



CITY COUNCIL MINUTES

300 Martin Luther King Blvd.

January 18, 2022

TIME: 7:00 PM

1. CALL TO ORDER

President Smith called the council meeting to order at 07:00 pm and asked Mr. Jones to call the roll.

2. ROLL CALL

The Mayor and all City Council members were present.

1. George Allen, Erica Norris, Tim Aja, Todd Rauch, Eddie Smith

3. INVOCATION

Mr. Shelton provided the invocation.

1. Logan Shelton from Providence Presbyterian Church.

4. PLEDGE OF ALLEGIANCE

Christian Brinkley and Olivia Guyton led the Pledge of Allegiance.

1. Christian Brinkley and Olivia Guyton from Jeter Primary School.

5. READING OF MINUTES

1. Minutes from the 01-04-22 council meeting.

President Smith stated that a copy of the minutes had been previously received by the council and asked for a motion to approve the minutes. Mr. Rauch made a motion to approve. Mr. Allen seconded the motion. President Smith then asked if there were any additions, deletions, or corrections to the minutes. President Smith stated having no corrections, the minutes stand approved.

6. UNFINISHED BUSINESS

7. REMARKS BY THE MAYOR

1. Re-appoint Lucinda Cannon to the Opelika Planning Commission. New Term ends 2-15-2028.

After announcing the reappointment of Lucinda Cannon to the Opelika Planning Commission, Mayor Fuller reminded everyone of the adjusted garbage pick-up schedule due to the holiday honoring Dr. Martin Luther King, Jr.

2. City's Financial Summary Report for December 2021.

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

3. December 2021 Monthly Building Report.

Mayor Fuller asked Mr. Motley to give the monthly building report and Mr. Motley did so.

4. Proclamation for Human Trafficking Awareness Month.

Mayor Fuller invited Kathryne Guthrie, Worthy Squared, Opelika Police Chief Shane Healey, Courtney Furlong, Student Advisor for Students Against Human Trafficking at Auburn University, Kay Kirkland, Worthy Squared, Cameron Perry, Special Agent Anti-Human Trafficking Alliance, and Teresa Collier, Child Trafficking Solutions Project, up front. Mayor Fuller then read and presented the proclamation to them. Chief Healey then announced that Opelika is working on becoming an official Human Trafficking Free Zone, which will include some extra training for city employees, police officers, and firefighters. Ms. Guthrie then stated they are very proud of Opelika for being on-board, as this is the third proclamation that has been presented. Ms. Guthrie closed by thanking Mayor Fuller and Chief Healey for going all in with becoming a Human Trafficking Free Zone, and stated what an honor it is to live in this community.

5. Proclamation for the Lee County Remembrance Project.

Mayor Fuller invited Parker Hamilton, Olivia Nichols, and Ashley Brown up front. Mayor Fuller first presented to them a proclamation from the State of Alabama House of Representatives, on behalf of State Representative Jeremy Gray of Opelika, and stated it reads very similar to the one he would present from the City of Opelika. Mayor Fuller then read and presented the city's proclamation to them.

8. CITIZEN COMMUNICATIONS (Limit comments to five minutes or less)

Christine Bradshaw of 2305 Anderson Lakes Dr. spoke first. Ms. Bradshaw stated that she had been looking at the price of housing in Opelika, and she had been wondering about the people that cannot afford \$300,000 or \$400,000 houses. Ms. Bradshaw also stated that her daughter, after graduating with 2 degrees from college, is a single parent, and with the job market here, she doesn't see how people can afford the houses being built. Ms. Bradshaw then asked how the city could help people such as her daughter and other young families afford housing in Opelika. Ms. Bradshaw then asked Mr. Rauch specifically about getting more lighting on Anderson Drive because of how dark it is at night. Ms. Bradshaw also spoke about the intersection where Joe's Grocery Store is, that there is a caution light there, but nevertheless, cars still run the stop sign and it's a dangerous intersection that needs to be resolved by the city. Ms. Bradshaw also mentioned the intersection of Bulldog and Fox Run, where you take a right coming from the High School, about how that merging lane is also dangerous and

