



**CITY OF OPELIKA
CITY COUNCIL
REGULAR MEETING AGENDA
300 Martin Luther King Blvd.
June 16, 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. Will Spivey from First Baptist Church of Opelika.
4. PLEDGE OF ALLEGIANCE
 1. Boy Scout Troop 11.
5. ADOPTION OF THE AGENDA
 1. Motion to Adopt the CM Agenda for 06-16-26.
6. APPROVAL OF THE MINUTES OF PREVIOUS MEETING(S)
 1. Minutes from the 06-02-26 council meeting.
7. UNFINISHED BUSINESS
8. MAYOR COMMENTS AND RECOGNITIONS
 1. City's Financial Summary Report for May 2026.
 2. May 2026 Monthly Building Summary Report.
 3. Recognize OPD for Earning Accreditation from the Alabama Association of Chiefs of Police (AACOP).
 4. Recognize Character Council Citizen of Excellent Character.
9. PUBLIC HEARINGS (Limit comments to 3 minutes or less)
 1. Public Hearing - Amend Zoning Ordinance & Map: 3400 Block Birmingham Hwy, 18.34 Acres, from R-4 to C-2, GC-P.

10. AGENDA-RELATED PUBLIC COMMENTS (Limit comments to 3 minutes or less)
11. CONSENT AGENDA
 1. **General Business:** Request Downtown Street Closure - Brewzle Bourbon Festival on 08-28 and 08-29-26.
 2. **Resolution:** Expense Reports from Various Departments.
 3. **Resolution:** Designate City Personal Property Surplus and Authorize Disposal.
 4. **Resolution:** Purchase - One (1) 2026 Ford Explorer - PLAN (\$39,012).
 5. **Resolution:** Accept Public Infrastructure and Utilities of Village at Waterford Phase 4A Subdivision - ENG.
 6. **Resolution:** Adoption of the East Alabama Regional Multi-Jurisdictional Hazard Mitigation Plan - PW.
 7. **Resolution:** Approve Lump Sum RSA Payment to Retirees - HR (\$78,405).
 8. **Resolution:** Request for Approval of a Special Use Permit by Verizon Wireless at 2404 Frederick Road.
12. GENERAL BUSINESS
13. AWARDING OF BIDS
14. RESOLUTIONS
15. ORDINANCES
 1. Amend Zoning Ordinance & Map: 3400 Block Birmingham Hwy, 18.34 Acres, from R-4 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 - Loyalty, a strong feeling of support or allegiance.
 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.

June 2, 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. Spivey provided the invocation.

1. Will Spivey from First Baptist Church of Opelika.

4. PLEDGE OF ALLEGIANCE

Mr. Jones led the Pledge of Allegiance.

1. Russell A. Jones, MMC - City Clerk.

5. ADOPTION OF THE AGENDA

1. Motion to Adopt the CM Agenda for 06-02-26.

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 05-19-26 council meeting.
President Allen stated that a copy of the minutes had been previously received by the council and asked for a motion to approve the minutes. Mr. Rauch made a motion to approve. Ms. Holmes 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. Upcoming Events on June 6, 2026.
Mayor Smith reminded everyone of multiple events happening on Saturday, June 6, 2026, in Opelika.

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

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

1. Public Hearing - Demolition - 500-A Martin Luther King Boulevard.
Mr. Jones presented the public hearing. President Allen opened the public hearing and asked if anyone present would like to speak for or against said demolition. No one came forward to speak. President Allen closed the public hearing.
2. Public Hearing - Demolition - 500-B Martin Luther King Boulevard.
Mr. Jones presented the public hearing. President Allen opened the public hearing and asked if anyone present would like to speak for or against said demolition. No one came forward to speak. President Allen closed the public hearing.
3. Public Hearing - Weed Abatement Assessment - 500-A Martin Luther King Boulevard.
Mr. Jones presented the public hearing. President Allen opened the public hearing and asked if anyone present would like to speak for or against said weed abatement. No one came forward to speak. President Allen closed the public hearing.
4. Public Hearing - Weed Abatement Assessment - 500-B Martin Luther King Boulevard.
Mr. Jones presented the public hearing. President Allen opened the public hearing and asked if anyone present would like to speak for or against said weed abatement. No one came forward to speak. President Allen closed the public hearing.
5. Public Hearing - Weed Abatement Assessment - 1211 Magnolia Street.
Mr. Jones presented the public hearing. President Allen opened the public hearing and asked if anyone present would like to speak for or against said weed abatement. No one came forward to speak. President Allen closed the public hearing.

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

None.

11. CONSENT AGENDA

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

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

MOTION TO APPROVE THE CONSENT AGENDA: UNANIMOUS

RESULT: Passed

MOVER: Councilman Ward 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 Downtown Street Closure - Juneteenth Celebration on 06-19-26.

APPROVED BY UNANIMOUS CONSENT

2. **Bid:** Robotic Turf Mowing System Lease and Repair/Service Agreement - PW (\$ as needed).

RESOLUTION NO. 116-26

APPROVED BY UNANIMOUS CONSENT

3. **Bid:** Waverly Parkway and Dunlop Drive Intersection Improvements - ENG (\$1,222,586).

RESOLUTION NO. 117-26

APPROVED BY UNANIMOUS CONSENT

4. **Resolution:** Expense Reports from Various Departments.

RESOLUTION NO. 118-26

APPROVED BY UNANIMOUS CONSENT

5. **Resolution:** Purchase - Tasers, Related Equipment & Training - Sole Source - OPD (\$688,879).

RESOLUTION NO. 119-26

APPROVED BY UNANIMOUS CONSENT

6. **Resolution:** Approve MOU with U.S. Army Garrison, Fort Benning for Career Skills Program - ED.

RESOLUTION NO. 120-26

APPROVED BY UNANIMOUS CONSENT

7. **Resolution:** Special Appropriation to GEMS Empowered for Juneteenth Celebration (\$2,000).

RESOLUTION NO. 121-26

APPROVED BY UNANIMOUS CONSENT

12. GENERAL BUSINESS

13. AWARDING OF BIDS

14. RESOLUTIONS

President Allen asked Mr. Treese to present the resolutions.

1. Demolition - 500-A Martin Luther King Boulevard.

RESOLUTION NO. 122-26

MOTION TO APPROVE: UNANIMOUS

RESULT: Passed

MOVER: Councilwoman Ward 3 Leigh Whatley

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. Demolition - 500-B Martin Luther King Boulevard.

RESOLUTION NO. 123-26

MOTION TO APPROVE: UNANIMOUS

RESULT: Passed

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

SECONDER: Councilwoman Ward 3 Leigh Whatley

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

NAYS: None

ABSTAIN: None

3. Weed Abatement Assessment - 500-A Martin Luther King Boulevard.

RESOLUTION NO. 124-26

MOTION TO APPROVE: UNANIMOUS

RESULT: Passed

MOVER: Councilwoman Ward 3 Leigh Whatley

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

4. Weed Abatement Assessment - 500-B Martin Luther King Boulevard.

RESOLUTION NO. 125-26

MOTION TO APPROVE: UNANIMOUS

RESULT: Passed

MOVER: Councilwoman Ward 2 Janataka Hughley-Holmes

SECONDER: Councilwoman Ward 3 Leigh Whatley

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

5. Weed Abatement Assessment - 1211 Magnolia Street.

RESOLUTION NO. 126-26

MOTION TO APPROVE: UNANIMOUS

RESULT: **Passed**
MOVER: Councilwoman Ward 3 Leigh Whatley
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

16. APPOINTMENTS

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

Henrietta Snipes of 2300 Lafayette Parkway spoke first. Ms. Snipes thanked the city for its continued support of the annual Juneteenth Celebration.

Sue Ellen Tallakson of 910 David Street spoke next. Ms. Tallakson spoke against potential data centers being allowed to be located in Opelika.

Tessa Tallakson of 1102 Renfro Avenue spoke next. Ms. Tallakson also spoke against potential data centers in Opelika.

Dustin Howard of 1102 Renfro Avenue spoke last. Mr. Howard also spoke against potential data centers in Opelika.

18. ADJOURN

The City Council meeting minutes of June 2, 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 - Loyalty, a strong feeling of support or allegiance. 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 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

The council meeting ended at 06:21 pm.

City of Opelika
 Combined Balance Sheet - All Funds and Account Groups (Interim Report)
 05/31/2026 (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	\$ 27,337,854	\$ 8,293,993	\$ 36,959	\$ 215,563	\$ -	\$ 4,918,829	\$ 34,197,701	\$ -	\$ -	\$ 75,000,899
Certificates of deposit	-	-	-	-	-	-	-	-	-	-
Receivables:										
Accounts and unbilled service	-	-	-	-	-	-	9,402,011	-	-	9,402,011
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	-	-	-	-	2,402	-	-	-	-	2,402
Other	1,165,189	150,000	-	37	-	56,548	-	-	-	1,371,774
Due from other funds	14,181	-	-	-	6,405	-	-	-	-	20,586
Due from other governments	2,052,652	808,449	-	-	-	-	71	-	-	2,861,172
Inventories of supplies, at cost	318,811	-	-	-	-	-	2,147,598	-	-	2,466,409
Prepaid expenses	71,819	-	-	-	-	-	-	-	-	71,819
Investments	-	10,835,981	-	-	2,249,246	-	-	-	-	13,085,227
Investments with fiscal agent	46,285,491	-	2,163,745	-	-	-	10,397,466	-	-	58,846,702
Capital assets:										
Land	-	-	-	-	-	-	2,462,062	15,354,264	-	17,816,326
Buildings	-	-	-	-	-	-	17,104,068	101,795,547	-	118,899,615
Equipment	-	-	-	-	-	-	17,254,576	50,065,958	-	67,320,534
Utility systems	-	-	-	-	-	-	171,277,920	-	-	171,277,920
Infrastructure	-	-	-	-	-	-	574,461	218,428,347	-	219,002,808
Construction in progress	-	-	-	-	-	-	600,014	14,920,266	-	15,520,280
Total capital assets	-	-	-	-	-	-	209,273,101	400,564,382	-	609,837,483
Less: accumulated depreciation	-	-	-	-	-	-	(101,375,666)	(111,381,196)	-	(212,756,862)
Capital assets, net	-	-	-	-	-	-	107,897,435	289,183,186	-	397,080,621
Deposits	-	69,045	-	-	-	19,229	-	-	-	88,274
Amount to be provided for general long term debt	-	-	-	-	-	-	-	-	62,760,887	62,760,887
Total assets	92,548,421	33,806,611	2,200,704	215,600	2,258,053	4,994,606	164,042,282	289,183,186	62,760,887	652,010,350
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)
 05/31/2026 (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	943,779	-	-	-	-	1	4,061,623	-	-	5,005,403
Interest payable	-	-	-	-	-	-	-	-	-	-
Accrued payroll and benefits, due within one year	325,775	-	-	-	-	-	192,745	-	-	518,520
Due to other funds	6,405	14,181	-	-	-	-	-	-	-	20,586
Due to other governments	39,938	-	-	-	-	-	-	-	-	39,938
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)	-	-	-	-	-	62,760,887	62,270,887
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	-	-	-	-	-	-	3,657,701	-	-	3,657,701
Total liabilities	1,315,897	14,181	(490,000)	-	-	172,282	19,517,958	-	62,760,887	83,291,205
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	7,417,125	14,738,303	-	-	-	453,719	160,057	-	-	22,769,204
Total deferred inflows of resources	7,417,125	14,738,303	-	-	-	453,719	1,220,063	-	-	23,829,210
FUND BALANCES										
Nonspendable	318,811	69,045	-	-	2,258,053	-	-	-	-	2,645,909
Restricted	701,677	3,501,712	2,690,704	213,967	-	4,364,812	10,397,466	-	-	21,870,338
Committed	2,229	-	-	-	-	-	-	-	-	2,229
Assigned	1,366,481	2,596,251	-	-	-	-	-	-	-	3,962,732
Unassigned	61,223,826	11,311,647	-	-	-	-	-	-	-	72,535,473
Invested in capital assets, net of related debt	-	-	-	-	-	-	107,897,435	289,183,186	-	397,080,621
Unrestricted	-	-	-	-	-	-	22,188,524	-	-	22,188,524
Encumbrances	20,202,375	1,575,472	0	1,633	0	3,793	5,547,483	-	-	27,330,756
Total fund balances	\$ 83,815,399	\$ 19,054,127	\$ 2,690,704	\$ 215,600	\$ 2,258,053	\$ 4,368,605	\$ 146,030,908	\$ 289,183,186	\$ -	\$ 547,616,582

