



**CITY OF OPELIKA
CITY COUNCIL
WORKSESSION MEETING AGENDA
300 Martin Luther King Blvd.
April 1, 2025
TIME: 5:40 PM**

1. A CALL TO ORDER
 1. George Allen, Erica Norris, Tim Aja, Todd Rauch, Eddie Smith
2. PRESENTATIONS
 1. Request to Advertise for PH, Rezoning, 2502 Anderson Road, 20.1 Acres, from R-1 to R-3.
3. RESOLUTIONS
 1. Approve Professional Services Agreement with ACAI Engineering for Improvements to Williamson Avenue - ENG.
 2. Approve Reinstating the Business License Relating to the Springwood Hotel at 1002 Columbus Parkway.
4. ORDINANCES
5. GENERAL UPDATES
6. REVIEW/DISCUSS CURRENT COUNCIL MEETING AGENDA
 1. Bid - Printer Maintenance - IT.
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 R-1 to R-3 20.1 Acres
Location of Property:	2502 Anderson Road
Property Owner(s):	Bill Perry representative for James David Perry
Current Land Use:	Vacant
Current Zoning:	R-1
Adjacent Zoning/Land Use:	North: R-1 (Residential) South: R-1 (Residential) East: M-2 (Industrial) West: R-1 and PUD (Residential and Residential PUD)

Staff Comments:

The applicant requests to rezone the property at 2502 Anderosn Road from the R-1 (Rural District) zoning to R-3 (Low Density Residential) zoning district. The lot is large and currently will meet the R-3 zoning requirements. The applicant has provided the use would be residential. The rezoning from R-1 to R-3 would allow the proposed residential use on this lot or any other uses currently allowed by right in our Zoning Ordinance.

The 2030 Future Land Use Map shows the subject property in a “Medium Density Residential” land use category. This aligns with the rezoning request to an R-3 zoning district classification. If you look at the area, the primary uses surrounding this lot are residential with an existing vacant manufacturing zone parcel that is part of the Industrial Park. There is also R-3 across Anderson Road and the PUDs behind this property have a similar medium densities. A development to the density and lot size of R-3 would require the infrastructure be improved to ensure that capacity is available. A future subdivision into R-3 size lots would not be allowed unless the infrastructure requirements are met, or capacity is available. The owner did not provide any future development plans at this time other than the application information. Planning staff believes the R-3 zoning is appropriate if the infrastructure and capacity are confirmed and installed at the time of a future development of lot sizes and density beyond the R-1 standards.

Staff recommend approval of the rezoning from R-1 to R-3, but notes that no development will be allowed until infrastructure is improved.

At the Marck 25th meeting, The Planning Commission voted 8 to 0 to send a negative recommendation to City Council concerning the rezoning.

RESOLUTION NO. _____

**RESOLUTION APPROVING PROFESSIONAL SERVICES
AGREEMENT WITH ACAI ENGINEERING, LLC, FOR PROFESSIONAL
CIVIL ENGINEERING DESIGN AND GEOTECHNICAL SERVICES
IN CONNECTION WITH THE IMPROVEMENTS TO WILLIAMSON AVENUE**

WHEREAS, professional civil engineering design and geotechnical services are needed in conjunction with the design and construction of improvements to Williamson Avenue from Society Hill Road to Marvyn Parkway (SR 51) (the “Project”); and

WHEREAS, ACAI Engineering, LLC., (“ACAI”) is a professional engineering firm that possesses the requisite knowledge, skill and resources to provide planning and engineering services for the Project; and

WHEREAS, ACAI has prepared and submitted to the City Council a Professional Services Agreement (the “Agreement”) for civil engineering design and geotechnical services; and

WHEREAS, the estimated compensation due to ACAI under the Agreement is \$150,100, which shall come from the 2025 Budget for Roadway Improvements; and

WHEREAS, City staff recommends ACAI to perform said services; and

WHEREAS, the City Council has reviewed the Agreement submitted by ACAI and has determined that it is in the best interest of the City to enter into a contract with ACAI; and

WHEREAS, the Alabama Competitive Bid Law authorizes the City to award said Contract as a professional services agreement without public bidding.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Opelika, Alabama (the “City”), as follows:

1. That the Professional Services Agreement (the “Agreement”) submitted by ACAI Engineering, LLC, a copy of which is attached hereto as Exhibit “A”, be and the same is hereby approved, authorized, ratified and confirmed in the form substantially submitted to the City Council with such changes thereto (by addition, deletion or substitution) as the Mayor shall approve which approval shall be conclusively evidenced by execution and delivery of said Agreement.

2. That the Mayor is hereby authorized to execute and deliver or cause to be executed or delivered in the name and on behalf of the City the proposal and such other

agreements, contracts, notices, certificates, assurances or other instruments or other communications as he deems necessary or appropriate to carry into effect the intent of the provisions of this Resolution.

3. That the compensation be paid to ACAI Engineering under and pursuant to the Agreement shall come from the 2025 Budget for Roadway Improvements. The Controller is hereby authorized and directed to make all necessary and appropriate budget adjustments to implement this Resolution.

