CITY COUNCIL
MINUTES
300 Martin Luther King Blvd.
January 6, 2026
TIME: 6:00 PM

1. A CALL TO ORDER

   President Allen called the council meeting to order at 06:02 pm and asked Mr. Jones to call the roll.

2. ROLL CALL

   The Mayor and all City Council members were present.

   1. George Allen, Janataka Hughley-Holmes, Leigh Whatley, Chuck Beams, Todd Rauch

3. INVOCATION

   Mr. Cobb provided the invocation.

   1. Daryl Cobb from the Mustard Seed Faith Center.

4. PLEDGE OF ALLEGIANCE

   Kelsee and Caleb led the Pledge of Allegiance.

   1. Kelsee Pruitt and Caleb Kenney from Jeter Primary School.

5. ADOPTION OF THE AGENDA

   1. Motion to Adopt the CM Agenda for 01-06-26.

      President Allen asked if there were any needed additions or removal of items of business on the regular meeting agenda. Mr. Treese presented a resolution to authorize an engagement letter with Gordon Dana & Gilmore for professional services relating to variance/non-conforming use for bed and breakfast establishments in Opelika to the regular agenda. Mr. Rauch made a motion to add this as Resolution #4. Ms. Holmes seconded the motion. There was no discussion and the following vote was recorded:

      MOTION TO ADD RESOLUTION #4: UNANIMOUS

RESULT:	**Passed**
MOVER:	Councilman Ward 5 Todd Rauch
SECONDER:	Councilwoman Ward 2 Janataka Hughley-Holmes

AYES:	Councilman Ward 1 - President Allen, Councilwoman Ward 2 Hughley-Holmes, Councilwoman Ward 3 Whatley, Councilman Ward 4 - President Pro-Tem Beams, Councilman Ward 5 Rauch
NAYS:	None
ABSTAIN:	None

President Allen then asked if there was a motion to adopt the amended agenda as presented.

MOTION TO ADOPT THE AGENDA: UNANIMOUS

RESULT:	**Passed**
MOVER:	Councilman Ward 4 - President Pro-Tem Chuck Beams
SECONDER:	Councilman Ward 5 Todd Rauch
AYES:	Councilman Ward 1 - President Allen, Councilwoman Ward 2 Hughley-Holmes, Councilwoman Ward 3 Whatley, Councilman Ward 4 - President Pro-Tem Beams, Councilman Ward 5 Rauch
NAYS:	None
ABSTAIN:	None

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

   1. Minutes from the 12-16-25 council meeting.
      President Allen 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. Whatley seconded the motion. President Allen then asked if there were any additions, deletions, or corrections to the minutes. President Allen stated, having no corrections, the minutes stand approved.

7. UNFINISHED BUSINESS

8. MAYOR COMMENTS AND RECOGNITIONS

   1. Rebuild Alabama Funds Report - Scott Parker, City Engineer.
      Mr. Parker gave the report and it is attached to the minutes.
   2. Proclamation for Human Trafficking Awareness Month.
      Mayor Smith invited Kathryn Guthrie, Worthy Squared board members, and others up front. Mayor Smith then read the proclamation, and presented it to them.
   3. Attagirl Award for Yarbi Cound.
      Mayor Smith invited Chief Healey, Chief Clifton, Captain Vickers, and Ms. Cound up front. Mayor Smith then presented the award to Ms. Cound.
   4. Recognize OPD Promotions & Reassignments.
      Mayor Smith, with Chief Healey, then asked Chief Clifton to present the new promotions and reassignments. Chief Clifton then announced each promotion as follows; Captain Hester to Major, Lieutenant Paulson to Captain, Sergeant Priest to Lieutenant, Detective Dillard to Sergeant, and asked each to join them up front to be recognized.

