



**CITY OF OPELIKA
CITY COUNCIL
WORKSESSION MEETING AGENDA
300 Martin Luther King Blvd.
February 4, 2025
TIME: 5:30 PM**

1. A CALL TO ORDER
 1. George Allen, Erica Norris, Tim Aja, Todd Rauch, Eddie Smith
2. PRESENTATIONS
 1. Lee County Emergency Management Agency - Rita Smith.
 2. Historic Preservation Commission Annual Report - Lisa Harrelson.
 3. Request to Advertise for PH - Rezoning, 2802 Society Hill Road, 30,630 square feet, from R-1 to C-2.
3. RESOLUTIONS
 1. Bid - Uniform Cleaning - OFD.
 2. Bid - Uniform Cleaning - OPD.
 3. Bid - Pickleball Courts Phase III - Base, Grading, Drainage and Site Work - ENG.
4. ORDINANCES
5. GENERAL UPDATES
 1. Alabama Council on Human Relations (ACHR) Update - President Pro-Tem Erica Norris.
6. REVIEW/DISCUSS CURRENT COUNCIL MEETING AGENDA
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 COUNCIL
HISTORIC PRESERVATION REPORT
2023-2024
(October 1, 2023 – September 30, 2024)**

COA Requests

Staff 15
Commission 36

Total 51

Number Denied 0

New Construction 11

Addition/Alteration 18

Demolitions 2 (Downtown)

Investment

Downtown \$6,803,500

Geneva \$1,437,397

Northside \$ 328,450

Total Investment \$8,569,347

City of Opelika

Planning Commission Report

Action Requested: Rezoning - from R-1 to C-2
30,630 square foot lot

Location of Property: 2802 Society Hill Road

Property Owner(s): Raymond Trussell
James B. Layson, authorized representative

Current Zoning: R-1

Proposed Zoning: C-2 (office-retail)

Existing Land Use: Single family home

Surrounding Zoning Districts

And Land Uses:	North	C-2	Undeveloped (townhomes approved)
	South	R-1	Single family home
	East	R-1	Single family home
	West	C-2	Undeveloped

Proposal

The applicant is requesting rezoning a 30,630 square foot lot from an R-1 (residential) zoning district to a C-2 (office/retail) zoning district. If the rezoning request is approved, an existing 825 square foot single family home will be converted into an Alfa Insurance office. The adjacent properties are single family homes on at least 34,000 sf lots; other nearby properties are undeveloped. The rezoning property is about 200 feet from Wyndham PUD commercial property (Dixie Electric and Storage World) on Society Hill Road. A commercial use on nine acres and zoned C-2, GC-P is also on the corner of Society Hill Road & Gateway Drive - Johnston Supply (HVAC distributor) about ½ mile from the rezoning property. The C-2 zone limits the types of commercial uses allowed; C-2 is less likely to impact the existing residential uses or the future townhomes and apartments recently approved.

Since 2022 three rezonings from R-1 to C-2 were approved on Society Hill Road that total 400 acres. The rezonings changed the land use category from low density residential to light commercial. Townhomes and apartments are proposed for most of the 400 acres, but some areas will be commercial uses. The adjacent properties on the south and east sides are single family homes on 34,000 sf lots or larger lots. In May 2024, the adjacent 67 acres on the north side of the rezoning property was rezoned from R-1 to C-2 for townhomes.

