



CITY OF OPELIKA
CITY COUNCIL
REGULAR MEETING AGENDA
300 Martin Luther King Blvd.
March 17, 2026
TIME: 6:00 PM

1. A CALL TO ORDER
2. ROLL CALL
 1. George Allen, Janataka Hughley-Holmes, Leigh Whatley, Chuck Beams, Todd Rauch
3. INVOCATION
 1. Bill Jamison from the Church of the Highlands.
4. PLEDGE OF ALLEGIANCE
 1. Russell A. Jones, MMC - City Clerk.
5. ADOPTION OF THE AGENDA
 1. Motion to Adopt the CM Agenda for 03-17-26.
6. APPROVAL OF THE MINUTES OF PREVIOUS MEETING(S)
 1. Minutes from the 03-03-26 council meeting.
7. UNFINISHED BUSINESS
8. MAYOR COMMENTS AND RECOGNITIONS
 1. City's Financial Summary Report for February 2026.
 2. February 2026 Monthly Building Summary Report.
 3. Recognize Character Council Citizen of Excellent Character.
9. PUBLIC HEARINGS (Limit comments to 3 minutes or less)
 1. Public Hearing - Request to Vacate a Portion of N 12th Street.
 2. Public Hearing - Amend Zoning Ordinance & Map: 1550 and 1570 N Uniroyal Road, 12.5 Acres, from R-2 to C-2, GC-P.

10. AGENDA-RELATED PUBLIC COMMENTS (Limit comments to 3 minutes or less)
11. CONSENT AGENDA
 1. **General Business:** Request Alcohol License - Tienda El Paraiso LLC, Retail Wine Off Premise and Retail Beer On Premise.
 2. **General Business:** Request Alcohol License - Opelika Auburn Films Arts Collective DBA Boxcar, Retail Wine and Beer On and Off Premise.
 3. **General Business:** Request Downtown Street Closure - Taste of the Town Event on 04-28-26.
 4. **General Business:** Request Downtown Street Closure - O-Grows Market Event on 05-02-26.
 5. **Resolution:** Expense Reports from Various Departments.
 6. **Resolution:** Designate City Personal Property Surplus and Authorize Disposal.
 7. **Resolution:** Purchase (624) Toter 96 Gal Evr II Carts - OES (\$37,608).
 8. **Resolution:** Approve Proposal for Pentera Software - IT (\$81,053.84).
 9. **Resolution:** Approve Professional Services Contract with KPS Group - PLAN (\$85,400).
 10. **Resolution:** Accept Donation of Property from CB&E Development Co. Inc. for Cunningham Dr. Roundabout - ENG.
 11. **Resolution:** Approve Employment Contract with Patrick McCulloch - HR.
 12. **Resolution:** Approve New Job Description for the Position of Public Safety Cadet - HR.
 13. **Resolution:** Special Appropriation to the Chamber of Commerce - 20 Under Forty (\$1,250).
 14. **Resolution:** Special Appropriation to Envision Opelika - Worthy Squared 5K (\$500).
12. GENERAL BUSINESS
 1. Request Specialty License - Top Shelf Alternatives LLC, Specialty Retailer Of Consumable Hemp Products.
13. AWARDING OF BIDS
14. RESOLUTIONS
 1. Approve Request to Vacate a Portion of N 12th Street - PLAN.
15. ORDINANCES
 1. Approve Annexation Petition by Janie Powers and John Morgan, 4.6 Acres, 223 Lee Road 799 - 2nd Reading.
 2. Declare 601 Avenue A Surplus Property and Approve Conveyance - 2nd Reading.

3. Amend Zoning Ordinance & Map: 1550 and 1570 N Uniroyal Road, 12.5 Acres, from R-2 to C-2, GC-P - 1st Reading.
4. Amend Zoning Ordinance & Map: 4600 block Birmingham Hwy, 113.4 Acres, from R-2 to C-3, GC-P - 1st Reading.
5. Amend Zoning Ordinance & Map: 1500 block Century Blvd, 42.73 Acres, from R-3 to R-5 - 1st Reading.
6. Amend Zoning Ordinance & Map: 598 Dunlop Drive, 21.11 Acres, from R-1 to R-2 and R-3 - 1st Reading.
7. Amend Zoning Ordinance & Map: 3310 Society Hill Road, 6.59 Acres, from R-1 to C-2, GC-P - 1st Reading.

16. APPOINTMENTS

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

18. ADJOURN

1. Character Trait of the Month - Compassion, a sympathetic consciousness of others distress with a desire to alleviate it.
2. Motion to Adjourn.

“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 COUNCIL MINUTES

300 Martin Luther King Blvd.

March 3, 2026

TIME: 6:00 PM

1. A CALL TO ORDER

President Allen 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, Janataka Hughley-Holmes, Leigh Whatley, Chuck Beams, Todd Rauch

3. INVOCATION

Mr. Jamison provided the invocation.

1. Bill Jamison from the Church of the Highlands.

4. PLEDGE OF ALLEGIANCE

Jose and Amelia led the Pledge of Allegiance.

1. Jose Sanchez Madrid and Amelia McGill from Fox Run School.

5. ADOPTION OF THE AGENDA

1. Motion to Adopt the CM Agenda for 03-03-26.

MOTION TO ADOPT THE AGENDA: 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

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

1. Minutes from the 02-17-26 regular 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. Beams 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.
2. Minutes from the 02-24-26 called 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. 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. Recognize Opelika High School Boys Basketball Team.
Mayor Smith asked the Superintendent, Principal, Coaches, and Players to come up front. Mayor Smith then recognized each coach and player, gave them each a gift, and stated how proud the city was of their accomplishments this year.
2. Proclamation for Blood Clot Awareness Month.
Mayor Smith invited Dr. Shannon Harris up front. Dr. Harris read a statement about the foundation she created to honor her father, who unfortunately passed away from a pulmonary embolism. Mayor Smith then thanked Dr. Harris for her work and presented her the proclamation.

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

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 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

1. **General Business:** Request Temporary Street Closure - N 8th Street Event on 05-16-26.
APPROVED BY UNANIMOUS CONSENT
2. **General Business:** Request for Collinwood Christmas Luminaries on 12-11-26.
APPROVED BY UNANIMOUS CONSENT
3. **Bid:** 2026 City-Wide Asphalt Paving Project - ENG.
RESOLUTION NO. 052-26
APPROVED BY UNANIMOUS CONSENT
4. **Bid:** Traffic Signal Installation for 2nd Avenue at N 3rd Street - ENG.
RESOLUTION NO. 053-26
APPROVED BY UNANIMOUS CONSENT
5. **Resolution:** Expense Reports from Various Departments.
RESOLUTION NO. 054-26
APPROVED BY UNANIMOUS CONSENT
6. **Resolution:** Designate City Personal Property Surplus and Authorize Disposal.
RESOLUTION NO. 055-26
APPROVED BY UNANIMOUS CONSENT
7. **Resolution:** Purchase One (1) 2026 Chevrolet Tahoe 4WD Z71 - OPD (\$67,762.40).
RESOLUTION NO. 056-26
APPROVED BY UNANIMOUS CONSENT
8. **Resolution:** Purchase of Verkada Software from CDW-G - IT (\$87,627.63).
RESOLUTION NO. 057-26
APPROVED BY UNANIMOUS CONSENT
9. **Resolution:** Special Appropriation to the Lee County Court Referral Program (\$60,000).
RESOLUTION NO. 058-26
APPROVED BY UNANIMOUS CONSENT
10. **Appointment:** Reappoint Brent Poteet to the Property Maintenance Board of Appeals. New Term expires 03-16-2029.
APPROVED BY UNANIMOUS CONSENT
11. **Appointment:** Appoint Cody Traffanstedt to the Medical Clinic Board. New Term expires 03-02-2031.
APPROVED BY UNANIMOUS CONSENT

12. GENERAL BUSINESS

13. AWARDING OF BIDS

14. RESOLUTIONS

15. ORDINANCES

President Allen asked Mr. Treese to present the ordinances.

1. Approve Annexation Petition by Janie Powers and John Morgan, 4.6 Acres, 223 Lee Road 799 - 1st Reading.

FIRST READING: INTRODUCED

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

2. Declare 601 Avenue A Surplus Property and Approve Conveyance - 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)

Mattie Clark of 706 Orchard Avenue, Opelika, spoke first. Ms. Clark spoke about the need for some kind of protection, or fence, at the pond located on 1st Ave across from Piggly Wiggly. Ms. Clark closed by asking if there were still plans to put a walking trail at Covington Recreation Center.

Billy U. Allen of 930 Redan Trace, Stone Mountain, Georgia spoke next. Mr. Allen stated he would like 3 things addressed by the city as follows: address the poor condition of houses located around West Street and Grove Avenue, address the Hodge Cemetery by helping to preserve it, and address the other blighted areas in the city.

Linburgh B. Jackson of 136 Arrowhead Drive, Montgomery, asked Mr. Jones to read a statement for the record. Mr. Jones read the statement, and it is attached to the minutes.

18. ADJOURN

The City Council meeting minutes of March 3, 2026, are hereby adopted and approved this the ___ day of _____, 2026.

President of City Council
City of Opelika, Alabama

ATTEST:

City Clerk

1. Character Trait of the Month - Compassion, a sympathetic consciousness of others distress with a desire to alleviate it.
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: 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

The council meeting ended at 06:28 pm.

March 3, 2026

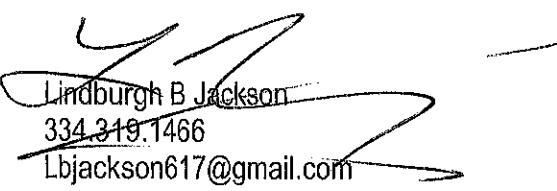
Lindburgh B Jackson
136 Arrowhead Dr.
Montgomery, AL 36117

Opelika City Mayor and City Council Members
Opelika, Alabama

This communication is a continuation of the January 6, 2026 complaint for documentation that was given to the Council regarding the release of electrical power request submitted for 1408 Monroe Avenue, Opelika.

In relationship to the previous request and complaint, I am asking that the City Clerk to read this follow up complaint into the records due to me having requested the records and a detailed itemized copy of the Code Violation that does not allow temporary power for work to continue at 1408 Monroe Avenue having it approved by Code Enforcement for connection and all deposits and fees being paid for both garbage and power to be connected but no written explanation concerning ordinances that prohibits connection for interior and security purposes being given. Also, when in Municipal Court, last week, I think I heard the Environmental Services Director, state his department had nothing to do with approving electrical power. There is a need for additional security cameras to protect the property from vandals and trespassers and illegal dumping in the front of the property.

Also, there has been work in excess of over \$40K done to the interior and exterior over the span of the last 3-years or more that removed the house from an unsafe, sound and sanitary place that had previously been scheduled for demolition by the Council. Should there had been any leftover debris from previous demo, it has been moved and the property has fencing along the eastern property line and scheduled to be completed along the northern property line and a vintage vehicle from family is to be enclosed by tent or car port which will alleviate any further violations. So, I'm asking that the Mayor and Council review any and all charges that is against myself and Ms. Humphrey and have these charges vacated due to the substantial amount of work and funds that have been spent over the last 2-months in which most property owners are generally not subjected to.



Lindburgh B Jackson
334.319.1466
Lbjackson617@gmail.com

City of Opelika
 Combined Balance Sheet - All Funds and Account Groups (Interim Report)
 02/28/2026 (FY 26)

	Governmental Funds				Garden Hills Cemetery Permanent Fund	Proprietary Funds			General Long Term Debt	Total
	General Fund	Special Revenue Funds	Debt Service Funds	Capital Project Funds		Internal Service Funds	Enterprise Funds	General Capital Assets		
ASSETS										
Cash	\$ 25,954,400	\$ 19,658,570	\$ 36,960	\$ 1,510,488	\$ -	\$ 5,982,418	\$ 31,099,314	\$ -	\$ -	\$ 84,242,150
Certificates of deposit	-	-	-	-	-	-	-	-	-	-
Receivables:										
Accounts and unbilled service	-	-	-	-	-	-	8,344,963	-	-	8,344,963
Taxes	12,269,567	13,649,143	-	-	-	-	-	-	-	25,918,710
Licenses and fees	3,024,432	-	-	-	-	-	-	-	-	3,024,432
Assessments	8,425	-	-	-	-	-	-	-	-	8,425
Interest	-	-	-	-	2,401	-	-	-	-	2,401
Other	832,311	150,000	-	37	-	56,549	-	-	-	1,038,897
Due from other funds	1,272,481	-	-	-	13,573	-	-	-	-	1,286,054
Due from other governments	2,057,744	873,199	-	-	-	-	220,713	-	-	3,151,656
Inventories of supplies, at cost	302,843	-	-	-	-	-	1,870,424	-	-	2,173,267
Prepaid expenses	76,994	-	-	-	-	-	-	-	-	76,994
Investments	-	10,705,466	-	-	2,222,495	-	-	-	-	12,927,961
Investments with fiscal agent	45,703,336	-	1,697,325	-	-	-	10,266,693	-	-	57,667,354
Capital assets:										
Land	-	-	-	-	-	-	2,462,062	13,253,218	-	15,715,280
Buildings	-	-	-	-	-	-	17,104,068	97,760,685	-	114,864,753
Equipment	-	-	-	-	-	-	16,447,893	48,045,631	-	64,493,524
Utility systems	-	-	-	-	-	-	164,493,540	-	-	164,493,540
Infrastructure	-	-	-	-	-	-	-	206,693,793	-	206,693,793
Construction in progress	-	-	-	-	-	-	4,618,788	10,649,538	-	15,268,326
Total capital assets	-	-	-	-	-	-	205,126,351	376,402,865	-	581,529,216
Less: accumulated depreciation	-	-	-	-	-	-	(99,939,483)	(108,397,322)	-	(208,336,805)
Capital assets, net	-	-	-	-	-	-	105,186,868	268,005,543	-	373,192,411
Deposits	-	69,045	-	-	-	19,229	-	-	-	88,274
Amount to be provided for general long term debt	-	-	-	-	-	-	-	-	63,665,887	63,665,887
Total assets	91,502,533	45,105,423	1,734,285	1,510,525	2,238,469	6,058,196	156,988,975	268,005,543	63,665,887	636,809,836
DEFERRED OUTFLOWS OF RESOURCES										
Employer retirement contributions	-	-	-	-	-	-	1,806,726	-	-	1,806,726
Diff. on proj. OPEB earnings	-	-	-	-	-	-	919,921	-	-	919,921
Bond refunding costs	-	-	-	-	-	-	-	-	-	-
Total deferred outflows of resources	-	-	-	-	-	-	2,726,647	-	-	2,726,647

City of Opelika
 Combined Balance Sheet - All Funds and Account Groups (Interim Report)
 02/28/2026 (FY 26)

	Governmental Funds				Garden Hills Cemetery Permanent Fund	Proprietary Funds		General Capital Assets	General Long Term Debt	Total
	General Fund	Special Revenue Funds	Debt Service Funds	Capital Project Funds		Internal Service Funds	Enterprise Funds			
LIABILITIES										
Accounts payable	4,320,269	-	-	-	-	39,570	5,705,339	-	-	10,065,178
Interest payable	-	-	-	-	-	-	-	-	-	-
Accrued payroll and benefits, due within one year	338,830	-	-	-	-	-	192,745	-	-	531,575
Due to other funds	13,573	14,181	-	1,258,300	-	-	-	-	-	1,286,054
Due to other governments	43,773	-	-	-	-	-	-	-	-	43,773
Claims and judgements, due within one year	-	-	-	-	-	144,888	-	-	-	144,888
Bonds payable due within one year	-	-	-	-	-	-	-	-	-	-
Claims and judgements, due in more than one year	-	-	-	-	-	27,393	-	-	-	27,393
Bonds payable, due in more than one year	-	-	(490,000)	-	-	-	-	-	63,665,887	63,175,887
Net pension liability	-	-	-	-	-	-	9,179,046	-	-	9,179,046
Accrued payroll and benefits, due in more than one year	-	-	-	-	-	-	2,426,843	-	-	2,426,843
Customer deposits held	-	-	-	-	-	-	3,610,321	-	-	3,610,321
Total liabilities	4,716,445	14,181	(490,000)	1,258,300	-	211,851	21,114,294	-	63,665,887	90,490,958
DEFERRED INFLOWS OF RESOURCES										
Net difference in earnings on retirement plan investments	-	-	-	-	-	-	633,442	-	-	633,442
Net change in OPEB assumptions	-	-	-	-	-	-	426,564	-	-	426,564
Unearned revenues	7,407,010	14,381,190	-	-	-	453,719	160,057	-	-	22,401,976
Total deferred inflows of resources	7,407,010	14,381,190	-	-	-	453,719	1,220,063	-	-	23,461,982
FUND BALANCES										
Nonspendable	302,843	69,045	-	-	2,238,469	-	-	-	-	2,610,357
Restricted	527,843	14,708,750	2,224,285	243,748	-	5,351,416	10,266,693	-	-	33,322,735
Committed	2,827	-	-	-	-	-	-	-	-	2,827
Assigned	1,366,481	2,512,399	-	-	-	-	-	-	-	3,878,880
Unassigned	55,304,124	11,380,984	-	-	-	-	-	-	-	66,685,108
Invested in capital assets, net of related debt	-	-	-	-	-	-	105,186,868	268,005,543	-	373,192,411
Unrestricted	-	-	-	-	-	-	15,212,877	-	-	15,212,877
Encumbrances	21,874,960	2,038,874	0	8,477	0	41,210	6,714,827	-	-	30,678,348
Total fund balances	\$ 79,379,078	\$ 30,710,052	\$ 2,224,285	\$ 252,225	\$ 2,238,469	\$ 5,392,626	\$ 137,381,265	\$ 268,005,543	\$ -	\$ 525,583,543

City of Opelika

Combined Statement of Revenues, Expenditures, and Changes in Fund Balance - All Governmental Funds and Account Groups (Interim Report)
02/28/2026 (FY 26)

	Governmental Funds					Total
	General Fund	Special Revenue Funds	Debt Service Funds	Capital Project Funds	Garden Hills Cemetery Permanent Fund	
REVENUES:						
Taxes	\$ 29,612,802	\$ 12,985,725	\$ -	\$ -	\$ -	\$ 42,598,527
Special assessments	-	-	-	-	-	-
Licenses and permits	12,302,172	260,922	-	-	-	12,563,094
Intergovernmental	489,222	304,373	-	42,567	-	836,162
Charges for services	1,073,237	-	-	-	-	1,073,237
Fines and forfeits	163,555	-	-	-	-	163,555
Grants	22,802	-	-	-	-	22,802
Contributions	29,100	-	-	-	-	29,100
Investment income	1,182,949	241,706	26,934	5,900	72,392	1,529,881
Miscellaneous	127,450	-	-	-	-	127,450
Total revenues	<u>45,003,289</u>	<u>13,792,726</u>	<u>26,934</u>	<u>48,467</u>	<u>72,392</u>	<u>58,943,808</u>
EXPENDITURES:						
General government	5,527,574	135,908	-	147,686	-	5,811,168
Public safety	11,801,513	8,802	-	-	-	11,810,315
Public works	3,365,683	32,294	-	-	4,318	3,402,295
Health	269,549	-	-	-	-	269,549
Education	4,456,667	-	-	-	-	4,456,667
Welfare	501,000	-	-	-	-	501,000
Culture and recreation	4,046,163	-	-	-	-	4,046,163
Economic development	785,023	51,610	-	-	-	836,633
Capital outlay	8,659,406	437,382	-	15,694	-	9,112,482
Debt service:						
Principal retirement	-	-	3,256,575	-	-	3,256,575
Interest and fees	-	-	609,364	-	-	609,364
Total expenditures	<u>39,412,578</u>	<u>665,996</u>	<u>3,865,939</u>	<u>163,380</u>	<u>4,318</u>	<u>44,112,211</u>
Excess of revenues over/(under) expenditures	5,590,711	13,126,730	(3,839,005)	(114,913)	68,074	14,831,597
Other financing sources/(uses):						
Proceeds from debt issuance	-	-	-	-	-	-
Proceeds used to refund bonds	-	-	-	-	-	-
Sale of capital assets	23,608	-	-	-	-	23,608
Transfers from other funds	1,786,367	69,883	2,403,020	-	21,425	4,280,695
Transfers to other funds	(1,709,443)	(889,717)	-	-	(17,469)	(2,616,629)
Total other financing sources/(uses)	<u>100,532</u>	<u>(819,834)</u>	<u>2,403,020</u>	<u>-</u>	<u>3,956</u>	<u>1,687,674</u>
Net change in fund balances	5,691,243	12,306,896	(1,435,985)	(114,913)	72,030	16,519,271
Fund balances, beginning of the year	<u>73,687,835</u>	<u>18,403,153</u>	<u>3,660,270</u>	<u>367,136</u>	<u>2,166,439</u>	<u>98,284,833</u>
Fund balances, end of period	<u>\$ 79,379,078</u>	<u>\$ 30,710,049</u>	<u>\$ 2,224,285</u>	<u>\$ 252,223</u>	<u>\$ 2,238,469</u>	<u>\$ 114,804,104</u>

City of Opelika
Combined Balance Sheet (Interim Report)
Proprietary and Fiduciary Funds
February 28, 2026 Preliminary (FY 26)

	Electric FYTD	Sewer FYTD	Solid Waste FYTD	Workmen's Comp. FYTD	Health Insurance FYTD
ASSETS					
Current assets:					
Cash	\$ 16,732,639	\$ 8,681,685	\$ 5,684,990	\$ 4,145,425	\$ 1,836,994
Certificates of deposit	-	-	-	-	-
Receivables and prepaid expenses	7,383,794	358,068	603,101	-	56,549
Due from other funds and governments	-	220,713	-	-	-
Inventory	1,870,424	-	-	-	-
Total current assets	<u>25,986,857</u>	<u>9,260,466</u>	<u>6,288,091</u>	<u>4,145,425</u>	<u>1,893,543</u>
Restricted assets:					
Cash and investments with fiscal agent	10,266,693	-	-	-	-
Total restricted assets	<u>10,266,693</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net capital assets	52,614,507	46,121,006	6,451,355	-	-
Other assets:					
Deposits	-	-	-	19,229	-
Total other assets	<u>-</u>	<u>-</u>	<u>-</u>	<u>19,229</u>	<u>-</u>
Total assets	88,868,057	55,381,472	12,739,446	4,164,654	1,893,543
DEFERRED OUTFLOWS OF RESOURCES					
Retirement contributions	1,309,811	-	496,915	-	-
Diff. on proj. OPEB earnings	672,736	-	247,185	-	-
Bond refunding costs	-	-	-	-	-
Total deferred outflows of resources	<u>1,982,547</u>	<u>-</u>	<u>744,100</u>	<u>-</u>	<u>-</u>
Total assets and deferred outflows of resources	90,850,604	55,381,472	13,483,546	4,164,654	1,893,543
LIABILITIES					
Current liabilities:					
Accounts and other payables	5,757,760	45,077	95,247	13,050	171,408
Due to electric fund	-	-	-	-	-
Due to other funds	-	-	-	-	-
Bonds payable within one year	-	-	-	-	-
Unearned revenue	160,057	-	-	-	453,719
Total current liabilities	<u>5,917,817</u>	<u>45,077</u>	<u>95,247</u>	<u>13,050</u>	<u>625,127</u>
Noncurrent liabilities:					
Claims and employee benefits due in more than one year	1,841,937	-	584,906	27,393	-
Bonds payable, in more than one year, net	-	-	-	-	-
Net pension liability	6,831,009	-	2,348,037	-	-
Customer deposits held	3,430,144	-	180,177	-	-
Total noncurrent liabilities	<u>12,103,090</u>	<u>-</u>	<u>3,113,120</u>	<u>27,393</u>	<u>-</u>
Total liabilities	18,020,907	45,077	3,208,367	40,443	625,127
DEFERRED INFLOWS OF RESOURCES					
Diff. on earnings on OPEB investments	314,613	-	111,951	-	-
Diff. on earnings on plan investments	451,879	-	181,563	-	-
Total deferred inflows of resources	<u>766,492</u>	<u>-</u>	<u>293,514</u>	<u>-</u>	<u>-</u>
Total liabilities and deferred inflows of resources	18,787,399	45,077	3,501,881	40,443	625,127
NET POSITION					
Invested in capital assets, net of related debt	52,614,507	46,121,006	6,451,355	-	-
Restricted	10,266,693	-	-	4,124,211	1,227,205
Unrestricted	4,603,715	7,564,869	3,044,293	-	-
Encumbrances	4,578,290	1,650,520	486,016	0	41,211
Total net position	<u>\$ 72,063,205</u>	<u>\$ 55,336,395</u>	<u>\$ 9,981,665</u>	<u>\$ 4,124,211</u>	<u>\$ 1,268,416</u>

City of Opelika
Combined Summary Statement of Revenues, Expenses, and Changes in Net Position
Proprietary and Fiduciary Funds
February 28, 2026 Preliminary (FY 26)

	Electric 2025 FYTD	Sewer 2025 FYTD	Solid Waste 2025 FYTD	Workmen's Comp. 2025 FYTD	Health Insurance 2025 FYTD
Operating Revenues					
Charges for services	\$ 19,774,490	\$ 3,175,615	\$ 2,394,230	\$ 151,738	\$ 2,311,085
Operating Expenses					
Purchases	12,655,912	-	272,493	-	-
Depreciation	1,423,424	691,747	304,633	-	-
Personnel services	1,929,302	-	733,929	-	-
Other	1,326,816	1,017,720	600,803	336,666	2,462,597
Total operating expenses	<u>17,335,454</u>	<u>1,709,467</u>	<u>1,911,858</u>	<u>336,666</u>	<u>2,462,597</u>
Operating income/(loss)	2,439,036	1,466,148	482,372	(184,928)	(151,512)
Nonoperating Revenues/(Expenses)					
Gain/(Loss) on sale of capital assets	-	-	-	-	-
Fiber optic line leases	418	-	-	-	-
Investment income	303,919	17,912	30,059	27,463	1,187
Grant income	-	-	-	-	-
Pole rental	139,311	-	-	-	-
Miscellaneous revenues	628,714	-	35,671	-	-
Interest expense and charges	-	-	-	-	-
Total nonoperating revenues/(expenses)	<u>1,072,362</u>	<u>17,912</u>	<u>65,730</u>	<u>27,463</u>	<u>1,187</u>
Other Revenues and Transfers In/(Out):					
Capital contributions	292,073	-	-	-	-
Transfers from other funds	-	-	-	-	-
Telecom loan Forgiveness	-	-	-	-	-
Transfers to other funds	(1,666,667)	-	-	-	-
Total other revenues/(expenses)	<u>(1,374,594)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net Income/(loss)	2,136,804	1,484,060	548,102	(157,465)	(150,325)
Net position, beginning of year	<u>69,926,401</u>	<u>53,852,335</u>	<u>9,433,563</u>	<u>4,281,676</u>	<u>1,418,741</u>
Net position before encumbrances	72,063,205	55,336,395	9,981,665	4,124,211	1,268,416
Encumbrances	<u>4,578,290</u>	<u>1,650,520</u>	<u>486,016</u>	<u>-</u>	<u>41,211</u>
Net position, end of period	<u>\$ 67,484,915</u>	<u>\$ 53,685,875</u>	<u>\$ 9,495,649</u>	<u>\$ 4,124,211</u>	<u>\$ 1,227,205</u>

City of Opelika
 General Fund Revenue and Expenditure Summary (Interim Report)
 Comparison of Actual and Budget to Prior Year
 YTD February 28, 2026 Preliminary (FY 2026)

	YTD Actual			Budget to Actual		
	FY 2025	FY 2026	Variance	2026 Budget	2026 Actual	Variance
Revenues:						
Taxes	\$ 28,435,419	\$ 29,612,802	\$ 1,177,383	\$ 25,265,084	\$ 29,612,802	\$ 4,347,718
Licenses and permits	15,258,400	12,302,172	(2,956,228)	8,751,250	12,302,172	3,550,922
Intergovernmental	470,945	489,222	18,277	560,641	489,222	(71,419)
Charges for services	1,101,765	1,073,237	(28,528)	1,366,312	1,073,237	(293,075)
Fines and forfeits	162,882	163,555	673	188,542	163,555	(24,987)
Grants	73,615	22,802	(50,813)	-	22,802	22,802
Contributions	23,950	29,100	5,150	7,958	29,100	21,142
Investment income	1,562,489	1,182,949	(379,540)	1,333,333	1,182,949	(150,384)
Miscellaneous	203,367	127,450	(75,917)	224,820	127,450	(97,370)
Total revenues	47,292,832	45,003,289	(2,289,543)	37,697,940	45,003,289	7,305,349
Expenditures:						
General government	5,647,317	5,527,573	(119,744)	6,654,628	5,527,573	\$ (1,127,055)
Public safety	10,808,676	11,801,514	992,838	13,030,808	11,801,514	(1,229,294)
Public works	3,052,797	3,365,683	312,886	4,407,600	3,365,683	(1,041,917)
Culture and recreation	3,842,533	4,046,163	203,630	4,610,351	4,046,163	(564,188)
Economic development	676,853	785,023	108,170	1,007,851	785,023	(222,828)
Health	194,835	269,550	74,715	326,304	269,550	(56,754)
Education	1,466,167	4,456,667	2,990,500	2,663,542	4,456,667	1,793,125
Welfare	718,458	501,000	(217,458)	233,126	501,000	267,874
Capital outlay	10,212,779	8,659,406	(1,553,373)	14,610,541	8,659,406	(5,951,135)
Debt service	-	-	-	-	-	-
Total expenditures	36,620,415	39,412,579	2,792,164	47,544,751	39,412,579	(8,132,172)
Other financing sources/(uses)						
Sale of capital assets	31,157	23,608	(7,549)	9,450	23,608	14,158
Transfers in	2,072,794	1,786,367	(286,427)	1,681,250	1,786,367	105,117
Transfer out	(11,989,483)	(1,709,443)	10,280,040	(1,656,736)	(1,709,443)	(52,707)
Total other financing sources/(uses)	(9,885,532)	100,532	9,986,064	33,964	100,532	66,568
Net change in fund balance	786,885	5,691,242	4,904,357	(9,812,847)	5,691,242	15,504,089
Fund balance, beginning of year	81,780,341	73,687,835	(8,092,506)	81,780,341	73,687,835	(8,092,506)
Fund balance, year to date	\$ 82,567,226	\$ 79,379,077	\$ (3,188,149)	\$ 71,967,494	\$ 79,379,077	\$ 7,411,583
Less:						
Nonspendable	237,288	302,843	65,555	-	302,843	
Restricted	525,982	527,120	1,138	-	527,120	
Committed	4,327	2,827	(1,500)	-	2,827	
Assigned	1,366,481	1,366,481	-	-	1,366,481	
Encumbrances	35,609,183	21,874,960	(13,734,223)	-	21,874,960	
	37,743,261	24,074,231	(13,669,030)	-	24,074,231	
Unassigned fund balance	44,823,965	55,304,846	10,480,881	71,967,494	55,304,846	7,411,583
20% budgeted revenues	7,539,588	7,539,588		7,539,588	7,539,588	
Available unassigned fund balance	\$ 37,284,377	\$ 47,765,258		\$ 37,284,377	\$ 47,765,258	

City of Opelika
 General Fund Revenues (Interim Report)
 Comparison of Actual and Budget to Prior Year
 YTD February 28, 2026 Preliminary (FY 2026)

