



CITY COUNCIL MINUTES

300 Martin Luther King Blvd.

October 7, 2025

TIME: 6:00 PM

1. A CALL TO ORDER

President Smith called the council meeting to order at 06:00 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. Sims provided the invocation.

1. Orlando Sims from Ferguson Chapel Church.

4. PLEDGE OF ALLEGIANCE

Alana and Wright led the Pledge of Allegiance.

1. Alana Griffith and Wright Hill from Northside Intermediate School.

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

1. Minutes from the 09-16-25 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

Mayor Fuller announced that the city's National Night Out event was currently taking place at Courthouse Square and encouraged everyone to attend.

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

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

1. Public Hearing - Demolition Cost Assessment - 2404 Old Columbus Road.
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 cost assessment. No one came forward to speak. President Smith closed the public hearing.
2. Public Hearing - Demolition Cost Assessment - 2602 Lafayette Parkway.
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 cost assessment. No one came forward to speak. President Smith closed the public hearing.
3. Public Hearing - Demolition Cost Assessment - 103 Avenue B.
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 cost assessment. No one came forward to speak. President Smith closed the public hearing.
4. Public Hearing - Amend Zoning Ordinance Bed and Breakfast (more restrictive) - Section 2.2 Definitions, Section 3.1 Building Permit Required, Section 8.11.1 Temporary Structures/Temporary Uses, Adding Section 8.28.4 Standards for Bed and Breakfast.
Mr. Jones presented the public hearing. President Smith asked Mr. Gunter to give an overview of the specific version of the ordinance. Mr. Gunter explained the ordinance as requested. President Smith then opened the public hearing and asked if anyone present would like to speak for or against said text amendment.

Leif Espelund of 714 2nd Avenue spoke against the text amendment ordinance.

President Smith closed the public hearing.

5. Public Hearing - Amend Zoning Ordinance Bed and Breakfast (less restrictive) - Section 2.2 Definitions, Section 3.1 Building Permit Required, Section 8.11.1 Temporary Structures/Temporary Uses, Adding Section 8.28.4 Standards for Bed and Breakfast.
Mr. Jones presented the public hearing. President Smith asked Mr. Gunter to give an overview of the specific version of the ordinance. Mr. Gunter explained the ordinance as requested. President Smith then opened the public hearing and asked if anyone present would like to speak for or against said text amendment.

Allison Kovak of 1117 W Collinwood Circle spoke against the text amendment ordinance.

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 - Red Clay Bike Night Event on 10-23-25.

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, Mayor Smith, Councilman Ward 5 Rauch

NAYS: None

ABSTAIN: None

2. Request Downtown Street Closure - 5th Annual Glow for Epilepsy Event on 11-02-25.

MOTION TO APPROVE: UNANIMOUS

RESULT: Passed

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

SECONDER: Councilman Ward 1 Willie Allen

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

NAYS: None

ABSTAIN: None

11. AWARDING OF BIDS

President Smith asked Ms. Finley to present the bids.

1. G. W. Carver Hall Lead Abatement Project - INSP.

RESOLUTION NO. 245-25

MOTION TO APPROVE: UNANIMOUS

RESULT: Passed

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

SECONDER: Councilman Ward 1 Willie Allen

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

NAYS: None

ABSTAIN: None

2. Fire Apparatus Inspection, Preventive Maintenance, and Repair - OFD.

RESOLUTION NO. 246-25

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, Mayor Smith, Councilman Ward 5 Rauch

NAYS: None

ABSTAIN: None

3. Uniform Purchases - OPS.

RESOLUTION NO. 247-25

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, Mayor 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. 248-25

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, Mayor Smith,
Councilman Ward 5 Rauch

NAYS: None

ABSTAIN: None

2. Designate City Personal Property Surplus and Authorize Disposal.

RESOLUTION NO. 249-25

MOTION TO APPROVE: UNANIMOUS

RESULT: Passed

MOVER: Councilman Ward 3 Tim Aja

SECONDER: Councilman Ward 1 Willie Allen

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

NAYS: None

ABSTAIN: None

3. Purchase - Two-Way Radios and Related Equipment - OPD.

RESOLUTION NO. 250-25

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, Mayor Smith,
Councilman Ward 5 Rauch

NAYS: None

ABSTAIN: None

4. Purchase - In-Car Camera Systems and Body Cameras - OPD.

RESOLUTION NO. 251-25

MOTION TO APPROVE: UNANIMOUS

RESULT: Passed

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

SECONDER: Councilman Ward 1 Willie Allen

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

NAYS: None

ABSTAIN: None

5. Purchase - Police Equipment for Police Package Automobiles - OPD.

RESOLUTION NO. 252-25

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, Mayor Smith, Councilman Ward 5 Rauch

