



CITY COUNCIL MINUTES

300 Martin Luther King Blvd.

July 8, 2025

TIME: 6:00 PM

1. A CALL TO ORDER

President Smith called the council meeting to order at 06:01 pm and asked Mr. Jones to call the roll.

2. ROLL CALL

The Mayor and all City Council members were present.

1. George Allen, Erica Norris, Tim Aja, Todd Rauch, Eddie Smith

3. INVOCATION

Mr. Tippet provided the invocation.

1. Tom Tippet from Christian Care Ministries.

4. PLEDGE OF ALLEGIANCE

Girl Scout Troop 7230 led the Pledge of Allegiance.

1. Girl Scout Troop 7230.

5. APPROVAL OF THE MINUTES OF PREVIOUS MEETING(S)

1. Minutes from the 06-17-25 council meeting.

President Smith stated that a copy of the minutes had been previously received by the council and asked for a motion to approve the minutes. Mr. Aja made a motion to approve. Mr. Allen seconded the motion. President Smith then asked if there were any additions, deletions, or corrections to the minutes. President Smith stated having no corrections, the minutes stand approved.

6. UNFINISHED BUSINESS

7. MAYOR COMMENTS AND RECOGNITIONS

1. Recognize "O"Zone 12U Diamond Youth Baseball All-Star Team as 2025 State Champions.

Mayor Fuller invited Kurt Branch, head coach, and Brandon Hutto up front. Mayor Fuller then asked them to introduce the other coaches first. Mr. Branch did so, and then invited each individual player up front to be recognized, and Mayor Fuller gave each a gift.

8. PUBLIC HEARINGS (Limit comments to 3 minutes or less)

President Smith asked Mr. Jones to present the public hearings.

1. Public Hearing - Project Development Agreement with Opelika Mill Holdings, LLC.

Mr. Jones presented the public hearing. President Smith opened the public hearing and asked if anyone present would like to speak for or against said development agreement. No one came forward to speak. President Smith closed the public hearing.

2. Public Hearing - Weed Abatement Assessment - 1520 Clanton Street.

Mr. Jones presented the public hearing. President Smith opened the public hearing and asked if anyone present would like to speak for or against said weed abatement. No one came forward to speak. President Smith closed the public hearing.

3. Public Hearing - Weed Abatement Assessment - 702 Dogwood Avenue.

Mr. Jones presented the public hearing. President Smith opened the public hearing and asked if anyone present would like to speak for or against said weed abatement. No one came forward to speak. President Smith closed the public hearing.

4. Public Hearing - Weed Abatement Assessment - 500 M L King Blvd.

Mr. Jones presented the public hearing. President Smith opened the public hearing and asked if anyone present would like to speak for or against said weed abatement. No one came forward to speak. President Smith closed the public hearing.

5. Public Hearing - Weed Abatement Assessment - 901 S 4th Street.

Mr. Jones presented the public hearing. President Smith opened the public hearing and asked if anyone present would like to speak for or against said weed abatement. No one came forward to speak. President Smith closed the public hearing.

6. Public Hearing - Amend Zoning Ordinance & Map: 3800 Block Birmingham Hwy (Hwy 280 W), 7.6 Acres, from R-1 to C-2, GC-P.

Mr. Jones presented the public hearing. President Smith opened the public hearing and asked if anyone present would like to speak for or against said rezoning. No one came forward to speak. President Smith closed the public hearing.

9. AGENDA-RELATED PUBLIC COMMENTS (Limit comments to 3 minutes or less)
None.

10. GENERAL BUSINESS

11. AWARDING OF BIDS

President Smith asked Ms. Finley to present the bids.

1. Temporary Personnel Services - HR.

RESOLUTION NO. 167-25

MOTION TO APPROVE: UNANIMOUS

RESULT: **Passed**

MOVER: Councilman Ward 1 Willie Allen

SECONDER: Councilman Ward 3 Tim Aja

AYES: Councilman Ward 1 Allen, Councilwoman Ward 2 - President
Pro-Tem Norris, Councilman Ward 3 Aja, Councilman Ward 4 -
President Smith, Councilman Ward 5 Rauch

NAYS: None

ABSTAIN: None

2. LED Flood Lights and Mounting Adapters - OPS.

RESOLUTION NO. 168-25

MOTION TO APPROVE: UNANIMOUS

RESULT: **Passed**

MOVER: Councilman Ward 5 Todd Rauch

SECONDER: Councilman Ward 3 Tim Aja

AYES: Councilman Ward 1 Allen, Councilwoman Ward 2 - President
Pro-Tem Norris, Councilman Ward 3 Aja, Councilman Ward 4 -
President Smith, Councilman Ward 5 Rauch

NAYS: None

ABSTAIN: None

12. RESOLUTIONS

President Smith asked Mr. Gunter to present the resolutions.

