



CITY COUNCIL MINUTES

300 Martin Luther King Blvd.

September 2, 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

Mayor Fuller, Ms. Norris, Mr. Aja, Mr. Rauch and President Smith were present. Mr. Allen was absent.

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

Abby and Girl Scout Troop 7238 led the Pledge of Allegiance.

1. Abby McGhee from Southview Primary School and Girl Scout Troop 7238.

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

1. Minutes from the 08-19-25 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. Rauch made a motion to approve. Mr. Aja 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 Opelika Main Street.

Mayor Fuller asked Kelsey Sullivan, Executive Director of Opelika Main Street, and the Opelika Main Street board members that were present to come up front. Mayor Fuller recognized Opelika Main Street for winning an Excellence in Marketing Award and a Reinvestment Award at a recent awards banquet and then congratulated them.

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

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

1. Public Hearing - Weed Abatement Assessment - 8 17th Place.
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.
2. Public Hearing - Amend Zoning Ordinance & Map: 3000 Block Ridge Road, 304.5 acres, from R-3 and C-2 to PUD.
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

President Smith asked Mr. Jones to present the general business.

1. Request Downtown Street Closure - Annual "On The Tracks" Event on 10-03-25.
MOTION TO APPROVE: UNANIMOUS

RESULT:	Passed
MOVER:	Councilman Ward 3 Tim Aja
SECONDER:	Councilman Ward 5 Todd Rauch
AYES:	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. AWARDING OF BIDS

President Smith asked Ms. Finley to present the bids.

1. Wildlife Animal Protection Materials for Substation 10 - OPS.

RESOLUTION NO. 216-25

MOTION TO APPROVE: UNANIMOUS

RESULT:	Passed
MOVER:	Councilwoman Ward 2 - President Pro-Tem Erica Norris
SECONDER:	Councilman Ward 5 Todd Rauch
AYES:	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. Eight (8) 2025 Chevy Police Tahoes - OPD.

RESOLUTION NO. 217-25

MOTION TO APPROVE: UNANIMOUS

RESULT: Passed

MOVER: Councilman Ward 5 Todd Rauch

SECONDER: Councilman Ward 3 Tim Aja

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

NAYS: None

ABSTAIN: None

3. Gateway Drive Resurfacing and Shared Use Path - ENG.

RESOLUTION NO. 218-25

MOTION TO APPROVE: UNANIMOUS

RESULT: Passed

MOVER: Councilman Ward 5 Todd Rauch

SECONDER: Councilman Ward 3 Tim Aja

AYES: 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. City-Wide ADA Improvements Project - ENG.

RESOLUTION NO. 219-25

MOTION TO APPROVE: UNANIMOUS

RESULT: Passed

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

SECONDER: Councilman Ward 3 Tim Aja

AYES: 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. Purchase - Stream Mitigation Credits for Gwen Mill Road Extension Project - ENG.

During discussion, Mr. Aja asked Mr. Parker to explain the next few resolutions for purchasing stream credits and why they are needed. Mr. Parker explained they are a requirement of the US Corps of Engineers anytime a natural stream or wetland is replaced. One option would be to replace the stream or wetland that had been displaced, or the other option would be to purchase credits from a mitigation bank. Mr. Aja asked if purchasing the credits was cheaper than replacing the stream. Mr. Parker answered it is more feasible because there are

limited locations for replacement, but the cost would essentially be the same.

RESOLUTION NO. 220-25

MOTION TO APPROVE: UNANIMOUS

RESULT: **Passed**

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

SECONDER: Councilman Ward 3 Tim Aja

AYES: 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 - Stream Mitigation Credits from Westervelt for the Thomason Drive Extension Project - ENG.

RESOLUTION NO. 221-25

MOTION TO APPROVE: UNANIMOUS

RESULT: **Passed**

MOVER: Councilman Ward 3 Tim Aja

SECONDER: Councilman Ward 5 Todd Rauch

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

NAYS: None

ABSTAIN: None

3. Purchase - Stream and Wetland Mitigation Credits from Headwaters for Thomason Drive Extension Project - ENG.

RESOLUTION NO. 222-25

MOTION TO APPROVE: UNANIMOUS

RESULT: **Passed**

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

SECONDER: Councilman Ward 3 Tim Aja

AYES: 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 Professional Services Supplemental Agreement for the Mill Village Roundabout Design Project - ENG.