City of Opelika

Combined Statement of Revenues, Expenditures, and Changes in Fund Balance - All Governmental Funds and Account Groups (Interim Report)
05/31/2026 (FY 26)

	Governmental Funds					Total
	General Fund	Special Revenue Funds	Debt Service Funds	Capital Project Funds	Garden Hills Cemetery Permanent Fund	
REVENUES:						
Taxes	\$ 43,928,250	\$ 13,811,388	\$ -	\$ -	\$ -	\$ 57,739,638
Special assessments	-	-	-	-	-	-
Licenses and permits	17,376,728	416,024	-	-	-	17,792,752
Intergovernmental	660,736	736,616	-	79,749	-	1,477,101
Charges for services	2,099,431	-	-	-	-	2,099,431
Fines and forfeits	299,581	-	-	-	-	299,581
Grants	23,216	-	-	-	-	23,216
Contributions	35,600	-	-	-	-	35,600
Investment income	1,910,033	411,293	40,689	11,730	92,471	2,466,216
Miscellaneous	232,923	-	-	-	-	232,923
Total revenues	66,566,498	15,375,321	40,689	91,479	92,471	82,166,458
EXPENDITURES:						
General government	8,379,199	305,422	-	240,714	-	8,925,335
Public safety	18,645,896	8,802	-	-	-	18,654,698
Public works	5,415,793	55,978	-	-	8,124	5,479,895
Health	456,555	-	-	-	-	456,555
Education	2,289,167	12,200,000	-	-	-	14,489,167
Welfare	538,375	-	-	-	-	538,375
Culture and recreation	6,626,355	-	-	-	-	6,626,355
Economic development	1,121,885	133,979	-	-	-	1,255,864
Capital outlay	12,570,662	1,538,401	-	15,694	-	14,124,757
Debt service:						
Principal retirement	-	-	3,465,150	-	-	3,465,150
Interest and fees	-	-	1,104,210	-	-	1,104,210
Total expenditures	56,043,887	14,242,582	4,569,360	256,408	8,124	75,120,361
Excess of revenues over/(under) expenditures	10,522,611	1,132,739	(4,528,671)	(164,929)	84,347	7,046,097
Other financing sources/(uses):						
Proceeds from debt issuance	-	-	-	-	-	-
Proceeds used to refund bonds	-	-	-	-	-	-
Sale of capital assets	42,159	-	-	-	-	42,159
Transfers from other funds	2,823,274	593,488	3,559,105	47,699	30,610	7,054,176
Transfers to other funds	(3,260,480)	(1,075,254)	-	(34,306)	(23,343)	(4,393,383)
Total other financing sources/(uses)	(395,047)	(481,766)	3,559,105	13,393	7,267	2,702,952
Net change in fund balances	10,127,564	650,973	(969,566)	(151,536)	91,614	9,749,049
Fund balances, beginning of the year	73,687,835	18,403,153	3,660,270	367,136	2,166,439	98,284,833
Fund balances, end of period	\$ 83,815,399	\$ 19,054,126	\$ 2,690,704	\$ 215,600	\$ 2,258,053	\$ 108,033,882

City of Opelika
Combined Balance Sheet (Interim Report)
Proprietary and Fiduciary Funds
May 31, 2026 Preliminary (FY 26)

	Electric FYTD	Sewer FYTD	Solid Waste FYTD	Workmen's Comp. FYTD	Health Insurance FYTD
ASSETS					
Current assets:					
Cash	\$ 19,103,576	\$ 8,772,733	\$ 6,321,394	\$ 4,260,729	\$ 658,100
Certificates of deposit	-	-	-	-	-
Receivables and prepaid expenses	8,435,494	358,118	608,399	-	56,548
Due from other funds and governments	-	71	-	-	-
Inventory	2,147,598	-	-	-	-
Total current assets	<u>29,686,668</u>	<u>9,130,922</u>	<u>6,929,793</u>	<u>4,260,729</u>	<u>714,648</u>
Restricted assets:					
Cash and investments with fiscal agent	10,397,466	-	-	-	-
Total restricted assets	<u>10,397,466</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net capital assets	52,825,537	48,836,042	6,235,856	-	-
Other assets:					
Deposits	-	-	-	19,229	-
Total other assets	<u>-</u>	<u>-</u>	<u>-</u>	<u>19,229</u>	<u>-</u>
Total assets	92,909,671	57,966,964	13,165,649	4,279,958	714,648
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	94,892,218	57,966,964	13,909,749	4,279,958	714,648
LIABILITIES					
Current liabilities:					
Accounts and other payables	4,212,987	-	41,383	13,050	131,838
Due to electric fund	-	-	-	-	-
Due to other funds	-	-	-	-	-
Bonds payable within one year	-	-	-	-	-
Unearned revenue	160,057	-	-	-	453,719
Total current liabilities	<u>4,373,044</u>	<u>-</u>	<u>41,383</u>	<u>13,050</u>	<u>585,557</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	3,475,374	-	182,327	-	-
Total noncurrent liabilities	<u>12,148,320</u>	<u>-</u>	<u>3,115,270</u>	<u>27,393</u>	<u>-</u>
Total liabilities	16,521,364	-	3,156,653	40,443	585,557
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	17,287,856	-	3,450,167	40,443	585,557
NET POSITION					
Invested in capital assets, net of related debt	52,825,537	48,836,042	6,235,856	-	-
Restricted	10,397,466	-	-	4,239,515	125,297
Unrestricted	10,489,610	7,906,935	3,791,979	-	-
Encumbrances	3,891,749	1,223,987	431,746	0	3,794
Total net position	<u>\$ 77,604,362</u>	<u>\$ 57,966,964</u>	<u>\$ 10,459,582</u>	<u>\$ 4,239,515</u>	<u>\$ 129,091</u>

City of Opelika
Combined Summary Statement of Revenues, Expenses, and Changes in Net Position
Proprietary and Fiduciary Funds
May 31, 2026 Preliminary (FY 26)

	Electric 2026 FYTD	Sewer 2026 FYTD	Solid Waste 2026 FYTD	Workmen's Comp. 2026 FYTD	Health Insurance 2026 FYTD
Operating Revenues					
Charges for services	\$ 32,284,836	\$ 4,491,272	\$ 3,862,040	\$ 243,085	\$ 3,693,124
Operating Expenses					
Purchases	16,950,131	-	390,792	-	-
Depreciation	2,361,286	1,158,276	510,208	-	-
Personnel services	2,883,550	-	1,192,030	-	-
Other	2,000,481	1,832,699	948,328	338,619	4,984,915
Total operating expenses	24,195,448	2,990,975	3,041,358	338,619	4,984,915
Operating income/(loss)	8,089,388	1,500,297	820,682	(95,534)	(1,291,791)
Nonoperating Revenues/(Expenses)					
Gain/(Loss) on sale of capital assets	-	-	89,508	-	-
Fiber optic line leases	836	-	-	-	-
Investment income	561,146	28,223	47,234	53,373	2,142
Grant income	-	-	-	-	-
Pole rental	142,091	-	-	-	-
Miscellaneous revenues	1,144,324	23	68,595	-	-
Interest expense and charges	-	-	-	-	-
Total nonoperating revenues/(expenses)	1,848,397	28,246	205,337	53,373	2,142
Other Revenues and Transfers In/(Out):					
Capital contributions	406,843	2,586,086	-	-	-
Transfers from other funds	-	-	-	-	-
Telecom loan Forgiveness	-	-	-	-	-
Transfers to other funds	(2,666,667)	-	-	-	-
Total other revenues/(expenses)	(2,259,824)	2,586,086	-	-	-
Net Income/(loss)	7,677,961	4,114,629	1,026,019	(42,161)	(1,289,649)
Net position, beginning of year	69,926,401	53,852,335	9,433,563	4,281,676	1,418,740
Net position before encumbrances	77,604,362	57,966,964	10,459,582	4,239,515	129,091
Encumbrances	3,891,749	1,223,987	431,746	-	3,794
Net position, end of period	\$ 73,712,613	\$ 56,742,977	\$ 10,027,836	\$ 4,239,515	\$ 125,297

City of Opelika
 General Fund Revenue and Expenditure Summary (Interim Report)
 Comparison of Actual and Budget to Prior Year
 YTD May 31, 2026 Preliminary (FY 2026)

