



**CITY OF OPELIKA
CITY COUNCIL
WORKSESSION MEETING AGENDA
300 Martin Luther King Blvd.
November 4, 2025
TIME: 5:50 PM**

1. A CALL TO ORDER
 1. George Allen, Janataka Hughley-Holmes, Leigh Whatley, Chuck Beams, Todd Rauch
2. PRESENTATIONS
 1. Request to Advertise for PH - Rezoning, 2051 Highway 169, 48 acres, from R-1 to C-3.
3. RESOLUTIONS
4. ORDINANCES
5. GENERAL UPDATES
6. REVIEW/DISCUSS CURRENT COUNCIL MEETING AGENDA
 1. Bid - Elevator Maintenance, Service, and Repair - PW.
 2. Bid - Lawn Maintenance Services - 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-1 to C-3

Location of Property: 2051 Highway 169

Property Owner(s): Antione Sr. and Raven Harvest Living Trust

Current Zoning: R-1 (rural residential)

Proposed Zoning: C-3 (general commercial)

Existing Land Use: Undeveloped

Surrounding Zoning Districts

And Land Uses:	North	M-1	BF Goodrich property (undeveloped)
	South	PJ	Mobile homes (out of city limits)
	East	C-3	Gas station & convenience store
	West	R-1	Rural, single-family home

Rezoning

The applicant is requesting to rezone 48 acres from an R-1 zone (rural residential) to a C-3 (general commercial) zoning district. One single family home (1,400 sf) is on the property. Opelika City limits border the rezoning property along the south property line and most of the east property line. The adjacent properties on the south side are not in the City limits. These adjacent lots consist of mobile homes on 15,000 square foot lots. On the east side one adjacent property is in the City, a gas station & convenience store (M&M Grocery) at the corner of Hwy 169 and South Uniroyal Road. Other adjacent or nearby properties on east side are auto shops, a mini-warehouse, and single-family home lots that are outside the City limits. On the north side the adjacent 127-acre property is undeveloped property owned by BF Goodrich company. On Highway 169 across from the 127-acre vacant parcel is the former BF Goodrich plant property on 107 acres that closed in 2009. On the west side, the adjacent 40-acre property with two single family homes is in the City limits in a R-1 zone

If the rezoning is approved, the applicant plans to use about three acres of the rezoning property for the family's moving company business (Wise Guys). The moving company with four employees will store moving supplies, blankets, and equipment in an existing 1,400 square foot block building (former single-family home) on the rezoning property. Outside storage on the 3 acres are three moving trucks and two trailers. The 1,400-sf building has no running water or bathroom facilities. The

building is for storage only; the building will not be used as an administrative office. The moving company office will remain in the same location, at 216 S 8th Street, C-1 zone - downtown commercial district. After about three years, the applicant plans to expand the business and construct a warehouse for customer storage.

The Zoning Ordinance states that the C-3 district is characterized by a broad range of retail, wholesale, and service uses. Examples of uses in the C-3 zone are motels, individual businesses, small strip centers, banks, fast-food establishments, grocery stores, and similar uses. The Zoning Ordinance also states that “sanitary sewer should be served” in a C-3 zone. The 48-acre rezoning property does not have access to public sewer. Public sewer is located about 1,500 feet from the rezoning property. Staff has concerns about rezoning a 48-acre parcel with no public sewer to a C-3 general commercial rezoning district.

Recommendation

The uses allowed in a C-2 zone (office-retail) for the rezoning property are more compatible with the adjacent rural residential lots and the existing commercial uses than the uses allowed in the proposed C-3 zone. However, the C-2 zone prohibits outside storage. The C-3 zone allows outside storage with conditional use approval by the Planning Commission. If a C-3 rezoning is approved, a site plan and landscape plan is required for a conditional use request. The applicant’s current three-year plan of inside and outside storage is subject to conditional use approval.

The applicant’s three year plan is considered by staff as minimal or low impact on the surrounding area if a C-3 zone is approved. However, there is concern if after three years a new commercial warehouse is proposed and there is no public sewer available to the 48 acres. There’s a higher risk of environmental issues with a septic tank on commercial property than residential property (soil and groundwater problems).

Approving the rezoning to C-3 could also set a precedent for future large scale commercial uses with no public sewer. Staff recommend that public sewer be accessible to the 48 acres before any higher intensity of use or any building permits for new buildings or building additions are approved.

