CITY OF OPELIKA
CITY COUNCIL
WORKSESSION MEETING AGENDA

300 Martin Luther King Blvd.

June 4, 2024

TIME: 5:30 PM

1. A CALL TO ORDER
    1. George Allen, Erica Norris, Tim Aja, Todd Rauch, Eddie Smith
2. PRESENTATIONS
    1. Presentation from Valley Rescue Mission - Mike Gaymon and Don Harbuck.
    2. Request to Advertise for PH - Rezoning, First Avenue, 34.5 Acres, from VR-1 and C-2 to PUD.
3. RESOLUTIONS
4. ORDINANCES
5. GENERAL UPDATES
6. REVIEW/DISCUSS CURRENT COUNCIL MEETING AGENDA
    1. Bid - Uniform Cleaning - OPD.
    2. Bid - Weed Abatement Services - REV.
    3. Bid - McCoy Street Improvements - ENG.
7. GENERAL / DISCUSSION
8. END OF WORK SESSION

"In compliance with the Americans with Disabilities Act, the City of Opelika will make reasonable arrangements to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the ADA Coordinator 72 hours prior to the meeting at (334)705-5130."

City of Opelika
Planning Commission Report

Action Requested:	Rezoning - from VR-1 and C-2 to PUD
Location of Property:	First Avenue
Property Owner:	Saucier Investments, LLC. Hayes Eiford, Samford Group, LLC.
Current Zoning:	C-2
Proposed Zoning:	PUD (Planned Unit Development)
Existing Land Use:	Former Mill Site

Surrounding Zoning Districts And Land Uses:

North	VR-2	Single Family and Church
South	R-5	Former Mill property (across RR)
East	C-2	Single-family and vacant
West	R-5	Airview Baptist Church

Rezoning:

The proposed 34.5 acre rezoning property includes a majority of the site for the commercial portions of Pepperell Mill. This includes 34.5 acres located south of 2nd Avenue. Part of the proposed development includes realignment of the N. 28th Street. The properties surrounding the subject property are a variety of land uses. The property to the north has residential and institutional (church) uses. The properties to the east include offices and commercial uses. The property to the south across the railroad was a part of the Pepperell Mill property used to hold water and is largely in the flood plain. The property to the west includes both residential and office uses.

The proposed master plan is truly a mixed use project that contains single-family residential, townhouses, apartments, office, and other commercial uses. Overall, the proposed uses within the masterplan of the PUD would fall within the medium density residential. Medium density residential is classified as residential up to nine (9) units per acre. Most of the existing residential in this area is actually closer to a low-density residential classification. The proposed density for the residential portion of the development is 8.95 units per acre. This falls in middle of the density for medium density residential and is similar to an R-4 zoning district.

The rezoning request is from a VR-1 (village residential) and C-2 (office-retail) zoning district to a planned unit development (PUD) zoning district. The overall development is proposing 309 residential units. This includes 21 50-foot single family homes, 62 40-foot single family homes, 84 townhomes, and 142 multi-family/apartment units. Overall, the development will have a density of 8.95 units per acre. The site also contains a variety of commercial uses including a restaurant in the existing building near the water tower and smokestack. The site also has four stand alone commercial shop spaces, four mixed use buildings, six open air market stands, a food truck court, and two office buildings. The applicant is showing seven open space parcels totaling approximately 2.57 acres plus an event lawn in the commercial area.

The development uses the existing block grid. As previously mentioned, N. 28th Street would be realigned to intersect with N. 30th Street and Cunningham Drive, where the City will add a roundabout. The applicant is also proposing to extend N. 27th Street to 1st Avenue and then across to Cunningham Drive. The applicant is also introducing a variety of alleys that will create rear access for the townhouses and connections to other parts of the development.

This development mixes four different housing types throughout the development. This is becoming somewhat more common in newer developments. The single-family homes and townhouses would be located on individual lots for sale. The multi-family apartments would be in two buildings in the commercial area and possible over mixed use buildings. The single-family homes are requesting a mix of lot widths including some 40 and 50 foot wide lots. The larger lots were required by Planning Commission at the last meeting to front the existing Mill Village homes. This would also include 20 feet front and rear setbacks and 5 feet side setbacks. The C-2 zone uses the standard for R-5 which are 60-foot-wide lots with 7,500 square feet. The nearby VR-2 zoning in the Mill Village requires 7,500 square foot lots, with 65 ft widths, 12 ft front setbacks, 35 ft rear setbacks and 10 ft side setbacks.

The townhouses proposed have similar minimum lots sizes and widths to the current City standards. The lots are proposed to have 10 ft front setbacks, 20 ft rear setbacks and 10 ft side setbacks on end units. The applicant is requesting to have no rear yards due to the rear loaded alleys. The applicant has placed common space in areas near most of the townhomes that can replace the use of the yard.

The commercial and multi-family buildings are proposed to have zero-lot line setbacks that will allow them to create an aesthetic similar to a small downtown. This type of development is common in many mixed-use developments with neighborhood town centers.

One item that has not been disclosed is the height/number of stories of the proposed commercial and multi-family buildings. Staff generally believes that three (3) stories would be consistent with the area and similar to the scale of the original mill building.

The plan does not currently show any landscaping or buffers. These are key components of developments that are denser. Staff is recommending internal sidewalks between buildings in the commercial areas. Staff also believes that landscaping is extremely important. Typically, a buffer would be required on the perimeter of the PUD. However, this PUD is bound by streets and the railroad on almost all sides. In this case, buffers are more likely to be appreciated by the proposed residential units than help buffer the adjacent property from this development. Street trees would help define the edges of the road but may conflict with utilities. Additionally, the right-of-way may not be wide enough for street trees. Staff is recommending that there be at least one large/canopy tree placed either in the right-of-way between the street and sidewalk with approval by city departments. If this cannot be done, a similar tree should be placed in the front and side yards on street for each unit. The commercial, townhouse and multi-family areas should meet the general and parking landscape requirements of the zoning ordinance.

The applicant has provided a list of requested uses for the commercial areas in the PUD. These include hotels, office, retail, restaurant, event space, food/dining/alcohol sales, food trucks and an open-air market. Staff would also recommend any use within Section 7.8.B.1 which lists the uses allowed in the Village Commercial zone. The applicant lists uses that will not be allowed including funeral home, agricultural, mining, quarrying, laundromat, animal services, adult business and auto related uses. Staff recommends that drive-thru restaurants, outside storage, alternative financial services, and mini-storage be prohibited. All commercial uses shall be limited to the areas shown as commercial unless the PUD is amended.

The applicant has requested a master signage plan to include specific signage. The plan includes the maintenance of the Pepperell sign on the existing smokestack. The plan also proposes a sign on the proposed water tower and two arching gateway signs into the development. Any additional signage for the commercial spaces or other uses shall meet the general requirements for signage.

The applicant is currently working on designs and elevations to show how this development will fit with the surrounding properties. Staff believes these design elements are critical to the integration of the development and its overall success. Staff recommends that the development generally meet the corridor overlay material and design criteria. All utilities shall be installed underground.

Overall, the development is well below the density of 16 units per acre in the C-2 zoning district. Staff feels this development generally provides a good re-use of the Pepperell Mill property and finds the development to transition in an orderly method from less dense to more dense.