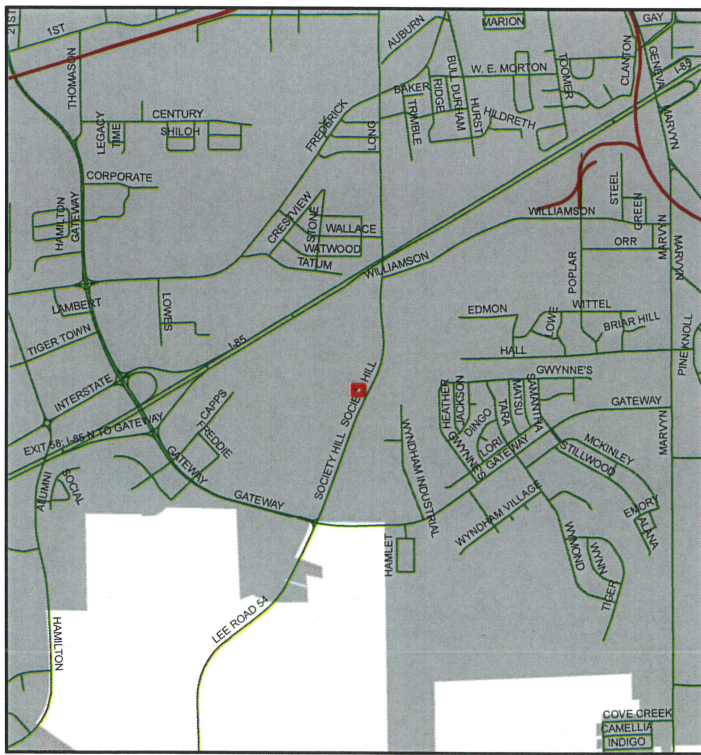
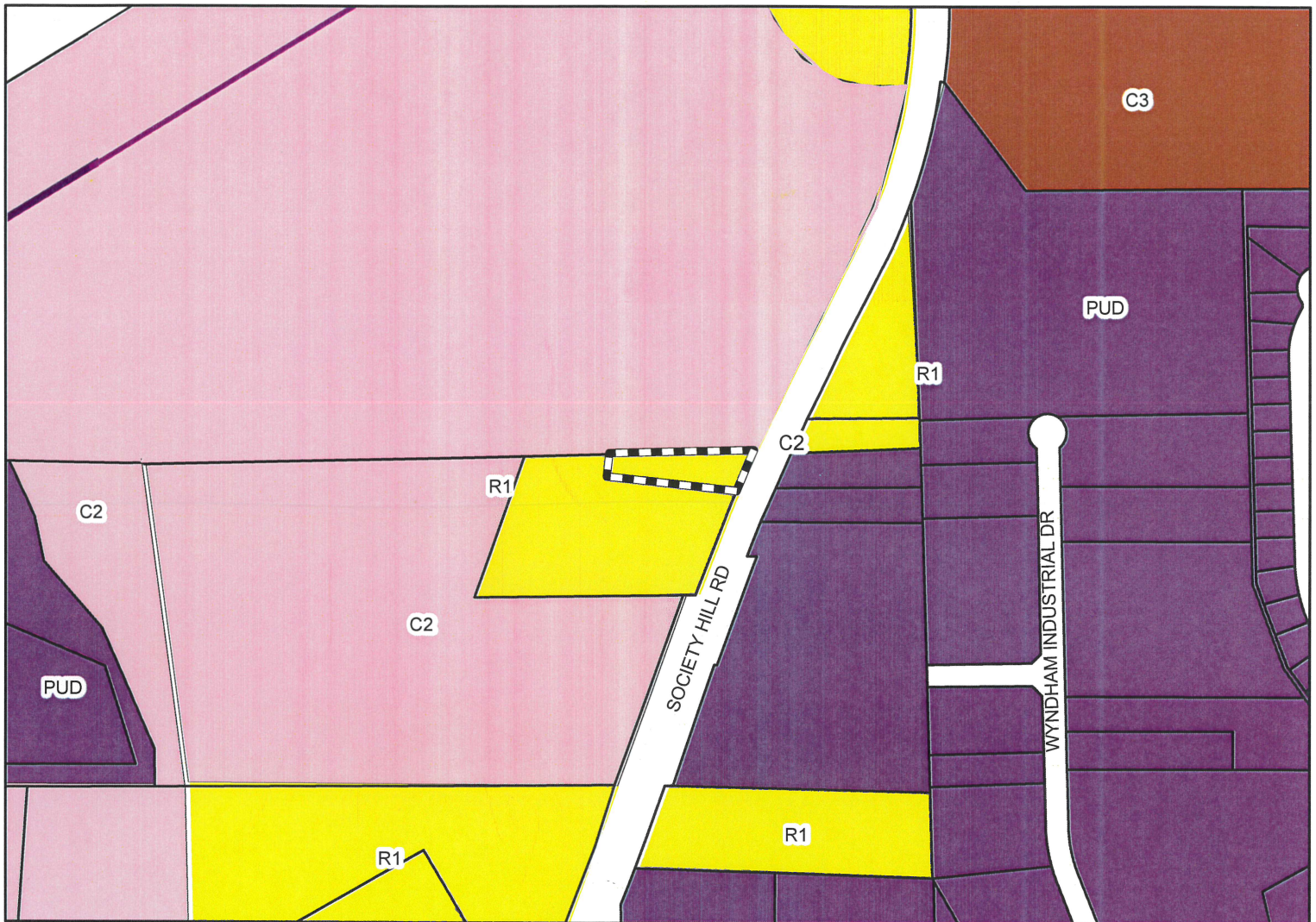
Recommendation

