



**CITY OF OPELIKA
CITY COUNCIL
WORKSESSION MEETING AGENDA**

300 Martin Luther King Blvd.

July 2, 2024

TIME: 5:40 PM

1. A CALL TO ORDER
 1. George Allen, Erica Norris, Tim Aja, Todd Rauch, Eddie Smith
2. PRESENTATIONS
 1. Alpha Kappa Alpha Sorority, Inc., Mu Sigma Omega Chapter.
 2. Request to Advertise for PH - Rezoning, 711 Pleasant Avenue, 22,450 square foot Lot, from R-5M to C-2.
 3. Request to Advertise for PH - Rezoning, Hayley Investments, LLC, 704 1st Avenue, 104 North 7th Street, and a 3rd Parcel on North 7th Street, from C-2 to C-1.
3. RESOLUTIONS
4. ORDINANCES
5. GENERAL UPDATES
6. REVIEW/DISCUSS CURRENT COUNCIL MEETING AGENDA
 1. Bid - North 8th Street and 1st Ave. Sidewalk Upgrades - ENG.
 2. Bid - Blackhawk Drive Culvert Replacement - ENG.
7. GENERAL / DISCUSSION
 1. Repeal Section 22-5 of the City Code of Ordinances: Ending Funeral Escort Services - 2nd Reading (Tabled).
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 R-5M to C-2
22,450 square foot Lot

Location of Property: 711 Pleasant Drive

Property Owner(s): Kibwe, LLC

Current Zoning: R-5M

Proposed Zoning: C-2 (office-retail)

Existing Land Use: Single family home

Surrounding Zoning Districts

And Land Uses:	North	R-3	Single-family homes
	South	M-2	I-85
	East	M-2, I-1	Undeveloped (I-85)
	West	R-3, M-2	Undeveloped

Rezoning

The rezoning property is one lot (22,450 square feet) at the corner lot on Pleasant Drive and Shannon Court. A single family home is adjacent to the rezoning property on the north side. The adjacent properties (8 acres) on the east and northeast side are in a C-3 zone (general commercial). About two acres of the eight acres have developed as tenant spaces for office & warehouse type uses. The property on the south side is Wrights Grocery store in a C-2 zoning district. The C-2 zone is defined as office-retail uses. The C-2 prohibits automobile sales, auto repairs, and manufacturing type of uses that require outside storage of equipment or material. The outside display or outside storage of other uses require conditional use review in the C-2 zone. A contractor's office with outside storage requires conditional use approval. The property is small so a use that requires outside uses on the property is (ex. equipment/material storage or product display) is limited. Also, on the west side of the rezoning lot across Pleasant Drive is a single family neighborhood in the R-5 zone so outside uses are questionable. On the west side across Pleasant Avenue is a large older neighborhood (Westside SD, 100+ homes) in a R-5M high density residential zone. Pleasant Avenue is the zoning boundary between the R-5M and C-2 zoning districts.