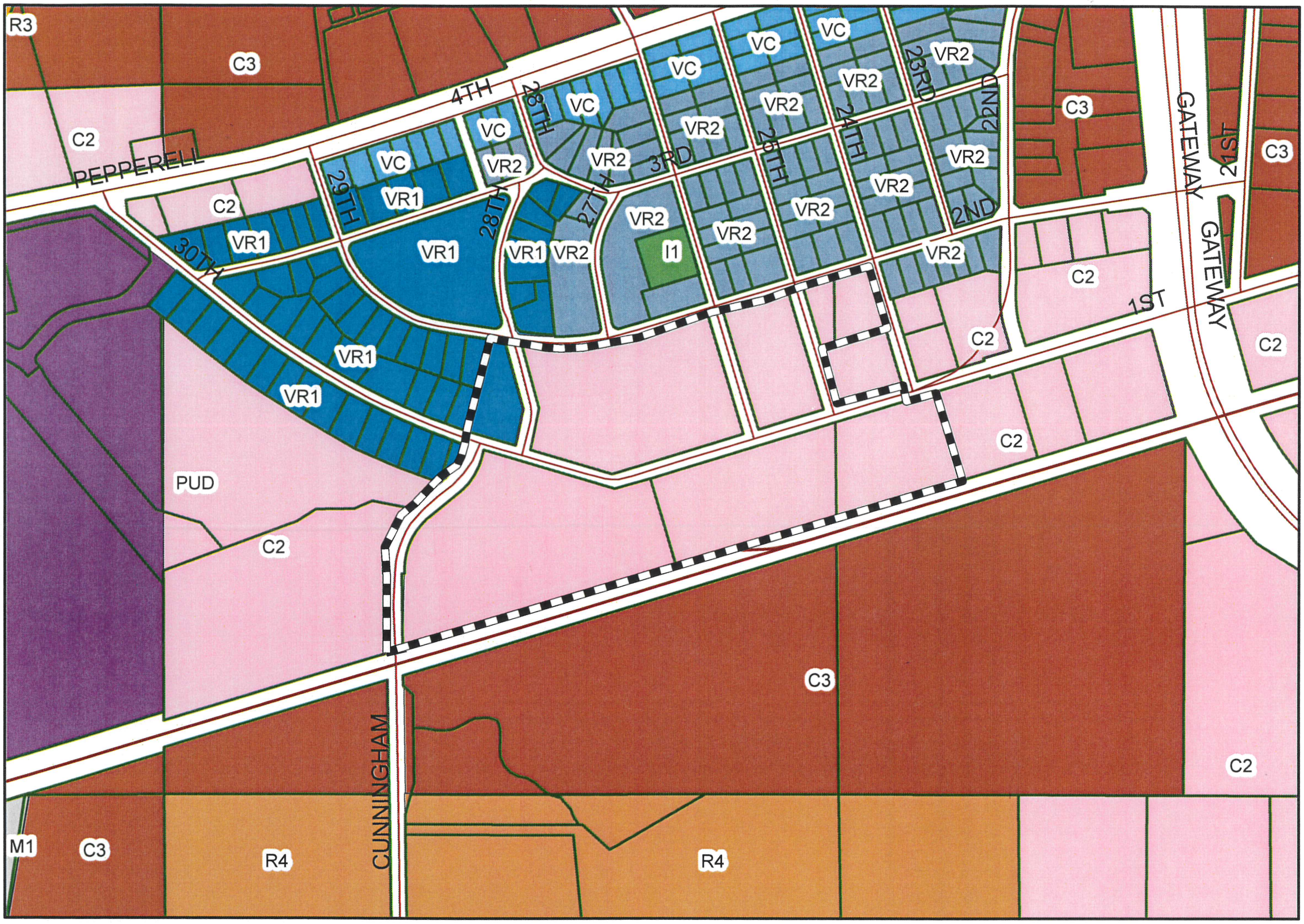
Staff Recommendation:

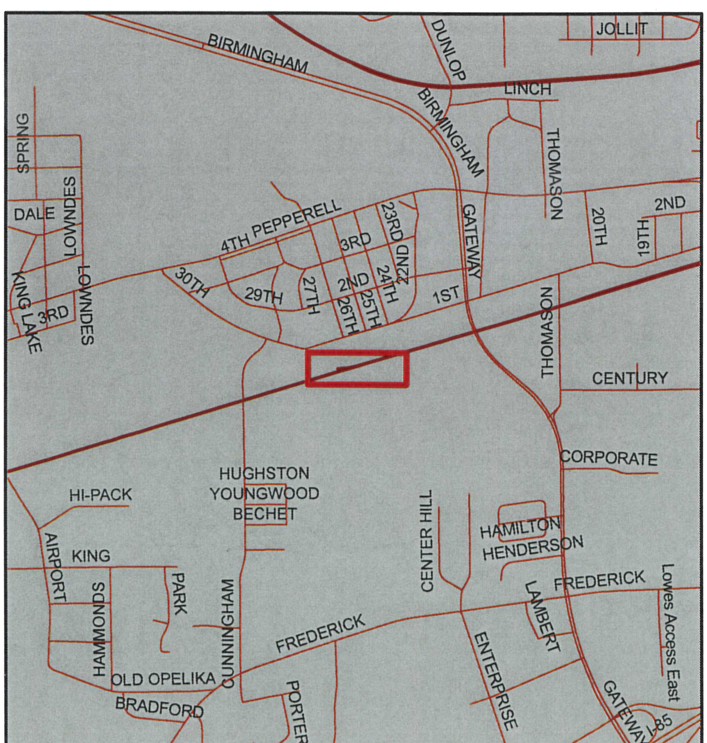
Staff recommends a positive recommendation to rezone the property from C-2 to PUD, it should be subject to the following:

1. **Provide sidewalks on both sides of each street adjoining an amenity or residence. Additional internal sidewalks should connect parts of the commercial areas.**
2. **All utilities shall be underground.**
3. **All multi-family and commercial buildings shall meet the Gateway Corridor cladding requirements. The larger mixed use and multifamily buildings should have significant amounts of masonry on the front and visible facades.**
4. **Non-single family sections of the development shall meet the landscaping requirements at time of development unless a master landscape plan is submitted.**
5. **One large/canopy tree shall be installed for each house frontage either in the right-of-way between the sidewalk and the street curb with permission from the City of Opelika or in the front yard adjacent to the public right-of-way.**
6. **Open space shall be clearly marked and the use and maintenance shall be noted on the plat.**

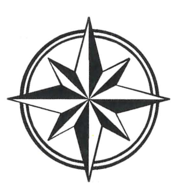
At the May 28th meeting, the Planning Commission voted 7 to 0 to send a positive recommendation to the City Council to rezone the 34.5 acres from VR-1 and C-2 to PUD.

THE MILL REZONING
2600 FIRST AVENUE
C-2 & VR-1 TO PUD





The applicant's request is to rezone 34.5 acres from C-2 & VR-1 to PUD. A residential and commercial development is planned..



Subject Property

The City of Opelika does not guarantee this map to be free from errors or inaccuracies. The City of Opelika, Alabama disclaims any responsibility or liability for interpretations from this map or decisions based thereon. The information contained on this map is a general representation only and is not to be used without

Holland Homes, LLC
421 Opelika Rd
Auburn, AL 36830

MEMO TO: City of Opelika
Planning Commission
Attention: Mr. Matt Mosley, AICP

FROM: Hayes Eiford, PE (Samford Group, LLC)

RE: PUD Request for The Mill Development – Opelika, Alabama

DATE: May 7, 2024

As described in the City of Opelika Zoning Ordinance, Section 8.18 Planned Unit Development Regulations we are submitting for your review and request approval for a Planned Unit Development currently identified as The Mill Development

Overall Development Scheme

1. **Location and intensity of proposed uses and activities**

   The property is approximately 34.51 acres within the Pepperell Village Historic District and is located south of N 29th St, east of Cunningham Drive, and north of the railroad tracks. The proposed use of the property is a mixed-use development consisting of commercial and multi-family frontage along 1st Avenue and two types of single-family residential products. The single-family residential products will consist of single-family detached houses and townhomes.

   The property is divided primarily into two sections. The commercial and multi-family section is located south of 1st Avenue and is comprised of approximately 9.40 acres. The remaining residential section is approximately 25.11 acres that includes approximately 2.57 acres of open space.

   The total number of residential units is 309 with a total development density of 8.95 units per acre. The individual development densities for the residential areas are as follows:

   - Single-family Detached Area — 5.7 units per acre
   - Town Homes Area — 8.2 units per acre
   - Commercial Area — 15.2 multifamily units per acre

2. Physical Description of proposed facilities

The buildings in each section shall complement each other in appearance and the three sections shall come together to make the overall aesthetics blend into a common theme or architectural style.

