A Traffic Stripe (5" Wide)	Mile	3.20	$1925	$6160
701B207	Dotted White, Class 2, Type A Traffic Stripe (5" Wide)	Linear Feet	135.00	$1	$135
701C000	Broken Temporary Traffic Stripe	Mile	6.40	$875	$5600
701C001	Solid Temporary Traffic Stripe	Mile	4.26	$900	$3834
703A002	Traffic Control Markings, Class 2, Type A	Square Feet	1,200.00	$5	$6000
703B002	Traffic Control Legends, Class 2, Type A	Square Feet	250.00	$6	$1500
703D001	Temporary Traffic Control Markings	Square Feet	1,200.00	$1	$1200
703E001	Temporary Traffic Control Legends	Square Feet	250.00	$2	$500
705A004	Pavement Markers, Class A, Type 2-C	Each	6.00	$5	$30
705A037	Pavement Markers, Class A-H, Type 2-D	Each	420.00	$5	$2100
740A000	Traffic Control	Lump Sum	1.00	$58500	$58500

TOTAL BASE BID FOR WEST LONGLEAF REHABILITATION PROJECT: $1,468,076.50

One Million Four Hundred Sixty-Eight Thousand Seventy-Six Dollars

and Fifty Cents

(IN WORDS)

CONTRACTOR NAME: D & J Enterprises, Inc.

COMPANY NAME: D & J Enterprises, Inc.

ADDRESS: 3495 Lee Road 10

MAILING ADDRESS: 3495 Lee Road 10

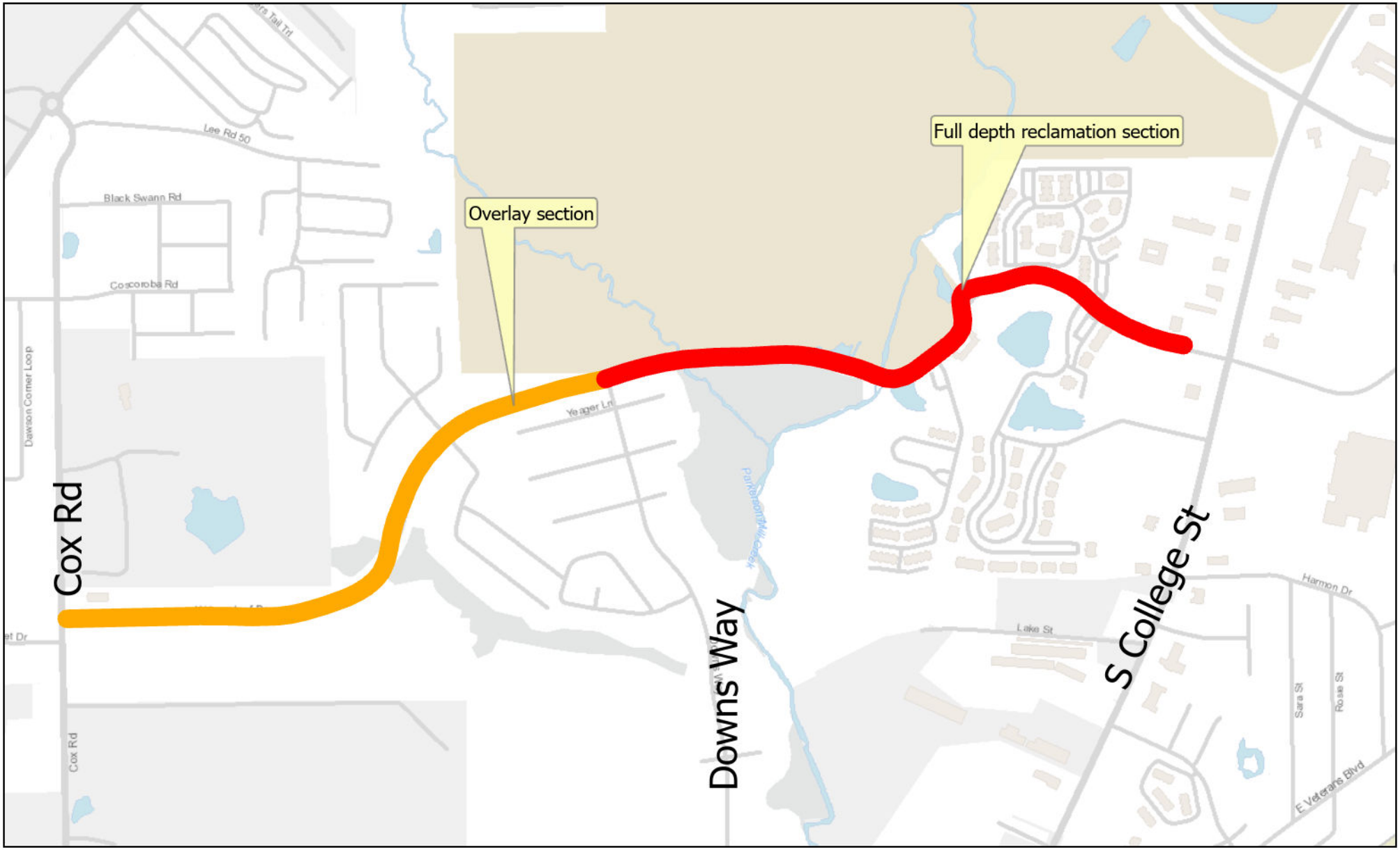
CITY/STATE/ZIP CODE: Auburn, AL 36832

TELEPHONE NUMBER: (334) 821-1249

FAX NUMBER:

West Longleaf Rehabilitation

AUBURN



N

0 210 420 840

Feet

1 inch equals 878 feet

Engineering Services

11/09/2026

The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.