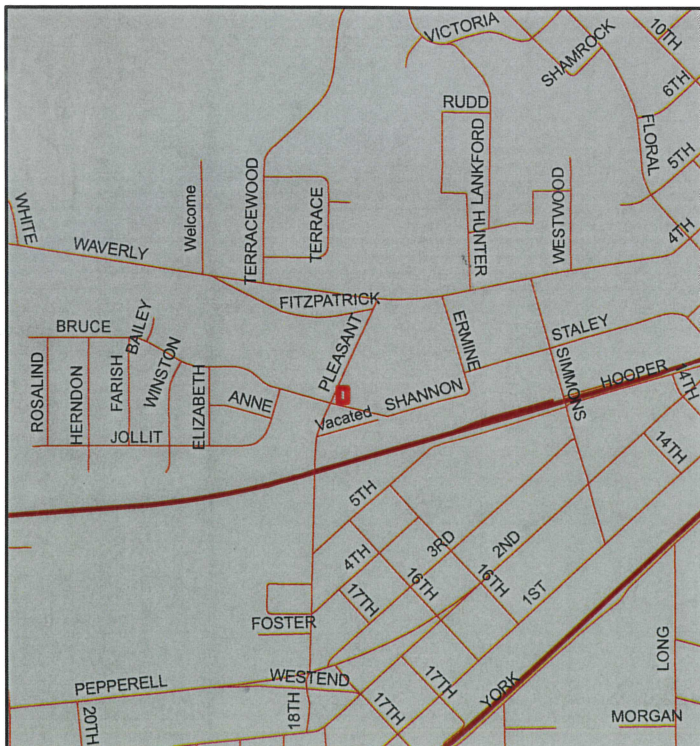
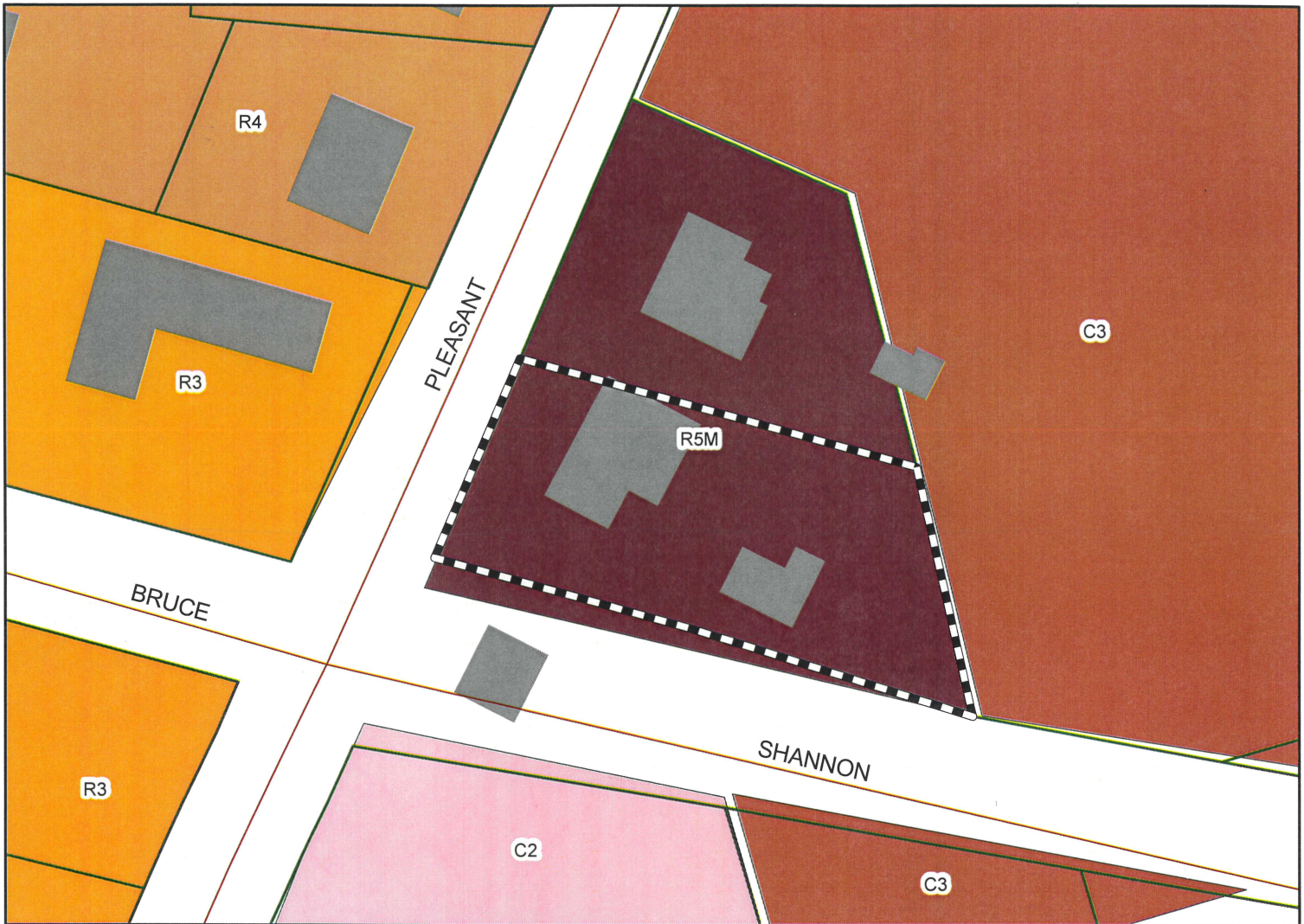
Recommendation