The requested development standards are as follows:

- Single-Family Detached Home Area Standards
  - Minimum Lot Size = 4,500 SF
  - Minimum Lot Width = 40 Feet
  - 20' front yard setback
  - 20' rear yard setback
  - 5' side yard setback
  - 10' side yard on street setback
  - Floor Area Ratio (FAR) maximum of 0.60
  - Impervious Surface Ratio (ISR) maximum of 0.80

- Townhouse Area Standards
  - Minimum Lot Size = 1,800 SF
  - Minimum Lot Width = 20 Feet
  - 10' front yard setback
  - 20' rear yard setback
  - 10' side yard setback on end units
  - 10' side yard on street setback
  - Floor Area Ratio (FAR) maximum of 1.50
  - Waiver of Section 8.13.C.5 Yards, due to rear loaded parking
  - Impervious Surface Ratio (ISR) maximum of 0.95

- Commercial and Multi-Family Area Standards
  - Area requirements in accordance with C-1 (Section 7.3.A)
  - No Minimum Lot Size, Lot Width
  - No Maximum Floor Area Ratio
  - 0' front yard setback
  - 0' rear yard setback
  - 0' side yard setback on end units
  - 0' side yard on street setback
  - 100% Maximum Building Area

3. Statement of location and general configuration of lands to be dedicated for public open space and other public uses

The development will include seven platted open space areas totaling approximately two (2) acres and will also include at least one (1) acre of open area for recreation and entertainment within the commercial area including food truck parking, landscaped green space, and a pavilion to encourage gathering and outdoor dining. The platted open space lots will be relatively flat and grassed to encourage recreation. There will be sidewalks along the rights-of-way throughout the development to connect residents to the open spaces and the commercial areas.

4. General designation of utilities

Sanitary sewer, water, and storm sewer for the site will tie into existing nearby City of Opelika utilities. Stormwater detention is not anticipated as this is a re-development project; however, a stormwater assessment will be performed by a licensed and registered professional engineer. Utilities such as power, gas, phone, and cable will be run throughout the site by their associated companies.

5. General statement of form of site management proposed for common open spaces and facilities

The Developer will remain responsible for the overall management and maintenance of the planned open spaces and common commercial spaces. No commercial owners, condo association, homeowners' association, and/or property management company is established to take over these areas.

6. Additional Information

- Signage: It is the intention of the developer to preserve the aesthetic of the existing water tower and smokestack that previously served The Pepperell Mill. The water tower will remain and will be painted and used as signage with full height painted letters and uplighting. The smokestack will remain unaltered with the current 'Pepperell' lettering in brick and will also have uplighting. Two arched, wrought iron signs will be placed at the entry points from 1st Avenue N to the commercial districts. Additionally, standard monument signs may be submitted for traditional permitting for the residential neighborhood and the individual businesses.

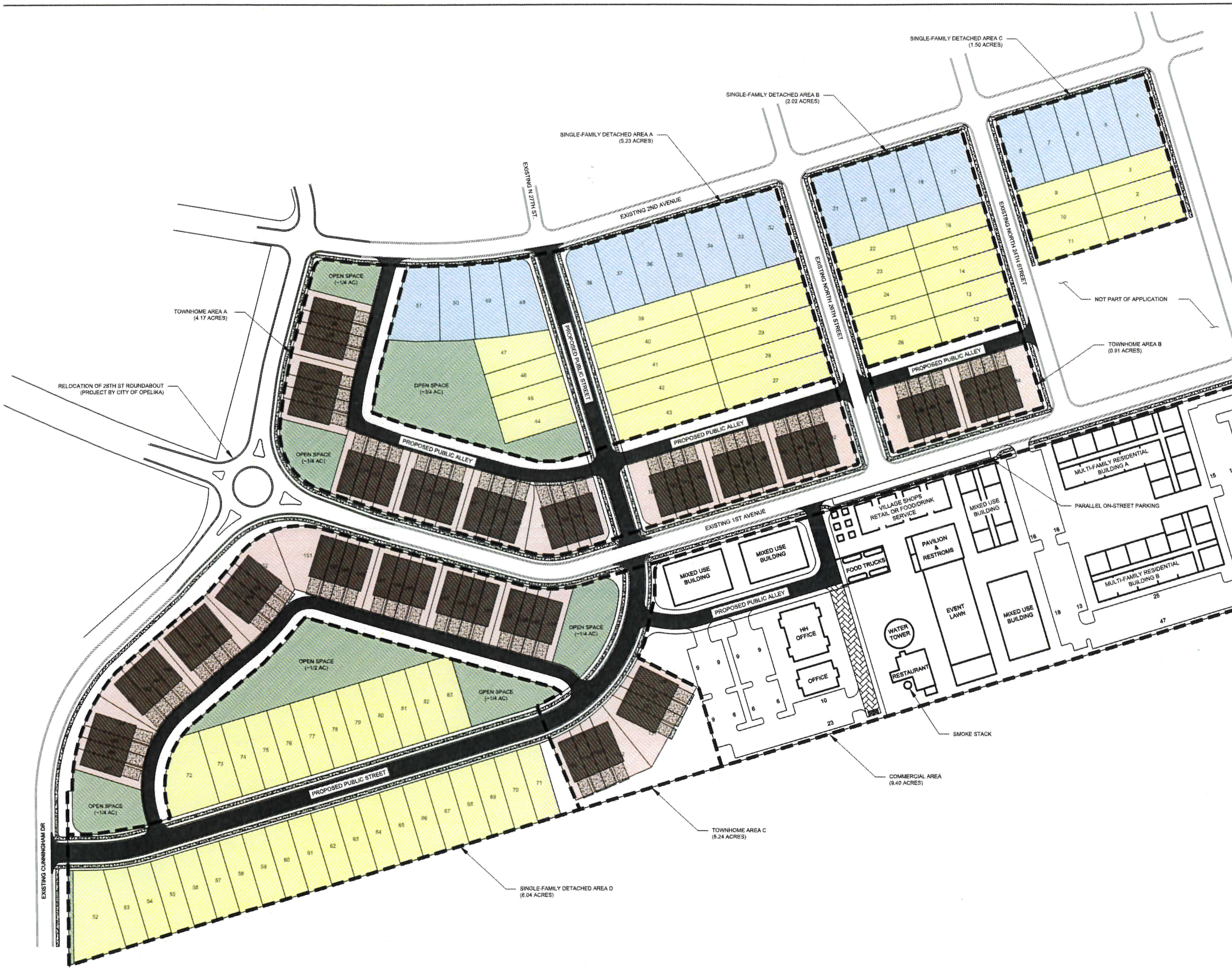
- Off-street parking: A 75% sharing factor between office uses and restaurant/entertainment/event/alcohol sales uses is requested for calculating off-street parking requirements within the commercial area. Additionally, two off-street parking spaces shall be provided for each single-family residential unit.

- Conditional Uses Requested: Proposed uses for the commercial area include: multi-family apartments, hotel, office, retail, restaurant, event space, food/dining/alcohol sales, food trucks, and open air market.

- Voluntarily Restricted Uses: Uses that will not be allowed include: funeral home, agricultural/mining/quarrying, laundromat, services related to animals, adult businesses, and automobile related uses.

- Requesting entertainment district status, or equal, from Opelika.

- Cladding Requirements: The proposed development shall abide by Gateway Corridor cladding requirements.



SHEET LEGEND

	50' SINGLE FAMILY
	40' SINGLE FAMILY
	TOWNHOMES END UNIT LOTS 35' INTERNAL UNIT LOTS 20'
	OPEN SPACE

SITE INFORMATION

50' SINGLE-FAMILY DETACHED:	21 LOTS
40' SINGLE-FAMILY DETACHED:	62 LOTS
TOWNHOMES:	84 LOTS
OPEN SPACE:	2.57 AC
COMMERCIAL AREA:	9.40 AC

SAMFORD GROUP
ENGINEERING

THE MILL
OPELIKA, AL

SEAL:

Authorized By: Gregory H. Elford Jr
Alabama License Number: 53032

DESIGN TEAM:

DRAWN BY:
DESIGNED BY:
REVIEWED BY:

811
Know what's below.
Call before you dig.

SCALE & NORTH ARROW:

NORTH ARROW

SCALE: 1"=80'