	YTD Actual			Budget to Actual		
	FY 2025	FY 2026	Variance	2026 Budget	2026 Actual	Variance
Revenues:						
Taxes	\$ 42,127,652	\$ 43,928,250	\$ 1,800,598	\$ 40,424,134	\$ 43,928,250	\$ 3,504,116
Licenses and permits	20,227,557	17,376,728	(2,850,829)	14,002,000	17,376,728	3,374,728
Intergovernmental	638,513	660,736	22,223	897,026	660,736	(236,290)
Charges for services	1,767,933	2,099,431	331,498	2,186,343	2,099,431	(86,912)
Fines and forfeits	292,004	299,581	7,577	301,667	299,581	(2,086)
Grants	73,615	23,216	(50,399)	-	23,216	23,216
Contributions	44,050	35,600	(8,450)	32,943	35,600	2,657
Investment income	2,063,474	1,910,033	(153,441)	2,133,333	1,910,033	(223,300)
Miscellaneous	434,959	232,923	(202,036)	375,305	232,923	(142,382)
Total revenues	<u>67,669,757</u>	<u>66,566,498</u>	<u>(1,103,259)</u>	<u>60,352,751</u>	<u>66,566,498</u>	<u>6,213,747</u>
Expenditures:						
General government	8,000,628	8,379,199	378,571	10,806,239	8,379,199	\$ (2,427,040)
Public safety	17,112,570	18,645,896	1,533,326	20,919,277	18,645,896	(2,273,381)
Public works	4,928,240	5,415,793	487,553	7,032,945	5,415,793	(1,617,152)
Culture and recreation	6,181,278	6,626,355	445,077	7,731,772	6,626,355	(1,105,417)
Economic development	1,089,614	1,121,885	32,271	1,612,564	1,121,885	(490,679)
Health	389,974	456,555	66,581	522,421	456,555	(65,866)
Education	3,139,917	2,289,167	(850,750)	4,261,667	2,289,167	(1,972,500)
Welfare	503,208	538,375	35,167	380,667	538,375	157,708
Capital outlay	21,833,884	12,570,662	(9,263,222)	24,934,508	12,570,662	(12,363,846)
Debt service	-	-	-	-	-	-
Total expenditures	<u>63,179,312</u>	<u>56,043,887</u>	<u>(7,135,425)</u>	<u>78,202,060</u>	<u>56,043,887</u>	<u>(22,158,173)</u>
Other financing sources/(uses)						
Sale of capital assets	31,157	42,159	11,002	15,119	42,159	27,040
Transfers in	3,480,379	2,823,274	(657,105)	2,782,759	2,823,274	40,515
Transfer out	(14,762,017)	(3,260,480)	11,501,537	(2,999,848)	(3,260,480)	(260,632)
Total other financing sources/(uses)	<u>(11,250,481)</u>	<u>(395,047)</u>	<u>10,855,434</u>	<u>(201,970)</u>	<u>(395,047)</u>	<u>(193,077)</u>
Net change in fund balance	(6,760,036)	10,127,564	16,887,600	(18,051,279)	10,127,564	28,178,843
Fund balance, beginning of year	<u>81,780,341</u>	<u>73,687,835</u>	<u>(8,092,506)</u>	<u>81,780,341</u>	<u>73,687,835</u>	<u>(8,092,506)</u>
Fund balance, year to date	<u>\$ 75,020,305</u>	<u>\$ 83,815,399</u>	<u>\$ 8,795,094</u>	<u>\$ 63,729,062</u>	<u>\$ 83,815,399</u>	<u>\$ 20,086,337</u>
Less:						
Nonspendable	254,719	318,811	64,092	-	318,811	
Restricted	542,201	700,954	158,753	-	700,954	
Committed	2,229	2,229	-	-	2,229	
Assigned	1,366,481	1,366,481	-	-	1,366,481	
Encumbrances	19,742,176	20,202,375	460,199	-	20,202,375	
	<u>21,907,806</u>	<u>22,590,850</u>	<u>683,044</u>	<u>-</u>	<u>22,590,850</u>	<u>-</u>
Unassigned fund balance	53,112,499	61,224,549	8,112,050	63,729,062	61,224,549	20,086,337
20% budgeted revenues	<u>12,070,550</u>	<u>12,070,550</u>		<u>12,070,550</u>	<u>12,070,550</u>	
Available unassigned fund balance	<u>\$ 41,041,949</u>	<u>\$ 49,153,999</u>		<u>\$ 41,041,949</u>	<u>\$ 49,153,999</u>	

City of Opelika
 General Fund Revenues (Interim Report)
 Comparison of Actual and Budget to Prior Year
 YTD May 31, 2026 Preliminary (FY 2026)

	YTD Actual			Budget to Actual		
	FY 2025	FY 2026	Variance	2026 Budget	2026 Actual	Variance
Taxes:						
Sales	\$ 33,747,072	\$ 34,782,444	\$ 1,035,372	\$ 34,066,667	\$ 34,782,444	\$ 715,777
Property:						
Property	6,952,848	7,548,968	596,120	4,866,666	7,548,968	2,682,302
Payments in lieu of taxes	-	57,803	57,803	30,667	57,803	27,136
Total property taxes	6,952,848	7,606,771	653,923	4,897,333	7,606,771	2,709,438
Other						
Gasoline	668,824	649,135	(19,689)	666,667	649,135	(17,532)
Cigarette	38,406	42,926	4,520	39,467	42,926	3,459
Wine and liquor	21,169	17,935	(3,234)	20,667	17,935	(2,732)
Rental	699,333	829,039	129,706	733,333	829,039	95,706
Total other taxes	1,427,732	1,539,035	111,303	1,460,134	1,539,035	78,901
Total taxes	42,127,652	43,928,250	1,800,598	40,424,134	43,928,250	3,504,116
Licenses and permits:						
Occupational license	12,990,328	9,576,416	(3,413,912)	8,200,000	9,576,416	1,376,416
Business:						
General	4,269,069	4,262,257	(6,812)	2,966,667	4,262,257	1,295,590
Lodging	909,533	861,671	(47,862)	933,333	861,671	(71,662)
Franchise fee	531,465	328,444	(203,021)	433,333	328,444	(104,889)
Miscellaneous	221,950	160,448	(61,502)	116,667	160,448	43,781
Total business	5,932,017	5,612,820	(319,197)	4,450,000	5,612,820	1,162,820
Telecommunications permits and	5,000	7,500	2,500	6,667	7,500	833
Permits and inspections	1,287,999	2,158,471	870,472	1,333,333	2,158,471	825,138
Other	12,210	21,520	9,310	12,000	21,520	9,520
Total licenses and permits	20,227,555	17,376,727	(2,850,828)	14,002,000	17,376,727	3,374,727
Intergovernmental:						
Shared county motor vehicle	101,351	107,795	6,444	106,667	107,795	1,128
Shared state:						
Bank excise tax	227,588	258,928	31,340	466,667	258,928	(207,739)
Business privilege tax	-	-	-	51,000	-	(51,000)
Liquor tax profits	222,563	257,374	34,811	233,333	257,374	24,041
State asset forfeiture	39,889	2,881	(37,008)	5,241	2,881	(2,360)
Total shared state	490,040	519,183	29,143	756,241	519,183	(237,058)
Shared federal asset forfeiture	19,612	-	(19,612)	11,181	-	(11,181)
Other	27,510	33,758	6,248	22,937	33,758	10,821
Total intergovernmental	638,513	660,736	22,223	897,026	660,736	(236,290)
Charges for services:						
General government - other	16,392	22,365	5,973	17,000	22,365	5,365
Public Safety:						
Fire training/transport	13,616	15,517	1,901	12,333	15,517	3,184
City schools	-	300,000	300,000	200,000	300,000	100,000
Auburn University	-	-	-	-	-	-
EAMC	177,507	177,917	410	203,333	177,917	(25,416)
Other	9,832	7,094	(2,738)	8,343	7,094	(1,249)
Health - Graves and monuments	147,315	165,045	17,730	160,000	165,045	5,045
Public Works - Paving and plan	51,277	86,369	35,092	76,667	86,369	9,702
Culture and Rec - Entry and con	1,351,994	1,325,125	(26,869)	1,508,667	1,325,125	(183,542)
Total charges for services	1,767,933	2,099,432	331,499	2,186,343	2,099,432	(86,911)
Fines and forfeits:						
Municipal Court	234,989	250,675	15,686	246,667	250,675	4,008
Other	57,015	48,906	(8,109)	55,000	48,906	(6,094)
Total fines and forfeits	292,004	299,581	7,577	301,667	299,581	(2,086)
Grant income	73,615	23,216	(50,399)	-	23,216	23,216
Contributions: Mobile Clinic	-	-	-	-	-	-
Contributions: Other	44,050	35,600	(8,450)	32,943	35,600	2,657
Investment income	2,063,474	1,910,033	(153,441)	2,133,333	1,910,033	(223,300)
Miscellaneous	434,961	232,923	(202,038)	375,305	232,923	(142,382)
Total revenues	67,669,757	66,566,498	(1,103,259)	60,352,751	66,566,498	6,213,747
Other financing sources						
Operating transfers from Electric	2,666,667	2,666,667	-	2,666,667	2,666,667	-
Other transfers	813,712	156,607	(657,105)	116,092	156,607	40,515
Sale of capital assets	31,157	42,159	11,002	15,119	42,159	27,040
Total other financing sou	3,511,536	2,865,433	(646,103)	2,797,878	2,865,433	67,555
Total revenue and other fi	\$ 71,181,293	\$ 69,431,931	\$ (1,749,362)	\$ 63,150,629	\$ 69,431,931	\$ 6,281,302

City of Opelika
 General Fund Expenditures
 Comparison of Actual and Budget to Prior Year
 YTD May 31, 2026 Preliminary (FY 2026)

	YTD Actual			Budget to Actual		
	FY 2025	FY 2026	Variance	2026 Budget	2026 Actual	Variance
General government:						
Legislative	\$ 266,735	\$ 293,851	\$ 27,116	\$ 305,053	\$ 293,851	\$ (11,202)
Executive	220,865	180,026	(40,839)	400,941	180,026	(220,915)
Legal	236,391	240,181	3,790	305,886	240,181	(65,705)
Administration	289,306	401,469	112,163	828,521	401,469	(427,052)
Accounting	556,088	601,392	45,304	647,838	601,392	(46,446)
Human resources	435,910	444,933	9,023	722,578	444,933	(277,645)
Information technology	3,506,265	3,594,966	88,701	3,879,639	3,594,966	(284,673)
Revenue	265,224	312,949	47,725	405,440	312,949	(92,491)
Municipal court	320,270	424,199	103,929	518,970	424,199	(94,771)
Purchasing	298,110	306,245	8,135	382,227	306,245	(75,982)
Community development	233,068	244,087	11,019	310,320	244,087	(66,233)
Planning	813,043	775,116	(37,927)	1,497,739	775,116	(722,623)
Other - nondepartmental	559,352	559,784	432	601,087	559,784	(41,303)
Total general government	8,000,627	8,379,198	378,571	10,806,239	8,379,198	(2,427,041)
Public safety:						
Police	10,685,678	11,492,764	807,086	12,900,169	11,492,764	(1,407,405)
Probation	56,666	500	(56,166)	-	500	500
Fire	5,995,889	6,636,236	640,347	7,561,979	6,636,236	(925,743)
Other - nondepartmental	374,337	516,396	142,059	457,129	516,396	59,267
Total public safety	17,112,570	18,645,896	1,533,326	20,919,277	18,645,896	(2,273,381)
Public works:						
Streets & Lights	1,160,852	1,236,171	75,319	1,373,872	1,236,171	(137,701)
Engineering	524,635	628,783	104,148	961,455	628,783	(332,672)
Administration	390,751	433,549	42,798	481,672	433,549	(48,123)
Cemetery	185,619	193,221	7,602	206,267	193,221	(13,046)
Auto shop	558,165	557,668	(497)	1,606,979	557,668	(1,049,311)
Building maintenance	448,987	488,110	39,123	486,961	488,110	1,149
Inspection	671,299	833,271	161,972	823,763	833,271	9,508
Code Enforcement	142,800	106,550	(36,250)	176,071	106,550	(69,521)
Grounds maintenance	845,132	938,471	93,339	915,905	938,471	22,566
Total public works	4,928,240	5,415,794	487,554	7,032,945	5,415,794	(1,617,151)
Culture and recreation:						
Parks and recreation	4,591,644	4,942,328	350,684	5,791,159	4,942,328	(848,831)
Library	1,222,559	1,239,952	17,393	1,639,480	1,239,952	(399,528)
Other - nondepartmental	367,075	444,075	77,000	301,133	444,075	142,942
Total culture and recreation	6,181,278	6,626,355	445,077	7,731,772	6,626,355	(1,105,417)
Economic development:						
Development	391,731	371,926	(19,805)	482,653	371,926	(110,727)
Other - nondepartmental	697,883	749,959	52,076	1,129,911	749,959	(379,952)
Total economic development	1,089,614	1,121,885	32,271	1,612,564	1,121,885	(490,679)
Health:						
Animal control	76,746	76,186	(560)	93,124	76,186	(16,938)
Mobile Clinic	395	2,870	2,475	43,333	2,870	(40,463)
Other	312,833	377,499	64,666	385,964	377,499	(8,465)
Total health	389,974	456,555	66,581	522,421	456,555	(65,866)
Education	3,139,917	2,289,167	(850,750)	4,261,667	2,289,167	(1,972,500)
Welfare	503,208	538,375	35,167	380,667	538,375	157,708
Capital outlay	21,833,884	12,570,662	(9,263,222)	24,934,508	12,570,662	(12,363,846)
Total expenditures	63,179,312	56,043,887	(7,135,424)	78,202,060	56,043,887	(22,158,173)
Other financing uses						
Transfers out:						
Transfers to PR/Jail construction fund	10,505,777	-	(10,505,777)	-	-	-
Transfers to other funds	4,256,240	3,260,480	(995,760)	2,999,848	3,260,480	260,632
Total transfers out	14,762,017	3,260,480	(11,501,537)	2,999,848	3,260,480	260,632
Total expenditures and other financing uses	\$ 77,941,329	\$ 59,304,367	\$ (18,636,961)	\$ 81,201,908	\$ 59,304,367	\$ (21,897,541)

