



CITY COUNCIL MINUTES

300 Martin Luther King Blvd.

April 7, 2026

TIME: 6:00 PM

1. A CALL TO ORDER

President Allen called the council meeting to order at 06:11 pm and asked Mr. Treese 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

After roll call, President Allen asked for a motion to appoint Mr. Motley as the clerk pro-tem for the meeting. Ms. Holmes made a motion to appoint Mr. Motley. Mr. Beams seconded the motion. The following vote was recorded:

MOTION TO APPOINT CLERK PRO-TEM: 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

3. INVOCATION

President Allen provided the invocation.

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

4. PLEDGE OF ALLEGIANCE

Cale led the Pledge of Allegiance.

1. Cale White and Andrea Hernandez-Rodriguez from Opelika Middle School.

5. ADOPTION OF THE AGENDA

1. Motion to Adopt the CM Agenda for 04-07-26.

President Allen asked that Mr. Mosley be given the opportunity to speak before public hearing #7.

MOTION TO ADOPT THE AGENDA: UNANIMOUS

RESULT: Passed

MOVER: Councilwoman Ward 2 Janataka Hughley-Holmes

SECONDER: Councilman Ward 5 Todd Rauch

AYES: Councilman Ward 1 - President Allen, Councilwoman Ward 2 Hughley-Holmes, Councilwoman Ward 3 Whatley, Councilman Ward 4 - President Pro-Tem Beams, Councilman Ward 5 Rauch

NAYS: None

ABSTAIN: None

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

1. Minutes from the 03-17-26 council meeting.

President Allen stated that a copy of the minutes had been previously received by the council and asked for a motion to approve the minutes. Ms. Holmes 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. Empty Bowls Check Presentation to the Food Bank of East Alabama.

Mayor Smith asked Matt Battles to explain the empty bowls program and present the check to the Food Bank of East Alabama, and Mr. Battles did so.

2. Proclamation for Character Week in Opelika.

Mayor Smith read and presented the proclamation to the Character Council.

3. Proclamation for Sexual Assault Awareness Month.

Mayor Smith read the proclamation and presented it to Vickie Dearing, Executive Director of Rape Counselors of East Alabama.

4. Employee Service Awards.

Mayor Smith then invited each department head and their respective employees up front, and recognized each with their employee service awards based on number of years served.

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

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

1. Public Hearing - Project Development Agreement with GMB USA Alabama, Inc.

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

2. Public Hearing - Demolition - 203 Darden Street.

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

3. Public Hearing - Demolition - 1904 Trimble Street.

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

Emily Key of 202 5th Avenue spoke against the demolition.

Jeff Kappelman, Chief Building Inspector, spoke in favor of the demolition.

President Allen closed the public hearing.

4. Public Hearing - Demolition - 1905 Trimble Street.

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

5. Public Hearing - Amend Zoning Ordinance & Map: 4600 block Birmingham Hwy, 113.4 Acres, from R-2 to C-3, GC-P.

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

6. Public Hearing - Amend Zoning Ordinance & Map: 1500 block Century Blvd, 42.73 Acres, from R-3 to R-5.

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

7. Public Hearing - Amend Zoning Ordinance & Map: 598 Dunlop Drive, 21.11 Acres, from R-1 to R-2 and R-3.

President Allen first asked Mr. Mosley to present the current status of the rezoning after the most recent Planning Commission meeting. Mr. Mosley made the presentation stating that the newest updated subdivision plat was approved by the Planning Commission at their most recent meeting, even though there was still a negative recommendation before the council to approve the rezoning. The council then asked Mr. Mosley a few questions before the public hearing.

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

Buddy Bruce of 505 White Road spoke in favor of the rezoning.

Armand Crowder of 601 Waverly Place spoke against the rezoning.

Leslie Phillips of 409 Waverly Place spoke against the rezoning.

Darla Gibbs of 701 Waverly Place spoke against the rezoning.

Susan Jones of 905 Waverly Court spoke against the rezoning.