DATE: 5/7/24

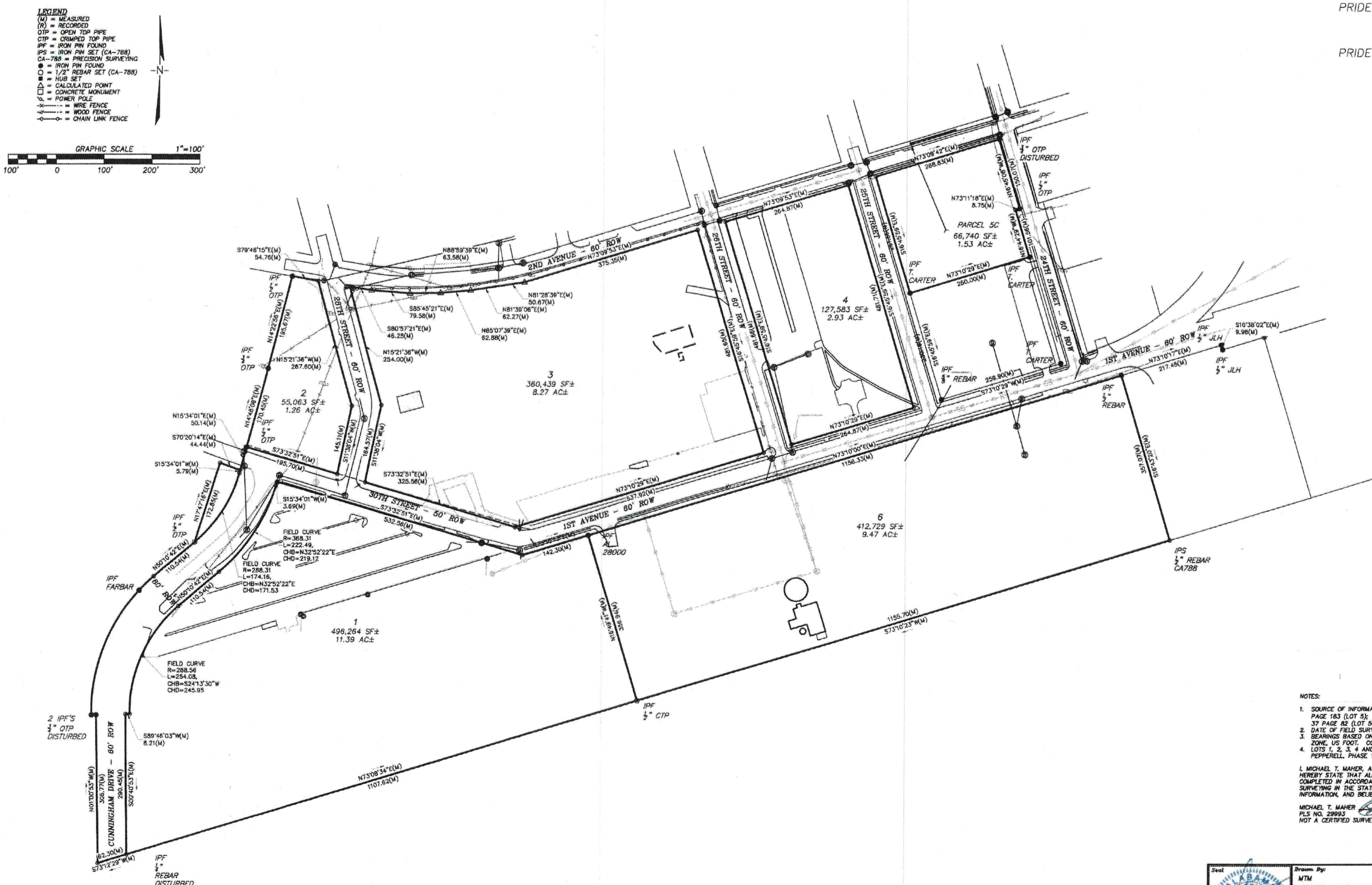
MASTER PLAN

BOUNDARY SURVEY FOR:

HOLLAND HOMES

PLAT OF SURVEY

LOT NUMBER 5
PRIDE OF PEPPERELL PHASE 1
AND
LOT NUMBER 5C
PRIDE OF PEPPERELL PHASE 1
1ST REVISION



NOTES:

1. SOURCE OF INFORMATION: PRIDE OF PEPPERELL, PHASE 1 – PLAT BOOK 36 PAGE 183 (LOT 5); PRIDE OF PEPPERELL, PHASE 1, 1ST REVISION – PLAT BOOK 37 PAGE 82 (LOT 5C)
2. DATE OF FIELD SURVEY: 1-28-2022; DATE OF OFFICE WORK: 2-25-2022
3. BEARINGS BASED ON STATE PLANE COORDINATES, NAD 1983, ALABAMA EAST ZONE, US FOOT. COORDINATES SET USING RTK GPS, ALDOT CORS AS CONTROL.
4. LOTS 1, 2, 3, 4 AND 6 ARE ALL NOTED AS PART OF LOT 5, PRIDE OF PEPPERELL, PHASE 1 – PLAT BOOK 36 PAGE 183.

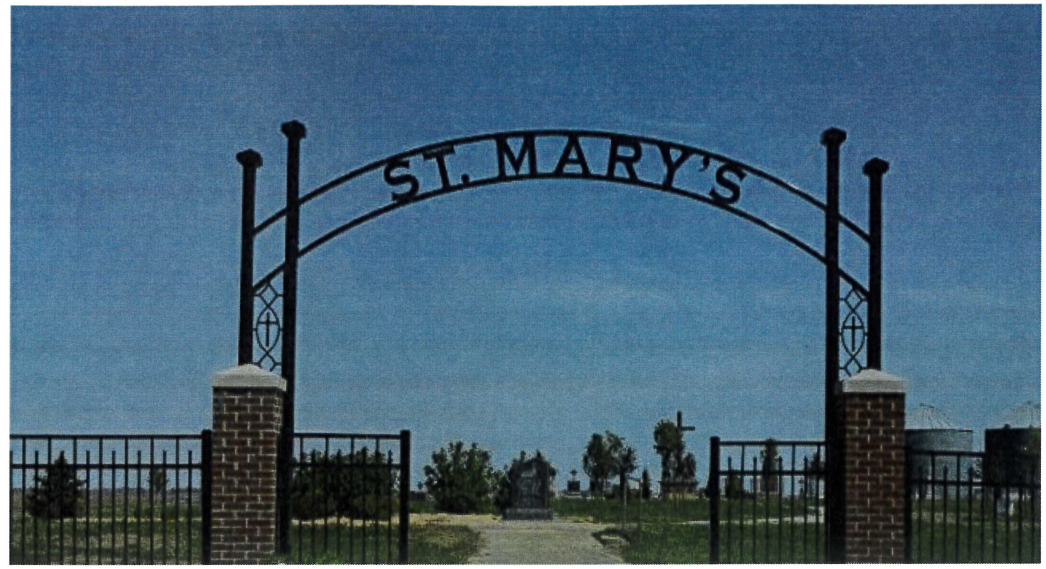
I, MICHAEL T. MAHER, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