The applicant’s plan after three years to construct a proposed warehouse for customer storage (or any other proposed building) should be contingent on public sewer provided to the warehouse.

Staff recommend a positive recommendation to City Council to approve the rezoning from R-1 to C-3 subject to the following:

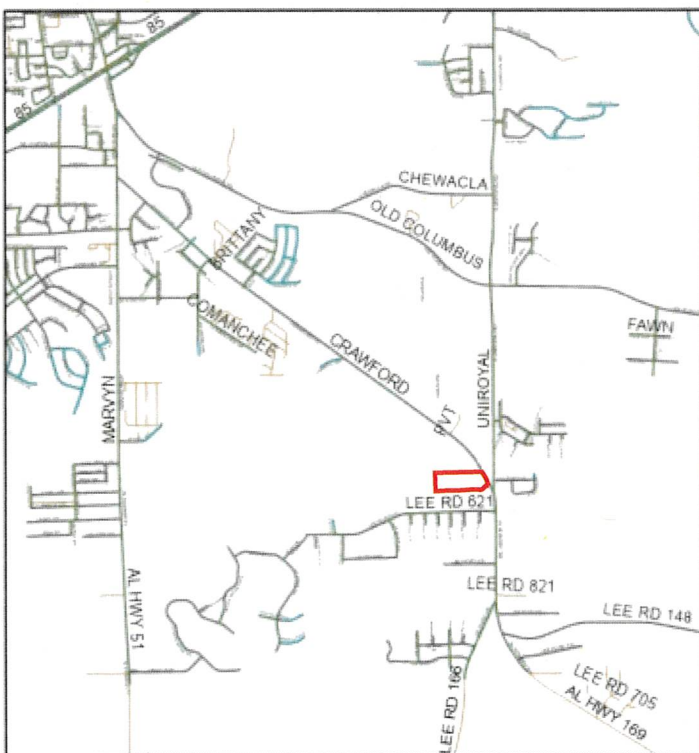
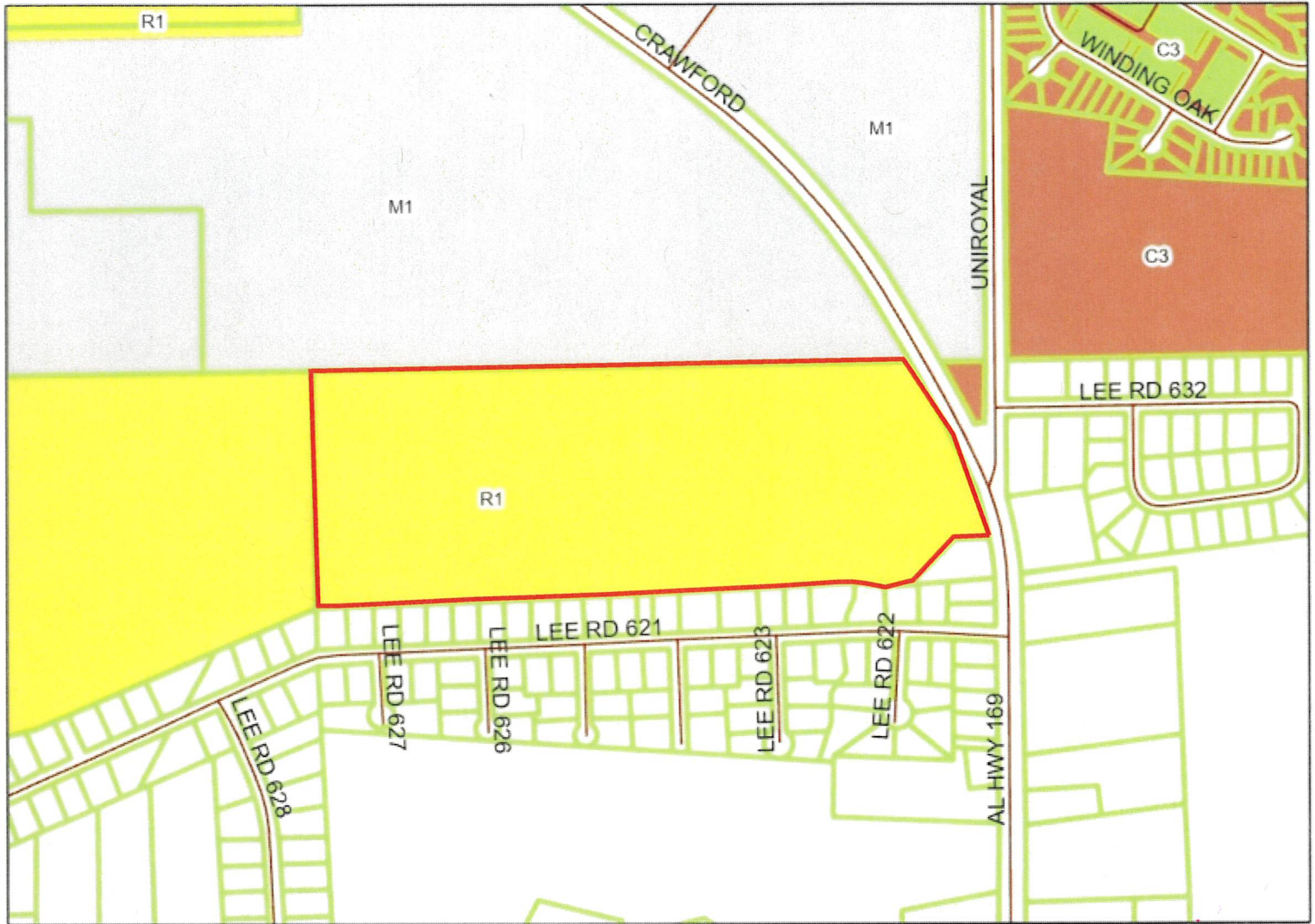
1. No new building permit or permit for an addition to the existing 1,400 sf building allowed until public sewer is accessible to the 48 acres.
2. Any change in use that increases the demand for sanitary services requires a connection to public sewer.