1. Expense Reports from Various Departments.

RESOLUTION NO. 169-25

MOTION TO APPROVE: UNANIMOUS

RESULT: **Passed**

MOVER: Councilman Ward 5 Todd Rauch

SECONDER: Councilman Ward 1 Willie Allen

AYES: Councilman Ward 1 Allen, Councilwoman Ward 2 - President
Pro-Tem Norris, Councilman Ward 3 Aja, Councilman Ward 4 -
President Smith, Councilman Ward 5 Rauch

NAYS: None

ABSTAIN: None

2. Purchase - Christmas Decorations - CR.

RESOLUTION NO. 170-25

MOTION TO APPROVE: 4 TO 1

RESULT: **Passed**

MOVER: Councilman Ward 5 Todd Rauch

SECONDER: Councilman Ward 3 Tim Aja

AYES: Councilman Ward 1 Allen, Councilman Ward 3 Aja, Councilman
Ward 4 - President Smith, Councilman Ward 5 Rauch

NAYS: Councilwoman Ward 2 - President Pro-Tem Norris

ABSTAIN: None

3. Approve Certain Tax Abatements and Exemptions for Seungwon USA, Inc. - ED.

RESOLUTION NO. 171-25

MOTION TO APPROVE: UNANIMOUS

RESULT: Passed

MOVER: Councilwoman Ward 2 - President Pro-Tem Erica Norris

SECONDER: Councilman Ward 5 Todd Rauch

AYES: Councilman Ward 1 Allen, Councilwoman Ward 2 - President Pro-Tem Norris, Councilman Ward 3 Aja, Councilman Ward 4 - President Smith, Councilman Ward 5 Rauch

NAYS: None

ABSTAIN: None

4. Approve Change to a Professional Services Agreement with BSI for the OIDA SEEDS Grant Project - ENG.

RESOLUTION NO. 172-25

MOTION TO APPROVE: UNANIMOUS

RESULT: Passed

MOVER: Councilwoman Ward 2 - President Pro-Tem Erica Norris

SECONDER: Councilman Ward 5 Todd Rauch

AYES: Councilman Ward 1 Allen, Councilwoman Ward 2 - President Pro-Tem Norris, Councilman Ward 3 Aja, Councilman Ward 4 - President Smith, Councilman Ward 5 Rauch

NAYS: None

ABSTAIN: None

5. Approve Project Development Agreement with Opelika Mill Holdings, LLC - ED.

RESOLUTION NO. 173-25

MOTION TO APPROVE: UNANIMOUS

RESULT: Passed

MOVER: Councilman Ward 5 Todd Rauch

SECONDER: Councilwoman Ward 2 - President Pro-Tem Erica Norris

AYES: Councilman Ward 1 Allen, Councilwoman Ward 2 - President Pro-Tem Norris, Councilman Ward 3 Aja, Councilman Ward 4 - President Smith, Councilman Ward 5 Rauch

NAYS: None

ABSTAIN: None

6. Weed Abatement Assessment - 1520 Clanton Street.

RESOLUTION NO. 174-25

MOTION TO APPROVE: UNANIMOUS

RESULT: Passed

MOVER: Councilman Ward 5 Todd Rauch

SECONDER: Councilman Ward 1 Willie Allen

AYES: Councilman Ward 1 Allen, Councilwoman Ward 2 - President Pro-Tem Norris, Councilman Ward 3 Aja, Councilman Ward 4 - President Smith, Councilman Ward 5 Rauch

NAYS: None

ABSTAIN: None

7. Weed Abatement Assessment - 702 Dogwood Avenue.

RESOLUTION NO. 175-25

MOTION TO APPROVE: UNANIMOUS

RESULT: Passed

MOVER: Councilman Ward 5 Todd Rauch

SECONDER: Councilman Ward 1 Willie Allen

AYES: Councilman Ward 1 Allen, Councilwoman Ward 2 - President Pro-Tem Norris, Councilman Ward 3 Aja, Councilman Ward 4 - President Smith, Councilman Ward 5 Rauch