NAYS: None

ABSTAIN: None

6. Purchase - Dakota4-JC Building for Springvilla Park - P&R.

RESOLUTION NO. 253-25

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, Mayor Smith, Councilman Ward 5 Rauch

NAYS: None

ABSTAIN: None

7. Purchase - Mimecast Security Awareness Training and Control of AI Systems - IT.

RESOLUTION NO. 254-25

MOTION TO APPROVE: 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, Mayor Smith, Councilman Ward 5 Rauch

NAYS: None

ABSTAIN: None

8. Purchase - Stream Mitigation Credits from Westervelt for Hi Pack Drive Extension Project - ENG.

RESOLUTION NO. 255-25

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, Mayor Smith, Councilman Ward 5 Rauch

NAYS: None

ABSTAIN: None

9. Purchase - Wetland Mitigation Credits from McLemore for Hi Pack Drive Extension Project - ENG.

RESOLUTION NO. 256-25

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, Mayor Smith, Councilman Ward 5 Rauch

NAYS: None

ABSTAIN: None

10. Amend the Organizational Chart of the Parks & Rec Department - HR.

RESOLUTION NO. 257-25

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, Mayor Smith, Councilman Ward 5 Rauch

NAYS: None

ABSTAIN: None

11. Approve Certain Tax Abatements and Exemptions for Daewon America Inc. - ED.

RESOLUTION NO. 258-25

MOTION TO APPROVE: UNANIMOUS

RESULT: Passed

MOVER: Councilman Ward 3 Tim Aja

SECONDER: Councilman Ward 1 Willie Allen

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

NAYS: None

ABSTAIN: None

12. Approve Professional Services Agreement with ESG Engineering, LLC - PW.

RESOLUTION NO. 259-25

MOTION TO APPROVE: 4 TO 1

RESULT: Passed

MOVER: Councilman Ward 1 Willie Allen

SECONDER: Councilman Ward 3 Tim Aja

AYES: Councilman Ward 1 Allen, Councilman Ward 3 Aja, Mayor Smith, Councilman Ward 5 Rauch

NAYS: Councilwoman Ward 2 - President Pro-Tem Norris

ABSTAIN: None

13. Approve ROW License Agreement for Dickson Place Subdivision Signs - PLAN.

RESOLUTION NO. 260-25

MOTION TO APPROVE: UNANIMOUS

RESULT: Passed

MOVER: Councilman Ward 3 Tim Aja

SECONDER: Councilman Ward 1 Willie Allen

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

NAYS: None

ABSTAIN: None

14. Approve Temporary Sidewalk Closure Agreement with First Presbyterian Church of Opelika - ADMIN.

RESOLUTION NO. 261-25

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, Mayor Smith, Councilman Ward 5 Rauch

NAYS: None

ABSTAIN: None

15. Approve Waiver of all Building and Construction Permit Fees for Habitat for Humanity - ADMIN.

RESOLUTION NO. 262-25

MOTION TO APPROVE: UNANIMOUS

RESULT: Passed

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

SECONDER: Councilman Ward 1 Willie Allen

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

NAYS: None

ABSTAIN: None

16. Demolition Cost Assessment - 2404 Old Columbus Road.

RESOLUTION NO. 263-25

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, Mayor Smith, Councilman Ward 5 Rauch
NAYS: None
ABSTAIN: None

17. Demolition Cost Assessment - 2602 Lafayette Parkway.
During discussion, Mr. Rauch asked what the purpose of the demolition was. Mr. Gunter answered that it had already been demolished. Mr. Kappelman also answered that this was to assess the amount it cost the city to demolish the building to the property owner. Mr. Rauch thanked them for the answer.

RESOLUTION NO. 264-25

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, Mayor Smith, Councilman Ward 5 Rauch
NAYS: None
ABSTAIN: None

18. Demolition Cost Assessment - 103 Avenue B.

RESOLUTION NO. 265-25

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, Mayor Smith, Councilman Ward 5 Rauch
NAYS: None
ABSTAIN: None

19. Annual Appropriation Contract FY2026 with Christian Care Ministries.

RESOLUTION NO. 266-25

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, Mayor Smith, Councilman Ward 5 Rauch
NAYS: None
ABSTAIN: None

20. Annual Appropriation Contract FY2026 with Circles East Alabama.

RESOLUTION NO. 267-25

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, Mayor Smith, Councilman Ward 5 Rauch