City of Opelika
 Capital Outlay (Interim Report)
 Comparison of Actual and Budget to Prior Year
 YTD May 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	64,341	96,510	(32,169)
Legal	-	-	-	-	-	-
Administration	4,116,337	426,427	(3,689,910)	5,409,540	426,427	4,983,113
Accounting	-	-	-	-	-	-
Human Resources	-	-	-	-	-	-
Information Technology	342,356	293,525	(48,831)	292,209	293,525	(1,316)
Revenue	-	-	-	-	-	-
Municipal Court	-	-	-	-	-	-
Purchasing	-	-	-	-	-	-
Community Development	-	-	-	-	-	-
Planning	-	-	-	-	-	-
Health	-	-	-	-	-	-
Other	-	-	-	-	-	-
Total general government	\$ 4,458,693	\$ 816,462	\$ (3,642,231)	\$ 5,766,090	\$ 816,462	\$ 4,949,628
Public Safety:						
Police	1,085,094	701,295	(383,799)	500,747	701,295	(200,548)
Probation	-	-	-	-	-	-
Fire	270,953	216,965	(53,988)	304,791	216,965	87,826
Total public safety	\$ 1,356,047	\$ 918,260	\$ (437,787)	\$ 805,538	\$ 918,260	\$ (112,722)
Public Works:						
Streets	3,840,868	7,329,385	3,488,517	10,357,366	7,329,385	3,027,981
Engineering	2,285,119	1,038,717	(1,246,402)	4,557,014	1,038,717	3,518,297
Administration	1,327,021	545,913	(781,108)	1,511,774	545,913	965,861
Cemetery	-	-	-	-	-	-
Auto Shop	-	-	-	-	-	-
Building Maintenance	-	-	-	-	-	-
Inspection	-	-	-	-	-	-
Grounds Maintenance	-	-	-	-	-	-
Total public works	\$ 7,453,008	\$ 8,914,015	\$ 1,461,007	\$ 16,426,154	\$ 8,914,015	\$ 7,512,139
Culture and Recreation:						
Parks and Recreation	8,410,781	1,921,926	(6,488,855)	1,936,726	1,921,926	14,800
Library	155,355	-	(155,355)	-	-	-
Total culture and recreation	\$ 8,566,136	\$ 1,921,926	\$ (6,644,210)	\$ 1,936,726	\$ 1,921,926	\$ 14,800
Economic development	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Health, Education and Welfare	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total capital outlay expenditures	\$ 21,833,884	\$ 12,570,663	\$ (9,263,221)	\$ 24,934,509	\$ 12,570,663	\$ 12,363,846
PROPRIETARY FUNDS						
Electric	3,594,267	3,688,211	93,944	8,331,245	3,688,211	4,643,034
Sewer	356,203	4,755,430	4,399,227	3,530,676	4,755,430	(1,224,754)
Solid Waste	754,058	339,809	(414,249)	440,533	339,809	100,724
Total Proprietary funds	\$ 4,704,528	\$ 8,783,450	\$ 4,078,922	\$ 12,302,454	\$ 8,783,450	\$ 3,519,004
OTHER GOVERNMENTAL FUNDS						
Municipal Complexes fund - Municipal Court	-	15,694	15,694	10,463	15,694	(5,231)
4 & 5 Cent Gas Tax fund - Street Resurfacing	66,800	-	(66,800)	44,533	-	44,533
Road Construction - Street Resurfacing & Paving	463,851	28,543	(435,308)	255,023	28,543	226,480
Sportsplex Improvements	459,916	-	(459,916)	184,531	-	184,531
Community Development	28,392	-	(28,392)	-	-	-
Capital Improvement funds - Other	555,329	1,509,858	954,529	3,118,391	1,509,858	1,608,533
Industrial Road Grant funds - Other	-	-	-	-	-	-
Total Other Governmental funds	\$ 1,574,288	\$ 1,554,095	\$ (20,193)	\$ 3,612,941	\$ 1,554,095	\$ 2,058,846
Total	\$ 28,112,700	\$ 22,908,208	\$ (5,204,492)	\$ 40,849,904	\$ 22,908,208	\$ 17,941,696



BUILDING INSPECTIONS

700 Fox Trail
Opelika, AL 36801
(p) 334-705-5420
(f) 334-705-5151
www.opelika-al.gov

Monthly Permits for May 2026

Work & Repair On Buildings

Building Repairs	Commercial	Residential
Building Repairs	4	21
Plumbing Upgrades	0	1
Electrical Upgrades	1	6
Mechanical Upgrades	2	9
Reroofs And Roof Repairs	0	18
Mobile Home Services	0	2
Building Additions/Accessory Structures	0	12

Monthly Totals for May

2015	\$	13,413,519.00
2016	\$	5,351,562.00
2017	\$	5,538,628.00
2018	\$	29,752,101.00
2019	\$	9,824,483.97
2020	\$	5,065,469.10
2021	\$	14,187,731.70
2022	\$	22,901,797.03
2023	\$	15,489,075.75
2024	\$	12,634,533.99
2025	\$	12,954,511.50
2026	\$	33,208,788.95

Total Permits Issued

1	New Buildings: Commercial	\$	9,235,000.00
15	Commercial Renovations And Repairs	\$	1,881,087.24
0	Signs	\$	-
98	New Single Family Homes	\$	21,274,598.00
35	Residential Repairs And Renovations	\$	818,103.71
	New Apartment Units		
	New Duplex Residences		

149

Total Permits for May 2026

\$ 33,208,788.95

TAKEN FROM THE RECORDS OF THE
BUILDING INSPECTOR


Jeff Kappelman
Chief Building Inspector

May 2026



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	22	55
Plumbing Upgrades	6	23
Electrical Upgrades	15	78
Mechanical Upgrades	15	66
Reroofs And Roof Repairs	6	93
Mobile Home Services	0	21
Building Additions/Accessory Structures	6	45

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	\$ 254,938,005.65

Total Permits Issued:

20	New Buildings: Commercial	\$ 61,116,008.33
52	Commercial Renovations And Repairs	\$ 23,108,774.49
24	Signs	\$ 339,132.13
609	New Single Family Homes	\$ 135,450,460.00
214	Residential Repairs And Renovations	\$ 6,701,883.70
215	New Apartment Units	\$ 28,061,747.00
4	New Duplex Residences	\$ 160,000.00

1,138

Permit Total Issued for FY 2026

\$ 254,938,005.65

Jeff Kappelman
Chief Building Inspector



Monthly Permit Detail

Jeff Kappelman, Chief Building Official

\$ 33,193,788.95 Total Valuation

Permits Details

Issue Date	Work Class	Address	Company Name	Valuation
5/1/2026	Roofs	2802 Pine Knoll St	PREFERRED ROOFING	\$ 9,000.00
5/2/2026	New Single Family Detached	763 Rolling Hill Dr	EDGAR HUGHSTON BUILDER INC	\$ 369,143.00
5/2/2026	New Single Family Detached	771 Rolling Hill Dr	EDGAR HUGHSTON BUILDER INC	\$ 337,329.00
5/5/2026	New Single Family Attached	2400 Morrison Trce	EDGAR HUGHSTON BUILDER INC	\$ 369,984.00
5/5/2026	Roofs	1012 Fitzpatrick Ave	SUPERIOR ROOFING CO	\$ 26,275.00
5/5/2026	New Single Family Attached	3330 Hamlet Dr	Liberty Communities	\$ 139,350.00
5/5/2026	New Single Family Attached	3326 Hamlet Dr	Liberty Communities	\$ 144,350.00
5/5/2026	New Single Family Attached	3322 Hamlet Dr	Liberty Communities	\$ 136,350.00
5/5/2026	New Single Family Attached	3318 Hamlet Dr	Liberty Communities	\$ 139,350.00
5/5/2026	New Single Family Attached	3314 Hamlet Dr	Liberty Communities	\$ 144,350.00
5/5/2026	New Single Family Attached	3310 Hamlet Dr	Liberty Communities	\$ 144,350.00
5/5/2026	New Single Family Attached	3306 Hamlet Dr	Liberty Communities	\$ 136,350.00
5/5/2026	New Single Family Attached	3302 Hamlet Dr	Liberty Communities	\$ 139,350.00
5/5/2026	New Single Family Attached	3229 Hamlet Dr	Liberty Communities	\$ 139,350.00
5/5/2026	New Single Family Attached	3225 Hamlet Dr	Liberty Communities	\$ 136,350.00
5/5/2026	New Single Family Attached	3221 Hamlet Dr	Liberty Communities	\$ 144,350.00
5/5/2026	New Single Family Attached	3213 Hamlet Dr	Liberty Communities	\$ 139,350.00
5/5/2026	New Single Family Attached	3209 Hamlet Dr	Liberty Communities	\$ 136,350.00
5/5/2026	Roofs	2805 Samantha Ln	IAM ROOFING LLC	\$ 26,681.58
5/5/2026	New Single Family Attached	3205 Hamlet Dr	Liberty Communities	\$ 144,350.00
5/5/2026	New Single Family Attached	3201 Hamlet Dr	Liberty Communities	\$ 139,350.00
5/5/2026	New Single Family Attached	3387 Hamlet Dr	Liberty Communities	\$ 139,350.00
5/5/2026	New Single Family Attached	3383 Hamlet Dr	Liberty Communities	\$ 136,350.00
5/5/2026	New Single Family Attached	3379 Hamlet Dr	Liberty Communities	\$ 144,350.00
5/5/2026	New Single Family Attached	3375 Hamlet Dr	Liberty Communities	\$ 144,350.00