NAYS: None

ABSTAIN: None

8. Weed Abatement Assessment - 500 M L King Blvd.

RESOLUTION NO. 176-25

MOTION TO APPROVE: UNANIMOUS

RESULT: Passed

MOVER: Councilman Ward 1 Willie Allen

SECONDER: Councilman Ward 5 Todd Rauch

AYES: Councilman Ward 1 Allen, Councilwoman Ward 2 - President Pro-Tem Norris, Councilman Ward 3 Aja, Councilman Ward 4 - President Smith, Councilman Ward 5 Rauch

NAYS: None

ABSTAIN: None

9. Weed Abatement Assessment - 901 S 4th Street.

RESOLUTION NO. 177-25

MOTION TO APPROVE: UNANIMOUS

RESULT: Passed

MOVER: Councilman Ward 5 Todd Rauch

SECONDER: Councilman Ward 1 Willie Allen

AYES: Councilman Ward 1 Allen, Councilwoman Ward 2 - President Pro-Tem Norris, Councilman Ward 3 Aja, Councilman Ward 4 - President Smith, Councilman Ward 5 Rauch

NAYS: None

ABSTAIN: None

10. Special Appropriation to Envision Opelika for O Grows.

RESOLUTION NO. 178-25

MOTION TO APPROVE: UNANIMOUS

RESULT: Passed

MOVER: Councilman Ward 5 Todd Rauch

SECONDER: Councilman Ward 1 Willie Allen

AYES: Councilman Ward 1 Allen, Councilwoman Ward 2 - President Pro-Tem Norris, Councilman Ward 3 Aja, Councilman Ward 4 - President Smith, Councilman Ward 5 Rauch

NAYS: None

ABSTAIN: None

11. Special Appropriation to Opelika P&R for DYB 11U All-Star Team.

RESOLUTION NO. 179-25

MOTION TO APPROVE: UNANIMOUS

RESULT: **Passed**
MOVER: Councilman Ward 5 Todd Rauch
SECONDER: Councilman Ward 3 Tim Aja
AYES: Councilman Ward 1 Allen, Councilwoman Ward 2 - President Pro-Tem Norris, Councilman Ward 3 Aja, Councilman Ward 4 - President Smith, Councilman Ward 5 Rauch
NAYS: None
ABSTAIN: None

12. Special Appropriation to Opelika P&R for DYB 12U All-Star Team.

RESOLUTION NO. 180-25

MOTION TO APPROVE: UNANIMOUS

RESULT: **Passed**
MOVER: Councilwoman Ward 2 - President Pro-Tem Erica Norris
SECONDER: Councilman Ward 3 Tim Aja
AYES: Councilman Ward 1 Allen, Councilwoman Ward 2 - President Pro-Tem Norris, Councilman Ward 3 Aja, Councilman Ward 4 - President Smith, Councilman Ward 5 Rauch
NAYS: None
ABSTAIN: None

13. Special Appropriation to the Lee County Court Referral Program.

RESOLUTION NO. 181-25

MOTION TO APPROVE: UNANIMOUS

RESULT: **Passed**
MOVER: Councilwoman Ward 2 - President Pro-Tem Erica Norris
SECONDER: Councilman Ward 5 Todd Rauch
AYES: Councilman Ward 1 Allen, Councilwoman Ward 2 - President Pro-Tem Norris, Councilman Ward 3 Aja, Councilman Ward 4 - President Smith, Councilman Ward 5 Rauch
NAYS: None
ABSTAIN: None

13. **ORDINANCES**

President Smith asked Mr. Gunter to present the ordinances.

1. Approve Annexation Petition by Perryman Hill LLC, 7.6 Acres, 3800 Block Birmingham Hwy (Hwy 280 W) - 2nd Reading.

ORDINANCE NO. 018-25

SECOND READING AND APPROVED: UNANIMOUS

RESULT: **Passed**
MOVER: Councilman Ward 5 Todd Rauch
SECONDER: Councilman Ward 1 Willie Allen
AYES: Councilman Ward 1 Allen, Councilwoman Ward 2 - President Pro-Tem Norris, Councilman Ward 3 Aja, Councilman Ward 4 - President Smith, Councilman Ward 5 Rauch
NAYS: None
ABSTAIN: None

2. Amend Zoning Ordinance & Map: 3800 Block Birmingham Hwy (Hwy 280 W), 7.6 Acres, from R-1 to C-2, GC-P - 1st Reading.

FIRST READING: INTRODUCED

President Smith asked for a member of the council to introduce the ordinance. Mr. Allen introduced the ordinance.