At the October 28th meeting, the Planning Commission voted 8 to 0 to send a positive recommendation to City Council to approve the rezoning from R-1 to C-3.

HARVIS REZONING REQUEST

2051 HIGHWAY 2051

R-1 to C-3



The applicant is requesting rezoning 48 acres from R-1 to C-3 for a moving and lawn care company. The property has one 1,400 sf building used to store moving equipment and supplies. Moving and lawn care trucks and trailers will be parked on property.



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

BOUNDARY SURVEY FOR:

ANTOINE HARVIS

PLAT OF SURVEY

2051 AL HIGHWAY 51
OPELIKA, LEE COUNTY, ALABAMA

SPC CONTROL
N: 764335.6397
E: 806340.8374
SCALE: 1.000
CONV: 000°15'46"

IPF
3" OTP
DISTURBED

N88°56'31"E(M)

2290.08(M)

2290.58(P)

N89°38'00"E(P)

1
2,093,629 SF±
48.06 AC±

SPC CONTROL
N: 763449.2159
E: 806381.7863
SCALE: 1.000
CONV: 000°15'46"

IPF
3" CTP
DISTURBED

S88°24'57"W(P)

2034.50(P)

2033.87(M)

S87°43'25"W(M)

109.20(M)

109.20(P)

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S89°09'43"W
335.58

POC
NE COR SEC 33,
T19N, R27E, LEE
COUNTY, AL

POB - IPF
3" OTP
UNDER ROOT

S30°00'49"E(M)

182.77(M)

182.77(P)

S29°19'23"E(P)

IPS
CA788

DEED CURVE
R=2548.90

L=362.64

FIELD CURVE
R=2553.82

L=362.64

Central angle = 008°08'09"

DEED CURVE
R=961.04

L=191.25

FIELD CURVE
R=961.04

L=191.87

Central angle = 011°26'21"

S48°44'09"W(M)

161.94(M)

S49°07'28"W(P)

162.40(P)

S42°19'28"W(P)

79.10(P)

S83°49'27"W(M)

106.48(M)

IPS
CA788
IN STREAM

N84°39'29"W(M)

109.20(M)

N83°58'03"W(P)

109.20(P)

IPS
CA788
IN STREAM

S41°38'02"W(M)

79.10(M)

S84°30'53"W(P)

106.48(P)

IPS
CA788
IN STREAM

S84°28'09"W(M)

131.53(M)

S85°19'28"W(P)

131.45(P)

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S41°38'02"W(M)

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S84°30'53"W(P)

106.48(P)

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CA788
IN STREAM

S84°28'09"W(M)

131.53(M)

S85°19'

RESOLUTION NO. _____

WHEREAS, the Purchasing Department opened sealed bids for a contract for Elevator Maintenance, Service, and Repair at the City Hall and Sportsplex for the Public Works Department; and

WHEREAS, Diversified Elevator Service & Equipment Co., Inc. submitted the low 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 bid be awarded to Diversified Elevator Service & Equipment Co., Inc. on their low bid meeting specifications.
2. That the Purchasing-Revenue Manager be authorized to issue a purchase order to Diversified Elevator Service & Equipment Co., 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.