Agenda Item Summary

Item No. 10 c 2

Council Meeting Date	November 17, 2026
Department	Public Safety
Submitted By	Will Mathews
Agenda Section	Resolutions

Name and address of person(s) or business(es) this item affects:
INdigital
1616 Directors Row
Fort Wayne, IN 46808

Description of item under consideration
Resolution authorizing the City Manager to execute a contract with INdigital for the purchase of the Ryzyliant 911 call-handling system. The total cost is $368,406.79 with a one percent (1%) contingency of the contract amount ($3,684.07), for a total purchase authorization of $372,090.86.

Why is Council action needed?
City Council action is needed to authorize purchases in excess of $30,000.

Is this a budgeted item?: Yes

AUBURN
ALABAMA

MEMORANDUM

TO: Megan McGowen Crouch, City Manager

FROM: Will Mathews, Public Safety Executive Director

DATE: November 6, 2026

SUBJECT: 911 Call-Handling System Replacement

The Public Safety Administration Department is requesting the replacement of the Emergency Communications 911 call-handling system. The current system, Solocom, was purchased in 2018 and is at end-of-life. Consultation with a 911 center planner and demonstration testing with several different systems determined that the recommended replacement is the “Ryzyliant” 911 call-handling solution. This system was quoted by our current vendor, INDigital, at a cost of $368,406.79 for installation of the equipment and one year of 24-hour/365-day support. I also request a 1% contingency to account for unforeseen additional costs during the replacement project, bringing the total authorized expenditure to $372,090.86.

The public safety exemption to competitive bid is being applied as this system is critical infrastructure supporting the receiving and processing of 911 and non-emergency calls. This is a FY2027 budgeted replacement project.

I recommend that the City of Auburn execute a contract with INDigital of Fort Wayne, IN, to purchase the Ryzyliant 911 system.

RESOLUTION NO._____

WHEREAS the City Council of the City of Auburn, Alabama, recognizes that it is in the best interest of the City of Auburn to replace the Public Safety Administration Department's Emergency Communications 911 call-handling system; and

WHEREAS INDigital has quoted a price of $368,406.79 for the purchase, installation, and one year of support for the Ryzyliant 911 call-handling system; and

WHEREAS the purchase of this system qualifies for the public safety exemption to competitive bidding, and a one percent (1%) contingency ($3,684.07) is requested, bringing the total purchase authorization to $372,090.86.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Auburn, Alabama authorizes the City Manager to execute a contract with INDigital of Fort Wayne, Indiana, to purchase and install the Ryzyliant 911 call-handling system for a total price of $368,406.79 and further authorizes a one percent (1%) contingency of the contract amount ($3,684.07), for a total purchase authorization of $372,090.86.

ADOPTED AND APPROVED by the City Council of the City of Auburn, Alabama, this the 17th day of November 2026.

_____
Mayor

ATTEST:

_____
City Manager

INDIGITAL

Sales Quote

Quote Information

QUOTE INFORMATION	
Customer Name	City of Auburn, AL
Contact Name	Charlsie Little
Contact Title	911 Supervisor
Contact Phone	(334) 501-3101
Contact Email	clittle@auburnalabama.org
Sales Representative	Jim Fleming
Quote Date	September 25, 2026
Quote Number	26-268
Product Line	Ryzyliant
Contract Term	60 Month
Company ID	**15800361782**
Deal ID	**51514669352**

Proposal Summary

INDIGITAL is pleased to provide this proposal for a complete Ryzyliant EDGE system for the City of Auburn, AL. This quote includes all hardware, software, and professional services required for a full system deployment of 8 full positions and 2 laptop positions with dark licenses .

INDIGITAL

Pricing

Description	Price
Non-Recurring Charges	
Ryzyliant Equipment & Installation	$268,006.37
INDIGITAL Equipment	$590.59
INDIGITAL Professional Services	$34,920.00
Total Non-Recurring Charges	**$303,516.96**
Recurring Charges	
Ryzyliant Equipment (deferred)	$14,243.46
Ryzyliant SFT/SPT — Software & System Support, 1 Year Prepaid	$32,646.37
INDIGITAL 24/7/365 MNT/SPT — 1YR	$18,000.00
Total Recurring Charges	**$64,889.83**
Year 1 Total	**$ 368,406.79**

Future Annual Maintenance (Years 2–5)

Year	Annual Maintenance Amount
Year 2	$64,889.83
Year 3	$64,889.83
Year 4	$64,889.83
Year 5	$64,889.83

INDIGITAL

Payment Milestones

Exact milestone amounts will be determined by Finance at time of payment.