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

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

1. Public Hearing - Approve First Amendment to Opelika Mill Holdings Development Agreement.

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

2. Public Hearing - Demolition - 1801 South Long Street.

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

3. Public Hearing - Demolition - 111 South Railroad Avenue.

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

4. Public Hearing - Amend Development Plan: Wyndham PUD, 15.04 Acres, 3150 Wyndham Industrial Drive.

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

5. Public Hearing - Amend Text of Zoning Ordinance: Section 7.3A: "Minimum Lot Width" in the area requirements table for the C-1 zoning district from 60' to "N".

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

6. Public Hearing - Amend Zoning Ordinance & Map: 2209 Lafayette Parkway, 6.1 Acres, from M-1, GC-P to C-3, GC-P.

   Mr. Jones presented the public hearing. President Allen 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 Allen closed the public hearing.

7. Public Hearing - Amend Zoning Ordinance & Map: 2505 Anderson Road, 20.1 Acres, from R-3 to R-4.

   Mr. Jones presented the public hearing. President Allen opened the public hearing and asked if anyone present would like to speak for or against said rezoning.

   Mr. Mosley apologized for this being advertised and on the agenda, and explained that the request to rezone this property was withdrawn by the property owner.

   Mr. John Moore of 2714 Anderson Road spoke against the rezoning.

   President Allen closed the public hearing.

10. AGENDA-RELATED PUBLIC COMMENTS (Limit comments to 3 minutes or less)

None.

11. CONSENT AGENDA

President Allen asked if any council member wanted to remove any individual item(s) from the consent agenda and deal with that item separately on the regular agenda.

After hearing no request(s) to remove any consent agenda items, President Allen asked for a motion to approve the consent agenda.

MOTION TO APPROVE THE CONSENT AGENDA: UNANIMOUS

RESULT:	**Passed**
MOVER:	Councilman Ward 5 Todd Rauch
SECONDER:	Councilwoman Ward 3 Leigh Whatley
AYES:	Councilman Ward 1 - President Allen, Councilwoman Ward 2 Hughley-Holmes, Councilwoman Ward 3 Whatley, Councilman Ward 4 - President Pro-Tem Beams, Councilman Ward 5 Rauch
NAYS:	None
ABSTAIN:	None

1. **General Business:** Request Alcohol License - Opelika Bottle Shop 25 DBA Tipsy Town, Retail Wine and Beer Off Premise.
   APPROVED BY UNANIMOUS CONSENT
2. **Bid:** Re-Roofing the Dallas B. Smith Armory Building - PW ($190,000).
   <u>RESOLUTION NO. 001-26</u>
   APPROVED BY UNANIMOUS CONSENT
3. **Bid:** Re-Roofing the City Hall and City Hall Annex Buildings - PW ($262,000).
   <u>RESOLUTION NO. 002-26</u>
   APPROVED BY UNANIMOUS CONSENT
4. **Resolution:** Accept Dedication of ROW from JAD Real Estate, LLC - ENG.
   <u>RESOLUTION NO. 003-26</u>
   APPROVED BY UNANIMOUS CONSENT
5. **Resolution:** Accept Dedication of ROW from 2112 Cunningham Property Exchange, LLC - ENG.
   <u>RESOLUTION NO. 004-26</u>
   APPROVED BY UNANIMOUS CONSENT
6. **Resolution:** Accept Public Infrastructure and Utilities of Various Subdivisions - ENG.
   <u>RESOLUTION NO. 005-26</u>
   APPROVED BY UNANIMOUS CONSENT
7. **Resolution:** Amend the Organizational Chart of the Economic Development Department - HR.
   <u>RESOLUTION NO. 006-26</u>
   APPROVED BY UNANIMOUS CONSENT
8. **Resolution:** Approve Change Order #1 for the Thomason Drive Extension Project - ENG ($68,220).

