



**CITY OF OPELIKA
CITY COUNCIL
WORKSESSION MEETING AGENDA
300 Martin Luther King Blvd.
October 7, 2025
TIME: 5:50 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, 1401 Speedway Drive, 1.93 acres, from R-5M to C-2.
3. RESOLUTIONS
4. ORDINANCES
5. GENERAL UPDATES
6. REVIEW/DISCUSS CURRENT COUNCIL MEETING AGENDA
 1. Bid - G. W. Carver Hall Lead Abatement Project - INSP.
 2. Bid - Fire Apparatus Inspection, Preventive Maintenance, and Repair - OFD.
 3. Bid - Uniform Purchases - OPS.
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-5M to C-2 (1.93 acres)

Location of Property: 1401 Speedway Drive

Property Owner(s): Greg Harris, Farpoint Properties LLC

Current Zoning: R-5M (high density residential)

Proposed Zoning: C-2 (office-retail)

Existing Land Use: Undeveloped

Surrounding Zoning Districts And Land Uses:

North	R-5M	Mobile home park
South	R-5M	Mobile homes
East	R-5M	Mobile home park
West	C-2, GC-P	Mobile home

Rezoning

The applicant is requesting to rezone 1.93 acres from R-5M to a C-2 zoning district. The adjacent properties on three sides of the rezoning property are mobile homes in a R-5M zone. (The R-5M zone outright allows mobile homes.). Midway Manor mobile home park was constructed in 1984 with 200 mobile home lots. Midway Manor borders the property on the north and east side. Mobile home lots in a R-5M zone are adjacent to the rezoning property on the south side. The west side adjacent property fronts on Veterans Parkway and is zoned C-2, GC-P (office-retail with Gateway Corridor overlay district). A mobile home has occupied the property for more than 20 years. About 200 feet south of the rezoning property, a rezoning in 2024 was approved to a C-3 (general commercial) zone for 3.9 acres that front along Veterans Parkway. Office and warehouse space are proposed for about 15 tenants. Also, about 1,400 feet north of the rezoning property a rezoning to C-3 (general commercial) was approved for office of contractor with warehouse space that is accessed from Veterans Parkway. This development consists of 15 commercial lots.

The property owner desires to construct office & warehouse space for contractors without outside storage of equipment or material yard. An “office of contractor without equipment or material yard” is outright allowed in the C-2 zone, but an office of contractor with equipment or material yard outside storage is prohibited. In the C-2 zone, other uses that need outside storage must have conditional use approval from the Planning Commission. The outside storage requirements for the C-2 zone (office-retail district) are to minimize any potential impacts to adjacent properties such as noise and neglected

unsightly properties. (The C-3 zone allows with conditional use approval an office of contractor with equipment and material.)

The applicant provided a preliminary sketch plan with two 150x100 buildings that will be divided into tenant spaces. The number of tenant spaces is not determined at this time. If rezoning is approved, a detailed site plan and landscape plan is required with area requirements. Area requirements include building setbacks, minimum parking spaces for each tenant, minimum landscaping according to the Landscape Regulations that includes a residential buffer along all perimeter lot lines, and 40% maximum building area. Outside storage not related to selling products on site requires conditional use approval in a C-2 zone. The applicant plans for all tenants to store equipment and material in a warehouse. An office of contractor without equipment and material yard is outright allowed in a C-2 zone.

Staff Recommendation

Planning staff believes a rezoning from R-5M to C-2 zone for an office of contractor tenant space without equipment and material yard will be compatible with the adjacent residential uses. The applicant must be certain that a tenant's business activities are performed entirely indoors and the tenant does not need outside storage or use. All equipment, materials, products, or other items must be stored inside the warehouse, so the business is compatible with the C-2 zoning district. The typical tenant will be employees arriving at the office-warehouse for a short time and then departing to a job site, or perhaps, products that require indoor storage are loaded on a vehicle and employees deliver products to customers.