	YTD Actual			Budget to Actual		
	FY 2025	FY 2026	Variance	2026 Budget	2026 Actual	Variance
Taxes:						
Sales	\$ 21,143,624	\$ 21,650,399	\$ 506,775	\$ 21,291,666	\$ 21,650,399	\$ 358,733
Property:						
Property	6,406,085	7,048,424	642,339	3,041,667	7,048,424	4,006,757
Payments in lieu of taxes	-	-	-	19,167	-	(19,167)
Total property taxes	6,406,085	7,048,424	642,339	3,060,834	7,048,424	3,987,590
Other						
Gasoline	428,251	416,165	(12,086)	416,667	416,165	(502)
Cigarette	24,335	25,080	745	24,667	25,080	413
Wine and liquor	13,822	12,207	(1,615)	12,917	12,207	(710)
Rental	419,302	460,527	41,225	458,333	460,527	2,194
Total other taxes	885,710	913,979	28,269	912,584	913,979	1,395
Total taxes	28,435,419	29,612,802	1,177,383	25,265,084	29,612,802	4,347,718
Licenses and permits:						
Occupational license	9,134,641	6,108,041	(3,026,600)	5,125,000	6,108,041	983,041
Business:						
General	3,955,152	3,871,954	(83,198)	1,854,167	3,871,954	2,017,787
Lodging	584,093	537,527	(46,566)	583,333	537,527	(45,806)
Franchise fee	459,994	225,523	(234,471)	270,833	225,523	(45,310)
Miscellaneous	198,907	126,228	(72,679)	72,917	126,228	53,311
Total business	5,198,146	4,761,232	(436,914)	2,781,250	4,761,232	1,979,982
Telecommunications permits and	-	2,500	2,500	4,167	2,500	(1,667)
Permits and inspections	916,282	1,418,399	502,117	833,333	1,418,399	585,066
Other	9,330	12,000	2,670	7,500	12,000	4,500
Total licenses and permits	15,258,400	12,302,172	(2,956,228)	8,751,250	12,302,172	3,550,922
Intergovernmental:						
Shared county motor vehicle	66,283	74,003	7,720	66,667	74,003	7,336
Shared state:						
Bank excise tax	227,588	217,593	(9,995)	291,667	217,593	(74,074)
Business privilege tax	-	-	-	31,875	-	(31,875)
Liquor tax profits	112,373	168,066	55,693	145,834	168,066	22,232
State asset forfeiture	34,383	2,061	(32,322)	3,275	2,061	(1,214)
Total shared state	374,344	387,720	13,376	472,651	387,720	(84,931)
Shared federal asset forfeiture	9,068	-	(9,068)	6,988	-	(6,988)
Other	21,250	27,499	6,249	14,335	27,499	13,164
Total intergovernmental	470,945	489,222	18,277	560,641	489,222	(71,419)
Charges for services:						
General government - other	9,735	14,675	4,940	10,625	14,675	4,050
Public Safety:						
Fire training/transport	9,101	14,670	5,569	7,708	14,670	6,962
City schools	-	-	-	125,000	-	(125,000)
Auburn University	-	-	-	-	-	-
EAMC	101,257	101,667	410	127,083	101,667	(25,416)
Other	2,782	3,554	772	5,063	3,554	(1,509)
Health - Graves and monuments	96,615	103,900	7,285	100,000	103,900	3,900
Public Works - Paving and plan	42,079	61,490	19,411	47,917	61,490	13,573
Culture and Rec - Entry and con	840,196	773,281	(66,915)	942,916	773,281	(169,635)
Total charges for services	1,101,765	1,073,237	(28,528)	1,366,312	1,073,237	(293,075)
Fines and forfeits:						
Municipal Court	134,075	140,945	6,870	154,167	140,945	(13,222)
Other	28,807	22,610	(6,197)	34,375	22,610	(11,765)
Total fines and forfeits	162,882	163,555	673	188,542	163,555	(24,987)
Grant income	73,615	22,802	(50,813)	-	22,802	22,802
Contributions: Mobile Clinic	-	-	-	-	-	-
Contributions: Other	23,950	29,100	5,150	7,958	29,100	21,142
Investment income	1,562,489	1,182,949	(379,540)	1,333,333	1,182,949	(150,384)
Miscellaneous	203,367	127,450	(75,917)	224,820	127,450	(97,370)
Total revenues	47,292,832	45,003,289	(2,289,543)	37,697,940	45,003,289	7,305,349
Other financing sources						
Operating transfers from Electric	1,666,667	1,666,667	-	1,666,667	1,666,667	-
Other transfers	406,127	119,700	(286,427)	14,583	119,700	105,117
Sale of capital assets	31,157	23,608	(7,549)	9,450	23,608	14,158
Total other financing sou	2,103,951	1,809,975	(293,976)	1,690,700	1,809,975	119,275
Total revenue and other fi	\$ 49,396,783	\$ 46,813,264	\$ (2,583,519)	\$ 39,388,640	\$ 46,813,264	\$ 7,424,624

City of Opelika
 General Fund Expenditures
 Comparison of Actual and Budget to Prior Year
 YTD February 28, 2026 Preliminary (FY 2026)

	YTD Actual			Budget to Actual		
	FY 2025	FY 2026	Variance	2026 Budget	2026 Actual	Variance
General government:						
Legislative	\$ 203,437	\$ 216,153	\$ 12,716	\$ 198,012	\$ 216,153	\$ 18,141
Executive	148,857	120,371	(28,486)	286,605	120,371	(166,234)
Legal	146,192	167,190	20,998	184,224	167,190	(17,034)
Administration	161,509	203,089	41,580	490,658	203,089	(287,569)
Accounting	382,453	410,521	28,068	403,666	410,521	6,855
Human resources	336,648	329,991	(6,657)	450,318	329,991	(120,327)
Information technology	2,630,653	2,319,589	(311,064)	2,308,054	2,319,589	11,535
Revenue	155,834	198,594	42,760	252,983	198,594	(54,389)
Municipal court	176,180	259,117	82,937	324,360	259,117	(65,243)
Purchasing	191,433	191,764	331	239,310	191,764	(47,546)
Community development	146,785	159,022	12,237	194,366	159,022	(35,344)
Planning	561,637	526,767	(34,870)	947,960	526,767	(421,193)
Other - nondepartmental	405,699	425,405	19,706	374,112	425,405	51,293
Total general government	5,647,317	5,527,573	(119,744)	6,654,628	5,527,573	(1,127,055)
Public safety:						
Police	6,716,294	7,430,982	714,688	7,982,149	7,430,982	(551,167)
Probation	52,478	(82)	(52,560)	-	(82)	(82)
Fire	3,787,513	4,023,517	236,004	4,762,953	4,023,517	(739,436)
Other - nondepartmental	252,391	347,097	94,706	285,706	347,097	61,391
Total public safety	10,808,676	11,801,514	992,838	13,030,808	11,801,514	(1,229,294)
Public works:						
Streets & Lights	727,139	786,169	59,030	858,671	786,169	(72,502)
Engineering	336,793	366,685	29,892	598,827	366,685	(232,142)
Administration	229,264	265,100	35,836	313,059	265,100	(47,959)
Cemetery	115,953	119,124	3,171	128,917	119,124	(9,793)
Auto shop	313,141	345,910	32,769	1,004,363	345,910	(658,453)
Building maintenance	280,867	308,047	27,180	304,351	308,047	3,696
Inspection	406,005	523,485	117,480	514,854	523,485	8,631
Code Enforcement	110,404	66,974	(43,430)	110,043	66,974	(43,069)
Grounds maintenance	533,231	584,189	50,958	574,515	584,189	9,674
Total public works	3,052,797	3,365,683	312,886	4,407,600	3,365,683	(1,041,917)
Culture and recreation:						
Parks and recreation	2,784,631	2,957,737	173,106	3,626,191	2,957,737	(668,454)
Library	705,952	729,476	23,524	828,244	729,476	(98,768)
Other - nondepartmental	351,950	358,950	7,000	155,916	358,950	203,034
Total culture and recreation	3,842,533	4,046,163	203,630	4,610,351	4,046,163	(564,188)
Economic development:						
Development	224,072	224,735	663	301,658	224,735	(76,923)
Other - nondepartmental	452,781	560,288	107,507	706,193	560,288	(145,905)
Total economic development	676,853	785,023	108,170	1,007,851	785,023	(222,828)
Health:						
Animal control	48,473	44,202	(4,271)	58,201	44,202	(13,999)
Mobile Clinic	247	2,630	2,383	27,084	2,630	(24,454)
Other	146,115	222,718	76,603	241,019	222,718	(18,301)
Total health	194,835	269,550	74,715	326,304	269,550	(56,754)
Education	1,466,167	4,456,667	2,990,500	2,663,542	4,456,667	1,793,125
Welfare	718,458	501,000	(217,458)	233,126	501,000	267,874
Capital outlay	10,212,779	8,659,406	(1,553,373)	14,610,541	8,659,406	(5,951,135)
Total expenditures	36,620,415	39,412,579	2,792,165	47,544,751	39,412,579	(8,132,172)
Other financing uses						
Transfers out:						
Transfers to PR/Jail construction fund	10,505,777	-	(10,505,777)	-	-	-
Transfers to other funds	1,483,706	1,709,443	225,737	1,656,736	1,709,443	52,707
Total transfers out	11,989,483	1,709,443	(10,280,040)	1,656,736	1,709,443	52,707
Total expenditures and other financing uses	\$ 48,609,898	\$ 41,122,022	\$ (7,487,875)	\$ 49,201,487	\$ 41,122,022	\$ (8,079,465)

City of Opelika
 Capital Outlay (Interim Report)
 Comparison of Actual and Budget to Prior Year
 YTD February 2026 Preliminary (FY 26)
 (in thousands of dollars)

	FYTD Actual			Budget to Actual		
	FY 2025	FY 2026	Variance	2026 Budget	2026 Actual	Variance
GENERAL FUND						
General Government:						
Legislative	-	-	-	-	-	-
Executive	-	96,510	96,510	40,213	96,510	(56,297)
Legal	-	-	-	-	-	-
Administration	2,892,439	261,219	(2,631,220)	3,990,814	261,219	3,729,595
Accounting	-	-	-	-	-	-
Human Resources	-	-	-	-	-	-
Information Technology	69,202	241,254	172,052	153,632	241,254	(87,622)
Revenue	-	-	-	-	-	-
Municipal Court	-	-	-	-	-	-
Purchasing	-	-	-	-	-	-
Community Development	-	-	-	-	-	-
Planning	-	-	-	-	-	-
Health	-	-	-	-	-	-
Other	-	-	-	-	-	-
Total general government	\$ 2,961,641	\$ 598,983	\$ (2,362,658)	\$ 4,184,659	\$ 598,983	\$ 3,585,676
Public Safety:						
Police	527,808	633,033	105,225	269,893	633,033	(363,140)
Probation	-	-	-	-	-	-
Fire	106,348	170,021	63,673	70,843	170,021	(99,178)
Total public safety	\$ 634,156	\$ 803,054	\$ 168,898	\$ 340,736	\$ 803,054	\$ (462,318)
Public Works:						
Streets	1,883,694	5,785,183	3,901,489	6,400,142	5,785,183	614,959
Engineering	1,374,814	424,822	(949,992)	1,629,879	424,822	1,205,057
Administration	370,145	168,030	(202,115)	930,439	168,030	762,409
Cemetery	-	-	-	-	-	-
Auto Shop	-	-	-	-	-	-
Building Maintenance	-	-	-	-	-	-
Inspection	-	-	-	-	-	-
Grounds Maintenance	-	-	-	-	-	-
Total public works	\$ 3,628,653	\$ 6,378,035	\$ 2,749,382	\$ 8,960,460	\$ 6,378,035	\$ 2,582,425
Culture and Recreation:						
Parks and Recreation	2,832,974	879,335	(1,953,639)	1,124,690	879,335	245,355
Library	155,355	-	(155,355)	-	-	-
Total culture and recreation	\$ 2,988,329	\$ 879,335	\$ (2,108,994)	\$ 1,124,690	\$ 879,335	\$ 245,355
Economic development	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Health, Education and Welfare	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total capital outlay expenditures	\$ 10,212,779	\$ 8,659,407	\$ (1,553,372)	\$ 14,610,546	\$ 8,659,407	\$ 5,951,139
PROPRIETARY FUNDS						
Electric	2,129,204	2,635,194	505,990	5,207,028	2,635,194	2,571,834
Sewer	343,247	1,587,117	1,243,870	2,231,672	1,587,117	644,555
Solid Waste	167,404	341,014	173,610	417,093	341,014	76,079
Total Proprietary funds	\$ 2,639,855	\$ 4,563,325	\$ 1,923,470	\$ 7,855,793	\$ 4,563,325	\$ 3,292,468
OTHER GOVERNMENTAL FUNDS						
Municipal Complexes fund - Municipal Court	-	15,694	15,694	6,539	15,694	(9,155)
4 & 5 Cent Gas Tax fund - Street Resurfacing	-	-	-	27,833	-	27,833
Road Construction - Street Resurfacing & Paving	14,566	28,543	13,977	159,389	28,543	130,846
Sportsplex Improvements	-	-	-	110,098	-	110,098
Community Development	-	-	-	-	-	-
Capital Improvement funds - Other	110,943	408,839	297,896	1,726,101	408,839	1,317,262
Industrial Road Grant funds - Other	-	-	-	-	-	-
Total Other Governmental funds	\$ 125,509	\$ 453,076	\$ 327,567	\$ 2,029,960	\$ 453,076	\$ 1,576,884
Total	\$ 12,978,143	\$ 13,675,808	\$ 697,665	\$ 24,496,299	\$ 13,675,808	\$ 10,820,491



BUILDING INSPECTIONS

710 Fox Trail
Opelika, AL 36801
334-705-5420

inspections@opelika-al.gov

Fiscal Year To Date Report - 2026

Building Repairs	Commercial	Residential
Building Repairs	6	18
Plumbing Upgrades	1	10
Electrical Upgrades	9	52
Mechanical Upgrades	8	31
Reroofs And Roof Repairs	4	43
Mobile Home Services	0	15
Building Additions/Accessory Structures	3	21

Yearly Totals For Oct. 1st - Sept. 30th		
2016	\$	127,079,852.00
2017	\$	166,673,506.00
2018	\$	111,654,002.74
2019	\$	111,553,698.66
2020	\$	171,453,802.96
2021	\$	193,284,728.31
2022	\$	320,078,462.26
2023	\$	250,832,849.07
2024	\$	337,534,645.79
2025	\$	196,020,900.99
2026	\$	172,895,787.44

Total Permits Issued:

15	New Buildings: Commercial	\$	48,513,007.00
17	Commercial Renovations And Repairs	\$	13,848,193.80
17	Signs	\$	289,928.13
349	New Single Family Homes	\$	78,021,495.00
115	Residential Repairs And Renovations	\$	4,161,416.51
215	New Apartment Units	\$	28,061,747.00
0	New Duplex Residences	\$	-

728

Permit Total Issued for FY 2026

\$ 172,895,787.44


Jeff Kapelman
Chief Building Inspector





BUILDING INSPECTIONS
710 Fox Trail
Opelika, AL 36801
334-705-5420
inspections@opelika-al.gov

Monthly Permits for February 2026

Work & Repair On Buildings

Building Repairs	Commercial	Residential
Building Repairs	5	5
Plumbing Upgrades	0	2
Electrical Upgrades	2	15
Mechanical Upgrades	1	11
Reroofs And Roof Repairs	1	11
Mobile Home Services	0	8
Building Additions/Accessory Structures	0	3

Monthly Totals for February

2015	\$	82,365,514.00
2016	\$	11,684,949.00
2017	\$	7,091,724.00
2018	\$	7,467,928.63
2019	\$	8,803,421.50
2020	\$	14,265,609.30
2021	\$	11,468,637.83
2022	\$	14,579,017.00
2023	\$	14,509,153.23
2024	\$	13,156,654.12
2025	\$	12,869,953.53
2025	\$	16,562,105.94

Total Permits Issued

1	New Buildings: Commercial	\$	16,500.00
7	Commercial Renovations And Repairs	\$	645,904.80
6	Signs	\$	63,416.13
68	New Single Family Homes	\$	15,308,404.00
19	Residential Repairs And Renovations	\$	527,881.01
0	New Apartment Units	\$	-
0	New Duplex Residences	\$	-

101

Total Permits for February 2026

\$ 16,562,105.94

TAKEN FROM THE RECORDS OF THE
BUILDING INSPECTOR

Jeff Kappelman
Jeff Kappelman
Chief Building Inspector

February 2026



Monthly Permit Detail

Jeff Kappelman, Chief Building Official

\$ 16,562,105.94 Total Valuation

Permits Details

Issue Date	Work Class	Address	Company Name	Valuation
2/3/2026	Alteration	1406 Fitzpatrick Ave		\$ -
2/3/2026	Communication Towers	2605 Tower St Unit: Cell Twr	NEXTEDGE NETWORKS HOLDINGS LLC	\$ 25,000.00
2/4/2026	New Single Family Detached	2595 Arlee Ave	DRB Village at Waterford	\$ 218,049.00
2/4/2026	New Single Family Detached	2583 Arlee Ave	DRB Village at Waterford	\$ 218,049.00
2/4/2026	New Single Family Detached	2577 Arlee Ave	DRB Village at Waterford	\$ 232,674.00
2/3/2026	Alteration	3303 Deer Run St	K BAILEY HOME REPAIRS LLC	\$ 20,000.00
2/5/2026	Roofs	4003 Chesham Dr	SUPERIOR ROOFING CO	\$ 19,647.00
2/5/2026	Signs	100 S 8Th St	SIGNWORLD	\$ 8,850.00
2/10/2026	Alteration	1233 Glenn St	WINDOWS USA LLC	\$ 9,100.00
2/10/2026	Roofs	1805 Walnut Hill Ln	J&M ROOFING	\$ 11,300.00
2/11/2026	Signs	2257 Tiger Town Pkwy	ANCHOR SIGN INC	\$ 18,963.75
2/10/2026	Signs	2212 Frederick Rd	PRO-SIGNS INC	\$ 21,147.38
2/11/2026	Roofs	2210 Cunningham Dr	SUPERIOR ROOFING CO	\$ 8,563.00
2/11/2026	New Single Family Detached	1455 Hidden Lakes Dr	STONE MARTIN BUILDERS	\$ 330,855.00
2/10/2026	New Single Family Detached	1022 Como Way	STONE MARTIN BUILDERS	\$ 260,370.00
2/12/2026	Roofs	4126 Broadview Dr	SCARLETT OAKS ROOFING & RENOVATIONS LLC	\$ 13,214.00
2/13/2026	Roofs	601 S Railroad Ave	ROOFSCAPES INC	\$ 35,000.00
2/13/2026	New Single Family Detached	1765 Hidden Lakes Dr	STONE MARTIN BUILDERS	\$ 238,978.00
2/9/2026	Alteration	2207 Heritage Dr		\$ 95,906.00
2/3/2026	New Single Family Detached	273 Summer St	HOLLAND HOMES LLC	\$ 170,470.00
2/17/2026	Alteration	3611 Pepperell Pkwy	ADVANCED BUILDING SPECIALTIES INC	\$ 10,000.00
2/10/2026	New Single Family Detached	2368 Morrison Trce	EDGAR HUGHSTON BUILDER INC	\$ 230,808.00
2/18/2026	Roofs	3100 Hickory Ln	HOMESOUTH ROOFING LLC	\$ 11,391.00
2/18/2026	Roofs	900 2Nd Ave Unit: Mtr 1	Superior Roofing	\$ 10,904.80
2/19/2026	Alteration	609 Fruitland Ave	GOLD HILL CONSTRUCTION	\$ 15,375.00

Monthly Permit Detail

2/20/2026	New Single Family Attached	1151 Timber Trl	Jim Chapman Construction Group	\$	138,609.00
2/20/2026	New Single Family Attached	1229 Timber Trl	Jim Chapman Construction Group	\$	138,609.00
2/20/2026	New Single Family Attached	1085 Timber Trl	Jim Chapman Construction Group	\$	138,609.00
2/20/2026	New Single Family Attached	1206 Timber Trl	Jim Chapman Construction Group	\$	139,788.00
2/20/2026	Signs	816 Columbus Pkwy	GOM PRINTING & SIGNS	\$	3,155.00
2/20/2026	New Single Family Attached	1223 Timber Trl	Jim Chapman Construction Group	\$	195,043.00
2/20/2026	New Single Family Attached	1079 Timber Trl	Jim Chapman Construction Group	\$	195,043.00
2/20/2026	New Single Family Attached	1091 Timber Trl	Jim Chapman Construction Group	\$	195,043.00
2/20/2026	New Single Family Attached	1121 Timber Trl	Jim Chapman Construction Group	\$	195,043.00
2/20/2026	New Single Family Attached	1218 Timber Trl	Jim Chapman Construction Group	\$	138,609.00
2/20/2026	New Single Family Attached	1127 Timber Trl	Jim Chapman Construction Group	\$	138,609.00
2/20/2026	New Single Family Attached	1115 Timber Trl	Jim Chapman Construction Group	\$	195,043.00
2/20/2026	New Single Family Attached	1230 Timber Trl	Jim Chapman Construction Group	\$	195,043.00
2/20/2026	New Single Family Attached	1247 Timber Trl	Jim Chapman Construction Group	\$	139,788.00
2/20/2026	New Single Family Attached	1217 Timber Trl	Jim Chapman Construction Group	\$	150,075.00
2/20/2026	New Single Family Attached	1157 Timber Trl	Jim Chapman Construction Group	\$	195,043.00
2/20/2026	New Single Family Attached	1133 Timber Trl	Jim Chapman Construction Group	\$	195,043.00
2/20/2026	Roofs	3902 Cahaba St	SCARLETT OAKS ROOFING & RENOVATIONS LLC	\$	7,400.00
2/20/2026	New Single Family Attached	1109 Timber Trl	Jim Chapman Construction Group	\$	138,609.00
2/20/2026	New Single Family Attached	1253 Timber Trl	Jim Chapman Construction Group	\$	195,043.00
2/20/2026	New Single Family Attached	1103 Timber Trl	Jim Chapman Construction Group	\$	195,043.00
2/20/2026	New Single Family Attached	1186 Timber Trl	Jim Chapman Construction Group	\$	195,043.00
2/20/2026	New Single Family Attached	1145 Timber Trl	Jim Chapman Construction Group	\$	195,043.00
2/20/2026	New Single Family Attached	1211 Timber Trl	Jim Chapman Construction Group	\$	195,043.00
2/20/2026	New Single Family Attached	1242 Timber Trl	Jim Chapman Construction Group	\$	195,043.00
2/20/2026	New Single Family Attached	1139 Timber Trl	Jim Chapman Construction Group	\$	139,788.00
2/20/2026	New Single Family Attached	1248 Timber Trl	Jim Chapman Construction Group	\$	138,609.00
2/20/2026	New Single Family Attached	1236 Timber Trl	Jim Chapman Construction Group	\$	139,788.00
2/20/2026	New Single Family Attached	1097 Timber Trl	Jim Chapman Construction Group	\$	139,788.00
2/20/2026	New Single Family Attached	1212 Timber Trl	Jim Chapman Construction Group	\$	195,043.00

Monthly Permit Detail

2/20/2026	New Single Family Attached	1235 Timber Trl	Jim Chapman Construction Group	\$	138,609.00
2/20/2026	New Single Family Attached	1241 Timber Trl	Jim Chapman Construction Group	\$	195,043.00
2/20/2026	New Single Family Attached	1224 Timber Trl	Jim Chapman Construction Group	\$	195,043.00
2/20/2026	New Single Family Attached	1180 Timber Trl	Jim Chapman Construction Group	\$	138,609.00
2/20/2026	New Single Family Attached	1200 Timber Trl	Jim Chapman Construction Group	\$	195,043.00
2/20/2026	New Single Family Attached	1174 Timber Trl	Jim Chapman Construction Group	\$	195,043.00
2/10/2026	New Single Family Detached	1951 Hidden Lakes Dr	STONE MARTIN BUILDERS	\$	239,830.00
2/11/2026	New Single Family Detached	1943 Hidden Lakes Dr	STONE MARTIN BUILDERS	\$	327,877.00
2/10/2026	New Single Family Detached	1939 Hidden Lakes Dr	STONE MARTIN BUILDERS	\$	239,830.00
2/14/2026	New Single Family Detached	1060 Woodland Ln	Holland Homes	\$	179,241.00
2/20/2026	Signs	2564 Enterprise Dr	SIGN SOURCE	\$	8,500.00
2/21/2026	New Single Family Attached	3155 Lakewood Ln	Toland Construction	\$	241,496.00
2/21/2026	New Single Family Attached	3167 Lakewood Ln	TOLAND CONSTRUCTION LLC	\$	241,496.00
2/21/2026	Roofs	1424 Deer Tract Rd	SUPERIOR ROOFING CO	\$	35,035.00
2/24/2026	Addition	2802 Stonybrook Rd	BEN HILL BUILDERS INC	\$	70,000.00
2/24/2026	Signs	2900 Peppereil Pkwy	EFFECTIVE SIGNS LLC	\$	2,800.00
2/24/2026	Alteration	3702 Peppereil Pkwy	OPELIKA BOTTLE SHOP 25 LLC DBA TIPSY TOWN	\$	5,000.00
2/20/2026	New Single Family Detached	780 Hunters Way	Holland Homes	\$	176,121.00
2/14/2026	New Single Family Attached	261 Summer St	Holland Homes	\$	160,102.00
2/25/2026	Roofs	2800 Hilton Ct	BEN WEBSTER HOMES	\$	8,611.23
2/19/2026	Addition	2412 Heritage Dr	BEN WEBSTER HOMES	\$	44,800.00
2/10/2026	New Single Family Detached	2268 Brock Dr	STONE MARTIN BUILDERS	\$	434,138.00
2/27/2026	Roofs	2800 Southview Ct	STONE MARTIN BUILDERS	\$	11,697.78
2/10/2026	New Single Family Detached	2114 Como Way	STONE MARTIN BUILDERS	\$	251,191.00
2/28/2026	New Single Family Detached	795 Rolling Hill Dr	EDGAR HUGHSTON BUILDER INC	\$	403,060.00
2/28/2026	Roofs	1008 Fitzpatrick Ave	SUPERIOR ROOFING CO	\$	21,841.00
2/24/2026	New Single Family Detached	3441 Golden Eagle Ln	CONNOR BROTHERS CONSTRUCTION	\$	368,989.00
2/27/2026	Addition	1326 Hidden Lakes Dr	CLS CONSTRUCTION	\$	14,000.00
2/4/2026	New Single Family Detached	2589 Arlee Ave	DRB Village at Waterford	\$	232,674.00
2/18/2026	New Single Family Detached	787 Rolling Hill Dr	EDGAR HUGHSTON BUILDER INC	\$	314,979.00

Monthly Permit Detail

2/7/2026	New	1540 Baxter Blvd	JP GENERAL CONTRACTORS, LLC	\$	16,500.00
2/27/2026	New Single Family Detached	1947 Hidden Lakes Dr	STONE MARTIN BUILDERS	\$	291,144.00
2/3/2026	New Single Family Detached	1855 Cushman Dr	STONE MARTIN BUILDERS	\$	318,131.00
2/20/2026	New Single Family Attached	1058 Hunters Way	Holland Homes	\$	138,998.00
2/20/2026	New Single Family Attached	1054 Hunters Way	Holland Homes	\$	138,998.00
2/17/2026	New Single Family Detached	501 Windsor Dr	TOLAND CONSTRUCTION LLC	\$	277,500.00
2/19/2026	New Single Family Detached	2308 Brock Dr	STONE MARTIN BUILDERS	\$	487,832.00
2/27/2026	New Single Family Detached	2318 Fuzzy Fls	EDGAR HUGHSTON BUILDER INC	\$	241,902.00

Monthly Sewer Connections Report

February 2026

Inspection Date	Address	Contact Company Name
2/2/2026	990 BUFFALO BLVD	Jim Chapman Construction Group
2/2/2026	978 BUFFALO BLVD	Jim Chapman Construction Group
2/2/2026	996 BUFFALO BLVD	Jim Chapman Construction Group
2/2/2026	984 BUFFALO BLVD	Jim Chapman Construction Group
2/3/2026	2977 EDITH ANN LN	Davidson Homes
2/3/2026	1995 LONG LEAF LN	Bc Stone Homes
2/5/2026	2090 COMO WAY	Stone Martin Builders
2/6/2026	2302 FUZZY FLS	Edgar Hughston Builder Inc
2/6/2026	2360 MORRISON TRCE	Edgar Hughston Builder Inc
2/6/2026	2971 WYNDHAM VILLAGE DR	Edgar Hughston Builder Inc
2/6/2026	2963 WYNDHAM VILLAGE DR	Edgar Hughston Builder Inc
2/9/2026	2368 MORRISON TRCE	Edgar Hughston Builder Inc
2/12/2026	1953 ARROWHEAD AVE	True-Well Construction Llc
2/12/2026	2172 BROCK DR	Stone Martin Builders
2/12/2026	273 SUMMER ST	Holland Homes Llc
2/12/2026	2033 ARROWHEAD AVE	Schumacher Homes, Llc
2/17/2026	972 BUFFALO BLVD	Jim Chapman Construction Group
2/17/2026	1943 HIDDEN LAKES DR	Stone Martin Builders
2/18/2026	1951 HIDDEN LAKES DR	Stone Martin Builders
2/18/2026	2114 COMO WAY	Stone Martin Builders
2/18/2026	3308 HAMILTON RD	Greg And Patty Mann
2/19/2026	1060 WOODLAND LN	Holland Homes
2/19/2026	954 BUFFALO BLVD	Jim Chapman Construction Group

Monthly Sewer Connections Report

2/19/2026	960 BUFFALO BLVD	Jim Chapman Construction Group
2/19/2026	948 BUFFALO BLVD	Jim Chapman Construction Group
2/19/2026	942 BUFFALO BLVD	Jim Chapman Construction Group
2/19/2026	936 BUFFALO BLVD	Jim Chapman Construction Group
2/19/2026	966 BUFFALO BLVD	Jim Chapman Construction Group
2/20/2026	261 SUMMER ST	Holland Homes
2/23/2026	501 WINDSOR DR	Toland Construction Llc
2/23/2026	3441 GOLDEN EAGLE LN	Conner Brothers Construction
2/24/2026	2589 ARLEE AVE	Drb Village At Waterford
2/24/2026	2638 JANSEN AVE	Drb Group Alabama Llc

**NOTICE OF PUBLIC HEARING
OPELIKA CITY COUNCIL
March 17, 2026, 6:00 P.M.**

NOTICE IS HEREBY GIVEN in accordance with §23-4-2, *Code of Alabama*, 1975, that the City Council of the City of Opelika will conduct a Public Hearing during the regularly scheduled City Council meeting on Tuesday, March 17, 2026, beginning at 6:00 p.m. in the Courtroom of the Opelika Municipal Court Building, 300 Martin Luther King Boulevard, Opelika, Lee County, Alabama, to receive the benefit of public input concerning a proposal to vacate the portion a 60-foot-wide portion of 12th Street between 1114 and 1200 1st Avenue lying south of the Central of Georgia Railroad. All persons interested in the proposed vacation are invited to appear at the public hearing and express their views. Written statements or objections may be submitted to the City Clerk prior to the time of the hearing.