Monthly Permit Detail

5/5/2026	New Single Family Attached	3371 Hamlet Dr	Liberty Communities	\$	139,350.00
5/5/2026	New Single Family Attached	3367 Hamlet Dr	Liberty Communities	\$	136,350.00
5/5/2026	New Single Family Attached	3363 Hamlet Dr	Liberty Communities	\$	144,350.00
5/5/2026	New Single Family Attached	3359 Hamlet Dr	Liberty Communities	\$	139,350.00
5/5/2026	New Single Family Attached	3353 Hamlet Dr	Liberty Communities	\$	139,350.00
5/5/2026	New Single Family Attached	3349 Hamlet Dr	Liberty Communities	\$	136,350.00
5/5/2026	New Single Family Attached	3345 Hamlet Dr	Liberty Communities	\$	144,350.00
5/5/2026	New Single Family Attached	3341 Hamlet Dr	Liberty Communities	\$	144,350.00
5/5/2026	New Single Family Attached	3333 Hamlet Dr	Liberty Communities	\$	136,350.00
5/5/2026	New Single Family Attached	3329 Hamlet Dr	Liberty Communities	\$	144,350.00
5/5/2026	New Single Family Attached	3325 Hamlet Dr	Liberty Communities	\$	139,350.00
5/6/2026	New Single Family Detached	727 Ski Spray Pt	ADAMSON CONSTRUCTION GROUP LLC	\$	650,000.00
5/6/2026	Roofs	110 Southview Ln	IAM ROOFING LLC	\$	26,411.44
5/6/2026	New Single Family Attached	3337 Hamlet Dr	Liberty Communities	\$	139,350.00
5/6/2026	New Single Family Attached	3217 Hamlet Dr	Liberty Communities	\$	144,350.00
5/6/2026	New Single Family Detached	2023 Como Way	STONE MARTIN BUILDERS	\$	251,191.00
5/6/2026	New Single Family Detached	2439 Lake Shadow Ln	STONE MARTIN BUILDERS	\$	270,851.00
5/6/2026	New Single Family Detached	2322 Lake Shadow Ln	STONE MARTIN BUILDERS	\$	291,264.00
5/6/2026	New Single Family Detached	1042 Como Way	STONE MARTIN BUILDERS	\$	183,377.00
5/6/2026	New Single Family Detached	2197 Brock Dr	STONE MARTIN BUILDERS	\$	390,237.00
5/6/2026	New Single Family Detached	2346 Lake Shadow Ln	STONE MARTIN BUILDERS	\$	239,830.00
5/7/2026	New Single Family Detached	720 Ski Spray Pt	BC STONE HOMES, LLC	\$	704,999.00
5/8/2026	Addition	2211 Lakeview Dr	CLS CONSTRUCTION	\$	24,000.00
5/8/2026	Addition	1808 Walnut Hill Ln	PYTHOGE LLC	\$	116,473.82
5/8/2026	New Single Family Detached	2578 Arlee Ave	DRB Village at Waterford	\$	144,234.00
5/8/2026	New Single Family Detached	2572 Arlee Ave	DRB Village at Waterford	\$	216,481.00
5/8/2026	New Single Family Detached	2566 Arlee Ave	DRB Village at Waterford	\$	232,674.00
5/8/2026	New Single Family Detached	2560 Arlee Ave	DRB Village at Waterford	\$	246,763.00
5/9/2026	Addition	804 Towne Lake Pkwy	AUBURN DECK CO LLC	\$	33,944.16
5/11/2026	Roofs	705 Veterans Pkwy	DYNAMIC RESTORATIONS	\$	8,835.53

Monthly Permit Detail

5/11/2026	Fire Alarm	2650 Frederick Rd Unit: Bldg 1000	CENTURY FIRE PROTECTION, LLC	\$	33,562.50
5/11/2026	Fire Alarm	2650 Frederick Rd Unit: Bldg 2000	CENTURY FIRE PROTECTION, LLC	\$	33,562.50
5/11/2026	Fire Alarm	2650 Frederick Rd Unit: Bldg 3000	CENTURY FIRE PROTECTION, LLC	\$	33,562.50
5/11/2026	Fire Alarm	2650 Frederick Rd Unit: Bldg 4000	CENTURY FIRE PROTECTION, LLC	\$	33,562.50
5/11/2026	Fire Alarm	2650 Frederick Rd Unit: Bldg 5000	CENTURY FIRE PROTECTION, LLC	\$	33,562.50
5/11/2026	Fire Alarm	2650 Frederick Rd Unit: Bldg 6000	CENTURY FIRE PROTECTION, LLC	\$	33,562.50
5/11/2026	Fire Alarm	2650 Frederick Rd Unit: Bldg 8000	CENTURY FIRE PROTECTION, LLC	\$	33,562.50
5/11/2026	New Single Family Detached	2536 Arlee Ave	DRB Village at Waterford	\$	311,256.00
5/11/2026	New Single Family Detached	3398 Quail Cv	CONNOR BROTHERS CONSTRUCTION	\$	310,736.00
5/12/2026	Roofs	214 Camellia Ave	SCARLETT OAKS ROOFING & RENOVATIONS LLC	\$	14,865.41
5/12/2026	New Single Family Detached	2542 Arlee Ave	DRB Village at Waterford	\$	170,016.00
5/12/2026	Roofs	600 Williamson Ave	ALPHA ROOFING	\$	16,500.00
5/12/2026	New Single Family Detached	2548 Arlee Ave	DRB Village at Waterford	\$	244,674.00
5/12/2026	Roofs	3515 Double Eagle Ln	RHINO ROOFING PROS LLC	\$	13,454.10
5/12/2026	Fire Alarm	2650 Frederick Rd Unit: Bldg 7000	CENTURY FIRE PROTECTION, LLC	\$	33,562.50
5/12/2026	Addition	1411 Rocky Brook Rd	AUBURN DECK CO LLC	\$	56,565.88
5/12/2026	New Single Family Detached	2530 Arlee Ave	DRB Village at Waterford	\$	307,390.00
5/12/2026	Roofs	314 Albright Rd	DYNAMIC RESTORATIONS	\$	13,966.02
5/12/2026	New Single Family Detached	2316 Lake Shadow Ln	STONE MARTIN BUILDERS	\$	327,877.00
5/12/2026	New Single Family Detached	2304 Lake Shadow Ln	STONE MARTIN BUILDERS	\$	238,978.00
5/12/2026	New Single Family Detached	2310 Lake Shadow Ln	STONE MARTIN BUILDERS	\$	270,851.00
5/13/2026	Roofs	1900 Waverly Pkwy Unit: A	TAYLOR ROOFING & GENERAL CONTRACTING, LLC	\$	4,500.00
5/13/2026	Roofs	305 Overlook Dr	SUPERIOR ROOFING CO	\$	21,365.00
5/14/2026	Alteration	1820 Bull Durham St	MR. POOL LLC	\$	28,000.00
5/14/2026	Swimming Pool	1829 Morning Glory Dr	MR. POOL LLC	\$	50,600.00
5/14/2026	Swimming Pool	1633 Honeycomb Dr	MR POOL LLC	\$	52,200.00
5/14/2026	New Single Family Detached	2994 Wyrndham Way	EDGAR HUGHSTON BUILDER INC	\$	414,001.00
5/14/2026	New Single Family Detached	2954 Edith Ann Ln	DAVIDSON HOMES LLC	\$	247,111.00
5/15/2026	New Single Family Detached	5860 Wiggdon Rd	MRL ENTERPRISES LLC	\$	509,000.00
5/15/2026	New Single Family Detached	3517 Dickson Place Dr	JP GENERAL CONTRACTORS, LLC	\$	240,785.00

Monthly Permit Detail

5/16/2026	New Single Family Attached	1041 Hunters Way	Holland Homes	\$	147,186.00
5/16/2026	New Single Family Attached	1037 Hunters Way	Holland Homes	\$	143,106.00
5/16/2026	Accessory Buildings	1895 Morning Glory Dr	NICK'S WOODWORK	\$	9,000.00
5/16/2026	New Single Family Detached	258 Summer St	Holland Homes	\$	195,152.00
5/18/2026	Roofs	2906 Lafayette Pkwy	DOUG HORN ROOFING CO LLC	\$	6,950.00
5/19/2026	New Single Family Attached	3426 Hamlet Dr	Liberty Communities	\$	136,350.00
5/19/2026	New Single Family Attached	3410 Hamlet Dr	Liberty Communities	\$	136,350.00
5/19/2026	New Single Family Attached	3364 Hamlet Dr	Liberty Communities	\$	139,350.00

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Opelika will hold a Public Hearing on Tuesday, June 16, 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-4 District (Medium Density Residential District) to a C-2, GC-P District (Office/Retail, Gateway Corridor Primary District), the parcel of land hereinafter described:

Commencing at the southeast corner of Section 10, Township 19 North, Range 26 East, in Opelika, Lee County, Alabama, said point being the true point of beginning of the parcel of land herein described; thence North 89 degrees 33 minutes 13 seconds West, 1287.10 feet; thence North 89 degrees 34 minutes 35 seconds West, 1130.53 feet; thence North 17 degrees 21 minutes 00 seconds East, 174.07 feet; thence South 72 degrees 39 minutes 00 seconds East, 300.00 feet; thence North 17 degrees 21 minutes 00 seconds East, 600.00 feet to the southwesterly right-of-way line of U.S. Highway

No. 280; thence, along said right-of-way line, South 72 degrees 45 minutes 23 seconds East, 1989.23 feet; thence, leaving said right-of-way line, South 0 degrees 24 minutes 51 seconds East, 78.10 feet to the true point of beginning. Containing 18.35 acres; Being further shown as Parcel F.

The above-described property contains 18.34 acres, more or less, and is located in the 3400 Block of Birmingham Highway (approximately 1500 feet from the Veterans Parkway and U.S. Highway 280 Intersection), Opelika, Lee County, 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 21st day of May, 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 May 21, 2026, issue of your paper.

/s/ Russell A. Jones, MMC

CITY CLERK

HISTORIC DOWNTOWN OPELIKA **SPECIAL EVENT PERMIT APPLICATION PACKET**



CITY OF
OPELIKA.
alabama



108 S. 8TH STREET | OPELIKA, AL
(334) 745-0466

PERMIT APPLICATION

PLEASE COMPLETE THE APPLICATION AND RETURN IT TO DIRECTOR@OPELIKAMAINSTREET.ORG

APPLICATION MUST BE SUBMITTED A MINIMUM OF 90 DAYS AND A MAXIMUM OF 120 DAYS BEFORE THE EVENT.

**ALL SPECIAL EVENT PERMIT REQUESTS WILL TAKE INTO CONSIDERATION THE IMPACT OF YOUR REQUEST ON DOWNTOWN BUSINESSES, CITY SERVICES, AND OTHER DOWNTOWN EVENTS.*

CONTACT INFORMATION

Event Organizer Name: Alex Srednoselac

Title with Organization: Business Manager/Event Manager

Organization Name: Brewzle / Carter's Hope Foundation

Contact Phone: 219-309-5966

Contact Email: sred@brewzle.com

Mailing Address: PO Box 209, Opelika, AL 36803

Day Of Event Contact (if different than Event Organizer): _____

EVENT INFORMATION

Event Name: Brewzle Fest 2026

Event Date: 08/29/2026 Event Time: 12pm to 9pm

Type of Event: Whiskey Festival

Event Description: Annual whiskey festival featuring craft distilleries and whiskey brands from across the United States. The event includes whiskey vendors, vendor booths, educational experiences, live entertainment, and food vendors for attendees 21 and older.

Event Location Requested:

Courthouse Square Downtown Streets Other Location

If requesting a street closure, please list out the requested streets/area:

1. N 7th Street between 1st Ave and S Railroad Ave. 2. N Railroad Ave between N 7th St. to the N 6th Street overhead bridge.

Event Time to include set up and break down: 6:00 am to 11:59 pm

Will you have vendors selling food or merchandise? _____ YES NO
(UNLICENSED VENDORS WILL BE SUBJECT TO FINES AND/OR REMOVAL)

Will you use a PA system or have music at your event? _____ YES NO

Would you like the city's music feed turned OFF during your event? _____ YES NO

Will you require electrical power for your event? _____ YES NO

Will your event involve any fireworks, confetti, streamers, powder, etc.? _____ YES NO

Will your event have any temporary structures, stages, tents, inflatables, etc? If so, what?
Tents, tables, chairs, metal barricades, signage

How many trash cans will you need? 24-30

of anticipated attendees: Estimated 1,200 to 1,500

ADDITIONAL INFORMATION REQUIRED:

1. Event Logistics Map
2. Proof of Insurance
3. Downtown Impact Statement (How will this help the downtown community (businesses, residents, etc). If you are requesting a Downtown Street Closure, please include signatures from all affected business owners.