Milestone	Description
Milestone #1	50% of both NRC and Year 1 Recurring Charges upon agreement approval
Milestone #2	40% of both NRC and Year 1 Recurring Charges at the time of system installation
Milestone #3	10% of both NRC and Year 1 Recurring Charges at Equipment acceptance

This quote is valid for 90 days.

Agenda Item Summary

Item No. 10 c 3

Council Meeting Date	November 17, 2026
Department	Public Works
Submitted By	Dan Ballard
Agenda Section	Resolutions

Name and address of person(s) or business(es) this item affects:
Southland Transportation Group
1563 Maxwell Boulevard
Montgomery, AL 36104

Description of item under consideration
Resolution authorizing the City Manager to execute a contract to purchase one (1) 2027 International HV607 SBA Truck with Asphalt Pothole Patcher body for a price of $259,993.37. The truck will be purchased under Alabama State Contract MA 230000004247, and will replace equipment number 257, a 2013 Kenworth T370 Truck with Asphalt Pothole Patcher body assigned to the Maintenance Division for use in roadway maintenance and repair operations.

Why is Council action needed?
Council action is needed to authorize purchases in excess of $30,000.

Is this a budgeted item?: Yes

AUBURN
ALABAMA

MEMORANDUM

TO: Megan McGowen Crouch, City Manager

THROUGH: Keith Williams, Public Services Executive Director

FROM: Daniel Ballard, Public Works Director

DATE: November 4, 2026

SUBJECT: Purchase One (1) International Asphalt Patch Truck

The Public Works Department is requesting to purchase one (1) 2027 International HV607 SBA Truck with Asphalt Pothole Patcher body. This Asphalt Patch Truck will replace vehicle number 257, a 2013 Kenworth T370 Truck with Asphalt Pothole Patcher body assigned to the Maintenance Division for use in roadway maintenance and repair operations.

Vehicle 257 was purchased on January 11, 2013. Vehicle 257 has been experiencing recurring problems with the asphalt heating system and the liquid asphalt oil pump (resulting in significant repairs and frequent repeated periods of being out of operation). Vehicle number 257 will be surplused.

The Public Works Department recommends purchasing one (1) 2027 International HV607 SBA Truck with Asphalt Pothole Patcher body for use by the above referenced division. This equipment is to be purchased under Alabama State Contract MA 230000004247.

VENDOR	**CONTRACT PRICE**
Southland Transportation Group 1563 Maxwell Boulevard Montgomery, AL 36104	$259,993.37 Total

In consideration of the information provided above, I recommend purchasing this equipment from Southland Transportation Group for $259,993.37. Furthermore, I recommend approval for up to ten percent (10%) of the contract amount ($25,999.33) as contingency to be used for unforeseen conditions.

RESOLUTION NO. _____

WHEREAS, the City Council of the City of Auburn, Alabama, recognizes that it is in the best interest of the City of Auburn to purchase one (1) 2027 International HV607 SBA Truck with Asphalt Pothole Patcher body to be used by the Public Works Department's Maintenance Division; and

WHEREAS, Alabama Contract number MA230000004247 establishes the price of the 2027 International HV607 SBA Truck with Asphalt Pothole Patcher body at $259,993.37.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Auburn, Alabama, does hereby authorize the City Manager to execute a contract with Southland Transportation Group to purchase one (1) 2027 International HV607 SBA Truck with Asphalt Pothole Patcher body at a cost of $259,993.37 and further authorizes up to ten percent (10%) of the contract amount ($25,999.33) as contingency to be used for unforeseen conditions.

ADOPTED AND APPROVED by the City Council of the City of Auburn, Alabama, this the 17th day of November 2026.

_____
Mayor

ATTEST:

_____
City Manager

HV607 SBA

Sales Proposal For:

CITY OF AUBURN

Presented By:

SOUTHLAND TRANSPORTATION GROUP

Prepared For:
CITY OF AUBURN
KEVIN CALLAHAN
171 NORTH ROSS ST
AUBURN, AL 36831-0511
(334)501 - 3097
Reference ID: HV 4x2 ProPatch

Presented By:
SOUTHLAND TRANSPORTATION GROUP
Tim Bagents
1563 MAXWELL BOULEVARD
MONTGOMERY AL 36104 -
(334)832-4102

Thank you for the opportunity to provide you with the following quotation on a new International truck. I am sure the following detailed specification will meet your operational requirements, and I look forward to serving your business needs.