The portion of 12th Street proposed to be vacated is more particularly described as follows:

The right-of-way of North 12th Street located between 1st Avenue and the Central of Georgia Railroad (Norfolk Southern) right-of-way. Said section of right-of-way is 60 feet in width and 201 feet in length.

A copy of the Petition to Vacate and the proposed resolution approving the vacation will be available upon request at the office of the City Clerk, 2nd Floor of City Hall, 204 South 7th Street, Opelika, Alabama.

Please contact Brian Weiss, the City's ADA Contact Person, at 334-705-5134 at least two (2) working days prior to the meeting if you require special accommodations due to a disability.

DATED this the 19th day of February, 2026.

/s/ Russell A. Jones, MMC
CITY CLERK OF THE
CITY OF OPELIKA

TO: PUBLISHER
Opelika Observer
Opelika, Alabama 36801

Please publish the foregoing Notice once a week for four (4) consecutive weeks (February 19, February 26, March 5, and March 12, 2026) in the Opelika Observer.

/s/ Russell A. Jones, MMC
CITY CLERK

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Opelika will hold a Public Hearing on Tuesday, March 17, 2026, at 6:00 p.m. in the Courtroom of the Opelika Municipal Court Building, 300 Martin Luther King Boulevard, Opelika, Lee County, Alabama.

PURPOSE

The purpose of said Public Hearing will be to consider the adoption of an ordinance to amend Ordinance Number 124-91 (entitled “Zoning Ordinance of the City of Opelika”) adopted on September 17, 1991. At said Public Hearing all who desire to be heard shall have the opportunity to speak for or in opposition to the adoption of the following ordinance:

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE ZONING
ORDINANCE AND ZONING MAP OF THE CITY OF OPELIKA

BE IT ORDAINED by the City Council (the “City Council”) of the City of Opelika, Alabama (the “City”) as follows:

Section 1. That Ordinance 124-91 entitled “Zoning Ordinance City of Opelika, Alabama”, adopted on September 17, 1991, and the Zoning Map of the City of Opelika provided for and referred to therein, as previously amended and/or modified, be and the same is hereby amended by rezoning or redistricting the parcel of land hereinafter in this section described, so as to change such parcel from one class of district to another class of district as follows, to-wit:

From a R-2 District (Low Density Residential District) to a C-2, GC-P District (Office/Retail, Gateway Corridor Primary District), the parcel of land hereinafter described:

PARCEL 1

Commence at the Northwest corner of the Southeast Quarter of the Northwest Quarter of Section 3, Township 19 North, Range 27 East, Lee County, Alabama, which point is also the point of beginning of the property herein described. From said point of beginning, thence run South 01°-28'07" West for 723.27 feet to a point in the margin of North Uniroyal Road; thence run North 89°-51'01" West, along said margin for

360.25 feet; thence run North 01°-28'07" East for 728.11 feet; thence run South 89°-04'-50" East for 360.17 feet to the point of beginning, containing 6 acres, more or less.

PARCEL 2

Commence at the Northwest corner of the Southeast quarter of the Northwest quarter of Section 3, Township 19 North, Range 27 East, Lee County, Alabama; thence run South 01° 28' 07" West for 723.27 feet to a point on the North margin of North Uniroyal Road; thence run North 89°-51'-01" West, along said margin for 360.25 feet to a point, which point is the point of beginning of the property to be herein described: From said point of beginning thence run North 89°51'01" West for 116.83 feet; thence run in a Southwest direction along said margin on the arc of a curve to the left having a radius of 882.41 feet for an arc length of 113.29 feet; thence run in a Southwest direction along said margin of North Uniroyal Road on the arc of a curve to the left having a radius of 882.41 feet for an arc length of 748.18 feet to the Southeast margin of Interstate Highway No. I-85; thence run North 34°21'07" East, along said margin of I-85, for 1,316.83 feet; thence run North 43°27'05" East for 38.86 feet; thence run South 89°04'50" East for 97.72 feet; thence run South 01°28'07" West for 728.11 feet to the said point of beginning. Containing 6.52 acres, more or less. Being part of that property heretofore conveyed by warranty deed dated March 10, 1994 of record in Deed Book 1833, at Page 71, in the Office of the Judge of Probate of Lee County, Alabama.

The above-described property contains 12.5 acres, more or less, and is located at 1550 and 1570 North Uniroyal Road, Opelika, Alabama

Section 2. Any ordinance or part thereof in conflict with provisions of this Ordinance be and the same are hereby repealed.

Section 3. This Ordinance shall be published in a newspaper of general circulation in the City of Opelika, Lee County, Alabama.

All interested persons are invited to attend the public hearing and be heard. Written comments concerning the above matter may be mailed to the City Clerk at P.O. Box 390, Opelika, AL 36803 at any time prior to the public hearing and may be further submitted to the City Council at the meeting and the public hearing.

Please contact Brian Weiss, the City's ADA Coordinator, at 334-705-5134 at least two (2) working days prior to the meeting if you require special accommodation due to any disability.

WITNESS my hand this the 19th day of February, 2026.

/s/ Russell A. Jones, MMC

CITY CLERK OF THE CITY OF OPELIKA, ALABAMA

TO: PUBLISHER
Opelika Observer
223 S 8th Street
Opelika, Alabama 36801

Please publish the foregoing Notice one (1) time in the February 19, 2026, issue of your paper.

/s/ Russell A. Jones, MMC

CITY CLERK



Business Name: Tienda el PARAISO LLC

REVENUE

204 South 7th Street • P.O. Box 390
Opelika, AL 36803-0390
(p) 334-705-5160 or 334-705-5162
revenue@opelika-al.gov

CONTROLLED LICENSE APPLICATION - ALCOHOL BEVERAGE

Instructions: Select the schedule of the Controlled License for which you are applying.
Check each license applicable.

- BEER WHOLESALER Schedule #70 \$ 250.00
- WINE WHOLESALER Schedule #71 \$ 275.00
- BEER & WINE WHOLESALER Schedule #72 \$ 525.00
- LOUNGE RETAIL LIQUOR CLASS 1 Schedule #73 \$2,000.00
- RESTAURANT RETAIL LIQUOR Schedule #74 \$1,000.00
- PRIVATE CLUB LIQUOR Schedule #75 \$1,000.00
- RETAIL WINE OFF PREMISE Schedule #76 \$ 75.00
- RETAIL WINE ON PREMISE Schedule #77 \$ 300.00
- RETAIL BEER ON PREMISE Schedule #78 \$ 75.00
- RETAIL BEER OFF PREMISE Schedule #79 \$ 50.00
- LOUNGE RETAIL LIQUOR CLASS 2 Schedule #80 \$2,250.00
(PACKAGE STORE)
- SPECIAL RETAIL BEER AND WINE LICENSE FOR PUBLIC AND PRIVATE GOLF COURSES.
Schedule # 81 \$ 250.00
- SPECIAL EVENTS RETAIL LICENSE Schedule # 82 \$ 100.00
- BREWPUB Schedule # 28 \$ 750.00
- MANUFACTURER Schedule # 28 \$ 500.00
- DANCE HALL Schedule #16 \$ 110.00
- SPECIAL RETAIL MORE THAN 30 DAYS Schedule #16 \$ 250.00



Business Name: Opelika Auburn Film Arts collective / DBA Boxcar



REVENUE

204 South 7th Street • P.O. Box 390
Opelika, AL 36803-0390
(p) 334-705-5160 or 334-705-5162
revenue@opelika-al.gov

CONTROLLED LICENSE APPLICATION - ALCOHOL BEVERAGE

Instructions: Select the schedule of the Controlled License for which you are applying.
Check each license applicable.

- | | | |
|--|---------------|------------|
| <input type="checkbox"/> BEER WHOLESALE | Schedule #70 | \$ 250.00 |
| <input type="checkbox"/> WINE WHOLESALE | Schedule #71 | \$ 275.00 |
| <input type="checkbox"/> BEER & WINE WHOLESALE | Schedule #72 | \$ 525.00 |
| <input type="checkbox"/> LOUNGE RETAIL LIQUOR CLASS 1 | Schedule #73 | \$2,000.00 |
| <input type="checkbox"/> RESTAURANT RETAIL LIQUOR | Schedule #74 | \$1,000.00 |
| <input type="checkbox"/> PRIVATE CLUB LIQUOR | Schedule #75 | \$1,000.00 |
| <input checked="" type="checkbox"/> RETAIL WINE OFF PREMISE | Schedule #76 | \$ 75.00 |
| <input checked="" type="checkbox"/> RETAIL WINE ON PREMISE | Schedule #77 | \$ 300.00 |
| <input checked="" type="checkbox"/> RETAIL BEER ON PREMISE | Schedule #78 | \$ 75.00 |
| <input checked="" type="checkbox"/> RETAIL BEER OFF PREMISE | Schedule #79 | \$ 50.00 |
| <input type="checkbox"/> LOUNGE RETAIL LIQUOR CLASS 2
(PACKAGE STORE) | Schedule #80 | \$2,250.00 |
| <input type="checkbox"/> SPECIAL RETAIL BEER AND WINE LICENSE FOR PUBLIC AND PRIVATE GOLF COURSES. | Schedule # 81 | \$ 250.00 |
| <input type="checkbox"/> SPECIAL EVENTS RETAIL LICENSE | Schedule # 82 | \$ 100.00 |
| <input type="checkbox"/> BREWPUB | Schedule # 28 | \$ 750.00 |
| <input type="checkbox"/> MANUFACTURER | Schedule # 28 | \$ 500.00 |
| <input type="checkbox"/> DANCE HALL | Schedule #16 | \$ 110.00 |
| <input type="checkbox"/> SPECIAL RETAIL MORE THAN 30 DAYS | Schedule #16 | \$ 250.00 |





DOWNTOWN STREET CLOSURE REQUEST APPLICATION

The Opelika City Clerk is responsible for assisting organizations and individuals in making downtown street closure requests. We will guide you through the application process prior to it being submitted to the Opelika City Council for final approval.

Please contact Russell Jones to schedule a time to discuss your request and initial review of your application.

(334) 705-5110

rjones@opelika-al.gov

204 South 7th Street

Opelika, AL 36801

All information is required. Incomplete applications will not be submitted for approval.

Updated September 26, 2025

Before submitting your request, please note the following:

- Requests should be made at least 30 days in advance and no sooner than three months before the event.
- The impact of your request on downtown businesses, city services, and other downtown events will be taken into account when reviewing your application.
- If your event involves Courthouse Square, this is a separate approval and must be coordinated with Opelika Parks & Rec. at (334) 705-5549.
- Submission of this application is not a guarantee of approval.
- Final approval is made by the Opelika City Council.
- You are responsible for notifying all business that will be affected by road closure. Failure to do so may cause denial of future applications.

The following information is required to complete this application:

1. Date of your event
2. Start and End Time
3. Anticipated number of participants
4. Type of Event (parade, march, assembly, rally, temporary market, etc.)
5. Map of your event and/or detailed route description and parking lots that need to be barricaded.
6. Location/type of signage you intend to place in the city's right-of-way
7. Dedicated contact/responsible party for your event

#1 - Event Contact Information

Organization/Individual making this request

Museum of East Alabama

Point of Contact for this request

- Name (First/Last) Kylie Hogue, Executive Director
- Daytime Tel. # 601-421-6001
- Email Address khogue@eastalabama.org
- Mailing Address 121 South 9th Street
Opelika, AL 36801

#2 - Event Details

- What is the date of your event? April 28th
April 11th, 2026
- Time your event starts (CST) 6:00 PM
- Time your event ends (CST) 8:00 PM
- Time of set up and barricade block (CST) 4:00 PM
- Anticipated number of participants 500
- Event Type: 11th Annual Taste of the Town Fundraiser
(parade, march, assembly, rally, market, memorial, etc.)
- How many extra garbage cans do you need? 10
You are required to get extra cans.

Please list the street(s) you are requesting be closed:
A Portion of Avenue A that is parallel to the museum

#2 - Event Details (cont'd)

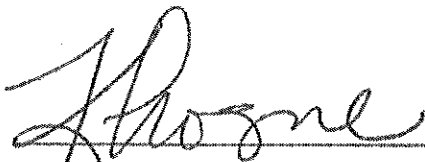
Please answer "Yes" or "No" by marking the appropriate box for each question.

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will anyone be selling anything at your event? (Food, merchandise, etc.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Does your event involve any part of Courthouse Square?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will you use a PA system or have any music at your event?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Would you like the city's music feed turned OFF during your event?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will you require electrical power for your event?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will your event involve any fireworks, confetti, streamers, powder, etc.?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will your event have any signage, banners, etc.?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Do you have sufficient volunteers for your event?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will your event have any temporary structures, stages, tents, inflatables etc.?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	You have contacted all businesses affected by the road closure.


#3 - Statement of Responsibility

By submitting this Downtown Street Closure Request I am acknowledging and agreeing to comply with the following on behalf of myself and/or the organization I am representing.

- My request will be reviewed and must be approved by the Opelika City Council.
- The requesting organization/individual is responsible for ensuring all vendors have the proper licensing to conduct their business within the City of Opelika. *Unlicensed businesses are subject to fines and/or removal from the premises.*
- All items brought in for the event and resulting waste shall be removed or properly disposed of immediately following the end of the event/same day as event. You are required to request and pay for extra garbage cans for your event. Payment arrangements must be made prior to event. Opelika Environmental Services will place event cans downtown. It is your responsibility to move those cans throughout your event, as well as place them back in original location immediately following the event. Please do not put excess garbage or uncontained items on the right-of-way. If you have excess garbage, please contact the OES Director, at 334-744-4131.
- No dyes, chemicals, animals, people, foreign objects, etc. are allowed in the fountain. Any damage to the fountain will result in a fine to cover the full cost of repairs and cleaning.
- You are not to hang or attach anything to city property, signage, or local businesses without written approval.
- All sound ordinances shall be adhered to.
- Barricades will be placed at the intersections adjacent to the streets approved to be closed. It is your responsibility to place them in the roadway for your approved closure time and to return them to where they were dropped off at the end of your event.
- An approved street closure request does NOT guarantee all vehicles will be removed from the affected street(s) prior to your event.
- An approved street closure request does NOT give you the authority to tow/forcibly remove any legally parked vehicles.
- If you do not clean up after your event, or if you cause any damage to city property, you could be banned from future approval and use.
- You are allowed to place flyers on the windshield of vehicles within your approved closure request up to 24 hours in advance of your event if it is done in a way that does not damage the vehicle. (No tape, sticky paper, anything that would stain or scratch, etc.)



Signature



Date

Street Map

Please highlight the street(s) you are requesting be closed and the route you will take if your event is a march, parade, etc.

Please Note:

Barricades will be placed at the intersections adjacent to the streets approved to be closed. It is your responsibility to place them in the roadway at your approved closure time, staff them during your event, and return them to where they were dropped off at the end of your event.

X = Barricade Location

= Requested Street

▶ = Parade/March Path





DOWNTOWN STREET CLOSURE REQUEST APPLICATION

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(334) 705-5110

rjones@opelika-al.gov

204 South 7th Street

Opelika, AL 36801

All information is required. Incomplete applications will not be submitted for approval.

Updated September 26, 2025

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The following information is required to complete this application:

1. Date of your event
2. Start and End Time
3. Anticipated number of participants
4. Type of Event (parade, march, assembly, rally, temporary market, etc.)
5. Map of your event and/or detailed route description and parking lots that need to be barricaded.
6. Location/type of signage you intend to place in the city's right-of-way
7. Dedicated contact/responsible party for your event

#1 - Event Contact Information

Organization/Individual making this request

D GROWS

Point of Contact for this request

- Name (First/Last) ANTONIO Martinez
- Daytime Tel. # (678) 427-1004
- Email Address dgrowscommunitygarden@gmail.com
- Mailing Address 1103 Glenn st
Opelika, AL 36801

#2 - Event Details

- What is the date of your event? MAY 2, 2026
- Time your event starts (CST) 3 PM
- Time your event ends (CST) 8 PM
- Time of set up and barricade block (CST) 11 AM
- Anticipated number of participants 700
- Event Type: MARKET
(parade, march, assembly, rally, market, memorial, etc.)
- How many extra garbage cans do you need? 6
You are required to get extra cans.

Please list the street(s) you are requesting be closed:

5th St between 2nd ave and N Railroad and 1st ave between
8th St and 7th St

#2 - Event Details (cont'd)

Please answer "Yes" or "No" by marking the appropriate box for each question.

YES	NO	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will anyone be selling anything at your event? (Food, merchandise, etc.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Does your event involve any part of Courthouse Square?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will you use a PA system or have any music at your event?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would you like the city's music feed turned OFF during your event?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will you require electrical power for your event?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will your event involve any fireworks, confetti, streamers, powder, etc.?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will your event have any signage, banners, etc.?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Do you have sufficient volunteers for your event?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will your event have any temporary structures, stages, tents, inflatables etc.?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	You have contacted all businesses affected by the road closure.

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- If you do not clean up after your event, or if you cause any damage to city property, you could be banned from future approval and use.
- You are allowed to place flyers on the windshield of vehicles within your approved closure request up to 24 hours in advance of your event if it is done in a way that does not damage the vehicle. (No tape, sticky paper, anything that would stain or scratch, etc.)



Signature

12 FEBRUARY 2026

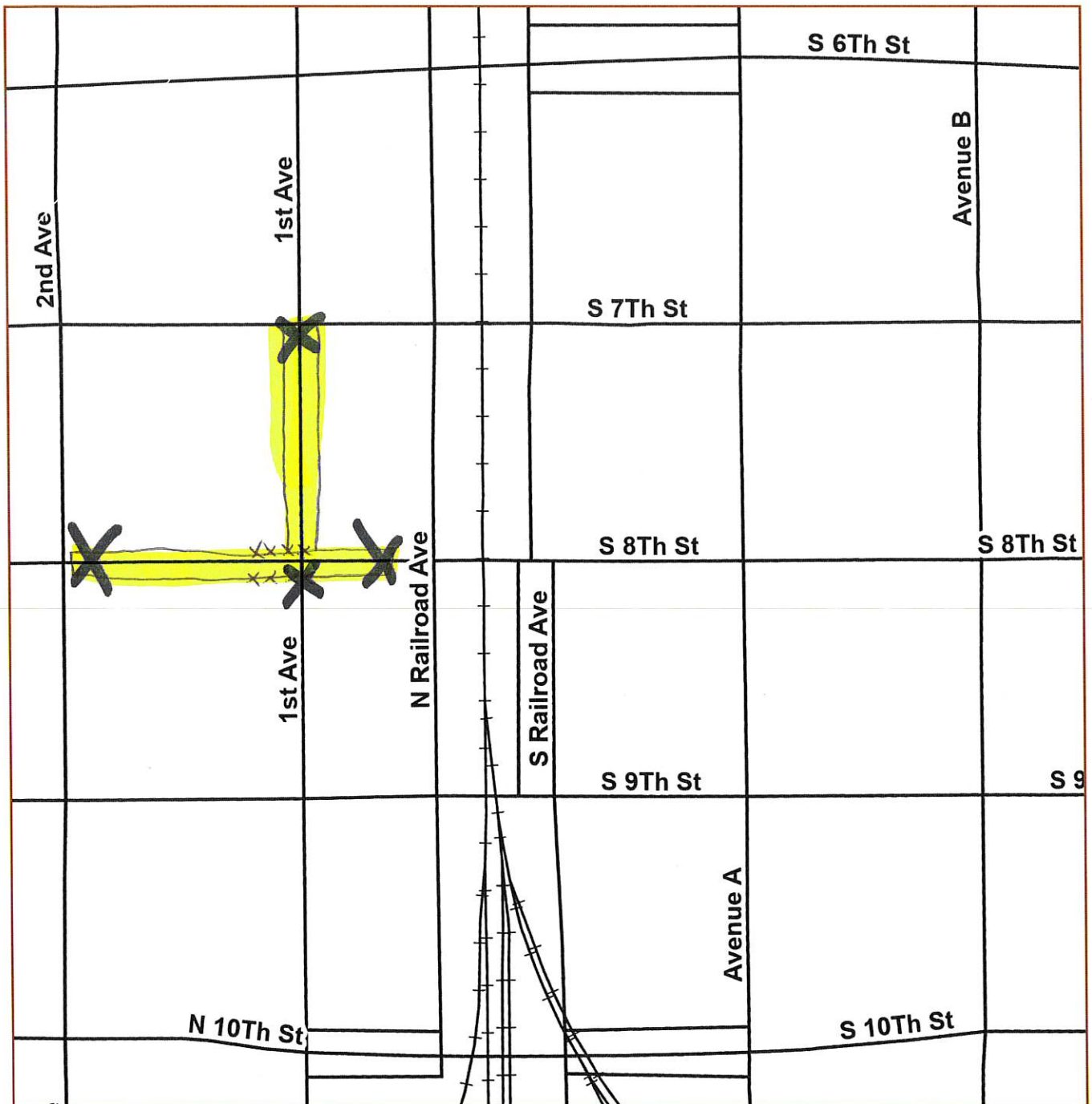
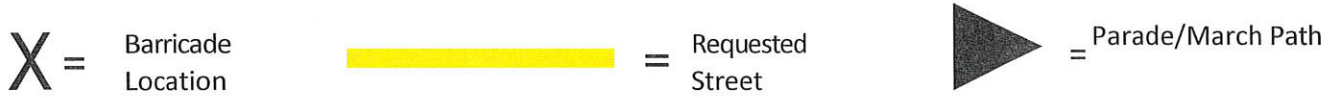
Date

Street Map

Please highlight the street(s) you are requesting be closed and the route you will take if your event is a march, parade, etc.

Please Note:

Barricades will be placed at the intersections adjacent to the streets approved to be closed. It is your responsibility to place them in the roadway at your approved closure time, staff them during your event, and return them to where they were dropped off at the end of your event.



RESOLUTION NO. _____

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

- 1) That the following employee(s) were required by the City of Opelika to travel on City business and/or attend a training session, meeting, or conference.

Employee -----	Department -----	\$ Amount -----
Jon Hayes	Accounting	\$ 332.05
Jessica Samuel	Opelika Power Services	\$ 345.10

- 2) That attached is an expense report(s) prepared, dated, and signed by the City employee or official covering the various expenses incurred on said trip and reviewed/approved by the City’s accounting department and City official.
- 3) That the Opelika City Council hereby approves the attached expense reports for reimbursement to said City employee or official.
- 4) That the Mayor and/or appropriate City official is hereby directed and authorized to take the necessary steps so a check(s) can be prepared covering the attached expense report(s).
- 5) That the City Treasurer is authorized to sign said check(s) so it can be delivered to the appropriate City employee or official.

ADOPTED and APPROVED this the ____ day of _____, 2026.

W. George Allen
President of the City Council
City of Opelika, Alabama

ATTEST:

Russell A. Jones, MMC
City Clerk

EXPENSE REPORT

NAME Jon Hayes **DEPARTMENT** Accounting **PERIOD ENDING** 2/20/2026

ITEMIZE ALL REIMBURSABLE EXPENSES IN APPROPRIATE BLANKS - ITEMIZE ANY NON-REIMBURSABLE EXPENSES ON REVERSE OF LAST COPY.

DATE	CITY AND STATE	LODGING	TRANSPORTATION				BUSINESS MEALS Itemize Below			MISC EXPENSES Itemize Below	DAILY TOTAL
			AIR, RAIL, ETC	RENTAL CAR, LIMO, ETC.	LOCAL TAXI, TOLLS, & PUBLIC TRANSIT	AUTO EXPENSES Itemize Below	BREAKFAST	LUNCH	DINNER		
2/20/2026	Mobile, AL					\$ 332.05					\$ 332.05
											\$ -
											\$ -
											\$ -
											\$ -
											\$ -
											\$ -
											\$ -
											\$ -
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											\$ -
											\$ -
											\$ -
WEEKLY CATEGORY TOTALS \$		\$ -	\$ -	\$ -	\$ -	\$ 332.05	\$ -	\$ -	\$ -	\$ -	\$ 332.05

ITEMIZED BUSINESS MEALS				
DATE	PERSON(S) DINING;	TIME	PLACE	AMOUNT
			agree To P.O. exts Verified Footing Verified Inv. Price Bio Price OK To Pay AVC # Verified	

ITEMIZED AUTOMOBILE EXPENSES		
DATE	\$, PARKING, REPAIRS, ETC	AMOUNT
20-Feb	458 miles @ .725/mile	\$ 332.05

ITEMIZED MISCELLANEOUS EXPENSES			
DATE	ITEMS	AMOUNT	

NUMBER OR DAYS AWAY FROM HOME
3

NUMBER OF DAYS AWAY ON PERSONAL AFFAIRS

% OF TOTAL DAYS AWAY FOR PERSONAL AFFAIRS

NATURE OR PURPOSE OF TRAVEL
Accounting Seminar
Renaissance Riverview Plaza-Mobile, AL

METHOD OF REIMBURSEMENT
MAIL TO:
Accounting Dept.

SIGNATURE *Jon Hayes*

APPROVED BY *Cynthia M. [Signature]*

EXPENSE REPORT

NAME Jessica Samuel DEPARTMENT OPS PERIOD ENDING 3/9/2026

ITEMIZE ALL REIMBURSABLE EXPENSES IN APPROPRIATE BLANKS - ITEMIZE ANY NON-REIMBURSABLE EXPENSES ON REVERSE OF LAST COPY.

DATE	CITY AND STATE	TRANSPORTATION					BUSINESS MEALS Itemize Below			MISC EXPENSES Itemize Below	DAILY TOTAL
		LODGING	AIR, RAIL, ETC	RENTAL CAR, LIMO, ETC.	LOCAL TAXI, TOLLS, & PUBLIC TRANSIT	AUTO EXPENSES Itemize Below	BREAKFAST	LUNCH	DINNER		
2/11/26	Opelika to Fairhope									172.55	\$172.55
2/14/26	RETURN									172.55	\$172.55
											\$ -
											\$ -
											\$ -
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											\$ -
											\$ -
WEEKLY CATEGORY TOTALS \$		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 345.10

ITEMIZED BUSINESS MEALS				
DATE	NAME OF PERSON(S) DINING;	TIME	PLACE	AMOUNT
			Agree To P.O.	
			Exis Verified	
			Footing Verified	
			Inv. Price Bio Price	
			Ok To Pay	
			A/C # Verified	

NUMBER OR DAYS AWAY FROM HOME
4

NUMBER OF DAYS AWAY ON PERSONAL AFFAIRS
0

% OF TOTAL DAYS AWAY FOR PERSONAL AFFAIRS
0

NATURE OR PURPOSE OF TRAVEL
Conference for continued education

METHOD OF REIMBURSEMENT
MAIL TO:
Jessica Samuel at OPS

ITEMIZED AUTOMOBILE EXPENSES @ .725		
DATE	MILEAGE, GAS, PARKING, REPAIRS, ETC	AMOUNT
11-Feb	Mileage to Grand Hotel 238 miles	\$ 172.55
14-Feb	Mileage to Opelika Alabama 238 miles	\$172.55
		345.10

ITEMIZED MISCELLANEOUS EXPENSES		
DATE	ITEMS	AMOUNT

SIGNATURE Jessica Samuel

APPROVED BY Brent Pelt

RESOLUTION NO. _____

WHEREAS, the City of Opelika, Alabama, has certain items of personal property which are no longer needed for public or municipal purposes; and

WHEREAS, Section 11-43-56 of the Alabama Code of 1975 authorizes the Municipal Governing body to dispose of unneeded personal property;

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

SECTION 1. The following personal property owned by the City of Opelika, Alabama, is no longer needed for public or municipal purposes:

No.	Qty.	Unit	Item Description	Fixed Asset
1.	1	Ea.	10” Delta Table Saw with Expansion Table	87000463
2.	1	Ea.	2009 Ford F150	87002582
3.	1	Ea.	2011 Grasshopper	87002768
4.	1	Ea.	2004 John Deere Tractor	87002398
5.	1	Ea.	1987 John Deere Tractor	87000043
6.	1	Ea.	2005 New Holland Tractor	87002413
7.	1	Ea.	2017 Kubota Tractor	87003134
8.	1	Ea.	2011 Ford E350 Transport Van	87002766
9.	1	Ea.	2001 Flat Bed Truck	87003048
10.	1	Ea.	Sears Drill Press	NA
11.	1	Ea.	Delta Radial Arm Saw	87000506
12.	1	Ea.	Ransomes 250 Reel Mower	87002270
13.	1	Ea.	Clay Court Roller	87002425
14.	1	Ea.	John Deere Field Rake	87002515
15.	1	Ea.	PTO Driven Locke Dethatcher	87002537
16.	1	Ea.	John Deere Reel Mower	87002592
17.	1	Ea.	John Deere Gator/4x2 Cart	87002603

SECTION 2. The Mayor is hereby authorized and directed to dispose of the personal property owned by the City of Opelika, Alabama, described in Section 1 above. If any such property has marketable value, the Mayor shall receive bids or quotations for said property and sell the same to the highest bidder. If the property has no marketable value, the Mayor may dispose of such property in the most economical and feasible manner available to him.

APPROVED AND ADOPTED this the _____ day of _____, 2026.

W. George Allen
President of the City Council
City of Opelika, Alabama

ATTEST:

Russell A. Jones, MMC
City Clerk

RESOLUTION NO. _____

WHEREAS, the Environmental Services department desires to purchase six hundred twenty-four (624) Toter 96 Gallon EVR II Universal/Nestable Carts utilizing Sourcewell Contract #120324-TOT; and

WHEREAS, Toter, LLC is the Sourcewell contract vendor for the Toter 96 Gallon EVR II Universal/Nestable Carts; and

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

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

1. That the purchase be awarded to Toter, LLC, utilizing the Sourcewell Contract.
2. That the Purchasing-Revenue Manager be authorized to issue a purchase order to Toter, LLC, in the amount of \$37,608.00.
3. That the Mayor be authorized to sign all documents pertaining to this purchase.
4. That the Controller be authorized to adjust the budget as necessary for this purchase.

APPROVED AND ADOPTED this the _____ day of _____, 2026.

W. George Allen
President of the City Council
City of Opelika, Alabama

ATTEST:

Russell A. Jones, MMC
City Clerk



841 Meacham Rd, Statesville, NC, 28677
 PHONE: 800-424-0422 FAX: 833-930-1124
 WQ-10375941



Sell To:

Contact Name	Jasen Spoon	Ship To Name	City of Opelika
Bill To Name	City of Opelika	Ship To	700 Fox Trl
Bill To	700 Fox Trl Opelika, AL 36801 USA		Opelika, AL 36801 USA
Email	jspoon@opelika-al.gov	Customer Job Reference	2401240-00
Phone	(334) 705-2090	Quick Ship	

Quote Information

Salesperson	Steve Swanson	Expiration Date	3/19/2026
Salesperson Email	sswanson@wastequip.com	Quote Number	WQ-10375941
			Please Reference Quote Number on all Purchase Orders

Product	Product Description	Selected Option	Quantity	Sales Price	Total Price
**Plastics - 79296	Model 79296 - Toter 96 Gallon EVR II Universal/Nestable Cart	---Body Color - (968) Greenstone ---Lid Color - (200) Black ---Body Hot Stamp on Both Sides (Existing) in White ---Wheels - 10in Sunburst ---Toter Serial Number Hot Stamped on Front of Cart Body in White ---2/3 Assembled with Lid (down), Stop Bar and Axle Factory Installed ---Warranty - 12 Yrs Cart Body, All other components 10 Yrs	624.00	\$57.00	\$35,568.00

Payment Terms	Net 30 Days if credit has been established	Subtotal	\$35,568.00
Shipping Terms	FOB Origin	Shipping	\$2,040.00
		Tax	\$0.00
		Grand Total	\$37,608.00

Additional Information

Additional Terms Our Quote serves as an offer to provide Products and/or services at the quantities and prices shown and is a good faith estimate, based on our understanding of your needs. By signing below, you indicate your acceptance of our offer which is expressly subject to the Wastequip Terms & Conditions of Sale ("Wastequip's Terms") located at: <https://www.wastequip.com/terms-conditions-sale>, as of the date set forth in Section 1(b) of the WQ T&C, which are made a part of this Quote. Wastequip's Terms may be updated from time to time and are available by hard copy upon request. Any changes or deviations to the terms of this Quote, including any different terms in an Order submitted by you, must be agreed upon in writing by both parties.

