CITY COUNCIL
MINUTES
300 Martin Luther King Blvd.
January 20, 2026
TIME: 6:00 PM

1. A CALL TO ORDER

   President Allen called the council meeting to order at 06:01 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

   President Allen provided the invocation.

   1. President of the City Council - W. George Allen.

4. PLEDGE OF ALLEGIANCE

   Bruce and Harley led the Pledge of Allegiance.

   1. Bruce Heath and Harley Ponds from Jeter Primary School.

5. ADOPTION OF THE AGENDA

   1. Motion to Adopt the CM Agenda for 01-20-26.

   MOTION TO ADOPT THE AGENDA: 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

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

1. Minutes from the 01-06-26 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. Beams made a motion to approve. Ms. 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. City's Financial Summary Report for December 2025.

   Mayor Smith stated that if the council had any questions about the city's financial summary report to ask Cindy Boyd, Mr. Motley or himself about it.

2. December 2025 Monthly Building Report.

   Mayor Smith stated that if the council had any questions about the city's building report to ask Mr. Motley or himself about it.

3. Recognize Character Council Citizen of Excellent Character.

   Mayor Smith asked members of the Character Council and Leroy Dexter Hughley to come up front and join him with President Allen. President Allen also invited Mr. Hughley's friends and family up front, recognized him as the January 2026 Citizen of Excellent Character, spoke about why he chose him for the award, and how he exemplified the character trait of the month: Responsibility. Mayor Smith then read the certificate and presented it to Mr. Hughley.

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

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

1. Public Hearing - Amend Zoning Ordinance & Map: 2001 Cunningham Drive, 5.1 Acres, from R-4 to PUD.

   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.

2. Public Hearing - Amend Zoning Ordinance & Map: 1300 Block Crawford Road, 73.3 Acres, from R-1 to PUD.

   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.

   Allan Garner of 1304 Crawford Road spoke against the rezoning.

   Demetrius Edwards of 2305 Hwy 169 spoke against the rezoning.

   David Green of 2140 Lester Court, representing the developer, spoke in favor of the rezoning.

   President Allen closed the public hearing.

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

Ali Rauch of 2240 Lakeview Drive spoke first. Mrs. Rauch, on behalf of the Opelika Chamber, asked the council to consider approving the 2026 Food Truck Friday street closure dates.

Allan Garner of 1304 Crawford Road spoke next. Mr. Garner continued his explanation of why he was against the rezoning for a subdivision in the 1300 block of Crawford Road.

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.

Ms. Holmes requested that Consent Agenda item #6 be removed and placed on the regular agenda.

President Allen stated that Consent Agenda item #6 would now be placed as Resolution #1 on the regular agenda.

Mr. Beams requested that Consent Agenda item #12 be removed and placed on the regular agenda.

President Allen stated that Consent Agenda item #12 would now be placed as Resolution #2 on the regular agenda.

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

MOTION TO APPROVE THE CONSENT AGENDA: UNANIMOUS

RESULT:	**Passed**
MOVER:	Councilwoman Ward 2 Janataka Hughley-Holmes
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 Downtown Street Closure - Opelika Chamber 2026 Food Truck Friday Nights.
   APPROVED BY UNANIMOUS CONSENT
2. **Resolution:** Expense Reports from Various Departments.
   <u>RESOLUTION NO. 017-26</u>
   APPROVED BY UNANIMOUS CONSENT
3. **Resolution:** Designate City Personal Property Surplus and Authorize Disposal.
   <u>RESOLUTION NO. 018-26</u>
   APPROVED BY UNANIMOUS CONSENT
4. **Resolution:** Approve Surplus Property Transfer of One (1) 2012 Chevy Tahoe to the City of Dadeville, Alabama.