RESOLUTION NO. 007-26
APPROVED BY UNANIMOUS CONSENT

9. **Resolution:** Establish a Committee in Support of the Alabama USA Semi-Quincentennial Commission.
   RESOLUTION NO. 008-26
   APPROVED BY UNANIMOUS CONSENT
10. **Resolution:** Reappoint Ben Hand as Municipal Court Judge - MC.
   RESOLUTION NO. 009-26
   APPROVED BY UNANIMOUS CONSENT
11. **Resolution:** Annual Appropriation Contract FY2026 with Lee County Literacy Coalition ($4,000).
   RESOLUTION NO. 010-26
   APPROVED BY UNANIMOUS CONSENT
12. **Resolution:** Special Appropriation to the J. W. Darden Foundation ($2,500).
   RESOLUTION NO. 011-26
   APPROVED BY UNANIMOUS CONSENT
13. **Resolution:** Special Appropriation to The Sound Wall Music Initiative for the 7th Annual Songwriters Festival ($10,000).
   RESOLUTION NO. 012-26
   APPROVED BY UNANIMOUS CONSENT

12. GENERAL BUSINESS

13. AWARDING OF BIDS

14. RESOLUTIONS

President Allen asked Mr. Treese to present the resolutions.

1. Approve First Amendment to Opelika Mill Holdings Development Agreement - ENG.

RESOLUTION NO. 013-26
MOTION TO APPROVE: UNANIMOUS

RESULT:	**Passed**
MOVER:	Councilman Ward 4 - President Pro-Tem Chuck Beams
SECONDER:	Councilwoman Ward 3 Leigh Whatley
AYES:	Councilman Ward 1 - President Allen, Councilwoman Ward 2 Hughley-Holmes, Councilwoman Ward 3 Whatley, Councilman Ward 4 - President Pro-Tem Beams, Councilman Ward 5 Rauch
NAYS:	None
ABSTAIN:	None

2. Demolition - 1801 South Long Street.

RESOLUTION NO. 014-26
MOTION TO APPROVE: UNANIMOUS

RESULT:	**Passed**
MOVER:	Councilman Ward 4 - President Pro-Tem Chuck Beams

SECONDER:	Councilwoman Ward 3 Leigh Whatley
AYES:	Councilman Ward 1 - President Allen, Councilwoman Ward 2 Hughley-Holmes, Councilwoman Ward 3 Whatley, Councilman Ward 4 - President Pro-Tem Beams, Councilman Ward 5 Rauch
NAYS:	None
ABSTAIN:	None

3. Demolition - 111 South Railroad Avenue.

RESOLUTION NO. 015-26

MOTION TO APPROVE: UNANIMOUS

RESULT:	**Passed**
MOVER:	Councilwoman Ward 2 Janataka Hughley-Holmes
SECONDER:	Councilman Ward 5 Todd Rauch
AYES:	Councilman Ward 1 - President Allen, Councilwoman Ward 2 Hughley-Holmes, Councilwoman Ward 3 Whatley, Councilman Ward 4 - President Pro-Tem Beams, Councilman Ward 5 Rauch
NAYS:	None
ABSTAIN:	None

4. Authorize Engagement Letter with Gordon Dana & Gilmore, LLC - ADMIN.

During discussion, Mr. Rauch asked for a more detailed explanation. Mr. Treese gave the explanation and expressed how the opinion of the firm would help to understand the situation at hand. Mr. Beams then asked if the question was whether this was about it currently being an actual variance or non-conforming use. Mr. Treese answered yes. Ms. Holmes asked if this was the first time the city had used this firm for an opinion. Mr. Treese answered yes.

RESOLUTION NO. 016-26

MOTION TO APPROVE: UNANIMOUS

RESULT:	**Passed**
MOVER:	Councilman Ward 4 - President Pro-Tem Chuck Beams
SECONDER:	Councilwoman Ward 3 Leigh Whatley
AYES:	Councilman Ward 1 - President Allen, Councilwoman Ward 2 Hughley-Holmes, Councilwoman Ward 3 Whatley, Councilman Ward 4 - President Pro-Tem Beams, Councilman Ward 5 Rauch
NAYS:	None
ABSTAIN:	None

15. ORDINANCES

President Allen asked Mr. Treese to present the ordinances.