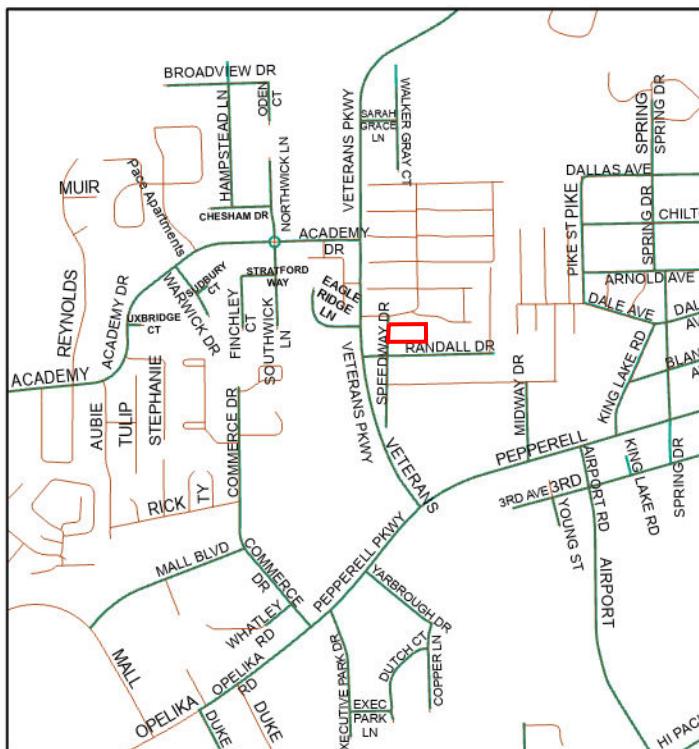
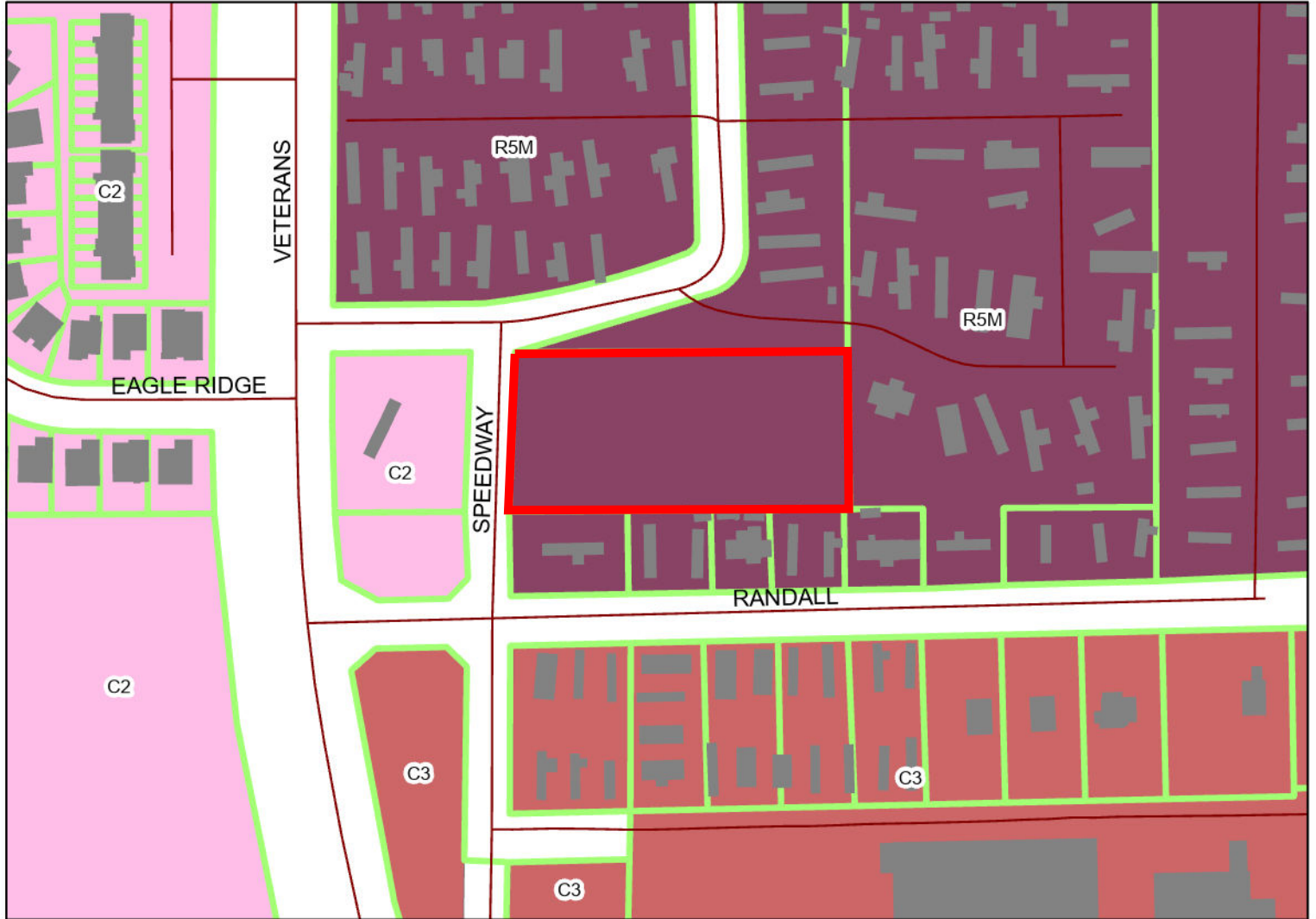
Planning Staff recommends Planning Commission send a positive recommendation to the City Council to rezone the 1.93-acre property from R-5M to C-2.