3. Authorize the Exchange of Assets with Tallapoosa River Electric Cooperative (TREC) - 1st Reading.

FIRST READING: INTRODUCED

President Smith asked for a member of the council to introduce the ordinance. Mr. Aja introduced the ordinance.

President Smith then asked for a motion to suspend the rules to have a second reading. Mr. Rauch made a motion to suspend the rules. Ms. Norris seconded the motion. There was no discussion and the following vote was recorded:

MOTION TO SUSPEND THE RULES: UNANIMOUS

RESULT: Passed

MOVER: Councilman Ward 5 Todd Rauch

SECONDER: Councilwoman Ward 2 - President Pro-Tem Erica Norris

AYES: Councilman Ward 1 Allen, Councilwoman Ward 2 - President Pro-Tem Norris, Councilman Ward 3 Aja, Councilman Ward 4 - President Smith, Councilman Ward 5 Rauch

NAYS: None

ABSTAIN: None

President Smith asked if there was a motion to approve the ordinance at second reading. Mr. Aja made a motion to approve. Mr. Rauch seconded the motion. There was no discussion and the following vote was recorded:

ORDINANCE NO. 019-25**SECOND READING AND APPROVED: UNANIMOUS**

RESULT: Passed

MOVER: Councilman Ward 3 Tim Aja

SECONDER: Councilman Ward 5 Todd Rauch

AYES: Councilman Ward 1 Allen, Councilwoman Ward 2 - President Pro-Tem Norris, Councilman Ward 3 Aja, Councilman Ward 4 - President Smith, Councilman Ward 5 Rauch

NAYS: None

ABSTAIN: None

14. APPOINTMENTS

15. SECOND ROSTER OF PUBLIC COMMENTS (Limit comments to 3 minutes or less)

Mac Morris of 2709 Rocky Brook Lane spoke first. Mr. Morris gave an update on the Hodge Cemetery and how the developer's representative, the cemetery commission, and the city have been cooperating and working together to make sure the cemetery was not encroached upon. Mr. Morris stated the developer was willing to use ground penetrating radar to make sure all graves were accounted for, and they would make sure the cemetery would be protected from being disturbed. Mr. Morris closed by giving a little history of the cemetery, and he believed they were progressing in a positive way that would be beneficial to all parties involved.

Will Sawyer of 1468 Bramble Lane spoke next. Mr. Sawyer first asked why there are some recreational facilities open to the public at all times and others that are not. Mr. Sawyer also asked why some never have to be rented, but others are, and why there is supposed to be someone managing these park rentals, but they don't know who that is. Mr. Sawyer closed by stating that he appreciated being updated on what was being addressed by the city at West Ridge currently, but it still needs a lot of improvement, and it was embarrassing to him to have other teams come to the facility to play baseball and see the shape it is in.

16. ADJOURN

The City Council meeting minutes of July 8, 2025, are hereby adopted and approved this the 15th day of July, 2025.

/s/ Eddie Smith

President of City Council
City of Opelika, Alabama

ATTEST:

/s/ Russell A. Jones, MMC

City Clerk

1. Character Trait of the Month - Dependability, the quality of being trustworthy and reliable.

President Smith stated he would like to address 2 things before adjournment.

First, the council was fully aware of the issues brought up by Mr. Sawyer, and he assured everyone that the council would get answers for them. Second, President Smith reminded everyone about the next council meeting being next Tuesday, July 15, instead of in two weeks.

President Smith then read the character trait of the month and asked if there was any other business to come before the council.

Mr. Aja asked if everyone would remember to keep all those involved in the fireworks accident at Lake Martin over the weekend in their thoughts and prayers.

President Smith then asked for a motion to adjourn.

2. Motion to Adjourn.

MOTION TO ADJOURN: UNANIMOUS

RESULT: Passed

MOVER: Councilwoman Ward 2 - President Pro-Tem Erica Norris

SECONDER: Councilman Ward 3 Tim Aja

AYES: Councilman Ward 1 Allen, Councilwoman Ward 2 - President Pro-Tem Norris, Councilman Ward 3 Aja, Councilman Ward 4 - President Smith, Councilman Ward 5 Rauch

NAYS: None

ABSTAIN: None

The council meeting ended at 06:32 pm.