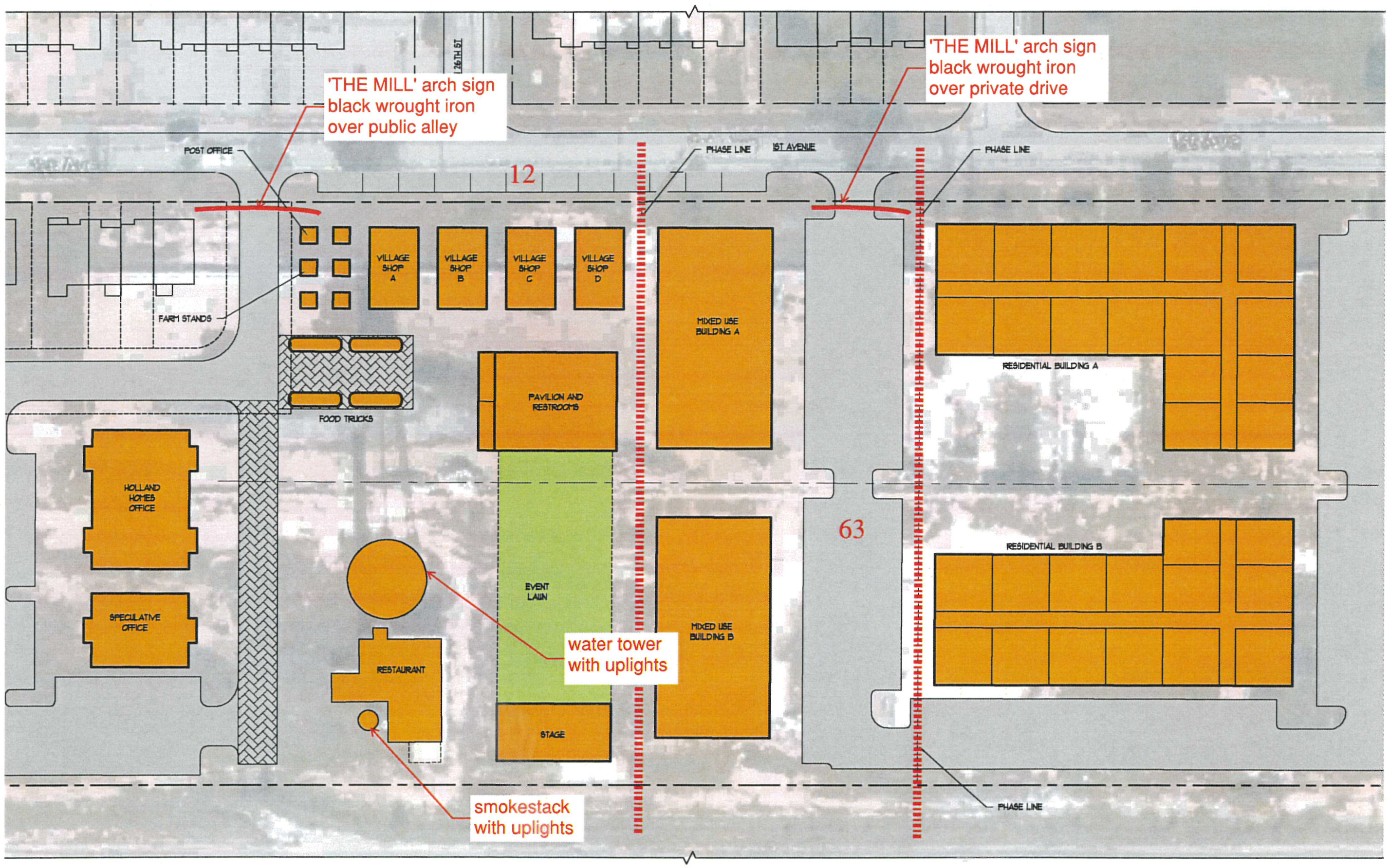
MICHAEL T. MAHER DATE: 2/25/2022
PLS NO. 29993
NOT A CERTIFIED SURVEY UNLESS SIGNED AND STAMPED WITH MY SEAL.

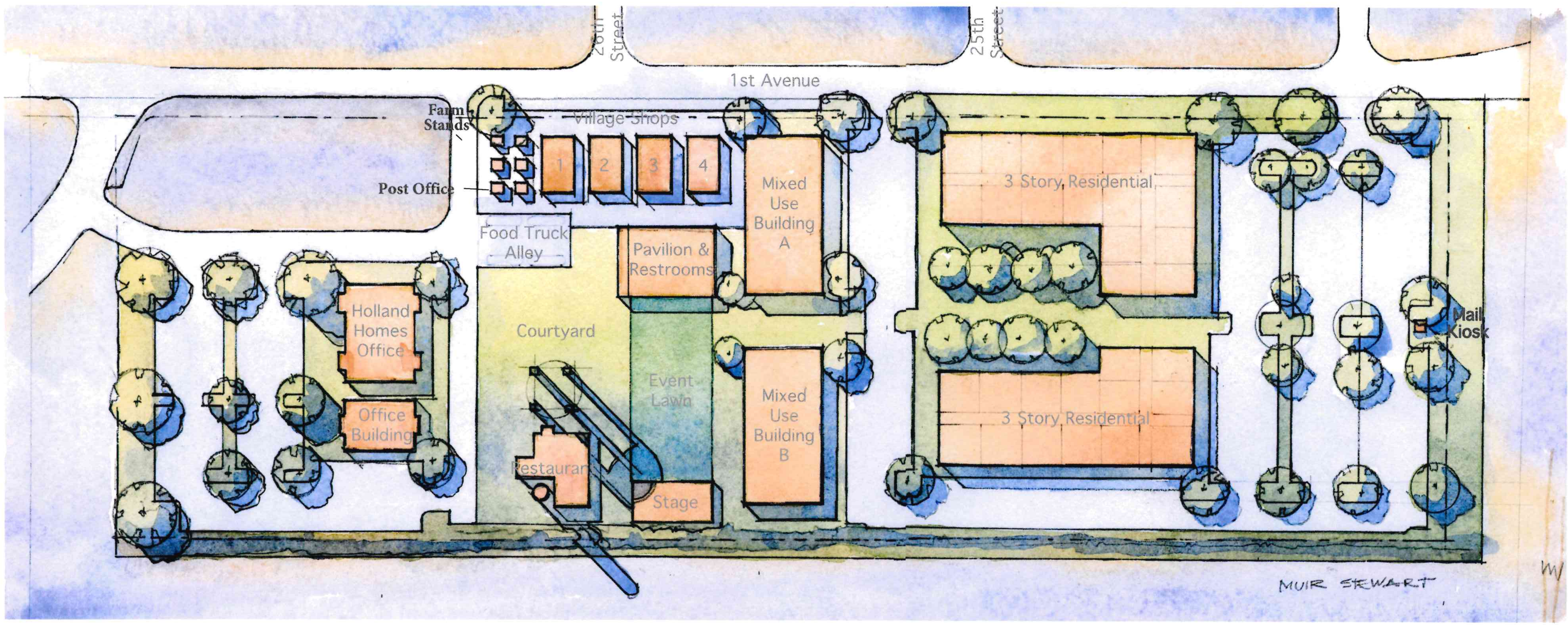
Seal			
ALABAMA LICENSED NO. 29993 PROFESSIONAL LAND SURVEYOR MICHAEL T. MAHER	Drawn By: MTM	PRECISION SURVEYING	2124 Moores Mill Road Suite 110 Auburn, Alabama 36830 Phone (334) 821-0105 www.precisionsurveying.biz
	Scale: 1"=100'		
	File Name: 21-1152-BDY	Sheet Title: SURVEY OF LOT 5 AND LOT 5C OF PRIDE OF PERPPERELL, PHASE 1 FOR HOLLAND HOMES	
	Date: FEB 25, 2022		