Special Contract Information Sourcewell - Pricing and Products/Services offerings are based on the Sourcewell Co-Operative Contract with Toter, LLC (#120324-TOT, eff. 4/4/2025), and such Contract terms and conditions are incorporated herein by reference. Pricing and Products/Services changes may occur at any time with proper documentation, and subject to Sourcewell approval;



841 Meacham Rd, Statesville, NC, 28677
PHONE: 800-424-0422 FAX: 833-930-1124
WQ-10375941



therefore, offerings may change without written prior notice. Wastequip Product Limited Warranties, Disclaimers, Limitation of Liability and Remedies, and Limited Warranty Provisions apply to all purchases thereunder.

Signatures

Accepted By: _____

Company Name: _____

Date: _____

Purchase Order: _____

Please Reference Quote Number on all Purchase Orders

Toter

Waste and recycling collection solutions

#120324-TOT

Maturity Date: 4/4/2029

Products & Services 

Products & Services

Sourcewell contract 120324-TOT gives access to the following types of goods and services:

- Roll out carts (16-96 gal)
- Front end containers (1-4 CY)
- Bear carts (32-96 gal)
- Specialty recycling bins
- Assembly and delivery services
- Container maintenance programs
- Wasteware asset management
- Secure and medical waste carts
- Tilt, cube and mobile trucks
- Public Space litter containers
- Round cans and slimlines
- Container lift and dump units

Contact us

Have questions about a contract or cooperative purchasing?

Contact our dedicated team online or call 877-585-9706.

Buy Sourcewell

Login to unlock more contract features.

Username

Username

Password

Password

Log In

Forgot username or password? [↗](#)

Setup Buy Sourcewell access [↗](#)

Register for an account

Simply complete the online application, contact our dedicated team, or call 877-585-9706.

Search Suppliers & Contracts

General Contracts

eziQC Contracts

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[Minnesota-Only Solutions →](#)
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RESOLUTION NO. _____

**RESOLUTION APPROVING RENEWAL FROM
SHI INTERNATIONAL CORP FOR PENTERA SECURITY TESTING SOFTWARE**

WHEREAS, the Information Technology Department desires to renew its contract with Pentera through SHI International Corp (“SHI”) for its security testing software to conduct security testing when changing or adding a service or software, utilizing Omnia Partners Contract #2024056-02 for a term of one (1) year for a total cost of \$81,053.84; and

WHEREAS, SHI is the State Contract Vendor for the Pentera security testing software; and

WHEREAS, the purchase of goods and services from an approved purchasing cooperative, such as SHI International Corp, is exempt from the Alabama Competitive Bid Law under §41-16-51 of the Alabama Code; and

WHEREAS, a Proposal (the “Proposal”), a copy of which is attached hereto as Exhibit “A”, has been prepared by SHI International Corp, and submitted to the City Council for approval, and the City Council has determined that it is now in the best interest of the City and its citizens to approve said Proposal; and

WHEREAS, the funds for the purchase of said one-year renewal of the Pentera software shall be paid from the Information Technology Budget.

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

1. That the Proposal prepared and submitted by SHI International Corp, be and the same is hereby accepted and approved in the form submitted to the City Council with such changes thereto (by addition, deletion, or substitution) as the Mayor shall approve, which approval shall be conclusively evidenced by execution and delivery of said Proposal.

2. That the Mayor is hereby authorized to accept the Proposal and to execute and deliver or cause to be executed or delivered in the name and on behalf of the City such other agreements, contracts, notices, certificates, assurances or other instruments or other communications as he deems necessary or appropriate to carry into effect the intent of the provisions of this Resolution.

3. That the compensation to be paid to SHI International Corp, for the renewal contract for the Pentera security testing software as provided in the Proposal shall be paid from the Information Technology Budget. The Controller is hereby authorized and directed to make all necessary and appropriate budget adjustments to implement this Resolution.

4. That the Purchasing-Revenue Manager is hereby authorized and directed to issue to SHI International Corp purchase orders for the annual payments as referenced above.

5. That the Mayor and the Chief Information Officer are hereby authorized to approve payment of all invoices in accordance with the provisions of the Proposal or as otherwise approved by the City Council.

6. That the officers of the City and any person or persons designated and authorized by any officers of the City to act in the name and on behalf of the City, or any one or more of them, are authorized to do or cause to be done or performed in the name and on behalf of the City such other lawful acts and to execute and deliver or cause to be executed and delivered in the name and on behalf of the City such other notices, certificates, assurances or other instruments or other communications under the seal of the City or otherwise, as they or any of them deem necessary or advisable or appropriate in order to carry into effect the intent of the provisions of this Resolution and the attached Proposal.

7. That this Resolution shall take effect upon its passage and adoption by the City Council.

ADOPTED AND APPROVED this the _____ day of _____, 2026.

PRESIDENT OF THE CITY COUNCIL
OF THE CITY OF OPELIKA

ATTEST:

CITY CLERK



Pricing Proposal
 Quotation #: 27181343
 Created On: 2/17/2026
 Valid Until: 4/30/2026

AL-City of Opelika

Stephen Dawe

204 South 7th Street
 Opelika, AL 36801
 United States
 Phone: 334-705-5141
 Email: sdawe@opelika-al.gov

Inside Account Executive

John Kearney

290 Davidson Ave,
 Somerset, NJ 08873
 Phone: 732-564-8563
 Fax: 732-564-8363
 Email: John_Kearney@shi.com

All Prices are in US Dollar (USD)

Product	Qty	Your Price	Total
1 Pentera Core Plus Commercial - 500 End Points + Pentera Surface Go - 500 Subdomains Pentera Security Ltd. - Part#: NPN-PENTE-CORES-A Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02 Coverage Term: 5/1/2026 - 4/30/2027 Note: (1yr) term	1	\$81,053.84	\$81,053.84
		Subtotal	\$81,053.84
		Total	\$81,053.84

Additional Comments

All orders for Pentera Security products are non-refundable, non-cancellable and without right to set off for any reason
 Thank you for choosing SHI International Corp! The pricing offered on this quote proposal is valid through the expiration date listed above. To ensure the best level of service, please provide End User Name, Phone Number, Email Address and applicable Contract Number when submitting a Purchase Order. For any additional information including Hardware, Software and Services Contracts, please contact an SHI Inside Sales Representative at (888) 744-4084. SHI International Corp. is 100% Minority Owned, Woman Owned Business. TAX ID# 22-3009648; DUNS# 61-1429481; CCR# 61-243957G; CAGE 1HTF0

Thank you for choosing SHI International Corp! The pricing offered on this quote proposal is valid through the expiration date set above. To ensure the best level of service, please provide End User Name, Phone Number, Email Address and applicable Contract Number when submitting a Purchase Order.

SHI International Corp. is 100% Minority Owned, Woman Owned Business.
 TAX ID# 22-3009648; DUNS# 61-1429481; CCR# 61-243957G; CAGE 1HTF0

The products offered under this proposal are resold in accordance with the terms and conditions of the Contract referenced under that applicable line item.

RESOLUTION NO. _____

**RESOLUTION APPROVING SCOPE OF PROFESSIONAL SERVICES AGREEMENT
BETWEEN THE CITY OF OPELIKA AND KPS GROUP, INC.**

WHEREAS, KPS Group, Inc. (hereinafter referred to as “KPS”) is a professional architecture, interior design, planning and related consulting firm that provides comprehensive planning services; and

WHEREAS, The City of Opelika (hereinafter referred to as “the “City”), desires to engage the services of KPS to furnish professional assistance in connection with the preparation of a comprehensive update to the Zoning Ordinance; and

WHEREAS, KPS possesses the requisite knowledge, skill and resources to update the City’s Zoning Ordinance; and

WHEREAS, City staff recommend KPS to perform said services; and

WHEREAS, a Scope of Professional Services Agreement has been prepared by KPS and submitted to the City Council for approval, and the City Council has determined that it is now in the best interest of the City and its citizens to approve said Agreement; and

WHEREAS, the estimated compensation due to KPS under the Agreement is \$85,400 which shall come from the Planning Department’s Management Consulting Services account; and

WHEREAS, the Planning Director has certified that sufficient funds are available to pay for such services in the Planning Department budget; and

WHEREAS, the Alabama Competitive Bid Law authorizes the City to award said contract as a professional services agreement without public bidding.

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

1. That the Scope of Professional Services Agreement to be entered into by and between KPS and the City, a copy of which is attached hereto and marked Exhibit “A”, be and the same is hereby approved, authorized, ratified and confirmed in the form substantially submitted to the City Council with such changes thereto (by addition, deletion or substitution) as the Mayor shall approve which approval shall be conclusively evidenced by execution and delivery of said Agreement.

2. That the Mayor is hereby authorized and directed to execute and deliver said Agreement in the name and on behalf of the City.

3. That the officers of the City and any person or persons designated and authorized by any officers of the City to act in the name and on behalf of the City, or any one or more of them, are authorized to do or cause to be done or performed in the name and on behalf of the City such other acts and to execute and deliver or cause to be executed and delivered in the name and on behalf of the City such other notices, certificates, assurances or other instruments or other communications under the seal of the City or otherwise, as they or any of them deem necessary or advisable or appropriate in order to carry into effect the intent of the provisions of this Resolution and the attached Agreement.

4. That all compensation to be paid to KPS shall be paid from the Planning Department's Management Consulting Services account, and the Controller is hereby authorized and directed to make all necessary and appropriate budget adjustments and accounting entries to implement this Resolution.

5. That the Purchasing-Revenue Manager is hereby authorized and directed to issue all necessary and appropriate purchase orders to KPS for the provision of professional services as outlined in the Agreement attached hereto.

6. That this Resolution shall take effect upon its passage and adoption by the City Council.

ADOPTED AND APPROVED this the _____ day of _____, 2026.

PRESIDENT OF THE CITY COUNCIL
OF THE CITY OF OPELIKA

ATTEST:

CITY CLERK

March 9, 2026

Charles "Matt" Mosley, AICP
Planning Director
City of Opelika
710 Fox Trail
Opelika, AL 36801

Matt,

Following is a proposal to assist the City of Opelika with updating the zoning ordinance, incorporating the tasks discussed in our recent meeting and subsequent communications.

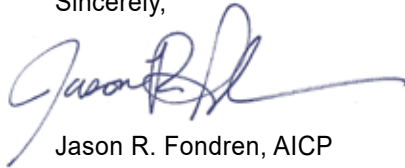
The scope assumes a primarily staff-driven process with strategic engagement opportunities for residents, property owners, businesses, and developers. We recommend that one or more representatives of the Council, Planning Commission and/or Board of Adjustments participate in project team meetings. Project team meetings will be held 1-2 times per month, which will include a combination of in-person and virtual sessions. In addition, work sessions will be held with the Planning Commission, Board of Adjustments, and Council at strategic points during the process prior to adoption hearings.

We will develop ordinance drafts in Microsoft Word with changes marked, if preferred by the City. Intermediate review drafts can be provided in Word and/or PDF format, as desired. The City will be responsible for providing print copies necessary for review by staff, Planning Commission, Council, etc. The final version of the updated ordinance will be provided in PDF and Microsoft Word so that it is easy to revise in the future.

Regarding timeline, we are available to begin work immediately. I would recommend the City assume a 10-12 month timeframe. We can complete the update more quickly, but recommend building in sufficient time for detailed discussions and reviews. A well-paced process will give staff the necessary time to become familiar with the re-organized ordinance and changes big and small, easing the transition into implementing new regulations.

Please review and let me know if any changes are needed. If all is in order, an executable Agreement for Services and accompanying Terms and Conditions follow the proposal.

Sincerely,



Jason R. Fondren, AICP
Vice President, KPS Group



SCOPE OF SERVICES

The following scope includes regular review meetings with a “City Project Team,” 1-2 review sessions per month. For the zoning ordinance update, the project team would likely include one or more planning staff representatives and other staff the City deems appropriate. In addition, we suggest including a representative of the Planning Commission, City Council, and/or Board of Adjustments.

TASK 1: ORDINANCE UPDATE

- Review existing zoning ordinance, comprehensive plan and other relevant plan documents, City staff assessment of ordinance/map issues, and any tentative changes already identified by City staff.
- Meet with City Project Team to discuss objectives for the zoning update and staff's assessment of the existing zoning ordinance and map.
- Prepare memorandum documenting issues and needed changes identified by staff and recommendations identified by KPS.
- Prepare working draft with any necessary formatting or organizational changes to serve as the basis for revising the ordinance.
- Consult with Zoning Board of Adjustment to discuss commonly-request variances and interpretation issues.
- Assist City with one in-person and one virtual community meeting to discuss the goals and process for the zoning update and solicit input on the existing ordinance and potential changes.
- Meet with developers, engineers, and other representatives of the development community to discuss the existing regulations and goals for the update.
- Discuss needed changes, prepare draft changes, and review in regular work sessions with City Project Team in the following tentative order:
 - Uses and area/dimensional requirements of conventional zoning districts
 - Planned unit development district
 - Overlay and other special districts
 - Definitions
 - General and supplementary regulations
 - Use-specific regulations
 - Parking regulations
 - Landscaping regulations
 - Sign regulations
 - Administration/enforcement
- Participate in four work sessions with the Planning Commission.
- Present summary of in-process zoning ordinance and map changes to the City Council for policy guidance.
- Prepare illustrations as needed to support, clarify intent of regulations



- Present summary of proposed changes to development community representatives for their feedback.

Subtotal \$56,400

TASK 2: ZONING MAP

Zoning map analysis and recommendations will be performed in parallel with work on the zoning ordinance text.

- Obtain parcel, zoning and other data, assemble current zoning map in GIS format.
- Evaluate zoning map and provide recommendations regarding whether changes to the zoning map may be desirable in light of proposed changes to the ordinance.
- Review zoning map recommendations with City staff.
- Prepare memorandum describing recommended changes and accompanying map.

Subtotal \$7,800

TASK 3: SUBDIVISION REGULATIONS

- Review existing subdivision regulations and public works manual.
- Identify potential changes to subdivision regulations to coordinate with proposed changes to zoning ordinance.
- Meet with City Project Team to discuss potential changes.
- Review proposed changes with the Planning Commission.
- Prepare draft changes and review with City Project Team.
- Present proposed changes in a public hearing before the Planning Commission.

Subtotal \$10,000

TASK 4: ZONING REVIEW AND ADOPTION

- Prepare update summary for distribution to City Council, Planning Commission, and Board of Adjustments and public, as appropriate.
- Prepare zoning update presentation for use in public hearings.
- Assist staff with updating zoning applications and checklists.
- Assist City staff in presenting zoning ordinance update in a work session and public hearing before the Planning Commission.
- Assist City staff in presenting zoning ordinance update in a work session and public hearing before the City Council.
- Prepare and provide adopted version of zoning ordinance and map in electronic format; ordinance will be provided in Microsoft Word and PDF formats.

Subtotal \$11,200

TOTAL FEE

\$85,400 (includes all project expenses)

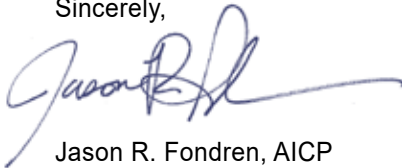


AGREEMENT FOR SERVICES

It is proposed that, subject to the Terms and Conditions attached, the City of Opelika compensate KPS Group, Inc. the fixed price amount of \$85,400.

If you find this proposal to be acceptable, please execute the form below and return one copy of the executed Agreement together with the Terms and Conditions to serve as an Agreement for Services.

Sincerely,



Jason R. Fondren, AICP
Vice President, KPS Group



ACCEPTED: _____

DATE: _____

TERMS AND CONDITIONS

FEES/BILLINGS/PAYMENTS

KPS Group, Inc. (KPS) shall perform the Scope of Services as outlined in the Agreement for Services, for the City of Opelika, Alabama (the Client) for the fee stated therein. Invoices submitted monthly by KPS for services rendered against the outlined scope of services shall be due and payable within fifteen days of receipt by the Client.

INDEMNIFICATION

The Client shall indemnify and hold harmless KPS and all of its personnel from and against any and all claims, damages, losses, and expenses (including reasonable attorneys' fees) arising out of or resulting from the performance of the services, provided that any such claims, damage, loss or expense is caused in whole or part by the negligent act or omission, and/or strict liability of the Client, anyone directly or indirectly employed by the Client (except KPS), or anyone for whose acts any of them may be liable.

INFORMATION

Any and all survey, land use, zoning, mapping, infrastructure, or other information provided to KPS by the Client, together with the most recent information of the types normally available for the proposed work that has been prepared by or for the Client, its staff, consultants, or public agencies, including the State of Alabama and various Federal agencies, will be considered "best available information" and thus appropriate and sufficient for the services proposed herein, and that KPS will not develop such original information unless specifically included in the Scope of Services.

ENTIRETY OF AGREEMENT

The executed Agreement for Services embodies the entire agreement and understanding between the parties in this matter; there are no other agreements or understandings, oral or written, with reference to this matter; and no alteration, change, or modification of the terms of the Agreement shall be valid unless made in writing and signed by all parties thereto.

TERMINATION OF WORK

The proposed work may be terminated by and for the convenience of the Client by submitting a written notice to KPS, and, upon such termination, KPS shall be paid compensation in the same ratio to the total compensation provided herein as the actual work performed, as estimated by KPS at the time of termination, bears to the total work called for in the Scope of Services.

DISPUTE RESOLUTION

Except as otherwise provided in this Agreement, any claim, dispute or other matter in question arising out of or related to this Agreement shall be subject to informal mediation between the parties, which will be non-binding to resolve any dispute. If said matter cannot be resolved through informal mediation, then in that event, either party in this agreement can request formal non-binding mediation. If the parties do not resolve a dispute through mediation, the method of binding dispute resolution should be the following: Litigation in a court of competent jurisdiction in Alabama or in the United States District Court for the Middle District of Alabama. Dispute shall be interpreted by laws of the State of Alabama.



RESOLUTION NO. _____

**RESOLUTION ACCEPTING DONATION OF REAL PROPERTY
FROM CB&E DEVELOPMENT CO., INC.**

WHEREAS, CB&E Development Co., Inc., (“Owner”) owns certain real property located in the area at or near the present endpoint of Thomason Drive with each parcel containing .284 and .033 acres respectively, more or less, and as more particularly described in Exhibit “A” attached hereto and by this reference made a part hereof; and

WHEREAS, the Property is more particularly described as follows:

Those portions of Lot 26 of Bechet Subdivision, as recorded in Plat Book 29, Page 81, and more particularly described as Lots 26-B and 26-C of Bechet Re-Subdivision, as recorded in Plat Book 53, Page 59 of the Office of the Lee County Judge of Probate.

The above-described parcels contain .28 and .33 acres, respectively, more or less.

This conveyance and the warranties hereinafter contained are subject to all easements, restrictions, reservations, covenants, conditions and rights-of-way as shown on the public records in the Office of the Judge of Probate of Lee County, Alabama.

Deed Reference: Deed Book 2296 Page 752
; and

WHEREAS, CB&E Development Co, Inc., desires to donate the Property to the City of Opelika for the expansion of Thomason Drive; and

WHEREAS, the City Council has reviewed the donation proposal and has determined that it is both advisable and in the best interest of the City and its residents to accept the donation; and

WHEREAS, the City Council finds and determines that acceptance of the donation proposal will serve a public purpose by allowing the City to construct and maintain a roundabout for the betterment of the community.

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

1. That the City Council finds and determines that the recitals hereinbefore stated as contained in the preambles to this Resolution are true and correct, and they are incorporated into and made a part of this Resolution, as legislative findings.

2. That the City of Opelika does hereby accept the donation of the Property.

3. That the Mayor and City Attorney, or their designees, are authorized to prepare and execute such documents as may be necessary to effect the acquisition described herein.

4. That the City Council hereby expresses its gratitude to CB&E Development Co., Inc., for its generous gift, which will allow the City to construct and maintain said roundabout for the betterment of the community.

5. That this Resolution shall take effect upon its passage and adoption by the City Council.

ADOPTED AND APPROVED this the ____ day of _____, 2026.

PRESIDENT OF THE CITY COUNCIL OF THE
CITY OF OPELIKA, ALABAMA

ATTEST:

CITY CLERK

STATE OF ALABAMA)
 :
COUNTY OF LEE)

**RIGHT-OF-WAY DEED FOR PUBLIC STREET
(BECHET WOODS--ROUNDAABOUT)**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor, CB&E DEVELOPMENT CO, INC., a Georgia corporation, in hand paid by the CITY OF OPELIKA, ALABAMA, a municipal corporation, the receipt and sufficiency of which are hereby acknowledged, the said CB&E Development Co., Inc., does hereby donate, grant, bargain, sell and convey unto the said CITY OF OPELIKA, ALABAMA, a municipal corporation, herein referred to as Grantee, the following described real estate situated in Opelika, Lee County, Alabama, to-wit:

Those portions of Lot 26 of Bechet Subdivision, as recorded in Plat Book 29, Page 81, and more particularly described as Lots 26-B and 26-C of Bechet Re-Subdivision, as recorded in Plat Book 53, Page 59 of the Office of the Lee County Judge of Probate.

The above-described parcels contain .284 and .033 acres, respectively, more or less.

This conveyance and the warranties hereinafter contained are subject to all easements, restrictions, reservations, covenants, conditions and rights-of-way as shown on the public records in the Office of the Judge of Probate of Lee County, Alabama.

Deed Reference: Deed Book 2296 Page 752

TO HAVE AND TO HOLD unto said CITY OF OPELIKA, ALABAMA, a municipal corporation, its successors and assigns in fee simple, forever.

And the GRANTOR, for itself, covenants with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same unto the said GRANTEE, its successors and assigns forever; against the lawful claims of all persons.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed on this the 3 day of March, 2026.

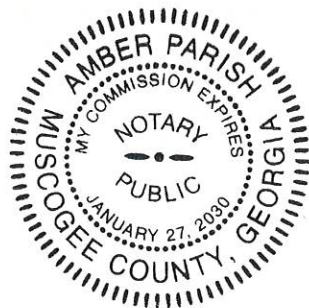
CB&E DEVELOPMENT CO., INC.

By: Edgar Hughston
EDGAR HUGHSTON
Its CEO

STATE OF ALABAMA,
COUNTY OF LEE.

I, the undersigned authority, a Notary Public in and for said county and state, hereby certifies that EDGAR HUGHSTON whose name as CEO of CB&E DEVELOPMENT CO., INC., is signed to the foregoing easement and who is known to me, acknowledged before me on this day that, being informed of the contents of said Right-of-Way Deed, he, as such CEO and with full authority, executed the same voluntarily for and as the act of said corporation on the day the said bears date.

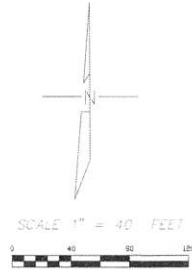
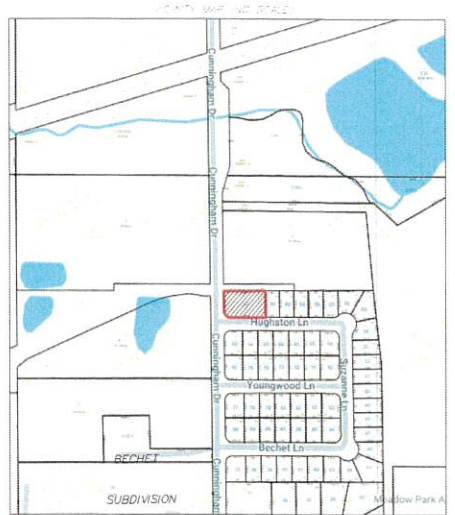
GIVEN under my hand and official seal of office this the 3 day of March, 2026.



Amber Parish
NOTARY PUBLIC
My Commission Expires: January 27, 2030

GRANTEE'S ADDRESS
CITY OF OPELIKA
204 SOUTH 7TH STREET
OPELIKA, AL 36801

This document prepared by:
ROBBIE T. TREESE, III
City Attorney
City of Opelika
P.O. Box 390
Opelika, AL 36803
334-705-2104



OWNER:
C B & E DEVELOPMENT CO., INC.
2525 NORRIS ROAD
COLUMBUS, GA 31907

A RESUBDIVISION OF LOT 26 BECHET SUBDIVISION FOR THE CITY OF OPELIKA

OPELIKA, ALABAMA
SEC. 23, T-19-N, R-26-E

I, MARK L. MILLER, A REGISTERED SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ACCORDING TO MY SURVEY OF JANUARY 9, 2026.

Mark L. Miller
S.A.T. No. 18677



C, B & E DEVELOPMENT COMPANY, INC., OWNER OF THE REAL PROPERTY SHOWN ON THIS PLAN, HEREBY JOINS IN THE STATEMENT OF MARK L. MILLER AND CERTIFIES THAT IT HAS AND IS ITS PURPOSE TO DIVIDE THE LAND SO PLATTED AS SHOWN. IN WITNESS WHEREOF, C, B & E DEVELOPMENT COMPANY, INC. HAS CAUSED ITS NAME TO BE HERETO SIGNED BY EDGAR HUGHSTON AS ITS CHIEF FINANCIAL OFFICER ON THIS, THE 17 DAY OF JANUARY, 2026.

C, B & E DEVELOPMENT COMPANY, INC.
Edgar Hughston
Edgar Hughston, Chief Financial Officer

I, ANSELMO TO, A NOTARY PUBLIC FOR THE STATE OF ALABAMA AT LARGE, HEREBY CERTIFY THAT EDGAR HUGHSTON, AS CHIEF FINANCIAL OFFICER OF C, B & E DEVELOPMENT COMPANY, INC., OWNER OF THE REAL PROPERTY SHOWN ON THIS PLAN, WHOSE NAME IS SIGNED TO THE CERTIFICATE HEREON AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME THAT, BEING INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY ON THE DAY SAME BEARS DATE. IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL OF OFFICE ON THIS THE 17 DAY OF JANUARY, 2026.

Anselmo To
Notary Public
Anselmo To
Notary Public
My Commission Expires: 08/11/2027

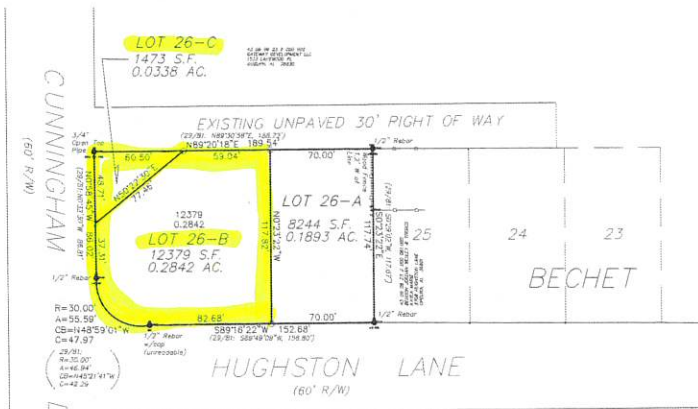
APPROVED BY THE OPELIKA CITY ENGINEER, CITY OF OPELIKA, LEE COUNTY, ALABAMA.
[Signature] 2/13/2026
City Engineer Date

APPROVED BY THE OPELIKA CITY PLANNER, CITY OF OPELIKA, LEE COUNTY, ALABAMA.
[Signature] 2/19/2026
City Planner Date

REVIEWED ON BEHALF OF THE WATER BOARD OF THE CITY OF OPELIKA, LEE COUNTY, ALABAMA.
[Signature] 2/11/2026
The Water Board of the City of Opelika, Alabama Date

REVIEWED ON BEHALF OF OPELIKA POWER SERVICES
[Signature] 2-17-2026
Opelika Power Services Date
City of Opelika, Alabama

REVIEWED ON BEHALF OF THE PUBLIC WORKS DEPARTMENT OF THE CITY OF OPELIKA, LEE COUNTY, ALABAMA.
[Signature] 2-15-26
Public Works Director Date
City of Opelika, Alabama



NOTES:
Basis of Bearings is Grid North, State Plane, Alabama East, NAD 83.
The Road data information shown hereon is taken from FEMA map dated 10/18/2008 dated 1/7/2005 which shows that the subject parcel is not in a special flood hazard area.
No easements were provided to the surveyor other than those from sources listed above. The surveyor is not liable for undisclosed easements or those not readily visible.
The primary source of information used in making this survey is the plat of Bechet Subdivision, as recorded in Plat Book 29, Page 61, in the office of the Judge of Probate of Lee County, Alabama.
An easement is hereby granted to the City of Opelika and to any utility companies serving the City of Opelika for the purpose of installing, operating, and maintaining pole lines, guy wires and other facilities. Easement to be ten (10) feet wide, being the feet on each side of the front and side lot lines.

- LEGEND
- = Found Iron Pin
 - = Set 1/2" Rebar (Capped 18677)
 - ⊖ = Found "PP" Nail
 - ⊙ = Set Magnall
 - = Calculated Point
 - R/W = Right-of-Way
 - = Centerline
 - = Field-measured dimensions
 - = Record dimensions + source document
 - = Chain Link Fence
 - = Wooded Fence
- S42°14'12"E 286.51'
(2022/AM S42°14'12"E, 286.87')

CITY OF OPELIKA
ENGINEERING DEPT.
700 FOX TRAIL
OPELIKA, AL 36801
(334) 705-5450
mmiller@opelika-ga.gov
BECHET #0035-121-26-NCB-10726

RESOLUTION NO. _____

**RESOLUTION APPROVING EMPLOYMENT CONTRACT
WITH PATRICK MCCULLOCH**

WHEREAS, the City of Opelika, Alabama, (the “City”) requires the services of a part-time Police Training Coordinator; and

WHEREAS, Patrick McCulloch has the necessary education, experience, skills and expertise to serve as Police Training Coordinator; and

WHEREAS, the City Council of the City of Opelika desires to continue to employ Patrick McCulloch to serve as Police Training Coordinator; and

WHEREAS, the City Council has been furnished an Employment Contract between the City and Patrick McCulloch, and the City Council has determined that the terms of said Contract are acceptable to the City.

NOW, THEREFORE, BE IT RESOLVED by the City Council (the “Council”) of the City of Opelika as follows:

1. That the Employment Contract (the “Contract”) to be entered into between the City and Patrick McCulloch, a copy of which is attached hereto and marked as Exhibit “A”, be and the same is hereby approved, authorized, ratified and confirmed in the form substantially submitted to the City Council with such changes thereto (by addition, deletion or substitution), as the Mayor shall approve, which approval shall be conclusively evidenced by the execution and delivery of said Contract.