Model Profile
2027 HV607 SBA (HV607)

AXLE CONFIG:	4X2
APPLICATION:	Stake Flat
MISSION:	Requested GVWR: 33000. Calc. GVWR: 35000. Calc. GCWR: 80000 Calc. Start / Grade Ability: 45.79% / 2.96% @ 55 MPH Calc. Geared Speed: 76.7 MPH
DIMENSION:	Wheelbase: 213.00, CA: 145.90, Axle to Frame: 61.00
ENGINE, DIESEL:	{Cummins L9 300} EPA 2024, 300HP @ 2200 RPM, 860 lb-ft Torque @ 1200 RPM, 2200 RPM Governed Speed, 300 Peak HP (Max)
TRANSMISSION, AUTOMATIC:	{Allison 3500 RDS} 6th Generation Controls, Wide Ratio, 6-Speed with Double Overdrive, with PTO Provision, Less Retarder, Includes Oil Level Sensor, with 80,000-lb GVW and GCW Max, On/Off Highway
CLUTCH:	Omit Item (Clutch & Control)
AXLE, FRONT NON-DRIVING:	{Meritor MFS+ (MFS-12E-132B)} Wide Track, I-Beam Type, 12,000-lb Capacity
AXLE, REAR, SINGLE:	{Meritor RS-23-160} Single Reduction, 23,000-lb Capacity, 200 Wheel Ends Gear Ratio: 5.38
CAB:	Conventional, Day Cab
TIRE, FRONT:	(2) 11R22.5 Load Range H AH37 (HANKOOK), 499 rev/mile, 75 MPH, All-Position
TIRE, REAR:	(4) 11R22.5 Load Range H HDR 5 EP (CONTINENTAL), 492 rev/mile, 75 MPH, Drive
SUSPENSION, REAR, SINGLE:	23,500-lb Capacity, Vari-Rate Springs, with 4500-lb Capacity Auxiliary Rubber Springs
PAINT:	Cab schematic 100WL Location 1: 0001, Canyon Black (Std) Chassis schematic N/A

Code	Description	F/R Wt (lbs)	Tot Wt (lbs)
HV60700	Base Chassis, Model HV607 SBA with 213.00 Wheelbase, 145.90 CA, and 61.00 Axle to Frame.	6136/3544	9680
1570	TOW HOOK, FRONT (2) Frame Mounted	8/0	8
1ANA	AXLE CONFIGURATION 4x2	0/0	0
	Notes : Pricing may change if axle configuration is changed.		
1CBU	FRAME RAILS Heat Treated Alloy Steel (120,000 PSI Yield); 10.125" x 3.580" x 0.312" (257.2mm x 90.9mm x 8.0mm); 480.0" (12192) Maximum OAL	63/193	256
1LLD	BUMPER, FRONT Contoured, Steel	-9/1	-8
1WGS	WHEELBASE RANGE 189" (480cm) Through and Including 256" (650cm)	351/-351	0
2AVL	AXLE, FRONT NON-DRIVING {Meritor MFS+ (MFS-12E-132B)} Wide Track, I-Beam Type, 12,000-lb Capacity	0/0	0
3ADC	SUSPENSION, FRONT, SPRING Parabolic Taper Leaf, Shackle Type, 12,000-lb Capacity, with Shock Absorbers	0/0	0
4091	BRAKE SYSTEM, AIR Dual System for Straight Truck Applications	0/0	0
	Includes : BRAKE LINES Color and Size Coded Nylon : DRAIN VALVE Twist-Type : GAUGE, AIR PRESSURE (2) Air 1 and Air 2 Gauges; Located in Instrument Cluster : PARKING BRAKE CONTROL Yellow Knob, Located on Instrument Panel : PARKING BRAKE VALVE For Truck : QUICK RELEASE VALVE On Rear Axle for Spring Brake Release: 1 for 4x2, 2 for 6x4 : SPRING BRAKE MODULATOR VALVE R-7 for 4x2, SR-7 with relay valve for 6x4/8x6		
4722	DRAIN VALVE {Bendix DV-2} Automatic, with Heater, for Air Tank	1/0	1
4AZA	AIR BRAKE ABS {Bendix AntiLock Brake System} 4-Channel (4 Sensor/4 Modulator) Full Vehicle Wheel Control System	0/0	0
4EBS	AIR DRYER {Bendix AD-9} with Heater	19/9	28
4EXP	BRAKE CHAMBERS, FRONT AXLE {Bendix} 20 SqIn	2/0	2
4EXU	BRAKE CHAMBERS, REAR AXLE {Bendix EverSure} 30/30 SqIn Spring Brake	0/7	7
4GBM	BRAKE, PARKING Manual Push-Pull Pneumatic Parking Brake	1/0	1
4LAA	SLACK ADJUSTERS, FRONT {Haldex} Automatic	14/0	14
4LGA	SLACK ADJUSTERS, REAR {Haldex} Automatic	0/16	16
4SPA	AIR COMPRESSOR {Cummins} 18.7 CFM	0/0	0
4VKC	AIR DRYER LOCATION Mounted Inside Left Rail, Back of Cab	15/6	21
4WZJ	AIR TANK LOCATION (2) : One Mounted Under Each Rail, Front of Rear Suspension, Parallel to Rail	-26/45	19
4XDP	BRAKES, FRONT {Meritor 16.5X5 Q-PLUS CAST} Air S-Cam Type, Cast Spider, Fabricated Shoe, Double Anchor Pin, Size 16.5" X 5", 14,700-lb Capacity	-23/0	-23