At the September 23rd meeting, the Planning Commission voted 8 to 0 to send a positive recommendation to the City Council to rezone the 1.93 acres property from R-5M to C-2.

FARPOINT PROPERTIES LLC REZONING REQUEST

1401 SPEEDWAY DRIVE

R-5M TO C-2, D-8

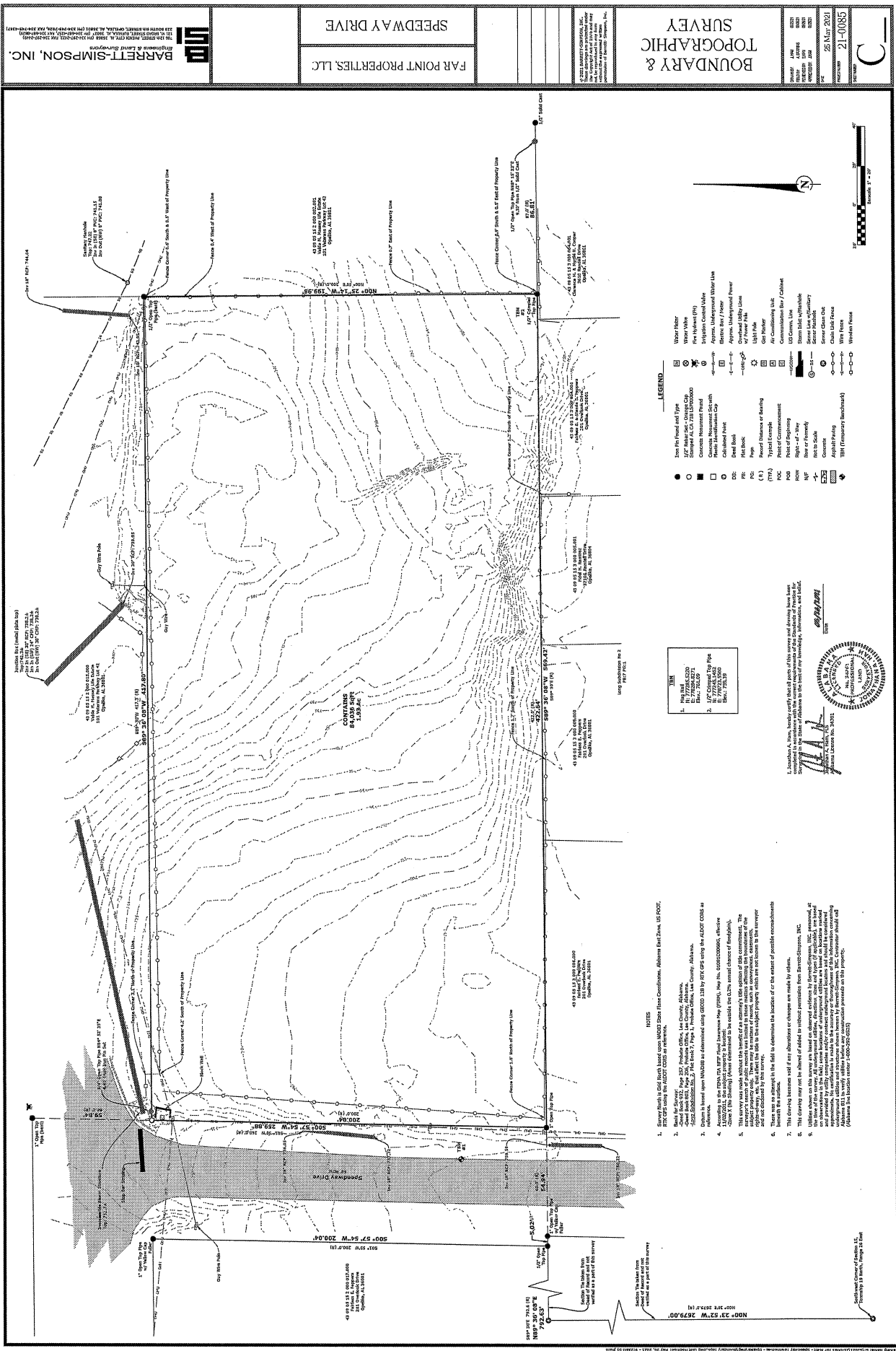


The applicant is requesting rezoning of 1.93 acres from R-5M to C-2 for an office of contractor and warehouse without equipment and material yard. The property is undeveloped and adjacent to a mobile home park.



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



RESOLUTION NO. _____

WHEREAS, the Purchasing Department opened sealed bids for a contract for the G. W. Carver Hall Lead Abatement Project for the Building Inspection Department; and

WHEREAS, Ark Remediation, LLC submitted the sole bid meeting specifications; and

WHEREAS, funding for this contract is coming from the Alabama Historical Commission HER PASS Grant Fund, awarded to the City on August 10, 2023, through the Preservation of Significant Sites (PASS) Grant Program;

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

1. That the contract be awarded to Ark Remediation, LLC on their sole bid meeting specifications.
2. That the Purchasing-Revenue Manager be authorized to issue a purchase order to Ark Remediation, LLC in the amount of \$114,900.00.
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 #25023 – We are asking the Council to approve a contract for the G. W. Carver Lead Abatement Project

FACTS:

- Bid opening date – 9/3/25
- User department(s) – Building Inspection
- The bid was mailed to 18 vendors
- 1 bid was received
- Budgeted contract using funds from the Alabama Historical Commission HER PASS Grant Fund awarded through the Preservation of Significant Sites (PASS) Grant Program
- Bid tabulation sheet attached

RECOMMENDATION:

- **Recommend the bid be awarded to Ark Remediation, LLC, on their sole bid meeting specifications in the amount of \$114,900.00.**