4. That the Purchasing-Revenue Manager is hereby authorized and directed to issue a purchase order to ACAI Engineering for the provision of design engineering services as outlined in the Agreement attached hereto.

5. That the officers of the City and any person or persons designated and authorized by any officers of the City to act in the name and on behalf of the City, or any one or more of them, are authorized to do or cause to be done or performed in the name and on behalf of the City such other acts and to execute and deliver or cause to be executed and delivered in the name and on behalf of the City such other notices, certificates, assurances or other instruments or other communications under the seal of the City or otherwise, as they or any of them deem necessary or advisable or appropriate in order to carry into effect the intent of the provisions of this Resolution and the attached Agreement.

6. That this Resolution shall take effect upon its passage and adoption by the City Council.

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

PRESIDENT OF THE CITY COUNCIL OF THE
CITY OF OPELIKA, ALABAMA

ATTEST:

CITY CLERK

March 21, 2025

Scott Parker
City of Opelika
700 Fox Trail
Opelika, AL 36801

**Re: Professional Services – Civil Engineering Design and Geotechnical Services
Improvements to Williamson Avenue - City of Opelika**

Mr. Parker,

ACAI Engineering, an Adams Construction & Associates, Inc. company, is pleased to submit this proposal for engineering services at the above-referenced site:

Proposed Services:

- Conduct a topographical survey of approximately 14.1± acres, see Exhibit A.
- Conduct an existing utility survey.
- Investigate and camera existing storm drainage, Exhibit B.
- Subsurface investigation to include five borings at 2' in the roadway to verify the thickness of asphalt, base, and sampling for full-depth reclamation mix design.
- Full-depth reclamation mix design.
- Plans and pavement design review.
- Prepare existing conditions & demo plan.
- Prepare a site layout with new striping, curb, and gutter.
- Prepare a grading plan. This plan will include road cross-sections and tie-ins to intersecting streets, as the proposed road is expected to be elevated.
- Prepare a utility plan and coordinate with utility providers to ensure the utility plan conforms to their design standards.
- Prepare an erosion control plan.
- Prepare a traffic control plan.
- Prepare an engineer's estimate of probable cost for the project.

Exclusions & Assumptions:

- City to provide traffic counts for the pavement design. A traffic study will not be required.
- It is assumed that the ADEM Permit will be the contractor's responsibility and is beyond this proposal.
- It is assumed that a traffic control plan will not be required for preliminary geotechnical or utility investigations.
- Storm cleaning is assumed to be moderate.
- The city is responsible for preparing the bid package.
- A proposal for construction oversight can be submitted once the design drawings are completed.
- The city is to directly pay all fees required by reviewing officials, including but not limited to ADEM, Lee County, and utility suppliers.
- It is assumed that all existing utility connections to the local municipalities will remain in place and not need to be relocated.
- A boundary survey will not be required of the ROW.
- Construction staking is to be the responsibility of the contractor.

- It is assumed that 811 will locate all utilities along the ROW before the survey is conducted. ACAI will submit an 811 Ticket at least four days before the study and an additional site visit will not be required.
- Retaining wall design is excluded.
- Any form of landscape design or plan is excluded.
- It assumed that additional ROW will not need to be obtained.
- All samples collected by ACAI will be retained for 6 weeks after the submission of the final geotechnical report. After this period, ACAI will adequately dispose of the samples unless the client has requested that they be retained for more than 6 weeks per written request. The client will be responsible for any fees associated with extended storage.
- ACAI will perform occasional site visits for observations and monitoring services, but the client, not ACAI, is entirely responsible for the working conditions of the job site. ACAI will not review the acceptability of the contractor's safety measures in, on, adjacent to, or near the construction site.
- All lab reports, field reports, field data, testing data, calculations, and other documents produced by ACAI shall remain the property of ACAI. The client agrees that under no conditions shall any reports or documents provided by ACAI according to this proposal be used at any location or for any project not explicitly stated in this proposal without a written agreement from ACAI.
- The client agrees that all reports and other information provided to the client or its representatives that are not paid for will be returned as required and will not be used by the client for any use whatsoever.
- Anything not specified as a proposed service is excluded from this proposal.

Compensation:

- Topographical Survey of ± 14.1 acres: \$4,160
 - Utility Survey: \$6,045
 - Storm Drainage Investigation (approximately 3,826 LF): \$25,635
 - Subsurface investigation, Sampling, & FDR Mix Design: \$16,775
 - Prepare Existing Conditions & Demo Plan: \$7,145
 - Site Layout Plan: \$8,390
 - Prepare Grading Plan: \$14,690
 - Prepare Utility Plan for areas in conflict: \$12,760
 - Prepare Traffic Control Plan: \$13,405
 - Design Review Meetings: \$12,585
 - Engineering Estimate of Probable Cost: \$8,510
 - City Allowance: \$20,000
- TOTAL \$ 150,100**

If you have any questions or would like to modify our proposal, please let us know. To authorize ACAI Engineering to begin the above-described work, please sign below and return a copy via email.

Thank you for the opportunity to submit this proposal,

Tyler Fair, P.E.
Principal Engineer
Cell: (205) 535-0261
Tyler@ACAIconstruction.com

Please visit our website!