Linda Wilkins Klein of 601 Rustic Street spoke against the rezoning.

John William Klein of 601 Rustic Street spoke against the rezoning.

Stephanie Thompson 702 Rustic Street spoke against the rezoning.

Deborah Powell of 500 Waverly Place spoke against the rezoning.

David Barnes of 531 Rustic Street spoke against the rezoning.

Brandon Rice of 724 N Dean Road spoke in favor of the rezoning.

Robin White of Shelby Avenue spoke against the rezoning.

Bill Perry of 1611 Jamison Place spoke in favor of the rezoning.

Daniel Richardson of 603 Rustic Street spoke against the rezoning.

President Allen closed the public hearing.

8. Public Hearing - Amend Zoning Ordinance & Map: 3310 Society Hill Road, 18.1 Acres, from R-1 to C-2, GC-P.

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

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

Emily Key of 202 5th Avenue spoke first. Ms. Key stated that she was actively pursuing the purchase of 1904 Trimble Street, and she would appreciate an opportunity to speak with Mr. Kappelman about the property not being demolished if she was able to purchase it.

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.

Mr. Rauch requested that Consent Agenda items #15, #16, and #18 be removed and placed on the Regular Agenda.

President Allen stated that Consent Agenda item #15 would now be placed as Resolution #1, Consent Agenda item #16 would now be placed as Resolution #2, and Consent Agenda item #18 would now be placed as Resolution #3 on the Regular Agenda.

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

MOTION TO APPROVE THE CONSENT AGENDA: UNANIMOUS

RESULT: Passed

MOVER: Councilman Ward 4 - President Pro-Tem Chuck Beams

SECONDER: Councilman Ward 5 Todd Rauch

AYES: Councilman Ward 1 - President Allen, Councilwoman Ward 2 Hughley-Holmes, Councilwoman Ward 3 Whatley, Councilman Ward 4 - President Pro-Tem Beams, Councilman Ward 5 Rauch

NAYS: None

ABSTAIN: None

1. **General Business:** Request Alcohol License - Marathon 1001 Inc DBA Front Porch Liquor, Lounge Retail Liquor Class 2 (Package Store).
APPROVED BY UNANIMOUS CONSENT
2. **General Business:** Request Alcohol License - Marathon 1001 Inc DBA Marathon Food Mart, Retail Beer Off Premise.
APPROVED BY UNANIMOUS CONSENT
3. **General Business:** Request Alcohol License - Tienda El Paraiso LLC DBA Tienda El Paraiso, Retail Wine On Premise.
APPROVED BY UNANIMOUS CONSENT
4. **General Business:** Request Alcohol License - TP Hospitality Consulting, LLC DBA Opelika Wine Company, Retail Wine and Beer Off Premise.
APPROVED BY UNANIMOUS CONSENT
5. **General Business:** Request Downtown Street Closure - Start/Finish of Long Distance Bike Ride on 05-09-26.
APPROVED BY UNANIMOUS CONSENT
6. **General Business:** Request Temporary Street Closure - Sportsplex Tri for Kids on 08-01-26.
APPROVED BY UNANIMOUS CONSENT
7. **Bid:** Viper-ST Solid Dielectric Reclosers & SEL-651R2 Controls - OPS (\$ as needed).
RESOLUTION NO. 070-26
APPROVED BY UNANIMOUS CONSENT
8. **Resolution:** Expense Reports from Various Departments.
RESOLUTION NO. 071-26
APPROVED BY UNANIMOUS CONSENT
9. **Resolution:** Designate City Personal Property Surplus and Authorize Disposal.
RESOLUTION NO. 072-26
APPROVED BY UNANIMOUS CONSENT
10. **Resolution:** Purchase - Front Loader Rental Agreement - OES (\$124,800).
RESOLUTION NO. 073-26
APPROVED BY UNANIMOUS CONSENT
11. **Resolution:** Accept Donation of Property from SMB Land, LLC for West Ridge Park - P&R.