Code	Description	F/R Wt (lbs)	Tot Wt (lbs)
4XDR	BRAKES, REAR {Meritor 16.5X7 Q-PLUS CAST} Air S-Cam Type, Cast Spider, Fabricated Shoe, Double Anchor Pin, Size 16.5" X 7", 23,000-lb Capacity per Axle	0/52	52
5AAA	STEERING COLUMN Stationary	0/0	0
5CAW	STEERING WHEEL 4-Spoke; 18" Dia., Black	0/0	0
5PSA	STEERING GEAR {Sheppard M100} Power	0/0	0
6DGG	DRIVELINE SYSTEM {Dana Spicer} 1710, for 4x2/6x2	5/23	28
7BEV	AFTERTREATMENT COVER Steel, Black	11/2	13
7BLV	EXHAUST SYSTEM Horizontal Aftertreatment System, Frame Mounted Right Side Under Cab, for Single Short Horizontal Tail Pipe, Frame Mounted Right Side Back of Cab	58/-3	55
8000	ELECTRICAL SYSTEM 12-Volt, Standard Equipment Includes : DATA LINK CONNECTOR For Vehicle Programming and Diagnostics In Cab : HAZARD SWITCH Push On/Push Off, Located on Instrument Panel to Right of Steering Wheel : HEADLIGHT DIMMER SWITCH Integral with Turn Signal Lever : PARKING LIGHT Integral with Front Turn Signal and Rear Tail Light : STARTER SWITCH Electric, Key Operated : STOP, TURN, TAIL & B/U LIGHTS Dual, Rear, Combination with Reflector : TURN SIGNAL SWITCH Self-Cancelling for Trucks, Manual Cancelling for Tractors, with Lane Change Feature : WINDSHIELD WIPER SWITCH 2-Speed with Wash and Intermittent Feature (5 Pre-Set Delays), Integral with Turn Signal Lever : WINDSHIELD WIPERS Single Motor, Electric, Cowl Mounted : WIRING, CHASSIS Color Coded and Continuously Numbered	0/0	0
8GXD	ALTERNATOR {Leece-Neville AVI160P2013} Brush Type, 12 Volt, 160 Amp Capacity, Pad Mount, with Remote Sense	0/0	0
8HAB	BODY BUILDER WIRING Back of Day Cab at Left Frame or Under Sleeper, Extended or Crew Cab at Left Frame; Includes Sealed Connectors for Tail/Amber Turn/Marker/ Backup/Accessory Power/Ground and Sealed Connector for Stop/ Turn	2/0	2
8MSG	BATTERY SYSTEM {Fleetrite} Maintenance-Free, (3) 12-Volt 1980CCA Total, Top Threaded Stud	31/22	53
8RMV	SPEAKERS (2) 6.5" Dual Cone Mounted in Doors	0/0	0
8RPR	ANTENNA for Increased Roof Clearance Applications	1/0	1
8RPS	RADIO AM/FM/WB/Clock/Bluetooth/USB Input/Auxiliary Input	3/0	3
8THB	BACK-UP ALARM Electric, 102 dBA	0/3	3
8VAY	HORN, ELECTRIC Disc Style	0/0	0
8WGL	WINDSHIELD WIPER SPD CONTROL Force Wipers to Slowest Intermittent Speed When Park Brake Set and Wipers Left on for a Predetermined Time	0/0	0
8WPH	CLEARANCE/MARKER LIGHTS (5) {Truck Lite} Amber LED Lights, Flush Mounted on Cab or Sunshade	0/0	0
8WPZ	TEST EXTERIOR LIGHTS Pre-Trip Inspection will Cycle all Exterior Lamps Except Back-up Lights	0/0	0