ACAIconstruction.com

cc: Randall Adams – Owner/CEO
 Max Sprayberry – ACAI Construction Testing, Operations Manager
 Billy Wilson, P.E. – ACAI Construction Testing, Senior Geotechnical Engineer

By signing below, the client agrees to the terms outlined in this proposal and authorizes a notice to proceed with work.

Agreed and accepted:

Signature	Title
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Printed Name	Date
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Williamson Avenue

Topographic Survey Area

"Exhibit A"

Legend

 Topo Boundary



Google Earth - Edit Polygon

Name:

Description	Style, Color	View	Altitude	Measurements
Perimeter:			13,317 Feet	
Area:			614,008 Square Feet	



Williamson Avenue

Storm Drainage Investigation

"Exhibit B"

Legend

 Storm Sewer



RESOLUTION NO. _____

**RESOLUTION REINSTATING BUSINESS LICENSE RELATING TO
SPRINGWOOD HOTEL FOR HOTEL LOBBY BUILDING AND ONE
BUILDING CONTAINING ROOMS 101-120 AND 201-220**

WHEREAS, the City of Opelika heretofore issued a hotel/motel business license to BRP Hospitality LLC relating to Springwood Hotel located at 1002 Columbus Parkway, Opelika, Alabama; and

WHEREAS, pursuant to Resolution No. 256-24, adopted on October 1, 2024, the City Council suspended the hotel/motel business license issued to BRP Hospitality, LLC related to the Springwood Hotel for six (6) months conditioned upon the Licensee passing a comprehensive inspection conducted by the City of Opelika Fire Department and the Building Inspection Department; and

WHEREAS, BRP Hospitality, LLC has applied for a new business license limited solely to the hotel lobby building and one building containing forty (40) rooms, i.e. 101-120 and 201-220; and

WHEREAS, the Building Inspection Division and the Fire Department have conducted an inspection of said areas and have determined that said hotel rooms and the hotel lobby building now are now in compliance with relevant building, fire and life safety code standards; and

WHEREAS, there are four total buildings on the property, two of which (housing Rooms (121-132, 221-232; 133-152, 233-252) have not yet been inspected or found to be in compliance with fire and life-safety codes; and

WHEREAS, the City Council of Opelika determines it to be in the best interest of public health, safety, and welfare to allow limited operation of the Springwood Hotel under certain

conditions.

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

1. That the business license privilege of BRP Hospitality LLC related to Springwood Hotel is reinstated for the hotel lobby building and the building containing rooms 101-120 and 201-220 only. The business license suspension remains in effect for the remaining buildings until they are brought up to code standards.

2. That the buildings housing Rooms 121-132, 221-232, 133-152, and 233-252 shall remain closed to the public and are strictly prohibited from use until such time as they have been inspected by the Chief Building Inspector and Fire Inspector and deemed habitable and in compliance with all applicable fire and life-safety codes.

3. That the owners of the Springwood Hotel are solely responsible for ensuring that the buildings and rooms currently prohibited from use remain unoccupied and that no individuals are permitted entry into these areas until official clearance is granted by the appropriate city officials.

4. That the property owners must complete all necessary upgrades and obtain inspection approval for Building 3, housing Rooms 121-132 and 221-232, before the renewal of their business license in 2026. Failure to meet this deadline may result in further restrictions on their business license.

5. That the property owners must complete all necessary upgrades and obtain inspection approval for Building 4, housing Rooms 133-152 and 233-252, before the renewal of their business license in 2027. Failure to meet this deadline may result in further restrictions on their business license.

6. That the Revenue Department is hereby authorized to issue a business license to BRP Hospitality, LLC for the above-specified areas only upon payment of all outstanding business license fees.

7. That said business license shall be issued for hotel/motel rooms (short-term rentals) as distinct from extended stay rentals. Under the applicable building codes, extended stay rentals have more stringent requirements than hotel/motel rooms.

8. Violation of the conditions set forth in this Resolution, including unauthorized occupancy or failure to maintain compliance with fire and life-safety codes, may result in immediate revocation of the business license and additional penalties as provided by law.

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

PRESIDENT OF THE CITY COUNCIL OF THE
CITY OF OPELIKA, ALABAMA

ATTEST:

CITY CLERK

RESOLUTION NO. _____

WHEREAS, the Purchasing Department opened sealed bids for a contract for Printer Maintenance for the Information Technology Department; and

WHEREAS, RJ Young submitted the lowest bid meeting specifications; and

WHEREAS, funding for this contract is coming from the appropriate account;

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

1. That the contract be awarded to RJ Young on their low bid meeting specifications.
2. That the Purchasing-Revenue Manager be authorized to issue a purchase order to RJ Young 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 #25010 – We are asking the council to approve a contract for Printer Maintenance

FACTS:

- Bid opening date – 3/24/25
- User Department – Information Technology
- The bid was mailed to 7 vendors
- 4 bids were received
- Budgeted contract
- Bid tabulation sheet attached

RECOMMENDATION:

- **Recommend the contract be awarded to RJ Young on their low bid meeting specifications on an as needed basis.**

[illegible]