The rezoning request from R-1 to C-2 is appropriate. A C-2 zone allows smaller-scale, stand-alone type commercial uses (ex. office use and retail stores) that are compatible with residential uses. Other properties along Society Hill Road have been rezoned to C-2.

At the January 28th meeting, the Planning Commission voted 6 to 0 to send a positive recommendation to City Council to rezone the 30,630 square foot lot from R-1 to C-2.

LAYSON REZONING REQUEST

2802 SOCIETY HILL ROAD



The applicant is requesting approval to rezone one 30,630 sf lot from R-1 to C-2. An Alfa Insurance office will occupy the property. About a year ago, the adjacent property north of the rezoning property was rezoned to C-2.



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 verification by an independent professional qualified to verify such information.

RESOLUTION NO. _____

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

WHEREAS, Wade Cleaners submitted the low bid without meeting specifications; and

WHEREAS, Five Star Cleaners submitted the low 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 Five Star Cleaners on their low bid meeting specifications.
2. That the Purchasing-Revenue Manager be authorized to issue a purchase order to Five Star Cleaners on an as needed basis.
3. That the Mayor be authorized to sign all documents pertaining to this contract.
4. That the Controller be authorized to adjust the budget as necessary for this contract.

APPROVED AND ADOPTED this the _____ day of _____, 2025.

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 Bids – Bid #25003 – We are asking the Council to approve a contract for Uniform Cleaning for the Fire Department

FACTS:

- Bid opening date – 12/2/24
- User Department – Fire
- This bid was sent to 1 vendor
- 2 bids were received
- Budgeted contract
- Bid tabulation sheet attached

RECOMMENDATION:

- **Recommend the bid be awarded to Five Star Cleaners on their low bid meeting specifications on an as needed basis.**

BID# 25003 DATE: 12/2/24 DEPT: FIRE						1 VENDOR INVITED	
DESCRIPTION: UNIFORM CLEANING						2 BIDS RECEIVED	
	ITEM 1: PANTS			ITEM 4: LINED JACKETS			
	ITEM 2: SHIRTS			ITEM 5: DRESS COAT			
	ITEM 3: POLOS						
VENDOR NAME	ITEM #1	ITEM #2	ITEM #3	ITEM #4	ITEM #5		
SWISS CLEANERS							
Wade Cleaners	\$ 6.60	\$ 3.05	\$ 6.00	\$ 8.80	\$ 7.20		
Five Star Cleaners	\$ 6.00	\$ 3.50	\$ 4.75	--	--		
	ITEM 6: SEWING ON SHOULDER PATCHES			ITEM 8: REPAIR HEMS, SEAMS, SMALL TEARS			
	ITEM 7: HEM (NEW PANTS/DRESS/ETC.)			PRESSING:			
				ITEM 9: PANTS, SHIRT, COAT, ETC.			
VENDOR NAME	ITEM #6	ITEM #7	ITEM #8	ITEM #9	DEL	DISC	
SWISS CLEANERS							
Wade Cleaners	\$ 4.00	\$ 16.00	\$ 6.00	\$ 5.00	2-3 cal days	--	
Five Star Cleaners	NA	NA	NA	\$ 5.00	2 cal days	--	

RESOLUTION NO. _____

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

WHEREAS, Five Star Cleaners 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 Five Star Cleaners on their sole bid meeting specifications.
2. That the Purchasing-Revenue Manager be authorized to issue a purchase order to Five Star Cleaners on an as needed basis.
3. That the Mayor be authorized to sign all documents pertaining to this contract.
4. That the Controller be authorized to adjust the budget as necessary for this contract.