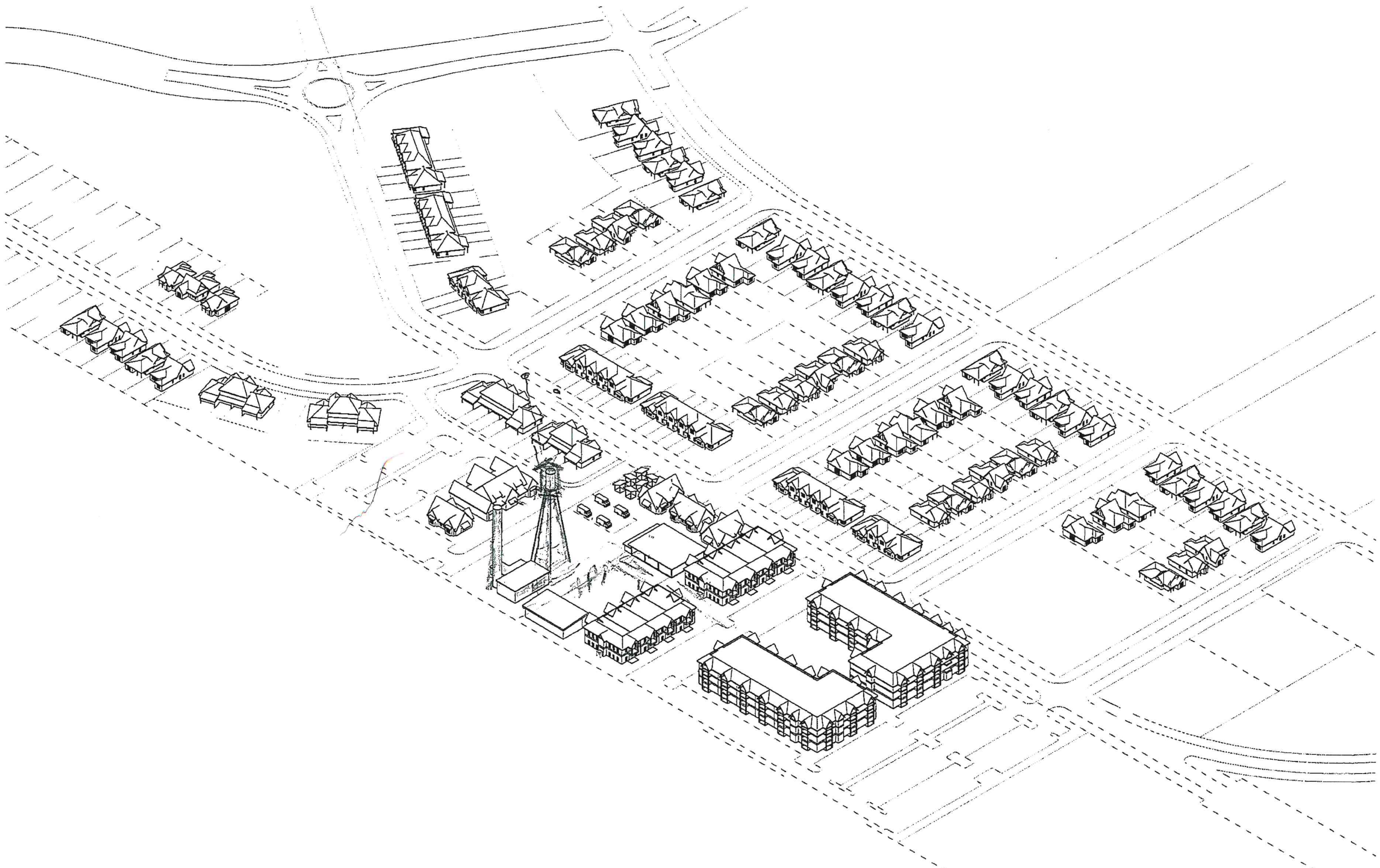
P:\Jobs\2021\21-1152\21-1152-just lines 2000.dwg, 2/25/2022 12:28:33 PM, 1:100


TEXT
UPLIGHTS
UPLIGHTS
Google Earth
© 2022 Google


ST. MARY'S


'THE MILL' arch sign
black wrought iron
over public alley
'THE MILL' arch sign
black wrought iron
over private drive
POST OFFICE
PHASE LINE
1ST AVENUE
PHASE LINE
12
VILLAGE SHOP A
VILLAGE SHOP B
VILLAGE SHOP C
VILLAGE SHOP D
MIXED USE BUILDING A
FARM STANDS
RESIDENTIAL BUILDING A
PAVILION AND RESTROOMS
FOOD TRUCKS
HOLLAND HOMES OFFICE
63
RESIDENTIAL BUILDING B
EVENT LAWN
SPECULATIVE OFFICE
MIXED USE BUILDING B
water tower
with uplights
RESTAURANT
STAGE
PHASE LINE
smokestack
with uplights


26th Street
25th Street
1st Avenue
Farm Stands
Village Shops
Post Office
1
2
3
4
Mixed Use Building A
3 Story Residential
Food Truck Alley
Pavilion & Restrooms
Holland Homes Office
Courtyard
Event Lawn
Mixed Use Building B
3 Story Residential
Mail Kiosk
Office Building
Restaurant
Stage
MUIR STEWART



1 AERIAL VIEW
SCALE

SR&F

2020 FIELDSTONE PKWY
SUITE 900, PMB 255
FRANKLIN, TN 37069

Seal

This and all drawings, specifications, and other work products of SR&F Architects are instruments of service for this project only and shall not be used for additions to this projects or for other projects. All work products shall remain the property of SR&F Architects whether the project is completed or not. Copyright as of date of drawings.