2. That the Mayor is hereby authorized and directed to execute and deliver said Contract in the name of and on behalf of the City of Opelika and the City Clerk is hereby authorized and directed to attest the same.

3. That this Resolution shall take effect upon its passage and adoption by the City Council.

ADOPTED AND APPROVED this the _____ day of _____, 2026.

PRESIDENT OF THE CITY COUNCIL OF THE
CITY OF OPELIKA, ALABAMA

ATTEST:

CITY CLERK

STATE OF ALABAMA)
: **EMPLOYMENT CONTRACT**
COUNTY OF LEE)

THIS AGREEMENT made and entered into this the 1st day of April, 2026, by and between the **CITY OF OPELIKA, ALABAMA**, a municipal corporation, hereinafter called “Employer”, as party of the first part, and **PATRICK E. MCCULLOCH**, hereinafter called “Employee”, as party of the second part.

In consideration of the mutual covenants herein contained, the parties agree as follows:

SECTION I. DUTIES AND WORKING HOURS.

Employer hereby employs Employee as part-time Police Training Coordinator and Employee accepts such employment, subject to the terms and conditions set forth herein. As Police Training Coordinator, Employee shall perform such duties and assume such responsibilities as set forth in Policy 203 of the Opelika Police Department incorporated herein and attached hereto as Exhibit “A” and any other job responsibilities and duties as may be assigned by the Chief of Police from time to time. Employee hereby accepts and agrees to such employment, subject to the general supervision and pursuant to the orders, advice and direction of the Chief of Police.

Employee agrees to adhere to all of the policies, procedures, rules and regulations promulgated by the Employer. These policies, procedures, rules and regulations include, but are not limited to, those set forth within the Personnel Policies and Procedures Manual, departmental rules, department operating procedures and executive orders. To the extent that the Employer’s policies, procedures, rules and regulations conflict with the terms of this Agreement, the specific terms of this Agreement will control.

Employee shall be classified as a part-time employee and shall not be entitled to benefits except as specifically outlined herein. Employee will normally be scheduled to work twenty-nine

(29) hours or less per week. Employee's salary includes compensation for all hours worked and Employee shall be classified as an exempt employee for purposes of overtime and wage and hour laws. Employee shall not engage in any activity, consulting service or enterprise which is actually or potentially in conflict with or inimical to, or which materially interferes with his duties to Employer.

SECTION II. TERM.

Unless sooner terminated in accordance with the provisions of Sections IV and V hereof, this Agreement shall remain in full force and effect for a term of three (3) years beginning on the date on which the Employee actually reports to work. Either party may, at any time, terminate this Agreement upon thirty (30) days advance prior written notice to the other party.

SECTION III. COMPENSATION.

As compensation for his services, Employer shall pay Employee an annual salary of \$40,000.00, payable in installments at the same time as classified employees of the City are paid. All compensation paid to Employee by Employer shall be subject to customary withholding and employment taxes as required by law.

SECTION IV. TERMINATION BY EMPLOYER.

(A) DEATH OF EMPLOYEE. If Employee dies before his employment is otherwise terminated, this Contract shall terminate on the date of the Employee's death and all payments of compensation to which the Employee would have been entitled shall cease as of the date of the Employee's death.

(B) MISCONDUCT. This Agreement may, at the option of Employer, be terminated immediately by Employer upon the occurrence of any of the following acts:

- (1) The Employee being indicted or convicted for any misdemeanor involving moral turpitude, or of conduct in any United States jurisdiction which would constitute a felony under Alabama law, as now or hereafter exists.
- (2) The Employee conducting himself in a fraudulent or dishonest manner with respect to his duties of employment if, in the opinion of the Chief of Police, that such conduct discredits Employer or is detrimental to the reputation and good standing of Employer. Such option shall be exercised by the Employer giving written notice to Employee of the Employer's intent to terminate and the grounds for such termination.
- (3) Employee having been disciplined by the Employer repeatedly and/or having serious unacceptable conduct inconsistent with the provisions of Section 8 of the Personnel Policies and Procedures Manual of the City of Opelika. Employee shall comply with all policies and procedures of Employer which shall, from time to time, be reasonably promulgated.

(C) FAILURE TO MAINTAIN STANDING AS SWORN POLICE OFFICER.

Employee represents and warrants at the time of the signing of this Contract and at all times during the term of this Contract that he is a duly sworn police officer certified by the Alabama Peace Officers Standards and Training Commission ("APOSTC") and his privileges as such have not been rescinded, revoked or restricted in any manner. The Employer shall have the right to terminate this Contract immediately in the event of the termination, suspension or nonrenewal of the Employee's certification as a sworn police officer in good standing with APOSTC.

(D) **OPTION OF EMPLOYER.** Employer may terminate this Agreement, without cause, by giving thirty (30) days advance notice to Employee of its intent to terminate. Upon the effective date of termination, neither party shall have any further obligation to the other.

SECTION V. TERMINATION BY EMPLOYEE.

Employee may voluntarily resign his position with Employer before the expiration of the term of his employment, by giving thirty (30) days advance notice of his intent to terminate. Upon termination by voluntary resignation, neither party shall have any further obligation to the other beyond the effective date of termination.

SECTION VI. EMPLOYEE BENEFITS.

Except as provided herein, Employee shall be entitled to all benefits to which a part-time employee may be entitled. It is specifically understood and agreed that the City shall not provide life, accidental death, health, dental, or vision insurance benefits, shall not provide leave time benefits, and shall not provide retirement benefits to the Employee. Employee acknowledges that he shall not be eligible to participate in the Employer's Life and Accidental Death Plan, Health, Dental or Vision Plan, any other group insurance plan or the Employer's retirement plan. The City shall not make any contributions to the Alabama Retirement System on behalf of the Employee. The Employer shall provide workman's compensation insurance and shall pay Social Security and Medicare taxes.

The Employer shall provide and make available for the use of the Employee a motor vehicle, firearm, ammunition, office space, equipment and supplies which the Employer determines to be reasonably necessary for the proper performance and conduct of the Employee's duties under this Contract.

SECTION VII. OTHER TERMS AND CONDITIONS OF EMPLOYMENT.

The Chief of Police, in consultation with Employee, shall fix any other terms and conditions of employment as he and the Mayor may determine from time to time, relating to the performance evaluation of said Employee and any annual raises or decreases, any administrative suspensions (with or without pay) which are based upon said performance evaluations, disciplinary actions and/or breach of the provisions herein, provided such terms and conditions are not inconsistent with the provisions of this Agreement, the Employee's job description or any other law.

SECTION VIII. SEVERABILITY.

If any term, covenant, or condition of this Agreement is held invalid or unenforceable, the remainder of this Agreement and all other terms shall be valid and enforceable to the fullest extent permitted by law.

SECTION IX. ASSIGNMENT.

No assignment of this Agreement or the rights and obligations hereunder shall be valid without the specific written consent of both parties hereto.

SECTION X. GOVERNING LAW.

This Agreement has been executed and delivered in, and shall be interpreted, construed and enforced pursuant to and in accordance with the laws of the State of Alabama.

SECTION XI. AMENDMENTS AND AGREEMENT EXECUTION

This Agreement and amendments thereto shall be in writing and executed in multiple copies. Each multiple copy shall be deemed an original, but all multiple copies together shall constitute one and the same instrument.

SECTION XII. WAIVER OF BREACH.

The waiver of either party of a breach or violation of any provision of this Agreement shall not operate as, or be construed to be, a waiver of any subsequent breach of the same or other provision hereof.

SECTION XIII. TIME OF ESSENCE.

Time shall be of the essence with respect to this Agreement.

SECTION XIV. ENTIRE AGREEMENT.

This Agreement (including attachments) supersedes all previous contracts and constitutes the entire agreement between the parties hereto.

SECTION XV. HEADINGS.

Headings in this Agreement are for convenience only and shall not be used to interpret or construe its provisions.

IN WITNESS WHEREOF, the City of Opelika has caused this Agreement to be signed and executed in its behalf by its Mayor, and duly attested by its City Clerk, and the Employee has signed and executed this Agreement the day and year first above written.

THE CITY OF OPELIKA, ALABAMA

By: _____
EDDIE SMITH, ITS MAYOR

ATTEST:

RUSSELL A. JONES, MMC
CITY CLERK

PATRICK E. MCCULLOCH

**STATE OF ALABAMA
COUNTY OF LEE**

I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that **EDDIE SMITH** and **RUSSELL A. JONES**, whose names as Mayor and City Clerk, respectively, of the City of Opelika, Alabama, a municipal corporation, are signed to the foregoing instrument who are known to me, acknowledged before me on this day, that, being informed of the contents of said instrument they, in their capacity as Mayor and City Clerk for the City of Opelika, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal of office this the ___ day of _____, 2026.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

**STATE OF ALABAMA
COUNTY OF LEE**

Before me, the undersigned authority, a Notary Public in and for said county and state, hereby certify that **PATRICK E. MCCULLOCH**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal of office this the ___ day of _____, 2026.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

RESOLUTION NO. _____

**RESOLUTION APPROVING AND ADOPTING A NEW JOB DESCRIPTION
FOR THE POSITION OF PUBLIC SAFETY CADET**

WHEREAS, the City of Opelika (the “City”) recognizes the need to maintain current and accurate job descriptions for all City employees; and

WHEREAS, a review of the existing job description for the position of Public Safety Cadet has determined that modifications are necessary to accurately reflect the duties, responsibilities and qualifications required for the position; and

WHEREAS, the proposed job description for the position of Public Safety Cadet has been reviewed by the Opelika Police Department and the Police Chief.

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

1. That the City Council hereby approves and adopts the new job description for the position of Public Safety Cadet, a copy of which is attached hereto as Exhibit “A” and incorporated herein by reference.

2. That this Resolution shall take effect upon its passage and adoption by the City Council.

ADOPTED AND APPROVED this the _____ day of _____, 2026.

PRESIDENT OF THE CITY COUNCIL OF THE
CITY OF OPELIKA, ALABAMA

ATTEST:

CITY CLERK

CITY OF OPELIKA POSITION DESCRIPTION

Police Public Safety Cadet Police Department

Job Summary

This position is FLSA-non-exempt (full-time). The purpose of the Police Public Safety Cadet position is to provide an opportunity for individuals seeking a career in law enforcement between the ages of 17 - 22 the ability to gain knowledge of laws, policies, procedures, physical abilities, firearms training, report writing, and investigation techniques while waiting to meet the age and maturity requirements of becoming an officer for the Opelika Police Department. Cadets will be utilized throughout the different divisions of the department to assist in many areas including training, building and grounds details, range maintenance, supply, evidence storage, records, and dispatch as needed. The Cadet positions will provide an avenue for our next-generation officers to find employment, start building their careers, and learn the integrity, respect, teamwork, and leadership that our community requires of its officers. This position works with others in both extreme outdoor weather conditions and a professional office setting. The position works under the supervision of the Special Services and Training Division. Work hours are flexible to accommodate departmental needs, as well as allow for education opportunities and schedules.

Minimum Qualifications

- Employment for the selected candidate(s) is contingent upon the successful completion of a background investigation including criminal, credit, and driver's history checks, polygraph examination, psychological evaluation, fingerprinting, and drug screening. Individuals seeking employment will be required to take a physical agility test, which includes push-ups, sit-ups, an obstacle course, and a 1.5-mile run.
- Must be between the ages of 17 - 22 upon hire.
- High School Diploma or GED.
- Must be qualified to work in the U.S.
- Must be of good moral character.
- Must be able to pass the APOST Physical Ability Test by completion of the program.
- Good organizational skills.
- Strong verbal and written communication skills.
- Be proficient in utilizing basic computer applications.
- Demonstrated experience in working with computers and other electronic equipment.
- NOTE: This position may require operating a city vehicle.
- Must have or be able to obtain a valid Alabama driver's license.

Essential Job Functions

- Focuses on basic city and departmental functions while undergoing some police training.
- Attend physical training regularly.
- Attend training classes and functions.
- Assist with the training division.
- Assist and train with the records division.
- Assist and train in the supply and equipment division.
- Assist and train with the 911 call center and communications division.
- Assist the department with community and recruitment events.
- Assist and train with School Resource Officers (SRO's).
- Assist with crime prevention programs.
- Assist and train with the patrol division.
- Assist and train with the detective division.
- Attend and participate in community and recruiting events.

Marginal Job Functions

- Conduct traffic control during city and community events as required.
- Attend training academy functions as needed.
- Help recruiting efforts for the department.
- Other duties and responsibilities as assigned by management.
- Regular and predictable attendance is required.

Knowledge, Skills, and Abilities

- Ability to interact effectively with law-enforcement personnel, community members, and co-workers in a professional, courteous, and friendly manner.
- Ability to establish rapport with co-workers having a diverse range of identities (age, faith, gender, socioeconomic, educational, etc.).
- Ability to maintain information confidentiality, privacy, and the right to self-determination.
- Ability to engage with law enforcement to learn about resources, tools, and expertise to better serve the department and community.
- Ability to understand and uphold search & seizure laws and constitutional laws.
- Ability to adhere to ALL applicable or assigned ethical standards.
- Ability to use logical thinking and effectively engage in problem-solving processes.
- Ability to be flexible and manage multiple demands in unfamiliar and changing environments.
- Ability to successfully pass a testing and screening process including, but not limited to, a background investigation, truth verification examination, a psychological evaluation, physical fitness test, and criminal history check.

Employment Policy

The City of Opelika is an Equal Opportunity and Americans with Disabilities Act-compliant employer. We consider applicants for all positions without regard to race, religion, color, national origin, gender (including pregnancy, childbirth or related medical conditions), sexual orientation, gender identity, gender expression, age, parental status, status as a protected veteran, status as an individual with a disability or any other legally protected status. In accordance with the Department of Justice regulations implementing Subtitle A of Title II of the Americans with Disabilities Act (42 U.S.C. 12131), the City of Opelika welcomes all reasonable requests for accommodations from prospective applicants. The City's ADA Coordinator can be reached at (334) 705-5130 or at ADA@opelika-al.gov .

RESOLUTION NO. _____

WHEREAS, the entire Opelika City Council fully supports and appreciates the various services and programs that is being provided by the Opelika Chamber of Commerce, and

WHEREAS, the 20 Under Forty program is in need of contributions to assist in funding their service project for 2025-2026, and

WHEREAS, Council President George Allen Ward 1, Councilwoman Janataka Hughley-Holmes Ward 2, Councilwoman Leigh Whatley Ward 3, Council President Pro-Tem Chuck Beams Ward 4 and Councilman Todd Rauch Ward 5 wish to provide a special appropriation to assist in supporting the 2025-2026 20 Under Forty class.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Opelika, Alabama, a municipal corporation, as follows:

1. That the City Council approves said request to provide a total of \$1,250.00 to the Opelika Chamber of Commerce, 20 Under Forty program.
2. That City Council members wish to provide \$250.00 each from their discretionary funds as detailed below with said funds to be used as explained in No. 1. above:

George Allen	Ward 1	Current fund.	\$250.00
Janataka Holmes	Ward 2	Current fund.	\$250.00
Leigh Whatley	Ward 3	Current fund.	\$250.00
Chuck Beams	Ward 4	Current fund.	\$250.00
Todd Rauch	Ward 5	Reserve fund.	\$250.00

3. That the Council hereby declares and determines that said expenditures of these public funds will serve a public purpose for the City of Opelika.
4. That the Mayor and the Controller is hereby authorized and directed to make a budget adjustment(s) to move a total of \$1,250.00 from the various accounts/funds as detailed in No. 2 above to the appropriate account(s).
5. The City Clerk is hereby authorized and directed to prepare the appropriate documents so a check for \$1,250.00 can be prepared and delivered to the Opelika Chamber of Commerce with said funds earmarked for 20 Under Forty program.

ADOPTED and APPROVED this the _____ day of _____, 2026.

W. George Allen
President City Council
City of Opelika, Alabama

Attest:

Russell A. Jones, MMC
City Clerk

RESOLUTION NO. _____

**RESOLUTION APPROVING SPECIAL APPROPRIATION
TO ENVISION OPELIKA FOR WORTHY² (WORTHY SQUARED)**

WHEREAS, Envision Opelika., a 501(c)3 non-profit corporation, (“Envision”) is a citizen-driven planning effort created to make a lasting difference in the quality of life for Opelika residents; and

WHEREAS, Envision, as a part of its service to the citizens of Opelika, supports Worthy² (Worthy Squared), an organization that provides intervention and prevention services for both adult and minor victims of commercial sexual exploitation/sex trafficking; and

WHEREAS, the City of Opelika (the “City”), its employees and first responders are engaged in the fight against sex trafficking through education and outreach; and

WHEREAS, Worthy Squared is sponsoring its Second Annual Worthy² Warriors for Freedom 5K Race; and

WHEREAS, the City desires to increase the availability of support services for adults and youth who are victims of sexual exploitation; and

WHEREAS, Ward 1 Council President George Allen, Ward 2 Councilwoman Janataka Hughley-Holmes, Ward 3 Councilman Leigh Whatley, Ward 4 Council President Pro-Tem Chuck Beams, and Ward 5 Councilman Todd Rauch wish to appropriate \$100.00 each from their respective discretionary funds to assist with Worthy Squared’s mission.

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

1. That the City Council hereby approves a special appropriation in the amount of \$500.00 to assist with the mission of Worthy Squared.
2. That the Mayor and the Controller are hereby authorized to transfer the sum of

\$100.00 each from the respective discretionary fund accounts of George Allen, Ward 1; Janataka Hughley-Holmes, Ward 2; Leigh Whatley, Ward 3; Chuck Beams, Ward 4; and Todd Rauch, Ward 5.

3. That the City Council hereby declares and determines that the expenditure of said funds will serve a public purpose by promoting the mission of Worthy Squared.

4. That the Mayor and the Controller are hereby authorized and directed to make all necessary accounting and budgetary entries to carry into effect the intent of this Resolution.

5. That the City Clerk is hereby authorized to process the necessary paperwork so that the amount of \$500.00 can be processed by the Accounting Department.

6. That this Resolution shall take effect upon its passage and adoption by the City Council.

ADOPTED AND APPROVED this the _____ day of _____, 2026.

PRESIDENT OF THE CITY COUNCIL OF THE
CITY OF OPELIKA, ALABAMA

ATTEST:

CITY CLERK



To Whom It May Concern,

It is with the utmost enthusiasm that we are seeking your participation in Worthy Squared's second annual Worthy² Warriors for Freedom 5K! This event, rain or shine, will be held at the Sportsplex in Opelika, Alabama on Saturday, April 18, 2026. Our goal is to raise money for victim services and raise awareness of sex trafficking, happening right here in our Alabama communities.

The Warriors for Freedom 5K Race is in memory of Lily Alyscia Ledbetter. Lily's dream was to graduate from Auburn University's School of Building Science. In 2022, Lily went to St. John, USVI for an internship with a local developer. Tragically, Lily's life was suddenly cut short while living in St. John. The circumstances surrounding Lily's death were linked to exploitation and possible trafficking, and the investigation is ongoing.

Worthy Squared (originally named Redeem AL) was established in 2018 and is dedicated to advocating for adult and minor females who have been exploited through commercial sex, or sex trafficking. Our mission is two-fold and focuses on two strategic points: Prevention & Intervention. We believe that to eradicate commercial sexual exploitation, or sex trafficking, it is critical to prevent it from happening in the first place—to be proactive rather than reactive. We believe through education, awareness and training, it is possible to stop the grooming, and eventual sexual exploitation, of our children and youth. Our team compassionately guides and mentors survivors as they navigate exiting a life of exploitation and begin a new life of renewal and restoration. Our hope is that they find their true FREEDOM and the faith to dream again...because they are WORTH IT!

Our hope for this race is to empower the community to become champions for change. The run is more than an event—it's a rallying call to stand strong alongside survivors, advocating for dignity, freedom, and an end to trafficking.

This year, our organization is committed to expanding our reach and services to victims of sex trafficking. Your financial support will contribute to resources for the victims we serve, our growing volunteer program, and organizational needs to more efficiently serve victims in Alabama. As you can imagine, every bit of support is a tremendous step in the direction of eradicating sex trafficking.

Please join us by supporting the race in whatever way you can- whether you choose to give financially as a sponsor or donate items such as bottled water and food for the race. However you decide to give, you will help children and adults in Alabama walk in freedom from the bondage and abuse of sex trafficking. Attached are different levels of participation.

We hope to see you at the race to celebrate our everyday freedoms, and the emancipation of those enslaved across our state!

For Freedom,

Sara Riesing
Executive Director



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
CONSUMABLE HEMP PRODUCTS APPLICATION
Confirmation Number: 20260218152853126



Type License: 700 - SPECIALTY RETAILER OF CONSUMABLE HEMP PRODUCTS

State: \$1,000.00

County: \$0.00

Trade Name: TOP SHELF ALTERNATIVES LLC

Filing Fee: \$50.00

Applicant: TOP SHELF ALTERNATIVES LLC

Transfer Fee:

Location Address: 510 GENEVA STREET SUITE 4 OPELIKA, AL 36801

Mailing Address: 510 GENEVA STREET SUITE 4 OPELIKA, AL 36801

County: LEE

Tobacco sales: YES

Tobacco Vending Machines:

Product Type: 03

Type Ownership: LLC

Book, Page, or Document info: 001-093-127

Do you sell Draft Beer?: N/A

Date Incorporated: 08/08/2023

State incorporated: AL

County Incorporated:

Date of Authority:

Federal Tax ID: [REDACTED]

Alabama State Sales Tax ID: [REDACTED]

Name:	Title:	Date and Place of Birth:	Residence Address:
BRADLEY STEVEN HADDON [REDACTED]	OWNER	[REDACTED]	1805 ARCHER COURT OPELIKA, AL 36804
KAYLA LYNN HADDON [REDACTED]	OWNER	[REDACTED]	1805 ARCHER COURT OPELIKA, AL 36804
JOSEPH MICHAEL SMITH [REDACTED]	OWNER	[REDACTED]	121 PLUM TREET LANE HAZEL GREEN, AL 35750

Has applicant complied with financial responsibility ABC RR 20-X-5-.14? YES

Does ABC have any actions pending against the current licensee? NO

Has anyone, including manager or applicant, had a Federal/State permit or license suspended or revoked? NO

Has a liquor, wine, malt or brewed license for these premises ever been denied, suspended, or revoked? NO

Are the applicant(s) named above, the only person(s), in any manner interested in the business sought to be licensed? YES

RESOLUTION NO. _____

**RESOLUTION APPROVING THE VACATION OF A 60-FOOT-WIDE PORTION
OF THE RIGHT-OF-WAY OF 12TH STREET BETWEEN 1114 AND 1200 1ST AVENUE**

WHEREAS, Thomas Gamble, a married man (“Gamble”), is the owner of all property abutting upon a portion of the right-of-way of 12th Street between 1114 and 1200 1st Avenue lying south of Central of Georgia Railroad; and

WHEREAS, a Petition to vacate a 60-foot-wide portion of the right-of-way of 12th Street, duly executed by Gamble, as the abutting property owner, has been presented to the City Council (the “City Council”) of the City of Opelika, Alabama (the “City”), a municipal corporation, for the assent and approval of the governing body, said Petition with map attached being hereto affixed, marked Exhibit “A” and made a part hereof; and

WHEREAS, the Petition is filed in accordance with the provisions of §23-4-20, *Code of Alabama*, 1975, which provides that any street or alley may be vacated, in whole or in part, by the owner or owners of the land abutting the street or alley or abutting that portion of the street or alley desired to be vacated; and

WHEREAS, the portion of the right-of-way of 12th Street to be vacated is more particularly described as follows:

The right-of-way of North 12th Street located between 1st Avenue and the Central of Georgia Railroad (Norfolk Southern) right-of-way. Said section of right-of-way is 60 feet in width and 201 feet in length.

WHEREAS, the Petition states that no property owners will be deprived of any right they may have to convenient and reasonable means of ingress and egress to and from their property as a result of the requested vacation; and

WHEREAS, a public hearing was conducted by the City Council on the 17th day of March, 2026, at which all persons were given the opportunity to be heard in favor of or in opposition to the proposed vacation; and

WHEREAS, public notice of the public hearing was provided in accordance with §23-4-2, *Code of Alabama*, 1975; and

WHEREAS, the City Council has determined that it is in the best interest of the City to vacate said portion of 12th Street between 1114 and 1200 1st Avenue, as described in the attached Petition and said portion of the right-of-way of said street should be returned to the abutting property owner, subject to any easements for utilities operating within the portion of the street to be vacated.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Opelika that the vacation of the above-described portion of 12th Street is assented to and approved and the same is hereby vacated pursuant to the provisions of Section 23-4-20, et.seq. of the *Code of Alabama*.

BE IT FURTHER RESOLVED that the City of Opelika, Alabama, a municipal corporation, remise, release and quitclaim unto Gamble, whatever right, title and interest said City of Opelika, Alabama, may have acquired in and to the above-described portion of 12th Street by virtue of the dedication of said roadway or otherwise, subject to any easements for utilities now operating within the portion of the street to be vacated.

BE IT FURTHER RESOLVED that this Resolution shall not prejudice the rights of public utilities now operating utility lines, pipes, mains, equipment and facilities within the right-of-way of the street to be vacated. Any entities with utility lines, pipes, mains, equipment and facilities in place shall continue to have the rights set forth in *Code of Alabama*, §23-4-20(f).

BE IT FURTHER RESOLVED that, Eddie Smith, the Mayor of the City of Opelika, Alabama, a municipal corporation, be and he is hereby authorized and directed on behalf of the City of Opelika, Alabama, to execute a quitclaim deed to Thomas Gamble for the purpose of carrying out the intent and intention of this Resolution and that Russell A. Jones, City Clerk, be and he is hereby authorized and directed on behalf of the City of Opelika, Alabama, to attest the same.

BE IT FURTHER RESOLVED that the City Clerk will cause a copy of this Resolution to be filed in the Probate Office of Lee County, Alabama, and shall further cause a copy of this Resolution to be published once in a newspaper of general circulation in Lee County, Alabama, no less than fourteen (14) days after its adoption.

ADOPTED AND APPROVED this the ____ day of _____, 2026.

PRESIDENT OF THE CITY COUNCIL OF
THE CITY OF OPELIKA, ALABAMA

ATTEST:

CITY CLERK

**PETITION TO VACATE 60-FOOT-WIDE PORTION OF THE
RIGHT-OF-WAY OF 12th STREET BETWEEN 1114 AND 1200 1ST AVENUE**

**STATE OF ALABAMA
COUNTY OF LEE**

**TO THE HONORABLE MEMBERS OF THE COUNCIL MEMBERS OF THE CITY OF
OPELIKA**

COME NOW Thomas Gamble, a married man, (hereinafter referred to as the
“Petitioner”) and represents as follows:

1. The Petitioner is the owner of all of the property abutting upon a portion of the right-of-way of 12th Street between 1114 and 1200 1st Avenue lying south of the Central of Georgia Railroad, and it does, by this written instrument, hereby vacate said portion of 12th Street, being more particularly described as follows, to-wit:

The right-of-way of North 12th Street located between 1st Avenue and the Central of Georgia Railroad (Norfolk Southern) right-of-way. Said section of right-of-way is 60 feet in width and 201 feet in length.

2. The Petitioner hereby represents and declares that it is not the intention of the Petitioner to vacate any other portions of 12th Street except as described in Section 1 above.

3. The Petitioner hereby certifies that convenient and reasonable means of ingress and egress is afforded to all other property owners owning property in the area.

4. The Petitioner desires to vacate the above-described portion of 12th Street so as to destroy the force and effect of any dedication of the same and have divested therefrom all public rights therein.

5. This declaration of vacation is executed by the Petitioner in accordance with the provisions of §35-2-54, *Code of Alabama*, 1975, and also pursuant to said Code in §23-4-20.

6. The Petitioner agrees that the property within the vacated right-of-way described in Section 1 above shall constitute the property of Petitioner.

7. By signing this form, the Petitioner acknowledges that final conveyance and transfer of the vacated right-of-way cannot be executed until all conditions of approval have been met and a vacation resolution adopted by the City Council.

NOW, THEREFORE, in consideration of the premises, the Petitioner hereby requests that Your Honors assent to, approve, ratify and confirm the vacation of the above-described portion of 12th Street, the annulment of any dedication thereof and the divestment of all public rights therein, and that the City of Opelika, through its duly elected officials, adopt such appropriate resolution and authorize the execution of such appropriate instrument as may be meet and proper to effect the vacation of said portion of the right-of-way of 12th Street in order to divest the public of all rights to use the same and convey to the Petitioner whatever right, title and interest which the City has or may have in and to the above-described portion of 12th Street.

IN WITNESS WHEREOF, the Petitioner has hereunto set its hand and seal on this the 17th day of February, 2026.

By: 
THOMAS GAMBLE

**STATE OF ALABAMA
COUNTY OF LEE**

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that THOMAS GAMBLE, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me this day, that, being informed of the contents of said instrument he executed the same voluntarily on the day the same bears date.