1. Amend Section 12.4.2.2 of the Personnel Policies and Procedures Manual of the City of Opelika - 2nd Reading.

ORDINANCE NO. 001-26

SECOND READING AND APPROVED: UNANIMOUS

RESULT:	**Passed**
MOVER:	Councilwoman Ward 2 Janataka Hughley-Holmes
SECONDER:	Councilman Ward 4 - President Pro-Tem Chuck Beams
AYES:	Councilman Ward 1 - President Allen, Councilwoman Ward 2 Hughley-Holmes, Councilwoman Ward 3 Whatley, Councilman Ward 4 - President Pro-Tem Beams, Councilman Ward 5 Rauch
NAYS:	None

ABSTAIN:	None

2. Amend Development Plan: Wyndham PUD, 15.04 Acres, 3150 Wyndham Industrial Drive - 1st Reading.

   FIRST READING: INTRODUCED

   President Allen asked for a member of the council to introduce the ordinance. Ms. Holmes introduced the ordinance.

3. Amend Text of Zoning Ordinance: Section 7.3A: "Minimum Lot Width" in the area requirements table for the C-1 zoning district from 60' to "N" - 1st Reading.

   FIRST READING: INTRODUCED

   President Allen asked for a member of the council to introduce the ordinance. Ms. Holmes introduced the ordinance.

4. Amend Zoning Ordinance & Map: 2209 Lafayette Parkway, 6.1 Acres, from M-1, GC-P to C-3, GC-P -1st Reading.

   FIRST READING: INTRODUCED

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

16. APPOINTMENTS

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

    Linburgh B. Jackson of 136 Arrowhead Drive, Montgomery, Alabama asked Mr. Jones to read a statement to the council. Mr. Jones read the statement as requested and it is attached to the minutes.

18. ADJOURN

    The City Council meeting minutes of January 6, 2026, are hereby adopted and approved this the 20th day of January, 2026.

/s/ W. George Allen

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President of City Council
City of Opelika, Alabama

ATTEST:
/s/ Russell A. Jones, MMC

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City Clerk

1. Character Trait of the Month - Responsibility, the quality or state of being responsible; such as a moral, legal, or mental accountability.

   President Allen read the character trait of the month and asked for a motion to adjourn.

2. Motion to Adjourn.

   MOTION TO ADJOURN: UNANIMOUS

RESULT:	**Passed**
MOVER:	Councilwoman Ward 2 Janataka Hughley-Holmes
SECONDER:	Councilman Ward 4 - President Pro-Tem Chuck Beams

AYES:	Councilman Ward 1 - President Allen, Councilwoman Ward 2 Hughley-Holmes, Councilwoman Ward 3 Whatley, Councilman Ward 4 - President Pro-Tem Beams, Councilman Ward 5 Rauch
NAYS:	None
ABSTAIN:	None

The council meeting ended at 06:34 pm.

CITY OF OPELIKA alabama

ENGINEERING
700 Fox Trail • P.O. Box 390
Opelika, AL 36803-0390
(p) 334-705-5450
www.opelika-al.gov

January 6, 2026

RE: City of Opelika Rebuild Alabama Act Funds
List of Contractors

ALL:

Please find the list of contractors below that have received contracts from the City of Opelika for the Rebuild Alabama Act and the associated projects:

D & J Enterprises, Inc. 3495 Lee Road 10 Auburn, AL 36832	Intersection Improvements to Cunningham Drive Frederick Road dated November 3, 2023, for $1,448,782
East Alabama Paving Company, Inc. P.O. Box 2630 Opelika, AL 36803	Gateway Drive Resurfacing and Shared Use Path dated September 5, 2025 for $1,585,815.00

Please feel free to contact me at sparker@opelika-al.gov if you have any questions regarding this notification.

Sincerely,

Scott Parker, P.E.
Opelika City Engineer