BID# 25023	DATE: 9/3/25	DEPT: BLDG INSP			18 VENDORS INVITED
DESCRIPTION: G. W. CARVER HALL LEAD ABATEMENT PROJECT					1 BID RECEIVED
VENDOR	TOTAL	ALT	TERMS	DISC	
AEGIS ENVIRONMENTAL INC					
ALLEVON CONSTRUCTION ENTERPRISE INC					
AMBIPAR RESPONSE ALABAMA LLC					
ARK REMEDIATION LLC	\$ 114,900.00	--	--	--	
BALCO LLC					
CLEAN AND GREEN ENVIRONMENTAL PSG INC					
ENVIROMASTERS INC					
ERGON CONSTRUCTION GROUP INC					
HERNANDEZ DEMOLITION & REMEDIATION, LLC					
HORTON RESTORATION SERVICE					
LAKESHORE ENVIRONMENTAL CONTRACTORS LLC					
MAK ENVIRONMENTAL LLC					
NORTHSTAR CONTRACTING GROUP INC					
PYRAMID REMEDIAL SYSTEMS INC					
POBOY 911 LLC					
SED CONSTRUCTION INC					
SOUTHEAST ENVIRONMENTAL GROUP, INC.					
VULCAN INDUSTRIAL CONTRACTORS					

RESOLUTION NO. _____

WHEREAS, the Purchasing Department opened sealed bids for a contract for Fire Apparatus Inspection, Preventive Maintenance, and Repair for the Fire Department; and

WHEREAS, Williams Fire Apparatus was the sole bidder meeting specifications; and

WHEREAS, funding for this contract will come from the appropriate account;

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

1. That the bid be awarded to Williams Fire Apparatus on their sole bid meeting specifications.
2. That the Purchasing-Revenue Manager be authorized to issue a purchase order to Williams Fire Apparatus on an as needed basis.
3. That the Mayor be authorized to sign all documents pertaining to this contract.
4. 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 #25030 – We are asking the Council to approve a contract for Fire Apparatus Inspection and Preventive Maintenance

FACTS:

- Bid opening date – 9/22/25
- User Department – Fire
- The bid was mailed to 5 vendors
- 1 bid was received
- Budgeted contract
- Bid tabulation sheet attached

RECOMMENDATION:

- **Recommend the contract be awarded to Williams Fire Apparatus on their sole bid meeting specifications on an as needed basis.**

BID# 25030 DATE: 9/22/25 DEPT: FIRE				5 VENDORS INVITED		
DESCRIPTION: FIRE APPARATUS INSPECTION, PREVENTIVE MAINTENANCE AND REPAIR				1 BID RECEIVED		
	INSPECTION AND PREVENTATIVE MAINTENANCE:					
	ITEM 1: QUARTERLY INSPECTION AND PREVENTATIVE MAINTENANCE -					
	(8) FIRE APPARATUS TRUCKS					
	REPAIRS:					
	ITEM 2: PRIORITY REPAIRS - DURING NORMAL BUSINESS HOURS					
	ITEM 3: PRIORITY REPAIRS - AFTER NORMAL BUSINESS HOURS					
	ITEM 4: NON-PRIORITY REPAIRS - DURING NORMAL BUSINESS HOURS ONLY					
VENDOR	ITEM 1	ITEM 2	ITEM 3	ITEM 4	ITEM 5	ITEM 6
ALABAMA FIRE & EQUIPMENT SERVICE LLC						
BRINDLEE MOUNTAIN FIRE APPARATUS						
EMERGENCY EQUIPMENT PROFESSIONALS						
SUNBELT FIRE APPARATUS INC						
WILLIAMS FIRE APPARATUS	\$ 2,400.00	\$ 165.00	\$ 165.00	\$ 165.00	\$ 105.00	\$ 165.00
	PICK-UP AND DELIVERY SERVICE:					
	ITEM 5: PICK-UP AND DELIVERY HOURLY RATE					
	TRAVEL TIME:					
	ITEM 6: TRAVEL TIME HOURLY RATE					
	MISCELLANEOUS (% MARKUP):					
	ITEM 7: SUPPLIED PARTS			ITEM 9: SHIPPING		
	ITEM 8: SUBLET REPAIRS			ITEM 10: SHOP SUPPLIES		
VENDOR	ITEM 7	ITEM 8	ITEM 9	ITEM 10	DISC	TERMS
ALABAMA FIRE & EQUIPMENT SERVICE LLC						
BRINDLEE MOUNTAIN FIRE APPARATUS						
EMERGENCY EQUIPMENT PROFESSIONALS						
SUNBELT FIRE APPARATUS INC						
WILLIAMS FIRE APPARATUS	25%	2%	0%	5%	--	--