it needs a yield sign because she has almost been hit there multiple times, so the city should take a look at that as well. Ms. Norris then asked if she could make a comment. President Smith answered, no ma'am, it's citizen communication only. Ms. Norris stated she understands that but has been allowed to comment before, and asked President Smith if he did not want her to talk about affordable housing. President Smith answered, not now, but that he would give her an opportunity later. Ms. Norris then stated that she has spoken during this time before, but she respects his decision. President Smith then answered that he was wrong to allow her to speak during this time in previous meetings. Ms. Norris thanked him for admitting that. President Smith answered, no problem, and then asked if there were other citizens that would like to speak.

9. REPORT OF DISBURSEMENTS

10. COMMITTEE REPORTS

11. GENERAL BUSINESS

1. Public Hearing - Amend Zoning Ord & Map: Rezone 160.2 Acres, North Uniroyal Road and Ridge Road.

Mr. Jones presented the public hearing. President Smith announced Mr. Mosley, Planning Director, would come forward and speak about the rezoning before opening the public hearing. Mr. Mosley gave a brief overview of the item from the planning commission and some changes that would be presented, including decreasing the number of lots by 34, which would increase some of the lot sizes, and increase the number of buffers and their maintenance for the adjacent property owners. Mr. Mosley closed by stating the planning commission does not feel the changes to the plan change the spirit or intent of the rezoning request, but it does change some of the specifics as far as lot size, and they feel it is a better plan overall with a positive recommendation from the planning commission. President Smith asked if there were any questions. Ms. Norris asked Mr. Mosley if the property developers were present. Mr. Mosley answered, yes ma'am. Ms. Norris asked if they were going to come forward to speak. Mr. Mosley stated that would be up to them, but he was sure they would be happy to answer any questions. Ms. Norris stated she wasn't sure who to direct the question to and if he couldn't answer, then maybe they could if they were willing to. Ms. Norris then continued to talk about affordable housing in the City of Opelika and stated there is no affordable housing in the city, and it's been a year now since she's been on city council, and they have continued to say that our citizens are suffering due to no affordable housing. Ms. Norris also stated that even going back to the rental ordinance, and it's discussion as to our residents living in deplorable conditions, is due to the city not having enough affordable housing, and there is still a need for more affordable housing. Ms. Norris then asked what the average cost of these homes being presented in this plan would be. Mr. Mosley answered that the planning commission does not get into housing prices or costs generally, so he would defer that to the applicant. Ms. Norris and President Smith thanked Mr. Mosley. President Smith then opened the public