President of the City Council
City of Opelika, Alabama

ATTEST:

Russell A. Jones, MMC
City Clerk

FACT SHEET

SUBJECT: Sealed Bid #25035 – We are asking the Council to approve a contract for Elevator Maintenance, Service, and Repair

FACTS:

- Bid opening date – 10/15/25
- User Departments – Public Works – City Hall, Sportsplex
- The bid was mailed to 5 vendors
- 3 bids were received
- Budgeted contract
- Bid tabulation sheet attached

RECOMMENDATION:

- **Recommend the contract be awarded to Diversified Elevator Service & Equipment Co., Inc. on their low bid meeting specifications on an as-needed basis.**

RESOLUTION NO. _____

WHEREAS, the Purchasing Department opened sealed bids for a contract for Lawn Maintenance Services for Opelika Power Services; and

WHEREAS, Pro Lawns, Inc. submitted the low 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 bid be awarded to Pro Lawns, Inc. on their low bid meeting specifications.
2. That the Purchasing-Revenue Manager be authorized to issue a purchase order to Pro Lawns, 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.

President of the City Council
City of Opelika, Alabama

ATTEST:

Russell A. Jones, MMC
City Clerk

FACT SHEET

SUBJECT: Sealed Bid #26001 – We are asking the Council to approve a contract for Lawn Maintenance Services at Opelika Power Services

FACTS:

- Bid opening date – 10/27/25
- User Departments – Power Services
- The bid was mailed to 14 vendors
- 5 bids were received
- Budgeted contract
- Bid tabulation sheet attached

RECOMMENDATION:

- **Recommend the contract be awarded to Pro Lawns, Inc. on their low bid meeting specifications on an as-needed basis.**

BID# 26001		DATE: 10/27/2025		DEPT: OPS				14 VENDORS INVITED	
DESCRIPTION: LAWN MAINTENANCE SERVICES								5 BIDS RECEIVED	
		ITEM 1: LAWN MAINTENANCE							
		ITEM 2: ANNUALS							
		ITEM 3: PULL WEEDS							
		ITEM 4: TRIMMING							
		ITEM 5: EXTRA TRIMMING ON BACK SIDE OF FENCE							
		ITEM 6: INSTALLATION OF PINE STRAW PER BALE							
		ITEM 7: ADDITIONAL CUTS AS NECESSARY							
VENDOR		ITEM 1	ITEM 2	ITEM 3	ITEM 4	ITEM 5	ITEM 6	ITEM 7	
ALL PRO LAWN SERVICES LLC									
BODINES LANDSCAPE SERVICES INC		\$ 430.00	\$ 600.00	\$ 110.00	\$ 1,040.00	\$ 1,040.00	\$ 6.50	\$ 430.00	
C & C LAWN SERVICES									
CLEAN CUTS LAWNCARE LLC		\$ 525.00	\$ 325.00	\$ 165.00	\$ 435.00	\$ 125.00	\$ 9.00	\$ 525.00	
CUTTING EDGE LAWN SERVICE LLC									
EVER GREEN OUTDOOR SERVICES INC									
EVERGREEN LANDSCAPING SVCS		\$ 745.00	\$ 425.00	\$ 85.00	\$ 650.00	\$ 550.00	\$20.00/roll	\$ 745.00	
FOUR SEASONS LANDSCAPE									
LANDSCAPE WORKSHOP LLC									
OUTDOOR CONCEPTS LLC		\$ 585.00	\$ 700.00	NC	\$ 500.00	\$ 450.00	\$ 9.00	\$ 585.00	
PRO LAWNS INC		\$ 300.00	\$ 350.00	\$ 40.00	\$ 200.00	\$120.00/hr.	\$ 10.00	\$ 300.00	
SOUTHERN PRIDE LANDSC & MAINT									
TIG									
YB LANDSCAPING									