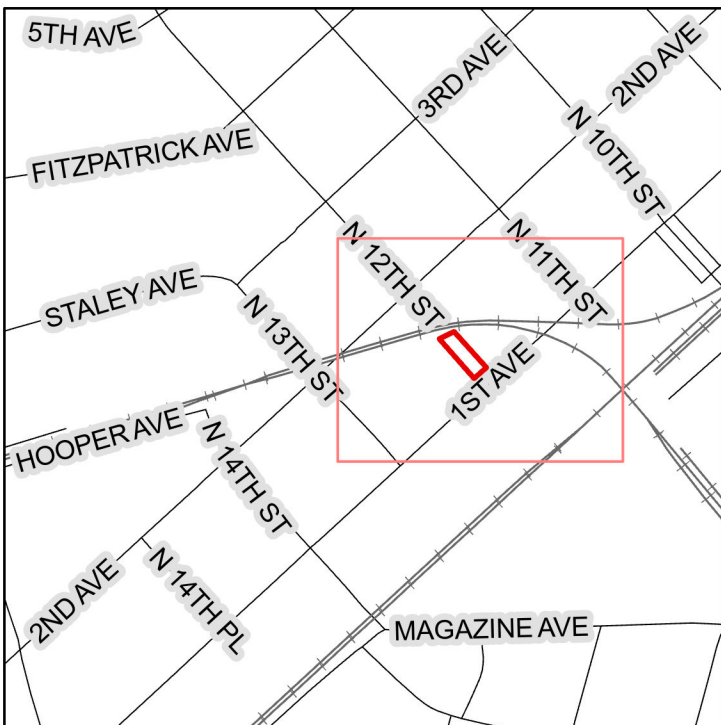
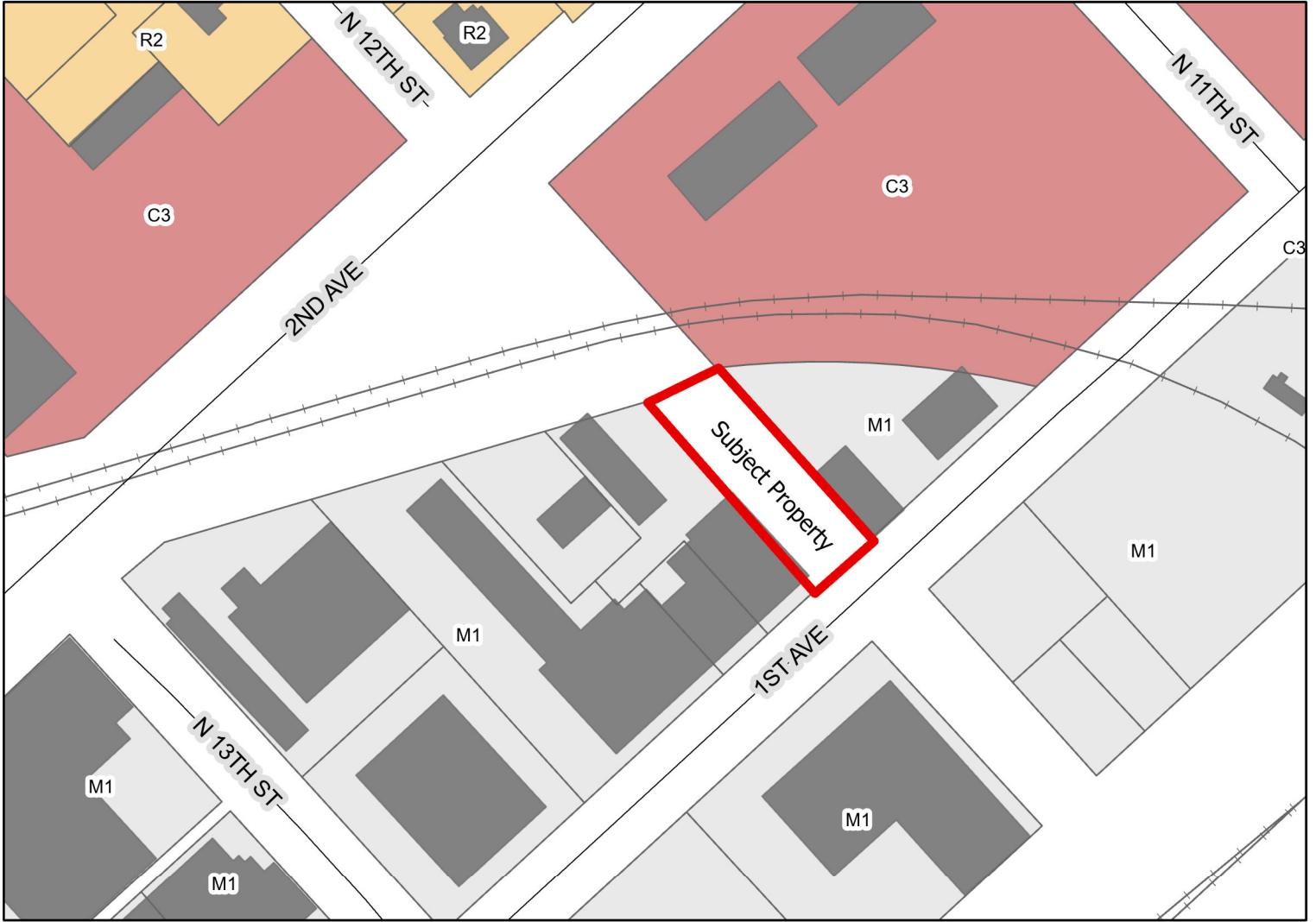
GIVEN under my hand and official seal of office this the 17th day of FEBRUARY,
2026.





NOTARY PUBLIC
MY COMMISSION EXPIRES: 5/10/2028

EXHIBIT A



The applicant requesting to vacate an undeveloped portion of the 60 foot right-of-way for N. 12th Street between 1st Avenue and the Central of Georgia Railroad (Norfolk Southern) right-of-way.

 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

ORDINANCE NO. _____

**ORDINANCE ANNEXING CERTAIN PROPERTY INTO THE CORPORATE LIMITS
OF THE CITY OF OPELIKA
(Property located at the end of the City Limits on N Andrews Road (223 Lee Road 799))**

WHEREAS, Janie Powers and John Morgan (hereinafter referred to as the “Petitioners”) being the owners of the property hereinafter described, heretofore filed a Petition for Annexation (the “Petition”) with the City of Opelika, Alabama, a municipal corporation, a copy of which is attached hereto as Exhibit “A”, requesting the annexation of certain property owned by the Petitioners as more particularly described below; and

WHEREAS, the Petitioners are the owners of all of the lands described in their Petition; and

WHEREAS, the territory to be annexed is contiguous to the existing corporate limits of the City of Opelika and does not embrace any territory within the corporate limits of another municipality, and when annexed into the City of Opelika will form a homogenous part of the City; and

WHEREAS, the City Council of the City of Opelika did find and determine that it is in the best interest of the public that said property be annexed into the City of Opelika and it did further determine that all legal requirements for annexing said real property have been met pursuant to Sections 11-42-20 through 11-42-24, *Code of Alabama* (1975).

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

Section 1. The City Council of the City of Opelika, finds and declares, as the legislative body of the City of Opelika, that it is in the best interest of the citizens of the City of Opelika, to bring the territory described in Section 2 of this Ordinance into the corporate limits of the City of Opelika.

Section 2. The following described property be, and the same is hereby annexed into the corporate limits of the City of Opelika, Alabama, and the boundary lines and corporate limits of the City of Opelika, Alabama shall be extended, altered and rearranged to include within the corporate limits of the City of Opelika, in addition to the territory now included therein, all the following territory, to wit:

Parcel 25, Plantation Place, Part Three, according to and as shown by that certain plat of said subdivision prepared by Boles Engineering dated October 5, 1990, and of record in Plat Book 16, at Page 59 in the Office of the Judge of Probate of Lee County, Alabama.

The above-described property contains 4.6 acres, more or less, and is located at the end of the City Limits on North Andrews Road (223 Lee Road 799).

Section 3. A map or plat of a survey describing the territory annexed and showing its relation to the corporate limits of the City of Opelika shall be attached to this ordinance, marked Exhibit “B” and made a part hereof.

Section 4. The Clerk of the City of Opelika is hereby authorized and directed to file with the Probate Judge of Lee County, Alabama, a certified copy of this ordinance, together with a certified copy of the petition of the property owner and the Clerk is further directed to take all necessary and proper steps to perfect the annexation of said territory herein described.

Section 5. This ordinance shall be published as provided by law in a newspaper of general circulation in the City of Opelika, Alabama.

Section 6. The territory described in this ordinance shall become a part of the corporate limits of the City of Opelika upon publication of this ordinance as set forth in Section 5 above.

ADOPTED AND APPROVED this the ____ day of _____, 2026.

PRESIDENT OF THE CITY COUNCIL OF THE
CITY OF OPELIKA, ALABAMA

ATTEST:

CITY CLERK

TRANSMITTED TO MAYOR on this the ____ day of _____, 2026.

CITY CLERK

ACTION BY MAYOR

APPROVED this the ____ day of _____, 2026.

MAYOR

ATTEST:

CITY CLERK

STATE OF ALABAMA)
 :
COUNTY OF LEE)

PETITION FOR ANNEXATION INTO CITY LIMITS OF THE CITY
OF OPELIKA PURSUANT TO THE PROVISIONS OF SECTION
11-42-20, ET SEQ. OF THE CODE OF ALABAMA, 1975

TO: THE CITY COUNCIL OF THE CITY OF OPELIKA, ALABAMA

COMES NOW the undersigned, Janie Powers and John Morgan, (hereinafter referred to as “Petitioners”) being the owners of the land described below, and represent and show unto your Honors as follows:

1. The Petitioners are the owners of the property hereinafter described, which is located and contained within an area contiguous to the corporate limits of the City of Opelika, an incorporated municipality, situated in Lee County, Alabama, with a population of more than two thousand (2,000) according to the most recent Federal Census, which said property is more particularly described as follows:

Parcel 25, Plantation Place, Part Three, according to and as shown by that certain plat of said subdivision prepared by Boles Engineering dated October 5, 1990, and of record in Plat Book 16, at Page 59 in the Office of the Judge of Probate of Lee County, Alabama.

The above-described property contains 4.6 acres, more or less, and is located at the end of the City Limits on North Andrews Road (223 Lee Road 799).

2. There is attached hereto as Exhibit “A” and made a part of this petition, a map of the above-described territory showing the relationship to the corporate limits of the municipality to which it is proposed to be annexed.

3. Your Petitioners certify that they are the owners of all the lands within the above-described property.

4. Your Petitioners certify that the territory to be annexed is contiguous to the existing limits of the City of Opelika and does not embrace any territory within the corporate limits of another municipality, and when annexed to the City of Opelika will form a homogenous part of the City.

5. Your Petitioners represent and show that it will be to the best interest of the City of Opelika and that the public good requires that the above-described territory be annexed into the City of Opelika, Alabama, a municipal corporation.

6. This petition is submitted pursuant to the provisions of Section 11-42-20 et seq. *Alabama Code* (1975, as amended).

WHEREFORE, Your Petitioners respectfully pray that the City Council of the City of Opelika adopt an appropriate ordinance assenting to the annexation of the above-described property into the City of Opelika and that the corporate limits of the City be extended and rearranged by said ordinance so as to embrace and to include the above-described property as part of the corporate area of the City. The Petitioners further pray that such other acts be taken as are necessary or appropriate to accomplish the annexation of the above-described territory.

RESPECTFULLY SUBMITTED this the _____ day of _____, 2026.

JANIE POWERS

JOHN MORGAN

STATE OF ALABAMA
COUNTY OF LEE

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that JANIE POWERS, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me this day, that, being informed of the contents of said instrument she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal of office this the ____ day of _____,
2026.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

STATE OF ALABAMA
COUNTY OF LEE

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that JOHN POWERS, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me this day, that, being informed of the contents of said instrument he/she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal of office this the ____ day of _____,
2026.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

CITY OF OPELIKA
Planning Commission Report

Action Requested: Annexation

Location of Property: 223 Lee Road 799 (Andrews Road near I-85 exit 66)

Property Owner: Janie Powers and John Morgan

Current Zoning: PJ (Planning Jurisdiction)

Proposed Zoning: R-1 (Rural District)

Existing Land Use: Residential

Adjacent Zoning/Land Use: North: R-1 and C-2 (Residential)
South: PJ (Residential)
East: PJ (Residential)
West: RE (Undeveloped)

Staff Comments:

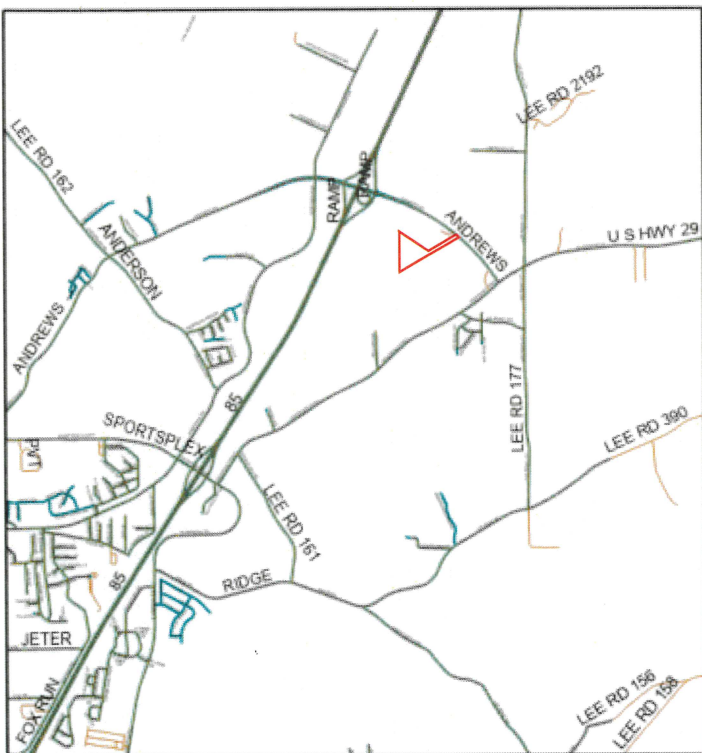
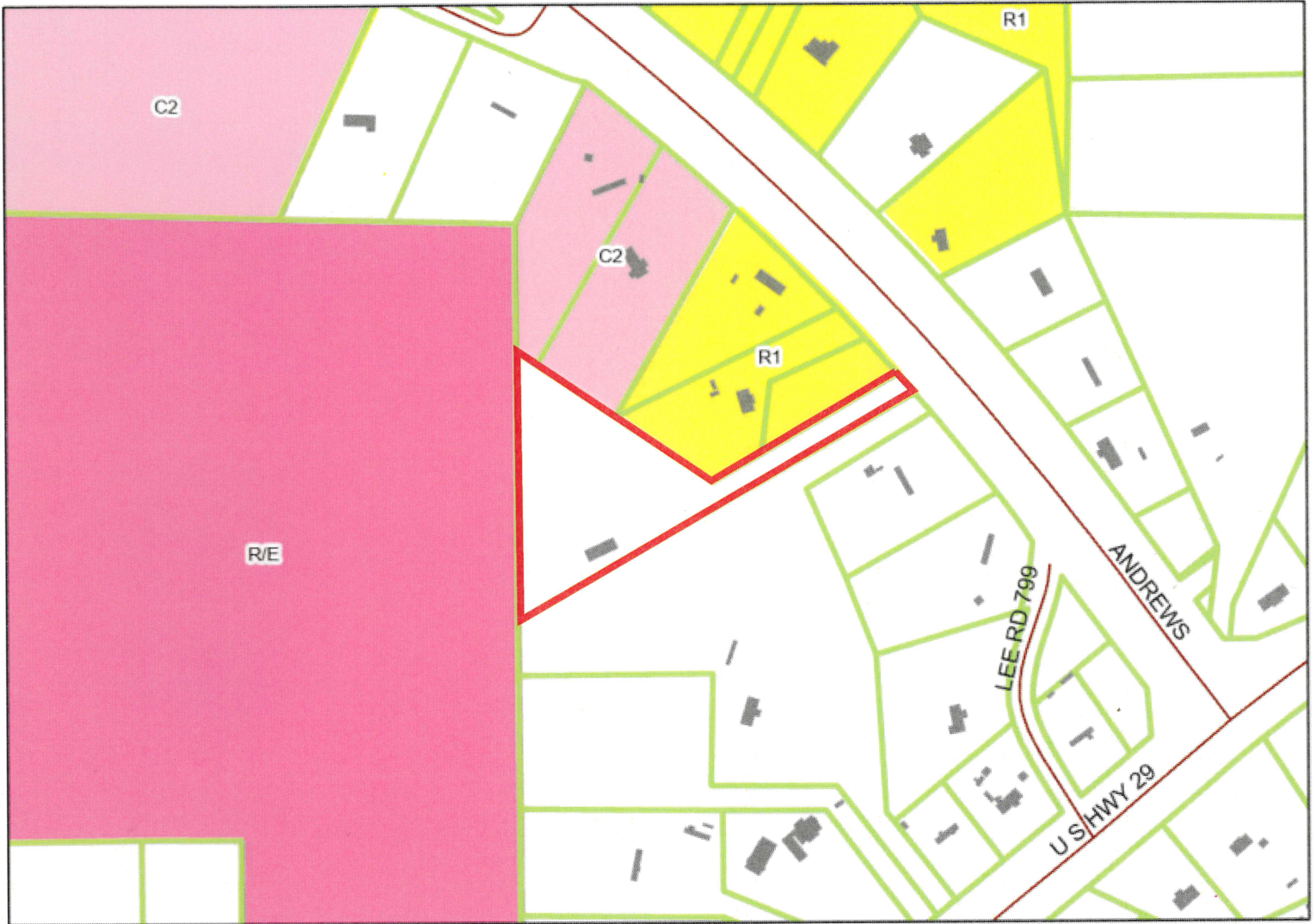
The applicant is requesting to annex one 4.6-acre lot. The property, containing a single manufactured home, is located at 223 Lee Road 799 or Andrews Road. This property is at the end of the City Limits on North Andrews Road. The property owners would like their home to be incorporated within the city limits of Opelika to receive the benefits of city services and schools.

Section 5.3 of the City of Opelika Zoning Ordinance states that all properties annexed into the City will receive an R-1 zoning designation. The parcel meets the Code of Alabama requirements to petition for annexation.

The Opelika 2040 Comprehensive Plan designates this unincorporated pocket as a Priority 2 area for annexation. This is the Long Term Growth Area for annexation. Annexation of this property would align with the effective use of City infrastructure. Therefore, annexation of this property aligns with the 2040 Comprehensive Plan.

At the February 24th meeting, the Planning Commission voted 8 to 0 to send a positive recommendation to City Council to approve the annexation.

ANNEXATION 223 LEE ROAD 799 R-1 ZONING DISTRICT



The 4.6 acre annexation property is near the intersection of Andrews Road and Highway 29. A single family home is on the lot.



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

ORDINANCE NO. _____

**ORDINANCE DECLARING 601 AVENUE A AS SURPLUS PROPERTY
AND APPROVING CONVEYANCE TO KATIE AND JEREMY WOLTER**

BE IT ORDAINED by the City Council of the City of Opelika, Alabama as follows:

Section 1. It is hereby established and declared that the following described real property of the City of Opelika, Alabama, is no longer needed for public or municipal purposes, to-wit:

Parcel 5 of Downtown Urban Renewal Unit #2 which is recorded in Town Plat Book 8 at Page 158.

Section 2. That the City of Opelika, Alabama, having received an offer from Katie Wolter and Jeremy Wolter to purchase the real estate described in Section 1 above, it is hereby declared that it is in the best interest of the public and the City to sell said premises to Katie Wolter and Jeremy Wolter for and in consideration of the sum of \$400,000.

Section 3. That the Mayor and the City Clerk be and they are hereby authorized and directed to execute and attest, respectively, for and on behalf of the City of Opelika, Alabama, a warranty deed, a copy of which is on file in the office of the City Clerk, whereby the City of Opelika does convey the premises, in AS IS condition, as described in Section 1 above to Katie Wolter and Jeremy Wolter for and in consideration of the sum of \$400,000.

Section 4. That the Mayor, City Clerk and other appropriate officers and employees of the City are hereby authorized to take such further actions and execute and deliver such other agreements, contracts, documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

Section 5. That this ordinance shall become effective immediately upon its adoption and publication as required by law.

Section 6. The City Clerk of the City of Opelika is hereby authorized and directed to cause this ordinance to be published one (1) time in a newspaper published in and of general circulation in the City of Opelika, Alabama.

ADOPTED AND APPROVED this the _____ day of _____, 2026.

PRESIDENT OF THE CITY COUNCIL OF THE
CITY OF OPELIKA, ALABAMA

ATTEST:

CITY CLERK

TRANSMITTED TO MAYOR this the _____ day of _____, 2026.

CITY CLERK

ACTION BY MAYOR

APPROVED this the _____ day of _____, 2026.

MAYOR

ATTEST:

CITY CLERK

ORDINANCE NO. _____

**AN ORDINANCE TO AMEND THE ZONING
ORDINANCE AND ZONING MAP OF THE CITY OF OPELIKA**

BE IT ORDAINED by the City Council (the “City Council”) of the City of Opelika, Alabama (the “City”) as follows:

Section 1. That Ordinance 124-91 entitled “Zoning Ordinance City of Opelika, Alabama”, adopted on September 17, 1991, and the Zoning Map of the City of Opelika provided for and referred to therein, as previously amended and/or modified, be and the same is hereby amended by rezoning or redistricting the parcels of land hereinafter in this section described, so as to change such parcels from one class of district to another class of district as follows, to-wit:

From a R-2 District (Low Density Residential District) to a C-2, GC-P District (Office/Retail, Gateway Corridor Primary District), the parcels of land hereinafter described:

PARCEL 1

Commence at the Northwest corner of the Southeast Quarter of the Northwest Quarter of Section 3, Township 19 North, Range 27 East, Lee County, Alabama, which point is also the point of beginning of the property herein described. From said point of beginning, thence run South 01°-28'07" West for 723.27 feet to a point in the margin of North Uniroyal Road; thence run North 89°-51'01" West, along said margin for 360.25 feet; thence run North 01°-28'07" East for 728.11 feet; thence run South 89°-04'-50" East for 360.17 feet to the point of beginning, containing 6 acres, more or less.

PARCEL 2

Commence at the Northwest corner of the Southeast quarter of the Northwest quarter of Section 3, Township 19 North, Range 27 East, Lee County, Alabama; thence run South 01° 28' 07" West for 723.27 feet to a point on the North margin of North Uniroyal Road; thence run North 89°-51'-01" West, along said margin for 360.25 feet to a point, which point is the point of beginning of the property to be herein described: From said point of beginning thence run North 89°51'01" West for 116.83 feet; thence run in a Southwest direction along said margin on the arc of a curve to the left having a radius of 882.41 feet for an arc length of 113.29 feet; thence run in a Southwest direction along said margin of North Uniroyal Road on the arc of a curve to the left having a radius of 882.41 feet for an arc length of 748.18 feet to the Southeast margin of Interstate Highway No. I-85; thence run North 34°21'07" East, along said margin of I-85, for 1,316.83 feet; thence run North 43°27'05" East for 38.86 feet; thence run South 89°04'50" East for 97.72 feet; thence run South 01°28'07" West for 728.11 feet to the said point of beginning. Containing 6.52 acres, more or less. Being part of that property heretofore conveyed by warranty deed dated March 10, 1994 of record in Deed Book 1833, at Page 71, in the Office of the Judge of Probate of Lee County, Alabama.

The above-described property contains 12.5 acres, more or less, and is located at 1550 and 1570 North Uniroyal Road, Opelika, Alabama.

Section 2. Any ordinance or part thereof in conflict with provisions of this Ordinance be and the same are hereby repealed.

Section 3. This Ordinance shall be published in a newspaper of general circulation in the City of Opelika, Lee County, Alabama.

ADOPTED AND APPROVED this the _____ day of _____, 2026.

PRESIDENT OF THE CITY COUNCIL OF THE
CITY OF OPELIKA, ALABAMA

ATTEST:

CITY CLERK

TRANSMITTED TO MAYOR on this the _____ day of _____, 2026.

CITY CLERK

ACTION BY MAYOR

APPROVED this the _____ day of _____, 2026.

MAYOR

ATTEST:

CITY CLERK

City of Opelika Planning Commission Report

Action Requested: Rezoning, 12.5 acres, from R-2 to C-2, GC-P .

Location of Property: 1550 & 1570 N. Uniroyal Road

Property Owner(s): Gateway Community Church, Inc.
Paul Brumett, authorized representative

Current Zoning: R-2 (low density residential)/GC-P

Proposed Zoning: C-2 (office retail)/GC-P

Existing Land Use: Undeveloped (previously approved for church)

Surrounding Zoning Districts

And Land Uses:	North	C-2/GC-P	Undeveloped
	South	R-2/GC-P	Undeveloped
	East	C-2/GC-P	Undeveloped
	West	R-2/GC-P	Undeveloped (across I-85)

Rezoning

The applicant is requesting to rezone 12.5 acres from a R-2 to a C-2 zoning district. North Uniroyal and I-85 are both in the Gateway Corridor – Primary overlay. The applicant would like to rezone the property to match the C-2 property adjacent to the north and east of this property. Previously, the Planning Commission had approved conditional use for a church at this location. However, that use approval has since lapsed.

The property has a current future land use classification as Office/Business Park. This use would include standalone offices, offices or uses in a campus like configuration and may allow some light industrial, warehouse or logistic uses. Uses are generally compatible with nearby residential. The Economic Development framework goes on to further describe this as Modern, Industrial Business, and Office Park. This would include traditional office uses, but also potential for flexible space with high quality architecture and landscaping.

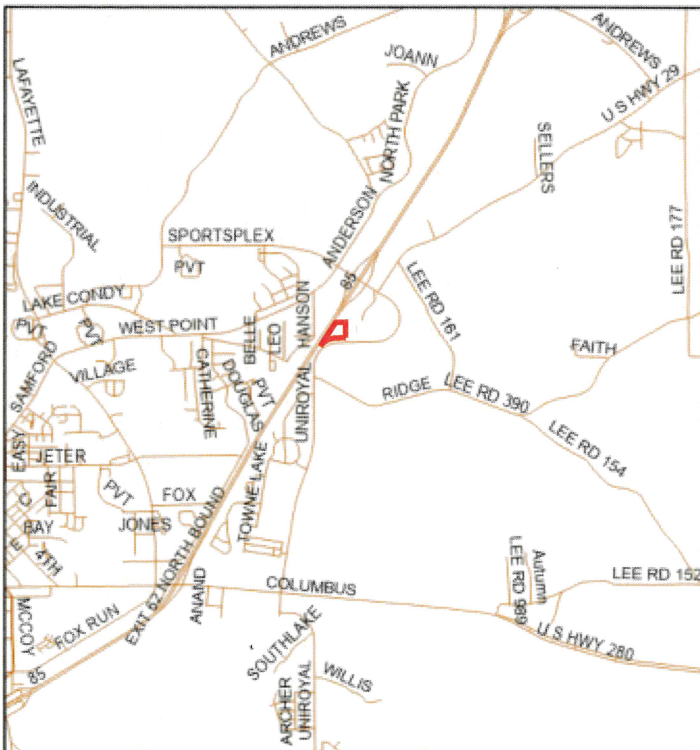
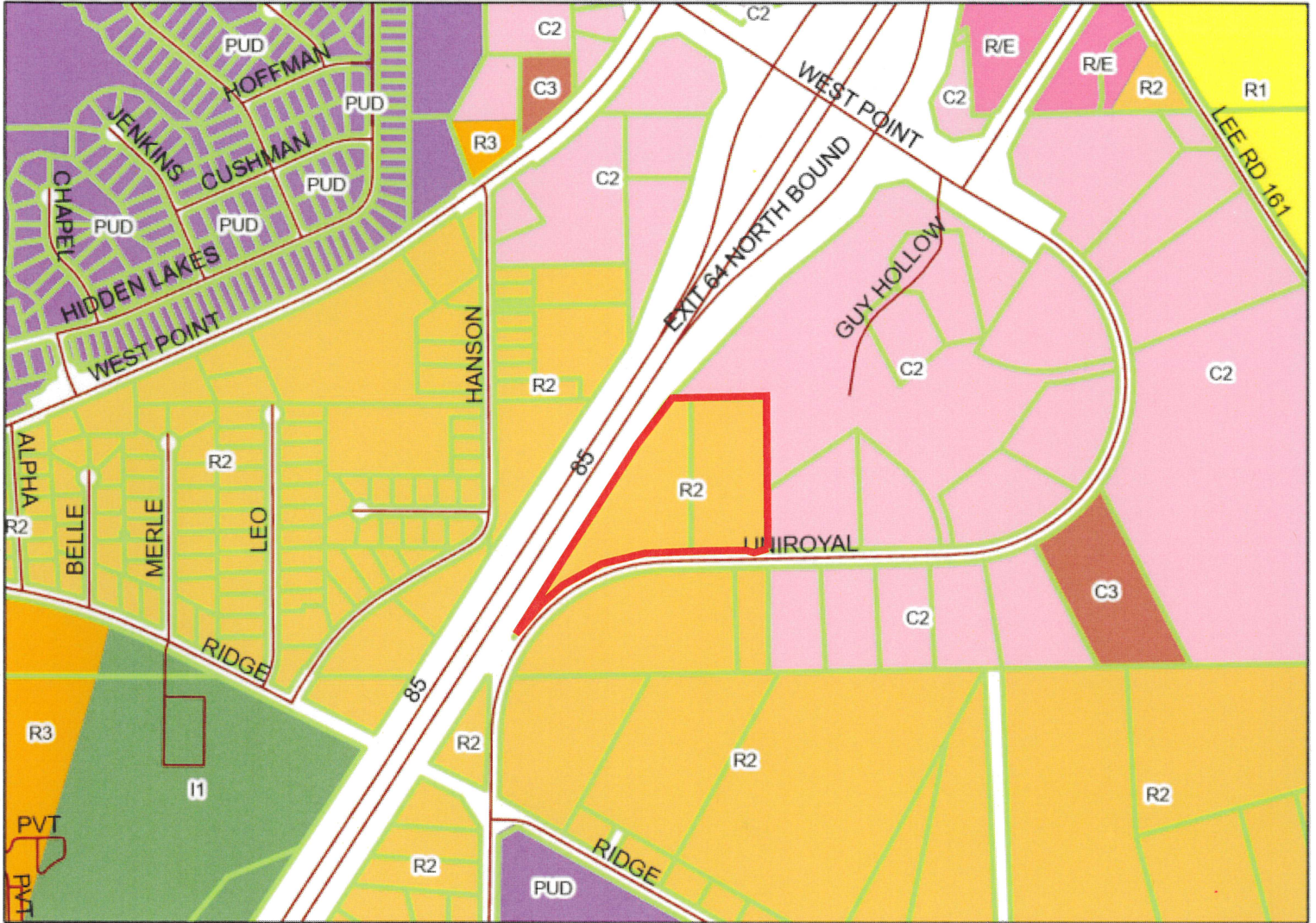
The C-2 zone is an appropriate zone for these proposed uses. However, staff has some concerns that the property is a significant distance from any sanitary sewer access. The nearest sewer is either across I-85 or half a mile to the south. The City is currently working on bringing a trunk line through the general vicinity near Double Hill Road. This would get sewer closer but would still be some distance away. This project is expected to take approximately 2 years. Once sewer is available staff would fully support rezoning this property to C-2.

Staff Recommendation

While staff recognize that the adjoining property is zoned C-2 and the land use plan supports this rezoning, we have concern rezoning the property to a commercial use without sewer being available. **Planning Staff recommends the Planning Commission send a negative recommendation to the City Council to rezone the 12.5-acre property from R-2/GC-P to C-2/GC-P. If the Planning Commission or City Council does feel that C-2 is appropriate now, any approval should be with the condition that no commercial development shall occur until such time that the property is served by sanitary sewer.**

The Planning Commission voted 8 to 0 to send a positive recommendation to City Council to rezone the 12.5 acres C-2, GC-P with conditions. The condition is that the property owner provide the necessary utilities for the commercial zoned property.

BRUMETT REZONING 1550 NORTH UNIROYAL ROAD R-2 TO C-2, D6a & D6b



The applicant is requesting rezoning 12.5 acres from R-2 to C-2, GC-P. The property is near Exit 64 on I-85.



Subject Property

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**AN ORDINANCE TO AMEND THE ZONING
ORDINANCE AND ZONING MAP OF THE CITY OF OPELIKA**

BE IT ORDAINED by the City Council (the “City Council”) of the City of Opelika,

Alabama (the “City”) as follows:

Section 1. That Ordinance 124-91 entitled “Zoning Ordinance City of Opelika, Alabama”, adopted on September 17, 1991, and the Zoning Map of the City of Opelika provided for and referred to therein, as previously amended and/or modified, be and the same is hereby amended by rezoning or redistricting the parcel of land hereinafter in this section described, so as to change such parcel from one class of district to another class of district as follows, to-wit:

From a R-2 District (Low Density Residential District) to a C-3, GC-P District (General Commercial, Gateway Corridor-Primary District), the parcel of land hereinafter described:

Part Sec 9 T19N R26E: Commence Northeast corner; West 375’ South to beginning; West 2330’ South; South 185’; West 500’ to East right-of-way North Auburn Road; South 820’ South on right-of-way to Northeast right-of-way U.S. Highway 280; Southeast 3170’ South on right-of-way; Northeasterly 355’ South on right-of-way; Northeast 245.7’; Northeast 522’; North 600’ South; Northwesterly 380’ South; North 1350’ South to Point of Beginning.

The above-described parcel contains 113.4 acres and is located in the 4600 Block of Birmingham Highway, Opelika, Alabama.