RELEASE AND INDEMNIFICATION AGREEMENT

In consideration of and as an ongoing condition of being or having been permitted to utilize the property of the City of Opelika, including the closure of certain streets in the downtown area, I, Alex Srednoselac (printed name) the undersigned, being of lawful age, do hereby voluntarily agree to release, hold harmless, indemnify, defend and forever discharge the City of Opelika and Opelika Main Street, and each of their respective elected officials, officers, directors, departments, employees, agents and anyone whomsoever, whether or not herein otherwise named, described or identified, from any and all claims, lawsuits, causes of action in equity and at law, demands, damages, death, defamation, personal injury, emotional distress, costs, expense, actual attorney's fees and compensation of any and every kind or nature whatsoever, which I, my heirs, assigns, or estate now or may hereafter have, as a consequence, condition or result of any act, omission, conspiracy, fraud, obligation, failure, event, duty, situation, or condition, and that which may occur or become known in the future whether anticipated or not. Any and all such claims and potential claims described herein which are or may become asserted against parties not specifically released herein, if any, are hereby assigned in full to the parties hereby released. This indemnification, assignment, and release shall also survive and continue until ten days after the applicable limitation of action or statute of limitations for any claim which is, or could be, asserted herein has completely, legally, run.

Done and executed this the 27 day of May, 2026.

Alex Srednoselac
Name of Requestor/Releasor

OMS/City Representative

DOWNTOWN OPELIKA 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



Re: Request for Street Closure

As part of the Brewzle Fest, we respectfully request the closure of the streets identified in this application, beginning Friday, August 28, 2026, at 5:00 PM CT, and continuing into Saturday, August 29, 2026, until 11:59 PM CT.

The early closure is requested to allow sufficient time for event setup, including vendor load-in, tent installation, staging, fencing, signage, safety infrastructure, and other event-related preparations necessary to ensure a safe and successful festival experience for attendees, vendors, and the community.

Additionally, we are requesting the closure of North 7th Avenue from South Railroad Avenue to the railroad crossing. This request is being made as a safety measure to prevent confusion for motorists who may otherwise travel across the railroad tracks and encounter a dead end or festival barricades, requiring them to turn around in close proximity to the tracks. The festival perimeter will be barricaded at the intersection of North 7th Avenue and North Railroad Avenue, preventing festival attendees from accessing the railroad crossing area while also eliminating unnecessary vehicle traffic near the tracks. Closing this section of roadway will help provide a safer environment for attendees, motorists, and railroad operations throughout the event.

All streets requested for closure will remain accessible to emergency personnel as needed, and event staff will coordinate with the City of Opelika and public safety officials to ensure proper traffic control measures are in place throughout the closure period.

We appreciate the City's consideration of this request and look forward to hosting a safe and successful event in downtown Opelika.



Alex Srednoselac
Business Manager and Event Manager
Brewzle Fest 2026

Re: Downtown Impact Statement

Brewzle Fest is expected to have a positive impact on the downtown Opelika community by bringing visitors, vendors, and regional attention into the downtown district. The event will encourage festival attendees to explore local restaurants, retail shops, bars, hotels, and other nearby businesses before, during, and after the festival.

By hosting the festival downtown, the event helps showcase Opelika as a welcoming destination for tourism, entertainment, and community gatherings. Increased foot traffic can provide meaningful exposure for local businesses, introduce new visitors to the downtown area, and create opportunities for future return visits.

The festival will also provide a structured and professionally managed event environment that supports the interests of nearby residents and businesses. Event staff will coordinate with city officials, public safety personnel, vendors, and downtown stakeholders to help minimize disruption, maintain safe access where needed, and ensure the event is conducted responsibly.

Overall, the Brewzle Fest is intended to support downtown Opelika by promoting local commerce, strengthening community engagement, and highlighting the character and hospitality of the city's downtown district.



Alex Srednoselac
Business Manager and Event Manager
Brewzle Fest 2026



June 9, 2026

RE: Downtown Street Closure Request: Brewzle

Opelika Main Street supports this Downtown Street Closure request from Brewzle for their event on August 29, 2026. We also support their request to close the requested area on August 28, 2026, at 5 p.m.

Sincerely,

A handwritten signature in black ink that reads "Kelsey Sullivan". The signature is fluid and cursive, with the first letters of each name being capitalized and prominent.

Kelsey G. Sullivan, MPA

Executive Director

Opelika Main Street

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 -----
Lillie Finley	Purchasing/Revenue	\$ 363.23
Courtney Ross	Purchasing/Revenue	\$ 363.23

- 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

PERIOD ENDING

5/30/2026

NAME

Lillie Finley

DEPARTMENT

Purchasing Revenue

DAY	CITY AND STATE	LODGING	TRANSPORTATION				BUSINESS MEALS Itemize Below			ENTERTAINMENT 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			
SUN 5/24/26												0.00
MON 5/26/26												0.00
TUE 5/27/26	Opelika, AL to Orange Beach, AL					176.90						176.90
WED 5/27/26												0.00
THU 5/28/26												0.00
FRI 5/29/26	Orange Beach, AL to Opelika, AL					186.33						186.33
SAT 5/30/26												0.00
WEEKLY CATEGORY TOTALS \$			0.00	0.00	0.00	0.00	363.23	0.00	0.00	0.00	0.00	363.23

WEEKLY TOTAL EXPENSES

DATE	NAME OF PERSON(S) ENTERTAINED; COMPANY, TITLE	TIME & PLACE	NATURE & PURPOSE OF ENTERTAINMENT	AMOUNT	% OR \$ ALLOCATED TO BUSINESS

NUMBER OF DAYS AWAY FROM HOME

6

NUMBER OF DAYS AWAY ON PERSONAL AFFAIRS

% OF TOTAL DAYS AWAY FOR PERSONAL AFFAIRS

NATURE OR PURPOSE OF TRAVEL

ACCMA Summer Conference

METHOD OF REIMBURSEMENT

DEDUCT FROM MY ADVANCE

MAIL TO

ITEMIZED AUTOMOBILE EXPENSES

DATE	MILEAGE, GAS, PARKING REPAIRS, ETC.	AMOUNT
5/26/26	244 Miles at .72.5	176.90
5/29/26	257 Miles at 72.5	186.33

ITEMIZED MISCELLANEOUS EXPENSES

DATE	ITEMS	AMOUNT
	Agree To P.O. <i>DS</i>	
	Ext. Verified	
	Footing Verified	
	Inv. Price Bio Price	
	OK To Pay	
	AD # verified	

Employee-Lillie Finley

Purchasing-Revenue

Lillie Finley

SIGNATURE

APPROVED BY

EXPENSE REPORT

NAME

Courtney Ross

DEPARTMENT

Purchasing/Revenue

PERIOD ENDING

5/30/2026

DAY	CITY AND STATE	LODGING	TRANSPORTATION				BUSINESS MEALS Itemize Below			ENTERTAIN- MENT Itemize Below	MISC. EXPENSES Itemize Below	DAILY TOTAL
			AIR RAIL, ETC	RENTAL CAR LIMO ETC.	LOCAL TAXI, TOLLS & PUB- LIC TRANSIT	AUTO EXPENSES Itemize Below	BREAKFAST	LUNCH	DINNER			
SUN 5/24/26												0.00
MON 5/25/26												0.00
TUE 5/26/26	Opelika, AL to Orange Beach, AL					176.90						176.90
WED 5/27/26												0.00
THU 5/28/26												0.00
FRI 5/29/26	Orange Beach, AL to Opelika, AL					186.33						186.33
SAT 5/30/26												0.00
WEEKLY CATEGORY TOTALS \$		0.00	0.00	0.00	0.00	363.23	0.00	0.00	0.00	0.00	0.00	363.23

WEEKLY TOTAL EXPENSES **363.23**

DATE	NAME OF PERSON(S) ENTERTAINED; COMPANY, TITLE	TIME & PLACE	NATURE & PUPOSE OF ENTERTAINMENT	AMOUNT	% OR \$ ALLOCATED TO BUSINESS

NUMBER OF DAYS AWAY FROM HOME

4

NUMBER OF DAYS AWAY ON PERSONAL AFFAIRS

% OF TOTAL DAYS AWAY FOR PERSONAL AFFAIRS

NATURE OR PURPOSE OF TRAVEL

ACCMA Summer Conference

METHOD OF REIMBURSEMENT

DEDUCT FROM MY ADVANCE

MAIL TO

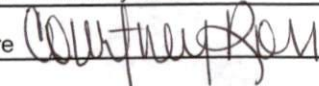
ITEMIZED AUTOMOBILE EXPENSES

DATE	MILEAGE, GAS, PARKING REPAIRS, ETC.	AMOUNT
5/26/26	244 Miles at .725	176.90
5/29/26	257 Miles at .725	186.33

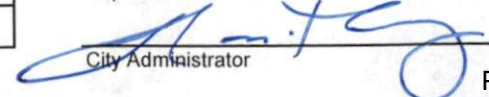
ITEMIZED MISCELLANEOUS EXPENSES

DATE	ITEMS	AMOUNT

Employee Courtney Ross

Signature 

Department Head


City Administrator

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.	2007 Ford Ranger Pickup	87002483
2.	1	Ea.	2011 Ford F250	87002764
3.	1	Ea.	2013 Ford F250	87002955

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 Planning Department desires to purchase one (1) 2026 Ford Explorer with certain options utilizing State of Alabama contract #T191; and

WHEREAS, Stivers Ford Lincoln is the State of Alabama contract vendor for the 2026 Ford Explorer;

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 Stivers Ford Lincoln utilizing the State of Alabama contract.
2. That the Purchasing-Revenue Manager be authorized to issue a purchase order to Stivers Ford Lincoln in the amount of \$39,012.00.
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

2026 FORD EXPLORER -- STATE CONTRACT T191 S539

CONTRACT NUMBER: 220000003128-3

CONTRACT AMOUNT: \$37,525

MODEL SERIES

K8D

ORDER CODE 100A

Utility Vehicle - Ford Explorer Four Wheel Drive Active 100A Equipped w/ 2.3L EcoBoost I-4 Engine, 10-Speed Transmission, Manual Liftgate, 17.9 Gallon Gas Tank, Class III Trailer Tow Package, 6-Way Power Driver's Seat, 4-Way Manual Passenger Seat, & 18" Silver Painted Aluminum Wheels w/ P255/65R18 All Season BSW Tires

ACTIVE 100A - BASE

K8D	Explorer Active 100A 4WD Model	\$ 37,525	<input checked="" type="checkbox"/>
8H	Unique Cloth Space Gray Seats	NC	<input checked="" type="checkbox"/>
K7D	Explorer Active 200A 2WD Model	\$ 35,905	<input type="checkbox"/>
8H	Unique Cloth Space Gray Seats	NC	<input type="checkbox"/>