The land uses that are allowed in a C-2 zone are compatible with the adjacent R-5M zone. Those uses that require conditional use approval may be approved with conditions. Several areas in Opelika zoned C-2 are adjacent to properties that are zoned residential. **Planning staff**

recommends the Planning Commission send a positive recommendation to the City Council to rezone the property from R-5M to C-2.

At the June 25th meeting, the Planning Commission voted 8 to 0 to send a positive recommendation to the City Council to rezone the property from R-4M to C-2.

KIBWE LLC REZONING 711 PLEASANT AVENUE R-5M TO C-2



The applicant's request is to rezone a 22,450 square foot from R-5M to C-2. A single family home and detached garage is on the lot.



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

City of Opelika Planning Commission Report

Action Requested:	Rezoning from C-2 to C-1 (Downtown Commercial District)
Location of Property:	704 1 st Avenue, 104 North 7 th Street, and a 3 rd parcel on North 7 th Street
Property Owner(s):	Hayley Investments, LLC
Current Land Use:	Restaurant/Retail and vacant
Current Zoning:	C-2 (Office Retail)
Adjacent Zoning/Land Use:	North: C-2 (South State Bank) South: C-1 (Brewery Garden) East: C-2 (PNC Bank) West: C-2 (Warehouse space)

Staff Comments:

The applicant requests to rezone the property at 704 1st Avenue, 104 North 7th Street, and a vacant lot on North 7th Street from the standard C-2 Office Retail to C-1 Downtown Commercial District. The Downtown Commercial District is characterized by lot line to lot line construction. The applicant has proposed a restaurant to occupy the 704 1st Avenue structure, but the 7th Avenue buildings appear vacant. The rezoning from C-2 to C-1 would allow the proposed uses for these structures to extend the downtown commercial uses and downtown commercial connections along the northern side of 1st Avenue. This area is slowly being restored and will be used to expand our Downtown Commercial Core.

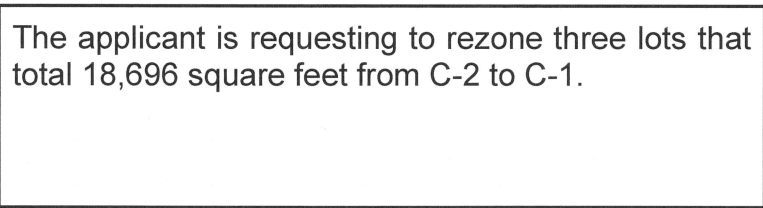
The opposite side of 1st Avenue is in the C-1 zoning district. Staff believes allowing these properties the same benefits as the nearby downtown restaurants and retail will continue reinvestment and add to our thriving downtown. The lots surrounding this area to the north and east are established banks and zoned C-2. This block is primarily commercial businesses. The parking downtown is adequate to accommodate additional C-1 zoning shared parking standards.

The C-1 zone is characterized by urban buildings that often extend from property line to property line. They also lack onsite parking but generally have on street parking available. These parcels fit the typology envisioned by the C-1 district in the Zoning Ordinance. The rezoning would also cure some of the existing nonconformities of these buildings in relation to the C-2 zone, particularly in regards to setbacks and parking.

The Downtown Commercial District of C-1 uses that would be allowed by right in this zone are defined in the ordinance as “central business core of Opelika located in the old historic downtown area. Uses include retail, office, banking, insurance, government, food service, high density residential, service, and limited light assembly and manufacturing. This zone can be characterized by lack of off-street parking and mixed uses (Section 6.4 Purpose and Intent of Zoning Districts).

Staff recommends a positive recommendation to City Council to rezone from C-2 to C-1.

At the June 25th meeting, the Planning Commission voted 8 to 0 to send a positive recommendation to the City Council to rezone the three lots from C-2 to C-1.