NAYS: None

ABSTAIN: None

21. Annual Appropriation Contract FY2026 with Habitat for Humanity.

RESOLUTION NO. 268-25

MOTION TO APPROVE: UNANIMOUS

RESULT: Passed

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

SECONDER: Councilman Ward 1 Willie Allen

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

NAYS: None

ABSTAIN: None

22. Annual Appropriation Contract FY2026 with The Museum of East Alabama.

RESOLUTION NO. 269-25

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, Mayor Smith, Councilman Ward 5 Rauch

NAYS: None

ABSTAIN: None

23. Special Appropriation to Alpha Kappa Alpha Sorority, Inc., Mu Sigma Omega Chapter.

RESOLUTION NO. 270-25

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, Mayor Smith, Councilman Ward 5 Rauch

NAYS: None

ABSTAIN: None

24. Special Appropriation to Compassionate Hands of Hope, Inc.

RESOLUTION NO. 271-25

MOTION TO APPROVE: UNANIMOUS

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

25. Special Appropriation to the East Alabama Community Ballet for 2025 Nutcracker Performance.

RESOLUTION NO. 272-25

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, Mayor Smith, Councilman Ward 5 Rauch
NAYS: None
ABSTAIN: None

26. Special Appropriation to The Arts Association of East Alabama from Ward 4 Reserve Fund.

RESOLUTION NO. 273-25

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, Mayor Smith, Councilman Ward 5 Rauch
NAYS: None
ABSTAIN: None

13. **ORDINANCES**

President Smith asked Mr. Gunter to present the ordinances.

1. Amend Chapter 28 of the City Code of Ordinances - Electric Rates and Surplus Revenues - 2nd Reading.

ORDINANCE NO. 029-25

SECOND READING AND APPROVED: UNANIMOUS

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

2. Approve Rights-Of-Way Use Agreement with C Spire - 1st Reading.
FIRST READING: INTRODUCED
President Smith asked for a member of the council to introduce the ordinance.
Mr. Allen introduced the ordinance.
3. Approve Second Amendment to Option and Lease Agreement with Level-Up Assets - 1st Reading.
FIRST READING: INTRODUCED
President Smith asked for a member of the council to introduce the ordinance.
Mr. Aja introduced the ordinance.
4. Amend Zoning Ordinance Bed and Breakfast (more restrictive) — Section 2.2 Definitions, Section 3.1 Building Permit Required, Section 8.11.1 Temporary Structures/Temporary Uses, Adding Section 8.28.4 Standards for Bed and Breakfast - 1st Reading.
FIRST READING: INTRODUCED
President Smith asked for a member of the council to introduce the ordinance.
Mr. Allen introduced the ordinance.
5. Amend Zoning Ordinance Bed and Breakfast (less restrictive) — Section 2.2 Definitions, Section 3.1 Building Permit Required, Section 8.11.1 Temporary Structures/Temporary Uses, Adding Section 8.28.4 Standards for Bed and Breakfast - 1st Reading.
FIRST READING: INTRODUCED
President Smith asked for a member of the council to introduce the ordinance.
Mr. Rauch introduced the ordinance.

14. APPOINTMENTS

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

Linburgh B. Jackson of 136 Arrowhead Drive, Montgomery, Alabama spoke first. Mr. Jackson stated that he needed to obtain a business license to operate an online sales business out of a mobile home he moved to 116 S Long Street in Opelika. Mr. Jackson then stated he had been in communication with the Planning Department about the location of the home, which they say is located within a flood zone, and them requiring him to have a new survey done. Mr. Jackson then showed the council a survey done by the previous owner, but stated he had still been denied a permit to get power and also a business license. Mr. Jackson closed by asking for help without having to go through litigation. President Smith asked Mr. Jackson if his insurance determined the home was located within a flood zone. Mr. Jackson answered that he had not yet applied for insurance, after moving the home to that location, because he had not yet been given a permit to operate his business there.

16. ADJOURN

The City Council meeting minutes of October 7, 2025, are hereby adopted and approved this the 21st day of October, 2025.

/s/ Eddie Smith

President of City Council

ATTEST:

/s/ Russell A. Jones, MMC

City Clerk

1. Character Trait of the Month - Respect, a feeling of deep admiration for someone or something elicited by their abilities, qualities, or achievements.
President Smith read the character trait of the month and then 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: Councilman Ward 1 Allen, Councilwoman Ward 2 - President Pro-Tem Norris, Councilman Ward 3 Aja, Mayor Smith, Councilman Ward 5 Rauch

NAYS: None

ABSTAIN: None

The council meeting ended at 06:47 pm.