hearing and asked if anyone present would like to speak for or against said rezoning. Blake Rice of Barrett Simpson Engineering spoke first. Mr. Rice first thanked Mr. Mosley for updating the council on where they stand today with the request, and that many good conversations with the adjacent property owners have led to this new plan. Mr. Rice also stated he wanted to also update the council on one item of concern, that they really didn't have a way to annotate in the plan itself, and that it was their commitment to restricting the HOA from creating walking trails or pathways for residents next to the adjacent property owners' farm land. Mr. Rice then stated he would be happy to answer any questions and also stated to Ms. Norris, the price point of these homes would be in the low to mid \$300,000 range. Ms. Norris asked Mr. Rice if he had ever worked on a project in a community where the leadership requested that a portion of the housing be affordable to individuals who may not have an income to afford a house in that range. Mr. Rice answered, no ma'am, and then stated he does work across the majority of Alabama and Georgia and would be happy to answer any questions at a different time about the ability to do so, but it was not contemplated with this project. Ms. Norris then asked if Mr. Rice would have been willing to have that discussion if the City of Opelika leadership had reached out to him, and then stated she is just trying to figure out how they can approach the next project such as this, where they can talk to the developer(s) to see if they would be willing to do a different layout that has different incomes within the housing community. Ms. Norris also stated that there are some communities that have \$300,000 homes and then \$150,000 homes, and she is asking only because she knows that the leadership has not addressed affordable housing, and she wanted to know, because he is an expert, whether or not he has had that type of discussion with a leadership team such as the city council. Mr. Rice answered, no ma'am, not as a particular price point goes, but when you start talking about a \$150,000 home, it would be his opinion, that you are at such a different product, that they would more than likely not be interested in having that product in a subdivision like this, and that product would have to be tailored to it's own development, because it's going to have to be done in a vastly different manner, and he would be happy to talk about that, but it has not come up in one of their projects. Ms. Norris thanked Mr. Rice for answering that, because the answer is not "no" you would not have that discussion, but she does wish that our leadership would have at least had a conversation with him, and maybe not a \$150,000 price, but maybe a \$200,000 or \$175,000 price. Ms. Norris then stated the citizens are suffering because they are being moved out of their community. Mr. Rauch then made a Point of Order, citing to keep the forum on topic. Ms. Norris thanked Mr. Rice for answering her questions so thoroughly and also thanked him for his time. Fred Cotney of 2704 Ridge Road spoke next. Mr. Cotney stated he owns all of the property on the east side of the development, and that Mr. Rice and Mr. Frank Plan both reached out to them, and they were more than willing to work with them, even though he knew they didn't have to do anything like that. Mr. Cotney also stated how he appreciates Mr. Rice and Mr. Plan working with them to get a better buffer zone and bigger lots in the plan, and he thinks they are trying to do what's right. Dr. Sonny Mitchell, the other adjacent property owner, spoke next. Dr. Mitchell echoed what Mr. Cotney said by thanking Mr. Plan and Mr. Rice for working with them and being willing to hear their concerns, because a lot of times these things don't always work like that, but it did, and he feels pretty good about what they are doing now to protect their property and livestock. President Smith closed the public hearing.

12. AWARDING OF BIDS

13. RESOLUTIONS

President Smith asked Mr. Gunter to present the resolutions.

1. Purchase - GameTime Playground Equipment and Repair Services - Omnia Contract #2017001134 - P&R.

MOTION TO APPROVE: UNANIMOUS

RESULT: Passed

MOVER: Councilwoman Ward 2 - President Pro-Tem Erica Norris

SECONDER: Councilman Ward 5 Todd Rauch

AYES: Councilman Ward 1 Allen, Councilwoman Ward 2 - President Pro-Tem Norris, Councilman Ward 3 Aja, Councilman Ward 4 - President Smith, Councilman Ward 5 Rauch

NAYS: None

ABSTAIN: None

2. Purchase - (8) CT4021 Charging Stations - Sourcewell Contract #051017-CPI - OPS.

MOTION TO APPROVE: UNANIMOUS

RESULT: Passed

MOVER: Councilwoman Ward 2 - President Pro-Tem Erica Norris

SECONDER: Councilman Ward 1 Willie Allen

AYES: Councilman Ward 1 Allen, Councilwoman Ward 2 - President Pro-Tem Norris, Councilman Ward 3 Aja, Councilman Ward 4 - President Smith, Councilman Ward 5 Rauch

NAYS: None

ABSTAIN: None

3. Accept Proposal from Sain and Associates for Design of Pedestrian/Bicycle Upgrades on Waverly Parkway - ENG.

MOTION TO APPROVE: UNANIMOUS

RESULT: Passed

MOVER: Councilman Ward 3 Tim Aja

SECONDER: Councilman Ward 5 Todd Rauch

AYES: Councilman Ward 1 Allen, Councilwoman Ward 2 - President Pro-Tem Norris, Councilman Ward 3 Aja, Councilman Ward 4 - President Smith, Councilman Ward 5 Rauch