Code	Description	F/R Wt (lbs)	Tot Wt (lbs)
8WRB	HEADLIGHTS ON W/WIPERS Headlights Will Automatically Turn On if Windshield Wipers are Turned On	0/0	0
8WWJ	INDICATOR, LOW COOLANT LEVEL with Audible Alarm	0/0	0
8WXB	HEADLIGHT WARNING BUZZER Sounds When Head Light Switch is on and Ignition Switch is in "Off" Position	0/0	0
8WXG	STARTING MOTOR {Mitsubishi Electric Automotive America 105P} 12-Volt, with Soft-Start	10/0	10
8XAH	CIRCUIT BREAKERS Manual-Reset (Main Panel) SAE Type III with Trip Indicators, Replaces All Fuses	0/0	0
8XDU	BATTERY BOX Steel, with Aluminum Cover, 14" Wide, 2-3 Battery Capacity, Mounted Left Side Under Cab	-11/5	-6
8XGT	TURN SIGNALS, FRONT Includes LED Side Turn Lights Mounted on Fender	0/0	0
8XHC	ALARM, PARKING BRAKE Electric Horn Sounds in Repetitive Manner when Vehicle Park Brake is "NOT" Set, with Ignition "ON" or "OFF" and any Door Opened and Brake Pedal Released	0/0	0
8XHD	BATTERY DISCONNECT SWITCH 300 Amp, Disconnects Charging Circuits, Locks with Padlock, Cab Mounted	2/0	2
8XHN	HORN, AIR Single Trumpet, Black, with Lanyard Pull Cord	3/0	3
8XMB	CONNECTOR, DASH, CENTER PANEL Cab Wiring for TMC RP1226 Vehicle Accessory Connector; Includes 14-pin Connector with Switched Power, Battery Power, Ignition Power, Ground & Body 250K Datalink, Connector Located Behind Instrument Panel Center Console	0/0	0
8XNY	HEADLIGHTS Halogen	0/0	0
9AAB	LOGOS EXTERIOR Model Badges	0/0	0
9AAE	LOGOS EXTERIOR, ENGINE Badges	0/0	0
9HAD	GRILLE Chrome	0/0	0
9WBM	FRONT END Tilting, Fiberglass, with Three Piece Construction, Sloped Front	-65/-5	-70
10060	PAINT SCHEMATIC, PT-1 Single Color, Design 100	0/0	0
	Includes : PAINT SCHEMATIC ID LETTERS "WL"		
10761	PAINT TYPE Base Coat/Clear Coat, 1-2 Tone	0/0	0
10AGB	CONNECTED PLATFORM Includes Connectivity Module and Five Year Data Plan	1/0	1
10SLV	PROMOTIONAL PACKAGE Government Silver Package	0/0	0
10UAV	VEHICLE REGISTRATION IDENTITY ID for Non-CARB Omnibus and/or Non-ACT Adopting State or Exempt Vehicle. Not for use on vehicles registering in CA. Contains non-mitigated legacy engine & cannot be registered in CA unless exempt. You may be held liable under state law for failure to properly register vehicle.	0/0	0
	Notes : CANNOT BE REGISTERED IN CA. For vehicles that will be registered in States other than CA.		
11001	CLUTCH Omit Item (Clutch & Control)	0/0	0

Code	Description	F/R Wt (lbs)	Tot Wt (lbs)
12703	ANTI-FREEZE Red, Extended Life Coolant; To -40 Degrees F/ -40 Degrees C, Freeze Protection	0/0	0
12EYW	ENGINE, DIESEL {Cummins L9 300} EPA 2024, 300HP @ 2200 RPM, 860 lb-ft Torque @ 1200 RPM, 2200 RPM Governed Speed, 300 Peak HP (Max)	557/7	564
12THT	FAN DRIVE {Horton Drivemaster} Two-Speed Type, Direct Drive, with Residual Torque Device for Disengaged Fan Speed	0/0	0
	Includes : FAN Nylon		
12UAW	RADIATOR Aluminum, 2-Row, Cross Flow, Over Under System, 1045 SqIn Louvered, with 373 SqIn Charge Air Cooler, Includes In-Tank Oil Cooler	4/-7	-3
	Includes : DEAERATION SYSTEM with Surge Tank : HOSE CLAMPS, RADIATOR HOSES Gates Shrink Band Type; Thermoplastic Coolant Hose Clamps : RADIATOR HOSES Premium, Rubber		
12VBR	AIR CLEANER with Service Protection Element	10/0	10
12VKL	EMISSION, CALENDAR YEAR {Cummins L9} EPA, OBD and GHG Certified for Calendar Year 2026	0/0	0
12VXT	THROTTLE, HAND CONTROL Engine Speed Control; Electronic, Stationary, Variable Speed; Mounted on Steering Wheel	0/0	0
12WVG	EPA IDLE COMPLIANCE Low NOx Idle Engine, Complies with EPA Clean Air Regulations; Includes "Certified Clean Idle" Decal on Hood	0/0	0
12WZE	CARB IDLE COMPLIANCE Does Not Comply with California Clean Air Idle Regulations	0/0	0
12XBM	ENGINE CONTROL, REMOTE MOUNTED Provision for; Includes Wiring for Body Builder Installation of PTO Controls and Starter Lockout, with Ignition Switch Control, for Cummins B6.7 and L9 Engines	0/0	0
12XCS	CARB EMISSION WARR COMPLIANCE Does Not Comply with CARB Emission Warranty	0/0	0
13BDR	TRANSMISSION, AUTOMATIC {Allison 3500 RDS} 6th Generation Controls, Wide Ratio, 6-Speed with Double Overdrive, with PTO Provision, Less Retarder, Includes Oil Level Sensor, with 80,000-lb GVW and GCW Max, On/Off Highway	230/53	283
13WET	TRANSMISSION SHIFT CONTROL Column Mounted Stalk Shifter, Not for Use with Allison 1000 & 2000 Series Transmission	1/0	1
13WLP	TRANSMISSION OIL Synthetic; 29 thru 42 Pints	0/0	0
13WUC	ALLISON SPARE INPUT/OUTPUT for Rugged Duty Series (RDS) and Regional Haul Series (RHS), General Purpose Trucks, Construction, Package Number 223	0/0	0
13WVW	NEUTRAL AT STOP OMIT	0/0	0
13WYU	SHIFT CONTROL PARAMETERS {Allison} 3000 or 4000 Series Transmissions, Performance Programming	0/0	0
13XAL	PTO LOCATION Customer Intends to Install PTO at Left Side of Transmission	0/0	0
14051	AXLE, REAR, SINGLE {Meritor RS-23-160} Single Reduction, 23,000-lb Capacity, 200 Wheel Ends . Gear Ratio: 5.38	0/215	215