RESOLUTION NO. 223-25

MOTION TO APPROVE: UNANIMOUS

RESULT: **Passed**

MOVER: Councilman Ward 3 Tim Aja

SECONDER: Councilman Ward 5 Todd Rauch

AYES: 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 Sale of 2011 Ford Truck to Opelika City BOE - ADMIN.

RESOLUTION NO. 224-25

MOTION TO APPROVE: UNANIMOUS

RESULT: Passed

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

SECONDER: Councilman Ward 5 Todd Rauch

AYES: 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. Authorize Group Health Insurance Contract with Blue Cross Blue Shield of Alabama - HR.

RESOLUTION NO. 225-25

MOTION TO APPROVE: UNANIMOUS

RESULT: Passed

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

SECONDER: Councilman Ward 5 Todd Rauch

AYES: 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 - 8 17th Place.

RESOLUTION NO. 226-25

MOTION TO APPROVE: UNANIMOUS

RESULT: Passed

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

SECONDER: Councilman Ward 5 Todd Rauch

AYES: 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. Amend Zoning Ordinance & Map: Bridgewater PUD on Logan Drive, 211 Acres, from R-1 and C-3 to PUD - 2nd Reading.

ORDINANCE NO. 022-25

SECOND READING AND APPROVED: UNANIMOUS

RESULT: Passed

MOVER: Councilman Ward 3 Tim Aja

SECONDER: Councilman Ward 5 Todd Rauch

AYES: 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: Mayfair PUD on South Uniroyal Road, 174.2 Acres, from R-1 and M-1 to PUD - 2nd Reading.

ORDINANCE NO. 023-25

SECOND READING AND APPROVED: UNANIMOUS

RESULT: Passed

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

SECONDER: Councilman Ward 3 Tim Aja

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

NAYS: None

ABSTAIN: None

3. Amend Zoning Ordinance & Map: The Mill PUD on 1st Avenue, 39.64 Acres, Rezoning 1.37 Acres from C-2 to PUD and Amendment to Current PUD - 2nd Reading.

ORDINANCE NO. 024-25

SECOND READING AND APPROVED: UNANIMOUS

RESULT: Passed

MOVER: Councilman Ward 5 Todd Rauch

SECONDER: Councilman Ward 3 Tim Aja

AYES: 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 Annexation Petition by Rebecca Walton Young and Oline Walton Price, 32.6 Acres, 2270 Old Columbus Road - 2nd Reading.

During discussion, Mr. Rauch thanked Mr. Mosley for his time discussing some of the new developments that are coming to Ward 5 with him and answering questions that some constituents had about them.

ORDINANCE NO. 025-25

SECOND READING AND APPROVED: UNANIMOUS

RESULT: Passed

MOVER: Councilman Ward 5 Todd Rauch

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

AYES: 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 Rights-Of-Way Use Agreement with Uniti Fiber Gulfco, LLC. - 2nd Reading.

ORDINANCE NO. 026-25

SECOND READING AND APPROVED: UNANIMOUS

RESULT: Passed

MOVER: Councilman Ward 3 Tim Aja

SECONDER: Councilman Ward 5 Todd Rauch

AYES: 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. Amend Zoning Ordinance & Map: 3000 Block Ridge Road, 304.5 acres, from R-3 and C-2 to PUD - 1st Reading.

FIRST READING: INTRODUCED

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

7. Amend Chapter 14 of the City Code of Ordinances - Vapor Products Excise Tax - 1st Reading.

FIRST READING: INTRODUCED

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

14. APPOINTMENTS

15. SECOND ROSTER OF PUBLIC COMMENTS (Limit comments to 3 minutes or less)
None.

16. ADJOURN

The City Council meeting minutes of September 2, 2025, are hereby adopted and approved this the 16th day of September, 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 - Integrity, the quality of being honest and having strong moral principles; moral uprightness.

President Smith reminded the council to review the budget before the next meeting and submit any questions to Ms. Boyd. President Smith then read the character trait of the month and asked if there was 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 5 Todd Rauch

AYES: 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 06:26 pm.