NAYS: None

ABSTAIN: None

4. Approve Collection Services Agreement with Online Information Services - OPS.

MOTION TO APPROVE: UNANIMOUS

RESULT: Passed

MOVER: Councilman Ward 5 Todd Rauch

SECONDER: Councilman Ward 1 Willie Allen

AYES: Councilman Ward 1 Allen, Councilwoman Ward 2 - President Pro-Tem Norris, Councilman Ward 3 Aja, Councilman Ward 4 - President Smith, Councilman Ward 5 Rauch
NAYS: None
ABSTAIN: None

5. Approve Request for a Downtown Bicycle Race on 2-27-2022.

During the presentation of the resolution, Mr. Gunter stated the event would take place on February 16, 2022. Mr. Jones then stated, for the council, the event would take place and was scheduled for February 27, 2022 instead.

MOTION TO APPROVE: UNANIMOUS

RESULT: Passed
MOVER: Councilman Ward 3 Tim Aja
SECONDER: Councilwoman Ward 2 - President Pro-Tem Erica Norris
AYES: Councilman Ward 1 Allen, Councilwoman Ward 2 - President Pro-Tem Norris, Councilman Ward 3 Aja, Councilman Ward 4 - President Smith, Councilman Ward 5 Rauch
NAYS: None
ABSTAIN: None

6. Approve Quote from CDW Government for Fire Eye Security, Software, Licenses and Services - IT.

During discussion, Ms. Norris asked if the city had considered applying for a cybersecurity grant that was available through the Alabama League of Municipalities. Mr. Motley answered, yes, they are looking into what is all involved with it. Ms. Norris then asked if they could wait to approve this until after applying for the grant. Mr. Motley answered that this is needed now to continue protecting the city's interests. Ms. Norris then stated she has noticed the city has spent a lot on software for I.T. and would like to know how much the city has spent in the budget for cybersecurity this year. Mr. Motley answered that he didn't know the amount, because he doesn't keep a running total, but he would look it up and email it to them. Ms. Norris stated an email with that information would be great, and then thanked him. Mr. Gunter closed by stating the amount of the purchase being made is only good through the end of the month and would increase after, making this a time-sensitive issue to get the best price available. Ms. Norris asked if that was why they received an email about it. President Smith answered yes, it was time-sensitive.

MOTION TO APPROVE: UNANIMOUS

RESULT: Passed
MOVER: Councilman Ward 5 Todd Rauch
SECONDER: Councilman Ward 1 Willie Allen
AYES: Councilman Ward 1 Allen, Councilwoman Ward 2 - President Pro-Tem Norris, Councilman Ward 3 Aja, Councilman Ward 4 - President Smith, Councilman Ward 5 Rauch
NAYS: None
ABSTAIN: None

14. ORDINANCES

President Smith asked Mr. Gunter to present the ordinances.

1. Amend Zoning Ordinance & Map: Laurel Lakes, 160.2 Acres, North Uniroyal Road and Ridge Road - 1st Reading.

FIRST READING: INTRODUCED

President Smith asked for a member of the council to introduce the ordinance for a first reading. Mr. Rauch introduced the ordinance for a first reading.

15. APPOINTMENTS

16. ADJOURN

The City Council regular meeting minutes of January 18, 2022 are hereby adopted and approved this the 1st day of February, 2022.

/s/ Eddie Smith

President of City Council
City of Opelika, Alabama

ATTEST:

/s/ Russell A. Jones

City Clerk

1. Character Trait of the Month - Responsibility, the state or fact of having a duty to deal with something or of having control over someone.
President Smith asked if there was any other business to come before the council, and then read the character trait of the month.

2. Motion to Adjourn.

MOTION TO ADJOURN: UNANIMOUS

RESULT: Passed

MOVER: Councilman Ward 3 Tim Aja

SECONDER: Councilman Ward 1 Willie Allen

AYES: Councilman Ward 1 Allen, Councilwoman Ward 2 - President Pro-Tem Norris, Councilman Ward 3 Aja, Councilman Ward 4 - President Smith, Councilman Ward 5 Rauch

NAYS: None

ABSTAIN: None

The council meeting ended at 07:38 pm.