Code	Description	F/R Wt (lbs)	Tot Wt (lbs)
14VAH	SUSPENSION, REAR, SINGLE 23,500-lb Capacity, Vari-Rate Springs, with 4500-lb Capacity Auxiliary Rubber Springs	0/90	90
15LNR	FUEL/WATER SEPARATOR {Racor 400 Series} with Primer Pump, Includes Water-in-Fuel Sensor, Mounted on Engine	0/0	0
15SXJ	FUEL TANK Top Draw, Non-Polished Aluminum, 24" Dia, 50 US Gal (189L), Mounted Left Side, Under Cab	31/3	34
15WCN	DEF TANK 5 US Gal (19L) Capacity, Frame Mounted Outside Left Rail, Under Cab	2/15	17
16030	CAB Conventional, Day Cab	0/0	0
16BAM	AIR CONDITIONER with Integral Heater and Defroster	0/0	0
16GED	GAUGE CLUSTER Base Level; English with English Electronic Speedometer	0/0	0
	Includes : GAUGE CLUSTER DISPLAY: Base Level (3" Monochromatic Display), Premium Level (5" LCD Color Display); Odometer, Voltmeter, Diagnostic Messages, Gear Indicator, Trip Odometer, Total Engine Hours, Trip Hours, MPG, Distance to Empty/ Refill for : GAUGE CLUSTER Speedometer, Tachometer, Engine Coolant Temp, Fuel Gauge, DEF Gauge, Oil Pressure Gauge, Primary and Secondary Air Pressure : WARNING SYSTEM Low Fuel, Low DEF, Low Oil Pressure, High Engine Coolant Temp, Low Battery Voltage (Visual and Audible), Low Air Pressure (Primary and Secondary)		
16HKT	IP CLUSTER DISPLAY On Board Diagnostics Display of Fault Codes in Gauge Cluster	0/0	0
16KZW	SEAT, DRIVER {National 2000 195} Air Suspension, High Back with Integral Headrest, Vinyl, Isolator, 8" Adjuster, 1 Chamber Lumbar, 2 Position Front Cushion Adjust, 6-23 Degree Angle Back Adjust	0/0	0
16SMH	SEAT, TWO-MAN PASSENGER {National} Fixed Back, Integrated Headrest in Both Occupant Positions, Vinyl, with Under Seat Storage Compartment	54/16	70
16SNL	MIRRORS (2) C-Loop, Black Heads and Arms, 7.5" x 14" Flat Glass, Includes 7.5" x 7" Convex Mirrors, for 102" Load Width	0/0	0
	Notes : Mirror Dimensions are Rounded to the Nearest 0.5"		
16VCC	SEAT BELT All Orange; 1 to 3	0/0	0
16VKB	CAB INTERIOR TRIM Classic, for Day Cab	0/0	0
	Includes : CONSOLE, OVERHEAD Molded Plastic with Dual Storage Pockets, Retainer Nets and CB Radio Pocket; Located Above Driver and Passenger : DOME LIGHT, CAB Door Activated and Push On-Off at Light Lens, Timed Theater Dimming, Integral to Overhead Console, Center Mounted : SUN VISOR (2) Padded Vinyl; 2 Moveable (Front-to-Side) Primary Visors, Driver Side with Toll Ticket Strap		
16VLV	MONITOR, TIRE PRESSURE Omit	-10/-1	-11
16WJU	WINDOW, POWER (2) and Power Door Locks, Left and Right Doors, Includes Express Down Feature	0/0	0
16WSK	CAB REAR SUSPENSION Air Bag Type	0/0	0
16XJN	INSTRUMENT PANEL Flat Panel	0/0	0