AERIAL VIEW

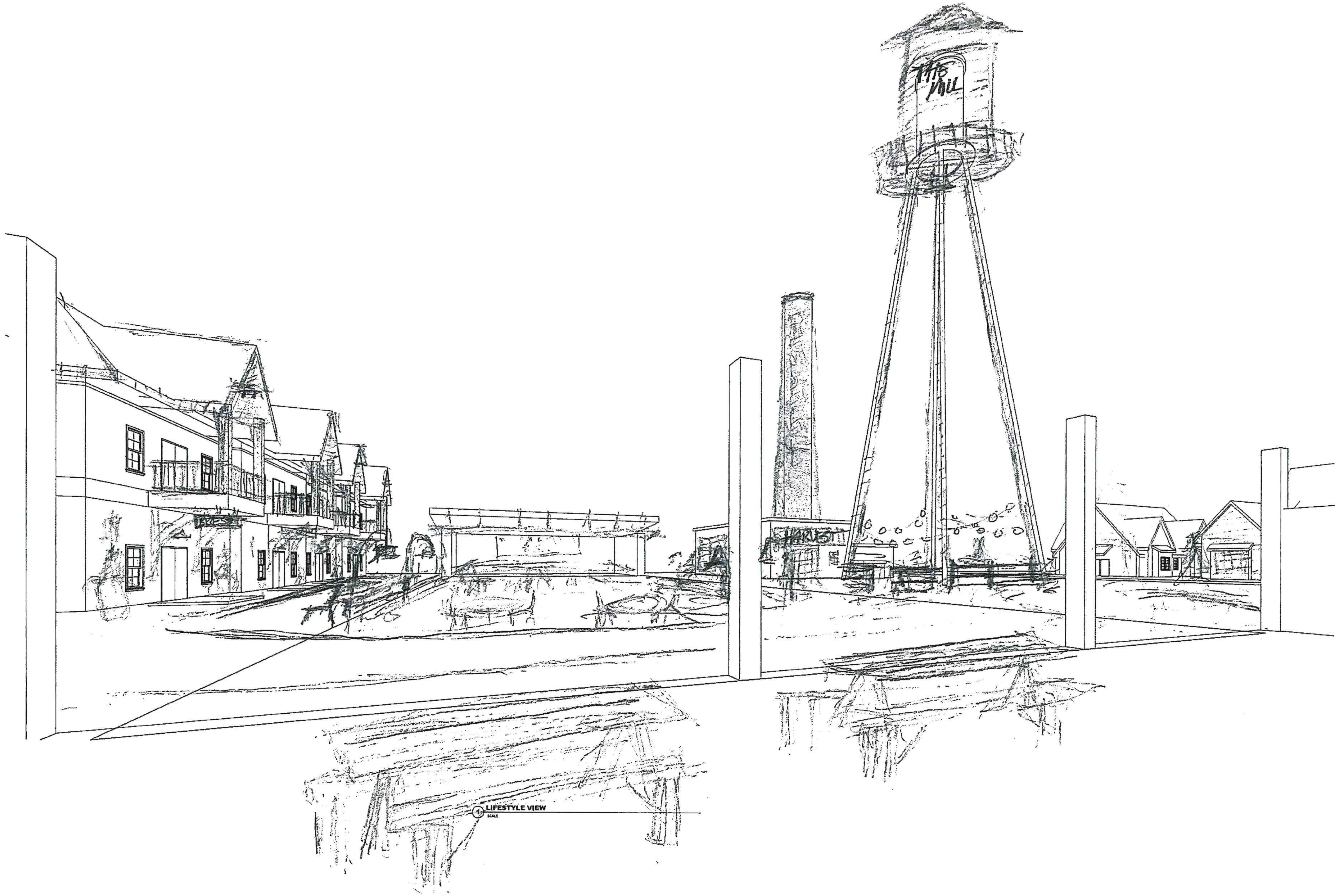
HOLLAND HOMES
THE MILL AT OPELIKA

FIRST AVENUE
OPELIKA, AL

DWG	CHK	DATE	DESCRIPTION	REV
SR&F	SMF	4/22/2022	NOT FOR CONSTRUCTION	

Project No. 2021-18

A-2



LIFESTYLE VIEW
SCALE

SR&F

2020 FIELDSTONE PKWY
SUITE 900 PMB 265
FRANKLIN, TN 37069
334-319-6211

Seal

LIFESTYLE VIEW

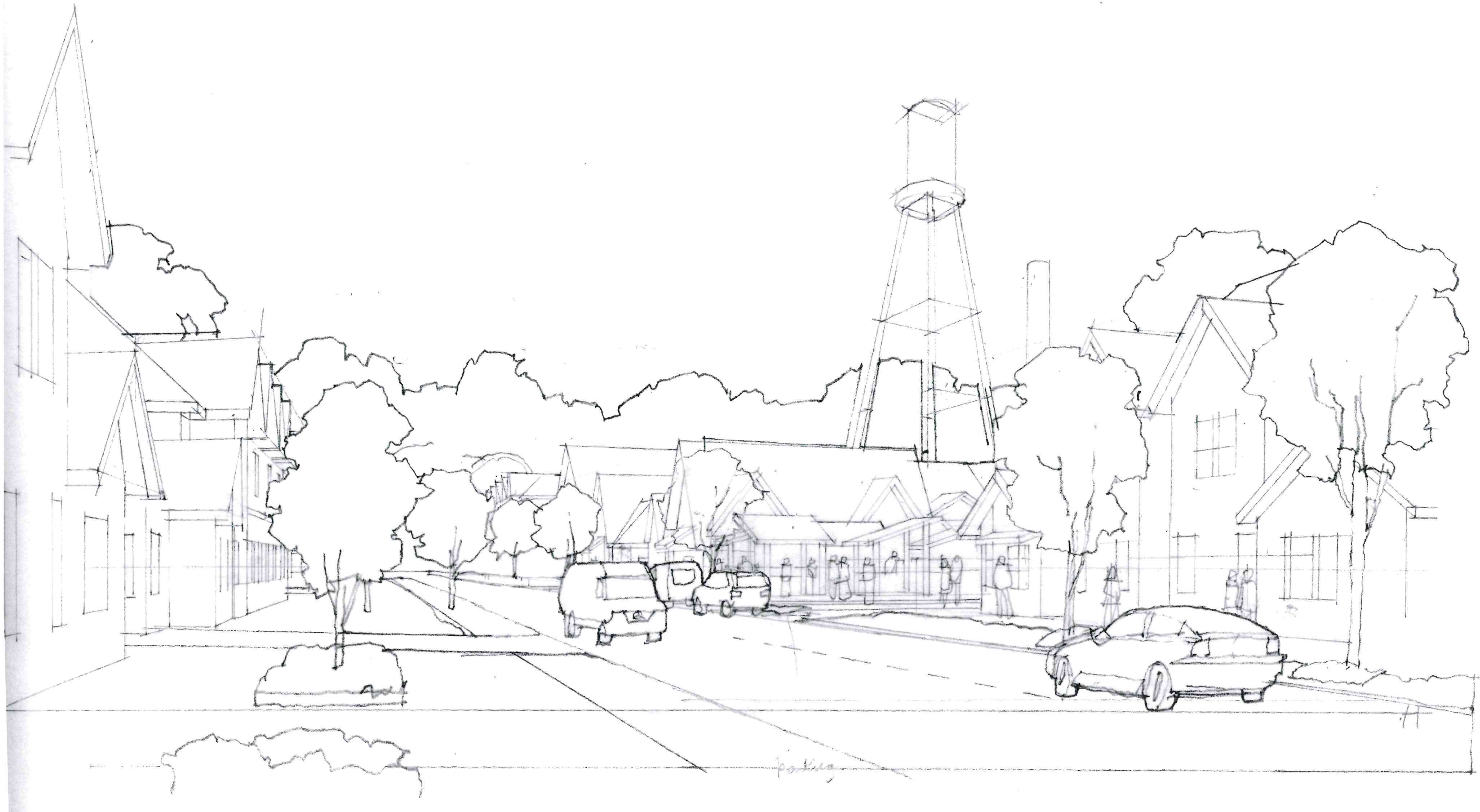
HOLLAND HOMES
THE MILL AT OPELIKA
FIRST AVENUE
OPELIKA, AL

DWG.	CHK.	DATE	DESCRIPTION	REV.
SR&F	SMF	4/22/2022	NOT FOR CONSTRUCTION	

Project No. 2021-18

A-3

LIFESTYLE SK 1 6/2/22



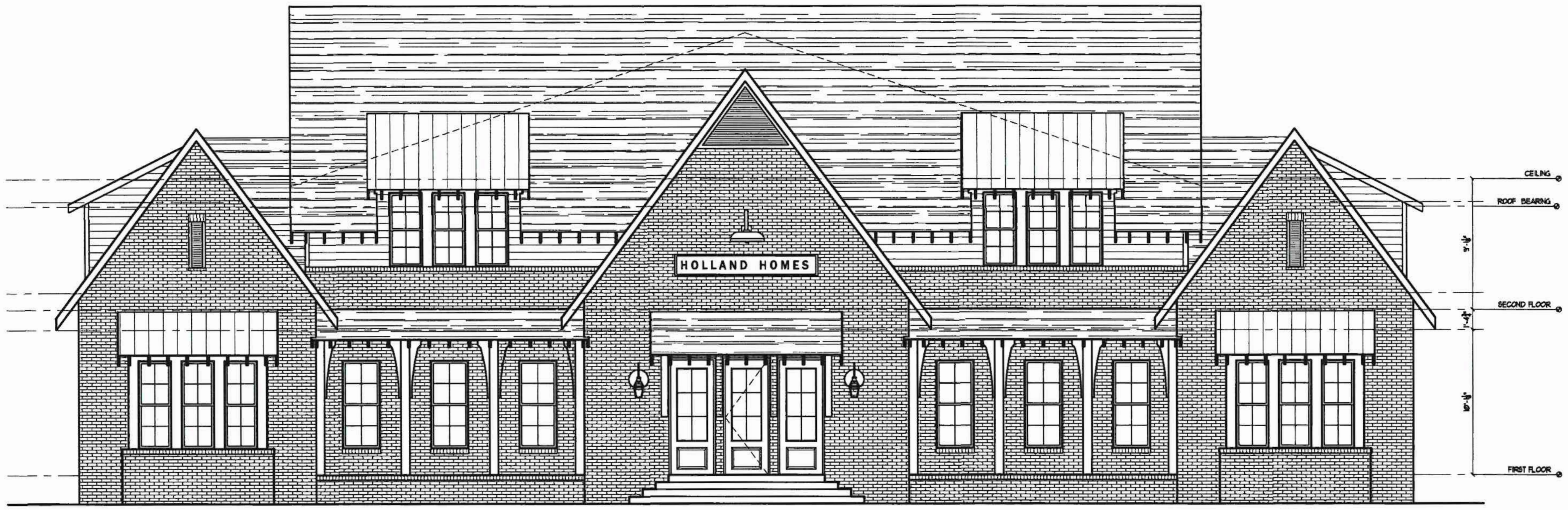
frusterio

4-28-22

THE MILL

MULTI-USE PRELIMINARY

ELEVATION CONCEPT



1 FRONT ELEVATION
1/4" = 1'-0"

2 TYPICAL SIDE ELEVATION
1/4" = 1'-0"

3 REAR ELEVATION
1/4" = 1'-0"

SR&F ARCHITECTS

2020 FIELDSTONE PKWY
SUITE 900, PMB 265
FRANKLIN, TN 37069
334-319-5211

Seal

A NEW DEVELOPMENT:
THE MILL OPELIKA
FIRST AVENUE
OPELIKA, ALABAMA

Date	18 APRIL 2022
Proj	2021-16
Drwn	SR&F
QC	S FOOTE
Title	ELEVATIONS
Sheet	A3.10

NOT FOR CONSTRUCTION

Holland Homes

The Mill

Single Family Homes

The Mill

Townhomes

RESOLUTION NO. ______________

WHEREAS, the Purchasing Department opened sealed bids for a contract to provide Uniform Cleaning for the Police Department; and

WHEREAS, Downtown Cleaners, Inc. submitted the sole bid meeting specifications; and

WHEREAS, funding for this contract is budgeted;

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

1. That the contract be awarded to Downtown Cleaners, Inc. on their sole bid meeting specifications.

2. That the Purchasing-Revenue Manager is hereby authorized to issue a purchase order to Downtown Cleaners, Inc. on an as needed basis.