RESOLUTION NO. 019-26
APPROVED BY UNANIMOUS CONSENT

5. **Resolution:** Amend the Job Description for the Position of Codes Compliance Officer - HR.
RESOLUTION NO. 020-26
APPROVED BY UNANIMOUS CONSENT

6. **Resolution:** Approve Proposal with Marsh McLennan Agency for Workers Compensation Insurance - HR ($327,344).
RESOLUTION NO. 021-26
APPROVED BY UNANIMOUS CONSENT

7. **Resolution:** Approve Proposal from GMC for Transportation Planning Services for Columbus Pkwy and East Opelika - ENG ($143,200).
RESOLUTION NO. 022-26
APPROVED BY UNANIMOUS CONSENT

8. **Resolution:** Authorize Purchase of Stream and Wetland Credits for the Veterans Parkway Extension Project - ENG ($577,295).
RESOLUTION NO. 023-26
APPROVED BY UNANIMOUS CONSENT

9. **Resolution:** Request for Approval of a Special Use Permit by Verizon Wireless at 2605 Tower Street.
RESOLUTION NO. 024-26
APPROVED BY UNANIMOUS CONSENT

10. **Resolution:** Annual Appropriation Contract FY2026 with Art Haus ($6,500).
RESOLUTION NO. 025-26
APPROVED BY UNANIMOUS CONSENT

12. GENERAL BUSINESS

13. AWARDING OF BIDS

14. RESOLUTIONS

President Allen asked Mr. Treese to present the resolutions.

1. Approve Project Agreement with the BOE for Improvements to Fox Run School - ADMIN.

During discussion, Ms. Holmes explained that her reason for moving this item off the consent agenda was to be fully transparent and have further discussion about the city schools need for this. Mr. Rauch then asked for further explanation about the agreement, its need, and where the funds were going to come from. Mr. Treese then explained the agreement and its need in greater detail, and stated the funding would come from a portion of the city's investment funds. Ms. Whatley then asked if the city had done any due diligence on this due to the school being built within the last few years and its need to already be expanded. Mr. Treese explained that the question would be better answered by the board of education. Ms. Holmes then clarified which grades would be at each level of school due to this expansion. Mr. Beams then commented that his recent role on the board of education gave him some perspective on the need for this and shared that with everyone.

RESOLUTION NO. 026-26

MOTION TO APPROVE: 4 TO 0

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, Councilman Ward 4 - President Pro-Tem Beams, Councilman Ward 5 Rauch
NAYS:	None
ABSTAIN:	Councilwoman Ward 3 Leigh Whatley

2. Annual Appropriation Contract FY2026 with East Alabama Healthcare Authority - EMS ($632,194).

During discussion, Mr. Rauch asked for further explanation. Mr. Treese explained that the contract was for emergency medical services inside the city limits provided by East Alabama Medical Center.

RESOLUTION NO. 027-26

MOTION TO APPROVE: 4 TO 0

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 5 Rauch
NAYS:	None
ABSTAIN:	Councilman Ward 4 - President Pro-Tem Chuck Beams

15. ORDINANCES

President Allen asked Mr. Treese to present the ordinances.

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

ORDINANCE NO. 002-26

SECOND READING AND APPROVED: UNANIMOUS

RESULT:	**Passed**
MOVER:	Councilman Ward 5 Todd Rauch
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 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" - 2nd Reading.

ORDINANCE NO. 003-26

SECOND READING AND APPROVED: UNANIMOUS

RESULT:	**Passed**
MOVER:	Councilwoman Ward 2 Janataka Hughley-Holmes

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. Amend Zoning Ordinance & Map: 2209 Lafayette Parkway, 6.1 Acres, from M-1, GC-P to C-3, GC-P -2nd Reading.

ORDINANCE NO. 004-26
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

4. Amend Zoning Ordinance & Map: 2001 Cunningham Drive, 5.1 Acres, from R-4 to PUD - 1st Reading.

FIRST READING: INTRODUCED
President Allen asked for a member of the council to introduce the ordinance. Mr. Rauch introduced the ordinance.

5. Amend Zoning Ordinance & Map: 1300 Block Crawford Road, 73.3 Acres, from R-1 to PUD - 1st Reading.

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

16. APPOINTMENTS

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

None.

18. ADJOURN

The City Council meeting minutes of January 20, 2026, are hereby adopted and approved this the 3rd day of February, 2026.

/s/ W. George Allen
____
President of City Council
City of Opelika, Alabama

ATTEST:
/s/ Russell A. Jones, MMC
____
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 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

The council meeting ended at 06:42 pm.