Section 2. Any ordinance or part thereof in conflict with the provisions of this Ordinance be and the same are hereby repealed.

Section 3. This Ordinance shall be published in a newspaper of general circulation in the City of Opelika, Lee County, Alabama.

ADOPTED AND APPROVED this the _____ day of _____, 2026.

PRESIDENT OF THE CITY COUNCIL OF THE
CITY OF OPELIKA, ALABAMA

ATTEST:

CITY CLERK

TRANSMITTED TO MAYOR on this the _____ day of _____, 2026.

CITY CLERK

ACTION BY MAYOR

APPROVED this the _____ day of _____, 2026.

MAYOR

ATTEST:

CITY CLERK

City of Opelika Planning Commission Report

Action Requested: Rezoning, 113.4 acres from R-2 to C-3, GC-P

Location of Property: 4600 block Birmingham Highway

Property Owner(s): War Eagle Properties, LLC
Alan Dorn, authorized representative

Current Zoning: R-2 (low density residential)

Proposed Zoning: C-3, GC-P (general commercial, gateway corridor overlay-primary)

Existing Land Use: Undeveloped

**Surrounding Zoning Districts
And Land Uses:**

North	R-2 & I-1	Undeveloped Wastewater treatment facility
South	C-2, GC-P	Gas station/Convenience store
East	I-1 & R-1	Undeveloped
West	C-3, GC-P	Undeveloped (future Extreme Powersports)

Rezoning

The applicant is requesting to rezone 113.4 acres from R-2 to a C-3, GC-P (general commercial, Gateway Corridor Overly) zoning district. The property is undeveloped. About 55 acres of the 113.4 acres across the north section of the 113 acres is in a floodplain and will remain undeveloped. The south portion of the property along Highway 280 is buildable; the south portion extends about 1,500 feet from the intersection of Grand National Parkway & Highway 280 near to the Waverly Parkway and Highway 280 intersection. The rezoning property includes the undeveloped northeast corner of the Grand National Parkway and Highway 280 (Birmingham Hwy) intersection. The intersection has a traffic light, and commercial uses exists on three corners. Traffic volume is increasing at the intersection and commercial growth is expected.

Most of the adjacent properties on the north, east, and south sides of the rezoning property are undeveloped except at the intersection of Grand National Parkway and Highway 280. The intersection includes Shelton Mill Road and Hwy 280 intersection located on the south side of Highway 280 . This intersection has two gas stations and convenience stores (Tiger Express BP gas is at one corner and RaceTrac is across Shelton Mill Road from BP under construction. Two single family home neighborhoods with over 100 lots are near this intersection.

There are C-3, GC-P zoned properties adjacent to the rezoning property. A 10-acre property zoned C-3, GC-P and currently undeveloped is across Grand National Parkway from the subject property.

Extreme Powersports (ATVs & motorcycles sales and service) has been submitted for conditional use approval on this corner lot. Adjacent to the Extreme Powersports property is APR (Advanced Performance Racing) on 11 acres that is zoned C-3, GC-P. On the south side across Highway 280 from the rezoning property are properties zoned C-2, GC-P zoning district.

The applicant/property owner does not have a commercial development for the rezoning property. The applicant is requesting a rezoning from a R-2 zone to a C-3, GC-P commercial zone; the adjacent properties are zoned C-3, GC-P. A rezoning to C-3, GC-P zone improves the marketability of the 113 acres. If a C-3, GC-P zoning district is approved, single family homes are outright allowed, and townhomes (attached single family homes) are allowed with conditional use approval.

Staff Recommendation

The rezoning property is adjacent to two 10-acre properties located west of the rezoning property and zoned C-3, GC-P. The properties across Highway 280 from the rezoning property at the corner of Highway 280 and Shelton Mil Road (gas station and convenience stores) are zoned C-2, GC-P (office retail). A large portion of the 113.4 acres rezoning property is in a floodplain and unbuildable. **Planning Staff recommends the Planning Commission send a positive recommendation to the City Council to rezone the 113.4 acres from R-2 to C-3, GC-P.**

Staff Recommendation

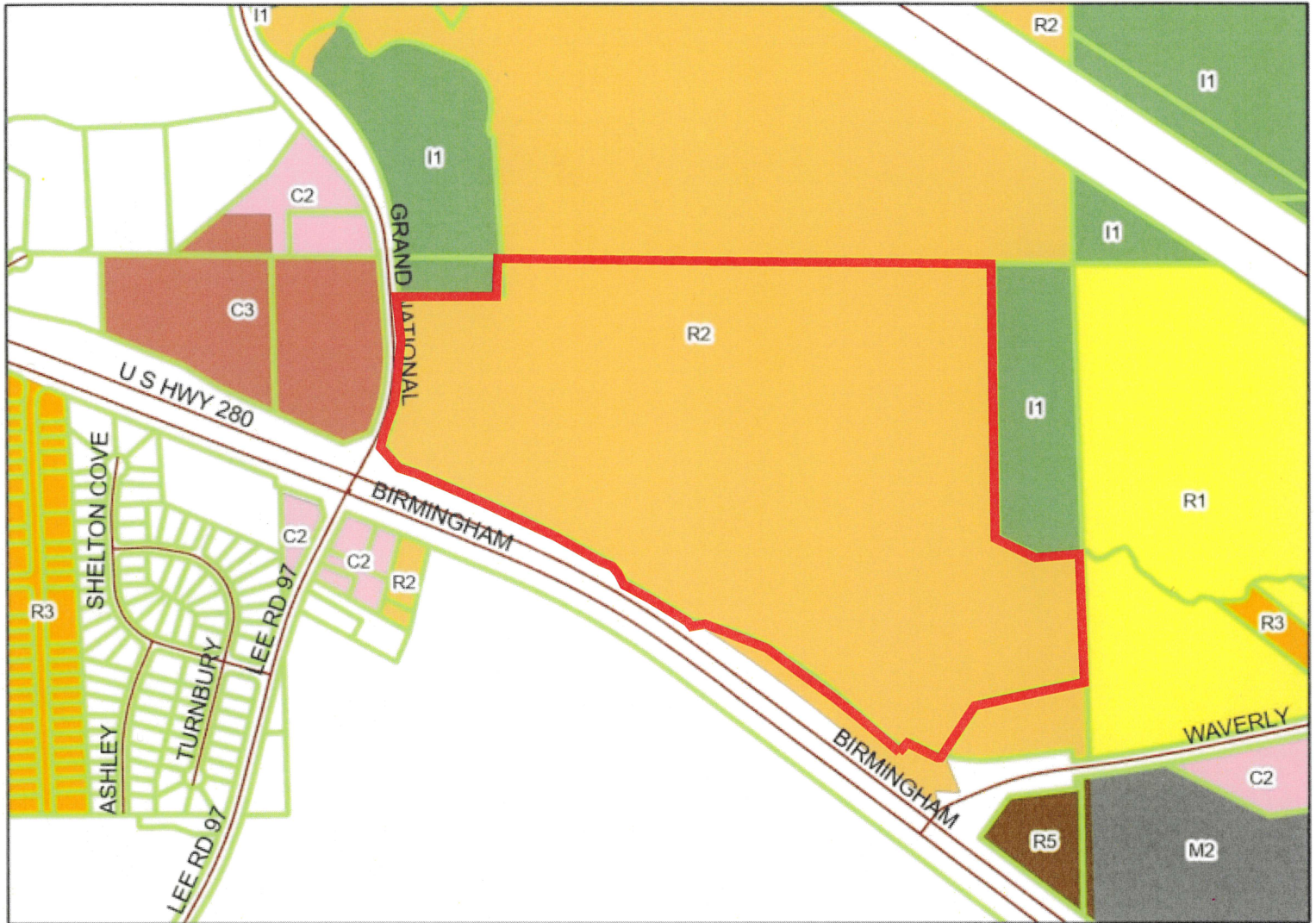
Staff recommends the 2040 Land Use Plan for the 113.4-acre rezoning property be amended from the “single family neighborhood” land use designation to an “office/business park” designation on the Land Use Plan if a rezoning from R-2 to C-3, GC-P is approved by City Council.

At the February 24th meeting, the Planning Commission voted to send a positive recommendation to the Planning Commission to rezone the 113.4 acres from a R-2 zone to a C-3, GC-P zoning district.

WAR EAGLE PROPERTIES REZONING REQUEST

4600 BLOCK BIRMINGHAM HIGHWAY

R-2 TO C-3, GC-P



The applicant is requesting approval to rezone 113.4 acres to general commercial (C-3, GC-P). About 70% of the 113.4 acres is in a floodplain. Commercial development is proposed at the corner of Birmingham Hwy & Grand National Parkway.



Subject Property

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ORDINANCE NO. _____

**AN ORDINANCE TO AMEND THE ZONING
ORDINANCE AND ZONING MAP OF THE CITY OF OPELIKA**

BE IT ORDAINED by the City Council (the “City Council”) of the City of Opelika,
Alabama (the “City”) as follows:

Section 1. That Ordinance 124-91 entitled “Zoning Ordinance City of Opelika,
Alabama”, adopted on September 17, 1991, and the Zoning Map of the City of Opelika provided
for and referred to therein, as previously amended and/or modified, be and the same is hereby
amended by rezoning or redistricting the parcel of land hereinafter in this section described, so as
to change such parcel from one class of district to another class of district as follows, to-wit:

From a R-3 District (Low Density Residential District) to a R-5 District (High Density
Residential District), the parcel of land hereinafter described:

Lot 3 of Century Park Subdivision, Opelika Section, according to the plat thereof
recorded in Plat Book 39, Page 94, in the Office of the Judge of Probate of Lee County,
Alabama, containing 42.73 acres, more or less

The above-described property contains 42.73 acres, more or less, and is located in the
1500 block of Century Boulevard, Opelika, Alabama.

Section 2. Any ordinance or part thereof in conflict with provisions of this Ordinance be
and the same are hereby repealed.

Section 3. This Ordinance shall be published in a newspaper of general circulation in the
City of Opelika, Lee County, Alabama.

ADOPTED AND APPROVED this the ____ day of _____, 2026.

PRESIDENT OF THE CITY COUNCIL OF THE
CITY OF OPELIKA, ALABAMA

ATTEST:

CITY CLERK

TRANSMITTED TO MAYOR on this the ____ day of _____, 2026.

CITY CLERK

ACTION BY MAYOR

APPROVED this the ____ day of _____, 2026.

MAYOR

ATTEST:

CITY CLERK

City of Opelika Planning Commission Report

Action Requested: Rezoning 42.7 Acres - from R-3 to R-5

Location of Property: 1500 block Century Boulevard

Property Owner(s): Richard D. Starr and James L. Starr
Lee Tharp, Kadre Engineering, authorized representative

Current Zoning: R-3 (medium density residential)

Proposed Zoning: R-5 (high density residential)

Existing Land Use: Undeveloped

**Surrounding Zoning Districts
And Land Uses:**

North	R-3	Undeveloped
South	I-1	Cemetery - Garden Hill Cemetery
East	C-2	Undeveloped
West	PUD	Solstice Apartments (56 units)

Rezoning

The applicant is requesting to rezone 42.7 acres from R-3 to R-5. The applicant desires to construct 48 townhomes. Townhomes are not allowed in the current R-3 zoning district. The R-5 zone allows townhomes with conditional use approval. The townhome development is accessed from Century Boulevard. Century Boulevard will be extended to the east for the townhome development and later intersect with Frederick Road.

A 100-year flood zone is 24 acres of the 42.7-acre rezoning property. The townhome immediate developed area¹ is 10.34 acres. The townhome density in the immediate area is 4.6 dwelling units per acre. In the R-5 zone maximum density is 16 dwellings per acre. The flood plain width on the east and north side of the 10.3-acre townhome immediate area ranges from 300 to 440 feet. Future development on the north and east side (if possible) will be at least 300 feet from the rezoning property.

The adjacent property on the south side next to the 10.3-acre townhouse development is 27 acres owned by Garden Hills cemetery. (This section of the Garden Hills cemetery property that is next to the townhome development is reserved for burial plots.)

¹ The immediate area of the townhome development consists of townhome lots, private streets, six open space areas as numbered, and a 100' Alabama power easement near the southeast corner of the 10.34 acres.

The adjacent property on the west side is Solstice Apartments consisting of 28 duplex rental apartments (56 units total) on 11.2 acres. Next to Solstice apartments is Shiloah Apartments with 56 rental units. Access to these apartments is from Century Boulevard.

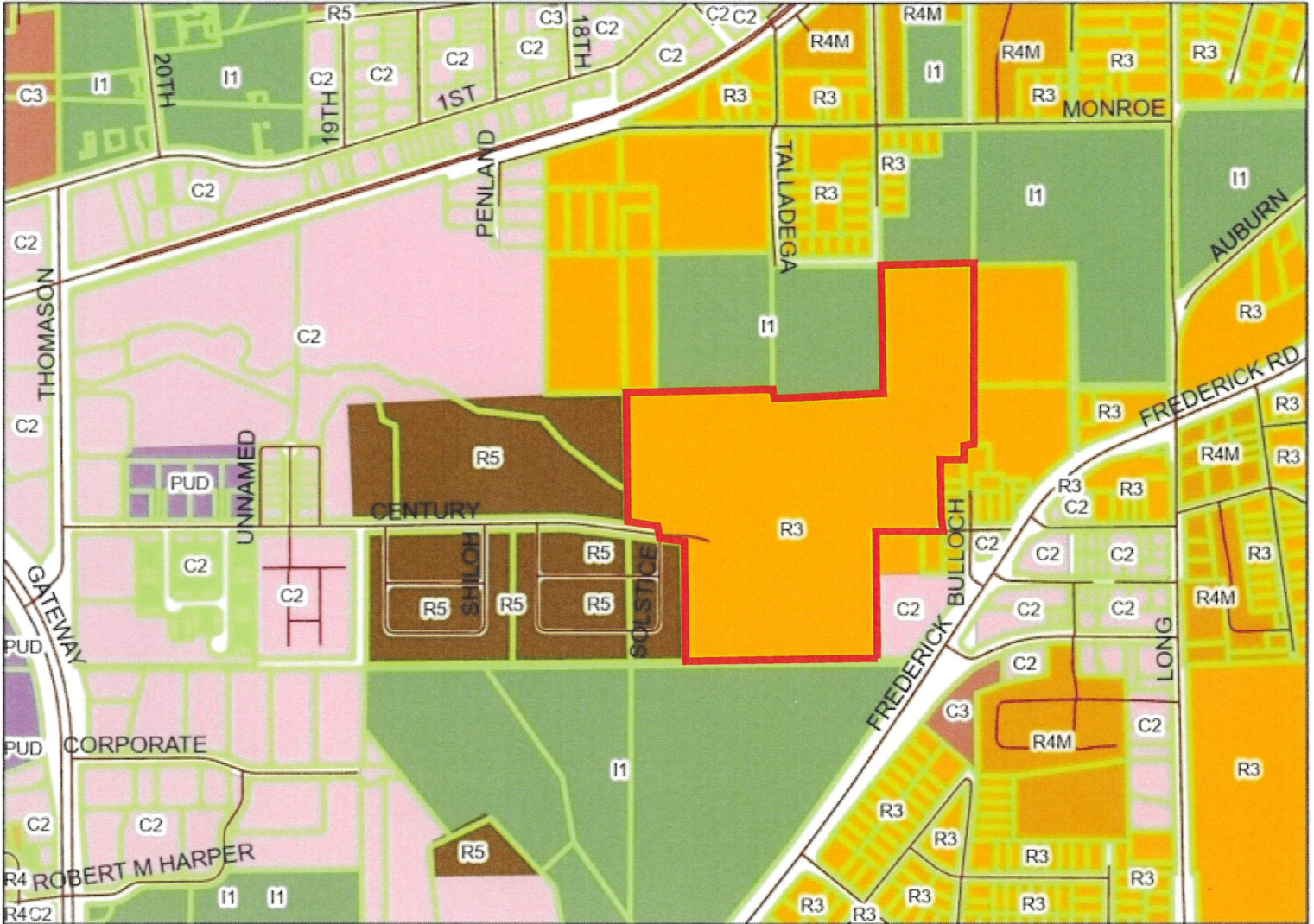
There are three additional multi-family developments (two apartments - rental) and one townhome development (fee-simple ownership). These three developments front along Century Boulevard and located within ½ mile of the rezoning property: (1) Century Park Apartments, 80 unit on 6.4 acres; (2) Providence Park Apartments, 56 units on 5 acres, and (3) Legacy Village townhomes (fee simple ownership), 55 units on 10 acres. Legacy Townhomes began construction in 2022. The townhomes are fee simple ownership with yard space not rental apartments.

Staff Recommendation

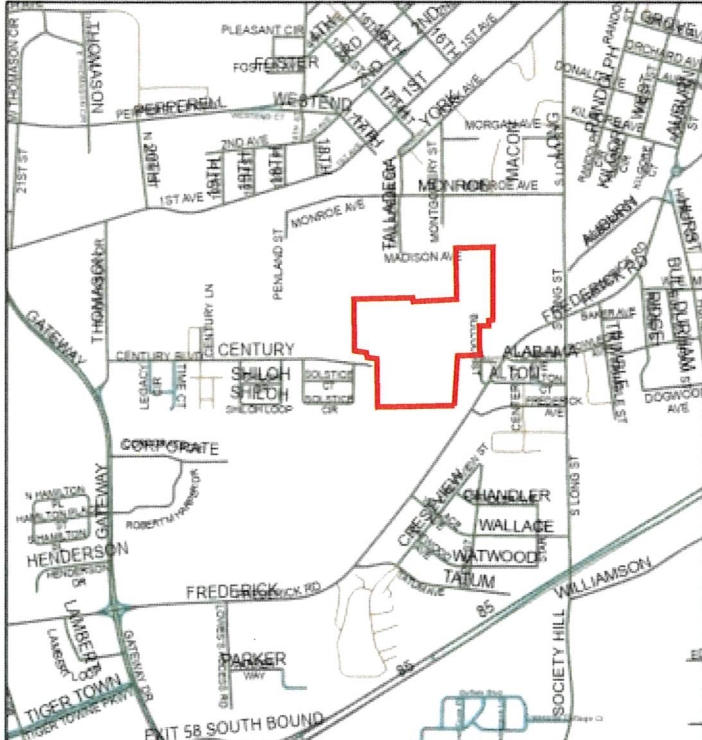
There are existing apartment and townhome multi-family developments adjacent to or near the rezoning property on Century Boulevard. The existing multi-family developments on Century Boulevard total 303 dwelling units (248 apartment units and 55 townhome lots fee-simple). There are no single-family homes on Century Boulevard.) **Staff recommended to Planning Commission to send a positive recommendation to the City Council to rezone the property from R-3 to R-5.**

At the January 27th meeting, the Planning Commission voted to send a positive recommendation to City Council to rezone the property from R-3 to R-5.

CENTURY PARK TOWNHOME DEVELOPMENT 1500 BLOCK CENTURY BOULEVARD REZONING, R-3 to R-5



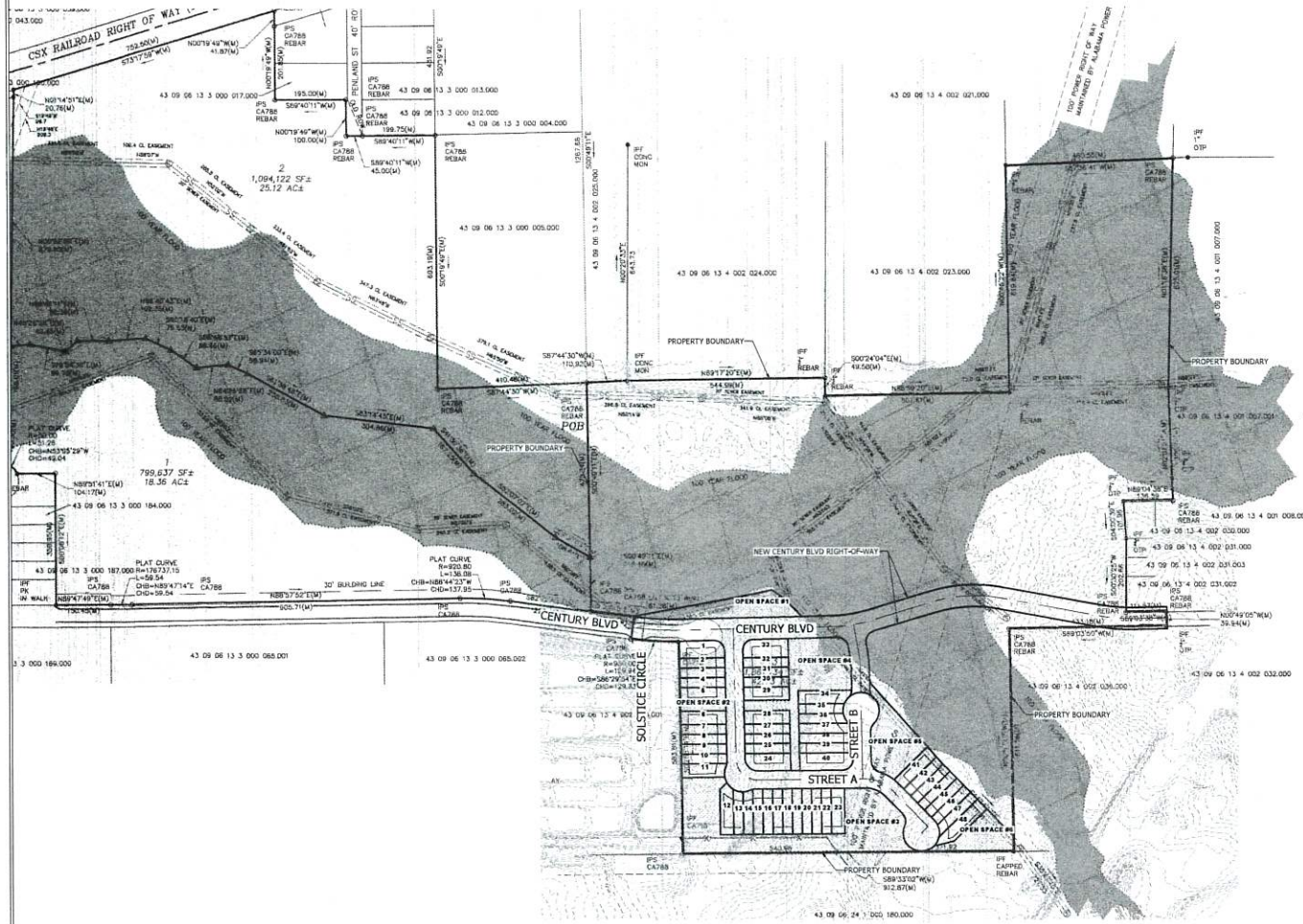
The applicant is requesting rezoning of 48 acres from R-3 to R-5 to build 48 townhome units. The 42.7 acre rezoning property includes about 24 acres in a flood plain that is unbuildable. Adjacent or nearby developments on Century Blvd are apartments and townhomes.



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

CENTURY PARKWAY SUBDIVISION

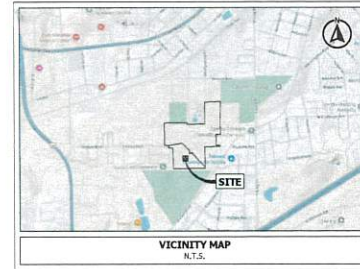
OPELIKA, AL



NOTES:
 1. ALL PROPOSED LOTS SHALL BE TOWNHOME LOTS CONFORMING TO THE STANDARDS AS DESCRIBED IN THE CITY OF OPELIKA ZONING ORDINANCE AND SUBDIVISION REGULATIONS.

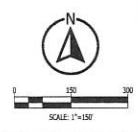
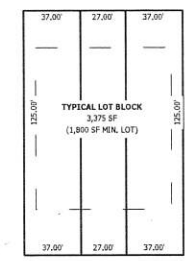
LEGEND

	PROPOSED LOT LINE
	SETBACK LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	WETLAND AREA
	OPEN SPACE



PROJECT CONTACTS:
ENGINEER
 KADRE ENGINEERING
 404 OPELIKA ROAD, SUITE A
 AUBURN, AL 36830

SITE DATA TABLE	
STATE OF ALABAMA COUNTY OF LEE	
EXIST. TAX PARCEL ID:	0061480002600
SITE AREA:	± 42.73 AC
ADDRESS:	0 CENTURY BLVD
ZONING:	R5
MIN. LOT SIZE:	1,800 SF
MIN. LOT WIDTH:	30'
TYPICAL LOT DIMENSIONS:	27 x 125'
YARD SETBACK:	
FRONT:	25'
SIDE:	30'
STREET SIDE:	30'
REAR:	25'
TOTAL LOTS PROPOSED:	48
MAX BUILDING AREA:	60%
DWELLING UNITS PER ACRE ALLOWED:	15 (RS)
DWELLING UNITS PER ACRE PROVIDED:	1.12 LOTS/AC
LF OF ROADWAY:	1,673.55 LF
SMALLEST LOT:	(LOTS 13) 3,233 SF
LARGEST LOT:	(LOT 46) 6,863 SF



PRELIMINARY
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 CONSTRUCTION

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DATE	
REVISION	
NO.	

CENTURY PARKWAY SUBDIVISION
OPELIKA, AL

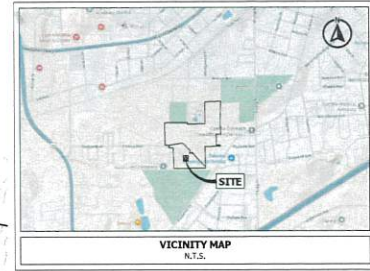
SHEET TITLE:
 CONDITIONAL USE
 SITE PLAN

DRAWN BY: CLT
 CHECKED BY: CLT
 DATE: 12/30/2025
 PROJECT NUMBER: 25120
 SCALE: SEE PLAN
 SHEET NUMBER:

C1.0

CENTURY PARKWAY SUBDIVISION

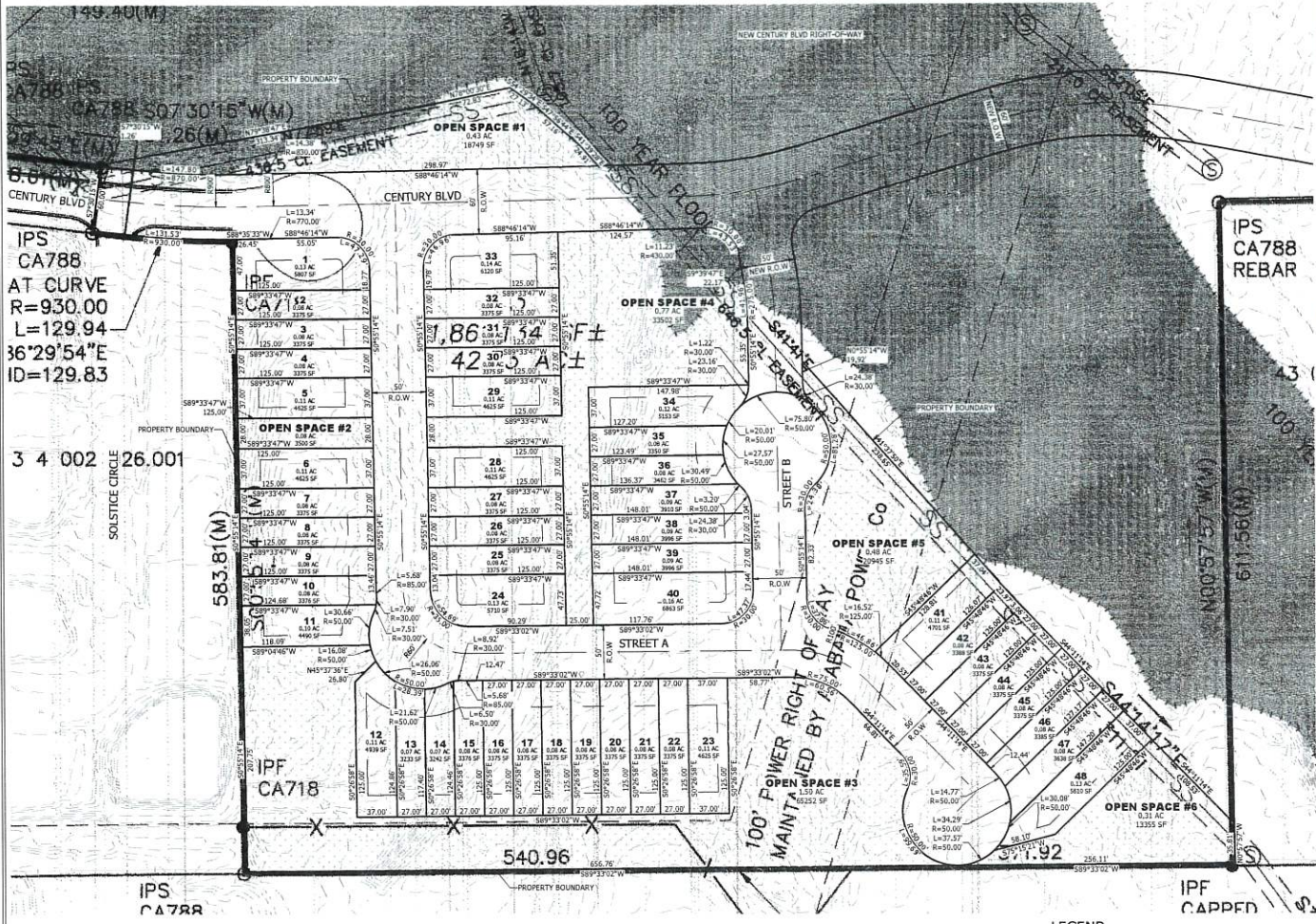
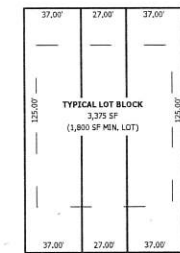
OPELIKA, AL



PROJECT CONTACTS:

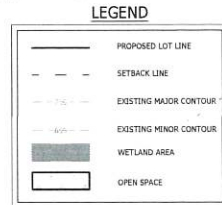
ENGINEER
KADRE ENGINEERING
404 OPELIKA ROAD, SUITE A
AUBURN, AL 36830

SITE DATA TABLE	
STATE OF ALABAMA COUNTY OF LEE	
EXIST. TAX PARCEL ID:	0961340002000
SITE AREA:	± 42.72 AC
ADDRESS:	8 CENTURY BLVD
ZONING:	RS
MIN. LOT SIZE:	1,800 SF
MIN. LOT WIDTH:	20'
TYPICAL LOT DIMENSIONS:	27' x 125'
TYPED SETBACK:	
FRONT:	25'
SIDE:	10'
STREET SIDE:	20'
REAR:	20'
TOTAL LOTS PROPOSED:	48
MAX. BUILDING AREA:	60%
DWELLING UNITS PER ACRE ALLOWED:	14 (RS)
DWELLING UNITS PER ACRE PROVIDED:	1.12 LOTS/AC
LF OF ROADWAY:	1,673.55 LF
SMALLEST LOT:	(LOTS 13) 1,233 SF
LARGEST LOT:	(LOT 40) 6,863 SF



NOTES:

1. ALL PROPOSED LOTS SHALL BE TOWNHOME LOTS CONFORMING TO THE STANDARDS AS DESCRIBED IN THE CITY OF OPELIKA ZONING ORDINANCE AND SUBDIVISION REGULATIONS.