RESOLUTION NO. 074-26

APPROVED BY UNANIMOUS CONSENT

12. **Resolution:** Accept Public Infrastructure and Utilities of Various Subdivisions - ENG.

RESOLUTION NO. 075-26

APPROVED BY UNANIMOUS CONSENT

13. **Resolution:** Appoint Underwriter and Bond Counsel for the Acquisition of General Obligation School Warrants - ADMIN.

RESOLUTION NO. 076-26

APPROVED BY UNANIMOUS CONSENT

14. **Resolution:** Approve Asset Disposition Services Agreement with PropertyRoom.com, Inc. - OPD.

RESOLUTION NO. 077-26

APPROVED BY UNANIMOUS CONSENT

15. **Resolution:** Approve License Agreement with BOE for Fireworks Exhibition and Display - P&R.

RESOLUTION NO. 078-26

APPROVED BY UNANIMOUS CONSENT

16. **Resolution:** Demolition - 1905 Trimble Street.

RESOLUTION NO. 079-26

APPROVED BY UNANIMOUS CONSENT

17. **Resolution:** Request Refund of Sewer Fees Paid in Error - Thomas McCauley (\$1,333.29).

RESOLUTION NO. 080-26

APPROVED BY UNANIMOUS CONSENT

18. **Resolution:** Special Appropriation to AO Tourism for Hosting AJGA Golf Tournament at Grand National - ED (\$10,000).

RESOLUTION NO. 081-26

APPROVED BY UNANIMOUS CONSENT

19. **Resolution:** Special Appropriation to the Boys and Girls Clubs of East Alabama (\$7,500).

RESOLUTION NO. 082-26

APPROVED BY UNANIMOUS CONSENT

20. **Resolution:** Special Appropriation to Envision Opelika - Character Council (\$2,500).

RESOLUTION NO. 083-26

APPROVED BY UNANIMOUS CONSENT

21. **Resolution:** Special Appropriation to KOB for 2026 Garden in the Park (\$2,500).

RESOLUTION NO. 084-26

APPROVED BY UNANIMOUS CONSENT

22. **Appointment:** Reappoint Jasper Snipes to the Board of Parks and Recreation. New Term expires 03-15-2031.

APPROVED BY UNANIMOUS CONSENT

23. **Appointment:** Reappoint Antione Harvis to the Board of Education. New Term expires 04-01-2031.

APPROVED BY UNANIMOUS CONSENT

12. GENERAL BUSINESS

President Allen asked Mr. Motley to present the general business.

1. Request Specialty License - Top Shelf Alternatives LLC, Specialty Retailer Of Consumable Hemp Products. - (Tabled)

President Allen asked if there was a motion to remove the item from the table. Mr. Rauch made a motion to remove the item from the table. Ms. Holmes seconded the motion. There was no discussion and the following vote was recorded:

MOTION TO REMOVE ITEM FROM THE TABLE: UNANIMOUS

RESULT: Passed

MOVER: Councilman Ward 5 Todd Rauch

SECONDER: Councilwoman Ward 2 Janataka Hughley-Holmes

AYES: Councilman Ward 1 - President Allen, Councilwoman Ward 2 Hughley-Holmes, Councilwoman Ward 3 Whatley, Councilman Ward 4 - President Pro-Tem Beams, Councilman Ward 5 Rauch

NAYS: None

ABSTAIN: None

President Allen then asked if there was a motion to approve the specialty license. Mr. Rauch made a motion to approve. Ms. Holmes seconded the motion. During discussion, Mr. Beams stated for the record he was not in favor of allowing a business to sell these products in a gateway corridor district. Mr. Rauch spoke in favor of allowing the business to reobtain its business license due to it already being established and being allowed to sell these products within the gateway corridor before a state law changed. Ms. Holmes also spoke in favor of allowing the business to reobtain its business license due to its previous existence there. After further debate, Mr. Beams called for the question, ending discussion. The following vote was recorded:

MOTION TO APPROVE THE SPECIALTY LICENSE: 3 TO 2

RESULT: Passed

MOVER: Councilman Ward 5 Todd Rauch

SECONDER: Councilwoman Ward 2 Janataka Hughley-Holmes

AYES: Councilman Ward 1 - President Allen, Councilwoman Ward 2 Hughley-Holmes, Councilman Ward 5 Rauch

NAYS: Councilwoman Ward 3 Whatley, Councilman Ward 4 - President Pro-Tem Beams

ABSTAIN: None

13. AWARDING OF BIDS

14. RESOLUTIONS

President Allen asked Mr. Treese to present the resolutions.

1. Approve Certain Tax Abatements and Exemptions for Car Tech, LLC - ED. During discussion, Mr. Rauch asked if Mr. Sweatman could explain the tax abatements and exemptions in further detail. Mr. Sweatman did so.

RESOLUTION NO. 085-26

MOTION TO APPROVE: UNANIMOUS

RESULT: Passed

MOVER: Councilman Ward 5 Todd Rauch

SECONDER: Councilman Ward 4 - President Pro-Tem Chuck Beams

AYES: Councilman Ward 1 - President Allen, Councilwoman Ward 2 Hughley-Holmes, Councilwoman Ward 3 Whatley, Councilman Ward 4 - President Pro-Tem Beams, Councilman Ward 5 Rauch

NAYS: None

ABSTAIN: None

2. Approve Project Development Agreement with GMB USA Alabama, Inc. - ED. During discussion, Mr. Rauch again asked Mr. Sweatman to explain the agreement and included incentives in detail. Mr. Sweatman explained the agreement and incentives as requested, recognized representatives from the company who were present at the meeting, and thanked them for their investment in Opelika.

RESOLUTION NO. 086-26

MOTION TO APPROVE: UNANIMOUS

RESULT: Passed

MOVER: Councilman Ward 5 Todd Rauch

SECONDER: Councilwoman Ward 2 Janataka Hughley-Holmes

AYES: Councilman Ward 1 - President Allen, Councilwoman Ward 2 Hughley-Holmes, Councilwoman Ward 3 Whatley, Councilman Ward 4 - President Pro-Tem Beams, Councilman Ward 5 Rauch

NAYS: None

ABSTAIN: None

3. Demolition - 1904 Trimble Street. During discussion, Mr. Rauch asked Mr. Kappelman to explain the process of whether the demolition was approved now and then someone new purchased the property. Mr. Kappelman explained that the city, even if the demolition was approved now, would work with any property owner willing to bring the property up to code before going through with the demolition.

RESOLUTION NO. 087-26

MOTION TO APPROVE: UNANIMOUS

RESULT: Passed

MOVER: Councilman Ward 5 Todd Rauch

SECONDER: Councilwoman Ward 2 Janataka Hughley-Holmes

AYES: Councilman Ward 1 - President Allen, Councilwoman Ward 2 Hughley-Holmes, Councilwoman Ward 3 Whatley, Councilman Ward 4 - President Pro-Tem Beams, Councilman Ward 5 Rauch

NAYS: None

ABSTAIN: None

15. ORDINANCES

President Allen asked Mr. Treese to present the ordinances.

1. Amend Zoning Ordinance & Map: 1550 and 1570 N Uniroyal Road, 12.5 Acres, from R-2 to C-2, GC-P - 2nd Reading.

ORDINANCE NO. 013-26

SECOND READING AND APPROVED: UNANIMOUS

RESULT: Passed

MOVER: Councilman Ward 4 - President Pro-Tem Chuck Beams

SECONDER: Councilwoman Ward 2 Janataka Hughley-Holmes

AYES: Councilman Ward 1 - President Allen, Councilwoman Ward 2 Hughley-Holmes, Councilwoman Ward 3 Whatley, Councilman Ward 4 - President Pro-Tem Beams, Councilman Ward 5 Rauch