3. The Controller is authorized to adjust the budget as necessary for this contract.

4. That the Mayor is hereby authorized to sign all documents pertaining to this contract.

APPROVED AND ADOPTED this the _______ day of _________________________, 2024.

____
C. E. “Eddie” Smith, Jr.
President of the City Council
City of Opelika, Alabama

ATTEST:

____
Russell A. Jones, CMC
City Clerk

FACT SHEET

SUBJECT: Sealed Bid #24021 – We are asking the Council to approve a contract for Uniform Cleaning

FACTS:

- Bid opening date – 5/13/24
- User department – Police
- The bid was sent to 2 vendors
- 1 bid was received
- Budgeted contract
- Bid tabulation sheet attached

RECOMMENDATION:

- **Recommend contract be awarded to Downtown Cleaners, Inc. on their sole bid meeting specifications on an as needed basis.**

BID# 24021 DATE: 5/13/2024 DEPT: POLICE | **2 VENDORS INVITED**

DESCRIPTION: UNIFORM CLEANING | **1 BID RECEIVED**

ITEM 1: PANTS/SKIRTS/DRESSES
ITEM 2: SHIRTS/BLOUSES
ITEM 3: SUIT/COAT/BLAZER/SPORT COAT
ITEM 4: WINTER COAT
ITEM 5: TIE
ITEM 6: LIGHT WEIGHT JACKET (NO LINER)
ITEM 7: HEAVY WEIGHT JACKET (WITH LINER)

	ITEM #1	**ITEM #2**	**ITEM #3**	**ITEM #4**	**ITEM #5**	**ITEM #6**	**ITEM #7**
DOWNTOWN CLEANERS INC	**$ 5.00**	**$ 5.00**	**--**	**--**	**--**	**--**	**--**
MAIN STREET CLEANERS							

BID# 24021 DATE: 5/13/2024 DEPT: POLICE						**2 VENDORS INVITED**	
DESCRIPTION: UNIFORM CLEANING						**1 BID RECEIVED**	
	ITEM 8: BASEBALL CAP			**ITEM 11:** REPAIR HEMS, SEAMS, SMALL TEARS			
	SEWING:			**PRESSING:**			
	ITEM 9: SEWING ON SHOULDER PATCHES			**ITEM 12:** PANTS, SHIRT, COAT, ETC			
	ITEM 10: HEM (NEW PANTS/DRESS/ETC)						
	ITEM #8	**ITEM #9**	**ITEM #10**	**ITEM #11**	**ITEM #12**	**TOTAL**	**DEL**
DOWNTOWN CLEANERS INC	**--**	**$ 11.00**	**$ 20.00**	**$ 10.00**	**--**	**$ 51.00**	**2 cal. days**
MAIN STREET CLEANERS							

RESOLUTION NO. ______________

WHEREAS, the Purchasing Department opened sealed bids for a contract for Weed Abatement Services for the Revenue Department; and

WHEREAS, Flora Terra, LLC submitted the sole bid meeting specifications; and

WHEREAS, funding for this contract is budgeted;

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

1. That the contract be awarded to Flora Terra, LLC on their sole bid meeting specifications.

2. That the Purchasing-Revenue Manager be authorized to issue a purchase order to Flora Terra, LLC on an as needed basis.

3. That the Controller be authorized to adjust the budget as necessary for this contract.

4. That the Mayor is hereby authorized to sign all documents pertaining to this contract.

APPROVED AND ADOPTED this the _______ day of _______________________, 2024.

____
C. E. "Eddie" Smith, Jr.
President of the City Council
City of Opelika, Alabama

ATTEST:

____
Russell A. Jones, CMC
City Clerk

FACT SHEET

SUBJECT: Sealed Bid #24023 – We are asking the Council to approve a contract for Weed Abatement Services

FACTS:

- Bid opening date – 5/20/24
- User department – Revenue
- The bid was mailed to 16 vendors
- 1 bid was received
- Budgeted contract
- Bid tabulation sheet attached

RECOMMENDATION:

- **Recommend contract be awarded to Flora Terra, LLC on their sole bid meeting specifications on an as needed basis.**

BID# 24023 DATE: 5/20/2024 DEPT: REVENUE — **16 VENDORS INVITED**

DESCRIPTION: WEED ABATEMENT SERVICES — **1 BID RECEIVED**

ITEM #1: LIGHT VEGETATION
ITEM #2: MODERATE VEGETATION
ITEM #3: HEAVY VEGETATION
ITEM #4: HOURLY RATE/OTHER

****Square footage calculated by Revenue department.**

	ITEM #1		ITEM #2		ITEM #3		ITEM #4
VENDOR NAME	**PRICE/SQ FT**	**PRICE/ACRE**	**PRICE/SQ FT**	**PRICE/ACRE**	**PRICE/SQ FT**	**PRICE/ACRE**	**HRLY RATE/OTHER**
A CUT ABOVE LANDSCAPE MGMT							
A+ LANDSCAPING & IRRIGATION							
ARK PLUS LLC							
BODINES LANDSCAPE SERVICES INC							
C & C LAWN SERVICES							
CUTTING EDGE LAWN SERVICE LLC							
DELICATE TOUCH							
ESTATE MASTERS LLC							
EVER GREEN OUTDOOR SERVICES INC							
FLORA TERRA LLC	**$ 0.025**	**$ 1,089.00**	**$ 0.055**	**$ 2,395.00**	**$ 0.100**	**$ 4,356.00**	**$ 75.00**
FOUR SEASONS LANDSCAPE							
GENESIS LANDSCAPING & LAWN							
GOLDENVIRONMENTS LAND MGMT							
OUTDOOR CONCEPTS LLC							
PRO LAWNS INC							
SOUTHERN PRIDE LANDSC & MAINT LLC							

RESOLUTION NO. _______________

WHEREAS, the Purchasing Department opened sealed bids for a contract for McCoy Street Improvements for the Engineering Department; and

WHEREAS, D & J Enterprises, Inc. submitted the low bid meeting specifications; and

WHEREAS, funding for this contract is coming from the 2024 Roadway Construction Fund;

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

1. That the contract be awarded to D & J Enterprises, Inc. on their low bid meeting specifications.

2. That the Purchasing-Revenue Manager be authorized to issue a purchase order to D & J Enterprises, Inc. in the total amount of $1,401,571.00.

3. That the Controller be authorized to adjust the budget as necessary for this contract.

4. That the Mayor is hereby authorized to sign all documents pertaining to this contract.

APPROVED AND ADOPTED this the _______ day of _______________________, 2024.

____
C. E. “Eddie” Smith, Jr.
President of the City Council
City of Opelika, Alabama

ATTEST:

____
Russell A. Jones, CMC
City Clerk

FACT SHEET

SUBJECT: Sealed Bid #24020 – We are asking the Council to approve a contract for McCoy Street Improvements

FACTS:

- Bid opening date – 5/21/24
- User department – Engineering
- The bid was mailed to 15 vendors
- 2 bids were received
- Bid tabulation sheet attached

RECOMMENDATION:

- **Recommend the bid be awarded to D & J Enterprises, Inc. on their low bid meeting specifications in the total amount of $1,401,571.00.**

BID# 24020 DATE: 5/21/24 DEPT: ENGINEERING				15 VENDORS INVITED
DESCRIPTION: McCOY STREET IMPROVEMENTS				2 BIDS RECEIVED
VENDOR	**TOTAL**	**ALT BID TOTAL**	**TERMS**	**DISC**
AAA GENERAL CONTRACTORS INC				
ALEXANDER CONTRACTING CO INC				
BAILEY-HARRIS CONSTRUCTION CO				
CB AND A CONSTRUCTION				
CIRCLE K SERVICES LLC				
D & J ENTERPRISES INC	**$ 1,401,571.00**	**--**	**--**	**--**
EAST AL PAVING CO INC				
EVERGREEN SITEWORKS				
JBAR CONSTRUCTION				
JOSH CARO CONSTRUCTION (JCC)				
ROBINSON PAVING CO				
SDAC				
TOLAND CONSTRUCTION LLC				
WARR GRADING				
WS NEWELL AND SONS INC				
JLD Enterprises LLC	$ 2,386,462.50	--	--	--