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Date:	
Rev:	
Revised:	

CENTURY PARKWAY SUBDIVISION
OPELIKA, AL

SHEET TITLE:
CONDITIONAL USE
SITE PLAN

DRAWN BY: CLT
CHECKED BY: CLT
DATE: 12/30/2025
PROJECT NUMBER: 25120
SCALE: SEE PLAN
SHEET NUMBER:
C1.1

ORDINANCE NO. _____

**AN ORDINANCE TO AMEND THE ZONING
ORDINANCE AND ZONING MAP OF THE CITY OF OPELIKA**

BE IT ORDAINED by the City Council (the “City Council”) of the City of Opelika, Alabama (the “City”) as follows:

Section 1. That Ordinance 124-91 entitled “Zoning Ordinance City of Opelika, Alabama”, adopted on September 17, 1991, and the Zoning Map of the City of Opelika provided for and referred to therein, as previously amended and/or modified, be and the same is hereby amended by rezoning or redistricting the parcel of land hereinafter in this section described, so as to change such parcel from one class of district to another class of district as follows, to-wit:

From a R-1 District (Rural District) to a R-2 District (Low Density Residential District), the parcel of land hereinafter described:

Commencing at a 1” open top pipe at the northeast corner of Section 11, Township 19 North, Range 26 East, Opelika, Lee County, Alabama; Thence South 47° 22' 18" West, a distance of 1885.23 feet to a point of beginning of a parcel of land more fully described as follows;

From said point of beginning, thence South 03° 16' 24" East, a distance of 131.00 feet to a point;

Thence South 40° 10' 11" East, a distance of 542.38 feet to a point;

Thence South 37° 35' 32" East, a distance of 376.59 feet to a point;

Thence South 55° 01' 44" West, a distance of 90.92 feet to a point;

Thence North 85° 40' 28" West, a distance of 304.92 feet to a point;

Thence South 04° 18' 47" West, a distance of 429.21 feet to a point;

Thence North 85° 41' 47" West, a distance of 155.86 feet to a point;

Thence North 04° 20' 12" East, a distance of 210.48 feet to a point;

Thence North 85° 45' 41" West, a distance of 17.05 feet to a point;

Thence North 04° 14' 51" East, a distance of 139.86 feet to a point;

Thence North 85° 43' 44" West, a distance of 260.21 feet to a point;

Thence North 04° 01' 57" East, a distance of 253.62 feet to a point;

Thence North 27° 10' 16" West, a distance of 647.94 feet to a point;

Thence North 49° 38' 10" East, a distance of 97.23 feet to the beginning of a non-tangential curve,

Said curve to the right having a radius of 330.00 feet, a, chord bearing of North 83° 30' 41" East, a chord distance of 37.83 feet, and arc length of 37.85 feet;

Thence North 86° 45' 45" East, a distance of 396.39 feet to the point of beginning, said parcel containing 14.00 acres or 609,757.93 square feet, more or less.

From a R-1 District (Rural District) to a R-3 District (Low Density Residential District), the parcel of land hereinafter described:

Commencing at a 1” open top pipe at the northeast corner of Section 11, Township 19 North, Range 26 East, Opelika, Lee County, Alabama; Thence South 54° 11' 59" West, a distance of 2335.85 feet to a point of beginning of a parcel of land more fully described as follows;

From said point of beginning, thence South 27° 10' 16" East, a distance of 647.94 feet to a point; Thence South 04° 01' 57" West, a distance of 253.62 feet to a point;

Thence North 85° 43' 44" West, a distance of 132.31 feet to a point;

Thence South 04° 25' 56" West, a distance of 20.28 feet to a point;

Thence North 85° 34' 04" West, a distance of 60.17 feet to a point;

Thence North 81° 55' 22" West, a distance of 89.84 feet to a point;

Thence North 41° 30' 55" West, a distance of 116.62 feet to a point;

Thence North 27° 10' 58" West, a distance of 239.97 feet to a point;

Thence North 19° 40' 28" West, a distance of 459.47 feet to a point;

Thence South 86° 23' 31" East, a distance of 225.00 feet to a point;

Thence North 49° 38' 10" East, a distance of 159.42 feet to the point of beginning, said parcel containing 7.11 acres or 309,790.6 square feet, more or less.

The above-described parcels contain 21.11 acres and are located at 598 Dunlop Drive, Opelika, Alabama.

This rezoning request is being sent to the Council with a negative recommendation by the Planning Commission. According to the Planning Commission, the proposed, more intensive use is not compatible with the scale and character of the adjacent, lower-density residential properties.

Section 2. This rezoning request comes to the Council with a negative recommendation from the Planning Commission.

Section 3. Any ordinance or part thereof in conflict with the provisions of this Ordinance be and the same are hereby repealed.

Section 4. This Ordinance shall be published in a newspaper of general circulation in the City of Opelika, Lee County, Alabama.

ADOPTED AND APPROVED this the _____ day of _____, 2026.

PRESIDENT OF THE CITY COUNCIL OF THE
CITY OF OPELIKA, ALABAMA

ATTEST:

CITY CLERK

TRANSMITTED TO MAYOR on this the _____ day of _____, 2026.

CITY CLERK

ACTION BY MAYOR

APPROVED this the _____ day of _____, 2026.

MAYOR

ATTEST:

CITY CLERK

City of Opelika Planning Commission Report

Action Requested: Rezoning Request, 21.6 Acres

Location of Property: 598 Dunlop Drive

Property Owner(s): Dunlop Family Investments LLC
Josh Mura, Samford Group LLC authorized representative

Current Zoning: R-1

Proposed Zoning: R-2 and R-3

Existing Land Use: Undeveloped

**Surrounding Zoning Districts
And Land Uses:**

North	R-1 & R-3	Undeveloped & single-family home
South	R-3 & R-5	Single family home & apartments
East	R-2	Single family homes
West	R-3	Single family homes

Rezoning

The applicant is requesting to rezone 21.6 acres from R-1 to a R-2 and R-3 zoning district. In the R-2 zone, a minimum 15,000 square foot (sf) lot is required; in the R-3 zone the minimum lot size is 10,000 sf. The applicant has provided plans to construct single family homes: 21 lots zoned R-3 at a minimum 10,000 sf and 11 lots zoned R-2 at a minimum 15,000 sf.

The applicant has provided a draft preliminary plat for a future Planning Commission meeting for the 33 single-family home lots if the rezoning from R-2 and R-3 zone is approved by City Council. The draft plat shows eleven R-2 zoned lots that range from 17,234 sf to 40,178 sf. The eleven lots are accessed from White Road. (If the R-2 rezoning request is approved and a plat is provided, a turn-around must be shown on the plat providing an emergency vehicle turnaround for fire trucks on White Road.)

If the rezoning from R-1 to R-3 is approved, then the proposed 21 lots zoned R-3 would exceed 10,000 sf. The R-3 lots will be accessed from Dunlop Drive. Dunlop Drive is accessed from Waverly Parkway and then Dunlop Drive ends at the proposed R-3 rezoning property (see draft preliminary plat). This would potentially extend Dunlop Drive from Rustic Street to the proposed Waverly Wood Subdivision. Existing adjacent properties on the west and south sides of the proposed R-3 rezoning property are zoned R-3. There are 16 adjacent lots zoned R-3 on the west and south sides of the proposed R-3 rezoning property. The 16 adjacent lots with a single-family

home on each lot are at least 10,000 sf (minimum lot size for a R-3 zone is 10,000 sf). The R-3 area would be approximately 7.1 acres, and the R-2 area would comprise approximately 14.5 acres.

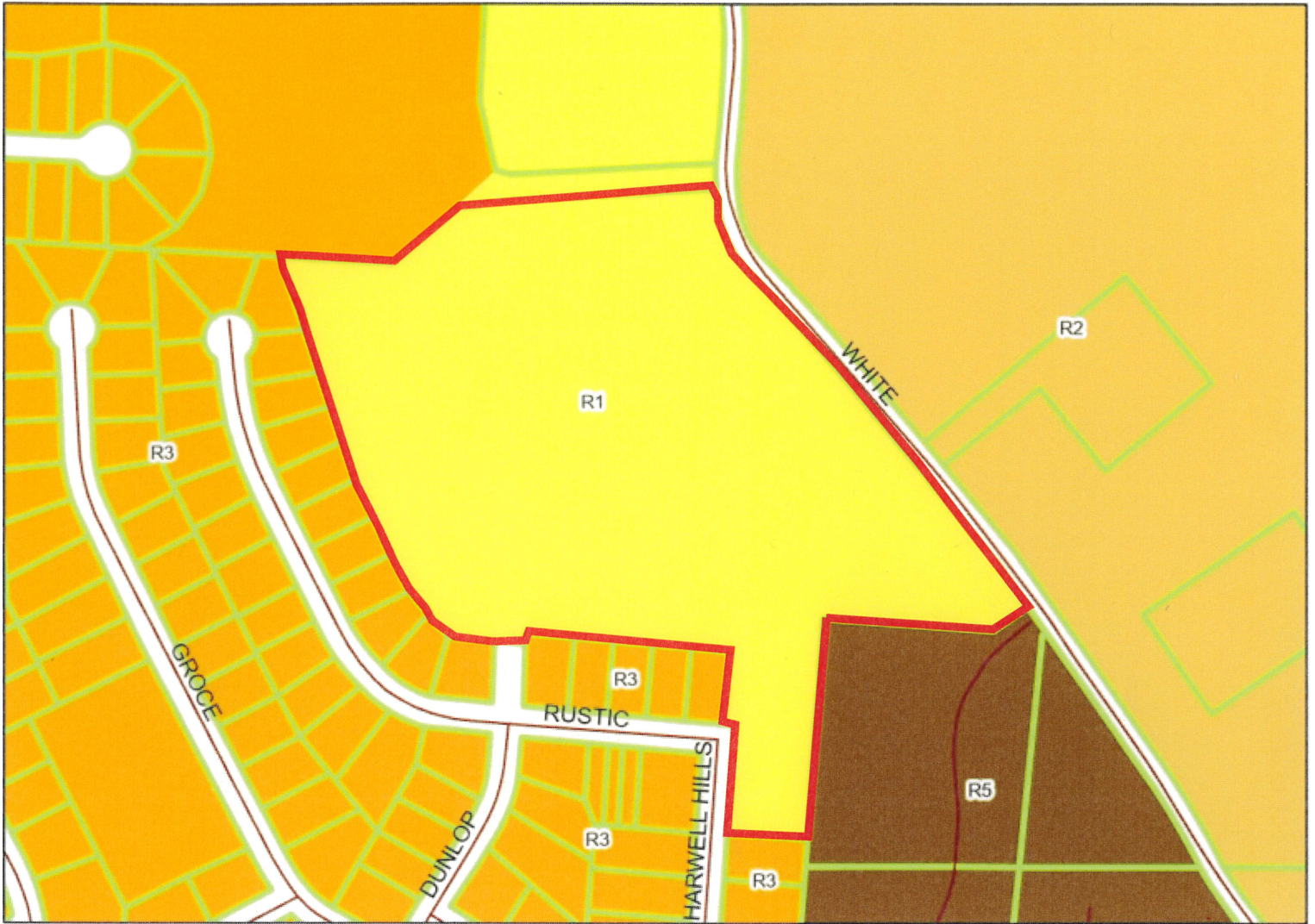
The Land Use Plan in the 2040 Comprehensive Plan designates the 21.6-acre rezoning property as 'single-family neighborhood.' This designation consist primarily of single-family homes on lots about the same size, but also attached single-family homes (townhomes and duplexes) may be appropriate on the outside edge. The Land Use Plan also assigns the single-family neighborhood designation to a larger area north, east, and west of the rezoning property, and extends to the west side of Veterans Parkway.

Staff Recommendation

There are existing single-family homes in R-2 and R-3 zoning districts with 10,000 sf and 15,000 sf lots that are adjacent to the 21.6-acre rezone property. The proposed lot sizes and single-family land use proposed for the rezoning property is compatible with the existing homes and adjacent R-2 and R-3 zoning districts. **Staff recommends Planning Commission send a positive recommendation to the City Council to rezone a portion of the 21.6 acre from R-1 to R-2 and a rezone a portion from R-1 to R-3 as shown on the draft preliminary plat.**

At the February 24th meeting, the Planning Commission voted to send a denial recommendation to City Council for the rezoning. The vote was 4 opposing the rezoning, 3 in favor of the rezoning, and 1 abstaining.

**POND VIEW WOODS REZONING REQUEST
598 DUNLOP DRIVE
R-1 TO R-2 and R-3**



The applicant is requesting rezoning of 21.6 acres for 32 single family home lots. 21 lots zoned R-3 accessed from Dunlop Road and 11 lots zoned R-2 accessed from White Road. R-3 minimum lot is 10,000 sf and R-2 minimum lot is 15,000 sf.



Subject Property

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**AN ORDINANCE TO AMEND THE ZONING
ORDINANCE AND ZONING MAP OF THE CITY OF OPELIKA**

BE IT ORDAINED by the City Council (the “City Council”) of the City of Opelika,

Alabama (the “City”) as follows:

Section 1. That Ordinance 124-91 entitled “Zoning Ordinance City of Opelika, Alabama”, adopted on September 17, 1991, and the Zoning Map of the City of Opelika provided for and referred to therein, as previously amended and/or modified, be and the same is hereby amended by rezoning or redistricting the parcel of land hereinafter in this section described, so as to change such parcel from one class of district to another class of district as follows, to-wit:

From a R-1 District (Rural District) to a C-2, GC-P District (Office/Retail, Gateway Corridor-Primary District), the parcel of land hereinafter described:

Commencing at the Northeast corner of Lot 2-A-2 of the Administrative Plat of Broad Metro LLC Lot 2-A Redivision; thence N89°46'22"E a distance of 331.43 feet; thence N89°53'07"E a distance of 95.41 feet to the Point of Beginning; thence N89°53'07"E a distance of 99.67 feet; thence S05°16'50"E a distance of 395.73 feet; thence S74°31'26"E a distance of 221.04 feet; thence S38°30'18"E for a distance of 204.92 feet; thence S07°26'48"E a distance of 395.46 feet; thence N75°28'10"W a distance of 447.16 feet; thence N69°30'25"W a distance of 101.04 feet; thence N00°01'47"W a distance of 857.75 feet to the Point of Beginning. Described parcel contains 6.59 acres, more or less.

The above-described parcel contains 18.1 acres and is located at 3310 Society Hill Road, Opelika, Alabama.

Section 2. Any ordinance or part thereof in conflict with the provisions of this Ordinance be and the same are hereby repealed.

Section 3. This Ordinance shall be published in a newspaper of general circulation in the City of Opelika, Lee County, Alabama.

ADOPTED AND APPROVED this the _____ day of _____, 2026.

PRESIDENT OF THE CITY COUNCIL OF THE
CITY OF OPELIKA, ALABAMA

ATTEST:

CITY CLERK

TRANSMITTED TO MAYOR on this the _____ day of _____, 2026.

CITY CLERK

ACTION BY MAYOR

APPROVED this the _____ day of _____, 2026.

MAYOR

ATTEST:

CITY CLERK

City of Opelika

Planning Commission Report

Action Requested: Rezoning 6.59 acres - from C-2, GC-P and R-1 to C-2, GC-P ,

Location of Property: Gateway Drive and Society Hill Road

Property Owner: Capps Family Partners, LTD
 Marc McLaughlin, authorized representative

Current Zoning: C-2, GC-P and R-1

Proposed Zoning: C-2, GC-P

Existing Land Use: Undeveloped

**Surrounding Zoning Districts
 And Land Uses:**

North	PUD and C-2, GC-P	Undeveloped
South	R-1 and C-3, GC-P	Residential and Undeveloped
East	R-1, C-2, PUD, GC-P	Residential and Commercial
West	PUD, GC-P	Restaurant and Hotel

The applicant is requesting to rezone the 6.59 acres from R-1 to C-2, GC-P. The entire site is 18.1 acres, but the majority is already zoned C-2, GC-P. The developer has requested conditional use for a 252-apartment complex on the 16.3 acres. The same property has a subdivision request to create out parcels and separate the existing residential home. C-2 is an office and light commercial zoning district that allows apartments conditionally. Apartment developments are often located adjacent to entertainment and commercial developments.

The adjacent properties are a mix of commercial PUDs and C-2 and R-1 zonings. The R-1 zoning is located on the former Capps family home. The I-85 interchange is now a busy commercial node. Because C-2 accommodates both commercial, retail, and residential uses, the C-2, GC-P zone is more appropriate than the legacy R-1. The rezoning request also has a conditional use request for apartment development and a subdivision plat. Therefore, the request is that the lot can be developed with apartments and commercial space along Gateway Drive.

The adjacent properties on the east and west are residential, undeveloped, and restaurants. The commercial would be an appropriate transition between the entertainment PUD development and residential developments. The mixed residential land use is also appropriate for the proposed multifamily use.

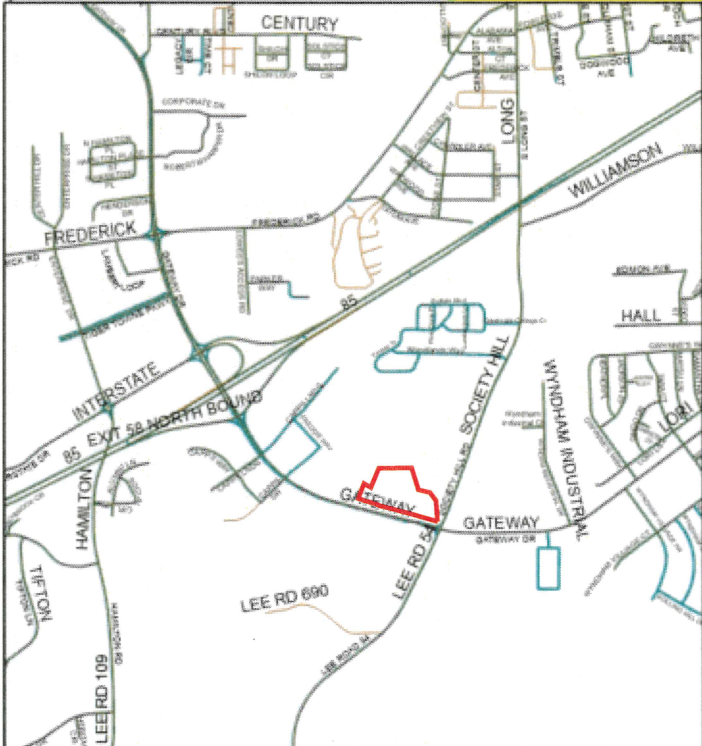
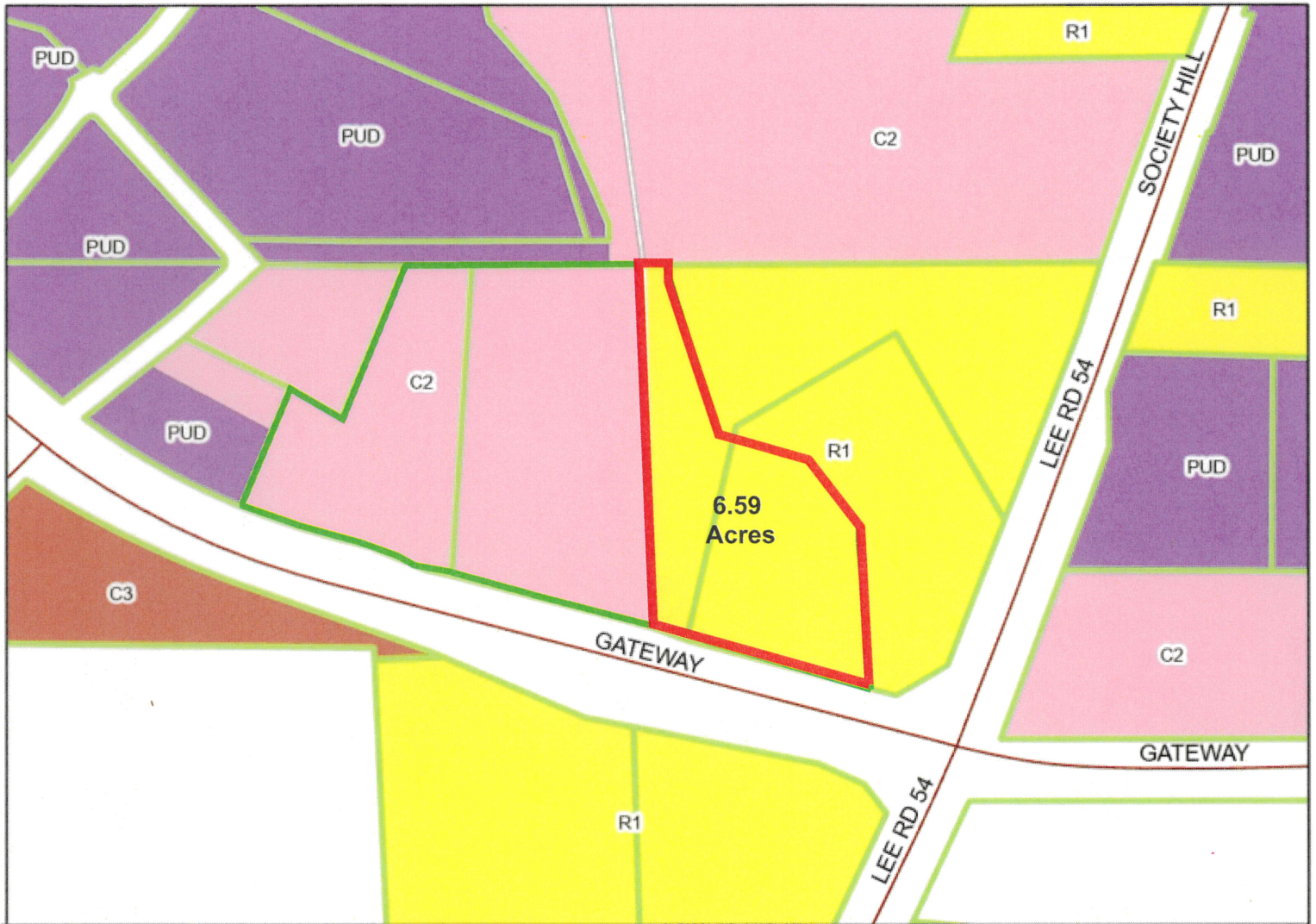
Apartments in the C-2, GC-P zoning districts require conditional use approval. Uses allowed in these zones are retail, grocery stores, offices, banks, pharmacies, and restaurants. The C-2, GC-P zones do not allow open-air markets, kennels, and offices of a contractor with equipment and material yard.

Staff Recommendation

Staff recommends the Planning Commission send a positive recommendation to the City Council to rezone 6.59-acres from R-1 to C-2, GC-P.

At the February 24th meeting the Planning Commission voted to send a positive recommendation to the City Council to rezone 6.59 acres from R-1 to C-2, GC-P.

**SPRINGS AT OPELIKA DEVELOPMENT
3310 SOCIETY HILL ROAD
REZONING, 6.59 ACRES, R-1 to C-2, GC-P**



The applicant is requesting approval for a commercial and residential development on 16.3 acres consisting of 252 apartment units and four commercial lots. Preliminary plat approval is also requested. The rezoning request for City Council approval is 6.59 acres. The remaining 9.71 acres is zoned C-2, GC-P.



Subject Property

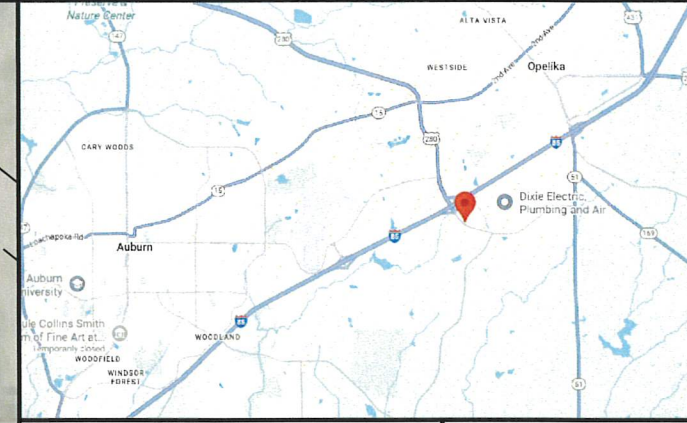
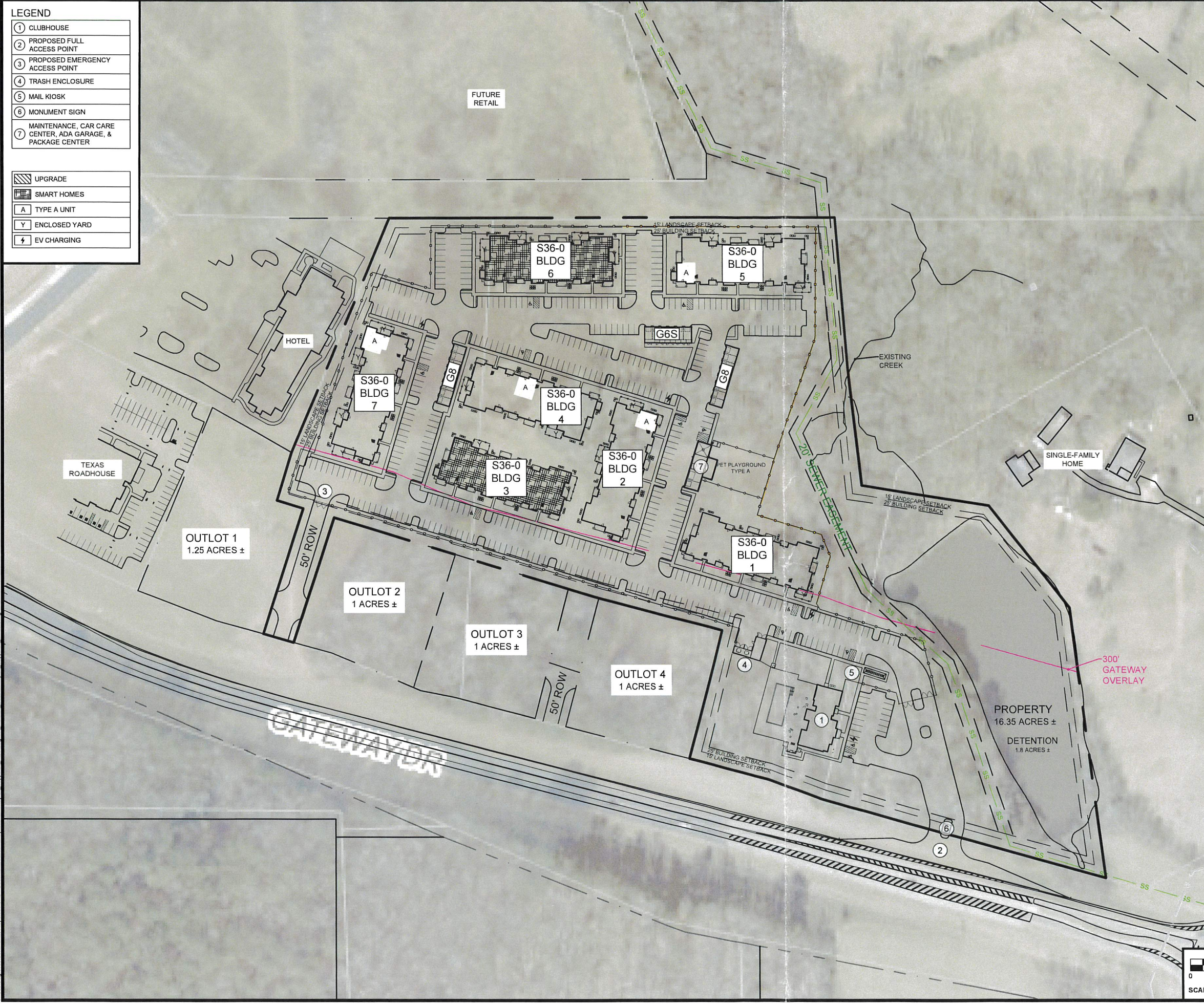
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Thursday, January 8, 2026 3:44:03 PM
 C:\Users\agroves\OneDrive\Documents\Alabama\Opelika\Gateway Dr. Capps Dr. D1-2.0.dwg

LEGEND

1	CLUBHOUSE
2	PROPOSED FULL ACCESS POINT
3	PROPOSED EMERGENCY ACCESS POINT
4	TRASH ENCLOSURE
5	MAIL KIOSK
6	MONUMENT SIGN
7	MAINTENANCE, CAR CARE CENTER, ADA GARAGE, & PACKAGE CENTER

[Hatched Box]	UPGRADE
[Grid Box]	SMART HOMES
[A]	TYPE A UNIT
[Y]	ENCLOSED YARD
[Lightning Bolt]	EV CHARGING



SITE INFORMATION

MULTIFAMILY AREA	16.35 ACRES
TOTAL AREA	16.35 ACRES
DENSITY	15.41 DU/ACRE
BUILDING / LANDSCAPE SETBACKS	NORTH 25'/15' SOUTH 25'/15' EAST 25'/15' WEST 25'/15'

BUILDING INFORMATION

CLUBHOUSE	SCH-A (4,263 SF)
RESIDENT BUILDINGS	QUANTITY HEIGHT
236A-0 (36 DU/BUILDING)	7 3-STORY / 43'
TOTAL RESIDENT BUILDINGS	7

GENERAL HOME MIX

	HOMES	PERCENTAGE
STUDIO	21	8%
1-BEDROOM	105	42%
2-BEDROOM	105	42%
3-BEDROOM	21	8%
TOTAL HOMES	252	100%

PARKING INFORMATION

	QUANTITY
PARKING	
DETACHED GARAGES	22
G6S (6-BAY WITH STORAGE)	1
G8 (8-BAY)	2
GROUPS BUILDING (SGB-PI)	1
TOTAL COVERED PARKING	23
SURFACE PARKING	428
TOTAL UNCOVERED PARKING	428
TOTAL PARKING PROVIDED	451
HOME PARKING RATIO	1.79
OVERALL GARAGES/HOME	0.09
COVERED PARKING RATIO	0.05
CLUBHOUSE PARKING	18
ADA PARKING	12

PARKING DIMENSIONS

STANDARD STALL	9' x 18'
ADA STALL	9' x 18'
DRIVE WIDTH	24'

SITE AMENITIES

AMENITY	QTY / SF / NOTES
SWIMMING POOL	INCLUDED
FITNESS CENTER	INCLUDED
CAR CARE CENTER	INCLUDED
PET PLAYGROUND TYPE A	6500 SQFT.
ENCLOSED YARDS	18
STORAGE LOCKERS	8
PARCEL PICKUP	INCLUDED
GRILLING AREA	INCLUDED

PROPERTY BOUNDARY CAD

VICINITY MAP
SCALE: NTS

CONTINENTAL PROPERTIES
 W134 N8675 EXECUTIVE PARKWAY
 MENOMONEE FALLS, WI 53051
 262.502.5500 * FAX 262.502.5522
 ON BEHALF OF
 CONTINENTAL 979 FUND L.C.

PROJECT INFORMATION

SPRINGS AT OPELIKA
 GATEWAY DR & CAPPS DR | OPELIKA, AL

CONTINENTAL 979 FUND LLC

SHEET INFORMATION

DEMARC 1
SITE PLAN

DRAWN DATE: 01/08/2026
DRAWN BY: AG

SHEET NUMBER

D1-2.0