ACTIVE 200A

K8D	Explorer Active 200A 4WD Model	\$ 39,981	<input type="checkbox"/>
8H	Unique Cloth Space Gray Seats	NC	<input type="checkbox"/>
K7D	Explorer Active 200A 2WD Model	\$ 38,061	<input type="checkbox"/>
8H	Unique Cloth Space Gray Seats	NC	<input type="checkbox"/>
68A	Active Comfort Package - Available with Active 200A Only Includes: ActiveX Seating, 8 Way Power Passenger Seat, 2nd Row HVAC Controls, LED Fog Lamps LED Signature Lighting, Remote Starting System, & Heated Steering Wheel	\$ 3,145	<input type="checkbox"/>

FORD FACTORY OPTIONS & STIVERS DEALER INSTALLED OPTIONS

76U	Spare Tire, Wheel, & Jack Kit (Deletes Standard Tire Inflator & Sealant Kit)	\$ 400	<input checked="" type="checkbox"/>
17U	2nd Row Bench Seats (Standard is 2nd Row Captain's Chairs)	NC	<input type="checkbox"/>
ST1	Daytime Running Lamps	\$ 45	<input type="checkbox"/>
ST1	4-Corner LED Stobes - White Front / Amber Rear (Dealer Installed)	\$ 699	<input checked="" type="checkbox"/>
KEY	2 Extra Keys (Dealer Installed)	\$ 665	<input type="checkbox"/>
FM2	All-Weather Floor Mats (Dealer Installed)	\$ 189	<input checked="" type="checkbox"/>
CM2	Cargo Mat (Dealer Installed)	\$ 199	<input checked="" type="checkbox"/>

EXTERIOR COLOR OPTIONS:

YZ	Oxford White	NC	<input type="checkbox"/>	A3	Space Silver	NC	<input type="checkbox"/>
UM	Agate Black	NC	<input type="checkbox"/>	AZ	Star White Metallic	\$ 795	<input type="checkbox"/>
JS	Iconic Silver	NC	<input type="checkbox"/>	K1	Vapor Blue	\$ 495	<input type="checkbox"/>
M7	Carbonized Gray	NC	<input checked="" type="checkbox"/>				

DELIVERY: State Contract Provisions for \$2.00 / mile one-way

Delivery Address: _____

TOTAL VEHICLE (Required) \$ **39,012**

Customer: CITY OF OPELIKA
Contact: _____
Phone: _____
Email: _____

STATE CONTRACT TERMS: PAYMENT DUE AT TIME OF DELIVERY

SIGNATURE: (Required) _____

DATE (Required) _____

PURCHASE ORDER NUMBER: (Required) _____

QUANTITY **1 UNIT**

Contract Header

Contract

Ford Fleet T191 Stivers Ford

Supplier

Stivers Ford Lincoln

Linked Solicitation

Ford Fleet T191 -Bid-

Public Comments

NA

Type

Master Agreement

Contract Code

MA220000003128

Sourcing Number

SRC0000007870

Contact Information

Contract Responsible

First name	Last name	Email	Phone
Kerri	Hines	kerri.hines@purchasing.alabama.gov	334-242-4610

1 Record(s)

Supplier Contact

0 Record(s)

Contract Scope

Organizations

State of Alabama

Contract Validity

Start Date

6/15/2022

End Date

6/14/2026

Documents

- [Stivers Ford Disclosure and E Verify.pdf](#)
- [Updated_Ford-T191_All_T___C_-_5-23-22\(3\).pdf](#)

Items

Item Name	Product Code	UOM
Ford Explorer	220000003128-3	37,525.00 Each

- [Master_Agreement_V2 \(5\).pdf](#)
- [Ford 2023 Order Bank Opening Updates.pdf](#)
- [Updated Ford_Bid_specs T191 5-23-22.pdf](#)
- [Ordering Summary as of September 26, 2023.docx](#)

Item Name	Product Code		UOM
Ford Maverick	220000003128-6	27,022.00	Each
Ford Transit Cargo Van	220000003128-10	43,037.00	Each
Ford F150 Super Cab 4WD Short Bed	220000003128-13	40,355.00	Each
Ford F150 Super Crew 2WD Short Bed	220000003128-14	38,605.00	Each
Ford F150 Super Crew 4WD Short Bed	220000003128-15	42,049.00	Each
Ford F250 Super Duty Super Cab 2WD	220000003128-16	43,438.00	Each
Ford Diesel Engine Upgrade	220000003128-17	10,211.00	Each
Ford F250 Super Duty Super Cab 4WD	220000003128-18	45,578.00	Each
Ford Diesel Engine Upgrade	220000003128-19	10,211.00	Each
Ford F250 Super Duty Crew Cab 2WD	220000003128-20	45,461.00	Each
Ford Diesel Engine Upgrade	220000003128-21	10,211.00	Each
Ford F250 Super Duty Crew Cab 4WD	220000003128-22	47,598.00	Each
Ford Diesel Engine Upgrade	220000003128-23	10,211.00	Each
Ford F350 Super Duty Super Cab 2WD	220000003128-24	44,337.00	Each
Ford Diesel Engine Upgrade	220000003128-25	10,211.00	Each
Ford F350 Super Duty Super Cab 4WD	220000003128-26	46,703.00	Each
Ford Diesel Engine Upgrade	220000003128-27	10,211.00	Each
Ford F350 Super Duty Crew Cab 2WD	220000003128-28	46,374.00	Each
Ford Diesel Engine Upgrade	220000003128-29	10,211.00	Each

Item Name	Product Code		UOM
Ford Diesel Engine Upgrade	220000003128-31	10,211.00	Each
Ford F350 Super Duty Crew Cab 2WD	220000003128-32	47,406.00	Each
Ford Diesel Engine Upgrade	220000003128-33	10,211.00	Each
Ford F350 Super Duty Crew Cab 4WD	220000003128-34	50,262.00	Each
Ford Diesel Engine Upgrade	220000003128-35	10,211.00	Each
Optional Equipment	220000003128-36	0.00	USD
Vehicle Delivery	220000003128-37	0.00	USD
Ford F350 Super Duty Crew Cab 4WD	220000003129-30	48,730.00	Each

RESOLUTION NO. _____

WHEREAS, the public works infrastructure and utilities listed below have been constructed and inspected in accordance with the City of Opelika Public Works Manual; and

WHEREAS, the City of Opelika has received from the developer a written statement of the constructed costs of said facilities, or an estimate by the City Engineer of the amounts in the amounts stated; and

WHEREAS. Section 4.9 of the Subdivision Regulations require acknowledgement of the dedication of such infrastructure and utilities by the City Council.

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

1. That the City of Opelika hereby accepts dedication of the following streets inside the subdivision of Village at Waterford Phase 4A as well as all drainage culverts and sanitary sewer mains that serve the land parcels abutting those streets:
 - Stokes Drive—ALL
 - Jansen Avenue—ALL
 - Lismore Drive extension from Arlee Avenue to the cul-de-sac

That the construction costs paid by the developer for the public works infrastructure and utilities are as follows:

- Streets \$ 138,187.60
- Land \$ 53,250.00
- Site Work \$ 18,674.00
- Sanitary Sewer..... \$ 153,126.80
- Drainage Culverts .. \$ 82,165.60

That Mayor is authorized to execute all required documents and make the necessary financial adjustments to properly record the dedication of this public works infrastructure to the City of Opelika.

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

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

ATTEST:

CITY CLERK

RESOLUTION NO. _____

A RESOLUTION ADOPTING THE 2025-2030 DIVISION D (EAST ALABAMA REGIONAL) MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN.

WHEREAS the Opelika City Council, recognizes the threat that natural hazards pose to people and property within the City of Opelika; and

WHEREAS Lee County, has prepared a multi-jurisdictional hazard mitigation plan, hereby known as the 2025-2030 Division D (East Alabama Regional) Multi-Jurisdictional Hazard Mitigation Plan on May 12, 2026 in accordance with federal laws, including the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended; the National Flood Insurance Act of 1968, as amended; and the National Dam Safety Program Act, as amended; and

WHEREAS the 2025-2030 Division D (East Alabama Regional) Multi-Jurisdictional Hazard Mitigation Plan on May 12, 2026, identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in the city of Opelika from the impacts of future hazards and disasters; and

WHEREAS adoption by the OPELIKA city council, demonstrates its commitment to hazard mitigation, and achieving the goals outlined in the 2025-2030 Division D (East Alabama Regional) Multi-Jurisdictional Hazard Mitigation Plan.

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

1. That the 2025-2030 Division D (East Alabama Regional) Multi-Jurisdictional Hazard Mitigation Plan is hereby adopted on June 16, 2026.

2. That while content related to City of Opelika may require revisions to meet the plan approval requirements, changes occurring after adoption will not require the Opelika City Council to re-adopt any further iterations of the plan. Subsequent plan updates following the approval period for this plan will require separate adoption resolutions.

3. That the Mayor and/or President of the City Council are hereby authorized to take such actions as may be necessary or advisable to implement this Resolution.

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

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

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

ATTEST:

Russell A. Jones, MMC
City Clerk

RESOLUTION NO. _____

**RESOLUTION APPROVING ONE-TIME LUMP SUM ADDITION TO THE
RETIREMENT BENEFITS OF CERTAIN CITY RETIREES AND BENEFICIARIES OF
DECEASED RETIREES**

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

1. That the City of Opelika, through its governing authority, elects to come under the provisions of Section 2 of Act 608 of the Regular Session of the 2026 Legislature.
2. That the City of Opelika agrees to provide all funds necessary to the Employees' Retirement System to cover the cost of the one-time lump sum payment as provided for by Act No. 2026-608 for those eligible retirees and beneficiaries of deceased retirees of the City of Opelika with the aforementioned lump sum payment being paid in October 2026.
3. That all funds necessary to cover the cost of said one-time lump sum payment shall be paid from the unassigned fund balance of the general fund. The estimated amount of the aforesaid lump sum payment is \$78,405.00.
4. That the Mayor and the officers of the City are hereby authorized to take such actions as may be necessary or advisable to implement this Resolution.
5. That this Resolution shall take effect immediately 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



LEGISLATIVE OFFICE
204 South 7th Street - P.O. Box 390
Opelika, Alabama 36803-0390
(p) 334-705-5110
(f) 334-705-5104
www.opelika-al.gov

RE: CERTIFICATION OF DOCUMENT(S)

I, Russell A. Jones, City Clerk of the City of Opelika, a municipal corporation, do hereby certify that the attached **RESOLUTION** _____-26 along with any related attachment(s) and/or agreement(s) is a true and correct copy, duly approved and adopted by the Opelika City Council at a City Council meeting on the 16th day of June, 2026, and that said Resolution and any related attachment(s) and/or agreement(s) is on file in the office of the City Clerk, Opelika, Alabama.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Opelika on this the ____ day of June, 2026.