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

RESOLUTION NO. _____

WHEREAS, the Purchasing Department opened sealed bids for a contract for North 8th Street and 1st Ave. Sidewalk Upgrades for the Engineering Department; and

WHEREAS, SDAC submitted the low bid meeting specifications; and

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

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

1. That the contract be awarded to SDAC on their low bid meeting specifications.
2. That the Purchasing-Revenue Manager be authorized to issue a purchase order to SDAC in the total amount of \$229,260.00.
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, MMC
City Clerk

FACT SHEET

SUBJECT: Sealed Bid #24026 – We are asking the Council to approve a contract for North 8th Street and 1st Ave. Sidewalk Upgrades

FACTS:

- Bid opening date – 6/25/24
- User department – Engineering
- The bid was mailed to 12 vendors
- 2 bids were received
- Budgeted contract
- Bid tabulation sheet attached

RECOMMENDATION:

- **Recommend the bid be awarded to SDAC on their low bid meeting specifications in the total amount of \$229,260.00.**

RESOLUTION NO. _____

WHEREAS, the Purchasing Department opened sealed bids for a contract for the Blackhawk Drive Culvert Replacement for the Engineering Department; and

WHEREAS, Hudmon Construction Co., 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 Hudmon Construction Co., Inc. on their low bid meeting specifications.
2. That the Purchasing-Revenue Manager be authorized to issue a purchase order to Hudmon Construction Co., Inc. in the total amount of \$608,750.00.
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, MMC
City Clerk

FACT SHEET

SUBJECT: Sealed Bid #24025 – We are asking the Council to approve a contract for the Blackhawk Drive Culvert Replacement

FACTS:

- Bid opening date – 6/25/24
- User department – Engineering
- The bid was mailed to 15 vendors
- 4 bids were received
- Budgeted contract
- Bid tabulation sheet attached

RECOMMENDATION:

- **Recommend the bid be awarded to Hudmon Construction Co., Inc. on their low bid meeting specifications in the total amount of \$608,750.00.**

BID# 24025 DATE: 6/25/24 DEPT: ENGINEERING			15 VENDORS INVITED	
DESCRIPTION: BLACKHAWK DRIVE CULVERT REPLACEMENT			4 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	\$ 632,750.00	--	--	--
EAST AL PAVING CO INC				
EVERGREEN SITEWORKS LLC	\$ 638,600.00	--	--	--
JBAR CONSTRUCTION				
JOSH CARO CONSTRUCTION (JCC)				
ROBINSON PAVING CO				
SDAC	\$ 641,578.50	--	--	--
TOLAND CONSTRUCTION LLC				
WARR GRADING				
WS NEWELL AND SONS INC				
Hudmon Construction Co.	\$ 608,750.00	--	--	--

Mayor,

The Opelika Police Department has provided escorts for funeral processions for several decades. Not only is this duty time-consuming and hazardous to citizens, but it also opens the city to liability. Last year the Opelika Police Department conducted 276 funeral escorts. It takes approximately thirty- three minutes to conduct an average funeral escort. Last year, officers spent more time escorting funeral processions across the city than they investigated car break-ins and burglaries. Within the last five years, the Opelika Police Department has paid \$27,844 in officer salaries to conduct funeral possessions. In reality, the method we conduct funeral possessions is insufficient to protect the city from liability in the event of an intersection-related crash. Police leadership have had to make a hard decision to divert police resources from needed law enforcement activities to handle the number of funeral escorts. Sometimes the police department does not have the manpower to conduct a funeral escort due to high-priority calls and/or officer shortage. Most days, we don't have enough officers to cover every intersection. We have provided this service for years without incident. However, other cities have not been as fortunate. Since 2018, five officers have lost their lives while working intersections during funeral possessions. Police Departments across the state and nation have discontinued this service due to the danger it poses for citizens, civil liability, and fewer officer resources. The following Cities have limited or canceled escorting funeral possessions in Alabama: Tuscaloosa, Alexander City, Daphne, Scottsboro, Anniston, Huntsville, Valley, Decatur, Dothan, in addition to Columbus, Ga.

Due to liability, safety, and staffing concerns, we suggest we discontinue funeral escorts within the city of Opelika.