APPROVED AND ADOPTED this the _____ day of _____, 2025.

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 #25004 – We are asking the Council to approve a contract for Uniform Cleaning for the Police Department

FACTS:

- Bid opening date – 12/2/24
- User department – Police
- The bid was sent to 1 vendor
- 1 bid was received
- Budgeted contract
- Bid tabulation sheet attached

RECOMMENDATION:

- **Recommend the bid be awarded to Five Star Cleaners on their sole bid meeting specifications on an as needed basis.**

BID# 25004 DATE: 12/2/2024 DEPT: POLICE						1 VENDOR INVITED	
DESCRIPTION: UNIFORM CLEANING						1 BID RECEIVED	
	ITEM 1: PANTS/SKIRTS/DRESSES			ITEM 5: TIE			
	ITEM 2: SHIRTS/BLOUSES			ITEM 6: LIGHT WEIGHT JACKET (NO LINER)			
	ITEM 3: SUIT/COAT/BLAZER/SPORT COAT			ITEM 7: HEAVY WEIGHT JACKET (WITH LINER)			
	ITEM 4: WINTER COAT						
	ITEM #1	ITEM #2	ITEM #3	ITEM #4	ITEM #5	ITEM #6	ITEM #7
SWISS CLEANERS							
Five Star Cleaners	\$ 6.00	\$ 3.50	\$ 7.50	--	--	--	--
	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	DEL	DISC
SWISS CLEANERS							
Five Star Cleaners	--	NA	NA	NA	\$ 5.00	--	--

RESOLUTION NO. _____

WHEREAS, the Purchasing Department opened sealed bids for a contract for Pickleball Courts Phase III—Base, Grading, Drainage and Site Work for the Engineering Department; and

WHEREAS, JLD Enterprises, LLC, submitted the lowest bid meeting specifications; and

WHEREAS, funding for this contract is coming from Unassigned Funds;

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

1. That the contract be awarded to JLD Enterprises, LLC, on their low bid meeting specifications.
2. That the Purchasing-Revenue Manager be authorized to issue a purchase order to JLD Enterprises, LLC, in the amount of \$397,523.80.
3. That the Mayor be authorized to sign all documents pertaining to this contract.
4. That the Controller be authorized to adjust the budget as necessary for this contract.

APPROVED AND ADOPTED this the _____ day of _____, 2025.

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 – Bid #25008 – We are asking the Council to approve a contract for Pickleball Courts Phase III—Base, Grading, Drainage and Site Work

FACTS:

- Bid opening date – 1/28/25
- 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 JLD Enterprises, LLC, on their low bid meeting specifications in the amount of \$397,523.80.**

BID# 25008 DATE: 1/28/25 DEPT: ENGINEERING			15 VENDORS INVITED	
DESCRIPTION: PICKLE BALL COURTS PHASE III--BASE, GRADING, DRAINAGE AND SITE WORK			2 BIDS RECEIVED	
VENDOR	TOTAL	ALT	DISC	TERMS
ALEXANDER CONTRACTING CO INC				
BAILEY-HARRIS CONSTRUCTION CO				
CB AND A CONSTRUCTION LLC	\$ 573,882.62	--	--	--
D & J ENTERPRISES INC				
EAST AL PAVING CO INC				
EVERGREEN SITEWORKS LLC				
HUDMON CONSTRUCTION CO INC				
J A SMITH CONSTRUCTION				
JLD ENTERPRISES LLC	\$ 397,523.80	--	--	--
JOSH CARO CONSTRUCTION (JCC)				
ROBINSON PAVING CO				
SDAC				
TOLAND CONSTRUCTION LLC				
WARR GRADING				
WS NEWELL AND SONS INC				