Code	Description	F/R Wt (lbs)	Tot Wt (lbs)
16ZBT	ACCESS, CAB Steel, Driver & Passenger Sides, Two Steps per Door, for use with Day Cab and Extended Cab	0/0	0
27DUW	WHEELS, FRONT {Accuride 51408} DISC; 22.5x8.25 Rims, Powder Coat Steel, 2-Hand Hole, 10-Stud, 285.75mm BC, Hub-Piloted, Flanged Nut, with Steel Hubs	-10/0	-10
28DUW	WHEELS, REAR {Accuride 51408} DUAL DISC; 22.5x8.25 Rims, Powder Coat Steel, 2-Hand Hole, 10-Stud, 285.75mm BC, Hub-Piloted, Flanged Nut, with Steel Hubs	0/-20	-20
60AAG	BDY INTG, REMOTE POWER MODULE Mounted Inside Cab Behind Driver Seat, Up to 6 Outputs & 6 Inputs, Max 20 amp per Channel, Max 80 amp Total; Includes 1 Switch Pack with Latched Switches	0/0	0
60AKG	BDY INTG, PTO ACCOMMODATION for (3) Latched Rocker Switches, (1) PTO Switch, (2) Generic Switches to Control (3) 30 amp relays, with Programmable Interlocks, for Body Builder Hook up in the Engine Compartment Left Side, Recommended for Automatic Transmissions	0/0	0
7382135457	(4) TIRE, REAR 11R22.5 Load Range H HDR 5 EP (CONTINENTAL), 492 rev/mile, 75 MPH, Drive	0/24	24
7382135809	(2) TIRE, FRONT 11R22.5 Load Range H AH37 (HANKOOK), 499 rev/mile, 75 MPH, All-Position	0/0	0
OBD001	AUTOMATIC CLIMATE CONTROL Automatic Climate Control - Omit	0/0	0
	Services Section:		
40128	WARRANTY Standard for HV507/HV509, HV50B, HV607/HV609 Models, Effective with Vehicles Built July 1, 2017 or Later, CTS-2025A	0/0	0
40RBG	SERVICES, TOWING {International} Service Call to 24-Month/Unlimited Mileage to the Nearest Navistar Dealer for Navistar Warrantable Failure as Contract Defined; Includes Engine Failure if Supplier Declines Tow Coverage & ESC Supplied thru Navistar; $550 (USA) Maximum Benefit per Incident	0/0	0
40XYL	SRV CONTRACT, EXT HTR/AC SYS {International Prepackaged Components} To 60-Month/100,000 Miles (160,000 km)	0/0	0
40XZV	SRV CONTRACT, EXT STARTER/ALT {International Prepackaged Components} Covers Starter and Alternator Only, To 60-Month/100,000 Miles (160,000 km)	0/0	0
40YZL	SRV CONT, EXT CUMMINS ENG/AFTR {Cummins} To 60-Month/100,000 Miles (160,000 km), Extended Cummins L9 Engine Coverage, Protection Plan 1 and Aftertreatment, (Truck Application Only)	0/0	0
	Total Component Weight:	**7472/3964** (lbs)	**11436** (lbs)
1	Asphalt Pothole Patcher: Model TCM 425-100DHER	0/0	0
	Total Body Allied:	**0/0** (lbs)	**0** (lbs)
	Fire Extinguisher and Tri-Kit	0/0	0
	Total Goods Purchased:	**0/0**	**0**

The weight calculations included in this proposal are an estimate of future vehicle weight. The actual weight as manufactured may be different from the estimated weight. Navistar, Inc. shall not be liable for any consequences resulting from any differences between the estimated weight of a vehicle and the actual weight.

Financial Summary
2027 HV607 SBA (HV607)

(US DOLLAR)

Description	Price
Net Sales Price:	$259,993.37

Please feel free to contact me regarding these specifications should your interests or needs change. I am confident you will be pleased with the quality and service of an International vehicle.

State of Alabama
Master Agreement Number: 230000004247
Southland Transportation Group
Proposal #5279-01

Code #9 Base Unit - $100,795.52

Code #16 Additional Options $159,197.85
Upgrade Interior Features
Upgrade Electrical Options
Upgrade Exterior Features and Options
Upgrade Safety Features
Upgrade WB and AF Dimensions
Upgrade Exhaust System
Upgrade Extended Service Contracts
Upgrade Pro-Patch Pothole Patcher

Grand Total: Combined Lines (Code #9 + Code #16) - $259,993.37

Approved by Seller:

Official Title and Date

Authorized Signature

Accepted by Purchaser:

Firm or Business Name

Authorized Signature and Date

This proposal is not binding upon the seller without Seller's Authorized Signature

Official Title and Date

If you haven't added a planned maintenance service contract to your proposal yet, please get in touch with your local dealer, International or IC Bus Sales Representative to learn more about the benefits when ordering together with the vehicle.

International® Financial offers loans, a full line up of lease options, and can establish a line of credit for use towards the purchase of International and IC Bus vehicles. Ask your dealer, International® or IC Bus® Sales Representative about completing an International Financial credit application and any promotional offers that may be available. International Financial services are provided by Navistar Financial Corporation.

The TOPS FET Calculation is an estimate for reference purposes only. The seller is responsible for calculating and reporting/paying appropriate FET to the IRS.

The limited warranties applicable to the vehicles described here in are International Motors, LLC* standard printed warranties which are incorporated herein by reference and to which you have been provided a copy and hereby agree to their terms and conditions.

International Motors, LLC d/b/a International Motors USA LLC in Illinois and Ohio.


257
AUBURN
ALABAMA
Pro Patch
Pot-Hole Patcher
CAUTION
DANGER
WARNING


18006 MU
DANGER
257
WARNING


Pro Patch
Pot-Hole Patcher
AUBURN
ALABAMA
257