RESOLUTION NO. _____

WHEREAS, the Purchasing Department solicited sealed bids for a contract for Uniform Purchases for Opelika Power Services; and

WHEREAS, Perfect Fit Image Apparel, Inc. submitted the sole bid meeting specifications; and

WHEREAS, funding for this contract will come from the appropriate account;

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

1. That the contract be awarded to Perfect Fit Image Apparel, Inc. on their sole bid meeting specifications.
2. That the Purchasing-Revenue Manager be authorized to issue a purchase order to Perfect Fit Image Apparel, Inc. 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 #25034 – We are asking the council to approve a contract for Uniform Purchases

FACTS:

- Bid opening date – 9/29/25
- User department(s) – Power Services
- The bid was mailed to 7 vendors
- 1 bid was received
- Budgeted contract
- Bid tabulation sheet attached

RECOMMENDATION:

- **Recommend the contract be awarded to Perfect Fit Image Apparel, Inc. on their sole bid meeting specifications.**

BID# 25034 DATE: 9/29/25 DEPT: POWER SERVICES						7 VENDORS INVITED	
DESCRIPTION: UNIFORM PURCHASE						1 BID RECEIVED	
	ITEM #1: FR DUCK BIB OVERALL/UNLINED						
	ITEM #2: FR FULL SWING QUICK DUCK JACKET						
	ITEM #3: FR QUICK DUCK BIB OVERALL/QUILT-LINED						
	ITEM #4: FR FORCE SHORT SLEEVE SHIRT						
	ITEM #5: FR FORCE LONG SLEEVE SHIRT						
	ITEM #6: FR HEAVYWEIGHT HOODED SWEATSHIRT						
	ITEM #7: FR RAIN DEFENDER HEAVYWEIGHT HOODED ZIP FRONT SWEATSHIRT						
VENDOR	ITEM #1	ITEM #2	ITEM #3	ITEM #4	ITEM #5	ITEM #6	ITEM #7
ARAMARK UNIFORM SERVICES							
CINTAS CORP #231							
G & K SERVICES INC							
GALLS/AZARS UNIFORMS INC							
PERFECT FIT IMAGE APPAREL INC	\$ 126.00	\$ 190.00	\$ 228.00	\$ 71.00	\$ 74.00	\$ 120.00	\$ 125.00
SERVICEWEAR APPAREL							
UNIFIRST CORP							
	ITEM #8: FR DUCK SHERPA LINED VEST						
	ITEM #9: FR DRIFIRE LIGHTWEIGHT SHORT SLEEVE SHIRT						
	ITEM #10: FR VISIBLE HI-VIS SPORT VEST-TYPE R CLASS 2						
	ITEM #11: FR LOOSE FIT CANVAS UTILITY WORK PANTS						
	ITEM #12: FR TECGEN TACOMA HEAVYWEIGHT ZIP FRONT HOODIE						
	ITEM #13: FR DRIFIRE PERFORMANCE LONG SLEEVE T-SHIRT						
	ITEM #14: FR HYDROFLASH FOUL WEATHER BIB FRAC						
VENDOR	ITEM #8	ITEM #9	ITEM #10	ITEM #11	ITEM #12	ITEM #13	ITEM #14
ARAMARK UNIFORM SERVICES							
CINTAS CORP #231							
G & K SERVICES INC							
GALLS/AZARS UNIFORMS INC							
PERFECT FIT IMAGE APPAREL INC	\$ 123.00	\$ 76.00	\$ 72.00	\$ 83.00	\$ 198.00	\$ 168.00	\$ 640.00
SERVICEWEAR APPAREL							
UNIFIRST CORP							