{Seal}

Russell A. Jones, MMC
City Clerk
City of Opelika, Alabama



RESOLUTION NO. _____

WHEREAS, Verizon Wireless has requested to modify their equipment at an existing wireless telecommunication facility located at 2404 Frederick Road, Opelika, AL to provide improved wireless services essentially within the corporate limits and police jurisdiction of the City of Opelika, and;

WHEREAS, Verizon Wireless has complied with City’s Ordinance No. 014-19 and has demonstrated the need for additional modification of this wireless facility to deliver consistently reliable services in the identified area, and;

WHEREAS, both the City and Verizon’s customers in Opelika will benefit from improved service, and;

WHEREAS, the City’s consultant, The Center for Municipal Solutions (CMS), recommends the granting of a Special Use Permit for the modification of Verizon’s equipment at this facility located at 2404 Frederick Road, which consists of a 115’ monopole tower;

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Opelika, Alabama that Verizon Wireless is hereby granted a Special Use Permit to modify their equipment at the wireless telecommunications facility located at 2404 Frederick Road. As recommended by CMS, the Special Use Permit is subject to compliance with the following conditions prior to the issuance of said permit and/or a Certificate of Completion:

1. To prevent warehousing of permits or authorizations and to ensure the best service to the City’s residents as expeditiously as possible, the facility must be built, activated, and be providing service no later than one hundred eighty (180) days after the issuance of the Special Use Permit or other applicable authorization, subject to commonly accepted force majeure exceptions acceptable to the City. Verizon Wireless may petition the City of an extension of this for good cause shown, but the decision whether not to grant the extension shall exclusively be the prerogative of the City.
2. Verizon Wireless must provide contractor information to CMS and to the city prior to request for issuance of the Building Permit.
3. Once Verizon Wireless has met all the conditions of the permit and any other requirements of the City and a building permit is issued, Verizon Wireless must notify the City’s consultant for all inspections.
4. At the completion of construction, Verizon Wireless must notify the City’s consultant and provide proof that all inspections have been satisfactorily completed, and the project is ready for a final on-site inspection. Upon passing the final inspection, a recommendation to issue a Certificate of Occupancy shall be made.
5. The Certificate of Occupancy shall not be issued until all fees and costs associated with this Permit, including inspections, have been paid.
6. The provision of the Certificate of Completion for this work shall be a precondition for any future modifications of any kind by this carrier, at this facility.

ADOPTED and APPROVED this _____ day of _____, 2026.

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

ATTEST:

Russell A. Jones, MMC
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 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-4 District (Medium Density Residential District) to a C-2, GC-P District
(Office/Retail, Gateway Corridor Primary District), the parcel of land hereinafter
described:

Commencing at the southeast corner of Section 10, Township 19 North, Range 26
East, in Opelika, Lee County, Alabama, said point being the true point of beginning
of the parcel of land herein described; thence North 89 degrees 33 minutes 13 seconds
West, 1287.10 feet; thence North 89 degrees 34 minutes 35 seconds West, 1130.53
feet; thence North 17 degrees 21 minutes 00 seconds East, 174.07 feet; thence South
72 degrees 39 minutes 00 seconds East, 300.00 feet; thence North 17 degrees 21
minutes 00 seconds East, 600.00 feet to the southwesterly right-of-way line of U.S.
Highway No. 280; thence, along said right-of-way line, South 72 degrees 45 minutes
23 seconds East, 1989.23 feet; thence, leaving said right-of-way line, South 0 degrees
24 minutes 51 seconds East, 78.10 feet to the true point of beginning. Containing
18.35 acres; Being further shown as Parcel F.

The above-described property contains 18.34 acres, more or less, and is located in the
3400 Block of Birmingham Highway (approximately 1500 feet from the Veterans
Parkway and U.S. Highway 280 Intersection), Opelika, Lee County, 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, 18.34 acres from R-4 to C-3, GC-P

Location of Property: 3400 block Birmingham Highway

Property Owner(s): Cannon Timber and Land, LLC
Mark Stroizer, authorized representative

Current Zoning: R-4 (medium-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-5	Undeveloped
	South	PUD, R-3, I-1	Single-family homes and Lee County Youth Development Center
	East	PUD	Single-Family homes
	West	R-4 and C-2, GC-P	The Reserve Apartments

Rezoning

The applicant is requesting to rezone 18.34 acres from R-4 to a C-3, GC-P (general commercial, Gateway Corridor Overlay) zoning district. The property is undeveloped. The proposed use is stated to be commercial on the application.

This property is unique on Birmingham Highway because it adjoins existing residential and institutional uses. The southeastern corner, fronting Birmingham Highway, directly adjoins nine single-family home lots in the Springs at Mill Lakes Subdivision. The rear portion is a large remainder parcel with a few sewer easements. The institutional use is the Lee County Youth Development Center. Across Birmingham Highway to the north is R-5 zoning and the Tree Top Apartments complex. To the west is a vacant parcel zoned C-2, GC-P, and The Reserve Apartment complex.

The 2040 Future Land Use Map shows this area as Mixed Use. Mixed Use is defined as a residential and commercial mix of uses. Rezoning to C-3, GC-P makes some uses outright allowed that might not be appropriate for the surrounding residential uses in place. Uses in a C-3 zone (allowed and conditional) that might not be suitable to adjoin a residence are a contractor's office with equipment yard, truck stop, truck fueling stations, truck and tractor sales, and many automobile uses.

A few parcels down from the subject property is the intersection of Birmingham Hwy and Veterans Parkway. This intersection on the South side is zoned C-2, GC-P. The planned uses here are commercial and residential. The zone of C-2, GC-P would be a more favorable choice to adjoin the existing residential communities to limit uses to office/retail type uses with less impacts to the adjacent residential and institutional uses.

The applicant has not shared any details about a specific commercial development for the rezoning property. The applicant is requesting a rezoning from an R-4 zone to a C-3, GC-P commercial zone; none of the adjacent properties are zoned C-3, GC-P. A rezoning to C-3, GC-P zone would open this section of Birmingham Highway to uses that could be of higher intensity.

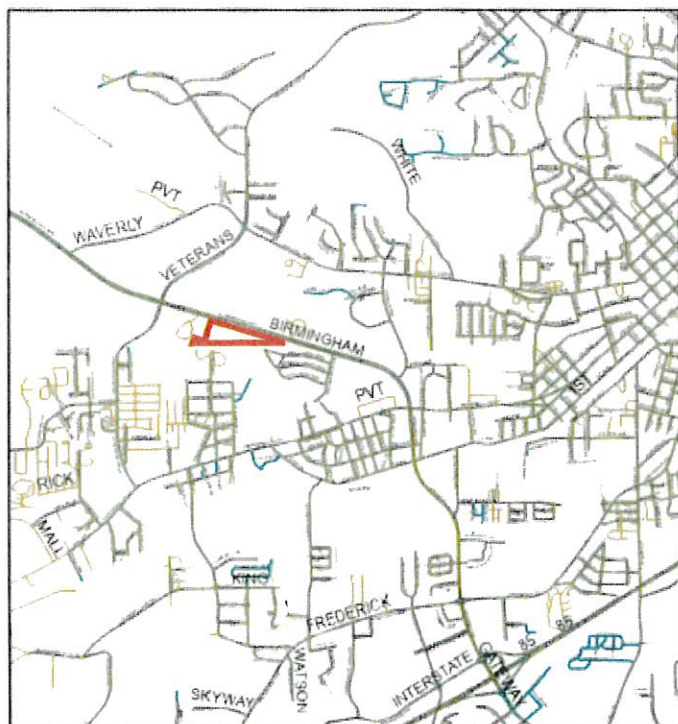
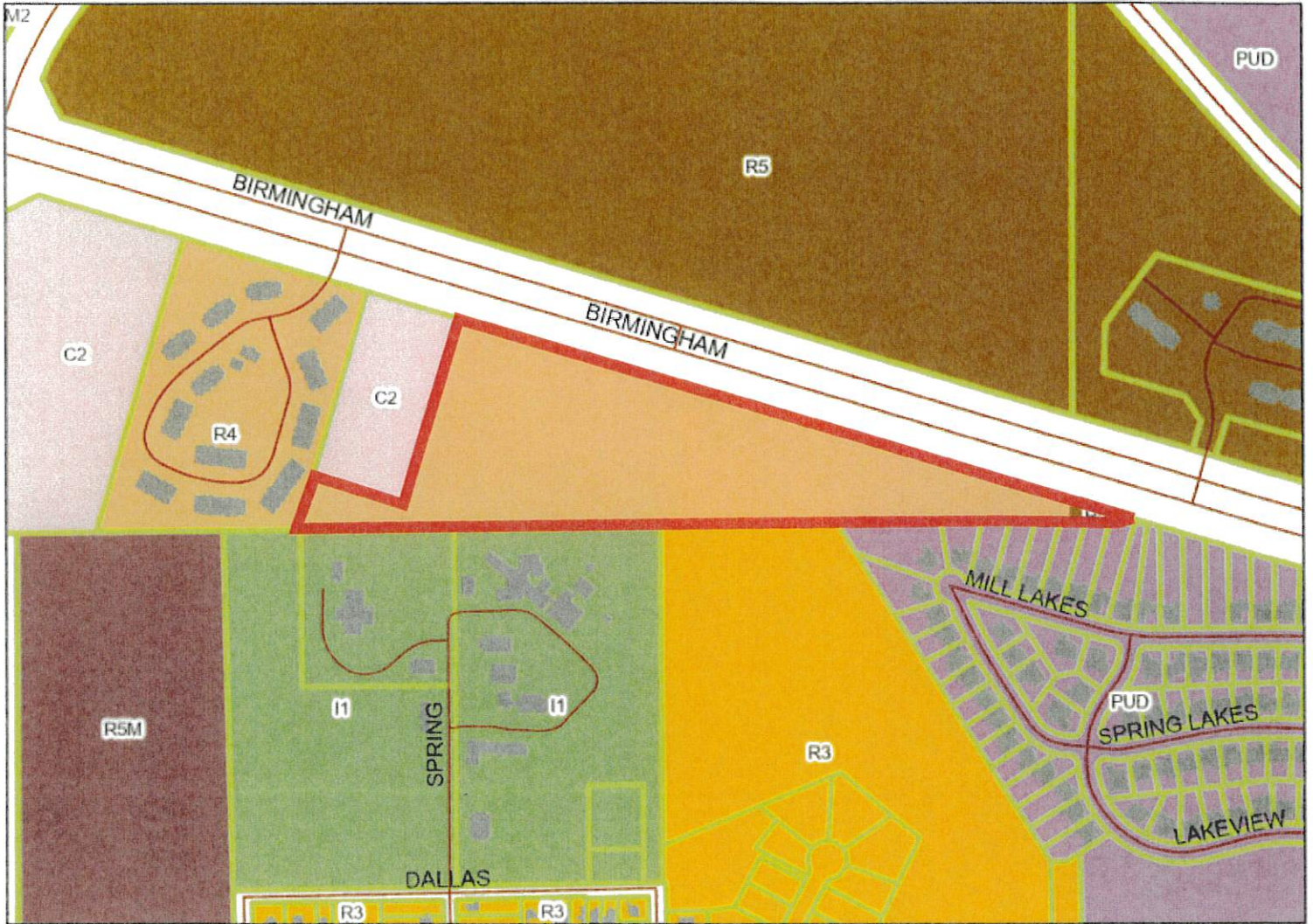
Staff Recommendation

Staff recommends a negative recommendation to rezone the property from R-4 to C-3, GC-P by the City Council. Because the 2040 Land Use Plan shows this area as mixed use, which is defined as a mix of residential and commercial uses. This designation would support a lesser zoning classification of C-2, GC-P.

If the applicant and Commission would like to move forward with C-2, GC-P zoning, that zoning would be supported by the mixed-use Future Land Use designation and similar zoning on the adjacent property.

At the April 28, 2026 meeting, the Planning Commission voted 5 to 0 to rezone the 18.35 acres from R-4 to C-2, GC-P.

**CANNON TIMBER & LAND REZONING
3400 BLOCK BIRMINGHAM HIGHWAY
R-4 TO C-3, GC-P**



The applicant is requesting rezoning 18.3 acres from R-4 to C-3, GC-P for commercial uses. The property is accessed from Birmingham Highway.



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 information.