NAYS: None

ABSTAIN: None

2. Amend Zoning Ordinance & Map: 4600 block Birmingham Hwy, 113.4 Acres, from R-2 to C-3, GC-P - 2nd Reading.

ORDINANCE NO. 014-26

SECOND READING AND APPROVED: UNANIMOUS

RESULT: Passed

MOVER: Councilman Ward 5 Todd Rauch

SECONDER: Councilman Ward 4 - President Pro-Tem Chuck Beams

AYES: Councilman Ward 1 - President Allen, Councilwoman Ward 2 Hughley-Holmes, Councilwoman Ward 3 Whatley, Councilman Ward 4 - President Pro-Tem Beams, Councilman Ward 5 Rauch

NAYS: None

ABSTAIN: None

3. Amend Zoning Ordinance & Map: 1500 block Century Blvd, 42.73 Acres, from R-3 to R-5 - 2nd Reading.

ORDINANCE NO. 015-26

SECOND READING AND APPROVED: UNANIMOUS

RESULT: Passed

MOVER: Councilwoman Ward 2 Janataka Hughley-Holmes

SECONDER: Councilman Ward 5 Todd Rauch

AYES: Councilman Ward 1 - President Allen, Councilwoman Ward 2 Hughley-Holmes, Councilwoman Ward 3 Whatley, Councilman Ward 4 - President Pro-Tem Beams, Councilman Ward 5 Rauch

NAYS: None

ABSTAIN: None

4. Amend Zoning Ordinance & Map: 598 Dunlop Drive, 21.11 Acres, from R-1 to R-2 and R-3 - 2nd Reading.

During discussion, Ms. Whatley first explained why she and a lot of residents in her Ward were against this rezoning. Mr. Rauch then asked for further explanation of the rezoning and plats that were approved before this one. Mr. Brandon Rice and Mr. Mosley explained the previous rezoning and plats as requested and answered other questions from the council.

ORDINANCE NO. 016-26

SECOND READING AND APPROVED: 3 TO 2

RESULT: Passed

MOVER: Councilman Ward 5 Todd Rauch

SECONDER: Councilwoman Ward 2 Janataka Hughley-Holmes

AYES: Councilwoman Ward 2 Hughley-Holmes, Councilman Ward 4 - President Pro-Tem Beams, Councilman Ward 5 Rauch

NAYS: Councilman Ward 1 - President Allen, Councilwoman Ward 3
Whatley
ABSTAIN: None

5. Amend Zoning Ordinance & Map: 3310 Society Hill Road, 6.59 Acres, from R-1 to C-2, GC-P - 2nd Reading.

ORDINANCE NO. 017-26

SECOND READING AND APPROVED: UNANIMOUS

RESULT: Passed

MOVER: Councilman Ward 4 - President Pro-Tem Chuck Beams

SECONDER: Councilwoman Ward 2 Janataka Hughley-Holmes

AYES: Councilman Ward 1 - President Allen, Councilwoman Ward 2
Hughley-Holmes, Councilwoman Ward 3 Whatley, Councilman
Ward 4 - President Pro-Tem Beams, Councilman Ward 5 Rauch

NAYS: None

ABSTAIN: None

6. Amend Chapter 17, Article 5 of the City Code of Ordinances: Pre-Trial Diversion Program - 1st Reading.

FIRST READING: INTRODUCED

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

7. Amend the Development Plan for the Cedar Creek PUD - 1st Reading.

FIRST READING: INTRODUCED

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

16. APPOINTMENTS

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

Bradley Haddon of 1805 Archer Court spoke first. Mr. Haddon thanked the council for their approval of the specialty license for his business, Top Shelf Alternatives.

18. ADJOURN

The City Council meeting minutes of April 7, 2026, are hereby adopted and approved this the 21st day of April, 2026.

/s/ W. George Allen

President of City Council
City of Opelika, Alabama

ATTEST:

/s/ Russell A. Jones, MMC

City Clerk

1. Character Trait of the Month - Kindness, the quality of being friendly, generous, and considerate.

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 08:18 pm.